



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 14, 2017
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 2914 N. Dunton Ave. - 7/10/17
- B. 725 N. Patton Ave. - 7/10/17
- C. 327 S. Phelps Ave. - 7/10/17
- D. 218 S. Evergreen Ave. - 7/10/17
- E. 929 S. Beverly Ln. - 7/10/17
- F. 1019-1023 S. Arlington Heights Rd. - 7/10/17
- G. 321 W. Euclid Ave. - 7/10/17
- H. 1314 N. Dryden Ave. - 7/10/17
- I. 206 S. Mitchell Ave. - 7/10/17

IV. REPORTS

V. OLD BUSINESS

- A. 929 S. Beverly Ln. - ZBA#17-029
- B. 406 W. Mueller St. - ZBA#17-020

VI. NEW BUSINESS

- A. 716 S. Arthur Ave. - ZBA#17-037
- B. 526 S. Chestnut Ave. - ZBA#17-035
- C. 628 N. Highland Ave. - ZBA#17-036
- D. 402 E. Sunset Dr. - ZBA#17-038
- E. 1218 S. Salem Ln. - ZBA#17-039

- F. 1614 S. Surrey Ln. - ZBA#17-040
- G. 1010 N. Gibbons Ave. - ZBA#17-041
- H. 1000 S. Highland Ave. - ZBA#17-042

VII. OTHER BUSINESS

- A. FY2018 Budget

VIIIADJOURNMENT

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



Item: 2914 N. Dunton Ave. - 7/10/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2914 N. Dunton Ave. - Minutes 7/10/17	Minutes
2914 N. Dunton Ave. - Findings 7/10/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 2914 NORTH DUNTON AVE. - ZBA #17-021

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 Beuchner Room,
Arlington Heights, Illinois on the 10th day of July, 2017 at the hour of
7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, good evening, everyone. I'd like to call to order the Zoning Board of Appeals meeting for July 10th. Derek, if you would, please do a roll call.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake.

MR. DRAKE: Here.

MR. MACH: Mr. Geisel.

(No response.)

MR. MACH: Mr. Jaffe.

MR. JAFFE: Here.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Here.

CHAIRMAN DIVITO: All right. We do have a quorum tonight of six members, so that's good. The next order of business is the pledge of allegiance, so I ask that all stand. The flag is up here in the corner.

(Pledge of allegiance.)

CHAIRMAN DIVITO: Thank you for that. All right, next order of business is the approval of minutes from the last meeting. Has everyone had a chance to review and see if there's any additions or corrections?

MR. SIAVELIS: Yes.

CHAIRMAN DIVITO: We just need a, is there a --

MR. SIAVELIS: I'll move to enter.

CHAIRMAN DIVITO: Thank you. All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right. This evening, we have eight different petitioners presenting, two of which, I'm sorry, there's 11 total, two of which are not presenting, so there's only nine active petitioners coming up tonight. This evening, I ask that the people who are presenting on behalf of the petitioners, that they do key in on the three elements of the variance request. For everybody's sake, I'll mention them so that way they're pretty clear on what we're going to be reviewing.

The first is maintaining a hardship, showing that the property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations. The second would be the unique situation or the circumstances around the property in question. Finally, the third element is that the variance if granted would not alter the character of the neighborhood.

With all that, we'll start with 628 South Lincoln. This Petitioner has not yet met all of the requirements for the meeting, so it will be postponed and rescheduled at a later date.

The second item was 406 West Mueller. This request had a few variations that were not included in the initial analysis, and we are asking that, I'm asking for a motion to actually postpone this to the August 14th meeting.

MR. SELBKA: Motion to postpone.

MR. SIAVELIS: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: So, the first one we actually get to work on here is 2914 North Dunton. If I could have the Petitioner come up? All right, just as a reminder, have you both had an opportunity to sign in?

MRS. NIGLIAZZO: I need to sign in.

CHAIRMAN DIVITO: So, anybody wishing to speak will have to sign in at the podium, and then we'll do a brief swear in session.

All right. If I could ask you both to state your name and address?

MRS. NIGLIAZZO: Heather Nigliazzo, 2914 North Dunton Avenue, Arlington Heights.

MR. NIGLIAZZO: Nick Nigliazzo, 2914 North Dunton Avenue, Arlington Heights.

CHAIRMAN DIVITO: Raise your right hand.

(Witnesses sworn.)

CHAIRMAN DIVITO: All right, thank you. Go ahead.

MRS. NIGLIAZZO: So, we're actually just looking to bring our, put a fence in our backyard on the property line. We're on a corner lot right by a somewhat busy street. We have a two-year-old and another baby on the way, and also a dog. So, for safety reasons, we'd like to have that fence, and also to give us the full advantage of our entire backyard.

CHAIRMAN DIVITO: I apologize. Who is actually the one with this item?

MR. SCHWINGBECK: I am.

CHAIRMAN DIVITO: Okay.

MR. SCHWINGBECK: Well, the one question that I had was, and I haven't had a chance to read the letters that were just given to us, but on the one side of your property, right now it's full bushes. So, were you talking about tearing your bushes out?

MR. NIGLIAZZO: No.

MR. SCHWINGBECK: Putting the fence --

MR. NIGLIAZZO: On the inside.

MR. SCHWINGBECK: On the inside.

MR. NIGLIAZZO: Yes.

MR. SCHWINGBECK: All the way around the whole property including your neighbor's chain link fence in the back?

MRS. NIGLIAZZO: No.

MR. NIGLIAZZO: No, we were going to bump up to that.

MR. SCHWINGBECK: Then take it off of the, because you've got the red line going around your entire property here. So, then you would take off from the chain link fence on the side opposite Dunton and bring it down the property past your shed?

MR. NIGLIAZZO: Correct. Correct, on our side of the property.

MR. SIAVELIS: So, that would be inside the existing bushes?

MR. NIGLIAZZO: Correct.

MRS. NIGLIAZZO: Correct.

MR. SIAVELIS: At least down to Burr Oak is how I think it is, right?

MR. NIGLIAZZO: Correct. Correct.

MR. SCHWINGBECK: Yes, those bushes have to be a good eight, eight-and-a-half feet tall.

MR. NIGLIAZZO: Yes. Yes.

MRS. NIGLIAZZO: Yes.

MR. SCHWINGBECK: Are there any ones in the audience that would like to come up and --

CHAIRMAN DIVITO: With any other questions?

MR. SCHWINGBECK: Yes.

MR. SIAVELIS: Hold on a second, real quickly. So, you've got to establish the factors, right? You have to provide testimony that supports the factors that the Chairman identified, right? So, what is the real hardship with staying on, you know, within the ordinance and not requiring a variance? It's up to you to set forth that in the record. This goes for anybody else that's going to present today, especially with these numbers. It's not for us to pull it out of you, right? You need to provide affirmative testimony as to the three prongs that are included as shown in your packets, okay? So, tell us why you can't comply with the ordinance as it is and why you actually need the variance.

MR. NIGLIAZZO: Okay, we're just trying to utilize the full advantage of the backyard and to provide safety along Burr Oak which, it turns out people go pretty quickly down that street, coming around the bend there. It would just be a lot safer for our children and our pets to play in the backyard.

MRS. NIGLIAZZO: We're right by, we're not too far from people turning on to Burr Oak. It's a pretty quick turn for people to come down. So, we hear and see the cars that come down pretty quickly down there. Like he said, it's just giving us the ability to have that extra space and to kind of block that noise and also to provide that safety as well for our children when they're playing outside. But again, using the full advantage of that entire yard because it would cut into a huge portion of the yard, we wouldn't be able to use it.

MR. SIAVELIS: Can you address the issue of how the fence will or won't affect the character of the neighborhood? Because we just got some letters before the meeting started here about concerned neighbors of yours, about what the fence does or doesn't do with the neighborhood.

MR. NIGLIAZZO: I don't think it would detract from anything in the neighborhood. I know plenty of homes that have fences. It's going to be a nice

fence, it's going to be a red cedar. I don't think it would obstruct anybody's, it's obviously not going to obstruct anybody's property or it should not detract from anybody else's property nearby.

MRS. NIGLIAZZO: On the one side on Burr Oak, we already have those privacy bushes, so it's not really going to impact on that side. On the other side, like he said, it's going to be a nice wood fence, it's not going to look, you know, like just a cheap fence put up. It's actually going to look nice and taken care of.

MR. SIAVELIS: It's your testimony that you're going to put that fence inside the bushes?

MR. NIGLIAZZO: Absolutely.

MRS. NIGLIAZZO: Correct.

MR. SIAVELIS: You're not cutting back those bushes or taking those bushes out?

MR. NIGLIAZZO: No, we're not planning on that. I mean that's, no.

MRS. NIGLIAZZO: They're trimmed, so we make sure that they're always well kept and trimmed and are not causing any issues from people walking by the sidewalk. That's not an issue, we've always taken care of that since we moved in.

MR. SIAVELIS: So, Derek, they only need a variance as to the part of the fence that's along Burr Oak, right? They don't need it as to the backyard and the other side yard, correct?

MR. MACH: Correct.

MR. SIAVELIS: Okay, just to clarify, I just wanted to make sure.

CHAIRMAN DIVITO: Have you had a chance to talk to your neighbors about this?

MRS. NIGLIAZZO: Yes, absolutely.

MR. NIGLIAZZO: Yes, we've actually talked to a few of the neighbors.

MRS. NIGLIAZZO: Directly right behind us and right next to us, we had a conversation. So, they do know that we are going to be putting where we'd like to put a fence up. So, we've definitely had conversations with them and many of them actually have come to us asking us, oh, when do you plan on putting that fence up, I know you guys have been talking about it for a while. So, they're aware.

CHAIRMAN DIVITO: The home directly behind you, it appears that they have a chain link fence?

MR. NIGLIAZZO: Correct.

MRS. NIGLIAZZO: Yes.

CHAIRMAN DIVITO: But they are farther set back, is that correct? Your fence would be offset from where theirs starts?

MR. NIGLIAZZO: I guess on the --

CHAIRMAN DIVITO: On the Burr Oak side.

MR. NIGLIAZZO: Yes, on the Burr Oak side, correct.

CHAIRMAN DIVITO: So, back to back there will be --

MR. NIGLIAZZO: Yes.

CHAIRMAN DIVITO: But as far as Burr Oak, they're going to be inset

farther than --

MR. NIGLIAZZO: Than the back neighbor's, yes, correct.

CHAIRMAN DIVITO: Okay.

MR. NIGLIAZZO: Those are kind of bushes that kind of engulf that whole back area anyways.

MR. SCHWINGBECK: Have you talked to the neighbors on the side of your yard where your --

MRS. NIGLIAZZO: Where the shed is?

MR. SCHWINGBECK: Shed is.

MR. NIGLIAZZO: Just some brief conversations, yes.

MRS. NIGLIAZZO: When we first moved in, we let them know that we were planning on putting a fence up. I know they had mentioned that they may, the wife did say, she's like, oh, I'm not a big dog fan. We do have a dog and so we thought that might even be helpful just so that we don't have to worry about the dog going into their yard or anything. She's trained but, you know, it's a comfortable thing for other people if they're not big fans, then we have something that's going to block.

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

MRS. NIGLIAZZO: About two months. Early May we moved in.

MR. SIAVELIS: So, if you were forced, if I'm reading the ordinance right and the paperwork correctly, if you were forced to come in another 8.5 feet, that would be more than 10 percent of your backyard because your backyard at its widest point is 77.31 feet according to the survey. So, it's probably like an extra 12 percent of the yard.

MR. NIGLIAZZO: Correct, it's a funny chunk, yes.

MR. SIAVELIS: Yes, right, because you're not a perfect rectangle or a perfect square because of the curvature of Burr Oak, right. My thoughts are losing essentially 12 percent more of your yard on the fence there, that's a lot in my eyes and I know it's a lot from what we've seen over the years that we've looked at a lot of fence --

MRS. NIGLIAZZO: Yes.

MR. SIAVELIS: So, I just wanted to just double check my math here to make sure I'm interpreting it right.

MRS. NIGLIAZZO: Yes, that's correct.

MR. DRAKE: Is this the first major improvement that you're making on the home?

MRS. NIGLIAZZO: Yes, because we just moved in two months ago and we don't have anything else to really work on in the house. It's pretty move-in ready for us.

MR. SCHWINGBECK: On that Burr Oak side with your back neighbor, you show a gate on there.

MRS. NIGLIAZZO: Yes. So, where the privacy bushes meet and then there's a couple more bushes that are after their chain link fence, there is kind of like a walkway that's been kind of manmade where people are able to walk to the sidewalk. That was just an option for us if we would like to, for easy access, if we

want to walk the dog or go to the park, we can easily walk through that gate.

MR. SCHWINGBECK: Anybody else have any questions? Open it up to the audience?

CHAIRMAN DIVITO: Yes.

MR. SCHWINGBECK: Is there anyone in the audience that would like to speak on this one? If you could come up and sign in?

CHAIRMAN DIVITO: You guys can take a seat. Thank you.

MR. SIAVELIS: You'll have a chance to respond to any questions if you think it necessary.

MRS. NIGLIAZZO: Great, thank you.

MR. SCHWINGBECK: Your name and address?

MR. NEWMAN: Louis Newman, 2910 North Dunton.

(Witness sworn.)

MR. NEWMAN: I haven't formally met the neighbors. My wife is who they were talking about as far as who they mentioned it to. My concern was how they're going to come across my yard. I butt up to them on the south end. I'm not worried so much on the Burr Oak, I understand, and the cyclone fence along the back. But I know our sheds are within eight or 10 feet of each other, and I wondered how the fence is going to come through that. What are the rules on that?

MR. SCHWINGBECK: Well, it looks like they're bringing the fence right in back of their shed.

MR. NEWMAN: Right. I mean is that still their property? It just seems like it's right --

MR. MACH: The fence is located on the Petitioner's property.

MR. NEWMAN: Okay.

MR. MACH: They could install a five-foot high, a semi-open fence such as a board-on-board fence along that south property line, but it would have to be on their property.

MR. NEWMAN: So, but as you sit here, you just take into consideration that their shed is on their property and that they go on the side of it? Or does it get like surveyed out and that's how they put the fence up?

MR. MACH: The homeowner would have to verify their property line and they would --

MR. NEWMAN: Is there a space allowance or it can be right on the property line?

MR. MACH: It can be up to the property line, yes.

MR. NEWMAN: Okay.

MR. SIAVELIS: So, on the screen there is a survey.

MR. NEWMAN: Right.

MR. SIAVELIS: Right, and they annotated that survey to show the position of the fencing, the proposed fencing that you read there.

MR. NEWMAN: Right.

MR. SIAVELIS: If you have a question regarding where the actual property line is, I would urge you to get a survey done of your property so that you understand exactly where the boundaries are. Oftentimes, they drive a stake or a

post like the one at a curb that will help a survey be conducted. So, if you have a question on that --

MR. NEWMAN: Okay, I meant to bring that. I mean that's not something you guys look at through your Engineering Department?

MR. MACH: Just the subject property.

MR. SIAVELIS: Yes, and that's why I asked for clarification earlier about what variance is necessary. So, as to the property line that abuts yours, that's not what we're here to discuss on Wilmont.

MR. NEWMAN: Right.

MR. SIAVELIS: We're focusing on the Burr Oak side because that's the side that needs the variance.

MR. NEWMAN: Right. Yes, that I would have no question.

MR. SIAVELIS: Okay.

MR. SCHWINGBECK: Thank you.

MR. NEWMAN: Thank you.

MR. SCHWINGBECK: Is there anyone else in the audience that wanted to speak on this one? Okay, then we'll close it down.

CHAIRMAN DIVITO: Sure.

MR. SCHWINGBECK: And open it up to the Board. I see this, when I first read through it, I just had some questions on the bushes, on when they were going to place it. But it seems like they're going to come on the inside of the bushes to keep that buffer between the fence and the sidewalk. I see this not being any issue. I'd be in favor of this.

MR. SIAVELIS: I agree with you, Tom, especially since there's two instances on the record that they specified that it's going to be inside the bushes and the bushes are quite large and mature.

MR. SCHWINGBECK: Right.

MR. SIAVELIS: Right, so that alleviates a lot of the concerns that I see, including the concerns that we see in these e-mails. We should put these e-mails in the record. All of these e-mails where the names are redacted, actually except for one. Let me just back up. There are two e-mails that were sent in where the identity of the e-mailer was redacted. The first e-mail went in today, July 10th, at 7:16 a.m., and then directed to Derek Mach. Then the second one went in this evening at 5:59 p.m., again sender is redacted. The third e-mail came in today at 12:00 p.m. and submitted by somebody named Jessie Bernstein.

I think we addressed the points raised in those e-mails and we've got testimony from the Petitioner that I think is sufficient to alleviate the concerns raised in these e-mails. Frankly, some points in these e-mails are inaccurate as to fence style and placement, so I'd personally give these e-mails little weight in that regard. So, I would support the variance set forth.

CHAIRMAN DIVITO: The information that you actually extracted off, you know, just looking at the percentage of the lot that would be lost due to the unusual shape of the actual lot, that was a big factor for me, knowing that they have a child already and a child on the way. So, knowing that that space is going to be well utilized versus having an awkward gap between the fence and that sidewalk, so

I would be in favor of that as well.

MR. SCHWINGBECK: Anybody else? I'd like to motion that we approve the variance as stated.

MR. SIAVELIS: I'll second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. So, the motion is passed.

MRS. NIGLIAZZO: Thank you.

CHAIRMAN DIVITO: You do not need to stay for the rest of the meeting.

(Whereupon, the above-mentioned petition was adjourned at 7:22 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS July 10, 2017

PETITIONER: Nigliazzo Residence
ADDRESS OF PROPERTY: 2914 N. Dunton Ave.
VARIATION: 6.13-3c1

An 8.3 foot setback variance to allow a 5 foot tall semi-open fence in the exterior side yard that is 5 feet from the north property line where a 13.3 foot setback is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a 5 foot tall fence within the required exterior side yard setback. The petitioner further explained that the fence will provide safety for their children and pets since vehicles turn quickly on to Burr Oak. The petitioner explained that the fence will not detract from the neighborhood since it will be buffered by the existing hedge row. The petitioner testified that the fence will be placed inside of the existing shrubs.

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

Thereafter, a motion was made by Mr. Schwingbeck and seconded by Mr. Siavelis. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.

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

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

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



Item: 725 N. Patton Ave. - 7/10/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
725 N. Patton Ave. - Minutes 7/10/17	Minutes
725 N. Patton Ave. - Findings 7/10/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 725 NORTH PATTON AVENUE - ZBA #17-026

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 10th day of July, 2017 at the hour of
7:22 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right. You have another one I believe?

MR. SCHWINGBECK: Right. The next one is 725 North Patton. If you could come up? Are you all signed in, sir?

MR. KUHNS: Yes, I'm going to sign in right now.

(Witness sworn.)

MR. SCHWINGBECK: Your name is?

MR. KUHNS: Andrew Kuhns.

MR. SCHWINGBECK: Okay, and you're the resident? So, as we said, if you could just address your petition and talk about the hardship, the unique circumstances?

MR. KUHNS: Yes. We're putting on a, well, we want to put on a master bedroom along with a mudroom. The master bedroom will go over the existing living room, and then the mudroom will go on the side of the house where there is a patio now. The problem is that it's going to be too close to the garage per the code. The closer you get to the garage, it's not a huge hardship but it is, I mean the farther that we have to walk in the snow. We have two young kids, one is one, one is three. So, we'd like to be as close to the garage as possible; plus, it gives them a place to put their snowshoes and all that stuff. Not a huge hardship but it is for us sometimes. That's about it.

MR. SCHWINGBECK: Okay, and then how this isn't going to change the character of the neighborhood?

MR. KUHNS: I don't believe it will change the character of the neighborhood at all.

CHAIRMAN DIVITO: In the rear of the yard?

MR. KUHNS: Correct. It's on the side, excuse me, it's on the side.

CHAIRMAN DIVITO: Side, yes. Do you want to talk about the uniqueness as well of the situation?

MR. KUHNS: Yes, I mean it's unique because, we want to stay in the neighborhood, no doubt about it, but we have a growing family and we want kind of a bigger house. So, we want to make sure that we stay there and we love our neighbors. Putting on a mudroom and an extra bedroom will, you know, allow us to be there a little bit longer and enjoy the neighborhood.

MR. SCHWINGBECK: How many are in your family now?

MR. KUHNS: There's four in our family now.

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

MR. KUHNS: Three years I believe.

MR. SIAVELIS: So, are you using any of the existing rear structure? Because I'm just a little bit confused about that --

MR. KUHNS: Yes. Sure.

MR. SIAVELIS: So, you have existing elevation in use. Are you going up above what's existing right now?

MR. KUHNS: Correct.

MR. SIAVELIS: Okay, and you're punching out a little bit as well?

MR. KUHNS: Yes.

MR. SIAVELIS: Okay.

MR. SCHWINGBECK: Have you had a chance to share this with any of your neighbors, any feedback or comments from them?

MR. KUHNS: We handed out the letter and we haven't received any comments.

MR. SIAVELIS: This is pretty straightforward.

MR. SCHWINGBECK: Right. Yes, I think there were only just a few concerns as there are typically getting close to the garage like that with fireproofing.

MR. SIAVELIS: Right.

MR. KUHNS: The garage is drywall finished.

MR. SCHWINGBECK: Yes, this is fairly straightforward. Is there anyone in the audience, any neighbors that want to speak on this one? None?

MR. SIAVELIS: Just so the record clear, Engineering has no objection in this.

MR. SCHWINGBECK: Right.

MR. SIAVELIS: So, that's a positive thing.

MR. SCHWINGBECK: You want to close it down for comment?

CHAIRMAN DIVITO: Yes. So, I think we've come to a conclusion that it's pretty straightforward, very simple. The request is keeping it within the setbacks, well within the setbacks, the design based off of the drawings that we got.

MR. SIAVELIS: Right. The use is not excessive or ostentatious. So, this is very straightforward, very logical. I think the Petitioner touched on all points --

MR. SCHWINGBECK: Right.

CHAIRMAN DIVITO: Very good. A motion?

MR. SELBKA: Motion to approve.

MR. DRAKE: Second.

CHAIRMAN DIVITO: All right. Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. You're approved.

MR. KUHNS: Thank you.

CHAIRMAN DIVITO: Have a good evening.

(Whereupon, the above-mentioned petition was adjourned at 7:27 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS July 10, 2017

PETITIONER: Kuhns Residence
ADDRESS OF PROPERTY: 725 N. Patton Ave.
VARIATION: 6.5-2

A 4.0 foot variation to allow an addition with a separation of 6.0 feet from the existing detached garage where 10 feet is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the proposed addition is in the rear of the home. The petitioner explained that the addition will encroach into the required 10 foot separation between the home and the existing detached garage. The petitioner testified that the expansion does project any further than the setbacks for the existing 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. Selbka and seconded by Mr. Drake. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.

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

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

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



Item: 327 S. Phelps Ave. - 7/10/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
327 S. Phelps Ave. - Minutes 7/10/17	Minutes
327 S. Phelps Ave. - Findings 7/10/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 327 SOUTH PHELPS AVENUE - ZBA #17-027

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 10th day of July, 2017 at the hour of
7:27 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, Mr. Drake. I believe you're leading us through number five.

MR. DRAKE: Number five is 327 South Phelps Avenue. Good evening, sir and ma'am.

MR. STEIN: Good evening.

MR. DRAKE: Are you signed in?

MR. STEIN: Yes, I am.

MRS. STEIN: Yes.

MR. DRAKE: Good. Could you state your name please for the record?

MR. STEIN: My name is Joel Stein.

MRS. STEIN: Yes, and I'm Debbie Stein.

MR. DRAKE: Okay, welcome.

MR. STEIN: Thank you.

MR. DRAKE: Raise your right hand.

(Witnesses sworn.)

MR. DRAKE: Okay, great. Why don't you go ahead and present your petition? Touch please on all three aspects of the hardship.

MR. STEIN: The property that we're trying to put a room addition on is in the back of the property. It was my in-laws' property for 60 years. My father-in-law had the house built. They both passed away, and we bought my sister-in-law out of her share of the house when my mother-in-law passed away about two years ago. All we want to do is put a 14-foot room addition on the back bedroom which is a very small bedroom, which was my wife's bedroom when she was a little girl growing up.

We found out that there's a four-and-a-half foot from the building to the property line and we want to drag that 14 feet for the room addition and then add a deck off to more of the center of the building. That's exactly what we want to do.

MRS. STEIN: About the reasonable return, if we were to follow, right now we're proposing to follow the existing building line along the south wall, not extend it out any farther, just extend it towards the back which the room addition then is mostly entirely on the back, and there won't be anything from the street that would affect the neighborhood.

MR. STEIN: The character.

MRS. STEIN: The character, yes, I'm a little nervous.

MR. STEIN: It will still be four-and-a-half feet from the property line.

MRS. STEIN: Like he said, my parents, they moved me from the city when I was two and a half, so we didn't want that house to go down to a tear down or to a builder that was going to make an exorbitant amount of money. Basically, 60 years ago when the home was built, people's furniture was a lot smaller. If we were to have to jog that side of room addition in a foot and a half, being that it is in the back of the home, if we were ever to go to sell it, it would be extremely difficult because it would not be consistent within the interior of the room.

CHAIRMAN DIVITO: Well said.

MR. DRAKE: So, one of my questions, have you had a chance to talk to the neighbor on the side of your house that's going to be affected?

MR. STEIN: Yes, both neighbors. Matter of fact, one of our neighbors is here.

MRS. STEIN: The north guy.

MR. STEIN: I've talked to the neighbor on the south side. He only had one question, and that was the eave coming off the back of the house because he's got an arbor that is right there. I took pictures of it today and it seems like it's about a foot-and-a-half to two-foot from his arbor which is on the property line, his property line.

MR. DRAKE: Okay, and you're not currently residing in the house, is that correct?

MR. STEIN: We're there and we're not there. You know, we were waiting for our new appliances to come, and unfortunately it came damaged today. So, we have a house in Roselle that's up for sale. We plan probably to be moving all of our stuff from there into the house within the next two weeks. We're going to be handicapped because, you know, once they start construction, that whole back of the house where the bedroom is that will be ours will be under construction. So, we're going to have to move in to the front anyway.

As it stands right now, there's only two bedrooms in the house, the one that we want to put the room addition on, and the bedroom in the front which is small which we'll turn into a guest room or our son's room when he comes to stay with us.

MRS. STEIN: Like I said, it was a decent sized room when I was two-and-a-half and I lived in the house until we got married. But with a king-sized bed and things like that and having the room actually not be square and having it be jogged is kind of niggling.

MR. STEIN: It doesn't look good.

MR. DRAKE: Those are the questions I have. I don't know if other members of the Board, anything you want to ask? Good, it doesn't look like it. Any other comments before we proceed to the audience?

MRS. STEIN: The arbor on the south that the neighbor has, it's not a major structure. It's got some vines on it.

MR. STEIN: I kind of like it because we're going to have a window there. In the summertime, there's flowers on it and I like to open up the window and smell the flowers and stuff like that. I think it's kind of neat. I don't think it will impose on them.

MRS. STEIN: There's bushes beyond there that are on the property line, but those bushes were planted by my parents' original neighbors.

MR. STEIN: 60 years ago.

MRS. STEIN: They've been there like forever, the row of four or five bushes with lilacs and different things that are there. That will not encroach even on existing bushes. It will not detract from that at all.

MR. STEIN: Now, we haven't talked to the people directly behind us

because they're far enough away. Plus, they have a chain link fence and they have bushes that are probably eight-foot tall. They can't even see the --

MRS. STEIN: And they have a massive garage that's set back, a detached garage that's set in the back of the property.

MR. STEIN: Yes.

MRS. STEIN: So, and likewise, the house kitty corner behind my house now, my parents' house, they've had multiple different room additions over the years to that home. It doesn't really infringe on --

MR. STEIN: They really can't see us.

MR. DRAKE: Okay, very good. Thank you for your testimony.

MR. STEIN: Thank you.

MRS. STEIN: Thank you.

MR. DRAKE: Appreciate it. Do we have any other members of the audience who would like to comment on this petition?

MS. CURA: I do.

MR. DRAKE: Please come up here. Are you signed in?

MS. CURA: No, but I will be very quickly.

MR. DRAKE: Great. Would you state your name and your residence please?

MS. CURA: Linda Cura, 323 South Phelps Avenue on the south side of the house.

(Witness sworn.)

MS. CURA: I just wanted to say that the individuals that were just up here have been very vocal in the neighborhood. Fourth of July, they walked around, people brought them gifts to say, we know, we saw the sign. So, it's not like they kept it hidden. So, we know that they're doing it and we think it's just going to increase the property value and they need to do it. If I had a problem, I'd be in here telling you, but I am supporting them. I guess usually come in and not support, but I'm supporting them. Okay? So, I hope that you will honor it.

(Applause.)

CHAIRMAN DIVITO: Very good. Thank you.

MR. DRAKE: Thank you for your testimony. I had a chance to look at the property. It's beautifully maintained. I'm sorry, did anyone else have any questions for this? No, I didn't think so. I had a chance to look at the property. It's beautifully maintained. I actually ran into the Petitioners when I was looking at the property. Clearly, they have some support from the neighborhood.

I think it's exciting when someone leaves a community and wants to move back to their hometown after so many years and wants to invest in the neighborhood, invest in the property. I think it's a very reasonable request. It is not going to affect I think anybody in the neighborhood other than in a positive way. So, I would support it.

MR. SIAVELIS: So, the only thing I'd like to add is it looks like that wall, the exterior wall of the house is an existing nonconforming structure. They're continuing it, they propose to continue it along the same line and not bump it out closer to the property line. They made a convincing argument regarding why does it

make sense to essentially bump it in or jog it in. So, I support it for that reason as well as for other reasons.

MR. DRAKE: Thank you. Any other comments? I would move approval of the petition.

MR. SELBKA: Second.

CHAIRMAN DIVITO: Very good. Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Congratulations.

MR. STEIN: Thank you.

MRS. STEIN: Thank you.

MR. DRAKE: Good luck, thank you.

MR. STEIN: I also want to keep it in the family. When we leave this earth, it goes to my son.

MRS. STEIN: It's not going to be a tear-down.

MR. STEIN: No.

MRS. STEIN: Thank you.

MR. DRAKE: Good night.

MR. STEIN: Good night, thank you.

(Whereupon, the above-mentioned petition was adjourned at 7:35 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS July 10, 2017

PETITIONER: Stein Residence
ADDRESS OF PROPERTY: 327 S. Phelps Ave.
VARIATION: 5.1-3.6, 5.4

A 1.5 foot variance to allow an addition with a side yard setback of 5.1 feet from the south property line instead of the minimum 6.6 feet and an additional 1.5 feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a one story addition in the rear of the home. The petitioner further explained that the side yard setback of the existing home is nonconforming and they are proposing to align the addition with the existing home.

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

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Selbka. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.

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

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

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



Item: 218 S. Evergreen Ave. - 7/10/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
218 S. Evergreen Ave. - Minutes 7/10/17	Minutes
218 S. Evergreen Ave. - Findings 7/10/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 218 SOUTH EVERGREEN AVENUE - ZBA #17-028

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 10th day of July, 2017 at the hour of
7:35 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

MR. DRAKE: Could we have the Petitioner for 218 South Evergreen please? Are you all signed in, sir?

MR. RUSSO: Yes.

MR. DRAKE: Could you state your name and your development property?

MR. RUSSO: Chris Russo with ALA Architects, 2600 Behan Road, Crystal Lake.

MR. DRAKE: Raise your right hand.

(Witness sworn.)

MR. RUSSO: Let me see if I can go through, there it is. My client's existing residence is an existing bungalow. What we'd like to do is make it more livable. Currently, it has an unfinished attic that has a very low height clearance. We're proposing a new design that will allow for extra bedrooms and extra bathrooms above the existing footprint. So, the hardship is it's a very small house with a not usable second floor currently.

The unique circumstance is that by today's standards, the lot does not meet the minimum requirements for a lot. We are smaller on the square footage and we are smaller in the width. I believe that we are 48 or 49 feet wide. In addition to that, setbacks are based upon the average of the homes on the street. We're asking to build on the top of the existing structure that's there for the second floor. When we did the average along that street, I believe we're asking for a little over a three-foot variance so that we can stack. We're not asking for anything more, we'd just like to use that structure.

With regards to the character of the neighborhood, we've taken a lot of time on the design of the house. We like to save what we can, improve upon it. We'd like to, you know, transform that. We've gone through Design Commission. I believe we've received positive feedback. We have a few tweaks that we need to make to the elevation, but overall I think that it would fit in well in that area.

MR. DRAKE: How long is the resident been in the home?

MR. RUSSO: Four years.

MR. DRAKE: Four years. How many folks live in the structure?

MR. RUSSO: Two.

MR. DRAKE: Two, okay. What about speaking with the neighbors?

MR. RUSSO: From what I was told, she had positive feedback from the neighbors that she showed the proposed design to.

MR. DRAKE: Would you mind holding that up so the Board can get a better look at it please? Okay, thank you. So, we don't have any objections from either the Engineering Department or, we do have some comments from the Building and Safety Department related to firewall and drywall. But those are not objections, they're strictly building comments. I don't have any further questions. Anyone else on the Board?

MR. SIAVELIS: So, I'll just note we had a lengthy petition last month for a house just across the street from you at 221, right in the corner of South and Evergreen. We ultimately approved I think six, all six or all eight of those, and I think

the issues we recognized there for the street is that it's a quite diverse street from single-family and multi-family homes there, residences, interspersed there along the length of Evergreen. So, this issue about the setback to me doesn't present any hurdles in my mind. I like the fact that you are going straight up and I know you're on a nonconforming, non-buildable lot. I look more closely at the plans than just you'd flash them up and say they're reasonable. I know that that part of the street is undergoing some transformation and I think this house will look good there because there's very few options for that lot size going forward.

MR. DRAKE: Thank you, Peter. Is there anyone in the audience who would like to comment on this petition? Sir?

MR. TITRE: I'm signed up.

MR. DRAKE: Okay.

MR. TITRE: Michael Titre, 220 South Evergreen.

MR. DRAKE: Could you raise your right hand?

(Witness sworn.)

MR. TITRE: Where's that picture? The other one. I want that next to me. I do approve, that is great. I was here for the 221, I know the block has been a mess for years and this is only going to enhance it.

The only thing I have a question on is I believe they're moving the driveway from the north side of the house to between my house and 218. It's going from green space to a driveway, and I'm not sure if there's stormwater requirements, putting an asphalt driveway there being, you know, the short distance now with stormwater runoff, is it going to run into the area by my house? Because I'm five feet from my house to the property line right now. I'm not sure if that's going to be an issue, if that's been resolved, it's been taken care of or it's been reviewed already.

MR. DRAKE: Derek, can you comment on that? We're not looking at those kinds of issues with this variance but --

MR. TITRE: Yes, I realize. I just wasn't sure if that's, I just wanted to bring it up just to --

MR. DRAKE: Yes.

MR. MACH: As part of the permit process, they'll have to satisfy Engineering's requirements.

MR. TITRE: Okay. But as far as the variance, I approve it. It's going to help our block, and I'd like to see this get going as soon as possible. So, please, I'm all for them building. I'm already remodeled, so I'm done.

MR. RUSSO: You can call me about the stormwater.

MR. TITRE: Okay, but I do approve what they want to do with the 218. So, it's got our full support. Thank you.

MR. DRAKE: Thanks for coming in again. You're welcome any time.

MR. TITRE: See you next month.

MR. SCHWINGBECK: We look forward to you when 219 --

MR. TITRE: That's two years away, yes.

MR. DRAKE: I think it's a nice design. I've looked at the house, I

spent some time in the backyard today. Quite clearly, it's an improvement for the neighborhood. If there is not anyone else that has a comment, I think this is a reasonable request and I would support it.

CHAIRMAN DIVITO: So, I think that's a motion to approve.

