Agenda
Village of Arlington Heights
Zoning Board of Appeals
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
August 14, 2023
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 308 S. Donald Ave - 7/10/23
B. 331 S. Forrest Ave. - 7/10/23
C. 1932 N. Carlyle Pl. - 7/10/23
D. 1506 N. Beverly Ln. - 7/10/23
E. 11 S. Waterman Ave. - 7/10/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 706 E. Marion St. - ZBA#23-018
B. 326 S. Derbyshire Ln. - ZBA#23-024
C. 1624 N. Dale Ave. - ZBA#23-025
D. 624 N. Haddow Ave. - ZBA#23-027

VII. OTHER BUSINESS

A. 2024 ZBA Budget
B. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Zoning Board of Appeals
8/14/2023

Item: 308 S. Donald Ave - 7/10/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
308 S Donald Ave - Findings 7/10/23	Minutes
308 S Donald Ave - Minutes 7/10/23	Minutes

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
JULY 10, 2023

PETITIONER: Fogle Residence

ADDRESS OF PROPERTY: 308 S. Donald Ave.

VARIATION: 5.1-3.3b (Required Minimum Yards)

A 1.0' variation to allow an addition with a side yard setback of 5.7' instead of the required 6.7' and an additional 1.5' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a second floor addition to the existing split-level home. The petitioner testified that the proposed addition aligns with the garage wall below. The petitioner explained that the area encroaching into the required side yard setback is approximately 10 square feet. The petitioner testified that the project fits well within the neighborhood since there are a mix of one and two-story homes located in the area. The petitioner further testified that the unique circumstance, is that the existing house encroaches over the setback and the second floor addition aligns with the nonconforming footprint.

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

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

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.

Benjamin Jaffe, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

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OF APPEALS

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

RE: 308 SOUTH DONALD AVENUE - ZBA #23-019

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 10th day of July, 2023 at the hour of 7:00 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Acting Chairman
TOM DRAKE
JEFFREY LANAGHAN
FRANK PORTERA
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

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ACTING CHAIRMAN JAFFE: All right, good evening. We're going to call this month's Zoning Board of Appeals meeting to order, and we'll start with the roll call.

MR. MACH: Chairman Siavelis.

(No response.)

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

(No response.)

MR. MACH: Mr. Jaffe.

ACTING CHAIRMAN JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Here.

ACTING CHAIRMAN JAFFE: Now to Pledge of Allegiance.

(Pledge of Allegiance recited.)

ACTING CHAIRMAN JAFFE: Next, can we get an approval of the minutes from last month's meeting?

Have all the Board members had an opportunity to review the minutes, and if so, are there any edits or questions?

(No response.)

ACTING CHAIRMAN JAFFE: Hearing none, is there a motion for approval?

COMMISSIONER DRAKE: So moved.

ACTING CHAIRMAN JAFFE: Is there a second?

COMMISSIONER PORTERA: Second.

ACTING CHAIRMAN JAFFE: Derek, do I say all in favor or voice vote?

MR. MACH: All in favor.

ACTING CHAIRMAN JAFFE: All in favor?

(Chorus of ayes.)

ACTING CHAIRMAN JAFFE: All opposed?

(No response.)

ACTING CHAIRMAN JAFFE: Okay, so ladies and gentlemen, I'm going to cover the hearing procedures to give you a sense of how this meeting works.

First, if there are less than six members present, the petitioner has the option to continue the meeting. It takes four affirmative votes to approve the variance regardless of the number of Board members in attendance. If your petition is denied, you cannot reapply for one year. So, tonight, we have five Board members, so if any petitioner wants to ask for a continuance, now is when you do that.

As far as how the meeting goes, first, we will hear a Staff presentation from Derek. He's going to cover off all the salient points of each of the petitions.

Then next, and this is the most important point, the petitioner needs to explain the four elements necessary for the Board to be able to grant a variance. Those four elements were included in your paperwork, but for the record those four elements are:

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1. That the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property;
2. That the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of this chapter; and
4. That 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. So, it's your responsibility to cover all four of those with us. We will ask questions, but again given there are five petitions tonight, I just ask everybody to stay on point and hit all four so we can move things along.

As far as the mode of operations, we'll first swear in the petitioner, the petitioner will present, the petitioner will receive questions from the Board, at which point we will ask if there are any comments from the audience. If there are, the petitioner will have the opportunity to respond and rebut to those comments. Finally, we'll close the petition down to public discussion and we will deliberate amongst the Board members, at which point we'll call for a motion and a possible vote.

So, with that being said, we'll start with new business, petition A, ZBA #23-019, 308 South Donald.

Derek, you want to give the --

MR. MACH: Sure, thank you.

Chairman and Zoning Board, the Petitioner is proposing a second story addition on the north half of the existing tri-level home. The proposed addition requires a zoning variation to allow a side yard setback of 5.7 feet where 6.7 feet is required.

Therefore, the Petitioner is requesting the following variation: a 1.0-foot variation from Chapter 28, Section 5.1-3.3b to allow an addition with a side yard setback of 5.7 feet instead of the required 6.7 feet, and an additional 1.5 feet for the eave. Thank you.

ACTING CHAIRMAN JAFFE: Thank you.

So, your name and address for the record?

MR. FLUBACKER: Bob Flubacker with Robert Flubacker Architects, I'm the Petitioner.

(Witness sworn.)

MR. FLUBACKER: So, the proposed project is a second floor addition on an existing split-level. The variation we're requesting is the dormer that you see on the side of the house, on the right side of the rendering you have in front of you. There's a number of dimensions across the second floor in the layout that ended up with us needing that extra foot on the second floor. The requested variation we're asking for aligns with the garage wall that's below it, so it's no more of an encroachment that already exists on the house. It ends up being about 10 square feet or so of construction essentially encroaching on the side.

Obviously, the project fits with the neighborhood. There are a number of one and two-story houses that are in the neighborhood.

The unique circumstances, the project is that the existing house encroaches over the setback already and we're matching that.

It's in harmony with the intent of the Zoning Ordinance because we're not, you know, I can go through all the 14 items, but it meets all the criteria of the intent and spirit of the Zoning Ordinance.

As I mentioned, we have designed this a number of different ways, trying to minimize the amount that we're asking for the variation. This is to create a master bath that's in keeping with a project that will be at the value of this project when we complete it. We need that extra foot of vanity space.

ACTING CHAIRMAN JAFFE: Three questions. How many people live in the house?

MR. FLUBACKER: Kyle? Four?

MR. FOGLE: My wife and I and two kids, yes.

ACTING CHAIRMAN JAFFE: How long has the Petitioner been on the property?

MR. FOGLE: Six years.

ACTING CHAIRMAN JAFFE: If we have any more questions, we'll have to call him up and swear him in.

MR. FLUBACKER: Okay, sorry.

ACTING CHAIRMAN JAFFE: It's all right. Then finally, have you and the Petitioner spoken to the neighbor immediately to the north?

MR. FLUBACKER: I have not, no.

MR. FOGLE: I have --

ACTING CHAIRMAN JAFFE: We're going to have you come up and swear you in.

MR. FOGLE: Sure.

ACTING CHAIRMAN JAFFE: Can you state your name and address for the record?

MR. FOGLE: Sure. Kyle Fogle at 308 South Donald Avenue in Arlington Heights.

(Witness sworn.)

ACTING CHAIRMAN JAFFE: So, have you had any discussions about the project with your neighbors, especially the one immediately to the north?

MR. FOGLE: Yes, Mark and Karen. We showed them the plans that Bob had put together, and they had no issues with it. That was then verbalized to us, they were happy to actually add value to the neighborhood.

ACTING CHAIRMAN JAFFE: Any other neighbor feedback?

MR. FOGLE: No. We also talked to our other neighbors to give them a heads up, and they were on the same boat as well, but the immediate one impacted the most would be Mark and Karen, so we made sure before we proceeded that we get their blessing.

ACTING CHAIRMAN JAFFE: Other questions from the Board?

COMMISSIONER LANAGHAN: I'd just like to confirm. So, you're basically building over the existing wall that's down below?

MR. FOGLE: Correct.

COMMISSIONER LANAGHAN: So, you're just matching the one that's

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there that's already a non-conforming location for the wall?
MR. FOGLE: Yes. Yes.
COMMISSIONER LANAGHAN: Okay.
ACTING CHAIRMAN JAFFE: Tom?
COMMISSIONER DRAKE: No questions.
ACTING CHAIRMAN JAFFE: Okay, thank you.
MR. FOGLE: No problem.
ACTING CHAIRMAN JAFFE: Any comments from the public on this petition?
(No response.)
ACTING CHAIRMAN JAFFE: Hearing none, we'll close it down for Board deliberation. I'll start.
I think it's a pretty simple, straight-0forward and reasonable request. No issues from the Village. No issues with the neighbor. So, I don't have any concerns.
COMMISSIONER LANAGHAN: No, I agree. I mean, it's a non-conforming location already, so it's just kind of matching up and they're going to look like it's always been which I think is a great design.
ACTING CHAIRMAN JAFFE: Is there a motion for approval?
COMMISSIONER SELBKA: Motion to approve.
COMMISSIONER LANAGHAN: Second.
MR. MACH: Mr. Drake.
COMMISSIONER DRAKE: Yes.
MR. MACH: Mr. Lanaghan.
COMMISSIONER LANAGHAN: Yes.
MR. MACH: Mr. Selbka.
COMMISSIONER SELBKA: Yes.
MR. MACH: Mr. Portera.
COMMISSIONER PORTERA: Yes.
MR. MACH: Acting Chair Jaffe.
ACTING CHAIRMAN JAFFE: Yes.
All right, congratulations. Your petition has been approved. You're welcome to stay, but you're also free to leave.
MR. FOGLE: I'll stay and listen a little.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:09 p.m.)

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Zoning Board of Appeals
8/14/2023

Item: 331 S. Forrest Ave. - 7/10/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
331 S Forrest Ave - Findings 7/10/23	Minutes
331 S. Forrest Ave. - Minutes 7/10/23	Minutes

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
JULY 10, 2023

PETITIONER: Miller Residence

ADDRESS OF PROPERTY: 331 S. Forrest Ave.

VARIATION: 5.1-3.3a (Required Minimum Yards)

A 5.8-foot variation to allow an addition (porch) with a front yard setback of 19.2 feet instead of the required 25.0 feet and an additional 2.5 feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to add a front porch to the existing home. The petitioner testified that the neighborhood is a mix of one and two-story single-family residential homes. The petitioner further testified that the porch dimensions meet the minimum variation necessary.

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

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Lanaghan. 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.

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.

Benjamin Jaffe, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

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OF APPEALS

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

RE: 331 SOUTH FORREST AVENUE - ZBA #23-020

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 10th day of July, 2023 at the hour of 7:09 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Acting Chairman
TOM DRAKE
JEFFREY LANAGHAN
FRANK PORTERA
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

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ACTING CHAIRMAN JAFFE: Next agenda item, Zoning Board of Appeals Case #23-020, 331 South Forrest Avenue.

Let the record state that the Petitioner is already sworn in.

MR. FLUBACKER: Yes.

ACTING CHAIRMAN JAFFE: Go ahead and state your name for the record.

MR. FLUBACKER: Bob Flubacker with Robert Flubacker Architects.

ACTING CHAIRMAN JAFFE: Thank you, Bob. You're sworn in.

MR. FLUBACKER: Yes.

ACTING CHAIRMAN JAFFE: Okay.

MR. MACH: Thank you.

The Petitioner is proposing to add a front porch to the existing home. The proposed front porch is 5.8 feet deep by 33.3 feet in width, and the proposed front yard setback is 19.2 feet; however, per code, 25 feet is required.

Therefore, the Petitioner is requesting a 5.8-foot variation from Chapter 28, Section 5.1-3.3a to allow an addition with a front yard setback of 19.2 feet instead of the required 25 feet, and an additional 2.5 feet for the eave. Thank you.

MR. FLUBACKER: So, the proposed project is to add a front porch to an existing ranch. The unique circumstance on this particular project is there is a park across the street. It's a beautiful park and my client likes to spend time at the front of the house and wanted to have a porch so they could watch the kids play across the park and take advantage of the view.

The particular dimension of the porch has to do with, depth-wise, it being a practical use space that a chair comfortably fits on it and if a person needs to walk in front of the chair. So, we're just under six feet with the surface. Then the width is to make it proportional to the house rather than just add a small little portico bump on the front. We did a number of design studies and what you see in front of you is the best proportion of porch to house that we came up with.

Again, the neighborhood is all single-family residential, both two-story and one-story, conforms to the intent of the Zoning Ordinance, and as I mentioned, the dimension that we designed to meet the minimum variation necessary.

ACTING CHAIRMAN JAFFE: Tom?

COMMISSIONER DRAKE: Hi, Bob. I have a few questions.

MR. FLUBACKER: Sure.

COMMISSIONER DRAKE: Were there any comments from your neighbors, or their neighbors I should say?

MR. FLUBACKER: Yes. Derek received today, and I have copies here, we have a letter of support from each neighbor on both the north and the south side of the project. I've got three copies here.

ACTING CHAIRMAN JAFFE: He's going to read those and we can put them into evidence.

MR. MACH: If I may read them into the record as part of public comment?

To whom it may concern, my name is Mark Hooper. I reside at 327 South Forrest Avenue in Arlington Heights. I'm writing this letter on behalf of my neighbors, Greg and Kristen Miller who live at 331 South Forrest Avenue directly to my south. The Millers have been our neighbors for the last eight years. We have been informed of and are in favor of their proposed architectural design plans to their residence.

We have no complaints or issues with the size and scope of their proposed improvements to their home. If you require further assurance from us, we can be reached at. Thank you for your time in regards to this matter. Sincerely, Mark and Mary Hooper.

Then, another letter was received: To whom it may concern, our neighbors Kristen and Greg Miller have shared with us the plans to add a front porch to their house. We have seen the rendering and fully support their project. In 2019, we brought our porch plans and redesign to the Zoning and Planning Committee. Kristen and Greg were in full support of our project who were not impacted by the construction at all. Our homes face Evergreen Park and Forrest Avenue. Our kids play at the park and utilize the ball field. Their addition of the porch to the front of their home will enhance the aesthetic of their house and the neighborhood. The view is too great to be enjoyed inside. Again, we support this project fully and hope you'll consider their request and approve their construction plans. We know they'll enjoy their front porch addition as much as we enjoy ours. Thank you for your consideration. Sara and Tara Bingham. Thank you.

COMMISSIONER DRAKE: Bob, a question. On the Staff documents, it says five feet eight inches, and on the petition, in the second paragraph, it says five feet 10 inches. Two-inch difference if I read that right? MR. MACH: I think it was supposed to be 5.8 feet.

COMMISSIONER DRAKE: Five feet eight inches, yes.

MR. MACH: Or five feet 10 inches.

COMMISSIONER DRAKE: Okay.

MR. FLUBACKER: So, it's 5.8 feet which is five-foot-10, yes.

COMMISSIONER DRAKE: Then I did read this right, okay, that's good. How many residents in the house?

MR. FLUBACKER: Four, yes.

COMMISSIONER DRAKE: Four, okay, and how long in the house?

MR. MILLER: We've been there for eight years.

MR. FLUBACKER: Yes, eight years.

COMMISSIONER DRAKE: All right, that's all I have, Mr. Chairman.

ACTING CHAIRMAN JAFFE: Anybody else have any questions?

COMMISSIONER LANAGHAN: I have one quick one. So, I know you've done some studies on the porch depth.

MR. FLUBACKER: Yes.

COMMISSIONER LANAGHAN: Could you have shrunk it at all or is five-foot 10 inches as tight as you can make sense for that?

MR. FLUBACKER: Yes, again, if we put a decent-sized chair there, six-foot is what I'd like to shoot for. It gives room for somebody to walk in front of that, so if there's a couple of chairs and a table maybe, to get to the far chair. Yes, it could be smaller, but I think it starts to impact the usability of it.

COMMISSIONER LANAGHAN: Okay.

ACTING CHAIRMAN JAFFE: Any other questions?

(No response.)

ACTING CHAIRMAN JAFFE: Okay, we'll open up for public comment. Is there anyone in the public that wishes to comment on this petition?

(No response.)

ACTING CHAIRMAN JAFFE: Hearing none, we'll close it down for Board

deliberation.

Tom, do you want to begin?

COMMISSIONER DRAKE: I sure will. I think it's a nice design. It really adds to the house and I think it would add to the neighborhood. It's great to see letters of support from the neighbors that are nearby and no one with any opposition. Likewise, from the Staff's standpoint, no comments, no objections, and I think it satisfies all of our four criteria. So, I would be in favor of the petition and would support it.

ACTING CHAIRMAN JAFFE: Other comments?

(No response.)

ACTING CHAIRMAN JAFFE: Is there a motion?

COMMISSIONER DRAKE: I move approval of this petition.

COMMISSIONER LANAGHAN: I'll second that.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

ACTING CHAIRMAN JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

ACTING CHAIRMAN JAFFE: Congratulations, your petition is approved.

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

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Zoning Board of Appeals
8/14/2023

Item: 1932 N. Carlyle Pl. - 7/10/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1932 N Carlyle Pl - Findings 7/10/23	Minutes
1932 N. Carlyle Pl. - Minutes 7/10/23	Minutes

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
JULY 10, 2023

PETITIONER: Kovacic Residence

ADDRESS OF PROPERTY: 1932 N. Carlyle Pl.

VARIATION: 6.6-5.1

A 5.0 foot variation to allow a deck with a rear yard setback of 10.0 feet from the west property line instead of the minimum required 15.0 feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to replace an existing non-conforming deck. The petitioner testified that the deck is in poor condition. The petitioner further testified that the home is located on a cul-de-sac and the lot is irregular in shape. The petitioner explained that the lot backs up to Willow Park and that there are no houses behind the subject property. The petitioner testified that they would like to enjoy the green space located behind the home.

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

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

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

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.

Benjamin Jaffe, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD
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OF APPEALS

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

RE: 1932 NORTH CARLYLE PLACE - ZBA #23-021

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 10th day of July, 2023 at the hour of 7:17 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Acting Chairman
TOM DRAKE
JEFFREY LANAGHAN
FRANK PORTERA
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

ACTING CHAIRMAN JAFFE: All right, next agenda item C, ZBA Case #23-021, 1932 North Carlyle Place.

MS. SIMON-KOVACIC: Do you need me to sign our names?

ACTING CHAIRMAN JAFFE: Yes.

Derek will do the Staff presentation, but while he's doing that if you could please sign in, that would be great. Thank you.

MR. MACH: Thank you.

The Petitioner is proposing to replace their existing deck. Per Chapter 28, decks must be a minimum of 15 feet from the rear property line. The proposed deck is 10 feet from the rear property line.

Therefore, they're requesting a 5.0-foot variation from Chapter 28, Section 6.6-5.1 to allow a deck with a rear yard setback of 10 feet from the west property line instead of the minimum required 15 feet. Thank you.

ACTING CHAIRMAN JAFFE: If you could state your name and address for the record, please?

MS. SIMON-KOVACIC: Sure. My name is Beth Simon-Kovacic. My address is 1932 North Carlyle Place.

(Witness sworn.)

MS. SIMON-KOVACIC: So, we want to replace an existing deck which apparently is not conforming. It's in declining condition, the railings need to be replaced. It's sinking on one side because it wasn't attached to the house. So, we just want to replace it with the same thing.

When our initial plans were not approved, we shrunk the footprint of it to bring it in line with the back of the house. We live on a cul de sac. We back up to Willow Park, there are no houses behind us. It's the Park District and the creek, and then a park on the other side. So, there is no one behind us impacted and, similar to the front porch across from the park, it's a beautiful view.

We want to enjoy the green space behind us. We can see Willow Park and the field and the creek and we want to enjoy that space. That was a huge reason why we purchased our home five years ago.

So, the way the houses are situated with the cul de sac, no one else really looks onto our deck. Our neighbor's house to the north has no windows facing. Our neighbors to the south, their house sits farther up closer to the street. So, it's really kind of just this little corner that's very private, so there's no impact on the neighbors.

It's in keeping with the, it's a residential neighborhood, there's really nothing going on. It's just your standard deck, and we actually decreased the size of the deck and eliminated some back stairs so we wouldn't be encroaching on the utility easement. It's in line with the chimney and the back of the house, on the back side.

There are four people that live in the house. We've lived there five years. We have no plans of moving, we love it here.

ACTING CHAIRMAN JAFFE: Thank you.

COMMISSIONER PORTERA: I think you answered most of my questions I was going to ask. There's an existing deck. Is it about the same size as you said?

MS. SIMON-KOVACIC: The new deck will actually be like a foot shorter on the back side.

COMMISSIONER PORTERA: Okay, a little shorter, and you worked with the plans to kind of make it more reasonable and kind of --

MS. SIMON-KOVACIC: We have, yes. Yes, and then to preempt and really answer another question, all six of our closest neighbors expressed support.

COMMISSIONER PORTERA: Okay, perfect. That was my other question. Then there was another comment from the Staff about the vertical clearance for existing electrical lines. Is there electrical lines there?

MS. SIMON-KOVACIC: There are none, no.

COMMISSIONER PORTERA: None, okay. No neighbor opposition, existing non-conforming deck, four residents. That's all the questions I have.

ACTING CHAIRMAN JAFFE: I just had one. You mentioned initial plans, so was there a first iteration of what you wanted to do?

MS. SIMON-KOVACIC: We were just going to do exactly the same thing except add stairs on the back. So, we removed the stairs and made it like 14 inches shallower to line up with the back of the house.

ACTING CHAIRMAN JAFFE: Okay, thank you.

Any other questions from the Board?

(No response.)

ACTING CHAIRMAN JAFFE: Thank you.

MS. SIMON-KOVACIC: Thank you.

ACTING CHAIRMAN JAFFE: Any members of the public who wish to comment on this petition?

(No response.)

ACTING CHAIRMAN JAFFE: Okay, close it down for Board deliberation. You want to take the lead, Frank?

COMMISSIONER PORTERA: Yes, we have I think a reasonable request, an existing nonconforming use with the Petitioner trying their best to shrink it. It's kind of a weird lot line with the diagonal out there, so kind of tough to work with. No neighborhood opposition is always good and no overhead electrical lines that we need to be aware of. So, I'm in support.

COMMISSIONER LANAGHAN: No, I'd agree. I think, you know, the cul de sac kind of pushes the front of the house back a bit and really takes away their backyard which more or less pushes them right into the required setback. The fact that they've kind of even shrunk it from what it is, I think it certainly shows that they want to comply.

ACTING CHAIRMAN JAFFE: All right, is there a motion?

COMMISSIONER PORTERA: Motion to approve this petition as presented.

COMMISSIONER SELBKA: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Acting Chair Jaffe.

DRAFT

ACTING CHAIRMAN JAFFE: Yes.
Congratulations, your petition has been approved.
MS. SIMON-KOVACIC: Thank you.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:22 p.m.)

DRAFT

Zoning Board of Appeals
8/14/2023

Item: 1506 N. Beverly Ln. - 7/10/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1506 N Beverly Ln - Findings 7/10/23	Minutes
1506 N. Beverly Ln. - Minutes 7/10/23	Minutes

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
JULY 10, 2023

PETITIONER: Bersch Residence

ADDRESS OF PROPERTY: 1506 N. Beverly Ln.

VARIATION: 10.2-11.1b (Parking in Yards-Driveway Width) & 10.2-11.1e

A 9.0 foot variation to allow a driveway with a width of 31.0 feet where a maximum width of 22 feet is permitted, and a 3.0 foot variation to allow a driveway with a side yard setback of 0 feet from the south property line instead of the minimum required 3.0 feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing to expand the width of the driveway in order to allow for additional parking. The petitioner commented that the corner is congested at times near the intersection due to the proximity to Thomas Street.

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. Lanaghan and seconded by Mr. Drake with a condition that the driveway be setback one foot from the side property line. 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 with a condition that the driveway be setback a minimum of one foot from the side property line.

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.

Benjamin Jaffe, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD
OF APPEALS

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

RE: 1506 NORTH BEVERLY LANE - ZBA #23-022

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 10th day of July, 2023 at the hour of 7:22 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Acting Chairman
TOM DRAKE
JEFFREY LANAGHAN
FRANK PORTERA
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

ACTING CHAIRMAN JAFFE: Next up, agenda item D, ZBA Case No. 23-022, 1506 North Beverly Lane. Hi.

MR. BERSCH: Hi there.

MR. MACH: Thank you.

The Petitioner is proposing to increase the width of the driveway. The proposed expansion results in a driveway with a width of 31 feet where the maximum width per code is 22 feet. If the Zoning Board is supportive of the variance request, it is recommended that the driveway be set back one foot from the side property line.

In addition, they're requesting a 9.0-foot variation from Chapter 28, Section 10.2-11.1b to allow a driveway with a width of 31 feet where a maximum width of 22 feet is permitted. In addition, they're requesting a three-foot variance from Chapter 28, Section 10.2-11.1e to allow a driveway with a side yard setback of zero feet from the south property line instead of the minimum required three feet. Thank you.

ACTING CHAIRMAN JAFFE: So, your name and address?

MR. BERSCH: My name is Jeff Bersch and I live at 1506 North Beverly Lane.

(Witness sworn.)

MR. BERSCH: Okay, my wife and I are trying to find some way to get more parking. We have six children, ages 31 down to 15, and we have a space on the left side of our house that is completely camouflaged by my neighbor's dense, it's their backyard, their very dense foliage as well as it's impossible to grow anything there. It goes all the way to the back of our natural depth of our garage.

So, our idea is that we do an angle off the corner of the sidewalk. I didn't bring my visual aids, I didn't know that they'd be required, but I'd do a corner off the sidewalk, see that red area right there, and go the depth of a car on the left side of the garage. It's completely invisible from the north, or the south side of the, from the corner to our house because we are the first house facing the street at the busy corner of Thomas and Beverly Lane.

So, we have garbage trucks and everything coming that way all the time. It's kind of a mess with the bottleneck it creates for both people leaving the street and entering the street as traffic builds, especially in the morning. It slows everything down, but at night, you've got people flying around the corner, younger people, and we fear for the cars that we have to park on the street all day long.

The driveway would be all concrete and match all but one driveway on the street. We're kind of inter-sprinkled with three-car garages and two-car garages, you know, and they all kind of narrow down like ours would to a two-car exit. Let me see what I missed here because I'd like to cover all the bases.

Got a 15-year-old that is a Hersey student that will be getting his license next year, and we recently had one of our children that was out of the house come back to the house. Fortunately, we still have another one out, so it's not totally ridiculous. Right now he's keeping his car at a buddy's house because there's no place for him to park at night.