MR. JAFFE: Seconded.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Congrats, good luck.

MR. RUSSO: Thank you.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS July 10, 2017

PETITIONER: Doherty Residence
ADDRESS OF PROPERTY: 218 S. Evergreen Ave.
VARIATION: 5.1-6.4.1, 5.4, 5.1-6.3, 5.1-6.4, 5.1-3.4, 5.1-3.5

A 3.6 foot variance to allow an addition with a front yard setback of 20.5 feet from the east property line instead of the minimum 24.1 feet and an additional 1.0 feet for the eave; and a variance to allow a 48 foot wide, 6,817 -square foot lot to be buildable, where 70 feet wide and 8,750 square feet is required by code.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to construct a second story addition to the existing home and that the proposed addition is encroaching into the required front yard setback along the east property line. The petitioner explained that the footprint of the home is nonconforming. The petitioner also explained that the lot width is substandard.

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

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Jaffe. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.

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

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

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



Item: 929 S. Beverly Ln. - 7/10/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
929 S. Beverly Ln. - 7/10/17	Minutes

ZONING BOARD

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

OF APPEALS

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

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 10th day of July, 2017 at the hour of
7:42 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right. Mr. Siavelis, you are leading us on the next one.

MR. SIAVELIS: Right. Up next is the 929 South Beverly Lane petition. Peric I think is the pronunciation. Actually, you guys have both signed in?

MR. GEAREN: Yes.

MR. PERIC: Yes.

MR. SIAVELIS: Okay, can you raise your right hand? I'll swear you in.

(Witnesses sworn.)

MR. SIAVELIS: Please identify yourself for the record since there are two speakers.

MR. GEAREN: Yes, Edward Gearen with Barrington Pools.

MR. PERIC: Alex Peric, I'm the homeowner.

MR. GEAREN: So, Alex and Julie Peric bought a house a few months ago in Arlington Heights with the idea of doing an improvement of the swimming pool and outdoor space. What came to light after we submitted is that essentially there is no space left to do anything. So, we found that out, so we worked with Mike Pagones to figure out what we can do to account for the overage in the impervious surface.

So, an option to do is to actually do permeable pavers, so that's what we're proposing is to do permeable pavers that will meet the requirement of Arlington Heights, so that it allows for any rainwater to pass through and then disperse at a more even rate. It has, it's kind of like a storage container for the time being so it doesn't just flood everything when it rains. So, we have that design. There's actually an engineering plan as well on how we can address any issues with the pool and with the grades and everything and how the water is going to run off of it.

For the character and locality of it, there's going to be a five-foot solid wood fence, so you're not really going to see the pool. It's all contained within the sight lines of the rear yard, so it's not in sight on either side. In and of itself, it has a safety cover which is just, you know, it's not a nuisance in any way because there is an automatic safety cover on it and on the spa there is a cover as well that's provided. So, you have control on top of the fence, a way to keep the pool covered and clean.

So, that's the presentation for it.

MR. SIAVELIS: Okay, so a couple of things now. There was an e-mail submitted today at 4:15 p.m. by Mike Pagones. It says, it's addressed to Derek Mach, it says as reflected in our original comments, the Engineering Department does not endorse the proposed variation for impervious lot coverage for 929 South Beverly Lane. So, again that came from Mike Pagones, Deputy Director of Engineering. He does not specifically address the permeable paver issue in his e-mail.

Can you give me a little bit more explanation of your exchange with Engineering as to the permeable paver?

MR. GEAREN: Yes. In the one they say they don't agree with it, they

said if it were to get passed, you just have to do the, approved permeable pavers must meet the attached guidelines. He did give us those guidelines, it's in the packet I printed off today as well. So, that's even with a 100-year storm, it has to be able to capture that and you would have to do a certain depth which is a 12-inch minimum. But we're actually going to do the 16 inches because we want to be able to make up for the overage of square footage.

MR. SIAVELIS: So, what do you mean by 12-inch or 16-inch? Why don't you just expand on that a bit?

MR. GEAREN: Because we have, we can't do, everything we're proposing, we can't put under, you know, do the CA-7 stone. That's what Mike Pagones recommended. So, we're only going to do it under a certain portion of the patio which if you could slide down, we had it highlighted where it would be.

MR. SIAVELIS: Which sheet in the proposal? Because this is a 26-page proposal, I want to make sure we're on the same page.

MR. GEAREN: Let me see here. 23 I believe.

MR. SIAVELIS: Yes, so 23, the one that's highlighted?

MR. GEAREN: It's the one that's highlighted, yes.

CHAIRMAN DIVITO: The yellow border of the patio, right?

MR. GEAREN: Yes, the one there. So, you can see there's already existing pavers there. That's the extent of the patio that's existing. So, adding that around here, all that's within the highlighted area would be the allowed permeable paver surface with the stone underneath. It would have to be flat and build it to the guidelines which would allow it to be qualifying as permeable.

MR. SIAVELIS: So, you're saying that that area within the perimeter that's highlighted in yellow?

MR. GEAREN: Yes.

MR. SIAVELIS: But for the pool though.

MR. GEAREN: Yes, that's the permeable proposed surface. So, that would have this stone underneath it to follow the guidelines Mike Pagones said would have to be followed if we want to do permeable. So, that lets the water pass through and hold it for any rainwater.

MR. SIAVELIS: Again, but for the pool though, right? So, you're going to exempt the pool on that as well, otherwise that's not a very good pool if it's permeable.

MR. GEAREN: Yes, no, the pool doesn't count as anything.

MR. SIAVELIS: Right, I ask you that just to clarify on the record because you said the area within the highlighted periphery which includes the pool but that doesn't make sense so I'm going to give you the opportunity to clarify.

MR. GEAREN: Actually, yes, the pool per Arlington Heights codes does not hold, you can't use it as holding rainwater as other municipalities do. So, we have to solely get the impervious back by doing just the patio and the permeable pavers around the pool as well.

MR. SIAVELIS: Did you consider any designs, in light of your exchange with the Village, did you consider any designs that kind of pull back on the amount of the variance sought or the non-permeable pavers needed? Because I

must tell you, on paper this appears quite significant. We've had a number of pools and grottos in the last three to five years, ponds, things of that nature that we consider in various locations including, and this is probably right at the top of the, you are pushing the envelope as far as what's being sought. So, did you consider ratcheting back a bit?

MR. GEAREN: I don't think we have yet, reducing the patio or anything. We wanted to achieve it all through engineering, so that's what we first looked into, what's allowed with Arlington Heights. We knocked out things that aren't, and then so we did it on what we're going to need to cover all the proposed impervious with permeable pavers.

MR. SIAVELIS: Have you had a chance to talk to your neighbors?

MR. PERIC: Yes, I told them all that I'm putting in a pool.

MR. SIAVELIS: The responses?

MR. PERIC: One of them is here.

MR. SIAVELIS: Okay, we'll get to that neighbor in a minute. What about the others?

MR. PERIC: They all said it was okay.

MR. SIAVELIS: Did you show them the plans when you talked to them?

MR. PERIC: No, I didn't show them.

MR. SIAVELIS: Did they ask you questions regarding the details and the variance sought?

MR. PERIC: No.

MR. SIAVELIS: So, how did you represent to the neighbors what was being done? Did you just tell them we're putting in a pool?

MR. PERIC: Yes.

MR. SIAVELIS: You didn't discuss with them the subject matter of the variance, essentially that you're putting in this deck that needs a special consideration?

MR. PERIC: No, I didn't.

MR. SIAVELIS: They didn't ask you about that either?

MR. PERIC: No, they didn't ask me.

MR. SIAVELIS: Okay, I don't have any other further questions for the Petitioner. I'm really curious to hear what the neighbors have to say.

MR. SCHWINGBECK: I just have one question just on the square footage, because it says here the request is for 1,890 square foot variance. That's the pool and all the decking. So, taking out all the patio area there that you're talking about, putting in the different product, where are we at as far as square footage then?

MR. GEAREN: That is to cover the 1,890. So, we're going to put in pavers within the highlighted area, not the pool water surface itself, so that that will make up for it so that there is no issue essentially. So, it indicates the additional square footage.

MR. SCHWINGBECK: So, that takes the entire 1,890 out of there?

MR. GEAREN: If you use it the way that it's in the guidelines, yes.

That's allowing us to have no adverse effect on the proposed project.

MR. SIAVELIS: Are you willing to conform with the letter and spirit of the guidelines that are provided?

MR. GEAREN: Yes. I do have a manufacturer detail. I'm not sure, I think we submitted it but it doesn't look like it made it in here. I do have it for how the pavers work and the materials we're using and the base and everything like that.

MR. DRAKE: So, you've used those types of pavers before?

MR. GEAREN: Yes. It's quite common, I mean in other places like Glencoe and Winnetka, there's various, some of the things, some will let you use the pool, here you can't. You do have to find ways to reduce the water, to accept it to flow through and not sit anywhere.

CHAIRMAN DIVITO: Have you gone through any of the exercises to just cut some of the patio that's proposed right now to try and recap some of the square footage needed?

MR. GEAREN: We have not yet. There is an existing, you see how it's not just white, it kind of has a pattern to it?

CHAIRMAN DIVITO: The brick patio?

MR. GEAREN: Closest to the house, yes. So, that's existing. So, we're going back over that, so it's not really adding more there or taking away more there.

CHAIRMAN DIVITO: Right.

MR. GEAREN: But it's not just starting at that point.

CHAIRMAN DIVITO: I'm just looking at where the spa is, that upper right-hand quadrant.

MR. GEAREN: Yes.

CHAIRMAN DIVITO: You know, it bumps out a little bit.

MR. GEAREN: Right. I mean about three sides, you have to have a walkway. So, I mean there's a walkway there just to get around. You'll see the majority is off the house.

CHAIRMAN DIVITO: But the walkway on the outside of the pool, it cannot be continued around the spa as well and not have that extra bump out?

MR. GEAREN: It potentially could, yes.

MR. SIAVELIS: So, are you contemplating a reduction in the size?

CHAIRMAN DIVITO: No, I'm just, I want to be prepared to have options here. So, yes, I would just like to see what options we have here so if we scale that back. You know, looking through this, I'm just looking for areas that we may be able to negotiate on.

MR. SIAVELIS: Again, I think the Chairman's comments, I don't want to put words in your mouth, but it may be motivated by the sheer size of the variance sought here, okay. This is a significant variance. So, we need to put that on the table and see if you guys are willing to compromise and scale back, especially in light of the potential comments or concerns from your neighbors. So, something to think about while there's any --

MR. GEAREN: Yes.

CHAIRMAN DIVITO: So, I did have an opportunity to drive by, I saw

it, it looks beautifully maintained. I love the idea of the stone, but there is an abundance of hardscape with the stone portion in front, the brick walk, the driveway, the porch. So, that's why I'm just trying to find areas that we may be able to compromise on.

MR. SIAVELIS: When did you buy this home?

MR. PERIC: About three months ago from this month. But wouldn't it help if the deeper we go with stone, the more that it would retain more water there instead of sitting up there?

MR. SIAVELIS: If you go with permeable pavers, is that what you're saying?

MR. PERIC: Yes.

MR. SIAVELIS: So, that's not my practice area, right, so I don't know quite honestly. Potentially, but potentially not. I mean I think there's a number of variables there, but the thing that we have to do is if, you know, we get comments from Engineering, right, and we look at the zoning ordinances, right, and we're kind of guided by the ordinances plus your testimony as to the factors. Then we look at the input we get from Engineering, right, so that's where we need to make a judgment call and listen to the testimony as well from the neighbors. So, we can't make suppositions in that regard.

MR. GEAREN: Right, and it is the sole purpose is to allow and not to change anything from what it is now on the site. So, if it rains, it's not causing more problems with water.

MR. SIAVELIS: Or directing more water to your neighbors.

MR. SCHWINGBECK: To their neighbors.

MR. GEAREN: Which is why there is an engineering plan and they're the ones that come up with how it needs to be built for water to not cause any issues.

MR. SIAVELIS: Okay, I think, unless you have anything else to say regarding the three showings you need to make, let's take a seat and we'll let the neighbors weigh in or anybody in the audience.

MR. GEAREN: All right, thank you.

MR. SIAVELIS: Okay, anybody from the audience want to be heard? Come on up, step right up please.

MS. YOUNG: My name is Joanne Young and I live just to the north of Mr. Peric. I'm signed in.

MR. SIAVELIS: You are signed in. Could you raise your right hand please?

(Witness sworn.)

MR. SIAVELIS: So, your house is directly to the north?

MS. YOUNG: Yes.

MR. SIAVELIS: Of the subject property?

MS. YOUNG: Yes.

MR. SIAVELIS: Can you give us your thoughts on the petition and what you've heard today?

MS. YOUNG: Well, I've known about the pool because they came

and mentioned different things they were going to do which I think are beautiful and wonderful. I'm not sure if my questions are in the right venue here.

MR. SIAVELIS: You can ask them. If they're beyond us, we'll let you know.

MS. YOUNG: Yes, let me know.

MR. SIAVELIS: We don't have a problem, so we don't know.

MS. YOUNG: First and foremost is stormwater runoff from the property. In a nutshell, I've been there for 22 years and it's on record with the Village that I've had water issues there since 929 built 18 inches up next to my property and have had runoff ever since. So, I'm concerned that this addition/improvement to their property is going to be a problem for me.

I have a really flat yard. I do not have any berms. All of the other properties around me have been tear-down and rebuilt, and they all have berms. So, I'm the only one without a berm. So, since the house is higher than me, my impression is their sump pump ejection goes into their backyard. That was always my understanding, and then it rolls down into their backyard and then rolls into my yard.

So, if that can be corrected to go the other direction and out into the yard the other way, I'm, you know, I'm all for the pool. But I'm not for more water than I can already stand in my yard.

MR. SIAVELIS: How long have you lived in that house?

MS. YOUNG: 22 years.

MR. SIAVELIS: Okay, and you're at 923 you said, right?

MS. YOUNG: Yes, sir.

MR. SIAVELIS: Okay.

MS. YOUNG: So, I'm not too familiar with permeable pavers but I know they're being used quite a bit. I think they have a whole parking lot at Morton Arboretum, that seems to be fine with it. But it's not next to my house. Is there any other property in Arlington Heights that has this set up now that I can go look at? Or anybody, is this the first one?

MR. SIAVELIS: At least that's come before this Board. Now, I can't speak to other locales or any that didn't necessitate coming in front of the ZBA.

MR. MACH: That's correct, I'm not aware of any others that have come in front of ZBA. There are residents, you know, using permeable pavers.

MS. YOUNG: Okay. I guess, and then secondly, so are they going to move the sump ejection that's in the backyard and always has been as far as I know? Are they going to move that or what's happening with that? On one of the schematics that shows that the block patio right behind the house there, they're going to move those block patios to the north side of the house. They're going to move it so that it will be the driveway from the street all the way back, and then it will be block pavers for another 10 feet maybe to the pool area. So, that entire length to there which is six inches from my lot line is going to be impervious? The water can't, so it's going to be unporous? You know what I'm saying?

CHAIRMAN DIVITO: I think from that design, it just shows from the end of the driveway, there's a walkway that goes to the backyard.

MS. YOUNG: Right, and according to this little comment here, it says existing block patio to be removed and moved to walkway from pool back to driveway. So, if that's a solid area there, is there going to be any land there or is it all going to be brick? Is that going to be a permeable paver? Because then you're going to have approximately 100 feet of solid concrete and asphalt all the way from Beverly to behind where my house. Where is all this water going?

MR. SIAVELIS: That's a good question. I mean we can have the Petitioner address that solely, right?

MS. YOUNG: Yes.

MR. SIAVELIS: Maybe even address the --

CHAIRMAN DIVITO: Sump pump.

MR. SIAVELIS: The sump pump ejector on that. So, can you answer both of those questions?

CHAIRMAN DIVITO: Well, are there any other questions?

MR. SIAVELIS: Well, let's do them in time, right, because I saw your list, I bet you've got a couple of others.

CHAIRMAN DIVITO: Okay.

MR. PERIC: With the sump pump, he had it connected to that pit in the back, and then you said he disconnected it and it's not plugged.

MS. YOUNG: Well, when he built the house, the code was to have, I don't know what you call it, ejection where the water comes out, it's supposed to be 10 feet from the house. But it was so close to my house, he put it way to the point in the backyard to kind of push the water away, but I didn't know that. I saw this water bubbling out, so I called him and I said I think there's a broken pipe back there, there's water everywhere. She said I think that's our sump ejection, and if we'd known so much water was going to go back there we would have put the ejection in the front yard.

So, I thought okay, well, they're not going to do anything. So, I called the Village, I didn't really want to get into all of this, but I called the Village and I just said there's all this water in the back, they have their stuff back there, can you do something, what can you do? So, they didn't make them move it to the front yard, they moved it 10 feet off the house so now it's 40 feet closer to my house. So, since then there has been nothing I could do about this situation.

So, now because it's going to be so much more improvement back there, I'm very concerned since I just put a flood control system out in the front yard for \$5,000. The Village paid for --

MR. SIAVELIS: Had your house flooded before?

MS. YOUNG: Yes.

MR. SIAVELIS: How many times?

MS. YOUNG: A couple of times.

MR. SIAVELIS: Recently, like say within the last five to 10 years?

MS. YOUNG: Yes. But that was the storm connecting with the sanitary, so that's why I have the flood control system that takes care of that. So, I'm hoping that doesn't happen anymore. The water in the yard is strictly from rain and the ejection.

MR. JAFFE: So, you had overhead sewers put in because of this?

MS. YOUNG: I didn't have overhead sewers. I had the pit in the yard. It was not recommended to --

MR. PERIC: It's an older house in this neighborhood.

MR. JAFFE: Pardon?

MR. PERIC: It's an older house in this neighborhood so there's some flash flooding.

MR. JAFFE: Right, but when she said that she got half from the Village, I assume that was part of the Village program.

MS. YOUNG: Right. So, I'm concerned about the stormwater runoff coming into my yard. If it all goes the other way, I'm happy.

The other thing is some 15 years ago, the Village changed the coding in Scarsdale Estates because the homes were becoming very large on the lots. They reduced the square footage allowable, if I remember correctly. So, now I'm wondering if this is all going to change and shift again now. It's just a thought, that's really not a question.

MR. SIAVELIS: Can the Petitioners address the question about the walkway on the north side of the property line leading from the front to the back and the potential reuse of the bricks or the pavers?

MR. GEAREN: Yes. So, that's not permeable. That was something which Mike Pagones said that's not a substantial area to put underneath it. So, again we're just putting it in the pool covered patio so that it enters the walkway to get from the front of the house to the pool.

MR. SIAVELIS: Derek, can you enlarge that view? Just to make sure we're talking about the same thing here.

MR. GEAREN: Yes.

MR. SIAVELIS: So, that walkway in that region there. It looks like it kind of, are those, what are those angular structures there?

MR. PERIC: Right now there's big pieces of stone there. That's a stone walkway which I think the permeable pavers is going to actually hold water. It will make it better, right? Because when I remove all that patio and make permeable pavers in there, won't that hold water instead of sitting?

MS. YOUNG: This plan does not say permeable pavers here.

MR. PERIC: But we're removing the patio, so that patio, all that area is going to be removed.

MR. SIAVELIS: Right. So, on the representation that you made, inside that yellow perimeter there, you're going to put the permeable pavers and remove the brick pavers that inarguably are not permeable.

MR. GEAREN: Correct. So, it's actually a chance to improve the site currently because, again it's 22 years or however long it's been a problem all before this. So, we could take the opportunity to put in the permeable which most people don't have. If you actually look at all the driveways on the street, they're mostly just asphalt which just lets water run right off.

MR. SIAVELIS: I want to ask a couple of follow-up questions on the side pathway here, okay, because there may be a way that we could potentially

reach a compromise or adjustment to help your neighbor here and still give you what you seek, okay? So, this side walkway on the north side, would you be willing to make that permeable pavers as well to link up the driveway area, okay, with your back patio area, right? So, you're showing there on the north edge of the existing brick paver patio, right, that's that yellow horizontal line right there, right, you see that? Mr. Petitioner?

MR. PERIC: Yes.

MR. SIAVELIS: You see that, what I'm talking about? Take that area there all the way to the property line where you contemplate, you know, these are the existing structure, the stones that you mentioned, take that all the way west to the driveway and make that permeable pavers, okay, such that there will not be an accumulation of water there running long your neighbor's property line and not too far from her house, right? Is that something you are willing to do?

MR. PERIC: Yes.

MR. GEAREN: Yes, if that is allowed, it's something we can do.

CHAIRMAN DIVITO: Just to clarify a point, you made a comment about improving the existing lot, I mean it's not necessarily improving it because we are adding a ton more of surface area that's going to be, so you're just relocating those brick pavers as Mr. Siavelis and contemplating putting in impervious pavers.

MR. GEAREN: Right. But that's an opportunity because the engineer did the whole total study of how it lays down, where things go and all the elevations so that we can fix any other things, when you plan to address it, add to here and there, mitigating the fact on what's being added. I see some of the other items on here, that the houses are bigger on the lot than what's allowed on their lot, and there's no impervious, you know, anything to help with that. It's just the lot could be bigger. So, this is actually solving a problem as we add it --

MR. SIAVELIS: Well, be careful about representing that solving the problem, right, it's directed to a may solve it or reduce it, right? Frankly, I told you at the outset here that this is, you're at the top of the envelope here on what you're asking. I bet others on this Board feel the same way and have concerns. Then we hear the testimony of your neighbor, right, and I haven't heard anything from your neighbor that tells me or indicates to me that she's not credible, right? So, we give a lot of weight to neighbors' testimony, especially when they sustain water issues, right. That goes a long way with us.

That's why I asked you the question about compromising and I think it's very good that you are going to compromise and do the pervious pavers all along that segment we talked about. Because as it stands right now, I'm a no on it, because I think it is too great of an expansion there and the implications for your neighbor. So, that to me is where I stand. But if you're willing to meet all the requirements on the pervious pavers that are listed in the handout from Engineering, plus what we talked about as a compromise, I'd be willing to entertain it, okay, pending other Q&A from the Board.

MR. SELBKA: I've got a point of order, Derek. I'm debating whether I should even vote on this. So, when I looked over this, Barrington Pools is a client of our firm. I thought at first it was just a contractor who was brought in for the

variance. But since the representative for Barrington Pools essentially presented the petition, I'm thinking I probably need to abstain.

MR. MACH: Yes.

MR. SELBKA: Then I'll make no further comments here.

MR. SCHWINGBECK: Peter, is there anyone else out in the --

MR. SIAVELIS: Yes. I'm sorry, do you have more? I apologize.

MS. YOUNG: No, I don't have any more. I'm sorry, it's taken so long. It's just I get worried.

MR. SIAVELIS: No, no, it's okay.

MS. YOUNG: You know, if the, what do you call these pavers?

MR. SIAVELIS: Pervious pavers?

MS. YOUNG: Thank you, that would be wonderful. But I'm really more concerned about that ejection into the backyard. It's been rolling down into my, I can't even grow grass or put mulch back there anymore.

MR. SIAVELIS: Okay, so that issue is not in front of us.

MS. YOUNG: Okay, so where do I go for that?

MR. MACH: Contact the Department of Engineering.

MS. YOUNG: Mike Pagones?

MR. MACH: Yes.

MR. SIAVELIS: So, we can't offer you assistance and really work with the Petitioner on that. It's not in our --

MS. YOUNG: Okay. So, thank you.

MR. SIAVELIS: Anything else?

MS. YOUNG: No, thank you.

MR. SIAVELIS: Anybody else in the audience? Okay, let's open it for Board discussion now.

CHAIRMAN DIVITO: Quick question for Derek. The water runoff from the back of the lot, are they supposed to be pitched towards Central? Do you know? I'm putting you on the spot.

MR. MACH: I don't know the answer to that.

CHAIRMAN DIVITO: Okay, because I see, I mean they're only one house off of, from Central Road if that is the drainage path. I see we have an opportunity to redirect more with the engineering and permitting process to where they could actually re-grade, redirect that water so instead of shooting north it's going south and towards the street.

MR. SIAVELIS: Anything else?

CHAIRMAN DIVITO: No. I mean I think I have the same struggles as you with the size that we're asking for. Do I question that it is going to be a great improvement? No, I believe it's going to look beautiful and that house already looks outstanding. I think they're coming up with a reasonable engineering proven method to retain and divert that water, or at least hold on to it while enforcing natural seepage back into the ground. So, I'd like to actually hear more from the other Board members.

MR. SCHWINGBECK: Well, I mean I'm very familiar with the neighborhood, and I'm familiar with the builder.

MR. SIAVELIS: Which is James Home, right?

MR. SCHWINGBECK: Right. There's homes that he's built around the area where he's taken water from the backyard, pumping it through a system into the front yard, pumping it out of that system into all the swales in the neighborhood. So, now everyone has got standing water. There's cattails growing. I mean the water has to go somewhere and these homes keep getting bigger and bigger and bigger and the water has no place to go. That is a concern.

There is standing water in the streets, you know, if you're walking down Orchard. After it rains, there's water all over the street.

MR. SIAVELIS: And there are no sewers in there.

MR. SCHWINGBECK: There's no sewers. So, the water has to go somewhere, it's being pumped from pits to other pits, then into the swales. The swales fill up and then it stands in the street. So, I can sympathize with the water all over the property because after it rains, and we comment on this all the time, the kids can go out and fish. I mean there's standing water all over the whole neighborhood.

So, I am concerned when I see a lot and a house this large and now a pool. I understand we're talking about permeable versus impermeable, but it's still a lot of water. You haven't even addressed, where does backwashing go? When you backwash the pool, where does that water go to?

MR. GEAREN: Well, the pool doesn't actually get backwashed, so it's all self-contained and cleaned. But it does have to be drained where the water is gone completely.

MR. SCHWINGBECK: Right.

MR. GEAREN: That's where they're going to have approve where that water would go with the Village in the engineering plan. But we haven't gone that far because this came up with the square footage being over.

MR. SCHWINGBECK: Right.

MR. GEAREN: So, as of right now there is no plan for that.

MR. SCHWINGBECK: Yes, right now they run hoses, you know, from one house across the street over to another house and dump it in the sewer.

MR. GEAREN: That would be an approved location by Arlington Heights where that can go.

MR. SIAVELIS: So, Tom, the one thing that we are considering on this, and I'm struggling with this like you are, is the fact that the pool is going to hold some rainwater.

MR. SCHWINGBECK: Right.

MR. SIAVELIS: There's no doubt about it. It's not in the Village calculation, right, but it will hold rainwater.

MR. SCHWINGBECK: Right.

MR. SIAVELIS: There's physics dictating that, okay, so that's something that I think weighs in the Petitioner's favor if we were balancing these equities in these factors here. Tom, would you support with the Petitioner's agreement to meet all the conditions in the permeable pavers checklist plus the permeable pavers being used to replace the northern swath between the driveway

and the backyard?

MR. SCHWINGBECK: Well, what concerns me is not understanding the system that they're proposing, and yet we still have the Director of Engineering not in favor of it.

MR. SIAVELIS: Yes, and I see that, too, Tom, and I struggle with that because Pagones didn't address the permeable pavers, right? If this e-mail was written in a manner that said I have considered the permeable pavers and the Department still objects and is not in favor, then I think it becomes a lot cleaner read for us in understanding. Then I think the Petitioner would have a greater hurdle to overcome because when Engineering says no and we have neighbor in disfavor, then it's pretty much a no.

MR. SCHWINGBECK: Right, and there are other homes in the neighborhood that have pools, you know. This isn't the only, I mean there's a lot of homes in the neighborhood that have pools. What I didn't see when I was looking through this is, it is a beautiful home and people have commented on the home since it was put in. I mean it's a gorgeous house. What I don't see is the hardship. I mean it's a gorgeous house with or without the pool, so I'm not seeing that hardship. If you don't have a pool, it's not like the house isn't going to sell, or I mean it was purchased without a pool. So, I don't fully understand the hardship of if you don't get the pool what is the hardship?

MR. PERIC: The reason why I want a pool? It's because I want my kids to be in my backyard so I can keep my eye on them. Because in this day and age with all the drugs and all the stuff that's going on, I'd rather have them in my house hanging out there with their friends than any place else.

MR. SCHWINGBECK: They're young children?

MR. PERIC: Yes.

MR. SIAVELIS: How many?

MR. PERIC: I have three. I have a 20-year-old, 18-year-old, and a 16-year-old.

MR. SCHWINGBECK: Yes, and I see in the neighborhood when people either move in or put in a pool with young kids, they're being used every single day. When the kids get into college, then that's it, then nobody uses them.

MR. SIAVELIS: Are your kids living at home, all three of them?

MR. PERIC: Two of them, my two girls.

MR. SIAVELIS: Yes, and Tom's point about what we've done in Scarsdale Estates, that is absolutely true. We've approved a house with a pool, an awesome like changing party room/clubhouse and a separate like standalone bar/grotto/grill area. But that was on a 100, 150-foot wide lot, so that afforded them a lot more room. You obviously don't have that.

MR. PERIC: I bought a house also 718 Forest, and I was going to build there. But the reason why I didn't build there is because by the time I get it done, my kids will be in college. So, I bought this house I figured to speed things up.

MR. SCHWINGBECK: Yes, and the neighbor is getting flooded now.

MR. SIAVELIS: That's why I was trying to get her some relief.

MR. SCHWINGBECK: Right.

MR. SIAVELIS: Right, and get her something close to relief as best we can.

MR. PERIC: But is this permeable pavers going to help? I mean I don't want my backyard flooding either. So, I mean if we're making something that's going to make it better, why not do it? I mean is it going to make it worse?

MR. SCHWINGBECK: I don't know much about, I don't know anything about the product other than our Engineering staff and their comments.

MR. GEAREN: Which if it's going to happen, this is how you have to do it to make it allowed which is the permeable paver.

MR. SIAVELIS: Right, and if you showed any objection to following those guidelines --

MR. GEAREN: No.

MR. DRAKE: I have a question --

MR. GEAREN: We actually added -- oh, sorry.

MR. DRAKE: Go ahead.

MR. GEAREN: We actually added more depth than needed to help make up for it so that we're covered and then some.

MR. SIAVELIS: That was the 12 to 16-inch?

MR. GEAREN: Yes, right.

MR. DRAKE: I have a few concerns here and I don't want to repeat what's already been said because I agree pretty much with most of it. I'm a little concerned that the neighbors that you spoke with, other than the resident that came in who I think has clearly done her homework, don't really understand what it is that you're trying to do. I think you tried to get at that a little bit with your question. I'm not suggesting it was intentional, but it's a chicken and egg, should they have asked you more about the size of the pool and what you were doing? Or should you have maybe shown them some plans? I mean there's a lot of plans that are here online with the petition that anybody could have looked at.

So, it feels to me like maybe people don't really know what you're doing other than this lady.

MR. PERIC: I think Joanne, like she said, he directed a lot, his gutters and all the stuff to her side and he flooded her backyard. He did that, she showed me what he did and I've seen the pit that was disconnected. So, she must have really got flooded when he did this home and then he disconnected everything and it might have gotten a little better. So, she's had a problem with who lived there for a long time.

The person behind me, I had to take a tree down because of ComEd, had come up to me and asked me to come in. I told them what I was doing, I told them the size because it was painted onto the backyard. Same thing with the other, it was painted onto the backyard, the dimensions. Joanne, I mean she's had problems from day one since he built the home, so I understand why she's here. I don't want my backyard flooding either, so I'm figuring, that's why I hired Barrington Pool who is a well-known pool builder. We hired an engineer. Hopefully, what we're putting here is going to solve the problem for both of us.

MR. DRAKE: Well, the key word is hopefully, and none of us are engineers here and we're trying to at least help the situation by suggesting things that we don't even know if it will work. You're not sure if you're going to have a problem by even doing some of these things. So, to me, this is all a pretty shaky proposition. Beautiful pool, beautiful home, the fact that you want to invest and be in the community, these are all wonderful things. I'm glad you're generally in favor of the pool, but this to me is very murky right now.

MR. PERIC: That's why I asked the Engineering Department, I mean if they're saying that this is going to work --

MR. GEAREN: This is, so the point of those comments, she actually touched on it with, you know, different parks and shopping malls and things, actually down in South Barrington, they opened a Starbucks, they have a sign that tells you this is permeable, this is why they let us put in this parking lot without having to run more water, you know, elsewhere. We always see a retention pond in a giant shopping wall. So, this is self-directing to go straight back into the soil, fills in the, you know, 16 inches of the special stone to fill that volume first and then disperse slower to the soil around it.

So, it's not, I mean it's proven. This is Unilock that we're proposing to use as material, that is a very well-known company, manufacturer of this material. All the top ones have it, I mean there's at least 15 solid permeable choices from this manufacturer for pavers.

MR. DRAKE: I have a point of order question for the Chairman with the five of us voting and one abstention. How many votes need to be cast for this to pass?

CHAIRMAN DIVITO: We need four affirmative.

MR. MACH: Four in the affirmative.

MR. JAFFE: I guess I'd just like to, you know, add another comment. The question isn't whether you want to put the pool, and it's not a question for the neighbor to answer. It's your property. The reason we're here is because of the size of the variance. So, you know, we talked earlier about, you know, extending that yellow line on the left side out to cover the walkway. Is there any consideration to reducing the size of the variance? Because sitting here for the last half hour listening to the conversation, I just get the sense that there may not be as many questions or may not be as many concerns if the size of the variance wasn't as large as what you're asking for.

MR. SIAVELIS: So, you're asking for 1,890 square foot variance. If you brought that number down --

MR. JAFFE: To maybe 950, 1,000, I mean I don't know. I don't know pools, I don't have a pool, so I don't know what that does to what your vision was. But it just, it seems like that's where the basis and the origin of a lot of the questions and concerns and doubts are stemming from.

CHAIRMAN DIVITO: That's actually where I was at earlier in my conversation with you is, you know, not having reviewed multiple options, that puts us in a bind here tonight because we're voting on one very strict interpretation of how you want to present this. So, if you came up to us with maybe two options

showing a reduction on that, you know, side wing or, you know, maybe by the shed cutting back a little bit, we may have an easier time going through the options and through acceptance.

MR. GEAREN: Sure.

MR. PERIC: Do you have calculations which shows what these permeable pavers when we do it, how much more it absorbs than not putting it there?

MR. GEAREN: I mean we have the guidelines from Arlington Heights which said this is what we allow. If this is the, this is what we'll have you do or whoever is getting these permits if you're over. Like I said, I believe we did submit this, right, Derek? But I don't think it made it into the packet.

MR. SCHWINGBECK: Derek, just a little, if I could ask you this, I'm still a little confused. So, if they put in this system, this permeable paver system, that's not now, is that included still in an overbuild? Is it still considered 1,800 and some feet over?

MR. MACH: It is.

MR. SCHWINGBECK: So, I mean even with that, it's still --

MR. MACH: Yes.

MR. SIAVELIS: I mean including the permeable pavers does not knock them down below the threshold?

MR. MACH: It doesn't. It's still deemed impervious per the Engineering Department.

MR. SIAVELIS: Where are you reading that from? Because that's a key factor. Where are you reading that in the packet?

MR. MACH: Engineering. According to Engineering, it's not, the permeable pavers are not considered pervious surface. It's an improvement to a standard paver; however, there is still runoff. I mean there is a limitation to the storage on the gravel, and after that there's still runoff. It's my understanding, according to Engineering, that permeable pavers only capture so much of that water during rainfall.

MR. SCHWINGBECK: The rest is going to go off.

MR. MACH: Right. There's a coefficient of runoff which is higher than turf grass, less than a standard paver.

MR. SIAVELIS: So, even if they took that entire area that was a yellow on that highlighted area in permeable pavers and went to the walkway along the north property line that we talked about as a potential compromise, if you put that as permeable pavers, the Engineering Department would still have an issue.

MR. MACH: Right, and per that e-mail.

MR. SIAVELIS: That's reflected in the e-mail that we received at 4:15 we surmised.

MR. MACH: If the Zoning Board is going to consider the petition, Engineering is recommending that they install the permeable pavers per that detail that was provided and per the guidelines.

MR. GEAREN: Which it is, yes, it makes up for 18 --

MR. SIAVELIS: So, do you want to put that out there?

MR. JAFFE: I mean yes, I'll ask again. Is that a possibility? If we're trying to figure out a way to make this work for everybody, did you consider or would you consider reducing the overall size of the variance?

MR. PERIC: Yes, I would consider it. But like I said, I just want to make sure that if I did this permeable paver, it would hold water instead of letting it run off.

MR. JAFFE: Right, because you don't want it in your yard either.

MR. PERIC: Yes, I don't want water flooding my backyard either.

MR. JAFFE: Understood.

MR. SIAVELIS: That's an issue probably you would have to discuss with your engineer and then obviously understand that the size of your proposed variance is going to have to come down to get the support, right?

MR. GEAREN: Yes.

MR. SIAVELIS: Because we have a situation where we have five voting with one extension, right? So, you've got four for five, and reading the tealeaves, you're not there on 1,900 square feet of variance, even with the permeable pavers.

MR. GEAREN: Yes, that's something, I mean we design and we do the calculations with the depths of the permeable, it would have to be done to figure out what that would be.

CHAIRMAN DIVITO: So, how are we going to do that tonight?

MR. SIAVELIS: Can he stay and revisit with Engineering and then come up on August? Did you hear what I --

CHAIRMAN DIVITO: No.

MR. SIAVELIS: Well, let me say it on the record a little more clearly. Basically tabling the petition, going back to Engineering with a proposed modification, working their way through the calculations with Engineering and a reduction in the variance, sharing that, full disclosure again, sharing that with the neighbors, right, and reappearing before us in August.

CHAIRMAN DIVITO: August 14th.

MR. SIAVELIS: Because you realize, if you ask us to go to a vote, right, and we proceed to a vote and you get a no, you have one year, you cannot come before us for a year. So, choose wisely.

MR. GEAREN: Okay, so if it's August 14th, is it the same process?

MR. SIAVELIS: Yes.

MR. GEAREN: New sign and everything?

MR. SCHWINGBECK: Mr. Peric, I think your question that you asked us is a valid one. Are you going to get water? I mean the water has to go somewhere.

MR. PERIC: Exactly.

MR. SCHWINGBECK: So, not only is it going to potentially go in the side yard and the backyard, but it's got to go into yours, too, and there's not much yard left.

MR. GEAREN: I mean that is the idea is that it's still going to go to the soil. It's not just going away, it's going through these pavers through the CA-7

stone and into the soil.

MR. SCHWINGBECK: Right, but not all of that.

MR. GEAREN: I mean most of it, just at a slower rate.

MR. SCHWINGBECK: Right.

MR. GEAREN: Which is actually a good thing so it doesn't rush to a flooding.

MR. SCHWINGBECK: Right.

MR. SIAVELIS: So, you've got to tell us now what you want to do.

Do you want to essentially hold over or stay the --

MR. PERIC: I'm going to let the company refigure it, so we'll hold off and let them present something that's going to work for everybody.

CHAIRMAN DIVITO: So, we need a motion to stay this petition to August 14th?

MR. MACH: To continue to August 14th.

MR. SIAVELIS: All right, I'll move.

MR. SCHWINGBECK: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

MR. SIAVELIS: Actually he's got to call an actual vote.

CHAIRMAN DIVITO: All right.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Abstain.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: I vote yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes.

MR. PERIC: Thank you.

MR. GEAREN: Thank you.

(Whereupon, the above-mentioned petition was adjourned at 8:32 p.m.)



Item: 1019-1023 S. Arlington Heights Rd. - 7/10/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1019-1023 S. Arlington Heights Rd. - Minutes 7/10/17	Minutes
1019-1023 S. Arlington Heights Rd. - Findings 7/10/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 1019-1023 SOUTH ARLINGTON HEIGHTS ROAD - ZBA #17-030

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 10th day of July, 2017 at the hour of
8:32 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, you've passed your first one.

MR. SIAVELIS: Yes, great.

CHAIRMAN DIVITO: You want to try the second?

MR. SIAVELIS: All right. Next up, hopefully we'll move faster here, is 1019-1023 South Arlington Heights Road.

MR. ZIVOLI: Good evening. My name is Joe Zivoli.

MR. SIAVELIS: Have you signed in?

MR. ZIVOLI: Yes, I have.

MR. SIAVELIS: Unfortunately, if the little guy, I know it's running late and I totally get that, if he's, you know, still talkative, we're going to have to ask you to step out.

AUDIENCE MEMBER: We've just waited so long to hear this one thing.

MR. SIAVELIS: This one right now?

AUDIENCE MEMBER: This is ours.

MR. SIAVELIS: All right. Okay, because it makes it hard for the reporter to get the --

AUDIENCE MEMBER: I'm sorry, I feel --

MR. SIAVELIS: I hear you, I understand. I've been there, I know what you're going through. All right, so go ahead please.

MR. ZIVOLI: So, my name is Joe Zivoli. I'm the owner of this property. This is my son, John Zivoli.

The reason I'm here is the property that I recently purchased, the 1019 and 1023. I also want to make a couple of corrections that, on the -- do you want to give this to the Chairman? This is the property at 1005-1015, and I'm sure all of you know what it looks like, it's not the printout that Derek put it, that's when it was under construction. So, this is what it looks like, the 1005-1015. Adjacent to that property, that's where I'm asking to be a parking space.

The hardship that's there, as you see the picture there, I did that facade two years ago. I improved the quality of tenants, improved hopefully the south neighbors and the neighborhood in the corridor of Arlington Heights. The hardship that exists is the last store which is 1015, adjacent to this property 1009, has been vacant for the last two years since I did the facade. I had numerous quality tenants like Farmers Insurance, I had a major phone company, but there is no parking. Then of course what next door looks like right now. As a matter of fact, Farmers Insurance across the street is waiting to get a permit because he wants to move in because he has about seven to nine employees. So, that's the hardship, that there is no parking whatsoever. So, basically, I'm taking down square footage to increase parking.

The unique situation is that I own that building next to it, so it's not that I'm going to jump 200 feet away from the property. It will be next to it.

The other correction I want to make is it's not a two-story building, I'm taking it down, it's a one-story building. Also, there is a, I found out this morning when I talked to Derek, there is a third variance that I'm not seeking. That was a surprise to me this morning, and that variance is a two-foot variance that I

had no knowledge about until this morning. What I'm asking the Board to grant is the landscaping, the islands, and the variance on the lot and there will be five parking spaces that basically will be designated to the business owners or employees. Instead of being 24 feet, I can only do 14.

The argument there, if the Board grants that, is I've taken photos that other, especially in Downtown Arlington Heights where AT&T is, they have like 50 cars and they have a 14-foot curb. So, I'm only having five cars to go in that area. There's parking actually by the Arlington Heights Garage on, I believe it's on Highland. I went out and actually measured the curb there. There is also another property which is an apartment building on Sigwalt who also has a 14-foot curb.

But I'd like to dismiss here this two-foot variance which is a third variance that I'm not asking, I was not aware until this morning.

MR. SIAVELIS: Okay, we're going to get to that in a second. I just want you to look at the screen right there because you've opened up your presentation by identifying some corrections. I personally think that this figure is important to your petition because it shows the effect of your tear-down and what you contemplate, right, and essentially what leads to the two variances you have acknowledged. Is this figure accurate?

MR. ZIVOLI: Correct.

MR. SIAVELIS: So, you don't have any corrections to this figure?

MR. ZIVOLI: No.

MR. SIAVELIS: Okay, and it shows the three to six-foot lawn area there and the 14-foot passageway leading to five more parking spots?

MR. ZIVOLI: Correct. Correct.

MR. SIAVELIS: Right, and obviously the removal, the tear-down of that existing structure.

MR. ZIVOLI: Correct.

MR. SIAVELIS: Okay. Derek, do you want to talk about that third variance?

MR. MACH: Sure.

MR. SIAVELIS: Do you want to just, and I think it's on the second page of the packet, right, essentially?

MR. MACH: Yes.

MR. SIAVELIS: So, that variance in question specifically is a two-foot variation from Chapter 28, Section 11.2-8, for a drive aisle that is 22 feet in width where 24 feet is required. Right? That's the one you're referring to, right, Mr. Petitioner?

MR. ZIVOLI: Yes.

MR. MACH: Staff is recommending is that if the Zoning Board is supportive of the variance request, that the north-south sidewalk continue in front of those five spaces. It's a recommendation along with some other conditions, that they provide the code-required landscaping along Arlington Heights Road. Staff recommends that though the space is limited, that, you know, drought-tolerant, salt-tolerant landscape material be incorporated, as well as the existing vacant sign

base be removed from the parking lot, and that a six-foot high code-required screen be placed along the east property line adjacent to the alley which is adjacent to residential district. Again, those are recommendations if the Zoning Board is supportive of the variance request.

MR. SIAVELIS: Okay, so can you display those points real quick on this one? That's I think like page two.

MR. MACH: Sure.

MR. SIAVELIS: So, have you reviewed those four bullet points or those four numbered points?

MR. ZIVOLI: I have.

MR. SIAVELIS: Are you in agreement as to those four points?

MR. ZIVOLI: I'm in agreement with number one, the three-foot --

MR. SIAVELIS: Derek, what is the three-foot high --

MR. MACH: Code requires screening adjacent to parking lots, a three-foot high screening along a right of way, road coverage. This is a challenging situation which we recognize, but we're asking that the Petitioner, due to the limited planting space, we're asking that the Petitioner incorporate something such as ornamental grasses or perennials that would potentially withstand the salt and drought conditions.

MR. SIAVELIS: All right, so what did you decide about them?

MR. ZIVOLI: Yes. So, what Derek is saying, you know, we've been working on this site plan for the last four months with Steve. I originally had a different site plan, and then I accommodated it, and I understand that. So, when I did the facade at 1005-1015, that is the property 1005 next to the 1019, and then north of that is Kinder Care. The grass is more forgiving because when cars from 1005-1015 back into it, there's no room there. They go on the grass and it's more forgiving. If you have the screening, it's just going to ruin it especially with the snowplow and all that. After three months, it's going to be gone, it's going to be a mess in the parking lot.

As a matter of fact, the Design Commission two years ago agreed with me not to do anything and to leave the grass the way it is right now. I think what Derek misunderstood that I had the conversation this morning, that originally from the site plan here, I never asked for the screening on the additional property, the 1005-1015. That's something that he added on that again there's going to be issues with the cars backing into it, especially the snowplow. Anybody else south of me or north of me, they have grass.

CHAIRMAN DIVITO: But the property directly to the south has, it looks like a series of hostas planted in that grass area.

MR. ZIVOLI: My neighbor is here. So, the property at 1019-1023, he's got the grass, it's easy to keep up. Next to it, it originally was sod and they changed it to that, some type of plants. Then south of that, it's a mixture.

I think, too, because of the parking there, when cars parked into that, the grass I think is crisper and cleaner, versus just to have plain black dirt. But again, it's not a huge objection on that one. It was a surprise to me, especially 1005-1015. We have two beautiful trees right now, we have sod, I fertilize it, I take

care of it.

MR. SIAVELIS: What about, sorry, so you have some opposition to point number one. What about points two through four?

MR. ZIVOLI: All right. Number two, the existing vacant, that's not a problem. The six-foot high screen in the alley, that's not a problem. So, four, that is a problem because when I talked to Steve for the last four months on the site plan, basically this got pushed over. You can see the sidewalk on the site plan is pushed over. The reason is Steve wanted it per code 42 feet, so I'm obeying that 42-foot code. But adding the sidewalk there, I'm not asking for a variance, I'm not asking for a change. Their cars are going to be a little bit more difficult to get in and get out because of what Derek is asking, to give up two more feet to add a sidewalk.

MR. SIAVELIS: Let's just get a clarification. What exactly does number four require, condition four?

MR. MACH: It will reduce this drive aisle where 24 feet is required by code down to 22, and recommending that a, there is a continuing sidewalk in front of the whole center currently and this proposed modification will provide a break. But Staff is recommending that the sidewalk continue to the north.

MR. SIAVELIS: Okay, so I apologize. That lawn area there, if condition four is implemented, that lawn area there is essentially going to be pushed east, right? Is that what you're saying? I know it's four cars, those four spots will be pushed east as well, right?

MR. MACH: Just the sidewalk will be pushed to the east in this area so that it will continue in front of the entire center with the exception of the 14-foot drive aisle.

MR. SIAVELIS: Otherwise people are going to have to what, step down off the sidewalk into that little parking lot area there to the east of the lawn area?

MR. MACH: Or cut through the parking lot, yes.

CHAIRMAN DIVITO: Currently though, if you look at the photos of the properties, the newly refinished structure is a little bit sunken back than --

MR. ZIVOLI: About two feet. It will match.

CHAIRMAN DIVITO: Yes.

MR. ZIVOLI: You're going to have a problem.

CHAIRMAN DIVITO: Right. So, if you look at the current sidewalk to the north and the south, they don't align currently.

MR. ZIVOLI: Because the 1005-1015 building, the facade, the new facade is set back about two feet.

CHAIRMAN DIVITO: Right.

MR. SIAVELIS: So, the inside edge of that sidewalk is farther east of the inside edge of the sidewalk at 1025, right?

MR. ZIVOLI: Correct.

MR. SELBKA: Derek, what is the Village's reasoning for having the sidewalk extend?

MR. MACH: Currently, there is sidewalk pedestrian access along that entire center, and again it's just a recommendation.

MR. SELBKA: Is it aesthetic or is there a safety reason for it? Or is it just, does it just make sense from --

MR. MACH: Both.

CHAIRMAN DIVITO: There is an existing sidewalk on Arlington Heights Road at the front of the property all the way through.

MR. ZIVOLI: Yes, correct.

CHAIRMAN DIVITO: So, this is a secondary one that is more along the structures.

MR. ZIVOLI: Correct.

MR. SIABELIS: That's what I thought, right. So, would you be willing to have maybe a smaller modified sidewalk there than what the, trying to get closer to what the Village is suggesting as far as that?

MR. ZIVOLI: From this morning, I'm not quite sure of the understanding. So, would it be two feet additional to the lawn area? I'm not even sure what they want. Is it two feet or three feet?

MR. MACH: Well, the lawn area would have to be reduced to, an additional two feet would give you five-and-a-half feet which would allow for a five-and-a-half-foot sidewalk.

MR. ZIVOLI: I don't understand. So, you want to add five feet of sidewalk, correct? Then where is the lawn area going to go, more west?

MR. MACH: Yes.

MR. ZIVOLI: Then you've got problems right now with the --

MR. SIABELIS: Wait, wait, hold on. I mean you asked the question, let him answer it.

MR. MACH: Yes, incorporating both the landscaping and the sidewalk is going to be challenging and I don't, I realize that it's not going to be feasible in that space, but incorporating a sidewalk maybe in the space allowing landscaping, but again it's going to ---

MR. SELBKA: So, are you suggesting taking out the lawn area and the shrubs, and substituting it with a sidewalk? Is that it?

MR. MACH: Yes, I think that's --

MR. SELBKA: That's what you're thinking about? Okay.

MR. MACH: Probably realistic. If there is a way to incorporate landscaping, but I don't think five-and-a-half feet is going to allow for that.

MR. SELBKA: So, basically that shrub and lawn area, you think that should be pulled out and a sidewalk should be substituted in?

MR. MACH: Yes.

CHAIRMAN DIVITO: All right. I was just handed another series of photos from the Petitioner. Can you just annotate what they are?

MR. ZIVOLI: So, you can see right now, currently, where the concrete blocks and where people park currently right now.

MR. SELBKA: Are these the same as the --

MR. ZIVOLI: Yes, but here it tells you, so there's parallel parking there where that sign is going to come down, the pole. You're pushing that away towards west, it becomes a one-way street. Right now it's two cars plus the

neighbor parking right there, they do parallel parking. If you push five feet going west towards Arlington Heights Road, it becomes a one-way.

MR. SIAVELIS: I think what Derek is saying is to try and accommodate the sidewalk to the extent possible by thinning out or losing the width of the lawn area, or that area there or removing the lawn area.

MR. ZIVOLI: I'm not willing to remove it because I like to see the grass area. I like to see the separation of the parking. So, here, let's take in consideration, it's three-and-a-half feet, six inches each side for the curb, it leaves two-and-a-half feet of grass area or shrubs that I want to put. I mean we're talking about, here the other variance is to do landscaping, I'm willing to do the six feet screen in the alley, also we have grass in front by Arlington Heights Road. I told my architect to add that, it kind of gives more of a curb appeal rather than have asphalt and sidewalk. Here, I'm dividing the parking and I'm adding more landscaping that the Village on the other side is requiring.

MR. SIAVELIS: I hear you, I understand what you're saying.

MR. ZIVOLI: I'm confused. Then again, Derek, it's just a recommendation, I don't think --

MR. SIAVELIS: Make no mistake, the recommendations that come from the Village, just like when we get them from Engineering or Design, we're giving a fair amount of weight and strong consideration to them.

MR. ZIVOLI: But why did I have to find out this morning?

MR. SIAVELIS: I don't know. You're given plenty of chance to adjust, right? You're willing to accept two, you're balking at two of the others, right, and one acceptance on the sign. Let's be honest, that sign is rickety and terrible.

MR. ZIVOLI: I was willing for today to make you guys happy. It would be my pleasure to remove that sign.

MR. SIAVELIS: That's mighty kind of you.

MR. SELBKA: Well, you said you got these today? I mean we got these --

MR. ZIVOLI: Well, it was mailed to me on Wednesday. Then Derek, was off Thursday and Friday. So, then I had a chance to talk to Derek this morning about this third variance that I'm not asking. Knowing what I'm --

MR. SIAVELIS: I'm sorry, go ahead.

MR. ZIVOLI: No.

MR. SIAVELIS: This third variance, a two-foot variation from Chapter 28 for a drive aisle that's 22 feet, Derek, that's impacted then, show us with the crosshairs on your mouse, where exactly is that? Because that's a little bit --

MR. MACH: Basically, it would be two feet right here.

MR. SIAVELIS: A rectangular two feet there?

MR. MACH: Yes, and it would have to incorporate this lawn area in order to incorporate a sidewalk to the north.

MR. SIAVELIS: Oh, I see. So, condition four prompts variance three.

MR. MACH: Correct.

MR. SIAVELIS: Okay.

MR. MACH: Because it would be reducing this --

MR. SIAVELIS: Right, right. If you're going to maintain that lawn area and add the sidewalk that's proposed, then that necessitates the third variance.

MR. MACH: Right.

CHAIRMAN DIVITO: Is the sidewalk a suggestion or a requirement?

MR. MACH: Just a recommendation.

MR. DRAKE: But you said that the sidewalk was for safety as well as aesthetics? Did I hear you say safety was one of the logic reasons?

MR. MACH: Yes. Currently, the center functions, I mean there is a sidewalk in front of the entire north-south strip. This would be a break.

MR. ZIVOLI: Well, I mean okay. I have something that I want to give you. You're talking about, you have it there, you're talking about safety. Look at the concrete blocks that exist this way now in front of all these shopping centers. You're talking about safety, that's really hazardous. You have away from the sidewalk these concrete parking stops. I mean --

MR. SIAVELIS: Yes, I think we all recognize the shortcomings in the property and I think you did a really good job covering that.

MR. ZIVOLI: Thank you very much, I appreciate that.

MR. SIAVELIS: I think it looks a lot better. We're trying to work with you here for a solution here.

MR. ZIVOLI: I appreciate that.

MR. SIAVELIS: Recognizing that this, you know, this is your property right here. If you stand firm on your resistance to the recommendation, your opposition to the recommendation, that's something we need to take into consideration. Derek has explained there is a safety issue, if you want to walk yourself closer to a potential safety issue, you as the owner with a potential liability, that's on you assuming we vote to give you the variance you want. Okay? Maybe at this point in time we ask for comments from the audience gallery and see if there's any comments here unless you have other comments related to the showings.

MR. ZIVOLI: No, basically, that's the only, like I said that's the only thing about that sidewalk. It never came up with --

MR. SIAVELIS: Right, we got that point. We got that point. Let's hear what the audience might have to say, then you'll have a chance when we ask you follow-up questions.

Okay, anybody from the audience? There's got to be somebody from the audience. Come on up. He timed out, huh? Have you signed in?

MS. KAPADIA: Yes, I have.

MR. SIAVELIS: Can you identify yourself on the record?

MS. KAPADIA: Yes. I'm Niyanta Kapadia, and we own the property right next to the property.

MR. SIAVELIS: I've got to swear you in, I apologize. It's almost 9:00 o'clock, I'm losing my train of thought here.

MS. KAPADIA: That's fine.

MR. SIAVELIS: Raise your right hand please.

(Witness sworn.)

MR. SIAVELIS: Okay, proceed.

MS. KAPADIA: Yes, I do support, in favor of adding more parking spaces. I do like the idea, as long as public cross access that's currently in our strip center continues to be maintained. You know, currently, there is informal sharing of all the parking spaces from one end of the plaza to the other end, and I'm hoping that that also continues, because Mr. Zivoli indicated that once he creates this parking, he might make it just private for himself.

My main concern is the property that he has acquired that he would like to demolish, originally it was a 6,000 square-foot building, ours is 4,000 square-foot and his is 2,000 square-foot. I don't know, many years ago they got separated, so you know, it got sold to different owners and now he acquired that. So, once he demolishes it, we're concerned about, you know, is our property going to be damaged in any way? How is that going to impact the look of our building? What will happen to our side of the wall? Because now all of a sudden it will be sort of an incomplete building and the wall will be exposed to outdoor elements.

So, if he gets granted this permission to do the parking lot which I do support, you know, my request is that Mr. Joe Zivoli also be responsible to provide and construct a well-insulated, a finished brick wall, an exterior wall to protect and match our building.

MR. SIAVELIS: Okay, so that's well beyond the scope of this Board's purview, right, what we're responsible for doing. So, we can attach certain conditions but they've got to be really zoning specific like you saw the four conditions that Derek identified and some of the conditions we considered on the prior petitions. Requiring him to erect a wall of brick that matches your structure, we're not going to entertain that, we can't do that, okay.

Just to clarify, are you the owner of the property at 1025?

MS. KAPADIA: Right. 1025-1035, and if you, even the property taxes, if you notice, they recognize it as one full 6,000 square-foot property even currently. I'm paying 66.6 percent of 6,000 square-foot of tax. So, even that is recognizing it as one big building. So, now one portion of that building is going to be demolished, so you know, the other side of the building is going to look incomplete. So, that's why we're concerned about that wall.

CHAIRMAN DIVITO: So, in the packet, there was a note from Building and Life Safety Department talking about a Cook County commercial demolition permit is required. Adjacent property shall be protected from damage during demolition, so there are other groups --

MR. SIAVELIS: Safeguards?

CHAIRMAN DIVITO: Or safeguards that they would need to appear in front of in order to go through that demolition process. So, outside of our jurisdiction but someone else would be able to talk to you about the safeguards that you're requesting.

MS. KAPADIA: Okay.

MR. SIAVELIS: Is there something she can address with Engineering

as well? Is that a concern she can actually make sure that that's addressed? Or is that beyond Engineering's purview?

MR. MACH: Yes, that would be beyond Engineering's purview. The Petitioner will have to submit for a building permit and comply.

MR. SIAVELIS: Right, with the requirements for a tear-down.

MR. MACH: Right.

MR. SIAVELIS: Do you have any other comments?

MS. KAPADIA: No.

MR. SIAVELIS: Okay, thank you very much.

MS. KAPADIA: All right. Okay, sure, thank you.

MR. SIAVELIS: Anybody else?

MR. PSIHOGIOS: Hi, I'm Pete Psihogios. I own the Scooby's down the street.

MR. SIAVELIS: I'm sorry, have you signed in?

MR. PSIHOGIOS: Not this one, that one. Sorry.

MR. SIAVELIS: That's all right.

MR. PSIHOGIOS: Okay.

MR. SIAVELIS: Identify yourself on the record one more time.

MR. PSIHOGIOS: Pete Psihogios.

MR. SIAVELIS: Okay, right hand, thank you.

(Witness sworn.)

MR. SIAVELIS: Please proceed.

MR. PSIHOGIOS: I own Scooby's for the past nine years and we always have parking issues as it is. The more people coming in, the more it gets hazardous then. I've been fighting to keep my two or three spots I have in front of my store, you know, it's hard when you have so many restaurants, they sit down, they stay a while, come and go. But you can't mark down, you know, say Scooby's parking only or this parking only, you can't even put any other signs out there because there's one free parking for everybody. Like he said, he was saying putting on a tenant with nine people, that's nine parking spots. Say he just had customers, that's another four or five spots. I don't see these people have enough parking just for that. I think if they move towards this way to take more parking, you know, that really doesn't belong to him, but we share. So, if he wants to put a sign up there parking just for him, I don't believe that should be right.

MR. SIAVELIS: Like restricted parking you're saying?

MR. PSIHOGIOS: Right. You know, obviously years ago they took half of our parking by the Village and we're grandfathered in. For what we have, we can't put any more seats now in the restaurant. We can't do anything else, you know, make anything better. I know he built a nice little shopping center, it looks very nice, beautiful for the neighborhood. But like I said, you've got a tenant for nine people, for nine employees, that's nine parking spots and that's exactly what he's got right there. Where are the customers going to park at? That's what I want to say.

MR. SIAVELIS: So, Derek, can Petitioner restrict access to the parking there if the variance goes through and those nine, any of those nine spots

be restricted as far as parking is concerned?

MR. MACH: There is nothing in the zoning code --

MR. SIAVELIS: To prevent that?

MR. MACH: Right.

MR. SIAVELIS: Okay, so that's something we're going to have to ask the Petitioner when he steps back up, what the intentions are for those back five and the front four.

MR. PSIHOGIOS: Right. Like I said, he plans to use those just for that situation, he takes all those spots up for one store, but he's got these employees park there, but their customers, where are they going to park?

MR. SIAVELIS: Where do your employees currently park?

MR. PSIHOGIOS: Me? I park, my employee? My daughter and my son work for me. They park in the back, one in the street. Like I said, we've got three spots, the rest, the front of our store, well, 1039 is three stores with nine parking spots. We get a lot of people from the south of us parking lot on this property and people from the north coming this way. Well, not right now but we used to when the whole mall was, right now there is vacancy on my left and vacancy on my right so there's plenty of parking now. But once all these stores are filled up, that's my issue.

MR. SELBKA: Well, would granting this variance and putting more parking spaces in the lot change your problem in any way? So, it sounds like you've got a problem with parking.

MR. PSIHOGIOS: Right, it's always been a problem since, like I say, they took half of the parking lot when they made the street wider. They said to do the same thing we were doing just with less parking.

MR. SELBKA: Right. But if we add these nine, if Mr. Zivoli adds these nine spots, how does that change your dilemma in any way?

MR. PSIHOGIOS: Well, he's going to have more customers, he's got nine employees out there, he's going to have nine more customers coming in, he's taking nine more spots. That's 18 spots now. How many spots does he have all together?

MR. SELBKA: He'd have nine more customers?

MR. PSIHOGIOS: I'm saying if every employee has got a customer coming in to do business, buy insurance or whatever they do, you know, you've got nine employees selling insurance, you've got nine people coming in, why would he just say five? That's 14 spots right there just for that one store.

MR. SELBKA: Isn't the insurance place already there now?

MR. PSIHOGIOS: No.

MR. SELBKA: No, okay.

MR. PSIHOGIOS: Actually, I wanted, north of me is not occupied. I was thinking of taking it over and put an ice cream shop next to it, then they told me I can't connect the two buildings together, I'd just open up a hole so at least they can use the washroom in my place. They told me I can't do that, you know, because there's not enough parking for some reason. But if you go there at nighttime, I've got nine spots and, you know, there's plenty of room. There's only a dog groomer

next to me and he leaves at 4:00 o'clock. The parking lot is open, and when she's busy, she's got a restaurant, too, her customers come and park in there, that's no problem. The pizza place in there south of me, they get packed and where are they going to park? They're going to park in front of me, too. Like I said, nice spots for myself, I'm there by myself at nighttime. They won't give me a permit to --

MR. SIAVELIS: Again, that's a different concern.

MR. PSIHOGIOS: I know, I understand. I'm just talking about the parking issue, there's a big problem with our parking issues.

MR. SIAVELIS: Right, and your current situation isn't good and you're concerned about whether that's going to create even more problems or more issues.

MR. PSIHOGIOS: Right. I'm planning to come in front of the Board to try to get that permission to get that store next to me to expand a little bit for an ice cream station in there. But like I said, the place is packed and apparently I can't do it.

CHAIRMAN DIVITO: Conversely, if he didn't demolish the building and added two more tenants there without improving the parking situation at all, we would just extrapolate, are you even --

MR. PSIHOGIOS: Well, like I said, he'd get five more parking spots out of it, I don't know. He could knock down a 2,000 square-foot building and put five cars in there.

MR. SIAVELIS: Right, but that's the owner's prerogative.

MR. PSIHOGIOS: Right. Right.

MR. SIAVELIS: That's his prerogative.

MR. PSIHOGIOS: I know, but I'm saying if you get bigger tenants, bigger tenant means more business, more people parking, where are they going to park? They can't park north of there, they're going to park south.

MR. SIAVELIS: Aren't they going to walk like 25 yards south to get lunch at your place?

MR. PSIHOGIOS: Well, I'm hoping they do. I get a lot of people from the children's place next door, Kinder Care. They come walking by for lunch all the time, you know. Like I said, so I need a sidewalk there to make sure everybody can get through. Well, think about it, that's all I got to say. Parking is a scary problem over there right now. Thank you.

MR. SIAVELIS: All right, understood. Thank you. Anybody else? Nobody else? All right, let's have the Petitioners up just real quick. I want to ask a question or two based on what we heard and then the Board members --

MR. ZIVOLI: May I say something to my Scooby neighbor?

MR. SIAVELIS: Yes, you may directly address him. Yes.

MR. ZIVOLI: Great food. So, what I'm doing is reducing square footage so we don't want to have that problem, because if I leave it the way it is, I already have 2,000 square feet vacant for the last two years because of no parking. If I leave the building the way it is, there is another 2,000 square feet. It means, what the gentleman said, there will be 4,000 square feet that will be bringing more parking. No one is going to have parking in that area, so it's going to create more of

an issue.

But the question is I'm reducing square footage to have more parking and quality tenants. Right now, a lot of these stores are empty because you cannot rent them to tenants. Business owners, what we call self-users, you want a building, you have a business, yes. But if you're going to bring a quality tenant to this shopping center, it's not going to happen.

MR. SIAVELIS: What about the concern of limiting access to the five spots, the bullpen area in there? Are you going to, do you contemplate limiting access there? Or will those five spots be open for everyone, anybody who visits a storefront in that strip mall?

MR. ZIVOLI: Well, here is the thing. I have 2,000 square feet vacant right now. The 1015, it's vacant. If I have business owners, they need five or six, where are they going to park? Next to Scooby Dooby 200 feet away? That's the parking they're going to use, whether if it's tenants --

MR. SIAVELIS: Okay, so that's not my question. I said are you going to restrict access? Are you going to limit access? Are you going to preclude the public from parking in those five spots that are in the bullpen area there?

MR. ZIVOLI: So, to answer that question, as Derek said, there is no ordinance that prohibits me from doing that. Me spending \$300,000, I think I have the right to choose, and to answer your question, I'm not going to answer that right now. But the zoning does not prevent if I do parking inside.

MR. SIAVELIS: That's a very political answer to my question. So, I'll back up and restate it again, and give me a yes-no answer to the question. At this point in time, do you anticipate restricting access to those five spots that are in the parking bull pen?

MR. ZIVOLI: I do not.

MR. SIAVELIS: What would lead you to contemplate restricting access to those five spots?

MR. ZIVOLI: The 2,000 square feet vacant as it's been in the last two years at 1015, because there is no parking in the front right now. There is a handicap and the Kitchen Prestige uses all the front parking at 1015. So, once somebody comes in at 1015, they're going to use the five parking spaces plus the four in front of it.

MR. SIAVELIS: For their employees you think?

MR. ZIVOLI: For their clients.

MR. SIAVELIS: Can somebody visiting Scooby's park in that parking space that you contemplate?

MR. ZIVOLI: So, somebody from Scooby, as a matter of fact I see it all the time with the trucks, the landscaper, they do come and park parallel in front of this 1019 and 1023, they do. Where the pole is that's going to come down this week, that's where they park. I don't have an objection to that.

MR. SIAVELIS: So, if Derek wanted to go to Scooby's for a hotdog for lunch and drive down the street, can he park in the bull pen there?

MR. ZIVOLI: I'm not going to be a guard. Again, you want me to commit today?

MR. SIAVELIS: Well, I'm trying to understand your intentions because the other tenants around you have raised concerns, right, and what you're asking for is not conventional, right? Okay, so we're trying to understand what your intentions are and the Village is raising conditions or recommendations, right, so this is a little bit ambiguous here as to how to proceed, okay? So, we're trying to get an understanding on that.

MR. ZIVOLI: The parking will be available to the tenants that I have and to --

MR. SIAVELIS: The general public?

MR. ZIVOLI: Yes. I do have a little bit of hard time on this because I'm providing parking to my tenants, to my shopping center. Why do I have to be, there is no easement on that property. Why should I feel obligated to, if somebody parks, that's fine, I don't have an issue with that. But if you're going to make one of the conditions to approve that everybody parks in there, then let the project, then let it stay the way it is for many years to come.

MR. SIAVELIS: So, at present I'm not contemplating adding that as a condition. I'm trying to get a better understanding of what restrictions you may or may not impose on that space in light of the comments from the audience.

MR. ZIVOLI: At the present time, there is no conditions.

MR. SIAVELIS: As you sat here, did you reconsider your position as to the four recommendations? I think before you sat down, you provided your opening positions, you agreed to condition two and three. You were opposed generally to conditions --

MR. ZIVOLI: I'm okay with the condition one, you know, if you require screening in the front, that's okay. I could change that. I would prefer that's only at 1019-1023, to put the screening there, but not the 1005 and 1015. That, I'm okay because the Chipotle, she changed the grass to the screening, so I could change that, too, and it will look uniform. But the --

AUDIENCE MEMBER: Hostas, beautiful hostas.

MR. ZIVOLI: I prefer sod because of the cars, it's cleaner. But 1005-1015, that's a totally separate property, and then my argument is Kinder Care has got grass and tree.

MR. SIAVELIS: I understand that part of it.

MR. ZIVOLI: But number four, I don't agree. I think it will give more of a curb appeal the way it is right now. With a sidewalk, you've got to worry about snow, people, it just makes no sense. If you want to push this west, then they're going to have issues, when Scooby Dooby has got a truck coming through this parking lot, there's no room. It's only one way because the truck is much bigger. If you want to push that landscaping area towards the west, I'm sorry, gentlemen, it makes no sense.

CHAIRMAN DIVITO: So, Derek, with this, can he do something with painting so it's not a formal concrete walk but more of just a --

MR. SIAVELIS: Like striping?

CHAIRMAN DIVITO: Yes, striping, like a dedicated walking zone, so that way it brings attention to cars for safety concerns. It gives people walking

actually a little guided path.

MR. MACH: Yes, it's just a recommendation.

MR. ZIVOLI: I don't think Derek is really set up on, and he can speak for himself about this, it's just a suggestion to you out there. He's not arguing, I am. So, gentlemen, please, I'm putting, here, I know there's other people here. I'm changing the curb appeal, the corridor on Arlington Heights and Central. They could complain all they want, I'm the real deal, putting \$500,000 on this property. I don't see anybody else doing anything about it.

MR. SIAVELIS: Okay, I've got to add, you know, I like the Don King approach there, but it's getting late though so let's try and cut that out.

MR. ZIVOLI: I know.