Anyway, we believe that this is the least impactful way to keep our cars off the street and maintain neighborhood aesthetics as well as improve safety near

the corner of Beverly and Thomas. Our house is the only one facing the street. It was dangerous to park down the streets that close to the corner. We've heard skids a couple of times as people battle for who's going to go first at that location, especially late at night. Village garbage trucks maneuvering through the highly congested bottleneck on Mondays and Thursdays, and the general traffic exiting and entering Thomas Avenue wreak havoc every morning.

So, I believe that this is an excellent solution and very little visibility to our neighbors. The neighbor to the south whose car would be, whose view would be affected by their backyard is all in favor of it. So, I thought that it would be a great opportunity to approach the Village.

ACTING CHAIRMAN JAFFE: So, you say that there's six, up to six people that live in the house?

MR. BERSCH: Right. Next year there'll be six actual cars.

ACTING CHAIRMAN JAFFE: Actually, that was my next question.

MR. BERSCH: Yes.

ACTING CHAIRMAN JAFFE: How many actual vehicles?

MR. BERSCH: Right now we've only got five, and we hide one at a neighbor's house right now.

ACTING CHAIRMAN JAFFE: Okay, you said you spoke to the neighbor immediately to the south?

MR. BERSCH: Yes.

ACTING CHAIRMAN JAFFE: And there were no concerns?

MR. BERSCH: None whatsoever, no.

ACTING CHAIRMAN JAFFE: Okay, you're going to have that pavement go all the way back. I actually drove by your house. I think I saw you standing on the lawn.

MR. BERSCH: Yes.

ACTING CHAIRMAN JAFFE: I saw the trees. So, in the wintertime, I mean, with the snow removal, I mean, is there going to be --

MR. BERSCH: Well, the sidewalk that you can't see that's kind of covered by the bushes right there, see, the driveway would only go back to where you can see the sidewalk, but that sidewalk continues all the way back to the back of the house. It's not, it doesn't just go to our side door. So, we would have room to blow snow onto that back sidewalk because no one uses the backyard in the winter, as well as come forward far enough that we could then kind of spray it all over like most people do.

ACTING CHAIRMAN JAFFE: But spray onto your property?

MR. BERSCH: Onto my property, correct. I talked to the contractor, he suggested putting a curb, so it doesn't cause any, you know, water flow to go into the, yes, right there. I believe there's a little bit of slope down on the left, and he suggested that we're going to have to build a curb to direct the water flow towards the street.

ACTING CHAIRMAN JAFFE: Given the proximity of your front door, extending the driveway to the north, that wasn't --

MR. BERSCH: Not really. It would kind of, you know, it would be past the front door. I don't know how hokey that would look, and then it would be really visible from both ends of the street.

ACTING CHAIRMAN JAFFE: Okay, are there questions that the Board members have?

COMMISSIONER LANAGHAN: So, you said you're going to have up to six drivers there?

MR. BERSCH: Yes, definitely.

COMMISSIONER LANAGHAN: Currently? And what's the timeframe that you're anticipating having six cars? I'm not a huge proponent of creating a parking lot on your yard.

MR. BERSCH: I'm estimating it would be four to five years, and then statistically, I'm going to have one or two return. So, I mean, I can't make any guarantees like that.

COMMISSIONER LANAGHAN: No, I understand.

MR. BERSCH: Yes.

COMMISSIONER LANAGHAN: I understand. So, you've got a two-car garage currently?

MR. BERSCH: Yes.

COMMISSIONER LANAGHAN: As I said, I'm not a huge proponent of putting a slab of concrete in the front of a house.

ACTING CHAIRMAN JAFFE: Derek, this isn't the proposed variance. Do we know if this is, the impervious surface area coverage, is it anywhere close?

MR. MACH: He's in compliance for the front yard as well as overall lot per code. I don't have the exact percentage.

COMMISSIONER PORTERA: I was thinking the same thing when I read it up, but it seems like none of the other codes are being affected, but --

COMMISSIONER LANAGHAN: Affected, yes.

ACTING CHAIRMAN JAFFE: -- Staff also pointed out that there is a five-foot utility easement under the proposed --

MR. BERSCH: Now, if you line up these two sewer heads, the one that's out in the easement itself and then the one that's back where our three corners of our lots all come together, it's actually, I mean, we can eye it up, it's slightly to the left of the existing fence that's there. Maybe it's underneath but it would be a tough call.

COMMISSIONER LANAGHAN: Well, it's a five-foot easement, so if they ever needed to get in there, they'd be tearing up the driveway.

MR. BERSCH: Yes, that's a gamble I'm prepared to take.

COMMISSIONER DRAKE: I feel your pain with all those drivers. Been there and done that, and I somewhat agree about not turning your front yard into a parking lot. Was there any kind of a plan B that you thought about if this didn't fly?

MR. BERSCH: There's really not. I mean, we did talk about going more to the right, but my wife doesn't like the looks of that either. It's just not aesthetically pleasing. So, that particular spot to the left, you can see all the dense, you can't do anything, we can't do anything with it. It's just kind of a dead area, it's hard to keep the lawn alive. So, if you drive by it right now, you can't even see through the darkness to the back of my house on the left side.

ACTING CHAIRMAN JAFFE: Derek, can you scroll back up?

MR. BERSCH: There's both a fence and the dense foliage.

ACTING CHAIRMAN JAFFE: To the highlighted section. So, did you, are you aware of those comments that the Village had?

MR. BERSCH: Yes.

ACTING CHAIRMAN JAFFE: If this variance or these variances were to be granted, we'd be doing it conditional upon compliance with --

MR. BERSCH: Yes, we talked about that. Yes.

ACTING CHAIRMAN JAFFE: Any others? Joe, you got anything?

COMMISSIONER SELBKA: Do we need to make it conditional? I think that the Village will require it as part of the condition of the building permit for the grading on the yard, whether we make it a condition or not. Am I correct on that, Derek?

MR. MACH: Yes, if the Zoning Board supported the variances, the Petitioner would have to satisfy Engineering's requirements before the permitting process.

COMMISSIONER SELBKA: So, whether we put that condition in there, they're going to --

COMMISSIONER DRAKE: But they're not objecting, I mean, they're pointing a couple of things out. Then to your point, it would just be required as part of the construction process.

COMMISSIONER SELBKA: Correct.

ACTING CHAIRMAN JAFFE: Any other questions for the Petitioner at this time?

(No response.)

ACTING CHAIRMAN JAFFE: Okay, you may sit down. Let me see if anybody in the audience. Anybody in the audience who wishes to comment on this petition?

MR. TRAN: I do have a question.

ACTING CHAIRMAN JAFFE: We need you to come up and sign in.

MR. TRAN: Sure. Sure.

ACTING CHAIRMAN JAFFE: If you could just state your name for the record?

MR. TRAN: One sec. The name is Kien Tran. Do you need my place of address?

ACTING CHAIRMAN JAFFE: We don't need it.

MR. TRAN: All right, so I do have a question for, I forgot his name.

MR. BERSCH: Jeff.

MR. TRAN: Jeff, hi, Jeff. So, it's not really, I only have like two questions. So, he stated he's going to have six, if I'm correct, six vehicles on his driveway, right? If I'm correct?

ACTING CHAIRMAN JAFFE: That's what he said.

MR. TRAN: That's what he said, right.

MR. BERSCH: Around three and three.

MR. TRAN: Three and three, three on each side.

MR. BERSCH: Yes. Well, two in the garage, one out.

ACTING CHAIRMAN JAFFE: All right, so you guys, the way this works is you'll make your comment to us, and then he will have an opportunity to respond, so you guys don't have to talk to each other. You can just talk to us.

MR. TRAN: Oh, sorry. Okay, I see.

COMMISSIONER SELBKA: I think it will be two cars in the garage, one at a neighbor's, and then three in the driveway.

MR. TRAN: That's the current configuration if I'm correct, right?

MR. BERSCH: No, that's the configuration if the driveway is expanded. Right now it's two and two and then one at the neighbor's.

MR. TRAN: Oh, I see. So, it's trying to make space for, I believe, one more vehicle on this driveway, I see.

I was going to mention, so I guess I don't really see anything wrong with it, but he does state that he has people from ages 31 to 15 if I'm correct, if he stated that earlier. I'm just wondering if anyone is going to move out, you know, maybe take a vehicle with them because, you know, maybe after, I don't know, a decade or so, somebody might move out and you might not need the extra space anymore and there would just be kind of an empty space in the driveway. But that's just kind of what really I'm thinking, you know, if you know what I mean?

ACTING CHAIRMAN JAFFE: It's a fair comment, but it's our position to assess each petition as it's currently presented. We can't anticipate or speculate on events that may or may not occur in the future.

MR. TRAN: I know. I'm just asking --

COMMISSIONER SELBKA: Did you say one to 50?

MR. TRAN: No, 31.

MR. BERSCH: 31 right down to 15, yes.

MR. TRAN: Yes. So, I was just thinking in my head maybe someone would move out sometime, you know, by the next five-10 years.

MR. BERSCH: We're hoping.

MR. TRAN: Yes, yes, we're hoping, yes. Yes, I used to have four cars and, you know, now I have three luckily. I felt his pain because I was one having a fourth car, but anyhow, so really it's just kind of one reason, like is it reasonable to build extra space for one more vehicle if someone might be moving out. So, it's kind of, you know, it's more like is it worth it to build that extra space or to, I guess expand their driveway, you know. So, that's really what my comment really is.

ACTING CHAIRMAN JAFFE: And that's what we'll be deliberating, so I appreciate the comment.

MR. TRAN: All right, thank you.

ACTING CHAIRMAN JAFFE: Do you wish to respond to any of those comments?

MR. BERSCH: I'm hoping they move out, too.

COMMISSIONER SELBKA: I have one question for you.

ACTING CHAIRMAN JAFFE: For the public or for the Petitioner?

COMMISSIONER SELBKA: For the Petitioner. What are the parking restrictions on the street?

ACTING CHAIRMAN JAFFE: Come up to the microphone, we're actually recording it, for the reporter.

MR. BERSCH: There are no parking restrictions. We can park between our driveway right up to the corner, but it kind of becomes a safety issue.

COMMISSIONER SELBKA: On the side of the street, what is it?

MR. BERSCH: No, we don't have a side street. We have to go up to the corner and be around the front of their house, and then that would only be, you know, we'd find a spot again. It would have to be off the street at midnight or whatever, 1:00 a.m.

COMMISSIONER SELBKA: You have to be off the street at 1:00 a.m.

DRAFT

MR. BERSCH: Yes, so it's not a, it's a 12-hour solution.
COMMISSIONER SELBKA: It's not a permanent solution.
MR. BERSCH: Yes.
COMMISSIONER SELBKA: Okay, great, thank you.
COMMISSIONER LANAGHAN: I have one more question for you before you turn around. You have talked to the neighbor who is adjacent to you?
MR. BERSCH: Yes, the neighbor and across the street, you know.
COMMISSIONER LANAGHAN: And they're good with this?
MR. BERSCH: They're good to go, right. They know the situation.
COMMISSIONER LANAGHAN: Thank you.
ACTING CHAIRMAN JAFFE: Any other comments from the public?
(No response.)
ACTING CHAIRMAN JAFFE: All right, so we'll close it down for Board deliberation. I can start.

When I first read this and I saw the zero, you know, 0.0 feet, I had some skepticism. So, I drove by the property to get a first-hand look. You know, between not a lot of comments from the Village and without any neighborhood feedback, and knowing that, you know, Beverly is kind of quirky right here because you can access Rand by going north on Beverly but you also have vehicles who are headed eastbound on Thomas and then go to Rand. I take this route a lot and I do know there's a lot of cut-through traffic, so any opportunity to reduce the number of vehicles on the street I think is a good thing.

I do acknowledge it's probably not the ideal layout to add a parking spot to his property, but again, with minimal input from the Village and without neighborhood concerns, I'm not sure I would stand in the way of this.

COMMISSIONER SELBKA: And I think it's an issue that all cars have to be off the street at 1:00 a.m., so you can't necessarily park overnight on the street. It's really not a solution to simply have one of the cars parking on the street overnight at least. So, I think that that adds to the hardship.
COMMISSIONER DRAKE: I would agree with all of that. I want to pick up on the word that the Chairman used which was it's not ideal. I agree, it's not ideal but I think it is reasonable, and I think from that standpoint, I think it is something we should agree to and I support it.
ACTING CHAIRMAN JAFFE: Jeff?
COMMISSIONER LANAGHAN: I'm not in love with it as I had stated before. I suppose I can get on board, assuming we keep it to the nine feet, keep it one foot, you know, per the Engineering comments and put a curb on it. You know, as long as we have that and I think, Joe, you said we don't necessarily need to put that in, or I may just ask Derek that. Do we need to put in that stipulation that it meets Engineering approval at nine-foot to leave a gap for water to occur or is that just part of the permit process when they go through?
MR. MACH: If the Zoning Board would like the one-foot setback, we'd recommend incorporating that as part of the motion.
COMMISSIONER LANAGHAN: Yes, I would put that stipulation in then.
ACTING CHAIRMAN JAFFE: Frank?
COMMISSIONER PORTERA: I think the Petitioner has made his case. It's

very reasonable and we can see the hardships here. I don't think there's another option to keep everything safe. So, I'm in support of the petition.

ACTING CHAIRMAN JAFFE: Derek, from a procedural perspective, do we need to bring the Petitioner back up to see if he's okay with what Mr. Lanaghan identified?

MR. MACH: Certainly you can just ask, but it's really up to the Zoning Board.

ACTING CHAIRMAN JAFFE: All right, is there a motion?

COMMISSIONER LANAGHAN: Yes, I'd move to approve with the stipulation that the driveway not go more than nine-foot, leaving a one-foot setback off the property line, and that a curb be installed along that to divert water away from the neighbors.

MR. MACH: And if determined by Engineering.

COMMISSIONER LANAGHAN: In compliance with the Engineering Department --

MR. MACH: The curb should be --

COMMISSIONER LANAGHAN: Yes, in compliance with Engineering's review, I'll amend my motion.

ACTING CHAIRMAN JAFFE: So, do we need to retract it?

COMMISSIONER LANAGHAN: No, because nobody seconded yet so I think I'm still okay.

ACTING CHAIRMAN JAFFE: It's out there. Is there a second?

COMMISSIONER DRAKE: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Acting Chair Jaffe.

ACTING CHAIRMAN JAFFE: Yes.

Congratulations, your petition is approved.

MR. BERSCH: Thank you.

COMMISSIONER DRAKE: Good luck.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:45 p.m.)

DRAFT

Zoning Board of Appeals
8/14/2023

Item: 11 S. Waterman Ave. - 7/10/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
11 S Waterman Ave - Findings 7/10/23	Minutes
11 S. Waterman Ave. - Minutes 7/10/23	Minutes

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
JULY 10, 2023

PETITIONER: Seidemann Residence

ADDRESS OF PROPERTY: 11 S. Waterman Ave.

VARIATION: 5.1-3.3b (Required Minimum Yards)

A 1.8-foot variation to allow an addition for a garage expansion with a side yard setback of 4.8 feet instead of the required 6.6 feet and an additional 2.2 feet for the eave; and a 0.6-foot variation to allow an addition for a garage expansion with a side yard setback of 6.0 feet instead of the required 6.6 feet and an additional 2.2 feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to construct two separate additions to the existing single story home. The front addition, which is an expansion of the attached garage, is encroaching 1.8 feet into the required side yard setback. The second addition in the rear of the home is encroaching 0.6 feet into the required side yard setback. The petitioner testified that options were explored for a code compliant tandem style garage but that it is impractical and cost prohibitive.

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

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

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.

Benjamin Jaffe, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD
_____
_____
_____
OF APPEALS

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

RE: 11 SOUTH WATERMAN AVENUE - ZBA #23-023

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 10th day of July, 2023 at the hour of 7:45 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Acting Chairman
TOM DRAKE
JEFFREY LANAGHAN
FRANK PORTERA
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

ACTING CHAIRMAN JAFFE: All right, finally, agenda item E, ZBA Case No. 23-023, 11 South Waterman.

MR. MACH: Zoning Board, the Petitioner is proposing to construct two separate additions to the existing single-story home. The front addition, which is an expansion of the attached garage, is encroaching 1.8 feet into the required side yard setback. The second addition in the rear of the home is encroaching 0.6 feet into the required side yard setback.

Therefore, they're requesting a 1.8-foot variation from Chapter 28, Section 5.1-3.3b to allow an addition for a garage expansion with a side yard setback of 4.8 feet instead of the required 6.6 feet, and an additional 2.2 feet for the eave. In addition, they're requesting a 0.6-foot variation from Chapter 28, Section 5.1-3.3b to allow an addition in the rear of the home with a side yard setback of six feet instead of the required 6.6 feet, and an additional 2.2 feet for the eave. Thank you.

ACTING CHAIRMAN JAFFE: Would you identify yourself for the record?

MR. FLUBACKER: Sorry to put you through this. Bob Flubacker, Robert Flubacker Architects.

So, I was retained by my client, obviously wanting to improve their house, stay in the neighborhood, expand their space. We investigated designs of tandeming the existing one-car garage, going back a little bit, going forward a little bit. It became impractical, expensive, and we came up with a design of an attached two-car garage in front of the house, creating kind of a courtyard or a U-shaped setup to the front of the house.

Obviously, this neighborhood is full of houses that have one and two-car garages, so what we're proposing is compatible with the neighborhood.

The unique circumstance here is actually twofold. This is one of the first properties I've run across in Arlington Heights that has building lines on the side and on the rear of the lot. I have a covenant here that was recorded in 1955 that impacts 90 lots of this subdivision. The six-foot side building line is what we are proposing the addition in the rear to be built to, that six-foot building line. I actually asked a question of the Zoning Department, is that what the setback will be because it's a recorded building line? I think Derek and the Legal Department said it's best that we come here and formalize it through a zoning variation.

With that said, the existing house violates that building line on both sides of the house. So, I'm not quite sure whether it's even a legal building line anymore. So, in the front, we are proposing the garage aligning with the wall of the existing garage in order to maximize the width of the space by the front door to get as generous an opening to the get to the front door as we can. Kind of all of this is contingent on the title insurance company saying it's okay to go past that six-foot line which is kind of in the works.

That said, I'd probably rather open it up to questions you guys may have. We did do one thing on the side of the house to soften the look of it. We kept the existing garage full height brick, and then from the front of the existing garage to the front of the new garage, we did half brick-half siding. So, when you look at the side, there's a demarcation that softens the side a little bit.

There is a letter that I just got a hold of at the beginning of the meeting that Derek has of the neighbor directly to the south who is most impacted by this,

who's in favor of the project.

MR. MACH: Dear Arlington Heights Zoning Board, we the undersigned neighbors fully support our fellow residents, Nick and Kristen Seidemann at 11 South Waterman Avenue and their request for an exception to the city's Zoning Ordinance in order to proceed with their home addition. They have been forthright in disclosing their plans with us and we have no objection to their proposal. Sincerely, Brian and Ann Guthrie, 15 South Waterman.

COMMISSIONER LANAGHAN: All right, so a couple of questions for you if I could.

MR. FLUBACKER: Sure.

COMMISSIONER LANAGHAN: Just kind of our typical, you've already talked to the neighbors, we already got a positive there. Any other conversation with the neighbors that you're aware of, and any other feedback?

MR. SEIDEMANN: No.

MR. FLUBACKER: The neighbor to the north is out of the country for a period of time, so they haven't been able to be contacted.

COMMISSIONER LANAGHAN: Got you. How many, you just showed me fingers --

MR. FLUBACKER: Three people, eight years.

COMMISSIONER LANAGHAN: There you go, three people. Thank you very much, Bob.

ACTING CHAIRMAN JAFFE: You got this down.

MR. FLUBACKER: Right, right.

COMMISSIONER LANAGHAN: Third time through, he's got it down, you know. No, I appreciate that.

So, the question is kind of, there's a six-foot building line on the title, is that what I'm hearing? And you're matching the existing building line which would be nonconforming theoretically?

MR. FLUBACKER: Right. The setback on the lot, the side setback is 6.6 feet.

COMMISSIONER LANAGHAN: Right.

MR. FLUBACKER: It's a 66-foot wide lot.

COMMISSIONER LANAGHAN: So, Village Code said it would be 66.

MR. FLUBACKER: 6.6, yes. The building line says six-foot.

COMMISSIONER LANAGHAN: Right, right.

MR. FLUBACKER: The existing structure is about five whatever.

COMMISSIONER LANAGHAN: Five point something.

MR. FLUBACKER: Yes, yes. So, in the back, we're happy to meet the six-foot line with the master bedroom addition. In the front though, in order to widen the front porch area if you will, we'd like to get --

COMMISSIONER LANAGHAN: You're matching your existing --

MR. FLUBACKER: We'd like to match the garage, yes.

COMMISSIONER LANAGHAN: Okay, so you are trying to maintain it in the back but in the front you're trying to create a little bit more of a courtyard.

MR. FLUBACKER: Yes, and we did the minimum code-required two-car garage for the width of that garage.

COMMISSIONER LANAGHAN: Got you.
COMMISSIONER SELBKA: And just to be clear, we can't affect the covenant here. That's a private declaration, correct? Only the Village's ordinance requirements is included in the variation.
MR. FLUBACKER: Right. I guess I would like to phrase it, and I don't know how complicated this makes your motion, but if the Zoning Board approves the variation to line up with the existing garage, or absent title company approval to do that, at least to go to the six-foot building line rather than the 6.6. Does that make sense?
ACTING CHAIRMAN JAFFE: Sure, I mean --
COMMISSIONER SELBKA: What's the greater variation? So, the greater is probably --
MR. FLUBACKER: Right.
COMMISSIONER SELBKA: So, what would be the variation which would give you the most leeway?
MR. FLUBACKER: Approved as submitted.
COMMISSIONER LANAGHAN: As submitted.
MR. FLUBACKER: Yes.
COMMISSIONER SELBKA: I think that's the way we should do it.
COMMISSIONER LANAGHAN: Yes.
MR. FLUBACKER: Yes, my understanding is if we create a lesser encroachment, I don't think we need to come back to the Board to amend it.
COMMISSIONER LANAGHAN: I would agree. If we allowed the variance to be, what are we trying to do, 5.7? 1.75 --
MR. FLUBACKER: Yes, the encroachment is 1.7 feet beyond the 6.6.
COMMISSIONER LANAGHAN: Got you. So, I think we allow that variance --
COMMISSIONER SELBKA: Yes, right, right --
COMMISSIONER LANAGHAN: Right, I'm with you, I'm with you. That's all the questions I have.
ACTING CHAIRMAN JAFFE: Any other questions from the Board?
(No response.)
ACTING CHAIRMAN JAFFE: Okay.
MR. FLUBACKER: Thanks.
ACTING CHAIRMAN JAFFE: Any comments from the public?
(No response.)
ACTING CHAIRMAN JAFFE: Okay, close down for Board deliberation. Want to take the lead, Jeff?
COMMISSIONER LANAGHAN: I'd be happy to. I think the request is reasonable. It's matching an existing nonconforming wall which always make sense to me. By giving permission to that, it should take care of your other issue if it comes up, and you're trying to match it in the back. So, I think in general it's a nice design and I have no questions with it.
ACTING CHAIRMAN JAFFE: Any other comments?
COMMISSIONER SELBKA: I agree with Jeff.
ACTING CHAIRMAN JAFFE: Is there a motion?
COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER LANAGHAN: I'll second that.
MR. MACH: Mr. Drake.
COMMISSIONER DRAKE: Yes.
MR. MACH: Mr. Lanaghan.
COMMISSIONER LANAGHAN: Yes.
MR. MACH: Mr. Selbka.
COMMISSIONER SELBKA: Yes.
MR. MACH: Mr. Portera.
COMMISSIONER PORTERA: Yes.
MR. MACH: Acting Chair Jaffe.
ACTING CHAIRMAN JAFFE: Yes.
Congratulations, your petition is approved.
MR. FLUBACKER: Thank you for everything.
ACTING CHAIRMAN JAFFE: You're welcome. Final topic on the agenda is public comment.
Is there anybody present who would like to make any comments to the Board for the record?
(No response.)
ACTING CHAIRMAN JAFFE: Okay, none being heard, is there a motion to adjourn?
COMMISSIONER DRAKE: Move to adjourn.
COMMISSIONER LANAGHAN: I'll second that.
ACTING CHAIRMAN JAFFE: All in favor?
(Chorus of ayes.)
ACTING CHAIRMAN JAFFE: All opposed?
(No response.)
ACTING CHAIRMAN JAFFE: This meeting is adjourned. Thank you.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:51 p.m.)

DRAFT

Zoning Board of Appeals
8/14/2023

Item: 706 E. Marion St. - ZBA#23-018

Department: Planning & Community Development

REQUEST

A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow a generator in the required side yard setback along the east property line.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#23-018
PIN: 03-20-416-016

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 14, 2023
Date Prepared: August 8, 2023
Project Title: Bruce Residence
Address: 706 E. Marion St.

Background Information

Petition Number: ZBA #23-018
Petitioner: Michael Bruce
Address: 706 E. Marion St.
Arlington Heights IL 60004

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

Requested Action/Background Information

The existing property is zoned R-3, Single Family Residential District and includes a two-story residence. The petitioner is proposing a generator within the required side yard setback. Therefore, petitioner requests the following variation:

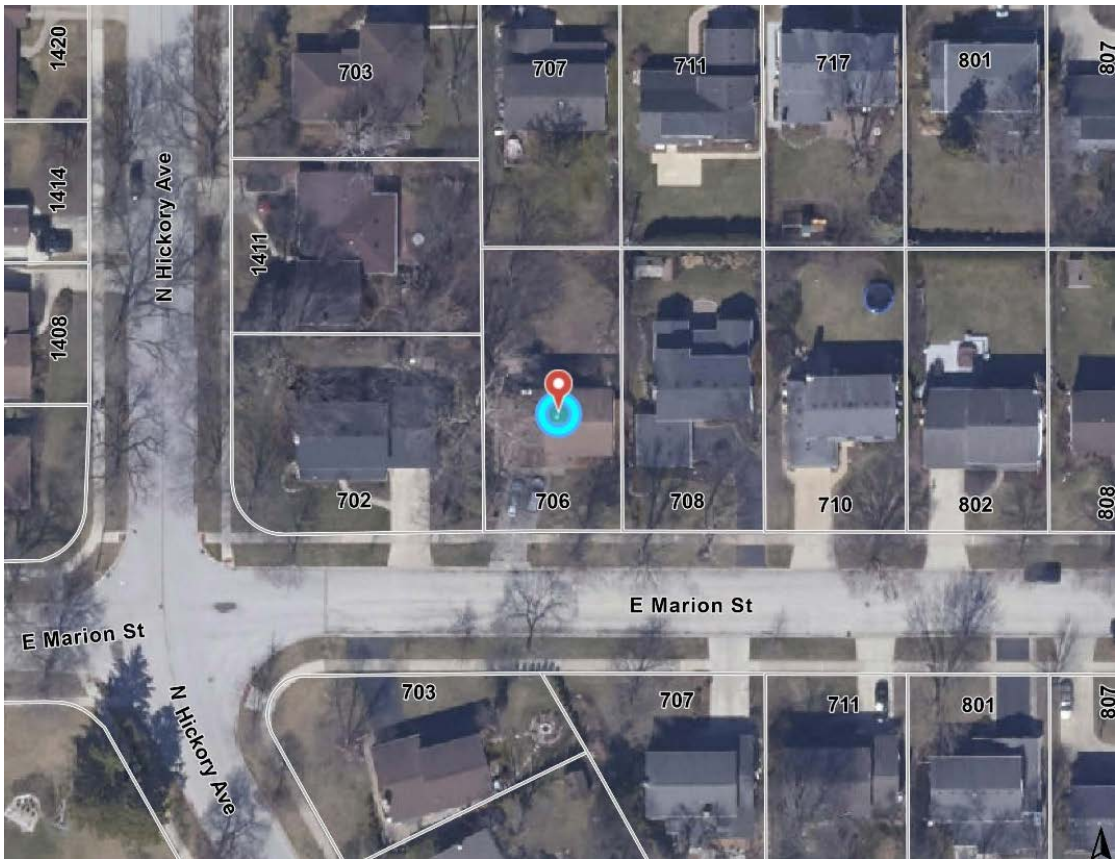
- A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow a generator in the required side yard setback along the east property line.