MR. SIAVELIS: I mean I appreciate the fact that you've now acknowledged you're willing to accept three of the four recommendations for the vote, so I appreciate you moving on that extra one, okay. That's the good faith showing there. So, I think it would be good to hear from the Board, the other members of the Board because I think it was either put up or shut up time for a vote on this.

CHAIRMAN DIVITO: So, are we closing it down to Board discussion?

MR. SIAVELIS: Yes. I think we should close it down to Board discussion.

CHAIRMAN DIVITO: All right. You guys can take a seat. Thank you.

All right, so I'll lead just because I live very near this property. What he did do to the north, I mean it drastically improved the property itself. So, taking that down, I just see a loss of revenue opportunity potentially but not a lot of rentable space, providing a little bit more relief if it does stay unrestricted parking for all of the neighbors because we are the village of good neighbors, right? So, I'm actually okay with the request as it stands.

The one thing with this walkway is there are so many different examples I could probably cite around the Village of where it's just a paved path. You know, he is adding greenery to it and we just went through an argument of pervious surface and whatnot. So, the fact that there is some beautification happening with green scape, I'd be more in favor to keeping the green scape and not moving things around them. So, those are my thoughts.

MR. SIAVELIS: So, you do support it with the three conditions one, two, three, or the recommendations, I'm sorry?

CHAIRMAN DIVITO: Yes. I'm leaning towards supporting with those top three recommendations.

MR. SELBKA: I am also leaning towards supporting it with the three recommendations. I think it is his property and if he wants to restrict parking, I think he should be able to do that. I don't think it would make the parking situation worse on any of the other lots. The only thing would be I think that if there is a safety issue, then that landscaping should probably be replaced with a sidewalk as opposed to having landscaping. So, I would actually change four to replace the landscaping with the sidewalk but I remain open to persuasion from the other Board

members. I don't think that's a --

MR. SIAVELIS: Deal breaker?

MR. SELBKA: A deal breaker for me.

MR. SIAVELIS: So, my view on that, I'm thinking something similar on that. But quite frankly, the owner will bear responsibility and liability for that. So, ultimately, he makes the call on that, right? One person with injury lawsuit, one slip and fall, and the winter has a way of motivating people and property owners to do interesting things to abate and reduce risk and liability. If he wants to fly that way in face of the Village recommendation, that's on him. So, if he's not willing to accept condition four, that's not a deal breaker for me as far as the petition is concerned.

Parking issue in the bull pen there, I think we all understand now where the owner's sentiment and feeling is. That is his property, it is his capital at risk, and there is no ordinance that we've been made aware that he's in, you know, violation of if he restricts access to it. I understand, fully understand his plight about or position about attracting high quality tenants. Let's be honest, strip malls have a hard time attracting and maintaining tenants, and I think the needle tips in the Petitioner's favor in that regard.

MR. SCHWINGBECK: I would agree.

MR. DRAKE: I would agree. I'm in favor, same thing, three of the four. I'm glad to see what you've done there. I also live nearby, I think it's a great improvement. I thought you would come around on number four, I wish you had because for me, like with some of the other folks, safety is important. But I think it's a good project moving forward on it.

MR. JAFFE: Nothing further to add.

MR. PSIHOGIOS: Quick question.

MR. SIAVELIS: We're closed right now though, so this is Board discussion only. The public can't weigh in at this segment, unfortunately. Anybody else?

MR. SELBKA: I just move to approve with the three conditions, one, two and three.

MR. DRAKE: I second that.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. So, conditions one through three.

MR. ZIVOLI: Okay. Thank you.

(Whereupon, the above-mentioned petition was
adjourned at 9:20 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS July 10, 2017

PETITIONER: 1019-1023 S. Arlington Heights Road
ADDRESS OF PROPERTY: 1019-1023 S. Arlington Heights Road
VARIATION: 11.2-8, 6.15-1.2b

A 10.0 foot variation for a drive aisle that is 14.0 feet in width where 24 feet is required; and a variance for no landscape islands at the end of each parking row where landscape islands are required.

The petitioner explained that they are proposing to demolish the existing building at 1019-1023 S. Arlington Heights Road in order to create five additional parking spaces. The existing parking lot has 16 parking stalls. Per Chapter 28, the parking required for the center is 21 spaces and which does not include the building that the petitioner is proposing to demolish.

The proposed parking area does not include the code required landscape islands at the ends of the parking row and does not meet the minimum drive aisle width. The petitioner has explored a few different parking layouts one of which was blocking the main north/south drive aisle which would impact access from Arlington Heights Road. The petitioner explained that they worked with staff in an effort to maintain access on the main north/south drive aisle and as a result, the proposed option was developed with the five parking spaces along the east property line and the four spaces adjacent to the main drive aisle. The petitioner testified that they will provide the three foot high code required landscaping along Arlington Heights Road. The petitioner also testified that they will provide a six foot high screen along the east property line and remove vacant sign base and pole.

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. Drake. Thereafter, the Board voted 6-0 to approve the variance request.

- The three foot high code required screen be provided in front of 1005-1023 S. Arlington Heights Road.
- The existing vacant sign base and pole located along Arlington Heights Road within the parking area be removed.
- That a six foot high screen is installed and maintained along the east property line adjacent to the residential district.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.

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

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

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



Item: 321 W. Euclid Ave. - 7/10/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
321 W. Euclid Ave. - Minutes 7/10/17	Minutes
321 W. Euclid Ave. - Findings 7/10/17	Minutes

ZONING BOARD

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

RE: 321 WEST EUCLID AVENUE - ZBA #17-031

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 10th day of July, 2017 at the hour of
9:20 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

MR. SIAVELIS: Okay, who's got this one?

MR. SELBKA: I believe I do, yes. Okay, this one is 321 Euclid Avenue. Good evening. Have you signed in?

MR. EITZ: Yes, I have.

MRS. EITZ: Yes, we have.

MR. SELBKA: Have you been sworn in?

MR. EITZ: No.

MR. SELBKA: Could you raise your right hand?

(Witnesses sworn.)

MR. SELBKA: All right. Why don't you tell us about your proposed variance and hit the three standards for granting the variance please?

MRS. EITZ: Okay. We would like to clarify reasons for requesting a variance for the rear patio at our home, 321 West Euclid. The area in question was already an existing patio when we purchased the property in 2007. Upon inspection, there was no information suggesting that the back paved area of the lot was not in compliance with the Village zoning and our children's play equipment. The play equipment on the patio was not safe for our kids at the time, so we elected to retain the area for our family enjoyment. So, we removed the concrete slab at the far southwest corner, where the corners meet with our property and 402 West Fremont residence at the corner. We added a plum tree, added privacy trees as a barrier on the southern and western property lines. We removed the old rusted play yard and laid flagstone pavers and placed the cinder stones and mulch. There is just a brief Exhibit 1 of what we did.

MR. SELBKA: It's included in the packet.

MRS. EITZ: So, we applied for a permit and the Engineering Department reviewed and subsequently approved the permit after our project was already completed. At that time, once again there was no mention of a zoning problem for a second patio.

So, in response to the three points, the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by regulations in that zone. Therefore, we are requesting the following variations:

- 1.4 variation from Chapter 28, Section 6.5-2, to allow a patio with a rear yard setback of 3.5 feet from the south property line where a minimum of five feet is required. Esther Dabert who is on the rear south property line agreed to sign that she was in favor of the Petitioner's request for a variation on the south property line.
- Three-foot variation from Chapter 28, Section 6.5-2, to allow a yard setback of zero feet from the west property line where a minimum of three feet is required. Diane Engel who lives to the west of us signed that she was in favor of our request for a variation.

Adjustments have been made to be in compliance with the code as well that allows patios to be located away from the principal structure with a minimum of five feet from the rear southwest corner property line, which connects with 402 West Fremont in the corner.

So, with that being said, the following unique circumstances-- the patio was built where an adjacent and preexisting patio/play yard was located when we bought it. A patio/play yard was in place when my spouse and I purchased the home on Euclid, the place that was in deteriorating condition and posed a danger to our children and needed to be removed. The particular location of our home with direct access to Euclid Avenue, we have three kids, eight, seven and three, is not an ideal situation for having kids. So, we live on Euclid, this is set in the very back of our home, so this was a way for us to get our kids away from Euclid Avenue. So, that became a concern for our safety with the kids to not be by the street. We opted to upgrade to cinder paver patio in the rear of our house so that the family, especially the children, could be as far away from the driveway in Euclid for safety purposes.

How it will not alter the essential character of the locality, a fence encloses the patio and yard where there was a preexisting patio in that location. We added privacy trees and plan to add more in respect to the neighbor in 402 West Fremont whose property line connects with our property line at the southwest corner of our lot, 321 West Euclid.

MR. SELBKA: Have you, so you've spoken to your neighbors. Have you spoken to the Paizano family?

MR. EITZ: We have. We've spoken when we were actually breaking that slab that was in their corner, because it goes right through their corner adjacent to our corner at the southwest corner, and told them what we were doing. He commented that he was happy that there was going to be a tree in that corner for some privacy rather than a slab of, you know, a big cement slab.

MRS. EITZ: Cement slab.

MR. EITZ: You know, we did read his letter that he posted. The only communication we've had with him other than that was that at one point he asked us to stop having a fire because the smoke was bothering him in his backyard. At that point, I said we're going to continue to have some fires, we can communicate and say, hey, you know, we plan on doing this maybe six times a year and that was really the extent of the communication at that point.

MR. SELBKA: Now, did the previous patio, the preexisting patio that you replaced, did that step, was that right up against the property line?

MR. EITZ: The slab, yes. A portion of the, there's really almost three things. It was this cinder here which you can see there in that area, so that's like cinder pavers, and then cinder, and then there's a big slab of concrete here which I actually had a jackhammer, you know, break up. That was right into the corner of --

MR. SCHWINGBECK: You said there was a swing set back there.

MRS. EITZ: Yes.

MR. SCHWINGBECK: What was under the swing set?

MR. EITZ: It was, so on pavers, these cinder pavers right about here and some cinder, like cinder, just crushed cinder, and then the square cement block.

MR. SCHWINGBECK: Okay, because I got the impression that you were talking about there was a concrete slab under the entire thing where

somebody had a patio back there.

MR. EITZ: Yes, no, this was the patio portion here, these are cinder pavers. So, these are actually extended into this area here. We kept this.

MR. SCHWINGBECK: So, the fire pit area was not a patio at the time, correct?

MR. EITZ: A small portion was cinder, so it's cinder pavers here and then some cinder here where the small swing set was, but there was mulch thrown on top of the cinder, and then it was a big cement block kind of, we didn't quite know what it was there for but it was there and we just jackhammered it up.

MR. SCHWINGBECK: So, there was a swing set over?

MRS. EITZ: On top of.

MR. SCHWINGBECK: On top of a concrete slab?

MR. EITZ: It's cinder.

MRS. EITZ: It was the cinder.

MR. SCHWINGBECK: Okay, all right. Now, the Engineering Department noted that you did not receive a final inspection. What happened there? You received a permit to build and then what was the issue with the final inspection?

MR. EITZ: We thought, it was Art Wyrotte, we just thought he was part of the --

MR. MACH: Say that again?

MR. EITZ: Art Wyrotte, he signed off on it.

MR. MACH: Okay, yes.

MR. EITZ: We had the impression that that was the final.

MR. MACH: Correct.

MR. EITZ: I have that here.

MR. MACH: Mr. Wyrotte approved the permit with the Department of Engineering. As you know, a final inspection is required per Engineering's comments.

MR. SELBKA: Well, why don't we open it up to the audience? Is there anyone out in the public right now who would like to comment on this proposed variance? Yes, you can step up. Could I have your name please, sir?

MR. MADDEN: Sure, it's Jeff Madden.

MR. SELBKA: Have you signed in? Okay, would you raise your right hand?

(Witness sworn.)

MR. SELBKA: Okay, go ahead.

MR. MADDEN: I live at 317 West Euclid, I live next door directly to the east of the house. I'd only comment that our backyard deck that my wife and I are on often is in full view of the patio and we haven't had any negative effect from the patio in terms of, speaking specifically to, because I received the response of the neighbor from behind. I haven't had any of those problems in terms of diminishing the enjoyment of our yard or any kind of feeling that there is a decrease in property value or anything like that.

MR. SIAVELIS: What's your address again, sir?

MR. MADDEN: I'm sorry?

MR. SIAVELIS: What is your address again?

MR. MADDEN: 317 West Euclid. So, I guess that's my main comment in response to the other neighbor's remarks. We haven't shared any of those reactions to it in any way. I actually think it looks quite nice and I think it actually is something that, I think when we were moving in it was one of the first things I noticed as being a nice patio. So, I don't feel like it was a negative in terms of my perception of the property value.

MR. SELBKA: Does anyone else want to speak on this matter? Could I have your name please?

MS. CHIANELLI: Sure, Erica Chianelli. I'm at 311 West Euclid.

MR. SELBKA: Would you raise your right hand?

(Witness sworn.)

MS. CHIANELLI: So, I, too, read the opposition letter that they submitted and, just like Jeff said, don't feel any of those effects. We are a few houses down but I have been part of some of those gatherings they are referring to. Definitely like you were saying before, this is a village of neighbors. Their patio brings people together. If their issue with it is the gatherings, that's something totally different versus the variance issue.

So, that was what my main concern was in reading that. It seemed like it was a gathering issue, and if that's the case, then whether the patio is there or not, the gatherings will still happen, in my opinion. I hope they do. So, if that's the issue, it's something totally different.

I mean they were talking about lights, they were talking about people getting together, they were talking about a fire. But what does it have to do with the variance issue in terms of the patio was my main issue. So, totally in support of the patio just like Jeff was saying. No problems.

MR. SELBKA: Would anybody else like to speak? Could I have your name?

MR. LEWIS: Jon Lewis.

MR. SELBKA: Raise your right hand.

(Witness sworn.)

MR. LEWIS: We're at 406 West Fremont, we're neighbors with the Paizanos and kitty corner I guess, separated by one house, from the Eitz's. Everybody is a good neighbor. We don't have any objections.

MR. SELBKA: Okay. Anyone else? I'll open it up for Board comment at this time.

CHAIRMAN DIVITO: So, I'll start this one off, too. Strictly speaking for the idea of a second patio, Derek and I were talking from a personal experience because I was actually looking to do the same exact thing. I like the fact that it's there, I think it does improve the value of the home. I think it does a good job of creating a second space from the home so you can have things like a backyard party without necessarily impacting the home itself.

So, as far as that concern is, the neighbor of the second patio, it's already built, so they would actually have to go through a hardship to make the

modifications or to remove it. So, I think that also satisfies one of the hardships.

MR. SIAVELIS: Built with a permit.

CHAIRMAN DIVITO: With a permit.

MR. SIAVELIS: At least as far as they thought.

MR. SELBKA: Right. There was a patio-like structure there beforehand. So, and the fact that it was deteriorating and wasn't very useful I think is another hardship, that they're basically replacing with a nicer patio the former patio that seemed to be rundown and was kind of unsafe. So, that's another sort of aspect to the hardship, that there already was something there that was impermeable and not very helpful to the backyard. So, that is another issue.

MR. SIAVELIS: I personally find it strange that we have three neighbors come up to support, and the opposition doesn't show up, especially after writing that rather pointed letter with multiple exhibits attached. I'm surprised they're not here to state their case and explain their concerns to us. Frankly --

MR. LEWIS: They're on vacation. I know it's not, but they're on vacation.

MR. SIAVELIS: Okay, so timing is important in life, right? You know, the Petitioners have three neighbors who support them. I think that definitely helps their case. I would have actually liked to have heard from the neighbor at 320 Fremont, the one who's directly behind the Petitioners' house, right, because the opposition is at 402, right, kitty corner essentially, 320 is the one who I would think would be directly, most directly impacted -- pardon me?

MRS. EITZ: She's over at the grey building, not the --

MR. SIAVELIS: Okay, and you talked to Esther, right?

MR. EITZ: Yes, we talked to Esther. It's actually --

MRS. EITZ: She signed off on it.

MR. EITZ: She's been in the neighborhood since 1976, she's been there as long, as a matter of fact the streets -- but anyways, she's lived there quite a long time, she's 97 years old. She has signed off on it, she's got no problem with it. It's in Exhibit 2 that she signed off that she's in favor.

MR. SIAVELIS: Right, I saw that in there, that's right. But the neighbor directly adjacent to the subject property is in support, I think that helps the Petitioner.

MR. SELBKA: One of the things I'd point out when reading over the Paizano's letter, they were talking about, well, the fire is a problem and the lights are a problem. But if you pulled out this patio, you could buy a portable fire pit at Menard's or Costco and you could put those light poles into the lawn and put a couple of lawn chairs out and that would be completely within the code. I mean the problem is not necessarily the patio, the problem is --

CHAIRMAN DIVITO: Yes, it's --

MR. SELBKA: Yes.

MR. SCHWINGBECK: It's the lights and the congregation in the backyard.

MR. SELBKA: Right.

MR. SIAVELIS: I think that one of the neighbors hit the nail right on

the head.

MR. SCHWINGBECK: Derek, you and I talked this afternoon. Why is the Engineering, here's the questions I have is why are they not in favor of this? When the original plan was set forward and approved, we were talking about a patio here, but was there a discussion originally about a fire pit?

MR. MACH: Fire pits are permitted per the code. I'm not sure what the original permit plan identified. The Petitioner would need to complete the permit process and obtain a final inspection.

MR. SCHWINGBECK: But why is the Engineering Department not in favor of this?

MR. MACH: I believe that since the final inspection hasn't been completed yet, that needs to be done.

MR. DRAKE: I'm always a little bit bothered when all the paperwork is after the fact and people are trying to sort through why something got moved sideways. But I think all the other things I've heard from the Petitioners and the neighbors around would leave me to want to support this. I think it's a nicely done project. I think it does add to the probably the value of the homes in the neighborhood. I'm all in favor of people congregating and having fun with their kids.

MR. SIAVELIS: I'm in agreement, too.

MR. SELBKA: I'm in favor of this. I make a motion to approve.

MR. SIAVELIS: Second.

CHAIRMAN DIVITO: All right. Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes.

MRS. EITZ: Thank you very much.

MR. JAFFE: You know, I guess as a neighbor in that neighborhood, I feel a bit excluded. Everybody else has, so see you around the block, neighbors.

MRS. EITZ: Thank you, guys.

MR. EITZ: Next week.

MR. JAFFE: Yes, next week.

(Whereupon, the above-mentioned petition was adjourned at 9:40 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS July 10, 2017

PETITIONER: Eitz Residence
ADDRESS OF PROPERTY: 321 W. Euclid Ave.
VARIATION: 6.5-2

A 1.5 foot variation to allow a patio with a rear yard setback of 3.5 feet from the south property line where a minimum of 5.0 feet is required; and a 3.0 foot variation to allow a patio with a side yard setback of 0 feet from the west property line where a minimum of 3.0 feet is required.

The petitioner testified that they are requesting a variance for a patio in the rear of the yard. The petitioner explained that the area in question was an existing patio when they purchased the property in 2007. The petitioner further explained that upon inspection, there was no information suggesting that the back paved area of the lot was not in compliance with the Village's zoning requirements. The petitioner explained that they previously used the area for their children's play equipment and that the play equipment on the patio was not safe so a concrete slab was removed. The petitioner testified that they added a plum tree and privacy trees in order to provide buffer along the south and west property lines. The petitioner explained that removed the old rusted play equipment and laid flagstone pavers and mulch. The petitioner testified that they applied for a permit and the Engineering Department subsequently approved the permit after the project was completed. Neighbors spoke in support of the project.

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. Siavelis. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.

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

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

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



Item: 1314 N. Dryden Ave. - 7/10/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1314 N. Dryden Ave. - Minutes 7/10/17	Minutes
1314 N. Dryden Ave. - Findings 7/10/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 1314 NORTH DRYDEN AVENUE - ZBA #17-032

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 10th day of July, 2017 at the hour of
9:40 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: So, I guess that leads us to the last two agenda items for which I'm on point. So, 1314 North Dryden.

MR. KOVACIK: Correct, we're here.

CHAIRMAN DIVITO: Excellent. Thank you for your patience. Thank you for being proactive. Raise your right hand.

(Witnesses sworn.)

CHAIRMAN DIVITO: Can you state your name and address?

MR. KOVACIK: I'm John Kovacik. The address is 1314 North Dryden, Arlington Heights, Illinois.

MRS. KOVACIK: I'm Bonnie Kovacik, and I'm at 1314 North Dryden Avenue in Arlington Heights.

CHAIRMAN DIVITO: That makes it easy. All right, do you mean talking through the --

MR. KOVACIK: Yes. Good evening, gentlemen. Thank you for the opportunity to speak in front of you. We're here to petition to provide an addition to be built to our home adjacent to the kitchen and dining room which will provide access to both rooms. The reason for the variance is the addition would encroach two feet into the required setback in the side yard.

With regards to the conditions that would be supportive of our variance, specifically the hardship, we had this room laid out in architectural drawings and we looked at exactly what we wanted. Without the variance, the room would be very long and narrow, roughly about 12 feet eight inches long but only about three feet eight inches wide in floor space. We really want to build the room so we decided that it wouldn't look good proportionally, it would look more like a tunnel or a bowling alley. So, we felt it was worth it to try for the extra two feet, and that way the room would look properly proportioned.

With regards to the unique circumstances that exist, our home is turned 90 degrees from the other homes on our side of the block on Talbot Street. Of course that presents some unique circumstances because we really don't have a backyard, we have a side yard which is the usable part of our yard for outdoor activities. So, the backyard, which is the narrow dimension that we have to work with, unfortunately is adjacent to the part of the home where most of our activity occurs, and specifically the kitchen. We had our kitchen actually bumped out into that area where we're talking about getting the variance on in 1987 in order to give us more room in the kitchen because when we bought the home we felt the conditions in the kitchen were such that there just wasn't enough room for a family of five to have proper cooking and eating facilities. So, we're very happy to get the variance on that.

So, what we'd like to do is create this room, sometimes referred to as a mud room, but it will also allow as a flow-through from the kitchen to the dining room. There's very little room in that part of the yard to work with. Again because of the required setback which I believe is about seven feet five inches roughly, I think that's the dimension I remember from the drawings, we would have this problem of this room being very narrow. So, that's why we're asking for the

additional two feet.

Then finally, with regards to altering the essential character of the locality, as I mentioned, we did have architectural drawings prepared by a licensed architect. I have to tell you, my wife is an interior decorator with a business so she worked very carefully with the architect to make sure that we maintain the character of the house and that the curb appeal that we would get with this addition would basically match the existing elevation. We are not asking for this addition to go out beyond the kitchen, so with that it would really not be visible from either street. Again, we're on a corner, we're on Dryden and Talbot. You would not be able to see this addition from either street.

Finally, I'd like to mention that I spoke to my next-door neighbor about this, the one immediately to the west of us, because I feel that they would be probably the only ones that would be impacted like this. So, I visited their home a couple of weeks ago, I took the plans, showed them exactly what we're going to do. I explained to them, you know, the reasons for it. They had a few questions, I answered them. Then I told them about the hearing and I said if they had any additional questions or concern or they had a change of heart, to please follow up with me before the hearing. There was no follow up, so I can only assume that they're supportive of the variance.

So, that is what I have to offer. Thank you for your understanding.

CHAIRMAN DIVITO: Very well presented. Any questions from the Board?

MR. SELBKA: It's very straightforward.

CHAIRMAN DIVITO: Right. All right, is there anyone from the audience that wishes to speak on this petition? None being heard, we'll close it down to Board discussion. Thank you.

MR. KOVACIK: Thank you.

MRS. KOVACIK: Thank you.

MR. SCHWINGBECK: Yes, I took a look at it from all sides. It's between the fireplace and the existing kitchen, and you can't, like the Petitioner was saying, you can't even see it from the street.

CHAIRMAN DIVITO: I drove by this evening as well. It's nicely done.

MR. SIAVELIS: Yes.

CHAIRMAN DIVITO: Corner lot. In favor of it.

MR. SIAVELIS: It's very nicely done.

CHAIRMAN DIVITO: Yes.

MR. SIAVELIS: Tom, did you move, did I hear you say?

MR. SCHWINGBECK: I move to approve.

MR. SIAVELIS: I'll second.

CHAIRMAN DIVITO: All right. Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Thank you very much.

MRS. KOVACIK: Okay, thank you so much.

CHAIRMAN DIVITO: Have a good evening.

(Whereupon, the above-mentioned petition was
adjourned at 9:46 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS July 10, 2017

PETITIONER: Kovacik Residence
ADDRESS OF PROPERTY: 1314 N. Dryden Ave.
VARIATION: 5.1-3.6, 5.4

A 2.0 foot variance to allow an addition with a side yard setback of 5.5 feet from the west property line instead of the minimum 7.5 feet and an additional 1.5 foot for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing a small addition that is encroaching into the required side yard. The petitioner explained that they live on a corner lot and that the side yard functions as the rear yard.

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

Thereafter, a motion was made by Mr. Schwingbeck and seconded by Mr. Siavelis. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.

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

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

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



Item: 206 S. Mitchell Ave. - 7/10/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
206 S. Mitchell Ave. - Minutes 7/10/17	Minutes
206 S. Mitchell Ave. - Findings 7/10/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 206 SOUTH MITCHELL AVENUE - ZBA #17-033

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 10th day of July, 2017 at the hour of
9:46 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: To take us home, 206 South Mitchell. Have you had a chance to sign? All right, one at a time. Name and address for the record.

MR. JOHN WRONKIEWICZ: I'm John Wronkiewicz. I live at 926 West Irving Park Road in Bensenville, Illinois.

MR. GARY WRONKIEWICZ: Gary Wronkiewicz, I live at 1000 South Brockway in Palatine.

CHAIRMAN DIVITO: Okay, and the relation to the Petitioner?

MR. JOHN WRONKIEWICZ: I'm a managing member of Stonefield Custom Homes, LLC.

MR. GARY WRONKIEWICZ: I'm a managing member of the same group.

CHAIRMAN DIVITO: Okay, go ahead with the petition please.

MR. JOHN WRONKIEWICZ: Do I need to swear in?

CHAIRMAN DIVITO: Sorry, I'm getting ahead of myself.

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you.

MR. JOHN WRONKIEWICZ: So, basically what we're asking for here is just to have a variance to make this lot a buildable lot. The hardship for us obviously would be without the variance the lot would not be buildable. As far as uniqueness, the lot itself is less than the minimum required square footage. As far as the conforming with the locality, the other lots on this block are all similar size. This property did have a house, a single-family home on it about five or six years ago that was condemned and torn down by the Village. There are single-family homes on either side of the property, so we're just basically asking it to be similar to the surrounding lots.

CHAIRMAN DIVITO: When was the property acquired?

MR. GARY WRONKIEWICZ: About two years ago.

MR. JAFFE: Have you shared any of these plans with the neighbors on that side of that street or across?

MR. GARY WRONKIEWICZ: We've talked to a few of them, yes.

MR. JAFFE: Do you have an understanding or an idea of what --

MR. GARY WRONKIEWICZ: Yes, we didn't have any objections. I told them what it was for and nobody said anything or had any problems with it that I know of. No, I didn't talk to everybody.

MR. JAFFE: We'll get to that, yes.

MR. SIABELIS: Yes, you need to address us.

MR. GARY WRONKIEWICZ: Oh, I'm sorry.

MR. SELBKA: Do you have any proposed plans or anything?

MR. GARY WRONKIEWICZ: Not yet, no. No, we have a contract buyer to buy the property.

MR. JOHN WRONKIEWICZ: So, right now we're just asking for the approval that will make this into a buildable lot.

MR. GARY WRONKIEWICZ: Buildable lot, correct.

MR. SELBKA: Correct.

MR. GARY WRONKIEWICZ: Yes.

CHAIRMAN DIVITO: Any other questions from Board members?
Okay, thank you.

MR. GARY WRONKIEWICZ: Thank you.

MR. JOHN WRONKIEWICZ: Thank you.

CHAIRMAN DIVITO: Anyone from the audience that wishes to speak? Opportunity to sign in yet?

MR. HOPPE: Not yet.

CHAIRMAN DIVITO: Name and address for the record?

MR. HOPPE: Ewald Hoppe, 202 South Mitchell.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you. So, 202 South Mitchell?

MR. HOPPE: Yes. The variance is requested because you can't put a house for the square footage that's anticipated that they want to build on a lot that's only 50 feet wide, is that correct?

MR. MACH: The Petitioner would have to comply with all of the zoning requirements with respect to floor area ratio --

MR. HOPPE: What's the size of the house that they anticipate building on that lot?

MR. SELBKA: They haven't determined that.

CHAIRMAN DIVITO: There's been no --

MR. HOPPE: There's a website to that effect.

MR. SIAVELIS: That's step two in the process. Let's make sure we understand we're at here in step one, right? So, the existing property is 70 feet wide, right?

MR. HOPPE: No, it's 50.

MR. SIAVELIS: Sorry, 50 feet wide. You've got to have, it's not buildable at 50 feet, right? So, they're seeking --

MR. HOPPE: There was a house on it before.

MR. SIAVELIS: In the current state that the Petitioner is now moving on there, right, there is no house on the lot, right?

MR. HOPPE: Right.

MR. SIAVELIS: So, step one where he's at, where the Petitioner is at right now is to get that lot deemed buildable. I believe somebody asked the Petitioner what plans do you have for that house or do you have plans for the house, right? He responded no plans at this point in time. Then Derek explained that in the event that they decide to build a house there, that those plans are going to have to be submitted for approval.

MR. SELBKA: So, the thing is that over time the zoning code changed. When the original house on the lot was built, there was a zoning code in place that allowed for that lot to be buildable. Now, the zoning code changed and you can't build anything on that lot, not even a shed. So, to make the lot buildable to put a new house on that lot, they need a variance. That's why they're coming to us, just to get that basic baseline of being able to build any house on that lot.

MR. SIAVELIS: Step one.

MR. SELBKA: Right. If they want to change things around again and go change other parts of the code, they're going to have to come for another variance in front of us or our successors.

MR. HOPPE: So, are there plans at this time to build a house on that lot?

MR. SELBKA: No, no. When the plans go through, if they're in accordance with the rest of the zoning code, then they won't have to come in front of us. But if they want any changes at all, they'll have to come in front of us. Then also they're going to have to come in front of the Design Commission, the Engineering Department, and a variety of other Village agencies to build any house.

MR. HOPPE: How large a house can be built on that property? What's the maximum size, the square footage?

MR. MACH: 45 percent of the lot area which is measured from exterior wall to exterior wall and would include --

MR. HOPPE: So, it's 50 feet by what, 120? That's 6,000 square feet?

MR. SELBKA: It's 6,005 square feet right now. So, that's 45 percent of 6,005 square feet.

MR. HOPPE: So, that's 2,800?

MR. SELBKA: 2,800 and some change.

MR. HOPPE: That's a lot of square feet. I'm on the corner. My lot is 55 feet seven inches wide. I've got 1,680 square feet.

MR. SIABELIS: So, those issues there are really step two of the process. What we're looking at right now and what's in front of us and really what your comments should be directed to is step one, right? Is this lot going to be deemed buildable?

MR. HOPPE: Okay. I just want to reiterate though that the whole block, they were all built in the 1920's. They were modest homes, they weren't McMansions like what they build in some neighborhoods. If they plan on building a McMansion, I'm against it.

CHAIRMAN DIVITO: That will be phase two, step two. When they actually submit drawings, when they go to the Design Commission, that's when they'll actually have to present the design, the scope, the size of that.

MR. HOPPE: How close to the neighbor's lot does the property have to be built?

CHAIRMAN DIVITO: What would the setbacks be?

MR. MACH: 10 percent of the lot, so five feet on either side.

MR. HOPPE: Five feet on either side, okay. Okay, so that's the reason I was here. I wanted to get an idea if they anticipate building a house and what size house they wanted to build because there is also drainage, you know, when you build a second floor on a big McMansion, and the eaves that get the runoff and it runs right into my basement.

CHAIRMAN DIVITO: So, all of those concerns, I would just ask that when they do start building, pay attention to the hearings that they have because

they'll have to go in front of different boards for the design.

MR. HOPPE: So, there will be another hearing in the future?

CHAIRMAN DIVITO: For at least the design portion.

MR. HOPPE: Right. Okay, thank you very much.

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

MS. TACHEY: No. Is there room here?

CHAIRMAN DIVITO: Second page.

MS. TACHEY: I'm Dorothy Tachey, 210 South Mitchell.
(Witness sworn.)

MS. TACHEY: Okay, now just what I've, I didn't intend to talk tonight. I didn't really have any concerns except for what I've heard here tonight. They said they talked to neighbors. Now, Ewald who just spoke here is on one side and I'm on the other. Neither one of us were spoken to. That doesn't make any sense to me why they would come and say they've talked to people.

MR. SIAVELIS: Well, maybe they talked to other neighbors, ma'am. You know, the situation is the sign goes out to provide public notice. Did you see that sign?

MS. TACHEY: Yes.

MR. SIAVELIS: So, correct me, Derek, if I'm wrong, but the Petitioner does not need to affirmatively go out and canvas the neighborhood and have personal interaction with the neighbors, that the role of the sign is to provide public notice so folks like yourself and other neighbors have the opportunity to come here if they want, right? So, we didn't ask the Petitioner which neighbors he spoke to, okay, but he certainly isn't charged with having to walk through the neighborhood with a checklist and say I got this neighbor, I got that neighbor, I didn't get this neighbor, I have to come back in three days, right?

MS. TACHEY: Yes. It just seems strange, we're on both sides of them. The other thing is that they said there's no plans and nobody has bought it or anything yet. But my husband told me he spoke to the people that are going to move in there a couple of days ago. So, I mean I'm just a little confused about hearing something which I don't think is true. That's all I got.

MR. SELBKA: He did say there's what's called the contract purchasers, so there is a buyer but apparently there are no plans in place at this time.

MS. TACHEY: No, like Ewald say, there's a beautiful picture of what's going up there on the website. So, that's all I've got to say.

MR. SCHWINGBECK: I think the other thing in conjunction with what you just said, for folks that can't get out or don't get out much, too, there were letters that went --

MR. SIAVELIS: That's true, good point.

MR. SCHWINGBECK: Letters that went to all the homes as well.

CHAIRMAN DIVITO: Name and address please.

MR. DIX: Fred Dix, 205 South Walnut in Arlington Heights.
(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. DIX: It happens that, I'm Fred Dix and I live on the lot that's directly west of the one in question, at 205 South Walnut. Having heard a lot of what's been mentioned earlier this evening, I understand the reasons why someone would want to have a variance for a lot of that size. The lot that our house is built on is exactly the same size as the one in question. As it turns out, my wife has talked to Mr. Wronkiewicz before this meeting about the nature of this variance. So, there was some discussion with the neighbors, at least in our family. Last thing, I have no question, I have no problems with the granting of this variance.

CHAIRMAN DIVITO: Thank you.

MS. MURPHY: I signed in.

CHAIRMAN DIVITO: All right. Name and address?

MS. MURPHY: Francesca Murphy, 249 North Smith Street in Palatine.

(Witness sworn.)

MS. MURPHY: I'm just coming up here to make a comment. My husband Bob Murphy and I are the ones that are planning to purchase the lot. We currently live in Palatine, and the reason why we fell in love with this lot is because we're from the area. My husband particularly grew up on Walnut, and so we would love to come back to the neighborhood and build. We currently do not have any plans because it's still under contract, but we will get that moving soon. So, I just wanted to introduce myself.

CHAIRMAN DIVITO: Thank you. Anyone else from the audience that wishes to speak? All right, none being heard, let's close it down to the Board discussion.

MR. SIAVELIS: All right. So, I think we've got pretty good testimony that other neighbors were talked to by Petitioners even if the Petitioners didn't get everybody in the neighborhood. It's good to hear from the potential contract buyer as to the state of plans. The only other thing that I want to make sure we all recognize this, there are 50-foot lots that are buildable and that have houses in this Village, north to south, east to west, right? We have seen some smaller than that in situations. So, I'm in support of this petition.

CHAIRMAN DIVITO: This is a prime property near downtown. It's a beautiful lot, you know, down the block from Wayside. I mean we're stealing tax revenue from Palatine probably, so what could be better, right? So, I would totally be in favor of this one as well.

MR. JAFFE: I'm in favor. I guess I would just maybe echo some of the comments that the other Board members have talked about tonight as well to the case. It's not just the neighbors who are affected by change but also the Petitioners who are working through the change. So, I guess I would just encourage both of you throughout the process just to be sensitive and aware of all the neighbors' interests and concerns because we've sat through, what, nine cases tonight, 10? At least half of them, in my opinion, had a root cause of communication breakdowns along the way which caused a lot of the confusion and concern. So, I'm in favor of it but I just encourage you to make sure you keep those lines open

because you've got some long tenured neighbors who care about the neighborhood.

CHAIRMAN DIVITO: That's a very good point. There are checks and balances along the process as they continue to develop and continue to go through the building process. There are things that will give you opportunity to voice your concerns as well.

Anybody else with comments from the Board? Is there a motion?

MR. DRAKE: I move approval.

MR. SCHWINGBECK: Second.

CHAIRMAN DIVITO: All right. Derek, please?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Congrats.

MR. JOHN WRONKIEWICZ: Thank you.

CHAIRMAN DIVITO: All right. That brings us to the end of the petitioners. Is there a movement to adjourn for the evening?

MR. SIAVELIS: I'll move.

MR. JAFFE: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right, we're adjourned.

(Whereupon, the above-mentioned petition was adjourned at 10:05 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS July 10, 2017

PETITIONER: 206 S. Mitchell Ave. Residence
ADDRESS OF PROPERTY: 206 S. Mitchell Ave.
VARIATION: 5.1-3.4

A variance to allow a 50.0-ft. wide, 6,005-sq. ft. lot to be buildable, where 70 feet wide, 8750 sq. ft. is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the lot would not be buildable without the variance. The petitioner testified that previously there was a house on the vacant lot and that the house was torn down in 2009. The petitioner explained that they are proposing to meet all other zoning requirements at time of construction. The petitioner further explained that the lot is consistent with the other lots on the block.

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

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Selbka. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.

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

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

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



Item: 929 S. Beverly Ln. - ZBA#17-029

Department: Planning & Community Development

REQUEST

A 1,700 square foot variance from Chapter 28, Section 5.1-0.08 & 5.3-2 to allow an increase to the impervious surface coverage for a total of 9,260 square feet where the maximum allowed is 7,560 square feet.

ATTACHMENTS:

Description

Supporting Documents
7/10/17 Meeting Packet

Type

Exhibits
Exhibits

MEMORANDUM

To: Chairman Divito and Members of the Zoning Board of Appeals

From: Derek Mach, Staff Liaison

Date: August 8, 2017

Re: Peric Petition – ZBA 17-029

On July 10, 2017 the petitioner for the Peric residence appeared in front of the Zoning Board of Appeals requesting a variation for increasing the impervious surface coverage for a new pool and deck located in the rear yard. Pursuant to Chapter 28, Section 5.1-0.08, the petitioner is allowed 7,560 square feet for impervious surface coverage and at the July 10 meeting the petitioner was requesting the following variance:

A 1,890 square foot variance from Chapter 28, Section 5.1-0.08 & 5.3-2 to allow an increase to the impervious surface coverage for a total of 9,450 square feet where the maximum allowed is 7,560 square feet.

The Zoning Board of Appeals made a motion to continue the hearing to August 14, 2017 and asked the petitioner to address the following:

- The ZBA had questions regarding the hardship.
- There were concerns with the size of the variation request.
- The ZBA asked the petitioner to explore options for reducing the impervious surface coverage.

Since the July 10 hearing, the petitioner has submitted a revised plan. The petitioner has reduced the impervious surface coverage by 190 square feet. The petitioner is requesting the following variance:

A 1,700 square foot variance from Chapter 28, Section 5.1-0.08 & 5.3-2 to allow an increase to the impervious surface coverage for a total of 9,260 square feet where the maximum allowed is 7,560 square feet.

Attached is the minutes from the July 10 ZBA hearing and revised plans from the petitioner.

C: *Bill Enright, Deputy Director of Planning and Community Development*
ZBA File 17-029

ZONING BOARD

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

OF APPEALS

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

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 10th day of July, 2017 at the hour of
7:42 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right. Mr. Siavelis, you are leading us on the next one.

MR. SIAVELIS: Right. Up next is the 929 South Beverly Lane petition. Peric I think is the pronunciation. Actually, you guys have both signed in?

MR. GEAREN: Yes.

MR. PERIC: Yes.

MR. SIAVELIS: Okay, can you raise your right hand? I'll swear you in.

(Witnesses sworn.)

MR. SIAVELIS: Please identify yourself for the record since there are two speakers.

MR. GEAREN: Yes, Edward Gearen with Barrington Pools.

MR. PERIC: Alex Peric, I'm the homeowner.

MR. GEAREN: So, Alex and Julie Peric bought a house a few months ago in Arlington Heights with the idea of doing an improvement of the swimming pool and outdoor space. What came to light after we submitted is that essentially there is no space left to do anything. So, we found that out, so we worked with Mike Pagones to figure out what we can do to account for the overage in the impervious surface.

So, an option to do is to actually do permeable pavers, so that's what we're proposing is to do permeable pavers that will meet the requirement of Arlington Heights, so that it allows for any rainwater to pass through and then disperse at a more even rate. It has, it's kind of like a storage container for the time being so it doesn't just flood everything when it rains. So, we have that design. There's actually an engineering plan as well on how we can address any issues with the pool and with the grades and everything and how the water is going to run off of it.

For the character and locality of it, there's going to be a five-foot solid wood fence, so you're not really going to see the pool. It's all contained within the sight lines of the rear yard, so it's not in sight on either side. In and of itself, it has a safety cover which is just, you know, it's not a nuisance in any way because there is an automatic safety cover on it and on the spa there is a cover as well that's provided. So, you have control on top of the fence, a way to keep the pool covered and clean.

So, that's the presentation for it.

MR. SIAVELIS: Okay, so a couple of things now. There was an e-mail submitted today at 4:15 p.m. by Mike Pagones. It says, it's addressed to Derek Mach, it says as reflected in our original comments, the Engineering Department does not endorse the proposed variation for impervious lot coverage for 929 South Beverly Lane. So, again that came from Mike Pagones, Deputy Director of Engineering. He does not specifically address the permeable paver issue in his e-mail.

Can you give me a little bit more explanation of your exchange with Engineering as to the permeable paver?

MR. GEAREN: Yes. In the one they say they don't agree with it, they

said if it were to get passed, you just have to do the, approved permeable pavers must meet the attached guidelines. He did give us those guidelines, it's in the packet I printed off today as well. So, that's even with a 100-year storm, it has to be able to capture that and you would have to do a certain depth which is a 12-inch minimum. But we're actually going to do the 16 inches because we want to be able to make up for the overage of square footage.

MR. SIAVELIS: So, what do you mean by 12-inch or 16-inch? Why don't you just expand on that a bit?

MR. GEAREN: Because we have, we can't do, everything we're proposing, we can't put under, you know, do the CA-7 stone. That's what Mike Pagones recommended. So, we're only going to do it under a certain portion of the patio which if you could slide down, we had it highlighted where it would be.

MR. SIAVELIS: Which sheet in the proposal? Because this is a 26-page proposal, I want to make sure we're on the same page.

MR. GEAREN: Let me see here. 23 I believe.

MR. SIAVELIS: Yes, so 23, the one that's highlighted?

MR. GEAREN: It's the one that's highlighted, yes.

CHAIRMAN DIVITO: The yellow border of the patio, right?

MR. GEAREN: Yes, the one there. So, you can see there's already existing pavers there. That's the extent of the patio that's existing. So, adding that around here, all that's within the highlighted area would be the allowed permeable paver surface with the stone underneath. It would have to be flat and build it to the guidelines which would allow it to be qualifying as permeable.

MR. SIAVELIS: So, you're saying that that area within the perimeter that's highlighted in yellow?

MR. GEAREN: Yes.

MR. SIAVELIS: But for the pool though.

MR. GEAREN: Yes, that's the permeable proposed surface. So, that would have this stone underneath it to follow the guidelines Mike Pagones said would have to be followed if we want to do permeable. So, that lets the water pass through and hold it for any rainwater.

MR. SIAVELIS: Again, but for the pool though, right? So, you're going to exempt the pool on that as well, otherwise that's not a very good pool if it's permeable.

MR. GEAREN: Yes, no, the pool doesn't count as anything.

MR. SIAVELIS: Right, I ask you that just to clarify on the record because you said the area within the highlighted periphery which includes the pool but that doesn't make sense so I'm going to give you the opportunity to clarify.

MR. GEAREN: Actually, yes, the pool per Arlington Heights codes does not hold, you can't use it as holding rainwater as other municipalities do. So, we have to solely get the impervious back by doing just the patio and the permeable pavers around the pool as well.

MR. SIAVELIS: Did you consider any designs, in light of your exchange with the Village, did you consider any designs that kind of pull back on the amount of the variance sought or the non-permeable pavers needed? Because I

must tell you, on paper this appears quite significant. We've had a number of pools and grottos in the last three to five years, ponds, things of that nature that we consider in various locations including, and this is probably right at the top of the, you are pushing the envelope as far as what's being sought. So, did you consider ratcheting back a bit?

MR. GEAREN: I don't think we have yet, reducing the patio or anything. We wanted to achieve it all through engineering, so that's what we first looked into, what's allowed with Arlington Heights. We knocked out things that aren't, and then so we did it on what we're going to need to cover all the proposed impervious with permeable pavers.

MR. SIAVELIS: Have you had a chance to talk to your neighbors?

MR. PERIC: Yes, I told them all that I'm putting in a pool.

MR. SIAVELIS: The responses?

MR. PERIC: One of them is here.

MR. SIAVELIS: Okay, we'll get to that neighbor in a minute. What about the others?

MR. PERIC: They all said it was okay.

MR. SIAVELIS: Did you show them the plans when you talked to them?

MR. PERIC: No, I didn't show them.

MR. SIAVELIS: Did they ask you questions regarding the details and the variance sought?

MR. PERIC: No.

MR. SIAVELIS: So, how did you represent to the neighbors what was being done? Did you just tell them we're putting in a pool?

MR. PERIC: Yes.

MR. SIAVELIS: You didn't discuss with them the subject matter of the variance, essentially that you're putting in this deck that needs a special consideration?

MR. PERIC: No, I didn't.

MR. SIAVELIS: They didn't ask you about that either?

MR. PERIC: No, they didn't ask me.

MR. SIAVELIS: Okay, I don't have any other further questions for the Petitioner. I'm really curious to hear what the neighbors have to say.

MR. SCHWINGBECK: I just have one question just on the square footage, because it says here the request is for 1,890 square foot variance. That's the pool and all the decking. So, taking out all the patio area there that you're talking about, putting in the different product, where are we at as far as square footage then?

MR. GEAREN: That is to cover the 1,890. So, we're going to put in pavers within the highlighted area, not the pool water surface itself, so that that will make up for it so that there is no issue essentially. So, it indicates the additional square footage.

MR. SCHWINGBECK: So, that takes the entire 1,890 out of there?

MR. GEAREN: If you use it the way that it's in the guidelines, yes.

That's allowing us to have no adverse effect on the proposed project.

MR. SIAVELIS: Are you willing to conform with the letter and spirit of the guidelines that are provided?

MR. GEAREN: Yes. I do have a manufacturer detail. I'm not sure, I think we submitted it but it doesn't look like it made it in here. I do have it for how the pavers work and the materials we're using and the base and everything like that.

MR. DRAKE: So, you've used those types of pavers before?

MR. GEAREN: Yes. It's quite common, I mean in other places like Glencoe and Winnetka, there's various, some of the things, some will let you use the pool, here you can't. You do have to find ways to reduce the water, to accept it to flow through and not sit anywhere.

CHAIRMAN DIVITO: Have you gone through any of the exercises to just cut some of the patio that's proposed right now to try and recap some of the square footage needed?

MR. GEAREN: We have not yet. There is an existing, you see how it's not just white, it kind of has a pattern to it?

CHAIRMAN DIVITO: The brick patio?

MR. GEAREN: Closest to the house, yes. So, that's existing. So, we're going back over that, so it's not really adding more there or taking away more there.

CHAIRMAN DIVITO: Right.

MR. GEAREN: But it's not just starting at that point.

CHAIRMAN DIVITO: I'm just looking at where the spa is, that upper right-hand quadrant.

MR. GEAREN: Yes.

CHAIRMAN DIVITO: You know, it bumps out a little bit.

MR. GEAREN: Right. I mean about three sides, you have to have a walkway. So, I mean there's a walkway there just to get around. You'll see the majority is off the house.

CHAIRMAN DIVITO: But the walkway on the outside of the pool, it cannot be continued around the spa as well and not have that extra bump out?

MR. GEAREN: It potentially could, yes.

MR. SIAVELIS: So, are you contemplating a reduction in the size?

CHAIRMAN DIVITO: No, I'm just, I want to be prepared to have options here. So, yes, I would just like to see what options we have here so if we scale that back. You know, looking through this, I'm just looking for areas that we may be able to negotiate on.

MR. SIAVELIS: Again, I think the Chairman's comments, I don't want to put words in your mouth, but it may be motivated by the sheer size of the variance sought here, okay. This is a significant variance. So, we need to put that on the table and see if you guys are willing to compromise and scale back, especially in light of the potential comments or concerns from your neighbors. So, something to think about while there's any --

MR. GEAREN: Yes.

CHAIRMAN DIVITO: So, I did have an opportunity to drive by, I saw

it, it looks beautifully maintained. I love the idea of the stone, but there is an abundance of hardscape with the stone portion in front, the brick walk, the driveway, the porch. So, that's why I'm just trying to find areas that we may be able to compromise on.

MR. SIAVELIS: When did you buy this home?

MR. PERIC: About three months ago from this month. But wouldn't it help if the deeper we go with stone, the more that it would retain more water there instead of sitting up there?

MR. SIAVELIS: If you go with permeable pavers, is that what you're saying?

MR. PERIC: Yes.

MR. SIAVELIS: So, that's not my practice area, right, so I don't know quite honestly. Potentially, but potentially not. I mean I think there's a number of variables there, but the thing that we have to do is if, you know, we get comments from Engineering, right, and we look at the zoning ordinances, right, and we're kind of guided by the ordinances plus your testimony as to the factors. Then we look at the input we get from Engineering, right, so that's where we need to make a judgment call and listen to the testimony as well from the neighbors. So, we can't make suppositions in that regard.

MR. GEAREN: Right, and it is the sole purpose is to allow and not to change anything from what it is now on the site. So, if it rains, it's not causing more problems with water.

MR. SIAVELIS: Or directing more water to your neighbors.

MR. SCHWINGBECK: To their neighbors.

MR. GEAREN: Which is why there is an engineering plan and they're the ones that come up with how it needs to be built for water to not cause any issues.

MR. SIAVELIS: Okay, I think, unless you have anything else to say regarding the three showings you need to make, let's take a seat and we'll let the neighbors weigh in or anybody in the audience.

MR. GEAREN: All right, thank you.

MR. SIAVELIS: Okay, anybody from the audience want to be heard? Come on up, step right up please.

MS. YOUNG: My name is Joanne Young and I live just to the north of Mr. Peric. I'm signed in.

MR. SIAVELIS: You are signed in. Could you raise your right hand please?

(Witness sworn.)

MR. SIAVELIS: So, your house is directly to the north?

MS. YOUNG: Yes.

MR. SIAVELIS: Of the subject property?

MS. YOUNG: Yes.

MR. SIAVELIS: Can you give us your thoughts on the petition and what you've heard today?

MS. YOUNG: Well, I've known about the pool because they came

and mentioned different things they were going to do which I think are beautiful and wonderful. I'm not sure if my questions are in the right venue here.

MR. SIAVELIS: You can ask them. If they're beyond us, we'll let you know.

MS. YOUNG: Yes, let me know.

MR. SIAVELIS: We don't have a problem, so we don't know.

MS. YOUNG: First and foremost is stormwater runoff from the property. In a nutshell, I've been there for 22 years and it's on record with the Village that I've had water issues there since 929 built 18 inches up next to my property and have had runoff ever since. So, I'm concerned that this addition/improvement to their property is going to be a problem for me.

I have a really flat yard. I do not have any berms. All of the other properties around me have been tear-down and rebuilt, and they all have berms. So, I'm the only one without a berm. So, since the house is higher than me, my impression is their sump pump ejection goes into their backyard. That was always my understanding, and then it rolls down into their backyard and then rolls into my yard.

So, if that can be corrected to go the other direction and out into the yard the other way, I'm, you know, I'm all for the pool. But I'm not for more water than I can already stand in my yard.

MR. SIAVELIS: How long have you lived in that house?

MS. YOUNG: 22 years.

MR. SIAVELIS: Okay, and you're at 923 you said, right?

MS. YOUNG: Yes, sir.

MR. SIAVELIS: Okay.

MS. YOUNG: So, I'm not too familiar with permeable pavers but I know they're being used quite a bit. I think they have a whole parking lot at Morton Arboretum, that seems to be fine with it. But it's not next to my house. Is there any other property in Arlington Heights that has this set up now that I can go look at? Or anybody, is this the first one?

MR. SIAVELIS: At least that's come before this Board. Now, I can't speak to other locales or any that didn't necessitate coming in front of the ZBA.

MR. MACH: That's correct, I'm not aware of any others that have come in front of ZBA. There are residents, you know, using permeable pavers.

MS. YOUNG: Okay. I guess, and then secondly, so are they going to move the sump ejection that's in the backyard and always has been as far as I know? Are they going to move that or what's happening with that? On one of the schematics that shows that the block patio right behind the house there, they're going to move those block patios to the north side of the house. They're going to move it so that it will be the driveway from the street all the way back, and then it will be block pavers for another 10 feet maybe to the pool area. So, that entire length to there which is six inches from my lot line is going to be impervious? The water can't, so it's going to be unporous? You know what I'm saying?

CHAIRMAN DIVITO: I think from that design, it just shows from the end of the driveway, there's a walkway that goes to the backyard.

MS. YOUNG: Right, and according to this little comment here, it says existing block patio to be removed and moved to walkway from pool back to driveway. So, if that's a solid area there, is there going to be any land there or is it all going to be brick? Is that going to be a permeable paver? Because then you're going to have approximately 100 feet of solid concrete and asphalt all the way from Beverly to behind where my house. Where is all this water going?

MR. SIAVELIS: That's a good question. I mean we can have the Petitioner address that solely, right?

MS. YOUNG: Yes.

MR. SIAVELIS: Maybe even address the --

CHAIRMAN DIVITO: Sump pump.

MR. SIAVELIS: The sump pump ejector on that. So, can you answer both of those questions?

CHAIRMAN DIVITO: Well, are there any other questions?

MR. SIAVELIS: Well, let's do them in time, right, because I saw your list, I bet you've got a couple of others.

CHAIRMAN DIVITO: Okay.

MR. PERIC: With the sump pump, he had it connected to that pit in the back, and then you said he disconnected it and it's not plugged.

MS. YOUNG: Well, when he built the house, the code was to have, I don't know what you call it, ejection where the water comes out, it's supposed to be 10 feet from the house. But it was so close to my house, he put it way to the point in the backyard to kind of push the water away, but I didn't know that. I saw this water bubbling out, so I called him and I said I think there's a broken pipe back there, there's water everywhere. She said I think that's our sump ejection, and if we'd known so much water was going to go back there we would have put the ejection in the front yard.

So, I thought okay, well, they're not going to do anything. So, I called the Village, I didn't really want to get into all of this, but I called the Village and I just said there's all this water in the back, they have their stuff back there, can you do something, what can you do? So, they didn't make them move it to the front yard, they moved it 10 feet off the house so now it's 40 feet closer to my house. So, since then there has been nothing I could do about this situation.

So, now because it's going to be so much more improvement back there, I'm very concerned since I just put a flood control system out in the front yard for \$5,000. The Village paid for --

MR. SIAVELIS: Had your house flooded before?

MS. YOUNG: Yes.

MR. SIAVELIS: How many times?

MS. YOUNG: A couple of times.

MR. SIAVELIS: Recently, like say within the last five to 10 years?

MS. YOUNG: Yes. But that was the storm connecting with the sanitary, so that's why I have the flood control system that takes care of that. So, I'm hoping that doesn't happen anymore. The water in the yard is strictly from rain and the ejection.

MR. JAFFE: So, you had overhead sewers put in because of this?

MS. YOUNG: I didn't have overhead sewers. I had the pit in the yard. It was not recommended to --

MR. PERIC: It's an older house in this neighborhood.

MR. JAFFE: Pardon?

MR. PERIC: It's an older house in this neighborhood so there's some flash flooding.

MR. JAFFE: Right, but when she said that she got half from the Village, I assume that was part of the Village program.

MS. YOUNG: Right. So, I'm concerned about the stormwater runoff coming into my yard. If it all goes the other way, I'm happy.

The other thing is some 15 years ago, the Village changed the coding in Scarsdale Estates because the homes were becoming very large on the lots. They reduced the square footage allowable, if I remember correctly. So, now I'm wondering if this is all going to change and shift again now. It's just a thought, that's really not a question.

MR. SIAVELIS: Can the Petitioners address the question about the walkway on the north side of the property line leading from the front to the back and the potential reuse of the bricks or the pavers?

MR. GEAREN: Yes. So, that's not permeable. That was something which Mike Pagones said that's not a substantial area to put underneath it. So, again we're just putting it in the pool covered patio so that it enters the walkway to get from the front of the house to the pool.

MR. SIAVELIS: Derek, can you enlarge that view? Just to make sure we're talking about the same thing here.

MR. GEAREN: Yes.

MR. SIAVELIS: So, that walkway in that region there. It looks like it kind of, are those, what are those angular structures there?

MR. PERIC: Right now there's big pieces of stone there. That's a stone walkway which I think the permeable pavers is going to actually hold water. It will make it better, right? Because when I remove all that patio and make permeable pavers in there, won't that hold water instead of sitting?

MS. YOUNG: This plan does not say permeable pavers here.

MR. PERIC: But we're removing the patio, so that patio, all that area is going to be removed.

MR. SIAVELIS: Right. So, on the representation that you made, inside that yellow perimeter there, you're going to put the permeable pavers and remove the brick pavers that inarguably are not permeable.

MR. GEAREN: Correct. So, it's actually a chance to improve the site currently because, again it's 22 years or however long it's been a problem all before this. So, we could take the opportunity to put in the permeable which most people don't have. If you actually look at all the driveways on the street, they're mostly just asphalt which just lets water run right off.

MR. SIAVELIS: I want to ask a couple of follow-up questions on the side pathway here, okay, because there may be a way that we could potentially

reach a compromise or adjustment to help your neighbor here and still give you what you seek, okay? So, this side walkway on the north side, would you be willing to make that permeable pavers as well to link up the driveway area, okay, with your back patio area, right? So, you're showing there on the north edge of the existing brick paver patio, right, that's that yellow horizontal line right there, right, you see that? Mr. Petitioner?

MR. PERIC: Yes.

MR. SIAVELIS: You see that, what I'm talking about? Take that area there all the way to the property line where you contemplate, you know, these are the existing structure, the stones that you mentioned, take that all the way west to the driveway and make that permeable pavers, okay, such that there will not be an accumulation of water there running long your neighbor's property line and not too far from her house, right? Is that something you are willing to do?

MR. PERIC: Yes.

MR. GEAREN: Yes, if that is allowed, it's something we can do.

CHAIRMAN DIVITO: Just to clarify a point, you made a comment about improving the existing lot, I mean it's not necessarily improving it because we are adding a ton more of surface area that's going to be, so you're just relocating those brick pavers as Mr. Siavelis and contemplating putting in impervious pavers.

MR. GEAREN: Right. But that's an opportunity because the engineer did the whole total study of how it lays down, where things go and all the elevations so that we can fix any other things, when you plan to address it, add to here and there, mitigating the fact on what's being added. I see some of the other items on here, that the houses are bigger on the lot than what's allowed on their lot, and there's no impervious, you know, anything to help with that. It's just the lot could be bigger. So, this is actually solving a problem as we add it --

MR. SIAVELIS: Well, be careful about representing that solving the problem, right, it's directed to a may solve it or reduce it, right? Frankly, I told you at the outset here that this is, you're at the top of the envelope here on what you're asking. I bet others on this Board feel the same way and have concerns. Then we hear the testimony of your neighbor, right, and I haven't heard anything from your neighbor that tells me or indicates to me that she's not credible, right? So, we give a lot of weight to neighbors' testimony, especially when they sustain water issues, right. That goes a long way with us.

That's why I asked you the question about compromising and I think it's very good that you are going to compromise and do the pervious pavers all along that segment we talked about. Because as it stands right now, I'm a no on it, because I think it is too great of an expansion there and the implications for your neighbor. So, that to me is where I stand. But if you're willing to meet all the requirements on the pervious pavers that are listed in the handout from Engineering, plus what we talked about as a compromise, I'd be willing to entertain it, okay, pending other Q&A from the Board.

MR. SELBKA: I've got a point of order, Derek. I'm debating whether I should even vote on this. So, when I looked over this, Barrington Pools is a client of our firm. I thought at first it was just a contractor who was brought in for the

variance. But since the representative for Barrington Pools essentially presented the petition, I'm thinking I probably need to abstain.

MR. MACH: Yes.

MR. SELBKA: Then I'll make no further comments here.

MR. SCHWINGBECK: Peter, is there anyone else out in the --

MR. SIAVELIS: Yes. I'm sorry, do you have more? I apologize.

MS. YOUNG: No, I don't have any more. I'm sorry, it's taken so long. It's just I get worried.

MR. SIAVELIS: No, no, it's okay.

MS. YOUNG: You know, if the, what do you call these pavers?

MR. SIAVELIS: Pervious pavers?

MS. YOUNG: Thank you, that would be wonderful. But I'm really more concerned about that ejection into the backyard. It's been rolling down into my, I can't even grow grass or put mulch back there anymore.

MR. SIAVELIS: Okay, so that issue is not in front of us.

MS. YOUNG: Okay, so where do I go for that?

MR. MACH: Contact the Department of Engineering.

MS. YOUNG: Mike Pagones?

MR. MACH: Yes.

MR. SIAVELIS: So, we can't offer you assistance and really work with the Petitioner on that. It's not in our --

MS. YOUNG: Okay. So, thank you.

MR. SIAVELIS: Anything else?

MS. YOUNG: No, thank you.

MR. SIAVELIS: Anybody else in the audience? Okay, let's open it for Board discussion now.

CHAIRMAN DIVITO: Quick question for Derek. The water runoff from the back of the lot, are they supposed to be pitched towards Central? Do you know? I'm putting you on the spot.

MR. MACH: I don't know the answer to that.

CHAIRMAN DIVITO: Okay, because I see, I mean they're only one house off of, from Central Road if that is the drainage path. I see we have an opportunity to redirect more with the engineering and permitting process to where they could actually re-grade, redirect that water so instead of shooting north it's going south and towards the street.

MR. SIAVELIS: Anything else?

CHAIRMAN DIVITO: No. I mean I think I have the same struggles as you with the size that we're asking for. Do I question that it is going to be a great improvement? No, I believe it's going to look beautiful and that house already looks outstanding. I think they're coming up with a reasonable engineering proven method to retain and divert that water, or at least hold on to it while enforcing natural seepage back into the ground. So, I'd like to actually hear more from the other Board members.

MR. SCHWINGBECK: Well, I mean I'm very familiar with the neighborhood, and I'm familiar with the builder.

MR. SIAVELIS: Which is James Home, right?

MR. SCHWINGBECK: Right. There's homes that he's built around the area where he's taken water from the backyard, pumping it through a system into the front yard, pumping it out of that system into all the swales in the neighborhood. So, now everyone has got standing water. There's cattails growing. I mean the water has to go somewhere and these homes keep getting bigger and bigger and bigger and the water has no place to go. That is a concern.

There is standing water in the streets, you know, if you're walking down Orchard. After it rains, there's water all over the street.

MR. SIAVELIS: And there are no sewers in there.

MR. SCHWINGBECK: There's no sewers. So, the water has to go somewhere, it's being pumped from pits to other pits, then into the swales. The swales fill up and then it stands in the street. So, I can sympathize with the water all over the property because after it rains, and we comment on this all the time, the kids can go out and fish. I mean there's standing water all over the whole neighborhood.

So, I am concerned when I see a lot and a house this large and now a pool. I understand we're talking about permeable versus impermeable, but it's still a lot of water. You haven't even addressed, where does backwashing go? When you backwash the pool, where does that water go to?

MR. GEAREN: Well, the pool doesn't actually get backwashed, so it's all self-contained and cleaned. But it does have to be drained where the water is gone completely.

MR. SCHWINGBECK: Right.

MR. GEAREN: That's where they're going to have approve where that water would go with the Village in the engineering plan. But we haven't gone that far because this came up with the square footage being over.

MR. SCHWINGBECK: Right.

MR. GEAREN: So, as of right now there is no plan for that.

MR. SCHWINGBECK: Yes, right now they run hoses, you know, from one house across the street over to another house and dump it in the sewer.

MR. GEAREN: That would be an approved location by Arlington Heights where that can go.

MR. SIAVELIS: So, Tom, the one thing that we are considering on this, and I'm struggling with this like you are, is the fact that the pool is going to hold some rainwater.

MR. SCHWINGBECK: Right.

MR. SIAVELIS: There's no doubt about it. It's not in the Village calculation, right, but it will hold rainwater.

MR. SCHWINGBECK: Right.

MR. SIAVELIS: There's physics dictating that, okay, so that's something that I think weighs in the Petitioner's favor if we were balancing these equities in these factors here. Tom, would you support with the Petitioner's agreement to meet all the conditions in the permeable pavers checklist plus the permeable pavers being used to replace the northern swath between the driveway

and the backyard?

MR. SCHWINGBECK: Well, what concerns me is not understanding the system that they're proposing, and yet we still have the Director of Engineering not in favor of it.

MR. SIAVELIS: Yes, and I see that, too, Tom, and I struggle with that because Pagones didn't address the permeable pavers, right? If this e-mail was written in a manner that said I have considered the permeable pavers and the Department still objects and is not in favor, then I think it becomes a lot cleaner read for us in understanding. Then I think the Petitioner would have a greater hurdle to overcome because when Engineering says no and we have neighbor in disfavor, then it's pretty much a no.

MR. SCHWINGBECK: Right, and there are other homes in the neighborhood that have pools, you know. This isn't the only, I mean there's a lot of homes in the neighborhood that have pools. What I didn't see when I was looking through this is, it is a beautiful home and people have commented on the home since it was put in. I mean it's a gorgeous house. What I don't see is the hardship. I mean it's a gorgeous house with or without the pool, so I'm not seeing that hardship. If you don't have a pool, it's not like the house isn't going to sell, or I mean it was purchased without a pool. So, I don't fully understand the hardship of if you don't get the pool what is the hardship?

MR. PERIC: The reason why I want a pool? It's because I want my kids to be in my backyard so I can keep my eye on them. Because in this day and age with all the drugs and all the stuff that's going on, I'd rather have them in my house hanging out there with their friends than any place else.

MR. SCHWINGBECK: They're young children?

MR. PERIC: Yes.

MR. SIAVELIS: How many?

MR. PERIC: I have three. I have a 20-year-old, 18-year-old, and a 16-year-old.

MR. SCHWINGBECK: Yes, and I see in the neighborhood when people either move in or put in a pool with young kids, they're being used every single day. When the kids get into college, then that's it, then nobody uses them.

MR. SIAVELIS: Are your kids living at home, all three of them?

MR. PERIC: Two of them, my two girls.

MR. SIAVELIS: Yes, and Tom's point about what we've done in Scarsdale Estates, that is absolutely true. We've approved a house with a pool, an awesome like changing party room/clubhouse and a separate like standalone bar/grotto/grill area. But that was on a 100, 150-foot wide lot, so that afforded them a lot more room. You obviously don't have that.

MR. PERIC: I bought a house also 718 Forest, and I was going to build there. But the reason why I didn't build there is because by the time I get it done, my kids will be in college. So, I bought this house I figured to speed things up.

MR. SCHWINGBECK: Yes, and the neighbor is getting flooded now.

MR. SIAVELIS: That's why I was trying to get her some relief.

MR. SCHWINGBECK: Right.

MR. SIAVELIS: Right, and get her something close to relief as best we can.

MR. PERIC: But is this permeable pavers going to help? I mean I don't want my backyard flooding either. So, I mean if we're making something that's going to make it better, why not do it? I mean is it going to make it worse?

MR. SCHWINGBECK: I don't know much about, I don't know anything about the product other than our Engineering staff and their comments.

MR. GEAREN: Which if it's going to happen, this is how you have to do it to make it allowed which is the permeable paver.

MR. SIAVELIS: Right, and if you showed any objection to following those guidelines --

MR. GEAREN: No.

MR. DRAKE: I have a question --

MR. GEAREN: We actually added -- oh, sorry.

MR. DRAKE: Go ahead.

MR. GEAREN: We actually added more depth than needed to help make up for it so that we're covered and then some.

MR. SIAVELIS: That was the 12 to 16-inch?

MR. GEAREN: Yes, right.

MR. DRAKE: I have a few concerns here and I don't want to repeat what's already been said because I agree pretty much with most of it. I'm a little concerned that the neighbors that you spoke with, other than the resident that came in who I think has clearly done her homework, don't really understand what it is that you're trying to do. I think you tried to get at that a little bit with your question. I'm not suggesting it was intentional, but it's a chicken and egg, should they have asked you more about the size of the pool and what you were doing? Or should you have maybe shown them some plans? I mean there's a lot of plans that are here online with the petition that anybody could have looked at.

So, it feels to me like maybe people don't really know what you're doing other than this lady.

MR. PERIC: I think Joanne, like she said, he directed a lot, his gutters and all the stuff to her side and he flooded her backyard. He did that, she showed me what he did and I've seen the pit that was disconnected. So, she must have really got flooded when he did this home and then he disconnected everything and it might have gotten a little better. So, she's had a problem with who lived there for a long time.

The person behind me, I had to take a tree down because of ComEd, had come up to me and asked me to come in. I told them what I was doing, I told them the size because it was painted onto the backyard. Same thing with the other, it was painted onto the backyard, the dimensions. Joanne, I mean she's had problems from day one since he built the home, so I understand why she's here. I don't want my backyard flooding either, so I'm figuring, that's why I hired Barrington Pool who is a well-known pool builder. We hired an engineer. Hopefully, what we're putting here is going to solve the problem for both of us.

MR. DRAKE: Well, the key word is hopefully, and none of us are engineers here and we're trying to at least help the situation by suggesting things that we don't even know if it will work. You're not sure if you're going to have a problem by even doing some of these things. So, to me, this is all a pretty shaky proposition. Beautiful pool, beautiful home, the fact that you want to invest and be in the community, these are all wonderful things. I'm glad you're generally in favor of the pool, but this to me is very murky right now.

MR. PERIC: That's why I asked the Engineering Department, I mean if they're saying that this is going to work --

MR. GEAREN: This is, so the point of those comments, she actually touched on it with, you know, different parks and shopping malls and things, actually down in South Barrington, they opened a Starbucks, they have a sign that tells you this is permeable, this is why they let us put in this parking lot without having to run more water, you know, elsewhere. We always see a retention pond in a giant shopping wall. So, this is self-directing to go straight back into the soil, fills in the, you know, 16 inches of the special stone to fill that volume first and then disperse slower to the soil around it.

So, it's not, I mean it's proven. This is Unilock that we're proposing to use as material, that is a very well-known company, manufacturer of this material. All the top ones have it, I mean there's at least 15 solid permeable choices from this manufacturer for pavers.