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.

Petition – ZBA#23-018
PIN: 03-20-416-016

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	7/28/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/28/23	
3. Letter that was Mailed	✓	7/28/23	
4. Photographs of Sign on Property	✓	7/28/23	

Photographs of Existing Structure



Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Derek Mach, Zoning Board of Appeals Liaison**

From: **Nusrat Jahan, Building & Life Safety Department**

Project Name: **Bruce Residence**

Project Address: **706 E. Marion Street**

ZBA #: **23-018**

Date: **May 25, 2023**

Derek:

I have reviewed the request for the following variance:

- **A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow a generator in the required side yard setback along the east property line.**

and have no objections or comments.

ZBA# 23-018
706 E Marion St - ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: May 12, 2023
Received by Planning:
Transmitted to Engineering: May 23, 2023
Completed: June 1, 2023
ZBA Meeting Date: August 14, 2023

The proposed ZBA application indicates that the petitioner is seeking:

- **A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow a generator in the required side yard setback along the east property line.**

The Engineering Division has NO OBJECTION to the proposed variation from Chapter 28, Section 6.6-5 (Permitted Obstructions)

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Bruce Residence

Project Address: 706 E. Marion Street

ZBA #: 23-018

ZBA Hearing Date: **August 14**, 2023

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

C: Michael Lysicatos, Assistant Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Landscape Planner

Transmitted On: May 23, 2023

- A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow a generator in the required side yard setback along the east property line.

Attached are the Petitioner's:

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

Comments: _____

No Comments.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than June 2, 2023.

PETITION

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

PETITION

NOW COMES the Petitioner Michael Bruce

being the owner of the property commonly know as: 706 E. Marion St.

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 12.1c

Chapter 28, of the Arlington Heights Municipal Code, in order to: Place a generac generator on the east side of our house

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): Our neighbor has the same generator on the west side of their home (adjacent to our lot) and agrees that this is a better, safer option for us.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The placement of the generator on the side is a safer option should the generator be in use for an extended period of time. Unlike the back, the side of the house is brick and is a stronger barrier against CO entry.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The side placement is a safer option overall. It would be against brick, would be away from large windows and would be opposite our neighbors garage.(see attached images)

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): A backyard placement would be a cumbersome placement and could expose us to enhanced risks of CO if their was a long power outage given the proximity to large windows. A side placement would limit this risk at little cost to us and neighbors.

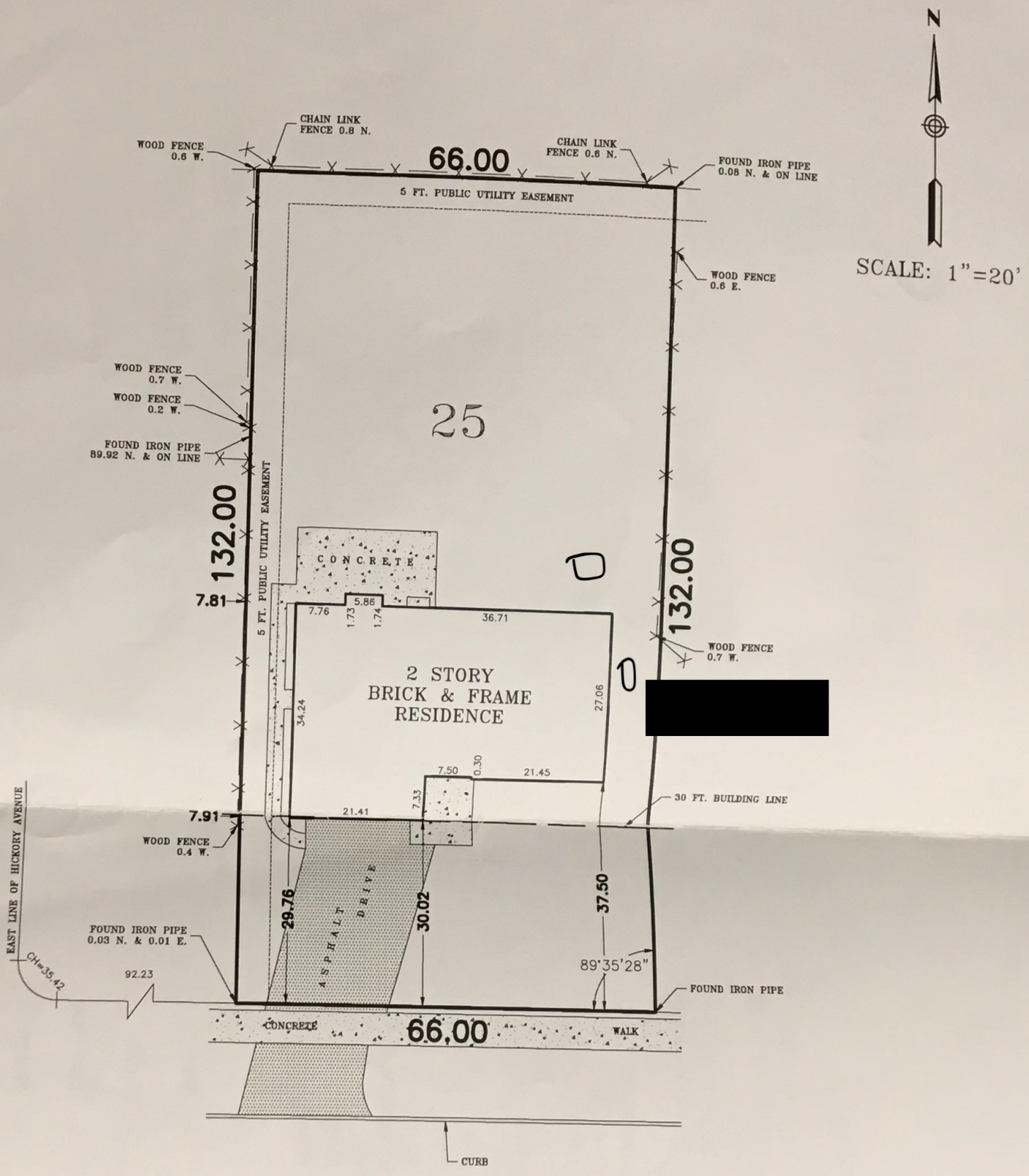
Signed: _____ Date: May 12, 2023

Petitioner

PLAT OF SURVEY

OF LOT 25 IN BLOCK 3 IN MINNECI HICKORY MEADOWS, BEING A SUBDIVISION OF THE NORTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED IN THE OFFICE OF THE REGISTRAR OF TITLES, OF COOK COUNTY, ILLINOIS, ON MARCH 6, 1956, AS DOCUMENT NUMBER 1654817.

ADDRESS: 706 E. MARION STREET, ARLINGTON HEIGHTS, ILLINOIS

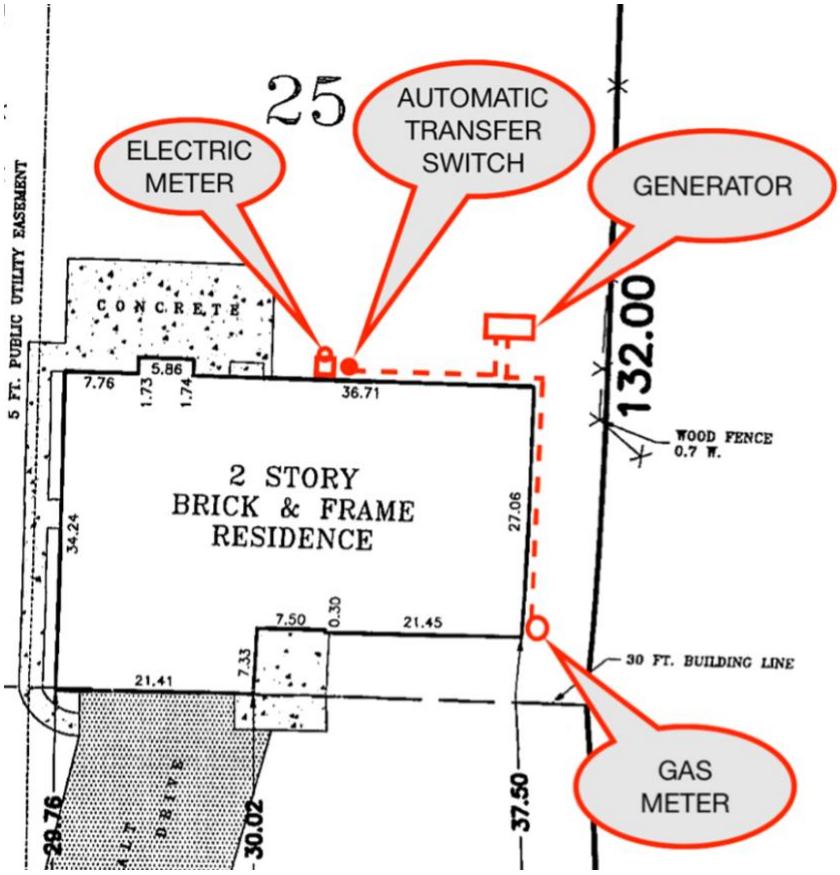


E. MARION STREET

706 E. Marion St. - Bruce

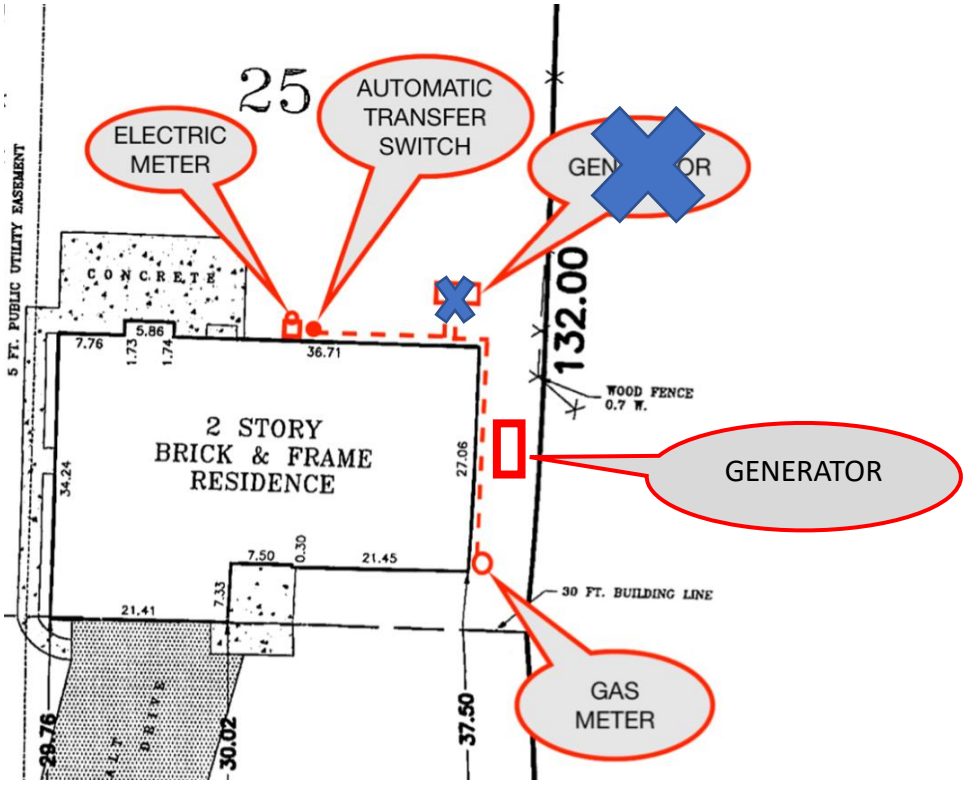
Current Proposed Location of Generator based upon Code:





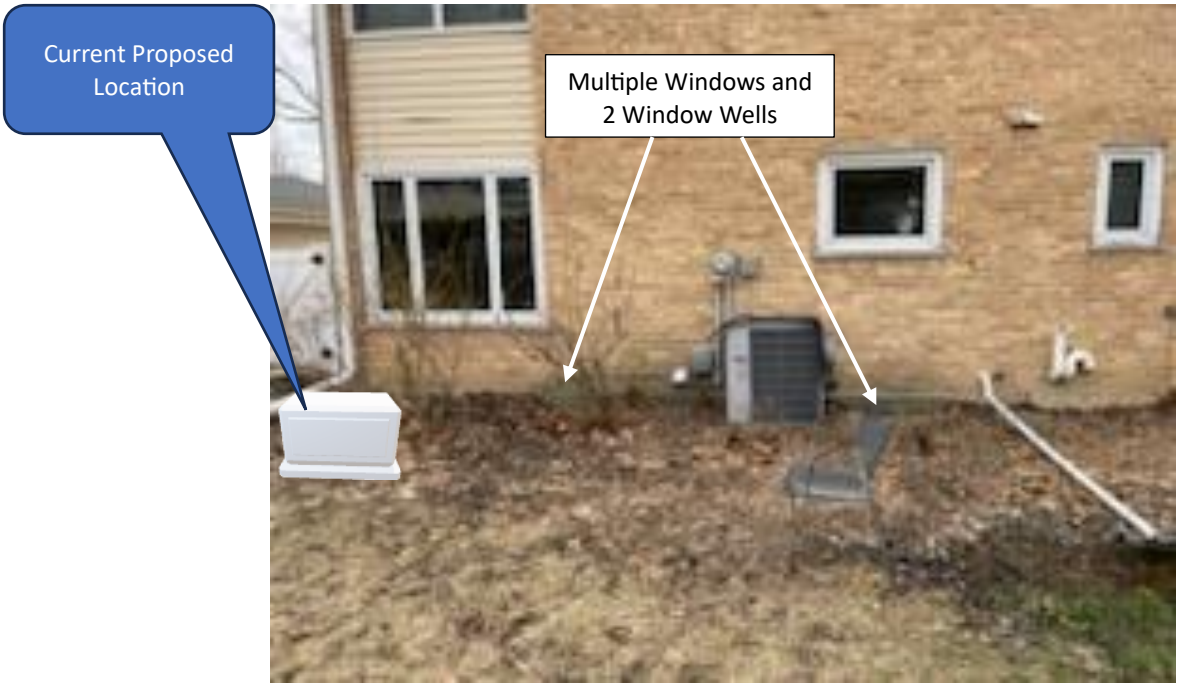
Desired Location of Generator based upon Variance Approval:

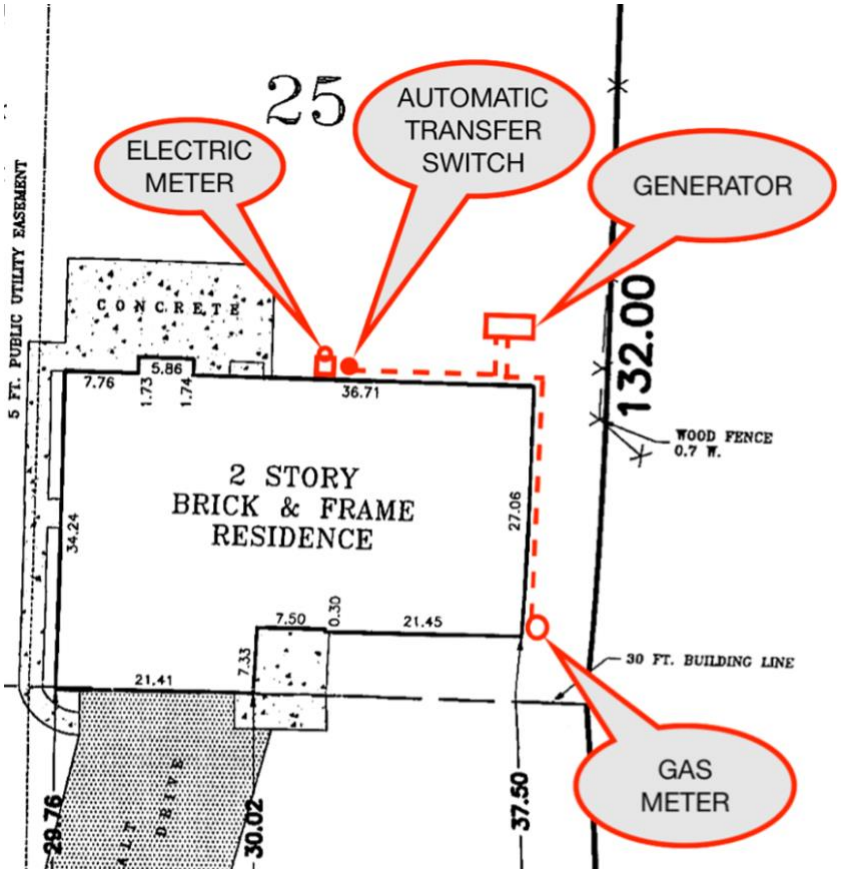




706 E. Marion St. – Bruce
Visuals 7/27/23

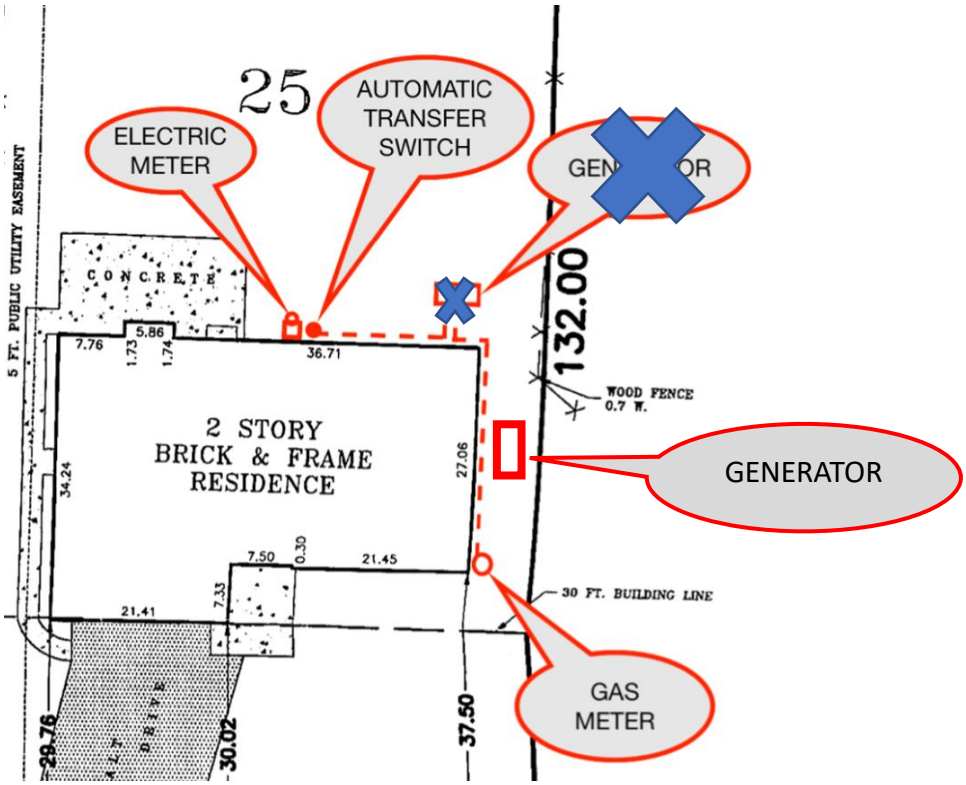
Current Proposed Location of Generator based upon Code:





Desired Location of Generator based upon Variance Approval:





Side of House Diagram



The Generator would be opposite a solid wall of our Neighbor's Garage



Our Neighbor also has a Generac Generator on the side of their house facing us.



Zoning Board of Appeals
8/14/2023

Item: 326 S. Derbyshire Ln. - ZBA#23-024

Department: Planning & Community Development

REQUEST

A variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence along the exterior side yard (Chatham Place) to be setback 0 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#23-024
PIN: 03-32-207-015

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 14, 2023
Date Prepared: August 8, 2023
Project Title: Dueball Residence
Address: 326 S. Derbyshire Ln.

Background Information
Petition Number: ZBA #23-024
Petitioner: Genna & Scott Dueball
Address: 326 S. Derbyshire Ln.
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject property has frontage along S. Derbyshire Lane and S. Chatham Place. The petitioner is proposing to install a six-foot tall, fence along the exterior side yard (Chatham Place). However, fences in the exterior side yard that are taller than three feet must be setback five feet and landscaping must be provided along the street side of the fence.

Pursuant to Chapter 28, Section 6.13-3b3; a fence within 12 feet of intersecting property lines at streets, walks and driveways shall not exceed 36 inches. Therefore, in the southeast corner near the alley and Chatham Place, the fence must either be located out of the vision triangle or be reduced to a maximum height of three feet if located within the vision triangle. The petitioner requests the following variation:

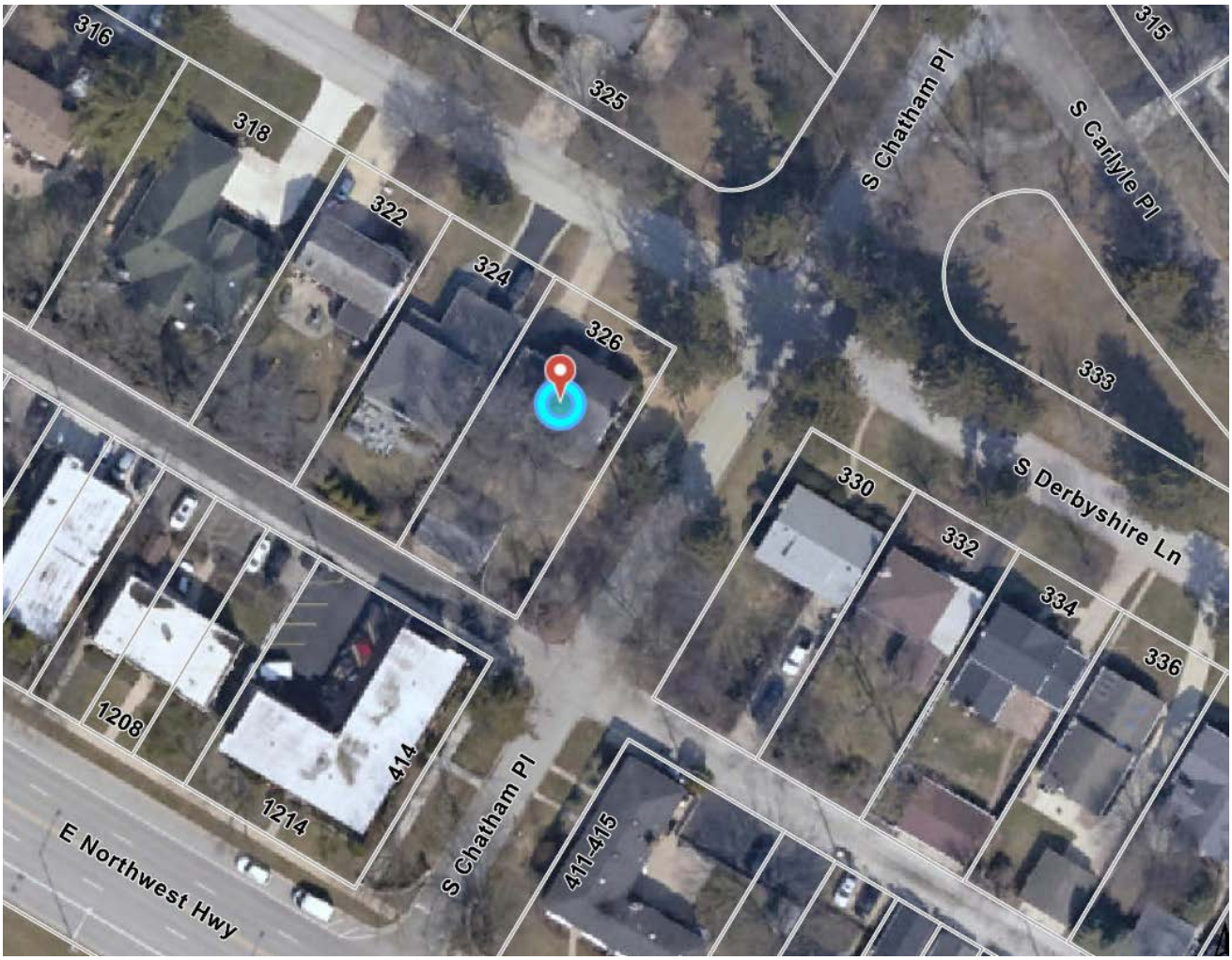
- A variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence along the exterior side yard (Chatham Place) to be setback 0 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

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.