MR. DRAKE: I have a point of order question for the Chairman with the five of us voting and one abstention. How many votes need to be cast for this to pass?

CHAIRMAN DIVITO: We need four affirmative.

MR. MACH: Four in the affirmative.

MR. JAFFE: I guess I'd just like to, you know, add another comment. The question isn't whether you want to put the pool, and it's not a question for the neighbor to answer. It's your property. The reason we're here is because of the size of the variance. So, you know, we talked earlier about, you know, extending that yellow line on the left side out to cover the walkway. Is there any consideration to reducing the size of the variance? Because sitting here for the last half hour listening to the conversation, I just get the sense that there may not be as many questions or may not be as many concerns if the size of the variance wasn't as large as what you're asking for.

MR. SIAVELIS: So, you're asking for 1,890 square foot variance. If you brought that number down --

MR. JAFFE: To maybe 950, 1,000, I mean I don't know. I don't know pools, I don't have a pool, so I don't know what that does to what your vision was. But it just, it seems like that's where the basis and the origin of a lot of the questions and concerns and doubts are stemming from.

CHAIRMAN DIVITO: That's actually where I was at earlier in my conversation with you is, you know, not having reviewed multiple options, that puts us in a bind here tonight because we're voting on one very strict interpretation of how you want to present this. So, if you came up to us with maybe two options

showing a reduction on that, you know, side wing or, you know, maybe by the shed cutting back a little bit, we may have an easier time going through the options and through acceptance.

MR. GEAREN: Sure.

MR. PERIC: Do you have calculations which shows what these permeable pavers when we do it, how much more it absorbs than not putting it there?

MR. GEAREN: I mean we have the guidelines from Arlington Heights which said this is what we allow. If this is the, this is what we'll have you do or whoever is getting these permits if you're over. Like I said, I believe we did submit this, right, Derek? But I don't think it made it into the packet.

MR. SCHWINGBECK: Derek, just a little, if I could ask you this, I'm still a little confused. So, if they put in this system, this permeable paver system, that's not now, is that included still in an overbuild? Is it still considered 1,800 and some feet over?

MR. MACH: It is.

MR. SCHWINGBECK: So, I mean even with that, it's still --

MR. MACH: Yes.

MR. SIAVELIS: I mean including the permeable pavers does not knock them down below the threshold?

MR. MACH: It doesn't. It's still deemed impervious per the Engineering Department.

MR. SIAVELIS: Where are you reading that from? Because that's a key factor. Where are you reading that in the packet?

MR. MACH: Engineering. According to Engineering, it's not, the permeable pavers are not considered pervious surface. It's an improvement to a standard paver; however, there is still runoff. I mean there is a limitation to the storage on the gravel, and after that there's still runoff. It's my understanding, according to Engineering, that permeable pavers only capture so much of that water during rainfall.

MR. SCHWINGBECK: The rest is going to go off.

MR. MACH: Right. There's a coefficient of runoff which is higher than turf grass, less than a standard paver.

MR. SIAVELIS: So, even if they took that entire area that was a yellow on that highlighted area in permeable pavers and went to the walkway along the north property line that we talked about as a potential compromise, if you put that as permeable pavers, the Engineering Department would still have an issue.

MR. MACH: Right, and per that e-mail.

MR. SIAVELIS: That's reflected in the e-mail that we received at 4:15 we surmised.

MR. MACH: If the Zoning Board is going to consider the petition, Engineering is recommending that they install the permeable pavers per that detail that was provided and per the guidelines.

MR. GEAREN: Which it is, yes, it makes up for 18 --

MR. SIAVELIS: So, do you want to put that out there?

MR. JAFFE: I mean yes, I'll ask again. Is that a possibility? If we're trying to figure out a way to make this work for everybody, did you consider or would you consider reducing the overall size of the variance?

MR. PERIC: Yes, I would consider it. But like I said, I just want to make sure that if I did this permeable paver, it would hold water instead of letting it run off.

MR. JAFFE: Right, because you don't want it in your yard either.

MR. PERIC: Yes, I don't want water flooding my backyard either.

MR. JAFFE: Understood.

MR. SIAVELIS: That's an issue probably you would have to discuss with your engineer and then obviously understand that the size of your proposed variance is going to have to come down to get the support, right?

MR. GEAREN: Yes.

MR. SIAVELIS: Because we have a situation where we have five voting with one extension, right? So, you've got four for five, and reading the tealeaves, you're not there on 1,900 square feet of variance, even with the permeable pavers.

MR. GEAREN: Yes, that's something, I mean we design and we do the calculations with the depths of the permeable, it would have to be done to figure out what that would be.

CHAIRMAN DIVITO: So, how are we going to do that tonight?

MR. SIAVELIS: Can he stay and revisit with Engineering and then come up on August? Did you hear what I --

CHAIRMAN DIVITO: No.

MR. SIAVELIS: Well, let me say it on the record a little more clearly. Basically tabling the petition, going back to Engineering with a proposed modification, working their way through the calculations with Engineering and a reduction in the variance, sharing that, full disclosure again, sharing that with the neighbors, right, and reappearing before us in August.

CHAIRMAN DIVITO: August 14th.

MR. SIAVELIS: Because you realize, if you ask us to go to a vote, right, and we proceed to a vote and you get a no, you have one year, you cannot come before us for a year. So, choose wisely.

MR. GEAREN: Okay, so if it's August 14th, is it the same process?

MR. SIAVELIS: Yes.

MR. GEAREN: New sign and everything?

MR. SCHWINGBECK: Mr. Peric, I think your question that you asked us is a valid one. Are you going to get water? I mean the water has to go somewhere.

MR. PERIC: Exactly.

MR. SCHWINGBECK: So, not only is it going to potentially go in the side yard and the backyard, but it's got to go into yours, too, and there's not much yard left.

MR. GEAREN: I mean that is the idea is that it's still going to go to the soil. It's not just going away, it's going through these pavers through the CA-7

stone and into the soil.

MR. SCHWINGBECK: Right, but not all of that.

MR. GEAREN: I mean most of it, just at a slower rate.

MR. SCHWINGBECK: Right.

MR. GEAREN: Which is actually a good thing so it doesn't rush to a flooding.

MR. SCHWINGBECK: Right.

MR. SIAVELIS: So, you've got to tell us now what you want to do.

Do you want to essentially hold over or stay the --

MR. PERIC: I'm going to let the company refigure it, so we'll hold off and let them present something that's going to work for everybody.

CHAIRMAN DIVITO: So, we need a motion to stay this petition to August 14th?

MR. MACH: To continue to August 14th.

MR. SIAVELIS: All right, I'll move.

MR. SCHWINGBECK: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

MR. SIAVELIS: Actually he's got to call an actual vote.

CHAIRMAN DIVITO: All right.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Abstain.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: I vote yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes.

MR. PERIC: Thank you.

MR. GEAREN: Thank you.

(Whereupon, the above-mentioned petition was adjourned at 8:32 p.m.)



Second presentation to the ZBA, meeting date 8/14/17
RE: 929 S Beverly, Arlington Heights, IL

Respected Board Members,

Alex and Julie Peric continue through this process in order to improve their home and their experience in the community. They continue to conform to your requests, and to be good neighbors and environmental stewards within Arlington Heights.

After reviewing your requests from the meeting on July 10th, the respectfully re-submit to you their project plans with a reduction of 190 square feet to the patio space.

Not only are will they be committing to a substantial improvement in this project, but they have elected to make the additional investment to fully comply with the Engineering-Department-recommended permeable paver installation.

This patio installation will be built to exceed Mike Pagones' previously referenced material depth, & thus, exceed the volume requirements for their project. This project will not only improve conditions on the Peric's property, but the surrounding ones as well.

Making all these efforts to their project speaks to their level of desire to continue their long history of being responsible citizens, involved parents, and good neighbors.

Please approve the requested variance for the project to be 1,700 square feet over the lot coverage threshold, with the caveat that the back yard paving be done as a permeable paver application.

Thank you once more for your consideration & service,

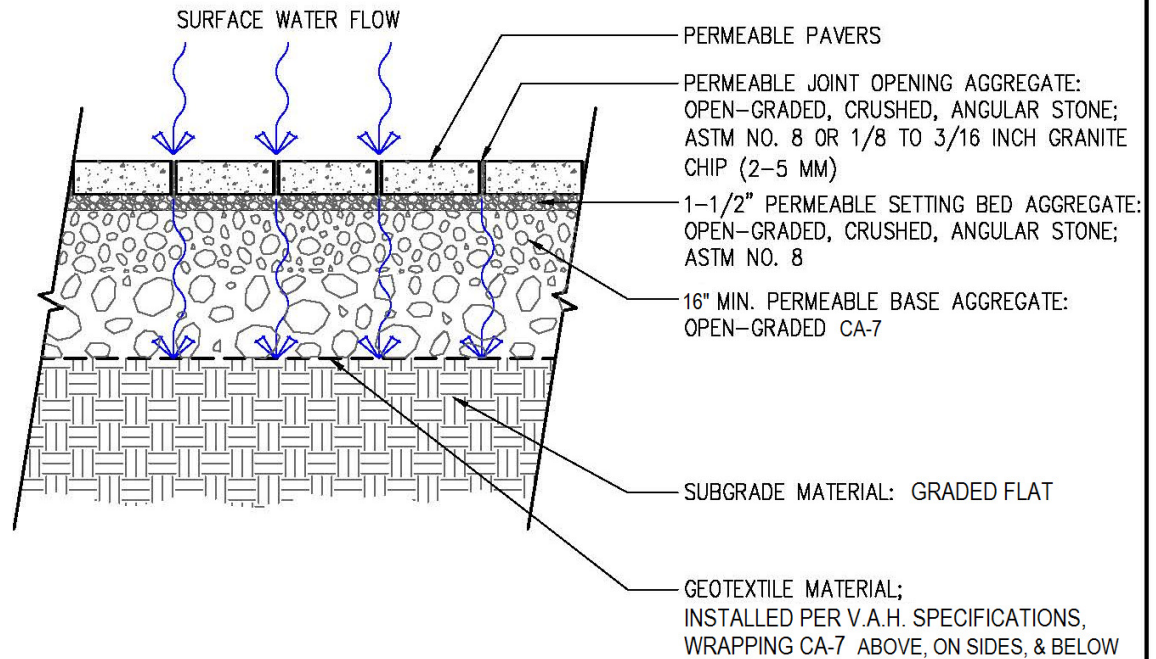
Kyle Ritchey
Barrington Pools, Inc.











PERMEABLE PAVER DETAIL

NOTES:

This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

CROSS SECTION

HIGH INFILTRATION
NO UNDERDRAIN
MEDIUM DUTY

UNILOCK
DESIGNED TO CONNECT.

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 10, 2017
Date Prepared: July 3, 2017
Project Title: Peric Residence
Address: 929 S. Beverly Ln.

Background Information

Petition Number: ZBA #17-029
Petitioner: Alex Peric
Address: 929 S. Beverly Ln.
Arlington Heights, IL 60005
Existing Zoning: R-E, Single-Family Residential District

Requested Action/Background Information

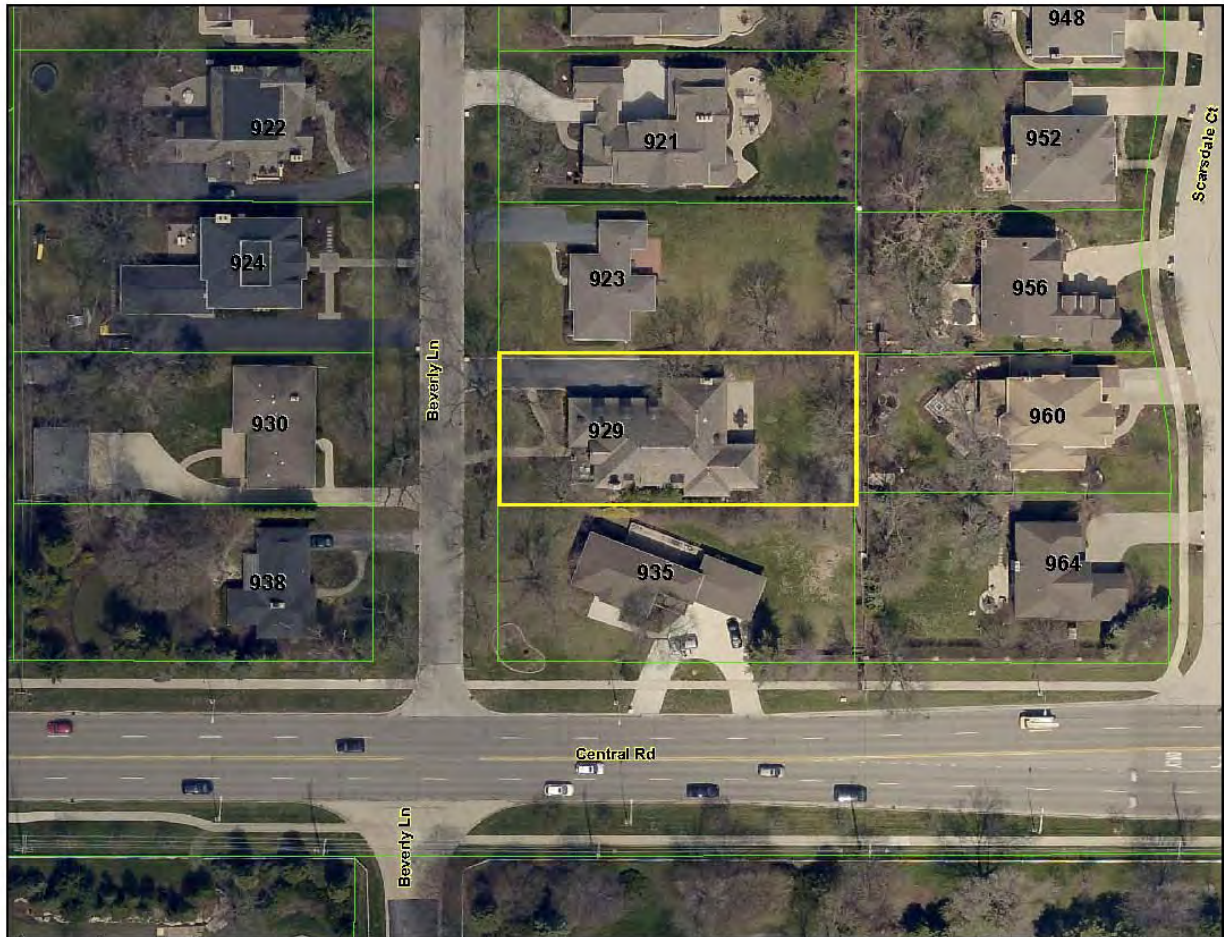
The petitioner is seeking a variation for increasing the impervious surface coverage for a new pool and deck located in the rear yard. Pursuant to Chapter 28, Section 5.1-0.08, the petitioner is allowed 7,560 square feet for impervious surface coverage and 9,450 is proposed. Therefore, the petitioner requests the following variation:

- A 1,890 square foot variance from Chapter 28, Section 5.1-0.08 & 5.3-2 to allow an increase to the impervious surface coverage for a total of 9,450 square feet where the maximum allowed is 7,560 square feet.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/21/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/21/17	
3. Letter that was Mailed	✓	6/21/17	
4. Photographs of Sign on Property	✓	6/21/17	

Photographs of Existing Structure



ZBA# 17-029
929 S Beverly Ln - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

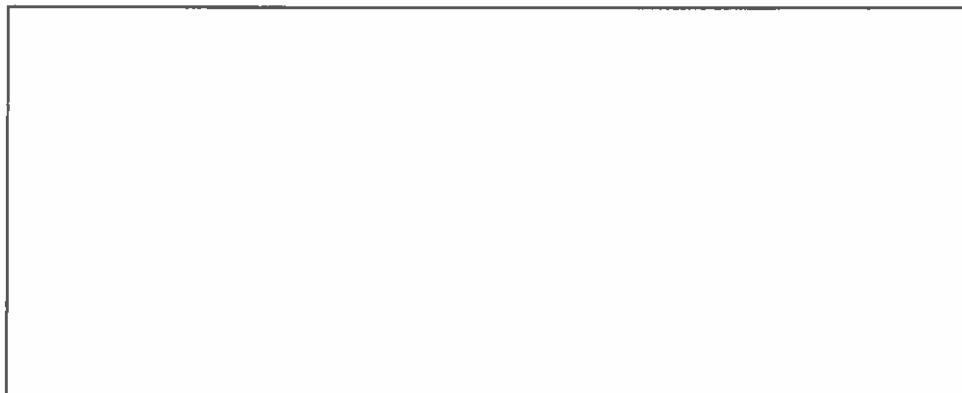


Submitted: June 16, 2017
Completed: June 22, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 1,890 sq ft variance to allow an increase to the impervious surface coverage for a total of 9,450 sq ft where the maximum allowed is 7,560 sq ft.

The Engineering Department is **NOT IN FAVOR of the proposed variance. In the event the variance is approved, the permeable pavers must meet the attached guidelines.**



PERMEABLE PAVERS

Permeable paving systems can be used as a green alternative to traditional concrete or asphalt for patios, walkways, or driveways. Permeable paving systems can also be used when allowable impervious lot coverage is exceeded. The ensuing guidelines must be followed:

1. The paver system utilized must be classified by the manufacturer as a permeable paver system.
2. The system must be designed to capture and detain the 100-year storm. This can be accomplished by utilizing the void spaces in a 12-inch layer of CA-7 stone, as defined by IDOT gradation.
3. The 12-inch layer of CA-7 stone must be encapsulated by a filter fabric that is permeable to water but will keep fines from migrating into the stone layer.
4. The layers above the CA-7 stone layer must also be a permeable material.
5. The bottom of the CA-7 stone layer must be level. If any pitch is provided to the finished patio/walkway, the base elevation of the bottom of the stone must be referenced at the lowest point on the patio/walkway. The higher end of the patio/walkway will have a stone base thicker than 12-inches.
6. The top of the CA-7 stone layer cannot be higher than the surrounding ground to avoid detained water from 'bleeding' out the side of the facility.

The permit plans must provide the following information:

1. Include a copy of the manufacturer's brochure showing specifications for their permeable paver system.
2. Provide the existing and proposed elevations of the finished grade, and also provide the proposed elevations of the bottom of the CA-7 stone layer. As said before, this base must be flat and level to attain the proper volume of detention.
3. Provide a typical cross section showing the various layers of material, including the pavers, sand, CA-7 layer, filter fabric, etc.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Peric Residence

Project Address: 929 S Beverly Ln

ZBA #: 17-029

Date: June 20, 2017

Derek:

I have reviewed the request for a 1,890 square foot variance to allow an increase to the impervious surface coverage for a total of 9,450 square feet and have no objection to the variance as the proposed pavers will be permeable and allow water to pass through them.

RECEIVED
JUN 21 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Peric Residence

Project Address: 929 S. Beverly Ln.

ZBA #: 17-029

ZBA Hearing Date: July 10, 2017

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 15, 2017

- A 1,890 square foot variance from Chapter 28, Section 5.1-0.08 & 5.3-2 to allow an increase to the impervious surface coverage for a total of 9,450 square feet where the maximum allowed is 7,560 square feet.

Attached are the Petitioner's:

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

Comments: No Comments.

- STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Thursday, June 26, 2017.

PETITION

PETITION

NOW COMES the Petitioner

Alex Panie

being the owner of the property commonly known as:

929 S. Beverly Ln

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

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

INSTALL AN IN-GROUND POOL + BACK PATIOS
MADE OF PERMANENT PAVING

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

WE WOULD NOT BE ABLE TO IMPROVE THE PROPERTY
AS PLANNED - NO POOL OR PATIOS

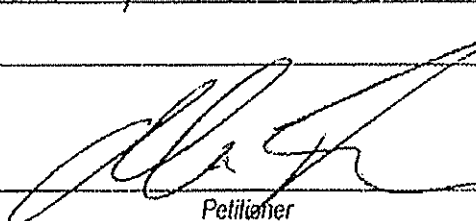
I hereby state that the following unique circumstances exist: THE LOT, AS CURRENTLY

DEVELOPED IS TOO CLOSE TO THE COVERAGE
THRESHOLD TO DO ANY IMPROVEMENTS, ETC.

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

ARE PLANNING TO SUPPLEMENT THE LOT COVERAGE
BY USING PERMANENT PAVING FOR THE BACK PATIOS

Signed:



Petitioner

Date:

6-7-17

By

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005

TEL. 224-875-7633 FAX. 224-875-7634

WWW.HENRIKS ENSURVEY.COM

CF

LOT 5 IN BLOCK 3 IN LAURINWOOD, A SUBDIVISION OF THE WEST 1/2 OF THE EAST 40 ACRES OF THAT PART LYING SOUTH OF THE NORTH 685.4 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS ; 929 S. BEVERLY LANE
ARLINGTON HEIGHTS, ILLINOIS 60005

JUN - 8 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

AND 0.17 EAST
WEST FACE OF FENCE IS 1.20 EAST

00.08

WOOD FENCE
WEST FACE OF FENCE IS 1.60 EAST

IRON PIPE FOUND 0.23
SOUTH AND 0.20 EAST
OF LOT CORNER

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

STATE OF ILLINOIS;
COUNTY OF COOK;

FRACTIONAL INCH EQUIVALENTS
OF HUNDREDTHS OF A FOOT

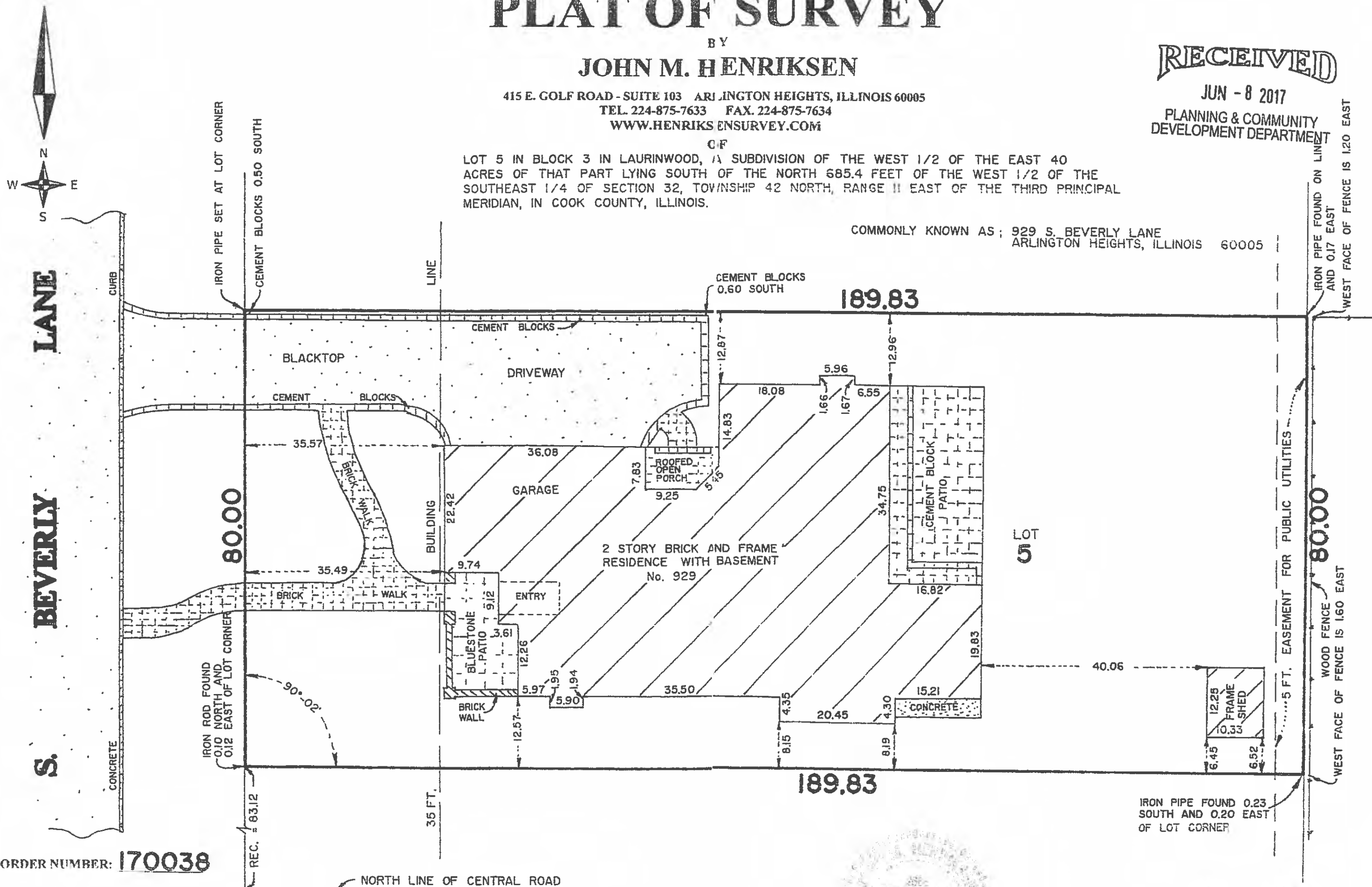
0.01 1/3"	0.25 3"
0.02 1/4"	0.33 4"
0.03 3/8"	0.37 4-1/2"
0.04 1/2"	0.38 4-1/2"

ORDER NUMBER: 170038

SCALE: 1 INCH = 16 FEET

ORDERED BY: NEIL J. KAISER LTD.

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN
HEREON ARE BUILDING LINES AND EASEMENTS AS

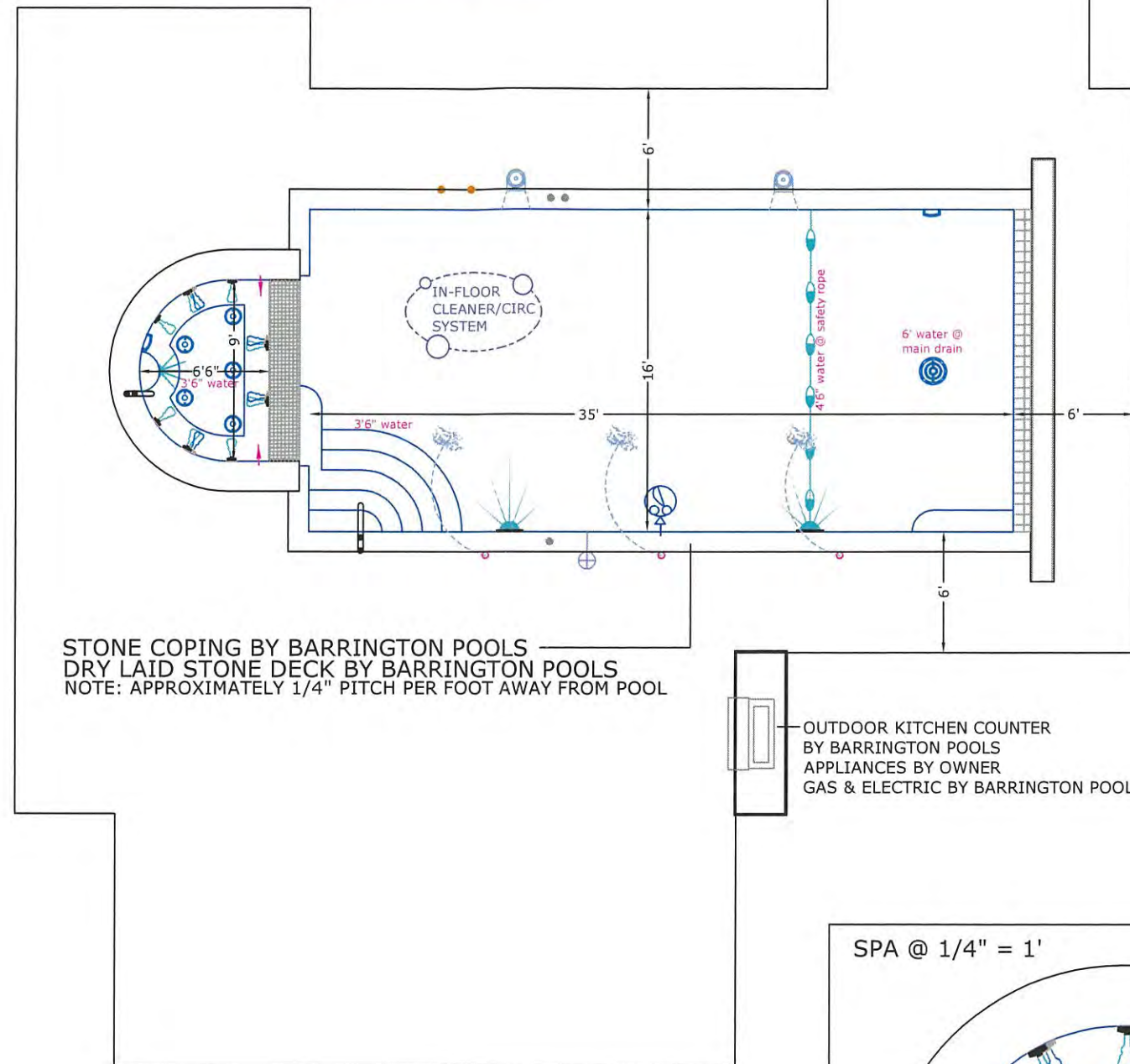


SCALE: 1/8" = 1'

SUBMIT DRAWINGS 5-2-17

PAGE 1 OF 4

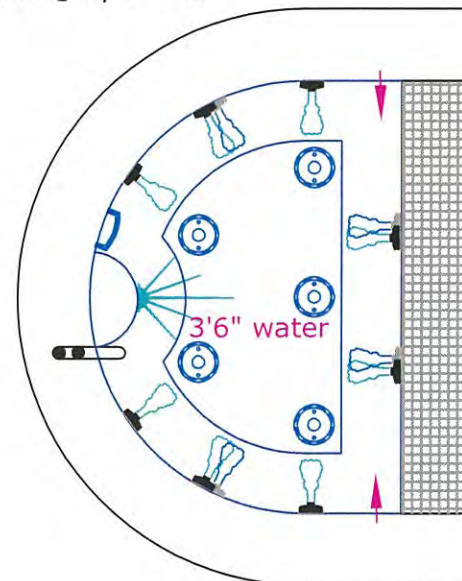
PERIC RESIDENCE
OUTDOOR, INGROUND POOL/SPA, OUTDOOR
COUNTER & DECK/PATIO PLAN



STONE COPING BY BARRINGTON POOLS
DRY LAID STONE DECK BY BARRINGTON POOLS
NOTE: APPROXIMATELY 1/4" PITCH PER FOOT AWAY FROM POOL

OUTDOOR KITCHEN COUNTER
BY BARRINGTON POOLS
APPLIANCES BY OWNER
GAS & ELECTRIC BY BARRINGTON POOLS

SPA @ 1/4" = 1'



LEGEND

POOL
SYMBOLS

- = MAIN DRAIN (MDX)
- = SECONDARY MAIN DRAIN
- = SKIMMER
- = AUTOFILL
- = UNDER WATER LIGHT
- = POLARIS LINE ONLY
- = DECK JET
- = STAINLESS STEEL HANDRAIL
- = BASKETBALL ANCHOR
- = VOLLEYBALL ANCHOR
- = SAFETY ROPE WITH RECESSED ANCHORS

SPA
SYMBOLS

- = STAINLESS STEEL HANDRAIL
- = MAIN DRAIN
- = SPA INLET
- = SPA SINGLE JET
- = SPA DOUBLE JET
- = UNDERWATER LIGHT



JOB#17-014
NAME: ALEX & JULIE PERIC
ADDRESS: 929 S. BEVERLY AVE.
CITY: ARLINGTON HEIGHTS ZIP: 60005
CELL #: 773-457-5649 Mr.
SUBDIVISION: LAURINWOOD
LOT #5
SALESPERSON: KYLE RITCHEY
DRAWN BY: MLG DATE: 4-28-17
DRAWN BY: DATE:
DRAWN BY: DATE:

GENERAL NOTE: ALL WORK SHALL COMPLY
WITH LOCAL ORDINANCES & CODES

SPA SPECIFICATIONS

APPROX. AREA: 9' X 6'6"-RAISED 12"
EST. VOLUME: 1,031 GALLONS
PIPING MATERIAL: SCH. 40 P.V.C., N.S.F. APPROVED, 330 P.S.I. WORKING PRESSURE
6-MAIN DRAINS: 8" W/ GRATE, HYDROSTATIC RELIEF VALVE
4-SINGLE THERAPY JETS
4-DOUBLE THERAPY JETS
2-INLETS: 2"
INTERIOR ENTRY STEP W/STAINLESS STEEL HANDRAIL
1-UNDERWATER COLORED LIGHT: 100 WATT/110 VOLT,
LIGHT SHELL COPPER W/GROUND FAULT DETECTION SYSTEM
AIR BLOWER

POOL SPECIFICATIONS

APPROX. AREA: 16' X 35' SHAPE: RECTANGLE
EST. VOLUME: 19,990 GALLONS +/- APPROX. TURNOVER RATE: 4.8 HOURS
PIPING MATERIAL: SCH. 40 P.V.C., N.S.F. APPROVED, 330 P.S.I. WORKING PRESSURE
2-MAIN DRAINS: 8" W/ GRATE HYDROSTATIC RELIEF VALVE
2-SKIMMERS: AUTO-IN THE WALL W/ STRAINER BASKET
HEATER: JANDY-GAS
FILTER: MODUFILTER-POLYMERIC-CARTRIDGE FLOW
150 G.P.M., 580 S.F. W/ MANUAL RELIEF VALVE
CHLORINATOR: SANI-KING - WITH CIRCULATION PUMP
UV SANITIZER
IN-FLOOR CLEANING SYSTEM W/OZONATOR
POLARIS LINE ONLY
2-UNDERWATER COLORED LIGHTS: 300 WATT/110 VOLT,
LIGHT SHELL COPPER W/ GROUND FAULT DETECTION SYSTEM
PUMP: ONE HORSEPOWER SELF-PRIMING HEAVY DUTY WITH
HAIR & LINT STRAINER
TEST KIT: TAYLOR #H.S. K-2005
CLEANING EQUIPMENT: 1-NYLON BRUSH, 1-8 1/16 POLE, 1-VACUUM HEAD,
1-LEAF SKIMMER, 1-FLEX HOSE
5 ENTRY STEPS W/STAINLESS STEEL HANDRAIL & LOVESEAT
SWIM-IN
SAFETY EQUIPMENT: 1-4 FLOAT, 3/8" LIFELINE SEPARATING DEEP/SALLOW END
NATURE II
AUTOFILL W/RPZ BY BPI
AQUALINK CONTROLLING SYSTEM
AUTOCOVER W/MATCHING LID
3-DECK JETS
VOLLEYBALL KIT W/3RD ANCHOR & BASKETBALL KIT

STONE KITCHEN COUNTER
W/STONE VENEER CONSTRUCTED ON CONCRETE FOUNDATION
ELECTRIC & GAS BY BARRINGTON POOLS
APPLIANCES BY OWNER

ELECTRICAL NOTES

1. NO CONDUCTIONS OVERHEAD WITHIN 10' OF POOL
2. GROUNDING AND ALL ELECTRICAL WORK SHALL COMPLY WITH NATIONAL CODES
3. INSTALL GROUND FAULT INTERRUPTERS ON ELECTRICAL CIRCUITS

BUYERS NOTES

1. TO DETERMINE APPROXIMATE ELEVATION OF POOL ON DAY OF EXCAVATION
2. WET DOWN CONCRETE SHELL AT LEAST TWICE DAILY
3. DO NOT TURN ON POOL LIGHT WHEN POOL IS EMPTY
4. POOL AREA TO BE FENCED, PER COUNTY OR CITY ORDINANCE