Petition – ZBA#23-024
PIN: 03-32-207-015

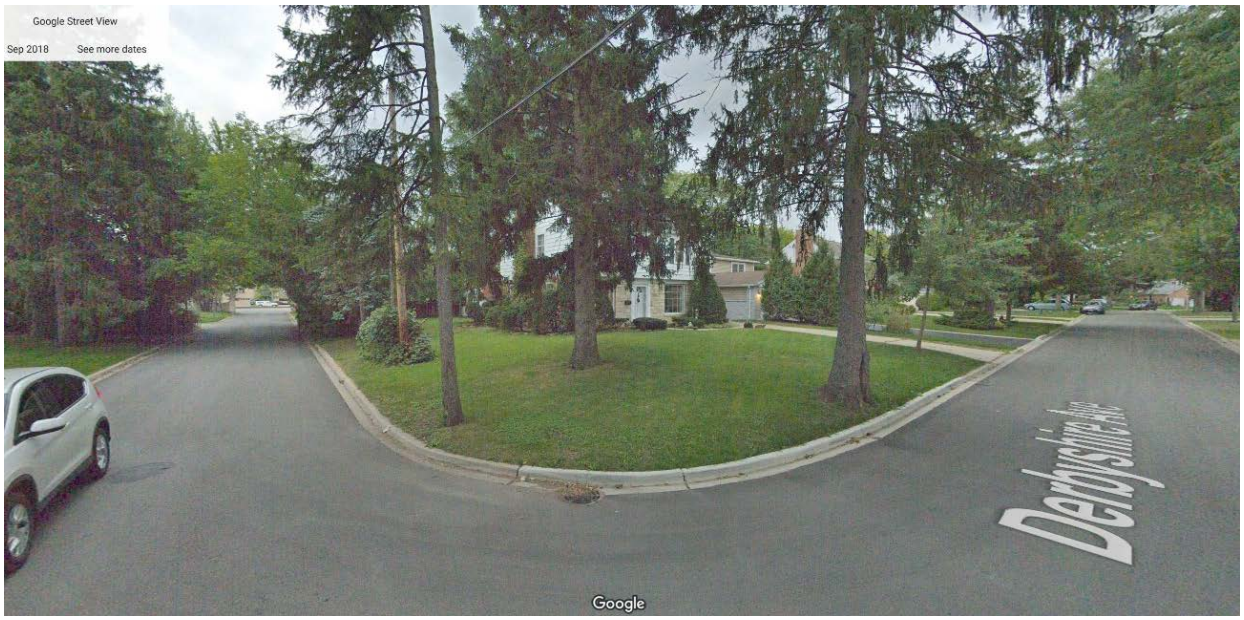
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	7/26/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/26/23	
3. Letter that was Mailed	✓	7/26/23	
4. Photographs of Sign on Property	✓	7/26/23	

Photographs of Existing Structure



Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Derek Mach, Zoning Board of Appeals Liaison**

From: **Nusrat Jahan, Building & Life Safety Department**

Project Name: **Dueball Residence**

Project Address: **326 S. Derbyshire Lane**

ZBA #: **23-024**

Date: **August 8, 2023**

Derek:

We have reviewed the request for the following variance:

- **A variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence along the exterior side yard (Chatham Place) to be setback 0 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.**

and do not have any objection to the request.

From: Schwab, Briget
To: Mach, Derek
Cc: DiMatteo, Pat; Pagones, Mike
Subject: RE: ZBA hearing 8/14/23 - For Department Review
Date: Tuesday, July 25, 2023 3:50:00 PM

Derek –
Please see my comments below:

1. **326 S Derbyshire** – Engineering has NO OBJECTION to the variation request from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence along the exterior side yard (Chatham Place) to be setback 0 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.
2. **1624 N Dale Ave** - Engineering has NO OBJECTION to the 1.8-foot variation request from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a front yard setback of 29.7 feet instead of the required 31.5 feet and an additional 1.0 feet for the eave and 2.9 feet for the awning. **Please note**, a grading plan will be required showing the existing and proposed topography and the existing and proposed top of foundation.
3. **815 W Sigwalt St** - Engineering has NO OBJECTION to a 9.0 foot variation request from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a width of 31.0 feet where a maximum width of 22 feet is permitted.
4. **624 N Haddow Ave** - Engineering has NO COMMENT to the 3.4-foot variation request from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a front yard setback of 32.3 feet instead of the required 35.7 feet and an additional 1.0 feet for the eave.

Thank you,

Briget F. Schwab, P.E.
Village of Arlington Heights Public Works Department
Engineering Division
33 South Arlington Heights Road
Arlington Heights, IL 60005

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Dueball Residence

Project Address: 326 S. Derbyshire Lane

ZBA #: 23-024

ZBA Hearing Date: August 14, 2023

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

C: Michael Lysicatos, Assistant Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Landscape Planner

Transmitted On: July 26, 2023

- A variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence along the exterior side yard (Chatham Place) to be setback 0 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

Attached are the Petitioner's:

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

Comments: _____

No Comments:

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than August 4, 2023.

PETITION

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

PETITION

NOW COMES the Petitioner Genna & Scott Dueball

being the owner of the property commonly know as: 326 S Derbyshire Ln

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: erect a 6ft privacy fence along the perimeter of our lot.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): the height and type of fence is consistent with other types of fence on our street and in the Stonegate community. Additionally, the fence would be partially hidden by existing greenery along the perimeter of our lot which ensures that a fence would not significantly alter the character of our 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 recently moved into the property and were excited about the opportunity for our 3 young children to finally have a backyard to safely play in. We are requesting this variance because our children would too easily be able to climb over a 36in fence, dangerously exposing them to oncoming traffic along Chatham Rd. Alternatively, having to move a taller fence in 5ft from our property line would significantly reduce the size of our backyard.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): ____ In reviewing Section 28-2, it is clear that Chapter 28 is broadly intended to maintain the integrity, look, and safety of our Village and local communities therein. Our requested variance holds similar intentions for our home and children and we believe that the approval of our request would not violate the spirit and intent of this Chapter.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Given that the home sits on a corner lot, our property line is already set in 20ft from the street. Should we be required to set a fence an additional 5ft from the perimeter of our lot, the size of our backyard and playable space for our family would be significantly reduced. Alternatively, a 36in fence is not at a safe height for our children or future dog who could easily climb over and the greenery running parallel to our property prevents cars from seeing people or children who may be entering the street from our yard.

Signed: Genna Dueball
Petitioner

Date: 6/13/2023

MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845

933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067

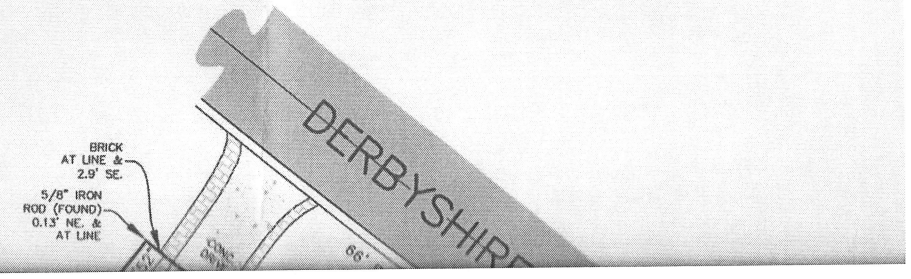
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

PLAT OF SURVEY

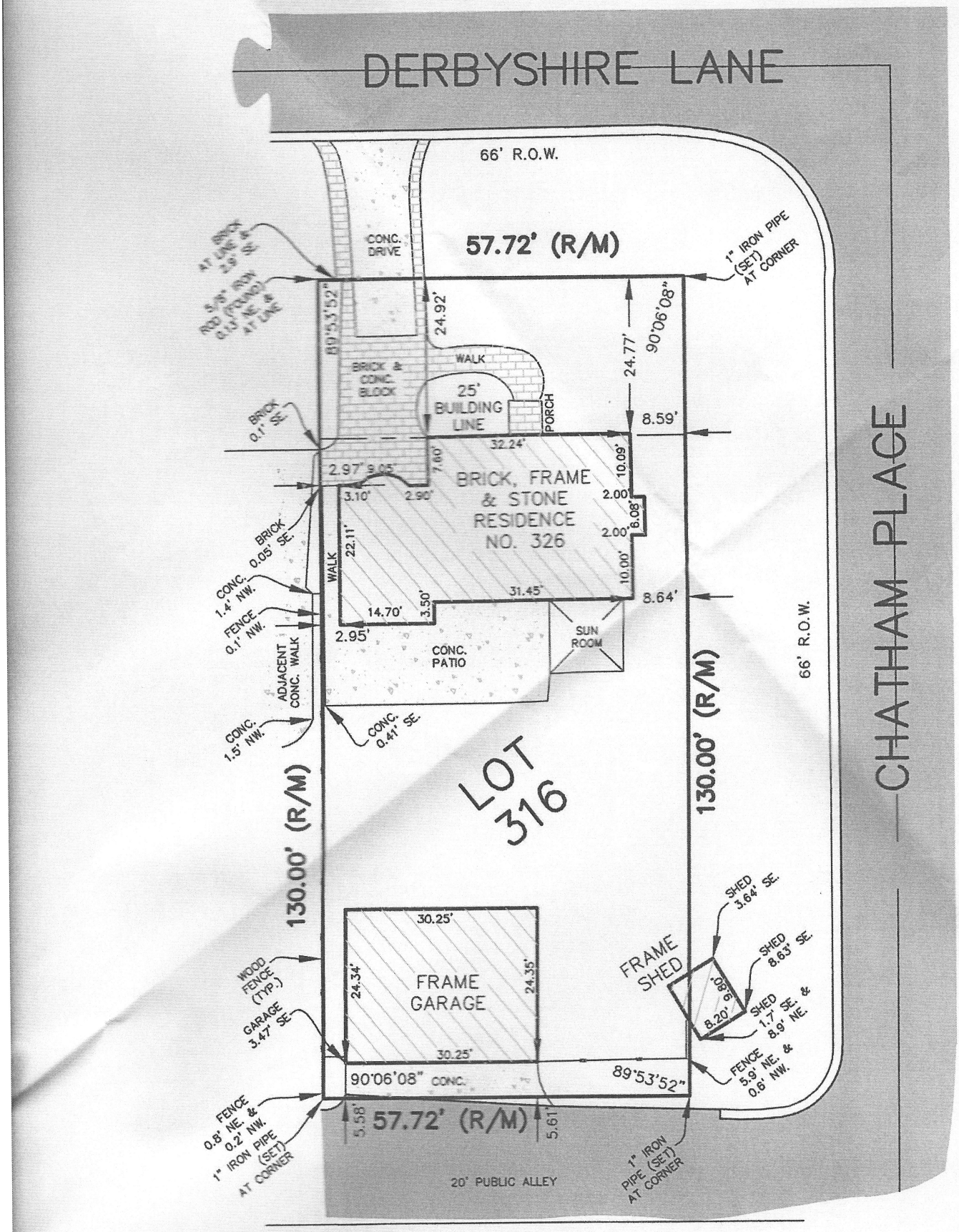
OF

LOT 316 IN "STONEGATE", BEING A RESUBDIVISION OF H. ROY BERRY COMPANY'S EAST MORELAND, BEING A SUBDIVISION OF THAT PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 33, AND THAT PART OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, LYING NORTHEASTERLY OF THE CHICAGO AND NORTHWESTERN RAILWAY COMPANY, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

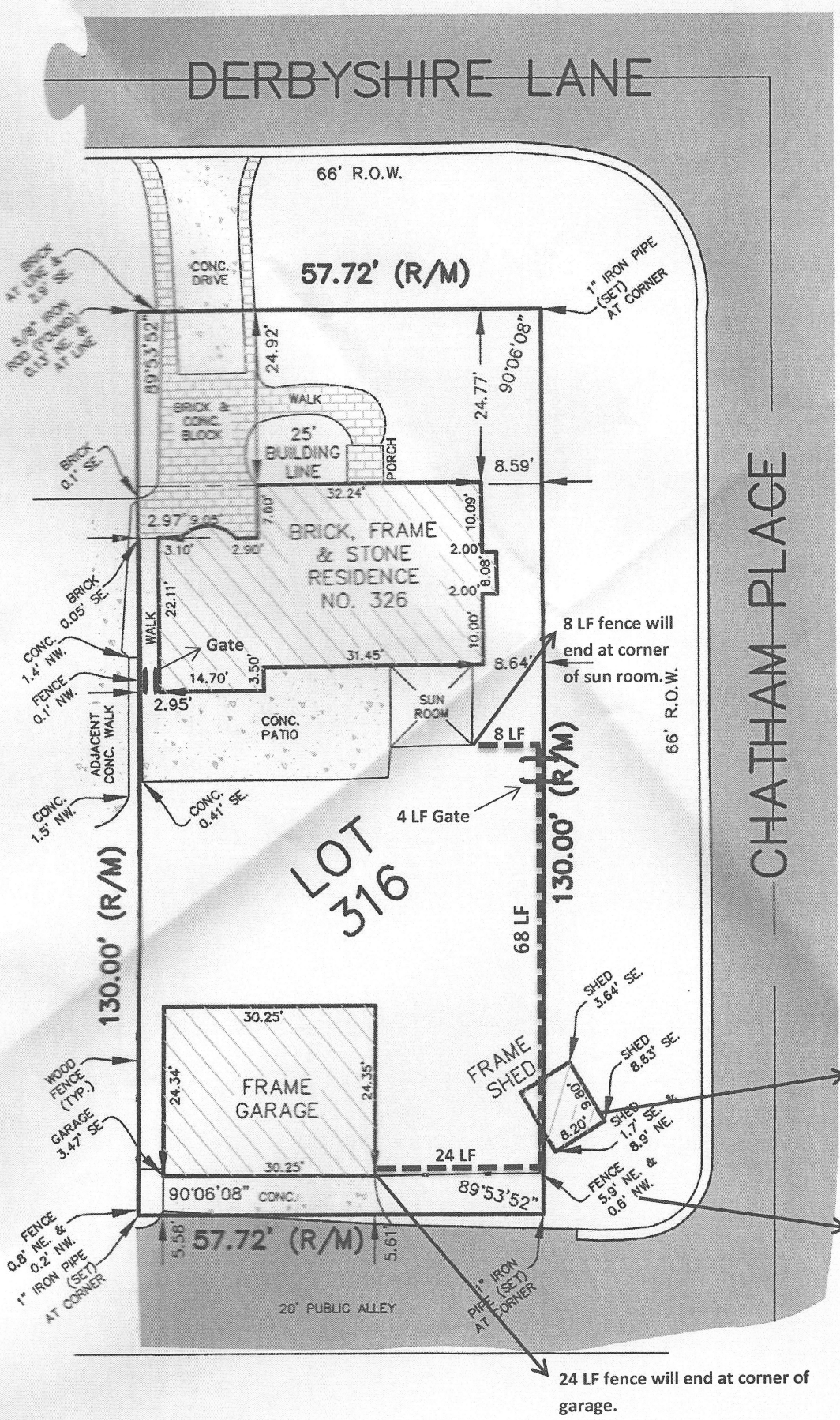
AREA = 7,501.28 ± S.F. / 0.172 ACRE



Plat of survey without markups.

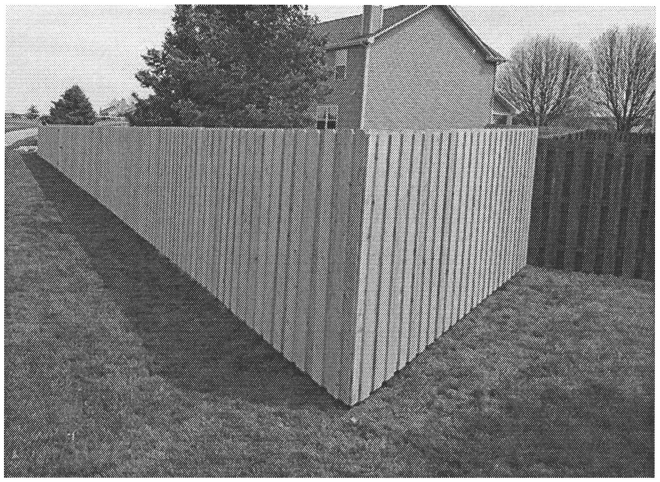


Plat of survey with proposed fencing additions



Example of 6ft treated pine fence:

- **4" x 4" posts**
- **1" x 6" fence slats**
- **2" x 4" rails**





Zoning Board of Appeals
8/14/2023

Item: 1624 N. Dale Ave. - ZBA#23-025

Department: Planning & Community Development

REQUEST

A 1.8-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a front yard setback of 29.7 feet instead of the required 31.5 feet and an additional 1.0 feet for the eave and 2.9 feet for the awning above the garage door.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#23-025
PIN: 03-21-212-013

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 14, 2023
Date Prepared: August 9, 2023
Project Title: Langlais Residence
Address: 1624 N. Dale Ave.

Background Information

Petition Number: ZBA #23-025
Petitioner: Tracy Griffin Langlais
Address: 1624 N. Dale Ave.
Arlington Heights IL 60004

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

Requested Action/Background Information

The petitioner is proposing an addition to the existing two-story residence. The proposed addition includes a one-story expansion in the rear of the home and a second story addition above the existing attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of approximately 10,500 square feet and the proposed residence with the addition will be approximately 3,057 square feet. Along the east property line, the proposed addition encroaches 1.8 feet into the required front yard setback; therefore, the petitioner is requesting the following variation:

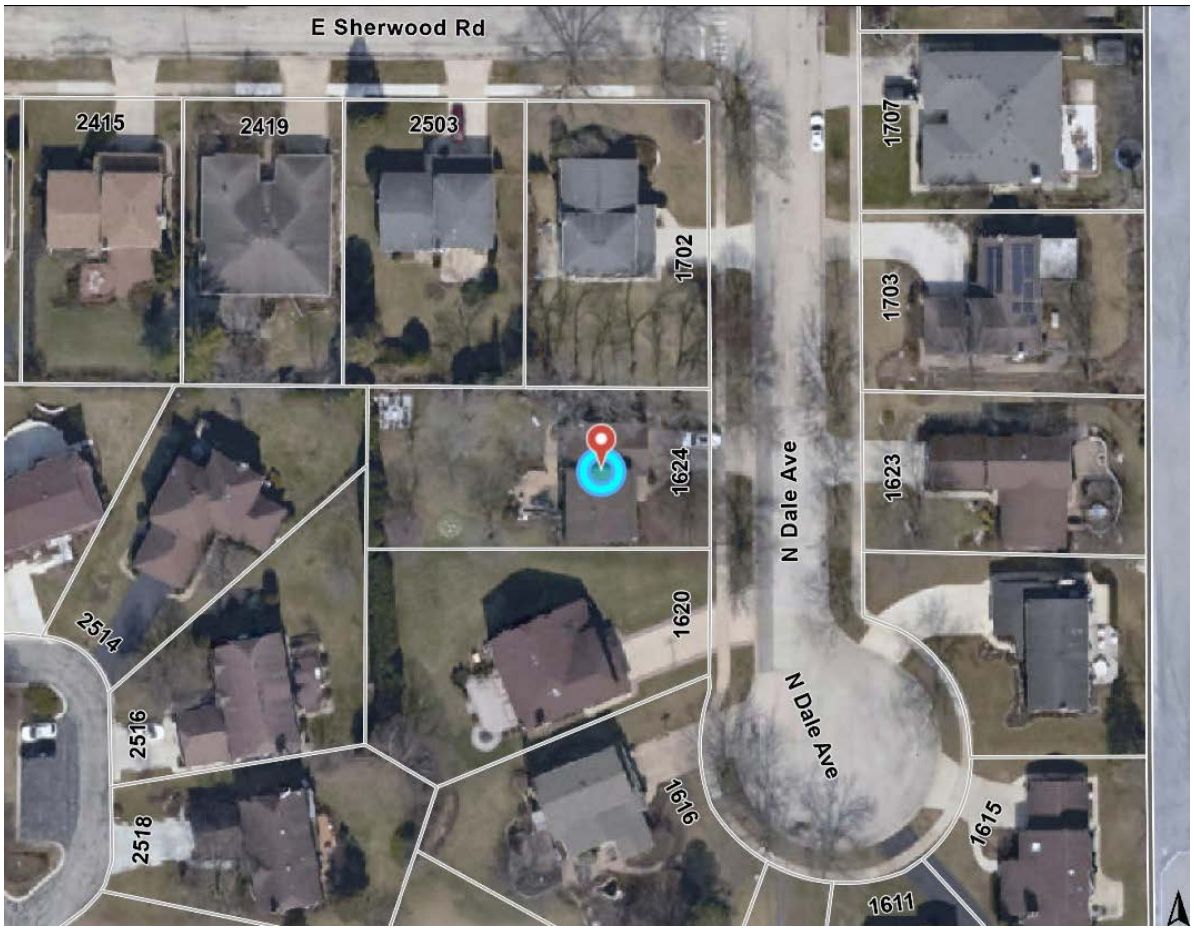
- A 1.8-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a front yard setback of 29.7 feet instead of the required 31.5 feet and an additional 1.0 feet for the eave and 2.9 feet for the awning above the garage door.

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.

Petition – ZBA#23-025
PIN: 03-21-212-013

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	7/26/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/26/23	
3. Letter that was Mailed	✓	7/26/23	
4. Photographs of Sign on Property	✓	7/26/23	

Photographs of Existing Structure



Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Derek Mach, Zoning Board of Appeals Liaison**

From: **Nusrat Jahan, Building & Life Safety Department**

Project Name: **Landlais Residence**

Project Address: **1624 N. Dale Avenue**

ZBA #: **23-025**

Date: **August 8, 2023**

Derek:

We have reviewed the request for the following variance:

- **A 1.8-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a front yard setback of 29.7 feet instead of the required 31.5 feet and an additional 1.0 feet for the eave and 2.9 feet for the awning.**

and do not have any objection to the request.

From: Schwab, Briget
To: Mach, Derek
Cc: DiMatteo, Pat; Pagones, Mike
Subject: RE: ZBA hearing 8/14/23 - For Department Review
Date: Tuesday, July 25, 2023 3:50:00 PM

Derek –
Please see my comments below:

1. **326 S Derbyshire** – Engineering has NO OBJECTION to the variation request from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence along the exterior side yard (Chatham Place) to be setback 0 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.
2. **1624 N Dale Ave** - Engineering has NO OBJECTION to the 1.8-foot variation request from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a front yard setback of 29.7 feet instead of the required 31.5 feet and an additional 1.0 feet for the eave and 2.9 feet for the awning. **Please note**, a grading plan will be required showing the existing and proposed topography and the existing and proposed top of foundation.
3. **815 W Sigwalt St** - Engineering has NO OBJECTION to a 9.0 foot variation request from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a width of 31.0 feet where a maximum width of 22 feet is permitted.
4. **624 N Haddow Ave** - Engineering has NO COMMENT to the 3.4-foot variation request from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a front yard setback of 32.3 feet instead of the required 35.7 feet and an additional 1.0 feet for the eave.

Thank you,

Briget F. Schwab, P.E.
Village of Arlington Heights Public Works Department
Engineering Division
33 South Arlington Heights Road
Arlington Heights, IL 60005

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Langlais Residence

Project Address: 1624 N. Dale Avenue

ZBA #: 23-025

ZBA Hearing Date: August 14, 2023

To:	Mike Pagones, Village Engineer Jorge Torres, Director of Building and Life Safety
C:	Michael Lysicatos, Assistant Director of Planning and Community Development Steve Hautzinger, Design Planner
From:	Derek Mach, Landscape Planner
Transmitted On:	July 26, 2023

- A 1.8-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a front yard setback of 29.7 feet instead of the required 31.5 feet and an additional 1.0 feet for the eave and 2.9 feet for the awning.

Attached are the Petitioner's:

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

Comments:

Overall, the proposed addition is nicely designed to fit with the existing house. This project is favorable for an Administrative (Staff) design approval, pending the outcome of the ZBA review
- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than August 4, 2023.

PETITION

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

PETITION

NOW COMES the Petitioner Tracy Griffin Langlais

being the owner of the property commonly know as: 1624 N Dale Avenue, Arlington Heights, IL, 60004

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: We are wanting to add another bedroom above our existing garage.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The plans have been designed to match with the existing style of the home. And, we are not changing the phyiscal layout of the home with regard to how close it is to any other home or the curb.

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 have four children, three more than when we purchased the home and enjoy the surrounding area and schools. Our children are sharing rooms and we wish to have more space in which to live so that we can stay in our current home. We also would like two sinks and to do laundry upstairs.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): Our current house is already closer to the curb than the zoning allows. We are not getting any closer to the curb as a result of any of our plans.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): To the best of my knowledge, this is accurate. We are not moving any closer to the curb than our house is already. We are requsting the variance, soley so that our second story will be in line with the rest of the existing structure.

Signed: T Griffin Langlais

Petitioner

Date: 06/20/2023

1800 WOODLAND AVENUE
PARK RIDGE, ILLINOIS 60068

PLAT OF SURVEY

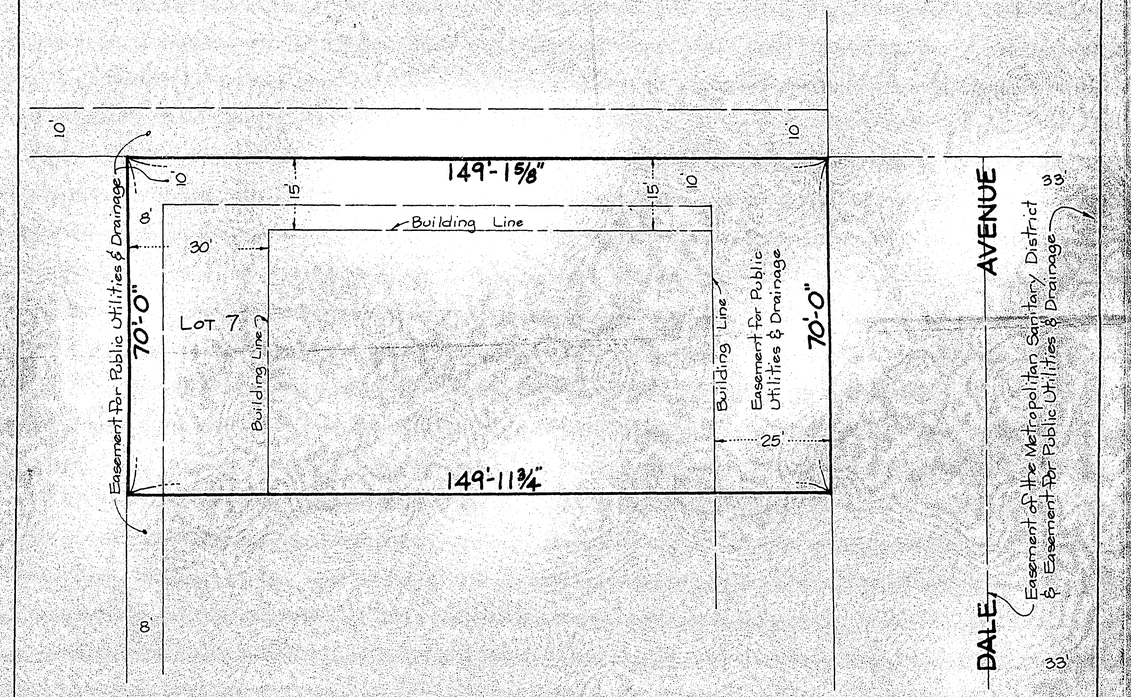
Tel. ROdney 3-6066

- BY -

GEORGE D. HARKER & ASSOCIATES
REGISTERED LAND SURVEYORS

OF

Lot 7 in Block L in THE COURTS of RUSSETWOOD, Unit One, being a subdivision of part of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 42 North, Range 11 East of the 3rd Principal Meridian, Cook County, Illinois.



STATE OF ILLINOIS
GEORGE D. HARKER
No. 1519
REGISTERED LAND SURVEYOR

For_____

SCALE: 1 inch equals 20 feet

Please use this Order No. in future reference to this survey.

Order No. 770034-L-7

Book No._____

Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinances.

Please check Legal Description with Deed; also compare all points before building and report ANY DISCREPANCY IMMEDIATELY.

State of Illinois } ss.
County of Cook }

GEORGE D. HARKER & ASSOCIATES hereby certify that a survey has been made under its direction, by a Registered Illinois Land Surveyor, of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Park Ridge, Ill. Dated this 1 day of May A.D. 1973

GEORGE D. HARKER & ASSOCIATES

1800 WOODLAND AVENUE
PARK RIDGE, ILLINOIS 60068

PLAT OF SURVEY

Tel. ROdney 3-6066

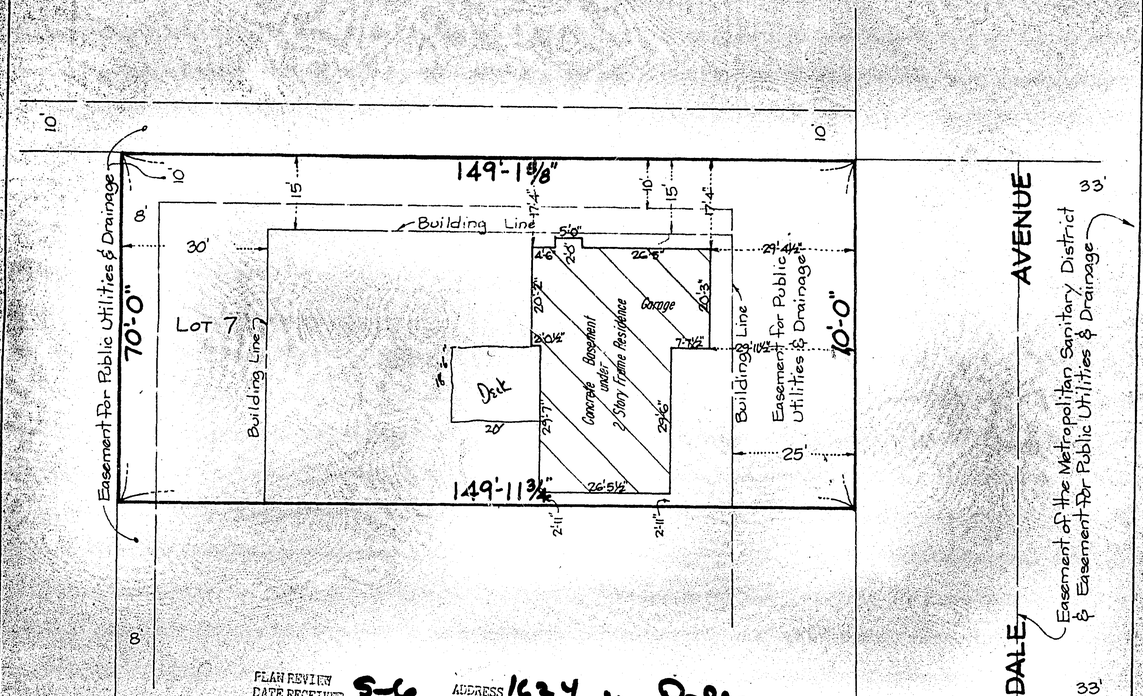
- BY -

GEORGE D. HARKER & ASSOCIATES
REGISTERED LAND SURVEYORS

J. 2484
1624 N. Dale
Arl Hts, IL

OF

Lot 7 in Block L in THE COURTS of RUSSETWOOD, Unit One, being a subdivision of part of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 42 North, Range 11 East of the 3rd Principal Meridian, Cook County, Illinois.



PLAN REVIEW
DATE RECEIVED 5-6
ARCHTL. COMM.
ZONING INSP. Date 5/16/86
BLDG. INSP. EM 5-13-86
PLBG. INSP.
ELEVATOR INSP.

ADDRESS 1624 N. Dale
CALL 253-2340-ext. 273 prior to inspection. ONE COPY APPRVD. PLANS ARE REQ[illegible] SITE UNTIL COMPLETION OF[illegible]

ALL CONSTRUCTION TO MEET ALL CODES. STRUCTURES NOT [illegible] FOR OCCUPANCY UNTIL FINAL INSPECTION IS

MAYOR MUNCH 5-16-86 EM

Const. EM 5-13-86

APPROVAL OF PLANS DOES NOT RELIEVE ARCHITECT OR OWNER OF ANY RESPONSIBILITY TO MEET ALL APPLICABLE CODE REQUIREMENTS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

State of Illinois) ss.
County of Cook)

I, GEORGE D. HARKER, a Registered Land Surveyor, do hereby certify that I have resurveyed the property described hereon and that I have located the buildings constructed on said property as shown hereon.

Park Ridge, Illinois, Dated this 12 day of May A.D. 19 86

Registered Land Surveyor

STATE OF ILLINOIS
GEORGE D. HARKER
No. 1519
REGISTERED LAND SURVEYOR

For G-MAC BUILDERS

SCALE: 1 inch equals 20 feet

Please use this Order No. in future reference to this survey.

Order No. 770034-L-7

Book No.

Building lines, if any, shown hereon are building lines shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinances.

Please check Legal Description with Deed; also compare all points before building and report ANY DISCREPANCY IMMEDIATELY.

State of Illinois } ss.
County of Cook }

GEORGE D. HARKER & ASSOCIATES hereby certify that a survey has been made under its direction, by a Registered Illinois Land Surveyor, of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

Park Ridge, Ill. Dated this 1 day of May A.D. 19 86

GEORGE D. HARKER & ASSOCIATES

TEL. 312-398-8687

PLAT OF SURVEY

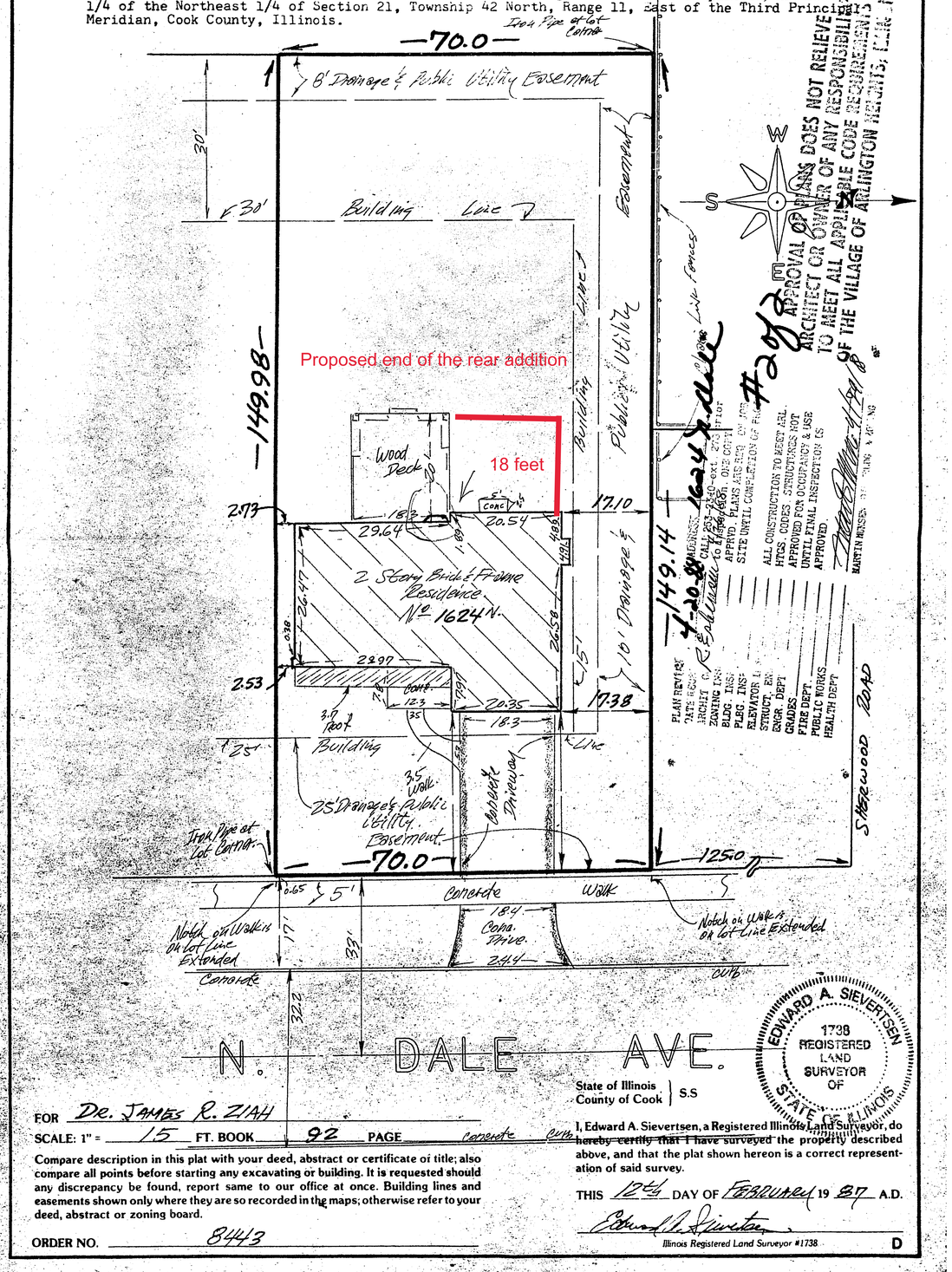
BY

SIEVERTSEN SURVEY SERVICE, INC.

215 SOUTH RIDGE AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60005

OF

Lot 7 in Block L in The Courts of Russetwood, Unit 1, being a Subdivision of part of the Southwest 1/4 of the Northeast 1/4 of Section 21, Township 42 North, Range 11, East of the Third Principal Meridian, Cook County, Illinois.



FOR Dr. JAMES R. ZIAH

SCALE: 1" = 15 FT. BOOK 92 PAGE

Compare description in this plat with your deed, abstract or certificate of title; also compare all points before starting any excavating or building. It is requested should any discrepancy be found, report same to our office at once. Building lines and easements shown only where they are so recorded in the maps; otherwise refer to your deed, abstract or zoning board.

ORDER NO. 8443

EDWARD A. SIEVERTSEN 1738 REGISTERED LAND SURVEYOR OF STATE OF ILLINOIS

State of Illinois } S.S
County of Cook }

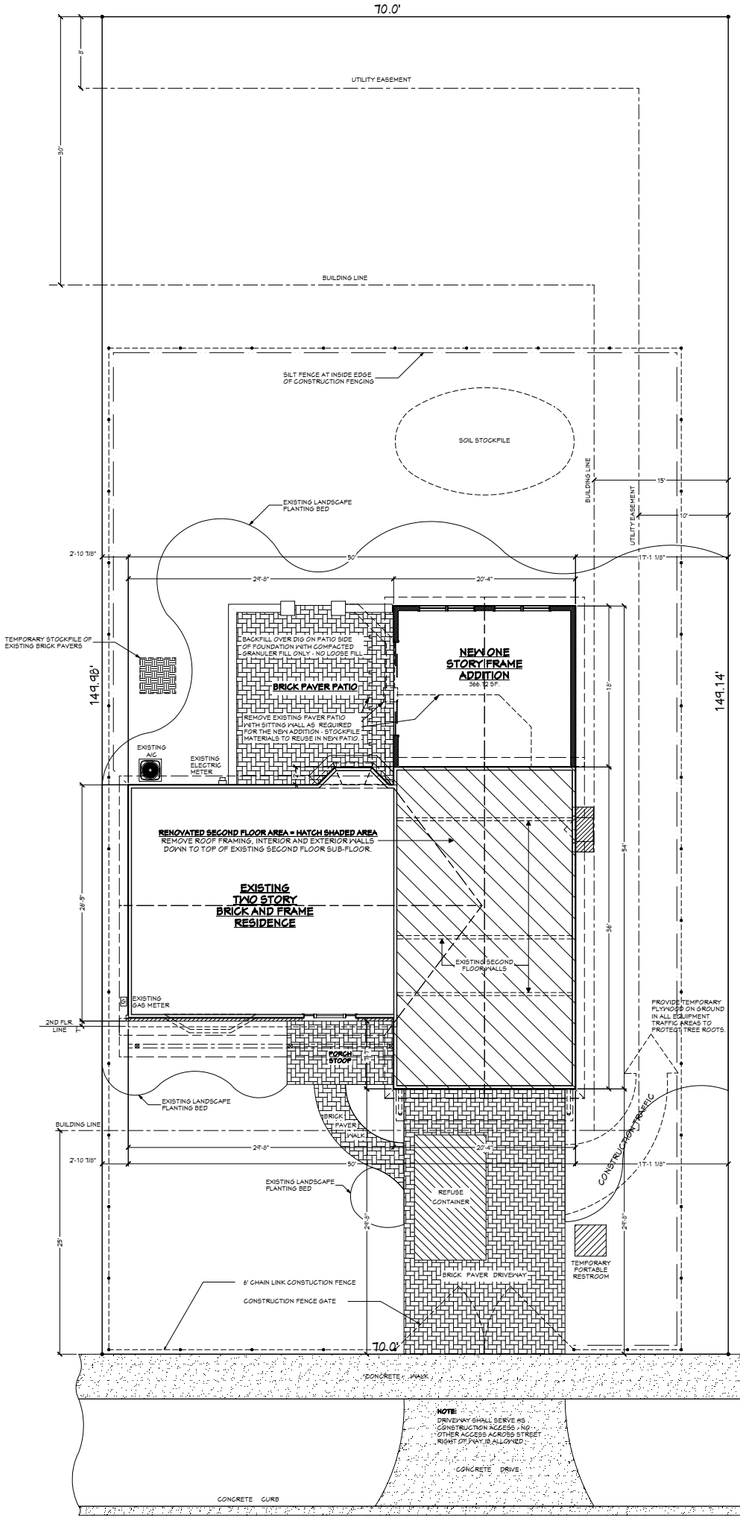
I, Edward A. Sievertsen, a Registered Illinois Land Surveyor, do ~~hereby certify that I have surveyed~~ the property described above, and that the plat shown hereon is a correct representation of said survey.

THIS 12th DAY OF FEBRUARY 19 87 A.D.

Edward A. Sievertsen

Illinois Registered Land Surveyor #1738

D



SITE PLAN

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

N



Camera 1



Camera 2

	SHEET INDEX
A-1	SITE PLAN AND SPECIFICATIONS
A-2	FOUNDATION PLAN
A-3	FIRST FLOOR PLAN
A-4	SECOND FLOOR PLAN INTERIOR ELEVATIONS & DETAILS
A-5	ROOF PLAN FAMILY ROOM BUILDING SECTION PLUMBING DIAGRAMS
A-6	EXTERIOR ELEVATIONS DETAILS
A-7	EXTERIOR ELEVATIONS SCHEDULES AND DETAILS
A-8	BUILDING CROSS SECTION
A-9	ELECTRICAL PLAN
A-10	MECHANICAL FLOOR PLANS

ZONING NOTES: R-3

ACTUAL LOT AREA:	10,500 SQ. FT.
ALLOWABLE LOT COVERAGE:	35% = 3,675 SQ. FT.
EXISTING HOUSE AREA:	1,084 SQ. FT.
EXISTING GARAGE:	445 SQ. FT.
FRONT PORCH:	84 SQ. FT.
NEW ADDITION:	407 SQ. FT.
ACTUAL LOT COVERAGE TOTAL:	2,020 SQ. FT. (20%)

NOTE:
INFORMATION FOR SITE PLAN WAS OBTAINED FROM PLAT OF SURVEY PROVIDED BY THE OWNER AND PREPARED BY SIEVERTSEN SURVEY SERVICE, INC. PROFESSIONAL LAND SURVEYOR, STATE OF ILLINOIS REGISTERED LAND SURVEYOR No. 1738 AND DATED THE 12TH DAY OF FEBRUARY, 1987 THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR ANY ERRORS AND / OMISSIONS IN THE PLAT OF SURVEY.

DESIGN LOAD CRITERA

FLOOR	= 40# L.L.	10# D.L.
WALL	= 60# PFL OR ACTUAL LOAD	
CEILING	= 20# L.L.	10# D.L.
ROOF	= 30# L.L.	10# D.L.

STRUCTURAL FRAMING LUMBER
CEILING JOISTS, HEADERS, AND RAFTERS IN-GRADE BASE VALUE

GRADE #2	SPECIES: HEM-FIR	DOMESTIC OR CANADIAN	REPETETIVE Fb = 1125
GRADE #2	SPECIES: SPF	DOMESTIC OR CANADIAN	REPETETIVE Fb = 1155
GRADE #2	SPECIES: DOUG FIR - LARCH	DOMESTIC OR CANADIAN	REPETETIVE Fb = 1155

E min: 1.3×10^6 PSI

MANUFACTURER: ROSEBURG RIGID-LAM LVL
PRODUCT: MICROLLAM SIZE: REFER TO DRAWINGS

2.1E 3100

CODE REQUIREMENTS AND STADARDS TO MEET THE FOLLOWING:

BUILDING CODES ADOPTED FOR THE VILLAGE ARLINGTON HEIGHTS, IL AND AMENDMENTS

- ICC 2018 International Building Code with amendments
- ICC 2018 International Residential Code with amendments
- ICC 2018 International Fire Code with amendments
- ICC 2018 International Existing Building Code with amendments
- ICC 2018 International Mechanical Code with amendments
- ICC 2018 International Fuel Gas Code with amendments
- ICC 2018 International Swimming Pool and Spa Code with amendments
- NFPA 2017 National Electrical Code with amendments
- ICC 2018 International Property Maintenance Code with amendments

STATE OF ILLINOIS MANDATED CONSTRUCTION CODES AND ENFORCED BY THE VILLAGE OF ARLINGTON HEIGHTS

- Illinois Plumbing Code with amendments
- Illinois Energy Conservation Code
- Illinois Accessibility Code
- Illinois Elevator Safety Rules
- NFPA 2015 Life Safety Code (OSFM)

specifications

GENERAL REQUIREMENTS

1. Prior to the bid and start of any work the contractor(s) shall verify all grades, lines, levels, existing conditions, and dimensions indicated on the drawings. Any discrepancy shall be reported to the architect immediately before commencing with the work.
2. All work shall comply with the latest edition of all applicable national and/or municipal building codes and ordinances. The contractor shall procure and pay for all required permits and utility services charged.
3. Contractor shall field verify the location of all underground utilities prior to the start of any excavation.
4. Plans and specifications: It is the intent of the plans and specifications to provide for a complete installation. Everything necessary for the completion and successful operations of the work, whether or not herein definitely specified or indicated, shall be furnished and installed as if so specified or indicated. All materials will be installed in strict accordance with the manufacturer specifications.
5. Sub-contractors shall leave site neat and free of debris at the end of each work day.
6. The drawings are diagrammatic only and not intended to show exact location unless dimensioned. Do not scale drawings. Contractor shall verify all existing field conditions, dimensions, and length prior to the start of any work and shall adjust their equipment and Raceway locations to avoid conflict with other construction or equipment.
7. All sub-contractors are responsible for the coordination of their work with all other affected trades.
8. No construction administration is provided by the architect.
9. The architect is not responsible for the methods of construction and/or errors and omission within the method of construction.
10. Stairways shall comply with the latest municipal code.
11. General contractor shall supply dumpster in sanitary facilities for job personnel at all times.
12. General contractor is to maintain and clean streets immediately throughout construction.
13. Tree preservation fence is to be maintained pre the approved site plans at all times.
14. Do not start work if the sub-surfaces are defective. The commencement of subcontractor's work shall constitute acceptance of sub-surfaces.
15. Each sub-contractor shall obtain and provide necessary bonds, permits and inspections as required by the municipality, county, state or other agencies having jurisdiction.
16. Current insurance certificates IE. General liability, workmen's compensation, etc. must be submitted to the builder before proceeding with any work.
17. Local, state, national building codes having jurisdiction shall take precedent over these plans and specifications if there exists a conflict. The sub-contractors shall not charge extras for items necessary to meet code requirements for this work even if the items were not called out on these plans.
18. All work shall be performed in good workmanlike manner. Each sub-contractor shall warranty their work for a period of one year from the date of certificate occupancy from defects in workmanship, and repairs any defects at their own cost.
19. The approved set of prints, along with the coordinating plan review, must be kept on site during the course of construction. These items must be made available to all representatives of the building department upon request.

SAFETY, SECURITY AND CONSTRUCTION BARRIERS

The contractor shall secure the area of work and the construction staging area. Provide barriers and safety devices as needed to maintain a safe and secure work area at all times. Further, provide a 6'-0" high temporary chain link construction fence with driven posts as shown on the site plan. An erosion control silt fence shall be located inside and immediately adjacent to the construction fence. The construction fence shall have a gate opening which shall be closed when no construction activity is being performed. Fencing must be installed prior to commencement of any work and shall remain in place until final grade work commences. The contractor shall instruct the owner and all visitors as to when and how to safely enter the and navigate through the construction area. The contractor shall be solely responsible for the safety of all persons within the construction area. Prevent unauthorized persons from entering the job site and work area.

EXISTING CONDITIONS

1. Field verify all existing conditions including location of all utilities.

CONCRETE AND EXCAVATION

1. Foundation shall bear on a minimum of 3000 PSF undisturbed soil. Contractor shell excavate to the depth required beyond specified depth to achieve bearing capacity. Footing shall bear at a minimum depth of 3'-6" below grade.
2. Poor soil conditions: The architect assumes no responsibility for soil conditions and does not represent that the existing soils are suitable for conditions of this project. Unless the owner consult with an engineer prior to construction start, the soil conditions will not be verified. If the contractor uncovers poor soil during excavation, the contractor shall advise the architect and owner immediately.
3. Concrete shell have a minimum ultimate compressive strength of 3,500 PS I at 28 days. Provide air entraining additives for all concrete exposed to the weather.
4. Concrete used for all exterior work shall be six (6) bag Portland cement pure cubic yard (4000 PSI). Concrete for all interior flat work shall be six (6) bag Portland cement pure cubic yard (4000 PSI).
5. Comply with the CRSI's recommended practice for "placing reinforcing bars", for details and methods of reinforcement, placement, and supports, and as herein specified.
6. Provide trowel finish to monolithic slab surfaces to be exposed to view and slab services to be covered with resilient flooring, carpet, ceramic or quarry tile, paint or other thin film finish coating systems. Provide a level surface plane so that depressions between high spots do not exceed 1/8" under a 10 foot straight edge.
7. All concrete placement shall comply with the ASTM, the ACI, and the CRSI.
8. Provide granule backfill under all concrete slabs not supported by wingwalls.
9. Provide fill compacted in accordance with the ASTM standards.
10. Provide fiberglass reinforced damp-proofing or equal on all foundation walls.
11. Provide granular backfill for garage areas and excavated patio areas.
12. Provide zip strips in basement slab and sawcut control joints at garage slab.
13. Provide WWF reinforcing in the garage slab and provide fibermesh reinforcing in all other slabs.
14. Verify location of all service sleeves through foundation wall with the builder.

MASONRY

1. Provide clay brick masonry to match existing and salvage existing brick for reinstallation is indicated. Lay up and running barn except were noted otherwise.
2. Mortar Shall be Portland cement-lime mix in color to match existing. Aggregate shall be sharp masonry sand conforming to ASTM C144. Water shall be portable and free of deleterious amounts of acids, alkalis and organic materials. Antifreeze compounds are prohibited. Masonry cement shall not be used. Remove excess mortar, do not allow mortar to set up on face of unit. Tool joints before mortar has set. Clean and finish joints to match existing residents.

METALS

1. The design, fabrication and erection of structural steel shall conform to the "American Institute of steel construction" latest edition for A-36 steel. Steel shell be shop coated.
2. Reinforcing bars shall be ASTM grade 40 with splices to be lapped 12 inch minimum.

WOOD, PLASTICS, AND COMPOSITES

1. All structural lumber shall be #2 Hem Fir, Douglas fir or southern pine. All framing members shall be spaced at 16" at O.C. unless noted otherwise.
2. Provide double joists under all parallel partitions and solid blocking beneath all perpendicular partitions if studs are not stacked.
3. Provide double joists beneath Whirlpool tub and showers.
4. All exterior bearing partitions shall have studs at 16" O.C with double top plate minimum lap of 48".
5. All subfloors to be ¾" T&G OSB, with drainage notches by Louisiana Pacific, decking glued and nailed as per specifications of the APA.
6. Provide sill sealer between foundation and sill plate. Sill plate shall be weather and insect treated. All spills shall be termite protected.
7. All wood in contact with concrete, concrete block, or earth shall be weather and insect treated.
8. Provide a minimum of double 2x12's with ½" plywood flitch plate headers at all 2 by 4 frame openings and (3) 2x12's with (2) ½" plywood flitch plates headers at all 2x6 frame openings unless noted otherwise.
9. Provide ½" OSB or plywood sheeting for corner bracing at all corners.
10. Framed corners should be minimum of three studs.
11. Provide a minimum continuous 2x6 leveling plate on top of all steel beams unless noted otherwise.
12. Provide ½" drywall fire separation under all tub deck rim.
13. Provide a minimum of double studs if each jamb.
14. Provide a minimum of double cripples at each jamb opening greater than 5'-0".
15. All engineered floor joists and beams ie. TJI, LVL, Parallam, etc. Shall be installed in accordance with manufacturers specifications.
16. Carpenter shell provide backing necessary for drywall attachment, bat accessories, medicine cabinets, stair railings, closet rods, etc.

THERMAL AND MOISTURE PROTECTION

1. Provide shaft in firestopping at all pipe, conduit, duct openings, or other penetrations. Provide firestopping at all furring, partitions, and outside stud walls at the level of each floor or ceiling and at soffit areas, provide additional firestopping as required per local code.
2. All flashing and sheet metal work shall conform to the recommendations of the latest SMACNA reference manual for installation and shapes.
3. Roofer shell install baby tins under Tyvek wrap.
4. Refer to Tyvek manual and install air barrier in accordance with manufacturers recommendations. Provide air barrier wrap and sill, head, and jamb flashing as manufactured by Tyvek.