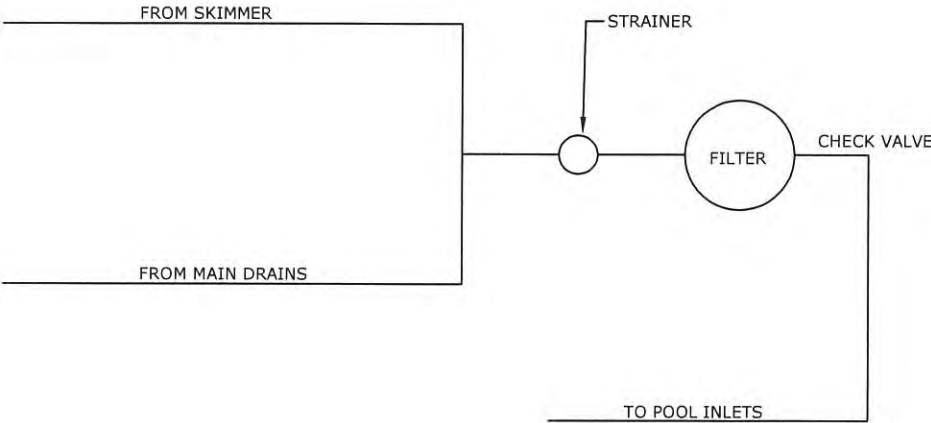


PERIC RESIDENCE
OUTDOOR, INGROUND POOL/SPA, OUTDOOR
COUNTER & DECK/PATIO PLAN

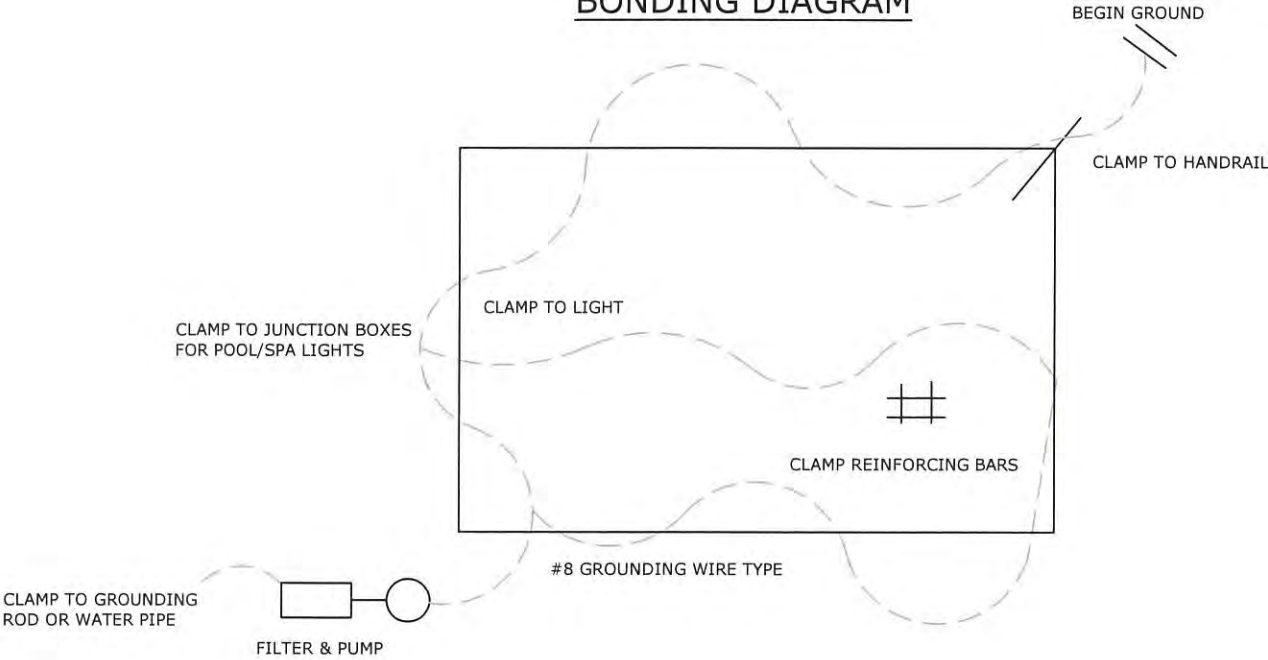


JOB#17-014	
NAME: ALEX & JULIE PERIC	
ADDRESS: 929 S. BEVERLY AVE.	
CITY: ARLINGTON HEIGHTS ZIP: 60005	
CELL #: 773-457-5649 Mr.	
SUBDIVISION: LAURINWOOD	
LOT #5	
SALESPERSON: KYLE RITCHEY	
DRAWN BY: MLG	DATE: 4-28-17
DRAWN BY:	DATE:
DRAWN BY:	DATE:

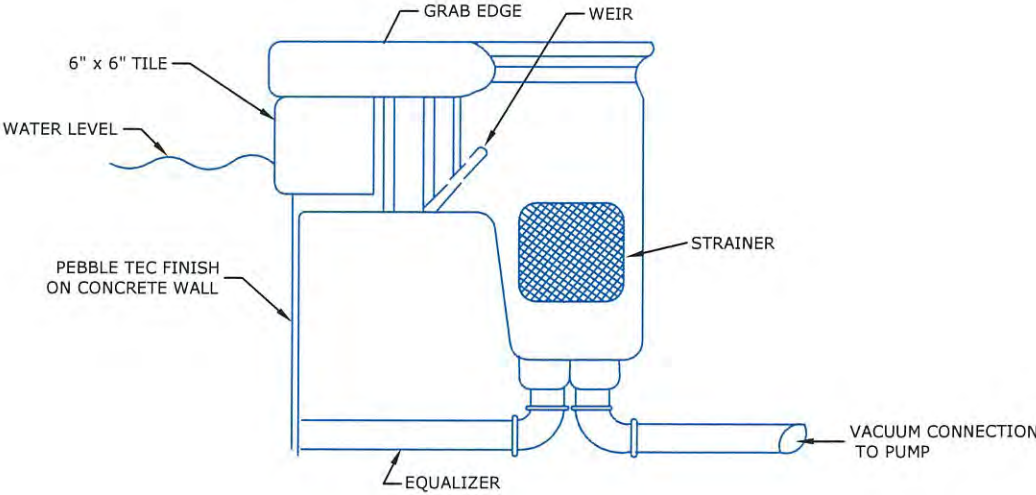
PLUMBING SCHEMATIC



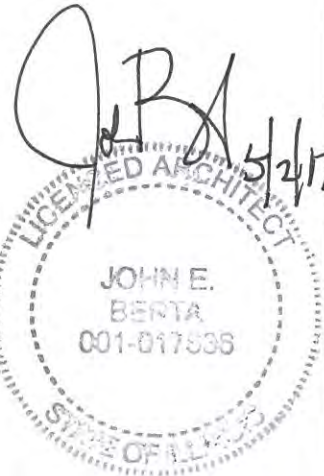
BONDING DIAGRAM



SKIMMER DETAIL



- BONDING NOTES
- 1) ELECTRICAL GROUNDING SHALL COMPLY TO ALL LOCAL AND NATIONAL ELECTRICAL CODES.
 - 2) ALL GROUNDING WIRE SHALL BE #8 CONTINUOUS COPPER GROUNDING CABLE .
 - 3) ALL GROUND CLAMPS TO BE INSTALLED EVERY 10' ALONG GROUND WIRE.
 - 4) ALL ELECTRICAL FIXTURES SHALL BE UL LISTED.

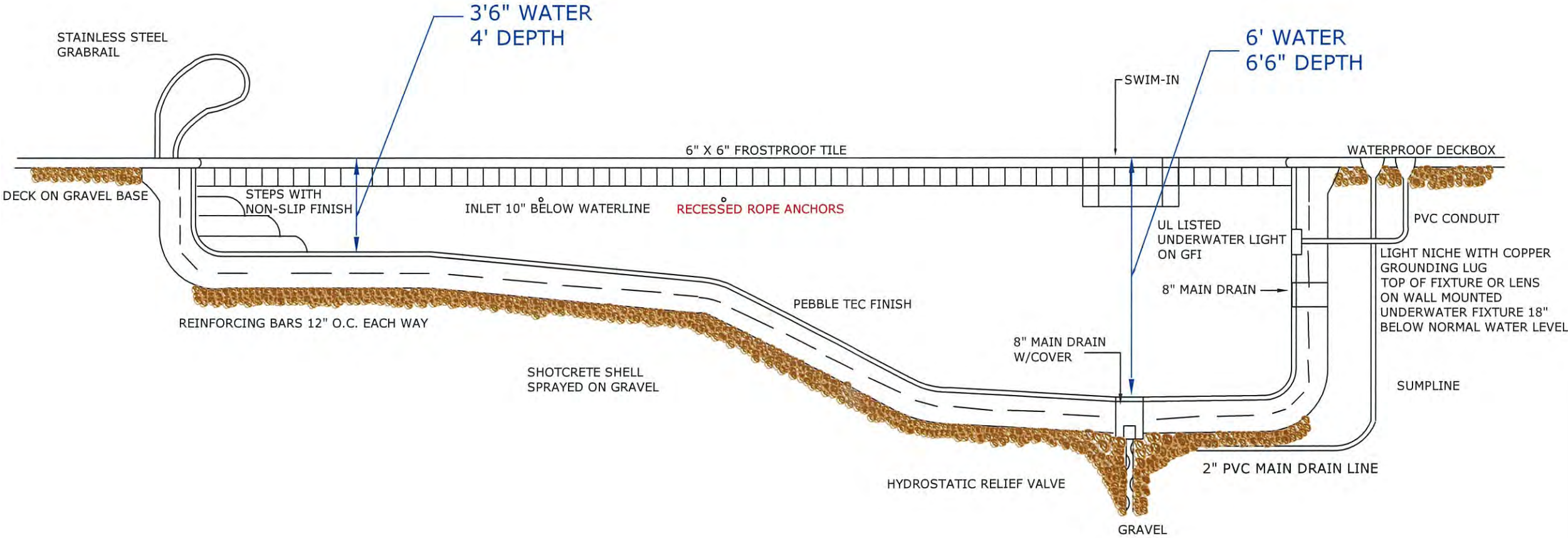




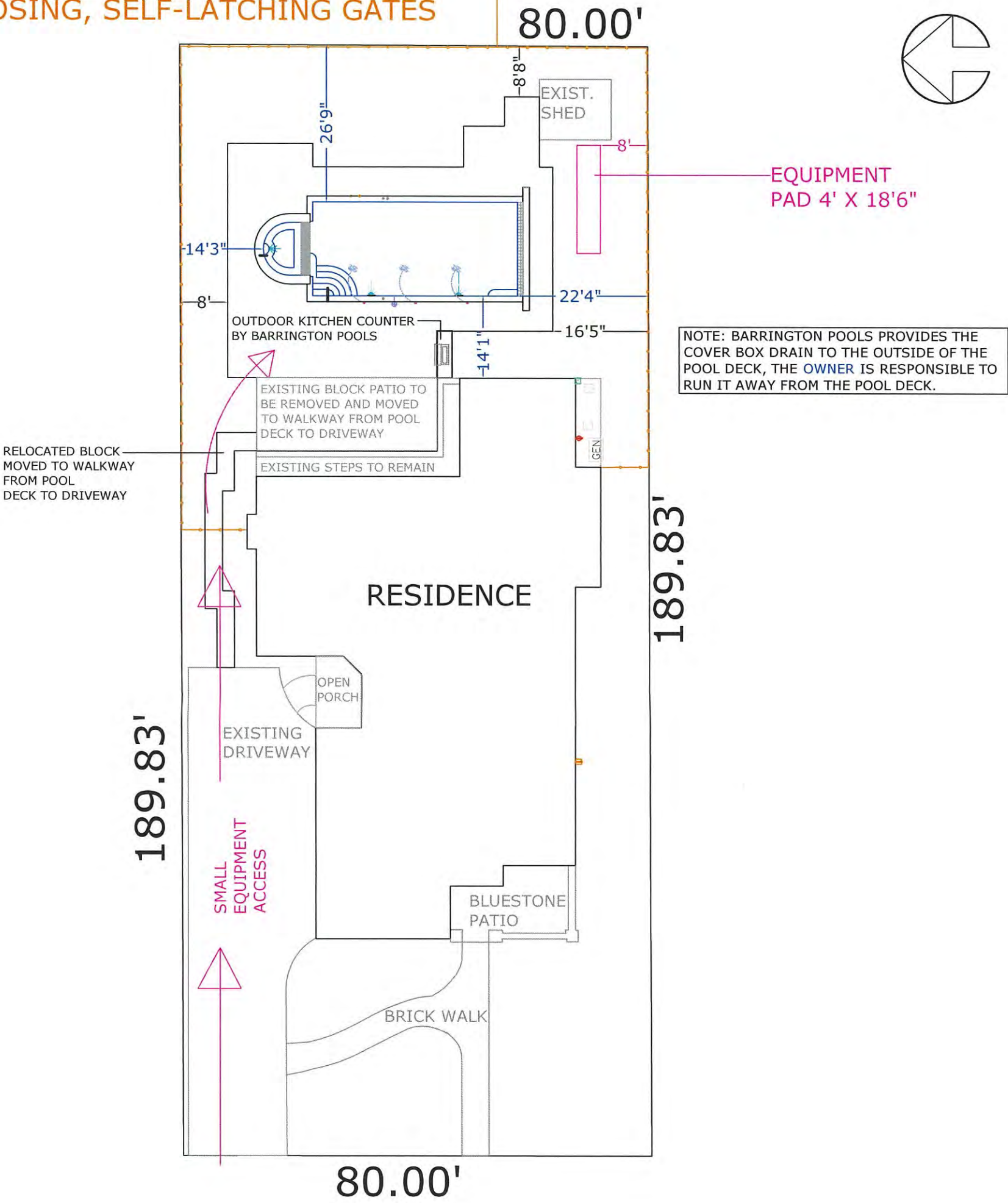
JOB#17-014	
NAME: ALEX & JULIE PERIC	
ADDRESS: 929 S. BEVERLY AVE.	
CITY: ARLINGTON HEIGHTS ZIP: 60005	
CELL #: 773-457-5649 Mr.	
SUBDIVISION: LAURINWOOD	
LOT #5	
SALESPERSON: KYLE RITCHEY	
DRAWN BY: MLG	DATE: 4-28-17
DRAWN BY:	DATE:
DRAWN BY:	DATE:
DRAWN BY:	DATE:

TYPICAL POOL SECTION

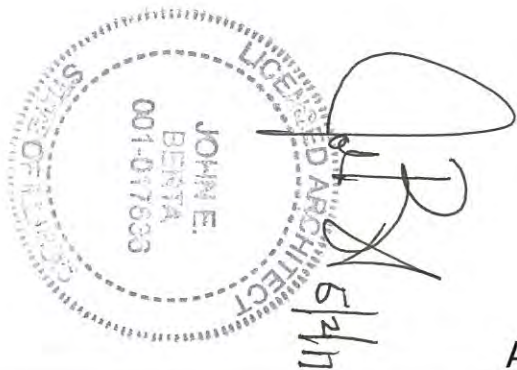
THIS DRAWING IS NOT TO SCALE



BARRIER FENCE BY OWNER
PROPOSED 5' WOODEN PRIVACY FENCE
W/SELF-CLOSING, SELF-LATCHING GATES



- = ELECTRIC METER
- = GAS METER

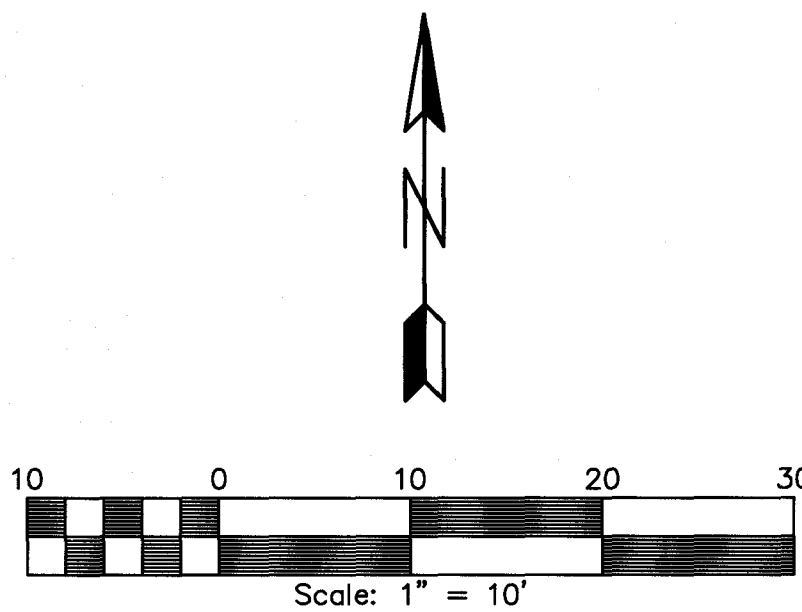


ALL MEASUREMENTS ARE APPROXIMATE

TOPOGRAPHICAL SITE DEVELOPMENT PLAN

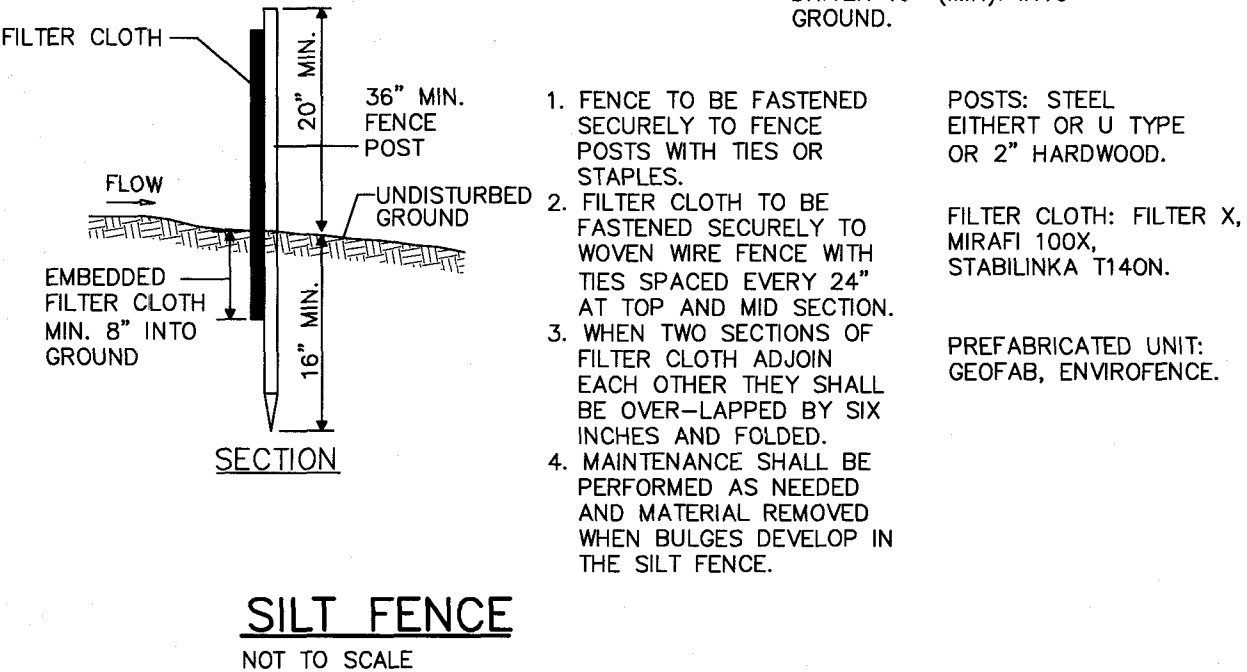
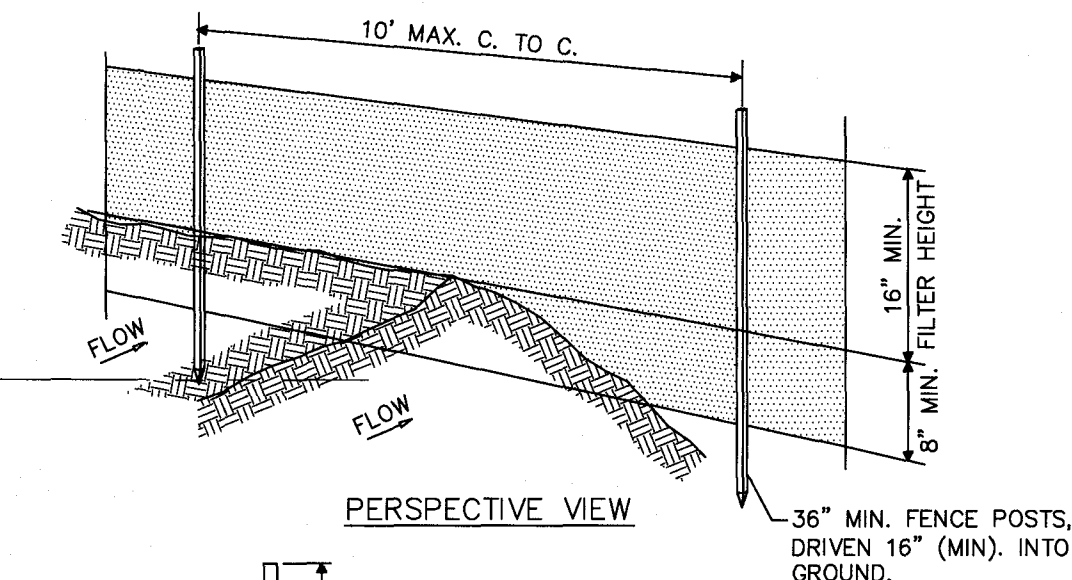
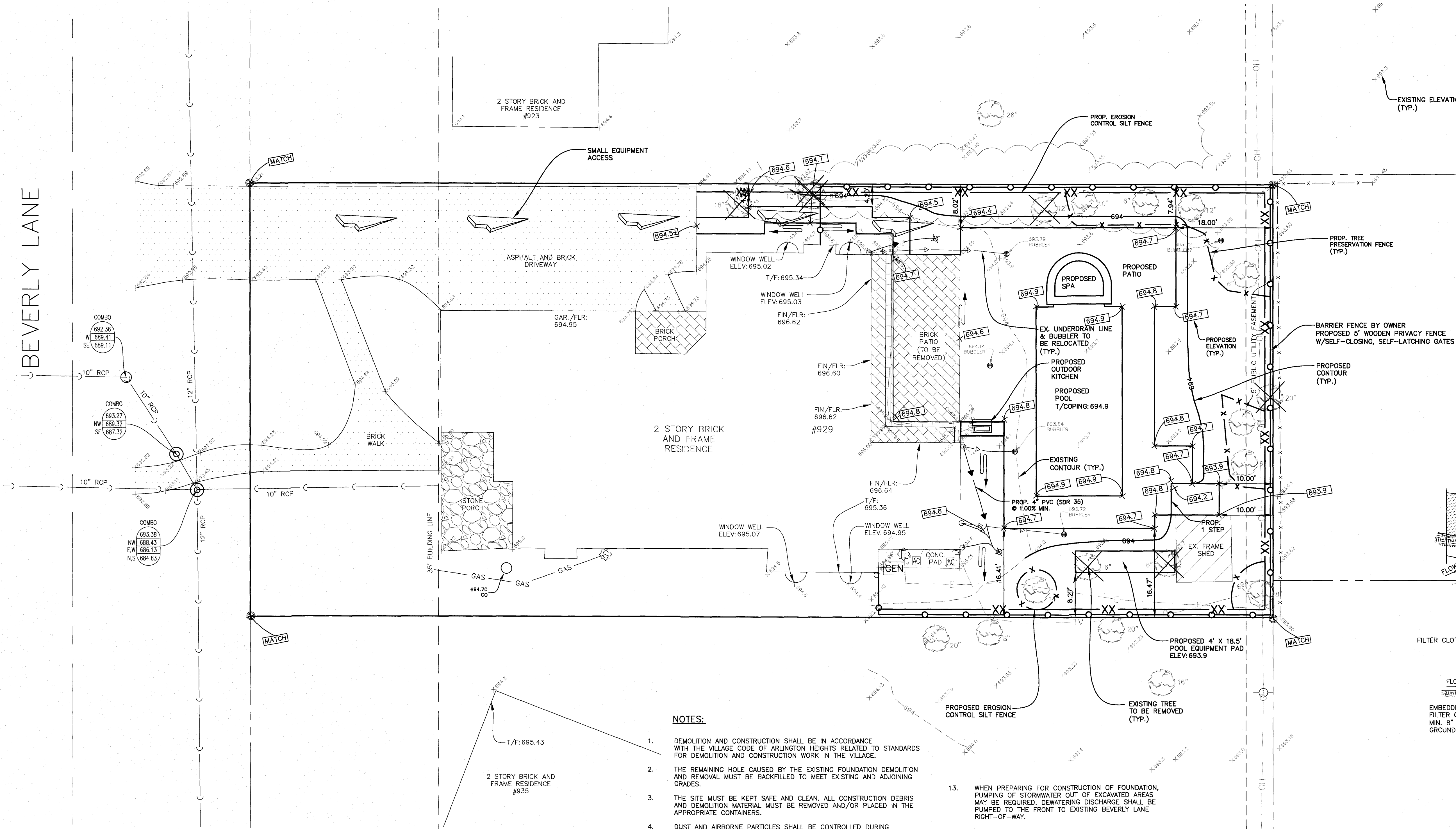
LOT 5 IN BLOCK 3 IN LAURINWOOD, A SUBDIVISION OF THE WEST HALF OF THE EAST 40 ACRES OF THAT PART LYING SOUTH OF THE NORTH 685.4 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 929 S. BEVERLY LANE, ARLINGTON HEIGHTS, ILLINOIS



EXISTING GRADE	+ XXX.XX
EXISTING CONTOUR	+ XXX.XX
PROPOSED GRADE	+ XXX.XX
PROPOSED CONTOUR	XXX.XX
PROPOSED FLOW	XXX
SILT FENCE	-XX-XX-
CONSTRUCTION SAFETY FENCE	-X-X-

KEY:	
T/F =	TOP OF FOUNDATION
P.T.F. =	PROPOSED TOP OF FOUNDATION



NOTES:

- DEMOLITION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VILLAGE CODE OF ARLINGTON HEIGHTS RELATED TO STANDARDS FOR DEMOLITION AND CONSTRUCTION WORK IN THE VILLAGE.
- THE REMAINING HOLE CAUSED BY THE EXISTING FOUNDATION DEMOLITION AND REMOVAL MUST BE BACKFILLED TO MEET EXISTING AND ADJOINING GRADES.
- THE SITE MUST BE KEPT SAFE AND CLEAN. ALL CONSTRUCTION DEBRIS AND DEMOLITION MATERIAL MUST BE REMOVED AND/OR PLACED IN THE APPROPRIATE CONTAINERS.
- DUST AND AIRBORNE PARTICLES SHALL BE CONTROLLED DURING DEMOLITION BY SPRAYING WATER ON STRUCTURES TO BE RAZED BY MEANS OF A WATER TRUCK AND SPRAYING EQUIPMENT.
- GRAVEL MAT CONSTRUCTION ENTRANCE SHALL EXTEND INTO LOT TO PROVIDE SUFFICIENT AREA TO WASH DOWN VEHICLES. GRAVEL MAT SHALL BE 3 INCH AGGREGATE WITH A MINIMUM DEPTH OF 6 INCHES.
- CONTRACTOR SHALL KEEP STREETS CLEAN.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH HYDROSEED, EXCEPT THE PARKWAY WHICH SHALL BE RESTORED WITH TOPSOIL AND SOD.
- NO MATERIAL SHALL BE STORED WITHIN 10 FEET OF ANY LOT LINE.
- AT TIME OF BACKFILL, SWALES WILL BE CONSTRUCTED TO PROTECT NEIGHBORING PROPERTY OWNERS.
- THE PROPOSED PORTABLE TOILET SHALL NOT BE PLACED WITHIN 10 FEET OF ANY LOT LINE.
- MINIMUM HORIZONTAL SEPARATION OF 10.0 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER SERVICES.
- EXISTENCE OF UTILITY STUBS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION OF PROPOSED SERVICES.
- WHEN PREPARING FOR CONSTRUCTION OF FOUNDATION, PUMPING OF STORMWATER OUT OF EXCAVATED AREAS MAY BE REQUIRED. DEWATERING DISCHARGE SHALL BE PUMPED TO THE FRONT TO EXISTING BEVERLY LANE RIGHT-OF-WAY.
- CONSTRUCTION SCHEDULE:
 - SEDIMENT AND EROSION CONTROL AND TREE PROTECTION FACILITIES SHALL BE INSTALLED. - SPRING 2017
 - RESTORE DISTURBED AREAS, BACKFILL FOUNDATION & EXISTING SWALES, & EXISTING SWALES. - SPRING 2017
 - CONSTRUCT PROPOSED POOL. - SPRING 2017
 - PREPARE AND SUBMIT RECORD DRAWINGS. - FALL 2017
 - LANDSCAPING AND PLANT LAWN AND REMOVE TEMPORARY FENCING. - FALL 2017
- CONTACT PERSON FOR SITE: BARRINGTON POOLS (847) 381-1245
- PARKING DATA: MAXIMUM CONTRACTOR VEHICLES: 4. PARKING SHALL BE ON THE EAST SIDE OF BEVERLY LANE.
- WASH DOWN AREA FOR CONSTRUCTION VEHICLES SHALL BE LOCATED ON SITE WEST OF CONSTRUCTION ENTRANCE (WITH SILT FENCE PROTECTION FOR RUN OFF).
- CONTRACTOR SHALL COORDINATE ANY RELOCATION OF UTILITY LINES WITH INDIVIDUAL UTILITY COMPANIES.

It's smart It's free It's the law

Call before you dig

Call before you dig

800.892.0123

ILLINOIS ONE-CALL SYSTEM

PREPARED FOR: ALEX AND JULIE PERIC

DRAWN BY: B.L.
CHECKED BY: M.H.
APPROVED BY: J.G.



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60065
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

Professional Engineer Seal for Jon P. Green, P.E., No. 062-052108, State of Illinois.

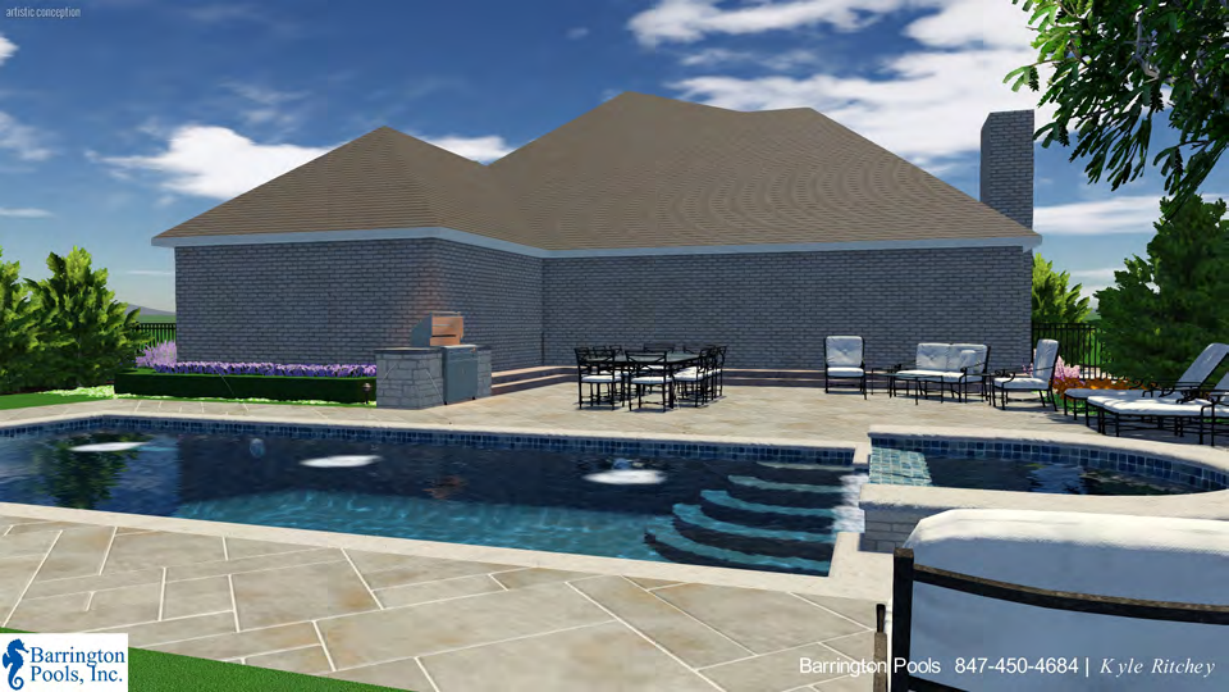
Jon P. Green, P.E.
IL. P.E. NO. 062-052108
Expires November 30, 2017