WINDOWS AND DOORS

1. Provide Jeld-Wen aluminum clad windows and doors with insulating glass, screens and hardware. Color as selected by owner. Flash around all windows and doors in accordance with the requirements in section 7 and as shown in the drawing. Apply a continuous bead of sealant to the backside of the mounting flange at jambs and head but not at sill.
2. All glazing shall meet or exceed the requirement outlined in the village code.
3. Provide tempered or safety glass above tubs, doors and other hazardous locations per code.
4. Provide emergency escape and rescue windows in bedrooms. Sill height shall not exceed 44 inches above the floor. Minimum net clear opening shall be 5.7 square feet except at grade floor level opening shall have a minimum net clear opening of 5 square feet. The minimum net clear opening height shall be 24 inches and the minimum net clear opening width shall be 20 inches. Escape and rescue openings shall be operational from the inside of the room without the use of keys or tools.

SPECIFICATIONS CONTINUED ON SHEET A-2

2018 ILLINOIS ENERGY CODE: ZONE 5

LINE ITEM	REQUIRED	PROPOSED	NOTES
WINDOWS	0.30	0.30	FENESTRATION U FACTOR
	0.55	N.A.	SKYLIGHT U FACTOR
	NR	NR	GLAZED FENESTRATION SHGC.
CEILING/ATTIC	R-49	R-49	R-38 MINIMUM IN CATHEDRAL CEILINGS
WALLS	R-20 OR R-13 + 5	R-21	WOOD FRAMED 2X6 WALL
FLOORS	R-30	R-30	
BASEMENT WALLS	R-10 OR R-13	N.A.	
SLAB ON GRADE	R-10	N.A.	
CRAWLSPACE	R-15 OR R-19	R-15	INTERIOR CONTINUOUS
SUNROOM	R-13 WALL AND R-24 CLG.	N.A.	
DUCTWORK	R-8 OR R-6	R-8	SEE NOTES BELOW*

*SUPPLY & RETURN DUCTS IN THE ATTIC MUST BE MIN. OF R-8 (WHERE ≥8-INCH DIAMETER) AND R-6 (WHERE <8-INCH DIAMETER).
SUPPLY & RETURN DUCTS EVERYWHERE ELSE MUST BE MIN. OF R-6 (WHERE ≥8-INCH DIAMETER) AN R-4.2 (WHERE <8-INCH DIAMETER).

R402.2.1 Ceiling with Attic Spaces
Section R402.1.1 would require R-38 in the ceiling, R-30 shall be deemed to satisfy the requirements for R-38 wherever the full height of uncompressed R-30 insulation extends over the wall top plate at the eaves. Similarly. R-38 shall be deemed to satisfy the requirements for R-49 wherever the full height of uncompressed R-38 insulation extends over the wall top plate at the eaves. This reduction shall not apply to the U-factor alternative approach in section R402.1.3 and the total UA alternative in section R402.1.4.

R402.2.2 Ceilings without Attic Spaces.
We're section R402.1.1 would require insulation levels above R-30 and the design of the roof/ceiling assembly does not allow sufficient space for the required insulation, the minimum required insulation for each such roof/ceiling assemblies shall be R-30. This reduction of insulation from the requirements of section R402.1.1 shall be limited to 500 square feet or 20% of the total insulated ceiling area, whichever is less, this reduction shall not apply to the U-factor alternative approach in section R402.1.3 and the total UA alternative in section R402.1.4.

R402.2.11 Crawl Space Walls
As an alternative to insulating floors over crawl spaces, crawl space walls shall be insulated provided that the crawl space is not vented to the outdoors. Crawl space wall insulation shall be permanently fastened to the wall and shall extend down from the floor to the finish grade elevation and then vertically or horizontally for not less than additional 24". Exposed earth in unvented crawl space foundations shall be covered with continuous class I vapor retarder in accordance with the International Building Code or International Residential Code, is applicable. Joints of the vapor retarder shall overlap by 6" and be sealed or tape. The edges of the vapor retarder shall extend not less than six" up the stem walls and shall be attached to the stem wall.

R403.5.3 Hot Water Pipe Insulation (Prescriptive)
Insulation for hot water piping with a thermal resistance, R-value, of not less than R-3 shall be applied to the following:
1. Piping ¾" and larger in nominal diameter.
2. Piping serving more than one dwelling unit.
3. Piping from the water heater to the kitchen outlets.
4. Piping located outside the conditioned space.
5. Piping from the water heater to a distribution manifold.
6. Piping located under a floor slab.
7. Buried piping.
8. Supply in return piping in recirculating systems other than demand recirculation systems.
9. Piping with run lengths greater than the maximum run lengths for the nominal pipe diameter given in

Table R403.4.2 Maximum Run Length (feet)a

Nominal Pipe Diameter of Largest Diameter Pipe in the Run (inch)	¾	½	¾	>¾
Maximum Run Length	30	20	10	5

STATE OF ILLINOIS
ROBERT S. DURBIN
001-013033
LICENSED ARCHITECT

NO.	DESCRIPTION:	DATE:
1	ISSUED FOR BID (NOT FOR CONST.)	04-28-22
2	ISSUED FOR PERMIT	03-29-23

SHEET TITLE:
SITE PLAN AND SPECIFICATIOS

ADDITION & SECOND FLOOR RENOVATIONS FOR:
ANDREW LANGLAIS & TRACY GRIFFIN LANGLAIS
1624 N. DALE AVENUE
ARLINGTON HEIGHTS, IL 60004

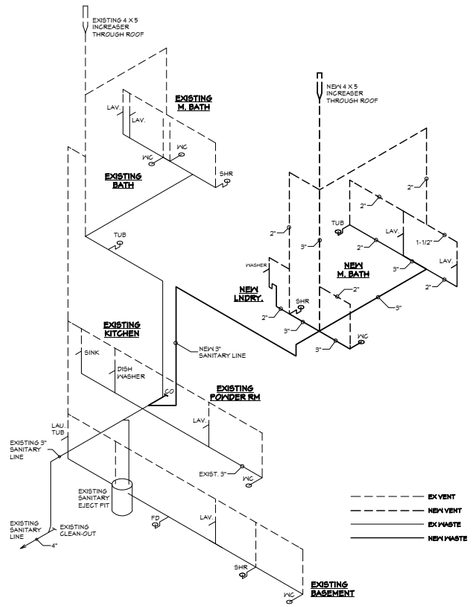
DRAWINGS PROVIDED BY:
ALORE DESIGNS LLC
630-546-8430
aloredesigns@comcast.net

PROJECT No.
1624

DATE:
04/28/2022

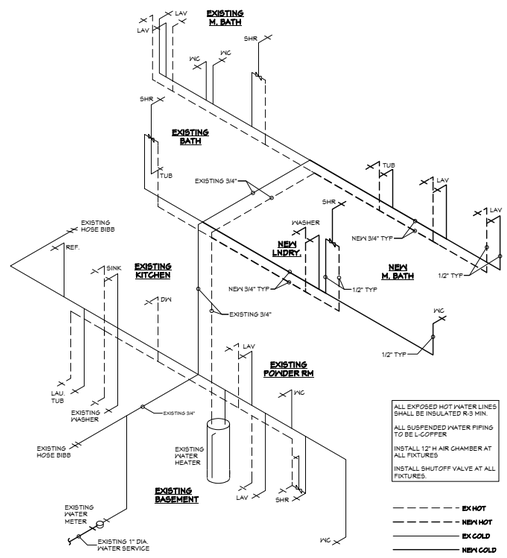
SCALE:
1/8" = 1'-0"

SHEET:
A-1



WASTE WATER DIAGRAM

NO SCALE



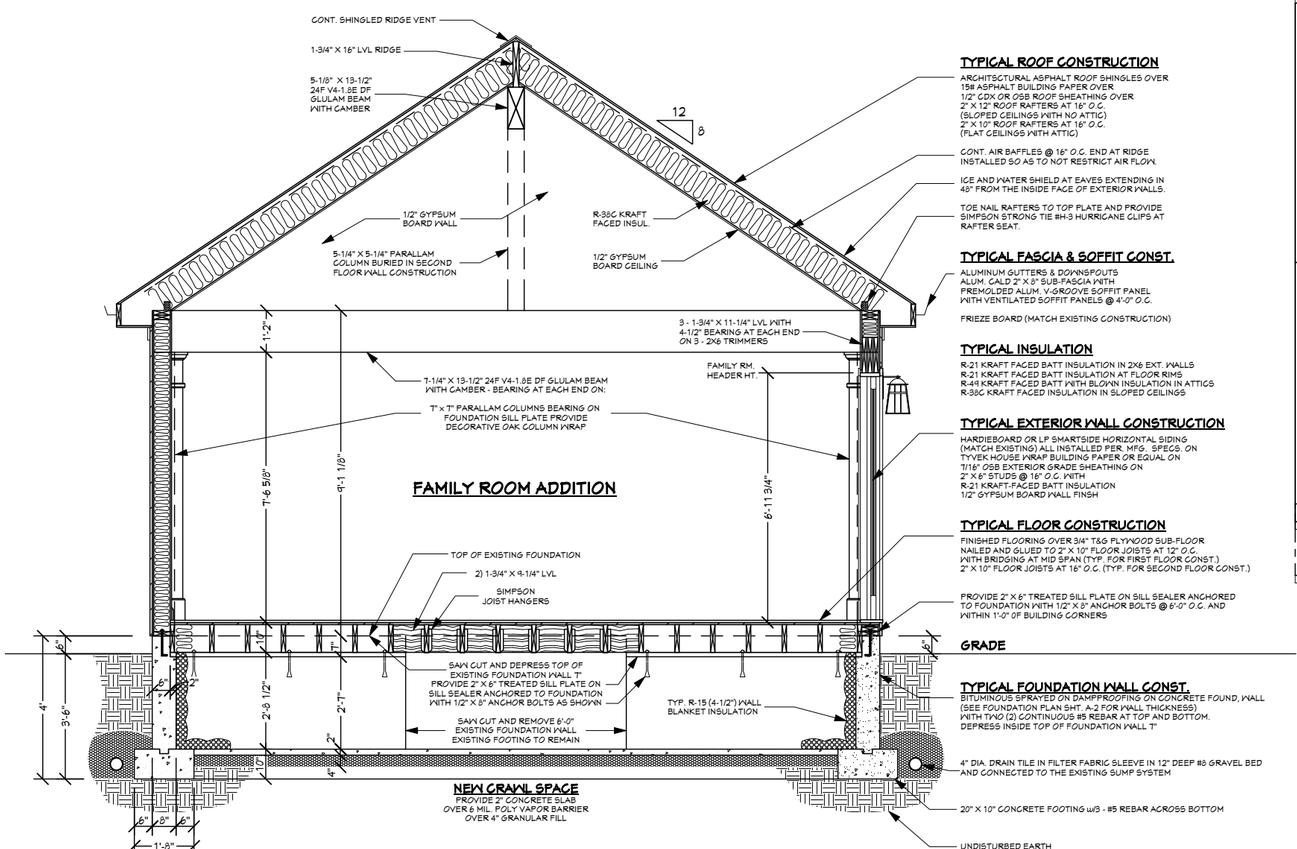
SUPPLY WATER DIAGRAM

NO SCALE

WATER SERVICE LOAD TABULATION
FIXTURE UNIT COUNTS PER ILLINOIS STATE PLUMBING CODE APPENDIX 'A', TABLE 'H'

FIXTURE	NEW	EXISTING	FIXTURE UNITS	TOTAL UNITS
WATER CLOSET	1	4	3	15
LAVATORIES	2	4	1	6
BATH TUBS	1	1	2	4
SHOWER STALLS	1	2	2	6
KITCHEN SINK	0	1	2	2
DISH WASHING MACHINE	0	1	1	1
UTILITY SINK	0	1	1	1
LAUNDRY MACHINE	1	1	2	4
REFRIGERATOR	0	1	1	1
WATER SPIGOTS	0	2	1	2
TOTAL FIXTURE UNITS				42

PER ILLINOIS PLUMBING CODE APPENDIX 'A', TABLE 'H' THE EXISTING 1" DIAMETER WATER SERVICE PIPE MUST BE REPLACED WITH NEW 1-1/2" DIAMETER MIN.



TYPICAL ROOF CONSTRUCTION

ARCHITSCTURAL ASPHALT ROOF SHINGLES OVER
15# ASPHALT BUILDING PAPER OVER
1/2" CDX OR OSB ROOF SHEATHING OVER
2" X 12" ROOF RAFTERS AT 16" O.C.
(SLOPED CEILINGS WITH NO ATTIC)
2" X 10" ROOF RAFTERS AT 16" O.C.
(FLAT CEILINGS WITH ATTIC)

CONT. AIR BAFFLES @ 16" O.C. END AT RIDGE INSTALLED SO AS TO NOT RESTRICT AIR FLOW.

ICE AND WATER SHIELD AT EAVES EXTENDING IN 48" FROM THE INSIDE FACE OF EXTERIOR WALLS.

TOE NAIL RAFTERS TO TOP PLATE AND PROVIDE SIMPSON STRONG TIE #H-3 HURRICANE CLIPS AT RAFTER SEAT.

TYPICAL FASCIA & SOFFIT CONST.

ALUMINUM GUTTERS & DOWNSPOUTS
ALUM. CALD 2" X 8" SUB-FASCIA WITH
PREMOLDED ALUM. V-GROOVE SOFFIT PANEL
WITH VENTILATED SOFFIT PANELS @ 4'-0" O.C.

FRIEZE BOARD (MATCH EXISTING CONSTRUCTION)

TYPICAL INSULATION

R-21 KRAFT FACED BATT INSULATION IN 2X6 EXT. WALLS
R-21 KRAFT FACED BATT INSULATION AT FLOOR RIMS
R-49 KRAFT FACED BATT WITH BLOWN INSULATION IN ATTICS
R-38C KRAFT FACED INSULATION IN SLOPED CEILINGS

TYPICAL EXTERIOR WALL CONSTRUCTION

HARDIEBOARD OR LP SMARTSIDE HORIZONTAL SIDING
(MATCH EXISTING) ALL INSTALLED PER. MFG. SPECS. ON
TYVEK HOUSE WRAP BUILDING PAPER OR EQUAL ON
7/16" OSB EXTERIOR GRADE SHEATHING ON
2" X 6" STUDS @ 16" O.C. WITH
R-21 KRAFT-FACED BATT INSULATION
1/2" GYPSUM BOARD WALL FINSH

TYPICAL FLOOR CONSTRUCTION

FINISHED FLOORING OVER 3/4" T&G PLYWOOD SUB-FLOOR
NAILED AND GLUED TO 2" X 10" FLOOR JOISTS AT 12" O.C.
WITH BRIDGING AT MID SPAN (TYP. FOR FIRST FLOOR CONST.)
2" X 10" FLOOR JOISTS AT 16" O.C. (TYP. FOR SECOND FLOOR CONST.)

PROVIDE 2" X 6" TREATED SILL PLATE ON SILL SEALER ANCHORED TO FOUNDATION WITH 1/2" X 8" ANCHOR BOLTS @ 6'-0" O.C. AND WITHIN 1'-0" OF BUILDING CORNERS

TYPICAL FOUNDATION WALL CONST.

BITUMINOUS SPRAYED ON DAMPPROOFING ON CONCRETE FOUND. WALL
(SEE FOUNDATION PLAN SHT. A-2 FOR WALL THICKNESS)
WITH TWO (2) CONTINUOUS #5 REBAR AT TOP AND BOTTOM.
DEPRESS INSIDE TOP OF FOUNDATION WALL 'T'

BUILDING SECTION

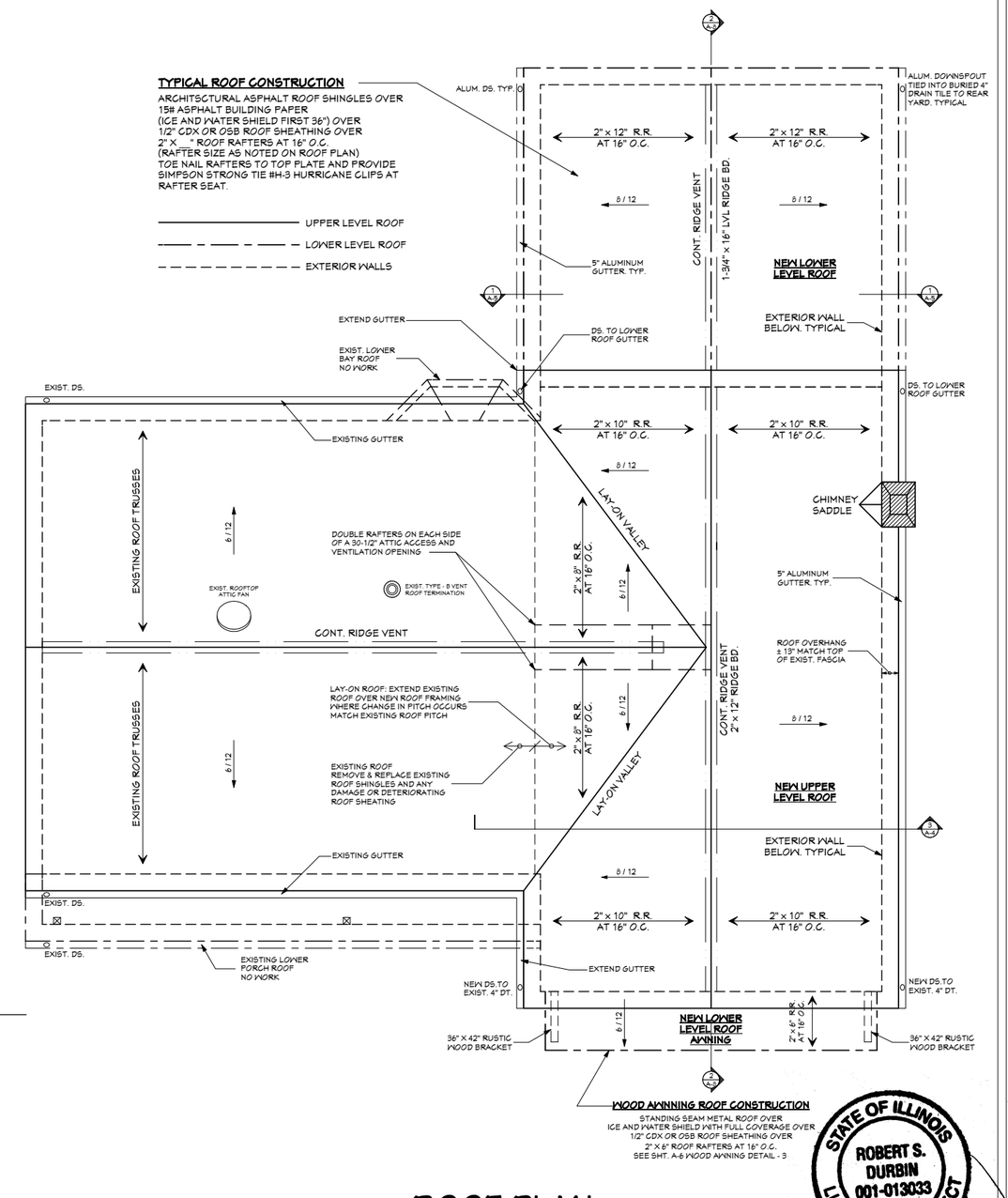
SCALE: 1/2" = 1'-0"

1

TYPICAL ROOF CONSTRUCTION

ARCHITSCTURAL ASPHALT ROOF SHINGLES OVER
15# ASPHALT BUILDING PAPER
(ICE AND WATER SHIELD FIRST 36") OVER
1/2" CDX OR OSB ROOF SHEATHING OVER
2" X __" ROOF RAFTERS AT 16" O.C.
(RAFTER SIZE AS NOTED ON ROOF PLAN)
TOE NAIL RAFTERS TO TOP PLATE AND PROVIDE
SIMPSON STRONG TIE #H-3 HURRICANE CLIPS AT
RAFTER SEAT.

UPPER LEVEL ROOF
LOWER LEVEL ROOF
EXTERIOR WALLS



WOOD AWNNING ROOF CONSTRUCTION

STANDING SEAM METAL ROOF OVER
ICE AND WATER SHIELD WITH FULL COVERAGE OVER
1/2" CDX OR OSB ROOF SHEATHING OVER
2" X 6" ROOF RAFTERS AT 16" O.C.
SEE SHT. A-6 WOOD AWNING DETAIL - 3

ROOF PLAN

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

STATE OF ILLINOIS
ROBERT S. DURBIN
001-013033
LICENSED ARCHITECT

NO.	DESCRIPTION:	DATE:
1	ISSUED FOR BID (NOT FOR CONST.)	04-28-22
2	ISSUED FOR PERMIT	03-29-23

SHEET TITLE:
ROOF PLAN
PLUMBING DIAGRAMS
BUILDING SECTIONS

ADDITION & SECOND FLOOR RENOVATIONS FOR:
ANDREW LANGLAIS &
TRACY GRIFFIN LANGLAIS
1624 N. DALE AVENUE
ARLINGTON HEIGHTS, IL 60004

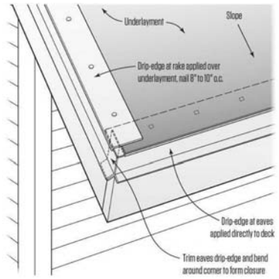
DRAWINGS PROVIDED BY:
ALORE DESIGNS LLC
630-546-8430
aloredesigns@comcast.net

PROJECT No.
1624

DATE:
04/28/2022

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

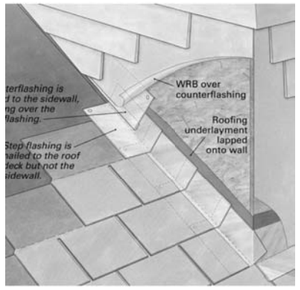
SHEET:
A-5



Drip-Edge Installation

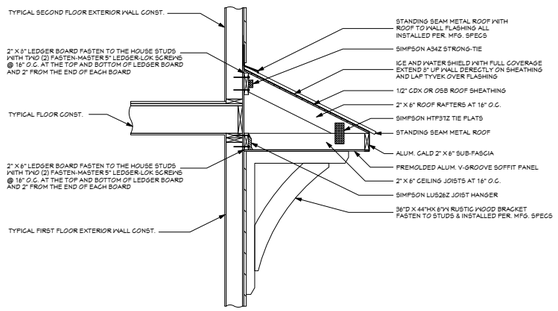
ICE AND WATER SHIELD TO BE INSTALLED PER IRC 905.2.8.5

ROOF FLASHING DETAIL ISOMETRIC
N.T.S.

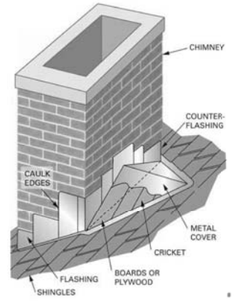


SIDEWALL FLASHING TO BE INSTALLED PER IRC 905.2.8.3

CRICKET / SADDLE ISOMETRIC
N.T.S.

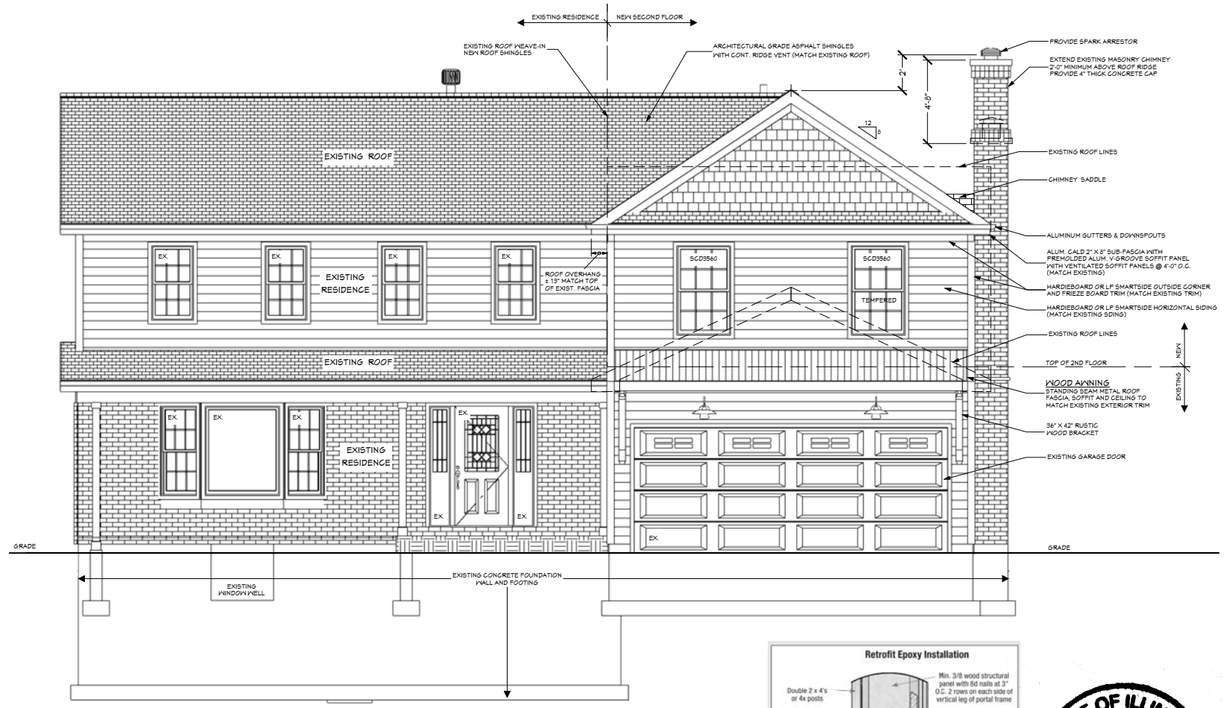


WOOD AWNING DETAIL (3)
SCALE: 1/2" = 1'-0"

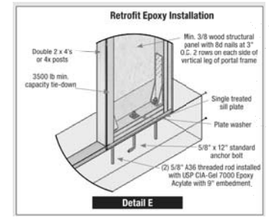


CRICKET / SADDLE FLASHING TO BE INSTALLED PER IRC 903.2.2

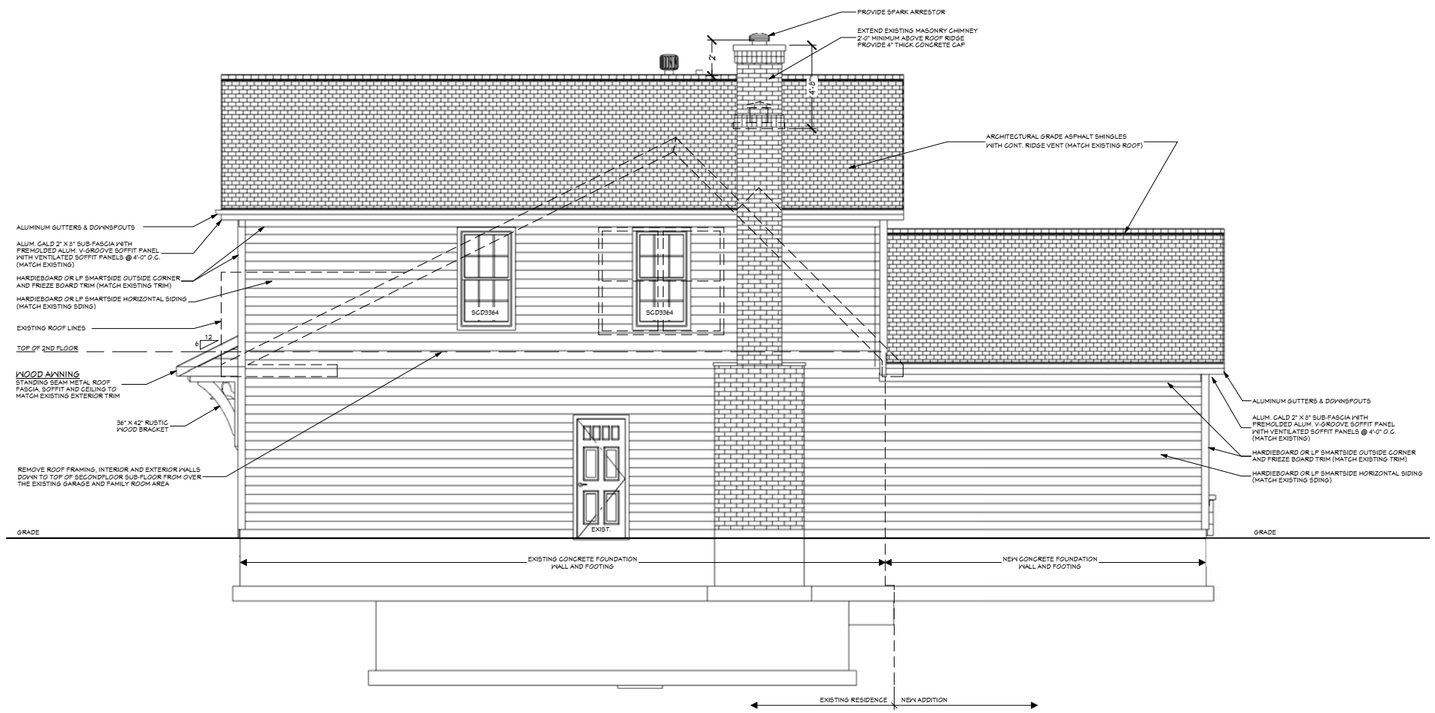
CRICKET / SADDLE ISOMETRIC
N.T.S.



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

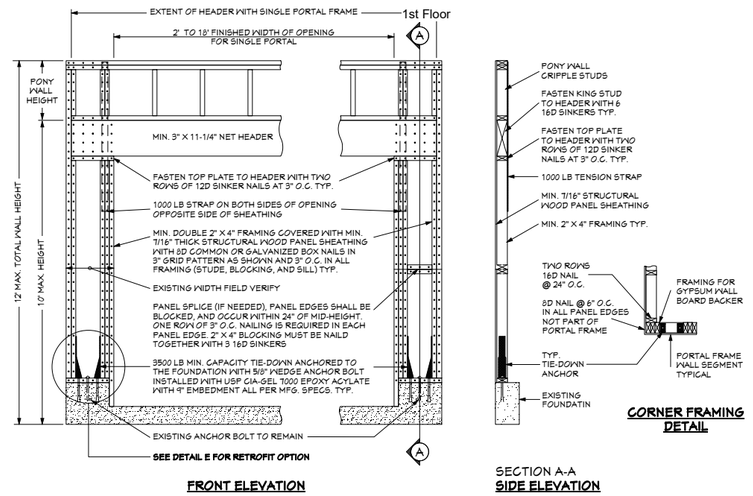


PORTAL FRAME CONSTRUCTION OPTION FOR EXISTING CONCRETE FOUNDATION
N.T.S.



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

RECOMMENDED CONSTRUCTION DETAILS FOR APA PORTAL FRAME BRACING WITH HOLD-DOWNS RETROFIT EPOXY INSTALLATION



FRONT ELEVATION

SECTION A-A
SIDE ELEVATION

CORNER FRAMING DETAIL

PORTAL FRAME AT GARAGE WITH HOLD-DOWNS FOR EXISTING FOUNDATION
SCALE: 1/2" = 1'-0"

NO.	DESCRIPTION:	DATE:
1	ISSUED FOR BID (NOT FOR CONST.)	04-28-22
2	ISSUED FOR PERMIT	03-29-23

SHEET TITLE:
EXTERIOR ELEVATION AND DETAILS

ADDITION & SECOND FLOOR RENOVATIONS FOR:
ANDREW LANGLAIS & TRACY GRIFFIN LANGLAIS
1624 N. DALE AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWINGS PROVIDED BY:
ALORE DESIGNS LLC
630-546-8430
aloredesigns@comcast.net

PROJECT No.
1624

DATE:
04/28/2022

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

SHEET:
A - 6

STATE OF ILLINOIS
ROBERT S. DURBIN
001-013033
LICENSED ARCHITECT

WINDOW AND DOOR SCHEDULE

BRAND	STYLE	TYPE	SIZE CODE	QUANTITY AND LOCATION	FRAME SIZE ROUGH P/OENING	JAMB	LOW "E" & ARGON	SCREENS	DIVIDED LITES	BLINDS	SQ. FT. LIGHT	SQ.FT. VENT	EGREES 5.7 SQ. FT.
JELD-WEN SITELINE SERIES	DOUBLE-HUNG	GLAD	SGD3564-2	2 FAMILY ROOM	70-3/4" X 64" (2 UNITS AT 35-3/8") 71-1/2" X 64-3/4"	6-9/16"	YES	FULL	REMOVABLE GRILLES	NONE	21.7	13.26	YES
JELD-WEN SITELINE SERIES	FIXD IN-SASH	GLAD	TRAPEZOID	1 - LEFT & 1 - RIGHT FEMILY ROOM	CUSTOM SEE TRAPEZOID WINDOW DETAIL	6-9/16"	YES	NONE	NONE	NONE	13.46	FIXED	NO
JELD-WEN SITELINE SERIES	SLIDING PATIO DOOR	GLAD	TGSLDW100611	1 FAMILY ROOM	117-3/8" X 82-1/2" 118-1/8" X 83"	6-9/16"	YES	YES	REMOVABLE GRILLES	NONE	40.26	30.58	YES
JELD-WEN SITELINE SERIES	DOUBLE-HUNG	GLAD	SGD3364	2 MASTER BDRM	33-3/8" X 64" 34-1/8" X 64-3/4"	6-9/16"	YES	FULL	REMOVABLE GRILLES	NONE	10.10	6.21	YES
JELD-WEN SITELINE SERIES	DOUBLE-HUNG	GLAD	SGD3560	2 OFFICE	35-3/8" X 60" 36-1/8" X 60-3/4"	6-9/16"	YES - 1 w/ TEMPERED GLASS	FULL	REMOVABLE GRILLES	NONE	10.05	6.19	YES
JELD-WEN SITELINE SERIES	HORIZONTAL SLIDER	GLAD	EGS3624	2 1) M. BATH 1) M. CLOSET	35-5/16" X 23-9/16" 36-1/16 X 24-5/16"	6-9/16"	YES - 1 w/ TEMPERED GLASS	FULL	REMOVABLE GRILLES	NONE	9.22	2.20	NO

NOTE:
AS NOTED ON FLOOR PLAN AND THE EXTERIOR ELEVATION PLAN.
PROVIDE TEMPERED GLASS FOR WINDOW UNIT IN MASTER BATH ABOVE TUB.
PROVIDE TEMPERED GLASS FOR WINDOW UNIT IN OFFICE WITHIN 2'-0" OF CLOSET DOORS.

ALL WINDOW UNITS REGARDLESS IF NOTED ON PLAN OR NOT, TO COMPLY WITH THE INTERNATIONAL RESIDENTIAL CODE (IRC) GLAZING, IN OTHER TERMS GLASS, IN HAZARDOUS LOCATIONS TO BE TEMPERED. THESE LOCATIONS ARE SPECIFIED IN SECTION R308.4.1 THROUGH R308.4.7 WITHIN THE 2018 INTERNATIONAL RESIDENTIAL CODE.

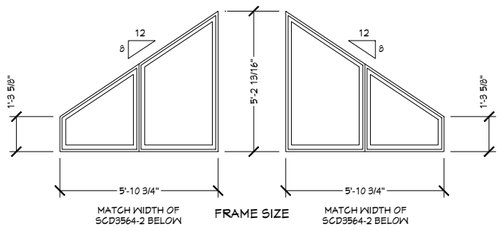
VERIFY FRAME COLOR AND HARDWARE FINISH SELECTION WITH THE OWNER PRIOR TO ORDERING.

LIGHT AND VENTILATION CALCULATION

ROOM NAME	AREA	LIGHT		VENTILATION	
		REQUIRED	ACTUAL	REQUIRED	ACTUAL
FAMILY ROOM (NEW & EXISTING)	604 SF.	48.32 SF.	111.58 SF.	24.16 SF.	57.10 SF.
OFFICE	186 SF.	14.88 SF.	20.10 SF.	7.44 SF.	12.38 SF.
MASTER BEDROOM	211 SF.	16.88 SF.	20.20 SF.	8.44 SF.	12.42 SF.
MASTER BATH	112 SF.	8.96 SF.	3.22 SF. + NOTE 1	4.48 SF.	2.20 SF. + NOTE 2

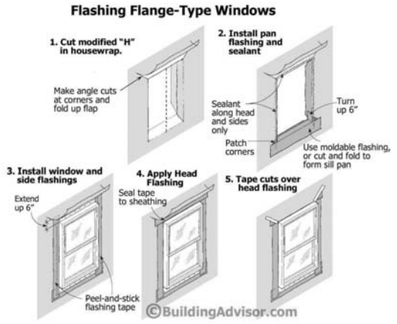
NOTE 1: ARTIFICIAL LIGHTING PROVIDED

NOTE 2: EXHAUST FAN PROVIDED (MINIMUM 130-CFM)



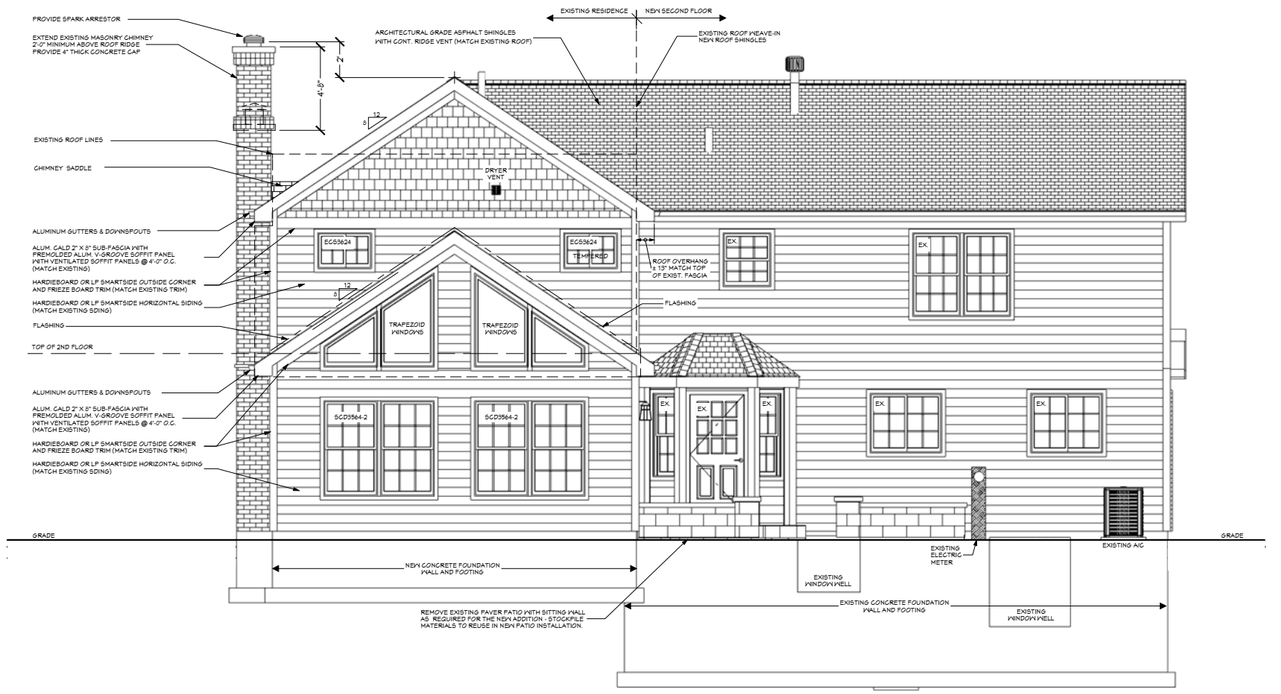
TRAPEZOID WINDOW DETAIL

N.T.S.



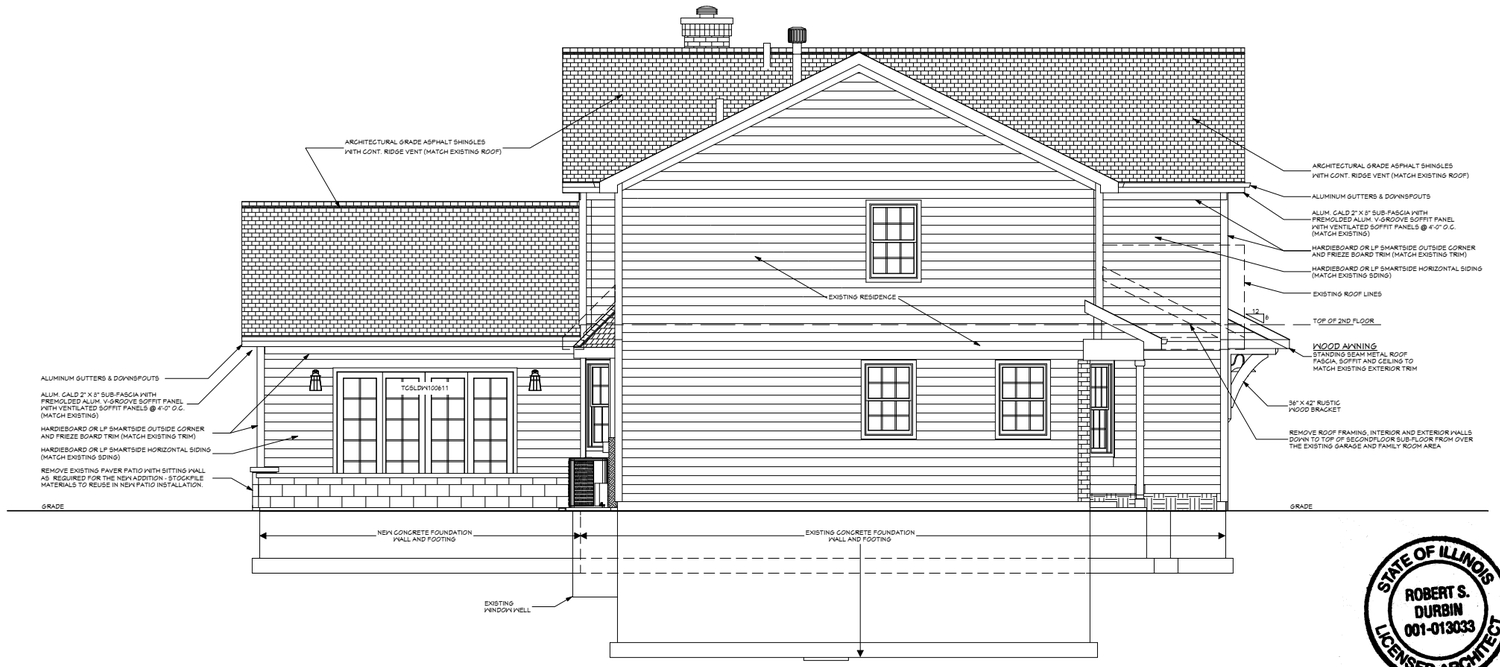
TYPICAL WINDOW FLASHING ISOMETRIC VIEW

N.T.S.



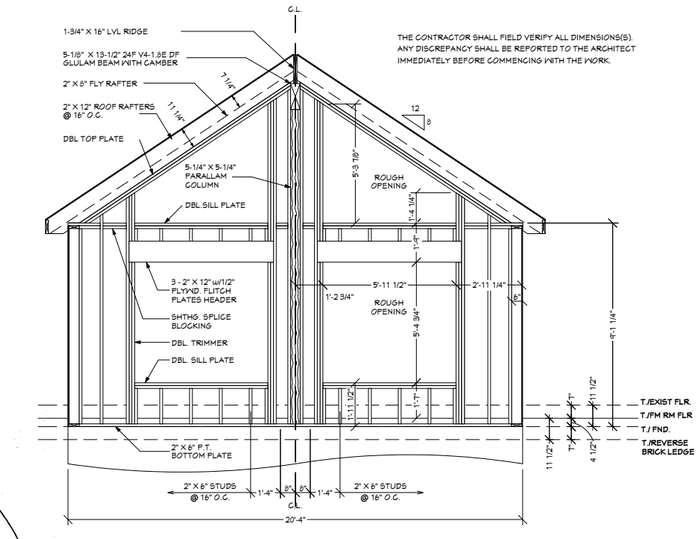
WEST ELEVATION

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



SOUTH ELEVATION

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



BALLOON FRAME WALL DETAIL

N.T.S.

THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS(S). ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE COMMENCING WITH THE WORK.

STATE OF ILLINOIS
ROBERT S. DURBIN
001-013033
LICENSED ARCHITECT

NO.	DESCRIPTION:	DATE:
1	ISSUED FOR BID (NOT FOR CONST.)	04-28-22
2	ISSUED FOR PERMIT	03-29-23

SHEET TITLE:
EXTERIOR ELEVATIONS SCHEDULES AND DETAILS

ADDITION & SECOND FLOOR RENOVATIONS FOR:
ANDREW LANGLAIS & TRACY GRIFFIN LANGLAIS
1624 N. DALE AVENUE
ARLINGTON HEIGHTS, IL 60004

DRAWINGS PROVIDED BY:
ALORE DESIGNS LLC
630-546-8430
aloredesigns@comcast.net

PROJECT No.
1624

DATE:
04/28/2022

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

SHEET:
A - 7



PROPERTY TO LEFT/SOUTH 2



PROPERTY TO LEFT/SOUTH 1



SUBJECT PROPERTY



PROPERTY TO RIGHT/ NORTH 1

NORTH DALE AVE.



FRONT NORTH



FRONT MAIN



FRONT SOUTH

Zoning Board of Appeals
8/14/2023

Item: 624 N. Haddow Ave. - ZBA#23-027

Department: Planning & Community Development

REQUEST

A 3.4-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a front yard setback of 32.3 feet instead of the required 35.7 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#23-027
PIN: 03-29-123-005

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 14, 2023
Date Prepared: August 9, 2023
Project Title: Zittergruen Residence
Address: 624 N. Haddow Ave.

Background Information
Petition Number: ZBA #23-027
Petitioner: John Anstadt
Address: 180 W. Park Avenue, Suite 10
Elmhurst, IL 60126

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

Requested Action/Background Information

The petitioner is proposing to demolish an existing one-and-a-half story residence to allow construction of a new two-story residence. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 17,424 square feet and the proposed residence will have approximately 6,734 square feet. This project requires approval from the Zoning Board of Appeals to allow a 32.3 foot front yard setback, where 35.7 feet minimum is required. Therefore, the petitioner requests the following variation:

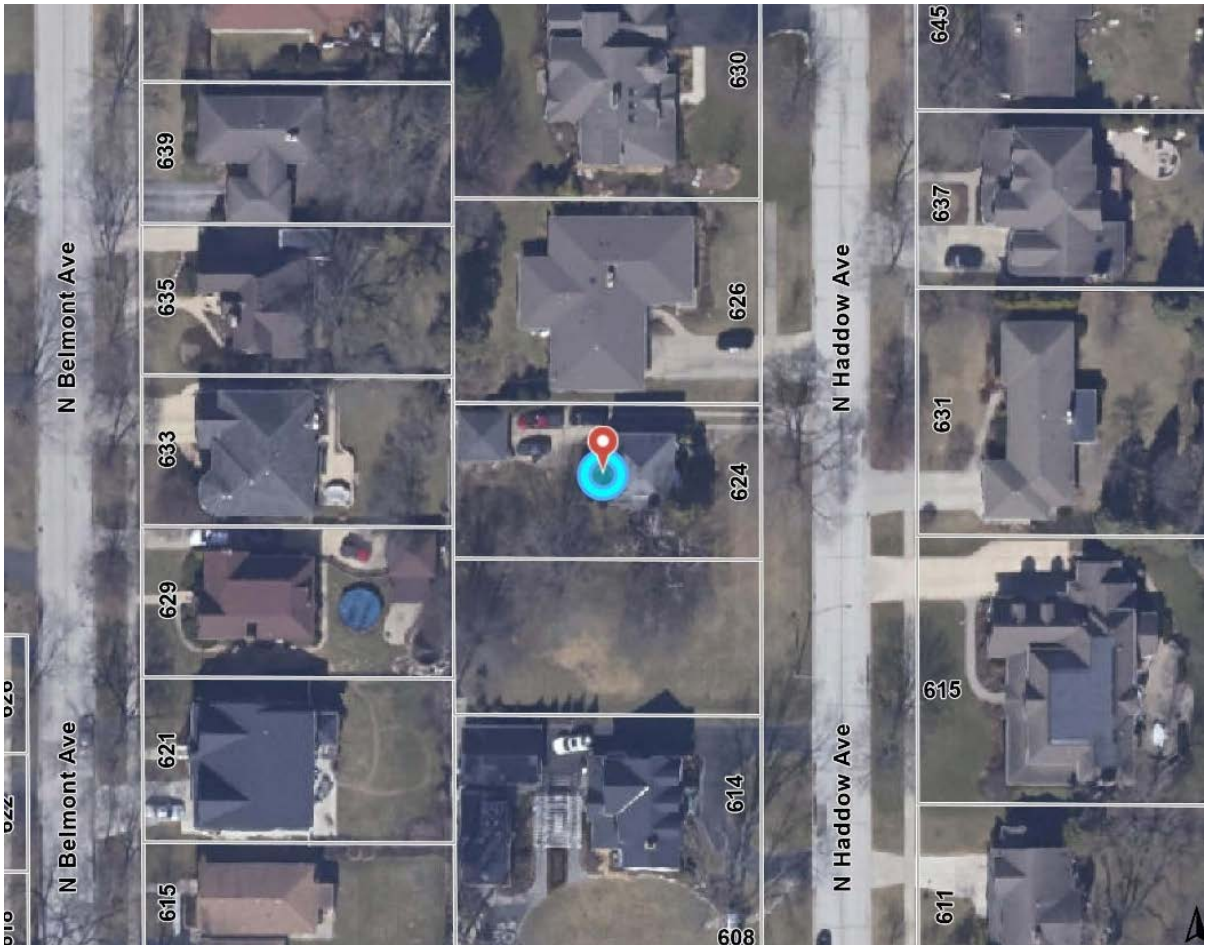
- A 3.4-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a front yard setback of 32.3 feet instead of the required 35.7 feet and an additional 1.0 feet for the eave.

Variation Review Standards

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

Petition – ZBA#23-027
PIN: 03-29-123-005

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	7/28/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/28/23	
3. Letter that was Mailed	✓	7/28/23	
4. Photographs of Sign on Property	✓	7/28/23	

Photographs of Existing Structure



Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Derek Mach, Zoning Board of Appeals Liaison**

From: **Nusrat Jahan, Building & Life Safety Department**

Project Name: **Zittergruen Residence**

Project Address: **624 N. Haddow Avenue**

ZBA #: **23-027**

Date: **August 8, 2023**

Derek:

We have reviewed the request for the following variance:

- **A 3.4-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a front yard setback of 32.3 feet instead of the required 35.7 feet and an additional 1.0 feet for the eave.**

and do not have any objection to the request.

From: Schwab, Briget
To: Mach, Derek
Cc: DiMatteo, Pat; Pagones, Mike
Subject: RE: ZBA hearing 8/14/23 - For Department Review
Date: Tuesday, July 25, 2023 3:50:00 PM

Derek –
Please see my comments below:

1. **326 S Derbyshire** – Engineering has NO OBJECTION to the variation request from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence along the exterior side yard (Chatham Place) to be setback 0 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.
2. **1624 N Dale Ave** - Engineering has NO OBJECTION to the 1.8-foot variation request from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a front yard setback of 29.7 feet instead of the required 31.5 feet and an additional 1.0 feet for the eave and 2.9 feet for the awning. **Please note**, a grading plan will be required showing the existing and proposed topography and the existing and proposed top of foundation.
3. **815 W Sigwalt St** - Engineering has NO OBJECTION to a 9.0 foot variation request from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a width of 31.0 feet where a maximum width of 22 feet is permitted.
4. **624 N Haddow Ave** - Engineering has NO COMMENT to the 3.4-foot variation request from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a front yard setback of 32.3 feet instead of the required 35.7 feet and an additional 1.0 feet for the eave.

Thank you,

Briget F. Schwab, P.E.
Village of Arlington Heights Public Works Department
Engineering Division
33 South Arlington Heights Road
Arlington Heights, IL 60005

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Zittergruen Residence

Project Address: 624 N. Haddow Avenue

ZBA #: 23-027

ZBA Hearing Date: August 14, 2023

To:	Mike Pagones, Village Engineer Jorge Torres, Director of Building and Life Safety
C:	Michael Lysicatos, Assistant Director of Planning and Community Development Steve Hautzinger, Design Planner
From:	Derek Mach, Landscape Planner
Transmitted On:	July 26, 2023

- A 3.4-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a front yard setback of 32.3 feet instead of the required 35.7 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments:

This project is scheduled for Design Commission review on Tuesday, August 8. Overall, the proposed house is nicely designed and Staff is recommending design approval.
- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than August 4, 2023.

PETITION

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

PETITION

NOW COMES the Petitioner Tyler & Katie Zittergruen

being the owner of the property commonly know as: 624 N. Haddow Avenue

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: front setback average variation to include 604 S. Haddow in the average calculation to a setback of 32.2.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The change will not alter the character. 604 S. Haddow has the front door and driveway facing Haddow Street. If the intent of the code is to maintain an average front setback of the street, then that parcel should be considered for the average calculation. Do to the irregular size of the 604, the front yard is zoned on Euclid Street not Haddow Street.

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): 604 S. Haddow is uniquely sized causing the front setback calculation issue.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): Including 604 would be in spirit and intent of the zoning code.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The request would be typically what is zoned for front setbacks and we not requesting any additional distance.

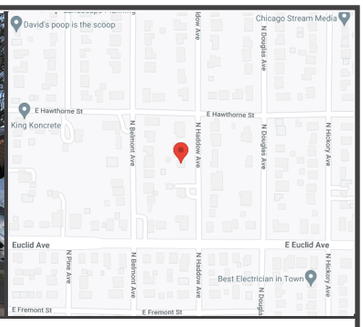
Signed: John Anstadt Digitally signed by John Anstadt DN: C=US, E=John.A@JMBArchitect.com, O="JMB Architects, Ltd.", CN=John Anstadt Date: 2023.07.13 08:06:30-05'00' Date: 07/14/2023

Petitioner

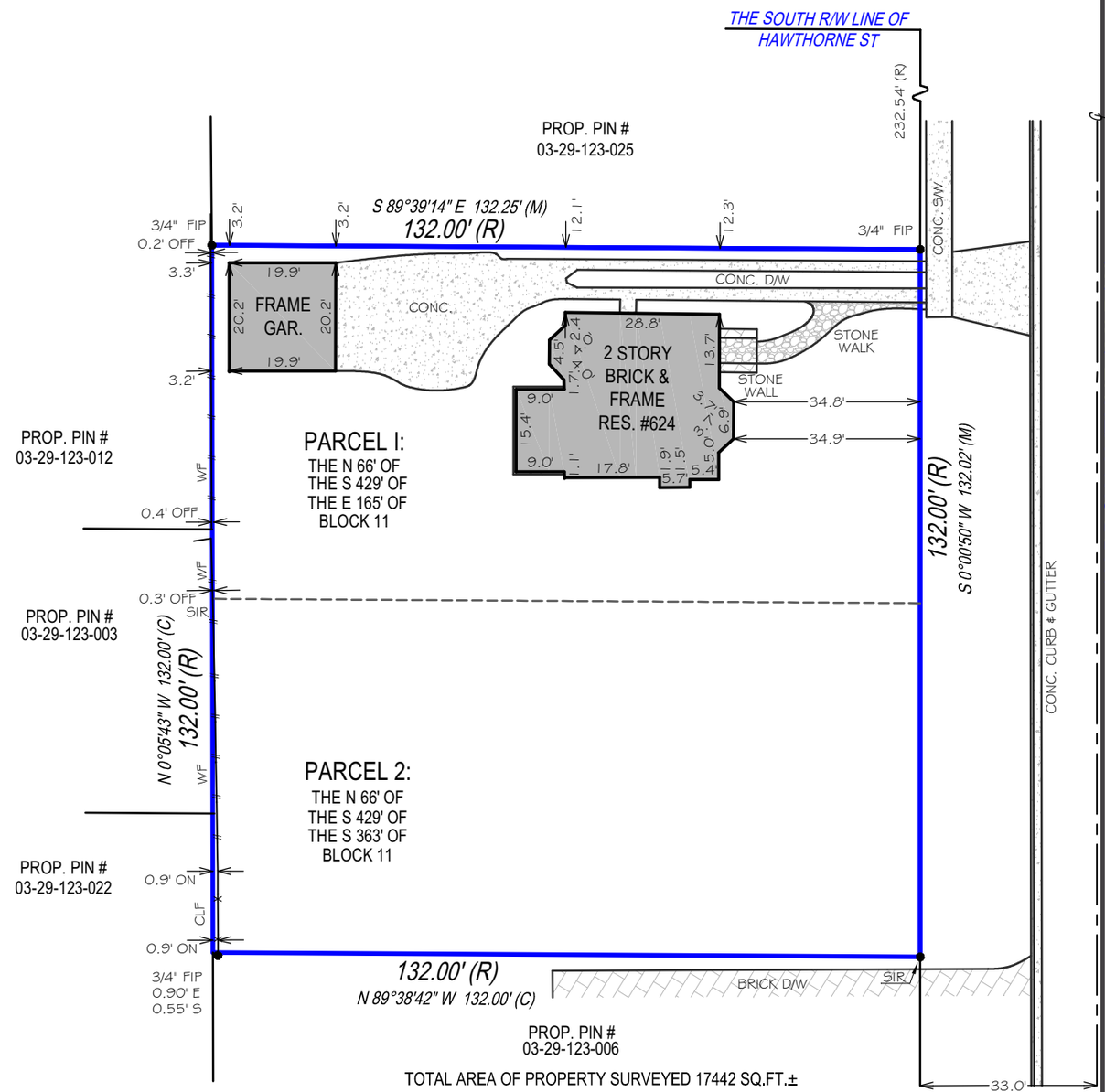
EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 773.305.4011





PROPERTY ADDRESS: 624 N HADDOW AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004 **SURVEY NUMBER:** IL2302.0656



STATE OF ILLINOIS
COUNTY OF LASALLE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

WARREN D. JOHNSON
035-002971
PROFESSIONAL LAND SURVEYOR
SANDWICH, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

30

EXACTA
Land Surveyors, LLC

Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

DATE OF SURVEY: 02/07/23
FIELD WORK DATE: 2/8/2023
REVISION DATE(S): (REV.2 2/9/2023) (REV.2 2/8/2023) (REV.1 2/7/2023)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 624 N HADDOW AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004 **SURVEY NUMBER:** IL2302.0656

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

PARCEL I: THE NORTH 66 FEET OF THE SOUTH 429 FEET OF THE EAST 165 FEET OF BLOCK 11 IN D.W. MILLER'S ACRE ADDITION TO ARLINGTON HEIGHTS 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 363 FEET OF THE EAST 165 FEET OF BLOCK MEASURED FROM THE CENTER OF THE STREETS, IN D. W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST HALF OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND

LINETYPES
Boundary Line
Center Line
Chain Link or Wire Fence
Easement
Edge of Water
Iron Fence
Overhead Lines
Structure
Survey Tie Line
Vinyl Fence
Wall or Party Wall
Wood Fence

SURFACE TYPES
Asphalt
Brick or Tile
Concrete
Covered Area
Water
Wood

SYMBOLS
Benchmark
Center Line
Central Angle or Delta
Common Ownership
Control Point
Catch Basin
Elevation
Fire Hydrant
Find or Set Monument
Guywire or Anchor
Manhole
Tree
Utility or Light Pole
Well

ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

CERTIFIED TO:
TYLER ZITTERGRUEN AND KATIE BONK; CITYWIDE TITLE CORPORATION;

FLOOD ZONE INFORMATION:

DATE SIGNED: 02/07/23

BUYER: TYLER ZITTERGRUEN AND KATIE BONK

LENDER:

TITLE COMPANY: CITYWIDE TITLE CORPORATION

COMMITMENT DATE: NOT REVIEWED **CLIENT FILE NO:** 769774

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

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Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

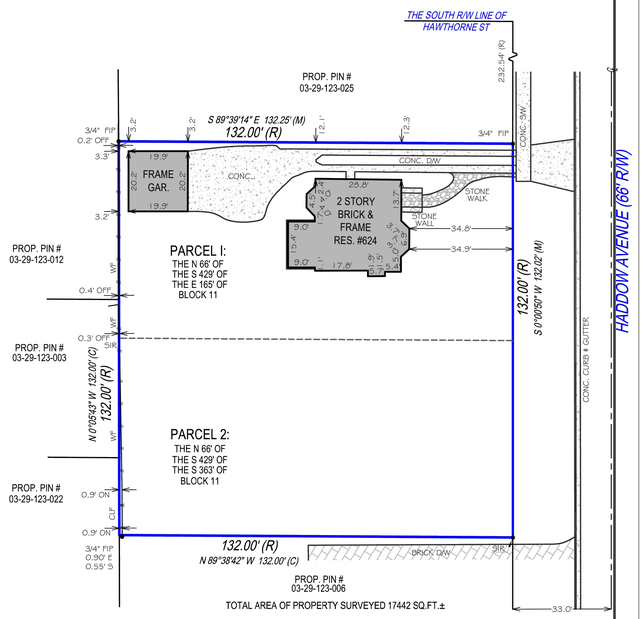
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PROPERTY ADDRESS: 624 N HADDOW AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004 **SURVEY NUMBER:** IL2302.0656



STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

WARREN D. JOHNSON
035-002971
PROFESSIONAL LAND SURVEYOR
SANDWICH, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST: 30
NONE VISIBLE

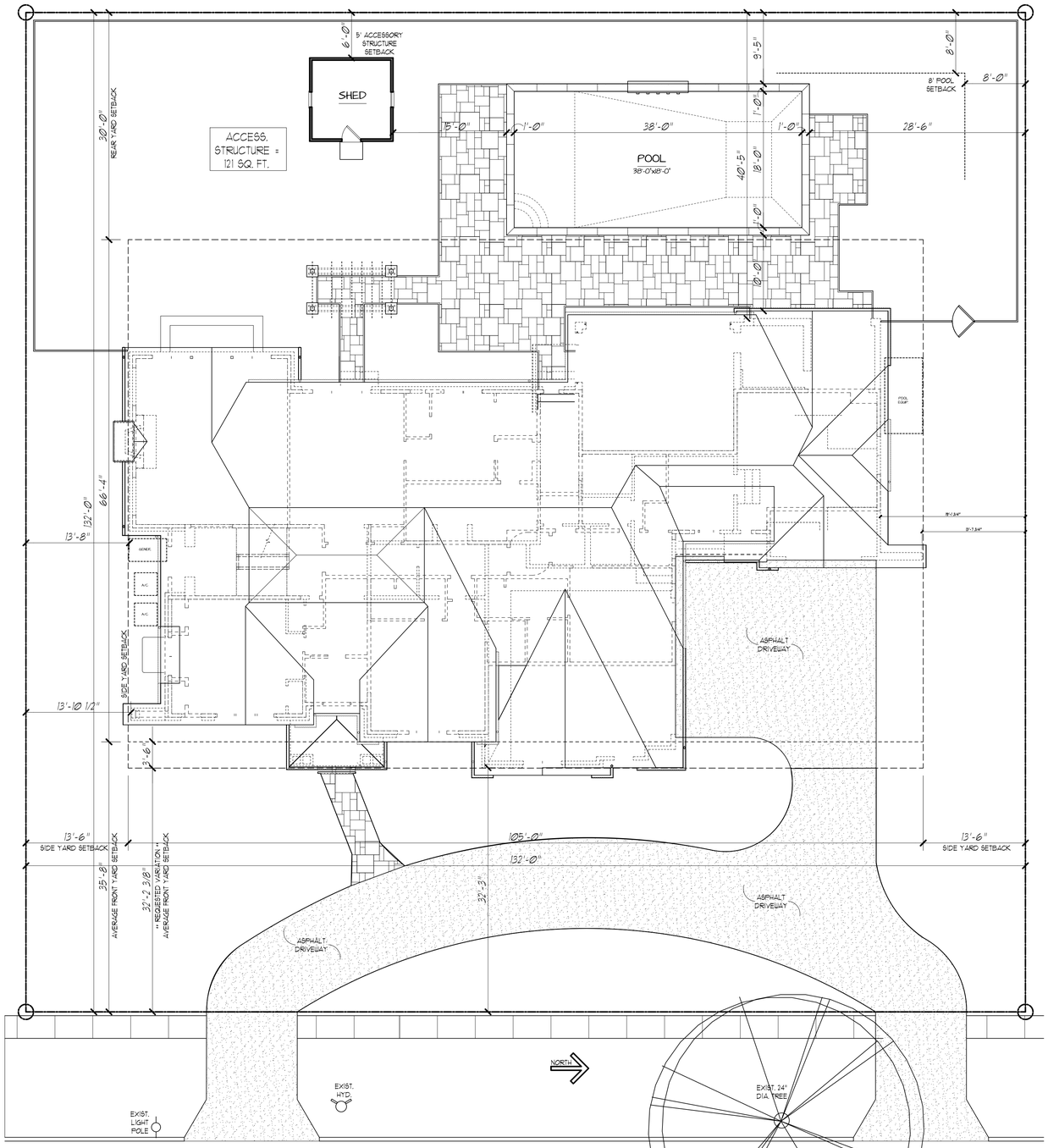
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o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

DATE OF SURVEY: 02/07/23
FIELD WORK DATE: 2/8/2023
REVISION DATE(S): (REV.2 2/9/2023) (REV.2 2/8/2023) (REV.1 2/7/2023)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



BLOCK FRONT SETBACK AVERAGE	
ADDRESS	SETBACK
614	34.1'
624	34.8'
626	32.0
630	41.9'
AVERAGE 35.1'	

VARIATION REQUEST BLOCK FRONT SETBACK AVERAGE	
ADDRESS	SETBACK
604	18.0'
614	34.1'
624	34.8'
626	32.0
630	41.9'
AVERAGE 32.2'	

N. HADDOW AVENUE

SITE PLAN

SCALE: 1/8"=1'-0" ◈JMB ARCHITECTS LTD.

IMPERVIOUS SURFACE CALCULATIONS
17,424 x 50% = 8,712 SQ. FT. ALLOWED
8,704 SQ. FT. ACTUAL
FRONT YARD ONLY
8,712 x 50% = 4,356 SQ. FT. ALLOWED
1,456 SQ. FT. ACTUAL

SMART BUILDERS
INSPIRE • DESIGN • BUILD

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JMB ARCHITECTS, LTD.
John Michael Belcher A.I.A. N.C.A.R.B.
180 West Park Ave Suite 10
Elmhurst, Illinois 60126
E-Mail: JMBArch@JMBArchitect.com Phone: 630.279.8228

NEW RESIDENCE for:
ZITTERGRUEN FAMILY
624 N. HADDOW AVENUE
ARLINGTON HEIGHTS, IL. 60004

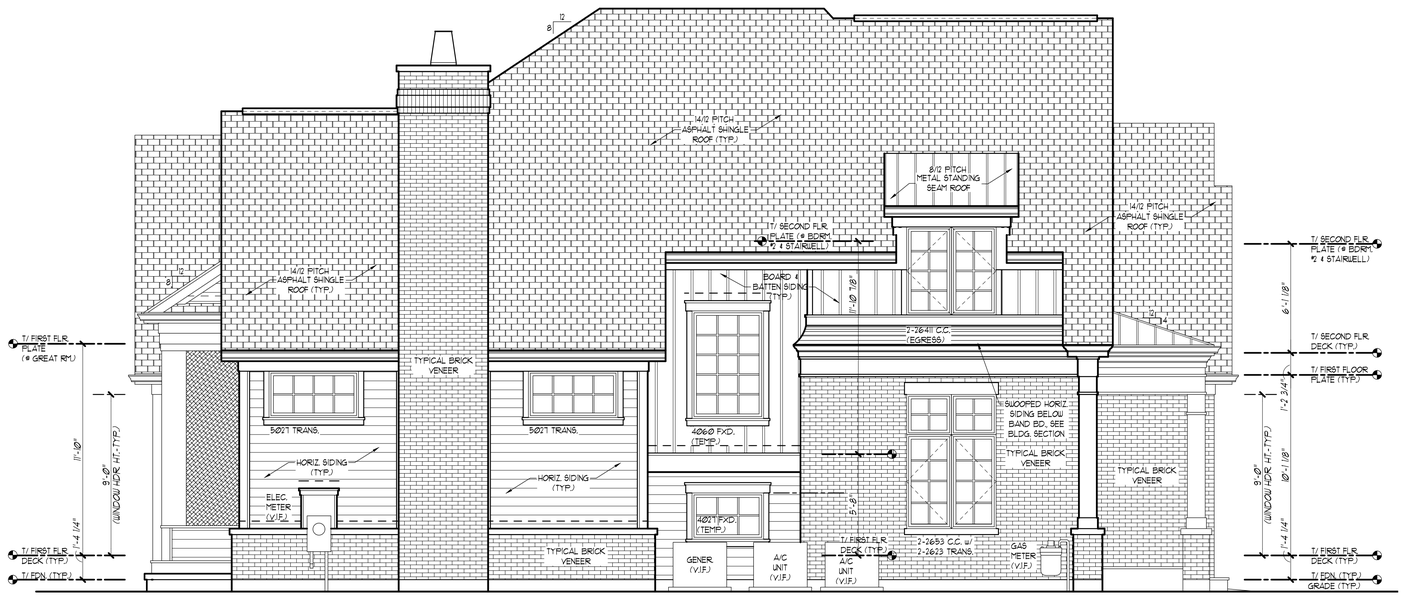
DATE: 6/1/2023
DRAWN BY: JA
CHECKED BY: JMB
PERMIT:
REVISION: 7/6/2023
REVISION: 7/8/2023
PROJECT NO.:
SEAL DATE:
EXPIRES DATE: 11/30/2024

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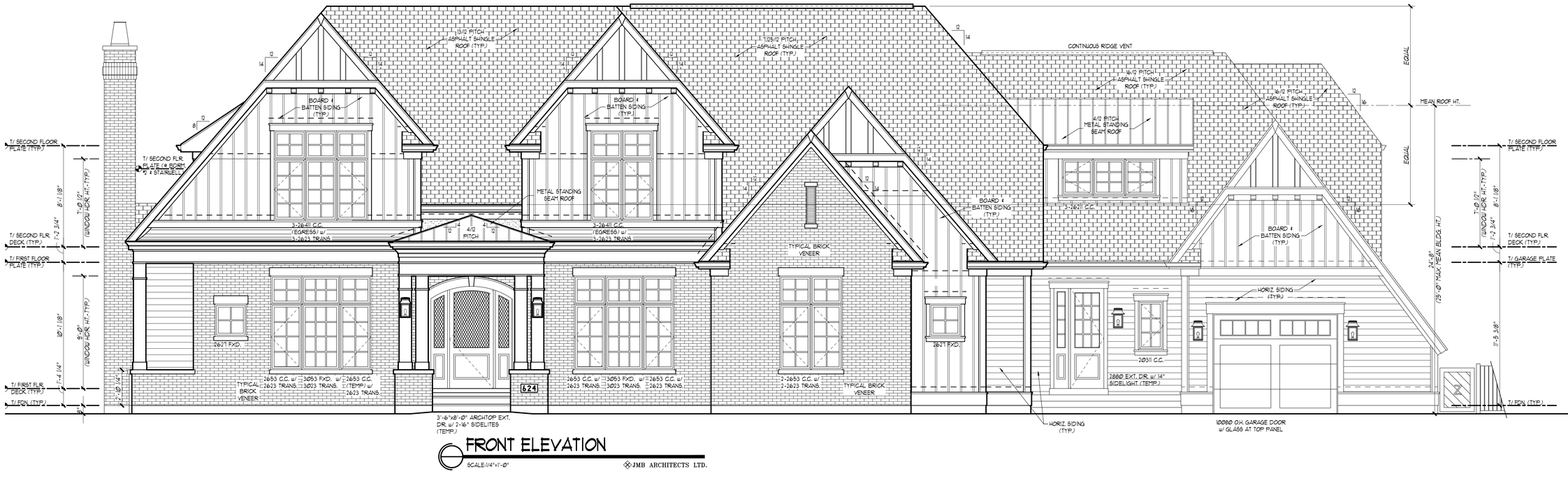
A/B
SHEET:

7/18/2023 8:32:35 AM



LEFT SIDE ELEVATION

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.



FRONT ELEVATION

SCALE:1/4"=1'-0" ◈JMB ARCHITECTS LTD.

SMART BUILDERS

INSPIRE • DESIGN • BUILD

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JMB ARCHITECTS, LTD.
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NEW RESIDENCE for:
ZITTERGRUEN FAMILY
624 N. HADDOW AVENUE
ARLINGTON HEIGHTS, IL. 60004

DATE: 6/1/2023
DRAWN BY: JA
CHECKED BY: JMB
PERMIT:
REVISION: 7/6/2023
REVISION:
PROJECT NO.:
SEAL DATE:
EXPIRES DATE: 11/30/2024

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C1

SHEET:



RIGHT SIDE ELEVATION

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



REAR ELEVATION

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

SMART BUILDERS
INSPIRE • DESIGN • BUILD

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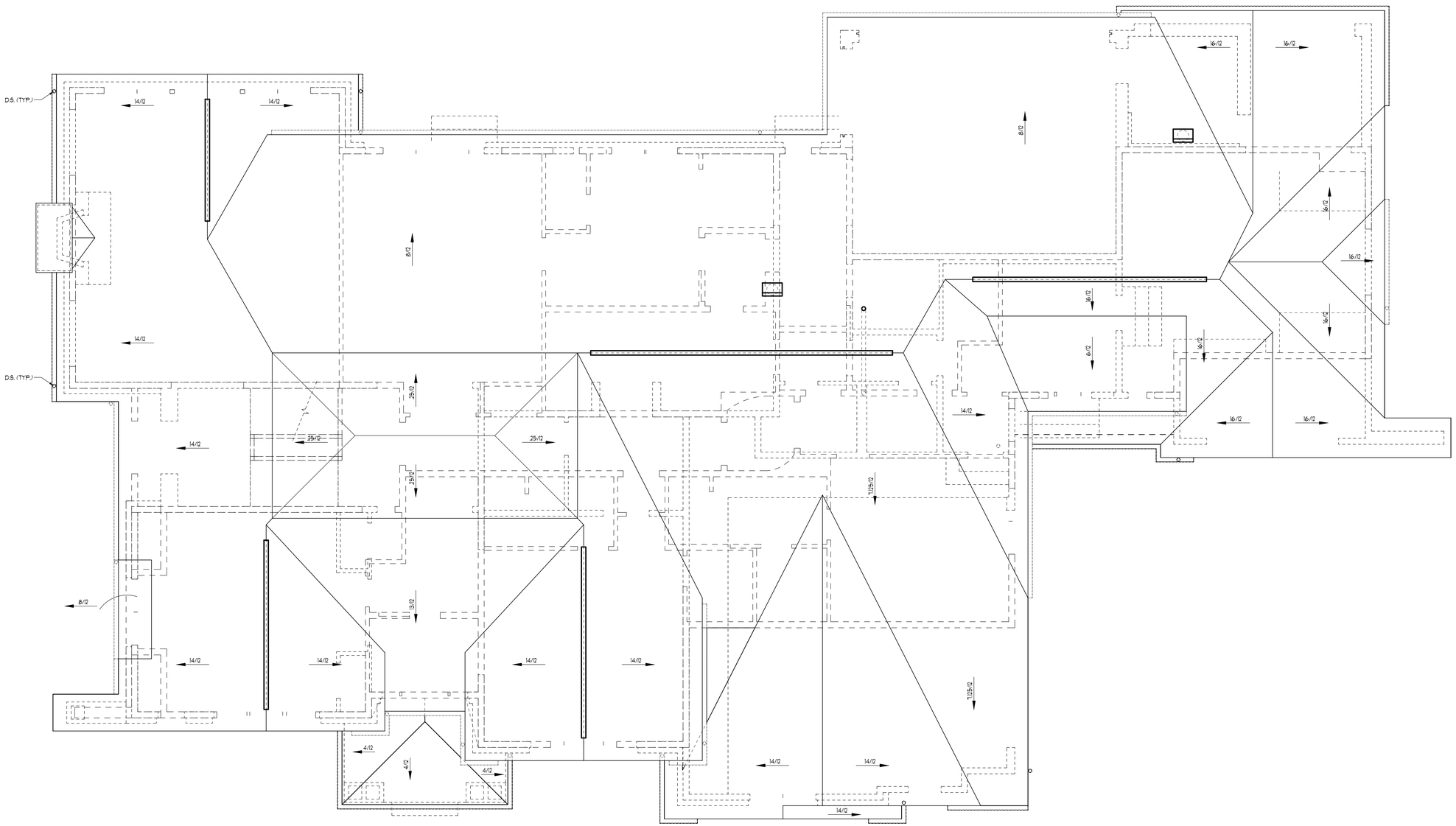
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REVISION:	
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SHEET: C2



ROOF PLAN

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

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E1

SHEET:



Property to Left - 2

604



Property to Left - 1

614



Subject Property

624



Property to Right -1

626



Property to Right -2

626

S. N. Haddow Avenue N.



Property Across

500 E. Euclid



Property Across

611



Property Across

615



Property Across

631



Property Across

637



Property Across

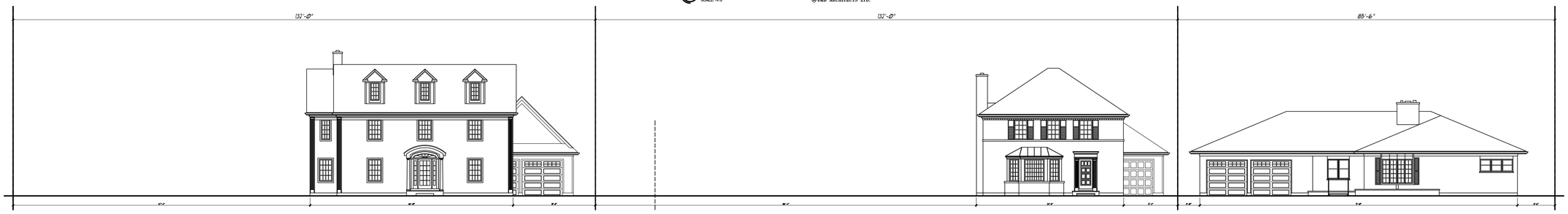
645



614 N. HADDOW AVE. 624 N. HADDOW AVE. 626 N. HADDOW AVE.

PROPOSED CONTEXT ELEVATION

SCALE: NTS ©JMB ARCHITECTS LTD.



614 N. HADDOW AVE. 624 N. HADDOW AVE. 626 N. HADDOW AVE.

EXISTING CONTEXT ELEVATION

SCALE: NTS ©JMB ARCHITECTS LTD.

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F/G

SHEET:

Zoning Board of Appeals
8/14/2023

Item: 2024 ZBA Budget

Department: Planning & Community Development

The attached Zoning Board of Appeals budget request is proposed for fiscal year 2024 and due to the Finance Department by August 7, 2023. The proposed budget items are identical to the budget from last fiscal year.

Recommendation

Recommend approval of the ZBA 2024 budget request.

ATTACHMENTS:

Description	Type
2024 ZBA Budget	Exhibits

VILLAGE OF ARLINGTON HEIGHTS
BOARDS & COMMISSIONS 2024 BUDGET REQUESTS

Name of Board or Commission: ZONING BOARD OF APPEALS

Chair: PETER SIAVELIS

	2021 Actual	2022 Actual	2023 Adopted Budget	2023 Estimated Actual	2024 Proposed Budget	Accounts
COMMODITIES:						
Office Supplies	-	45	100	100	**100**	101-1003-530050-
TOTAL EXPENDITURES	**$ -**	**$ 45**	**$ 100**	**$ 100**	**$ 100**	