SITE PLAN DATED: MAY 8, 2017

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186











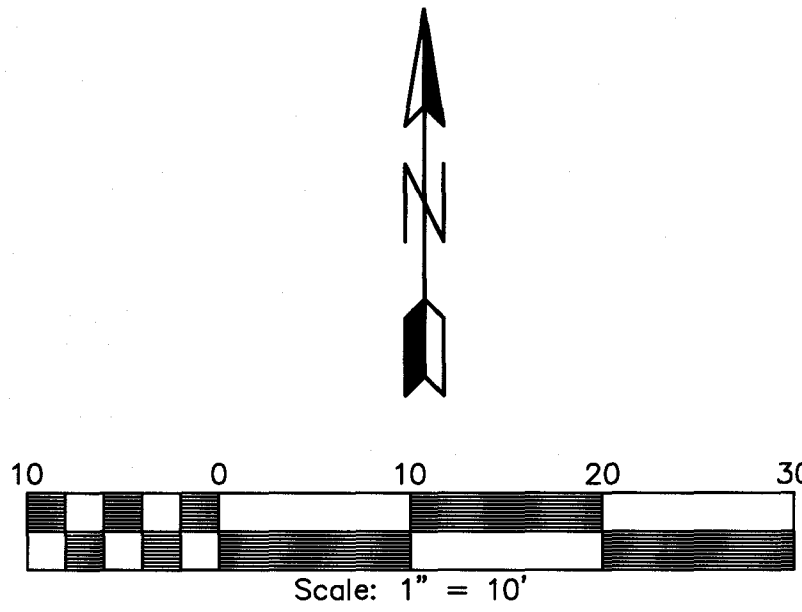




TOPOGRAPHICAL SITE DEVELOPMENT PLAN

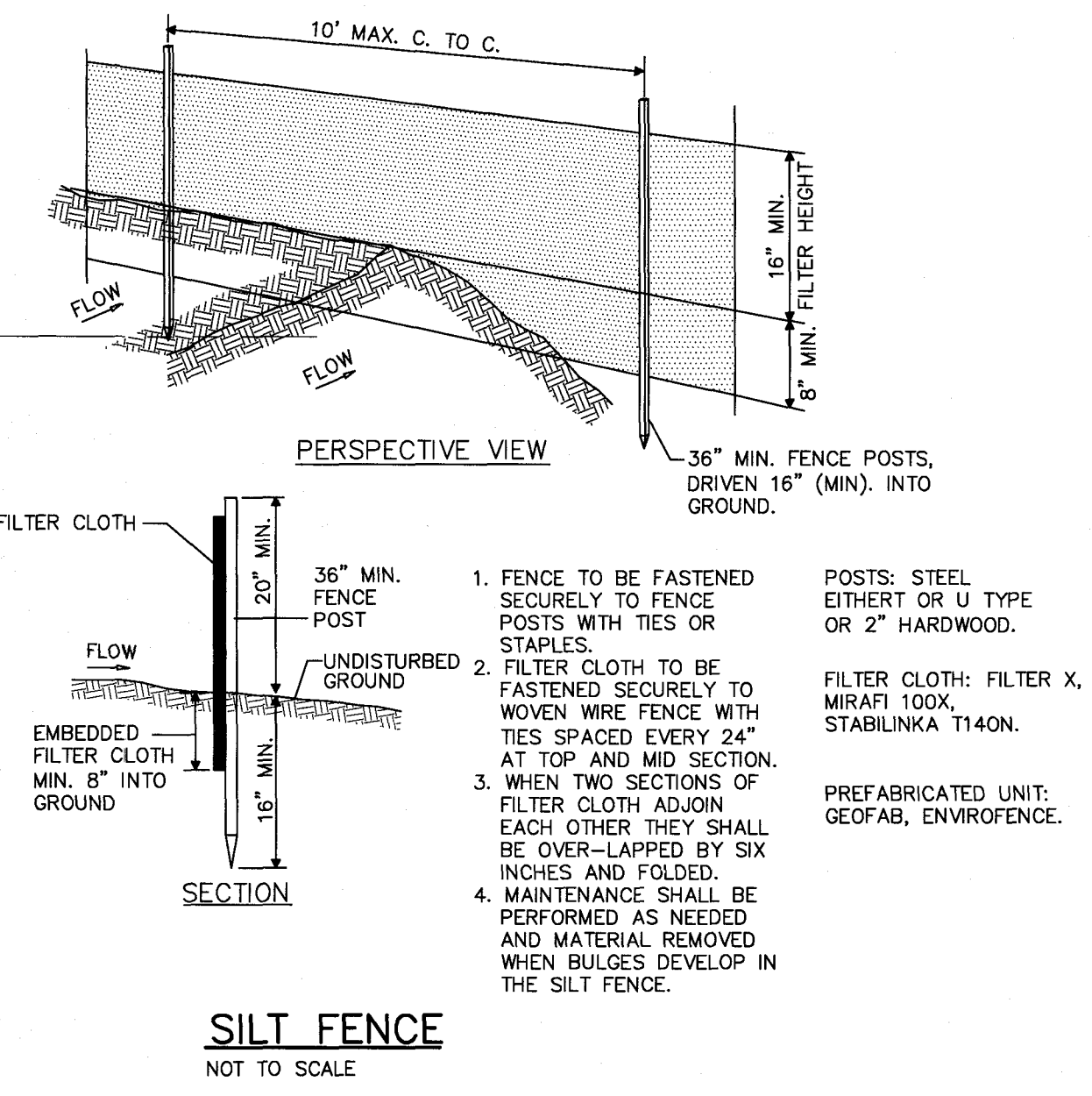
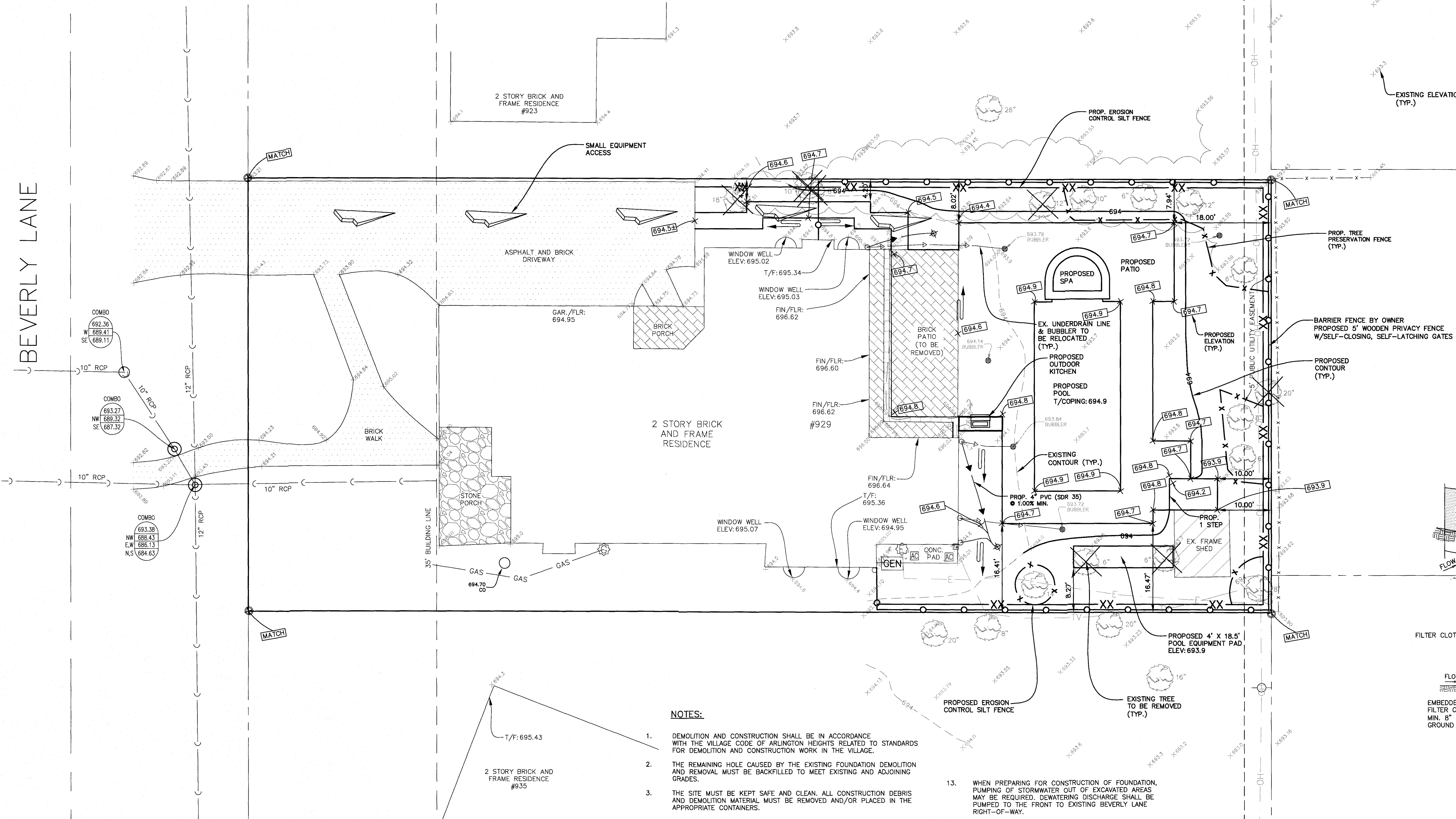
LOT 5 IN BLOCK 3 IN LAURINWOOD, A SUBDIVISION OF THE WEST HALF OF THE EAST 40 ACRES OF THAT PART LYING SOUTH OF THE NORTH 685.4 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 929 S. BEVERLY LANE, ARLINGTON HEIGHTS, ILLINOIS



EXISTING GRADE	+ XXX.XX
EXISTING CONTOUR	+ XXX.XX
PROPOSED GRADE	+ XXX.XX
PROPOSED CONTOUR	XXX.XX
PROPOSED FLOW	XXX
SILT FENCE	-XX-XX-
CONSTRUCTION SAFETY FENCE	-X-X-

KEY:	
T/F =	TOP OF FOUNDATION
P.T.F. =	PROPOSED TOP OF FOUNDATION



NOTES:

- DEMOLITION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VILLAGE CODE OF ARLINGTON HEIGHTS RELATED TO STANDARDS FOR DEMOLITION AND CONSTRUCTION WORK IN THE VILLAGE.
- THE REMAINING HOLE CAUSED BY THE EXISTING FOUNDATION DEMOLITION AND REMOVAL MUST BE BACKFILLED TO MEET EXISTING AND ADJOINING GRADES.
- THE SITE MUST BE KEPT SAFE AND CLEAN. ALL CONSTRUCTION DEBRIS AND DEMOLITION MATERIAL MUST BE REMOVED AND/OR PLACED IN THE APPROPRIATE CONTAINERS.
- DUST AND AIRBORNE PARTICLES SHALL BE CONTROLLED DURING DEMOLITION BY SPRAYING WATER ON STRUCTURES TO BE RAZED BY MEANS OF A WATER TRUCK AND SPRAYING EQUIPMENT.
- GRAVEL MAT CONSTRUCTION ENTRANCE SHALL EXTEND INTO LOT TO PROVIDE SUFFICIENT AREA TO WASH DOWN VEHICLES. GRAVEL MAT SHALL BE 3 INCH AGGREGATE WITH A MINIMUM DEPTH OF 6 INCHES.
- CONTRACTOR SHALL KEEP STREETS CLEAN.
- ALL DISTURBED AREAS SHALL BE RESTORED WITH HYDROSEED, EXCEPT THE PARKWAY WHICH SHALL BE RESTORED WITH TOPSOIL AND SOD.
- NO MATERIAL SHALL BE STORED WITHIN 10 FEET OF ANY LOT LINE.
- AT TIME OF BACKFILL, SWALES WILL BE CONSTRUCTED TO PROTECT NEIGHBORING PROPERTY OWNERS.
- THE PROPOSED PORTABLE TOILET SHALL NOT BE PLACED WITHIN 10 FEET OF ANY LOT LINE.
- MINIMUM HORIZONTAL SEPARATION OF 10.0 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER SERVICES.
- EXISTENCE OF UTILITY STUBS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION OF PROPOSED SERVICES.
- WHEN PREPARING FOR CONSTRUCTION OF FOUNDATION, PUMPING OF STORMWATER OUT OF EXCAVATED AREAS MAY BE REQUIRED. DEWATERING DISCHARGE SHALL BE PUMPED TO THE FRONT TO EXISTING BEVERLY LANE RIGHT-OF-WAY.
- CONSTRUCTION SCHEDULE:
 - SEDIMENT AND EROSION CONTROL AND TREE PROTECTION FACILITIES SHALL BE INSTALLED. - SPRING 2017
 - RESTORE DISTURBED AREAS, BACKFILL FOUNDATION & EXISTING SWALES, & EXISTING SWALES. - SPRING 2017
 - CONSTRUCT PROPOSED POOL. - SPRING 2017
 - PREPARE AND SUBMIT RECORD DRAWINGS. - FALL 2017
 - LANDSCAPING AND PLANT LAWN AND REMOVE TEMPORARY FENCING. - FALL 2017
- CONTACT PERSON FOR SITE: BARRINGTON POOLS (847) 381-1245
- PARKING DATA: MAXIMUM CONTRACTOR VEHICLES: 4. PARKING SHALL BE ON THE EAST SIDE OF BEVERLY LANE.
- WASH DOWN AREA FOR CONSTRUCTION VEHICLES SHALL BE LOCATED ON SITE WEST OF CONSTRUCTION ENTRANCE (WITH SILT FENCE PROTECTION FOR RUN OFF).
- CONTRACTOR SHALL COORDINATE ANY RELOCATION OF UTILITY LINES WITH INDIVIDUAL UTILITY COMPANIES.

It's smart It's free It's the law

Call before you dig

Call before you dig

800.892.0123

ILLINOIS ONE-CALL SYSTEM

PREPARED FOR: ALEX AND JULIE PERIC

DRAWN BY: B.L.
CHECKED BY: M.H.
APPROVED BY: J.G.

ENGINEERING RESOURCE ASSOCIATES

35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60065
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

Professional Engineer Seal for Jon P. Green, P.E., No. 062-052108, State of Illinois.

Jon P. Green, P.E.
IL. P.E. NO. 062-052108
Expires November 30, 2017

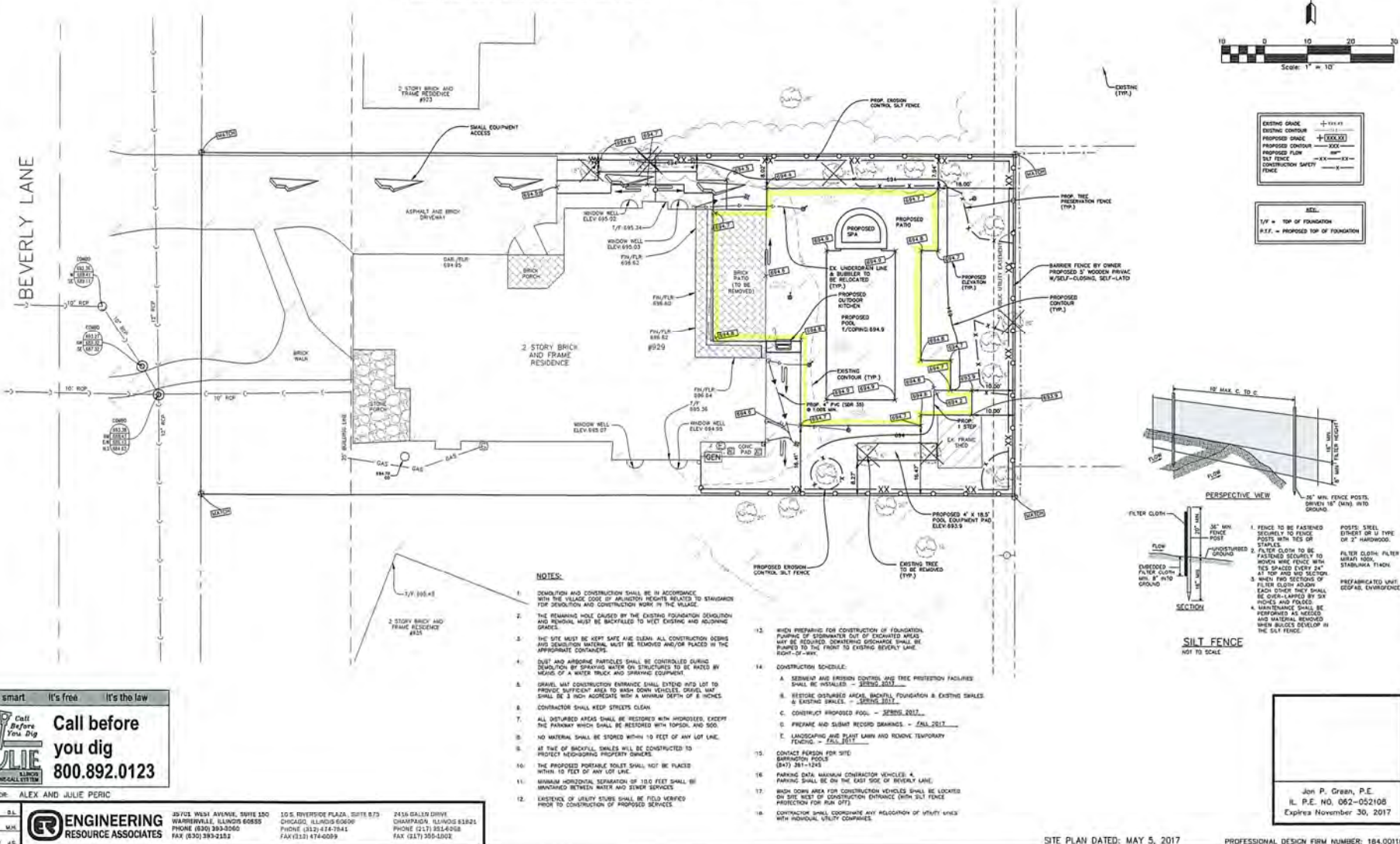
SITE PLAN DATED: MAY 8, 2017

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

TOPOGRAPHICAL SITE DEVELOPMENT PLAN

LOT 5 IN BLOCK 3 IN LAURINWOOD, A SUBDIVISION OF THE WEST HALF OF THE EAST 40 ACRES OF THAT PART LYING SOUTH OF THE NORTH 885.4 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 929 S. BEVERLY LANE, ARLINGTON HEIGHTS, ILLINOIS



It's smart It's free It's the law



**Call before
you dig
800.892.0123**

PREPARED FOR: ALEX AND JULIE PERIC



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (830) 393-3060
FAX (830) 393-2152

10 S. RIVERSIDE PLAZA,
CHICAGO, ILLINOIS 60604
PHONE (312) 474-7541
FAX (312) 474-0099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6008
FAX (217) 355-1002

SITE PLAN DATED: MAY 5, 2017

PROFESSIONAL DESIGN FIRM NUMBER: 184.001185



Presentation to the ZBA, meeting date 7/10/17
RE: 929 S Beverly, Arlington Heights, IL

Respected Board Members,

Our clients, Alex & Julie Peric, are improving their new home by investing in a pool and associated outdoor entertainment spaces. While they are excited for their new home, the pool space(s) are a big priority for them & their children.

Since starting the original submittal process, lot coverage constraints came to light. Being responsible homeowners, neighbors, & residents, the Peric's want to handle any concern for lot coverage in a respectful, approved way. For this reason, we are here before you to seek a lot coverage variance.

To that end, we had reached out to Michael Pagones, the Village Deputy Director of Engineering, to get guidance on Village-accepted ways to mitigate the lot coverage issues. Please find his email reply within the attached information. The solution to the lot coverage is permeable pavers.

Using Mr. Pagones' calculations, we know that permeable pavers are not possible in all proposed areas (ex. – the pool, the equipment pad, the side walkway, etc.) so that additional volume has to be accounted for within the 1,629 SF of pool & entertaining patio space immediately around the pool & spa.

The proposed layout is 1,890 SF over the 50% coverage threshold, the required 12" of depth per square foot equates to 1,890 cubic feet of Mr. Pagones' specified CA-7. Extrapolating that volume into the 1,629 SF of possible permeable patio space, we get a minimum CA-7 depth of under 14 inches. We will make it 16 inches to account for the volume of the pool plumbing, etc.

Please approve this reasonable variance request for being 1,890 SF over the lot coverage maximum by using 1,629 SF of permeable pavers with a CA-7 base 14 inches in depth. Approval will allow a wonderful improvement for a fantastic family in a sought-after area of your village – what a place to live and be and grow!

Thank you very much for your consideration,

Kyle Ritchey
Design & Sales

Kyle Ritchey

From: Pagones, Mike <mpagones@vah.com>
Sent: Wednesday, June 14, 2017 12:48 PM
To: Kyle Ritchey
Cc: Ed Gearen; Jon Green; Brian Leprich; Mach, Derek
Subject: RE: 17-1505 for 929 S Beverly

Mr. Ritchey –

The pool counts as 100% impervious under all conditions. I understand where you're coming from regarding pools acting to retain some stormwater, but the codes do not allow for this.

Our zoning code refers to pavements as impervious areas. At this point, we don't have a mechanism to adjust impervious area for permeable pavers. What we have been doing recently is this: Any impervious area above the required maximum would have to be designed with an open graded stone base of sufficient thickness to provide stormwater detention for the 100-yr storm for that area above the max allowed. Calculations have shown that a CA-7 stone base 12" thick meets this criterion. The detention volume is held in the voids between the stones. So, for example, the impervious area is 200 sf above the allowed maximum, then at least 200 sf of the impervious area must be designed as permeable pavement with a minimum 12" thickness of CA-7 stone. Furthermore, the bottom of this stone area must be flat, with no pitch, otherwise, the proper volume won't be utilized.

Thanks.

- Mike

Michael L. Pagones, P.E.
Deputy Director of Engineering
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL. 60005
ph: 847-368-5250, Ext. 5267
e-mail: mpagones@vah.com

Please consider the environment before printing this message.

From: Kyle Ritchey [<mailto:kritchey@BARRINGTON-POOLS.COM>]
Sent: Monday, June 05, 2017 11:18 AM
To: Pagones, Mike
Cc: Ed Gearen; Jon Green; Brian Leprich; Mach, Derek
Subject: RE: 17-1505 for 929 S Beverly

Dear Mr. Pagones,

Good morning and I hope that this email finds you well.

Within the thread below, please see the 2-email conversation between Derek Mach (cc'd) and me regarding the submittal & property address referenced in the subject line above.

Could you please give direction on how the Village views / treats permeable pavers as they relate to lot coverage? Specifically - <http://unilock.com/products/driveways/thornbury/?region=2>
Is it possible that they don't count towards coverage at all?

In that direction, and a question that Derek referenced below, how many inches of rain would our pool need to accept in order to be possibly considered that it's effect retains water? 5 inches? 7 inches?

Thank you very much for your time and attention on this. The residents need to make a decision in the next few days if there are going to enter into the variance process for this project and would appreciate all information that is right to consider.

Sincerely,

Kyle Ritchey
847-450-4684 cell
kritchey@barrington-pools.com



This is a person to person correspondence and not intended for anyone other than the addressed recipients.
Any pricing, terms, images, or descriptions are confidential and are the property of Barrington Pools, Inc.

From: Mach, Derek [<mailto:dmach@vah.com>]
Sent: Thursday, June 01, 2017 5:03 PM
To: Kyle Ritchey <kritchey@BARRINGTON-POOLS.COM>
Cc: Ed Gearen <egearen@barrington-pools.com>; Jon Green <jgreen@eraconsultants.com>; Brian Leprich <bleprich@eraconsultants.com>
Subject: RE: 17-1505 for 929 S Beverly

Hi Kyle,

Please contact Mike Pagones, Deputy Director of Engineering regarding permeable pavers. Mike can be reached at 847-368-5250 or at.

The pool is counted towards the impervious surface coverage. Chapter 28, section 3.2-110a states:
Impervious Surface Coverage: Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to buildings, patios, paved parking and driveway areas, walkways, sidewalks and paved recreation areas (e.g. basketball court, tennis court, swimming pools).

If the homeowner is considering pursuing a variation, we will need the application by June 9 (items 1-8 on the top of page 3) for the July 10 ZBA meeting

Please let us know if you have any questions.

*Derek Mach, PLA
Landscape Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
847-368-5232*



Item: 406 W. Mueller St. - ZBA#17-020

Department: Planning & Community Development

REQUEST

Lot 13

1. A variance from Chapter 28, Section 5.1-3.4 (Minimum Lot Size) and Section 5.1-3.5 to allow a 50 foot wide, 6,987 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.

Lot 14

1. A variance from Chapter 28, Section 5.1-3.4 (Minimum Lot Size) and Section 5.1-3.5 to allow a 50 foot wide, 6,987 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.

2. A 2.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a side yard setback of 2.5 feet from the west property line instead of the minimum 5.0 feet and an additional 1 foot for the eave.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 14, 2017
Date Prepared: July 20, 2017
Project Title: 406 W. Mueller St.
Address: 406 W. Mueller St.

Background Information

Petition Number: ZBA #17-020
Petitioner: Brian Hyde / Greenscape Homes
Address: 4355 Weaver Parkway
Warrenville, IL 60555
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

The existing zoning lot consists of two parcels. The petitioner is proposing to construct a new home on the vacant parcel (lot 13). In order to do so, the existing house needs a variance for the side yard setback and a variance for lot size and width. The petitioner is proposing to remove the existing garage on the vacant parcel (lot 13) and construct a new detached garage and driveway on the east side of lot 14. The subject site is zoned R-3, One Family Dwelling District. The zoning lot (lots 13 & 14) have a total land area of 13,975 square feet. The lot width is 100 feet and the petitioner is proposing a home on Lot 13 which would result in two parcels that have a lot width of 50 feet and a lot area of 6,987.5 square feet.

Sections 5.1-3.4 and 5.1-3.5 of the Zoning Code set forth minimum lot size and width requirements for the R-3 District. The subject property is designated as Single Family Detached on the Comprehensive Plan. There are two platted lots which were platted in 1895 and the lots lack adequate size and width to meet the lot size standards in the R-3 zoning district. The property is commonly known as 406 S. Mueller and the site is currently one zoning lot with two platted parcels that do not currently meet the minimum R-3 standards. Pursuant to the R-3 district standards, the minimum interior lot size is 70 feet in width and 8,750 square feet in area for an interior lot.

According to the recorded plat of subdivision, the lots (lot 13 and 14) are less than the minimum district standards, and as proposed would be 50 feet in width and 6,987 square feet in area. Therefore, the petitioner requests a variation for each parcel for lot area and width in order to create two buildable lots.

Surrounding Zoning

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3	Single Family Homes	Single Family Detached
South	R-3	Parking Lot	Single Family Detached
East	R-3	Single Family Homes	Single Family Detached
West	R-3	Single Family Homes	Single Family Detached

	Interior Lot, R-3	
	Lot Width	Lot Area
Minimum R-3 Standard	70	8,750
Lot 13	50	6,987
Lot 14	50	6,987

Address	Lot Width & Lot Area for Mueller Street (same side of the street as subject property)	
	Lot Width	Lot Area
414 W. Mueller	54.5	7,616
410 W. Mueller	50	6,987
406 W. Mueller (Subject Site)	100	13,975
402 W. Mueller	50	6,987
318 W. Mueller	75	10,481
314 W. Mueller	75	10,481

As part of 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. Each parcel (Lot 13 and 14) is 50.0 feet wide with a lot area of 6,987; however, there is no majority of substandard lots. Three out of the six lots fronting Mueller Avenue on the same side as the subject property are substandard in lot width and substandard in lot area. The petitioner is also seeking a variance for the side yard setback for the existing home on lot 14. In order to create two buildable lots the following variations would be required:

Lot 13

- A variance from Chapter 28, Section 5.1-3.4 (Minimum Lot Size) and Section 5.1-3.5 to allow a 50 foot wide, 6,987 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.

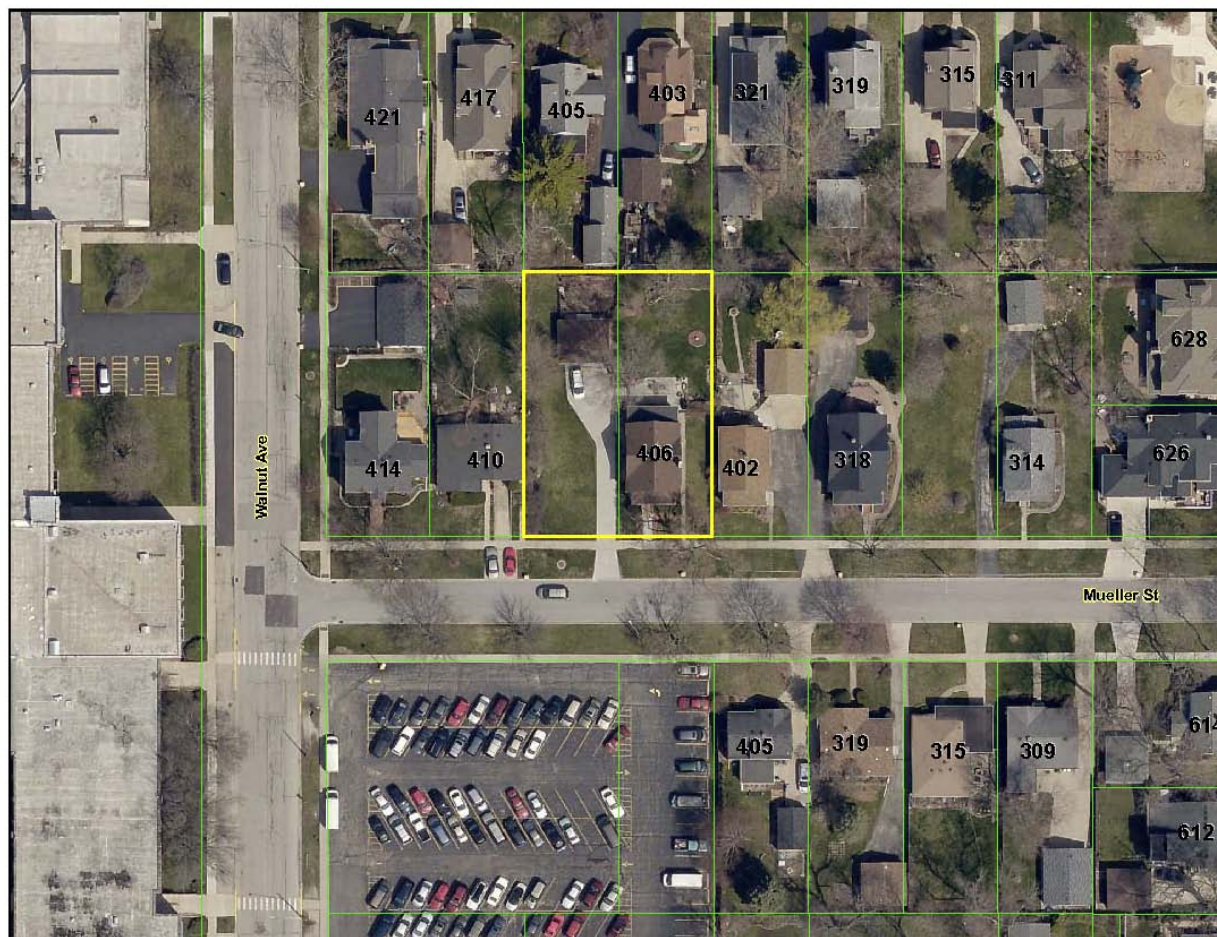
Lot 14

- A variance from Chapter 28, Section 5.1-3.4 (Minimum Lot Size) and Section 5.1-3.5 to allow a 50 foot wide, 6,987 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.
- A 2.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a side yard setback of 2.5 feet from the west property line instead of the minimum 5.0 feet and an additional 1 foot for the eave.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/19/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/19/17	
3. Letter that was Mailed	✓	6/19/17	
4. Photographs of Sign on Property	✓	6/19/17	

Photographs of Existing Structure



ZBA# 17-020
406 W Mueller - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: June 16, 2017
Completed: June 21, 2017



The proposed ZBA application indicates that the petitioner is seeking:

A 2.5 ft variance to allow a side yard setback of 2.5 ft from the west property line instead of the minimum 5 ft and an additional 1 ft for the cave.

NOTE: The proposed variance is for the existing home that currently occupies two lots.

The Engineering Department has NO OBJECTION to the proposed variance for the existing home. Regrading along the west property line will be necessary once the driveway and concrete curb/short retaining wall are removed.





Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: 406 W Mueller St

Project Address: 406 W Mueller St

ZBA #: 17-020

Date: June 20, 2017

Derek:

I have reviewed the request for a 2.5 foot variance to allow a side yard setback of 2.5 feet from the west property line instead of the minimum 5 feet and an additional 1 foot for the eave. I have no objection to the variance, however I offer the following comments:

1. Construction of a new house on Lot 13, may require the east walls of the new house to have a minimum fire-resistive rating of 1-hour based on the distance to the lot line.
2. The east wall of the new garage on Lot 14 shall have a minimum fire-resistive rating of 1-hour based on the distance to the lot line of less than 5 feet.
3. The soffit and fascia of the new garage shall be protected with 5/8-inch gypsum board installed under the required weather protection material, based on the distance to the lot line of 1.5 feet (12-inch overhang).

RECEIVED
JUN 21 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 406 W. Mueller St.

Project Address: 406 W. Mueller St.

ZBA #: 17-020

ZBA Hearing Date: July 10, 2017

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 15, 2017

- A 2.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a side yard setback of 2.5 feet from the west property line instead of the minimum 5.0 feet and an additional 1 foot for the eave.

Attached are the Petitioner's:

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

Comments: PRESERVATION OF THE EXISTING HOUSE IS ENCOURAGED.

THE NEW HOUSE PROPOSED FOR 408 W. MUELLER RECEIVED DESIGN
COMMISSION APPROVAL ON JULY 11, 2017, PENDING ZBA APPROVAL OF

Please review, comment, and return to me no later than Thursday, June 26, 2017.

THIS VARIATION REQUEST,

-STEVE HAUZINGER, DESIGN PLANNER



PETITION: 406 W. Mueller

NOW COMES the Petitioner Greenscape Homes, LLC being the owner of the property commonly known as: 406 W. Mueller, Arlington Heights, Illinois and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to: provide a setback variation from the required 10% side yard setback (5 feet). The current property consists of two individual lots of record, each with their own P.I.N.:

West Lot #13: P.I.N. 03-30-230-013

East Lot #14: P.I.N. 03-30-230-012

The existing single family home is located on the east lot, 2.7 feet from the existing property line between the two lots. The current detached garage and driveway are located on the west lot. The intent of the proposed project is to separate the ownership of the two lots, retain the existing home on the east lot, relocate the detached garage and drive location to the east side of the east lot, and allow the building of a new single family home on the west lot for a new owner. The side yard setback variation requested will allow the existing home to remain in its current location; 2.7 feet from the west side property line of lot 14, which is encroaching in the required 10% (5 feet) side yard setback by 2.3 feet. This variation will save a nice home with historic character in an established neighborhood within the HANA district and continue to contribute to the character of the existing streetscape. This block includes a variety of architectural styles and mix of homes ranging in age from relatively new construction (teardown) to older homes from the original development of the area. The variation will reduce the potential impact of construction in the area as opposed to if it were proposed as a demolition/new-home project. A new garage and driveway location on the east side of the property fits appropriately and is commensurate with the area, as the current home is 20.8 feet away from the east property line. The current home's generous east side setback also provides relief from the neighboring property to the east, which currently sits 1.9 feet from the property line. If a demolition of the home on lot 14 were proposed, a new home could potentially be proposed 5' away from the eastern property line, which would greatly impact the south neighbor compared to the existing situation.

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

1. Ownership of the two lots could not be divided if the existing home were not allowed to remain in its current position within the required side yard setback. The economic impact on the owner would be significant because the current value of the property is based on the value in the marketplace of two individual lots, not one single lot. This would prevent the ability to develop the other empty lot with a new single family home as well.
2. To solve the issues of #1, demolition of the existing home and replacement with a new home could be proposed to comply with the current setback requirements on the east lot.



We feel this would cause a hardship to the owner who desires to save the existing home as well as to the neighbors on the block compared to if the house were able to remain.

I hereby state that the following unique circumstances exist:

The existing house was built non-compliant to the currently required side yard setback (as were many other homes on this block.) This requires a zoning variation to allow for the separate ownership of the two lots to be approved by the Village. This is a unique situation of this one house on these two particular parcels currently under one ownership. Because the two lots are set up as individual lots of record with their own P.I.N. numbers, the only thing requiring this zoning variation is the fact of the existing home being built within today's required side yard setback. If the house were within the required setback, the ownership of the two lots could be completed without any zoning variations.

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

The historic character of the existing home will remain and not alter the character of the locality. It will allow a new home to be built on the west lot that will comply with all of today's zoning requirements and further add to the character of the neighborhood in a zoning compliant manner. By the existing house remaining in its current location, the neighbor to the east (which is only 1.9 feet from the property line) will not be negatively impacted compared to if the house were removed and new structure were built closer to their home.

In response to the criteria of the Arlington Heights Zoning Regulations Chapter 28, Section 12 – ZONING BOARD OF APPEALS, Section 12.1c., in which the Zoning Board of Appeals will make a determination of the requested variation:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone: This property is clearly two individual lots of record and the value of the property in the market is based on it being two individual lots, not one lot with the value of only one lot. This would create a substantial economic hardship on the owner, if division of the two lots is were not possible. Other alternatives exist should the setback variation not be approved, such as demolition of the existing home. We would rather preserve the existing home, therefore are asking for the setback variation instead of demolition.
2. The plight of the owner is due to unique circumstances: As previously explained above, this particular existing home and side yard setback, on this particular two-lot situation, is unique to this property and owner.
3. The variation, if granted, will not alter the essential character of the locality: We feel that preservation of the historic character of the existing home is a positive benefit to the neighborhood and helps not alter the essential character of the locality. The new detached



garage and driveway location on the east lot have been designed to comply with all of today's zoning regulations and will not negatively impact the neighborhood.

We feel the variation, if granted, in the judgement of the Board of Appeals, will sustain each of the three conditions enumerated above.

The proposed variation will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village of Arlington Heights.

Signed: _____

A handwritten signature in dark ink, appearing to be "B. Hyde", written over a horizontal line.

Petitioner: Brian Hyde as agent of Greenscape Homes, LLC

Date: _____

5-5-17

BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

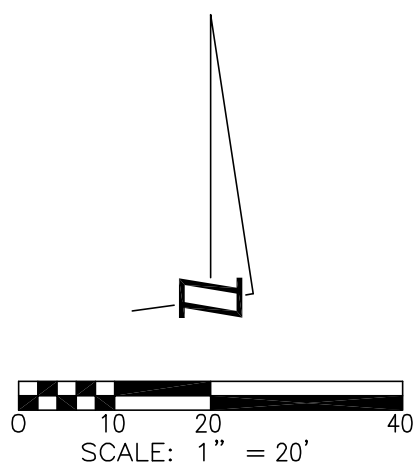
PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

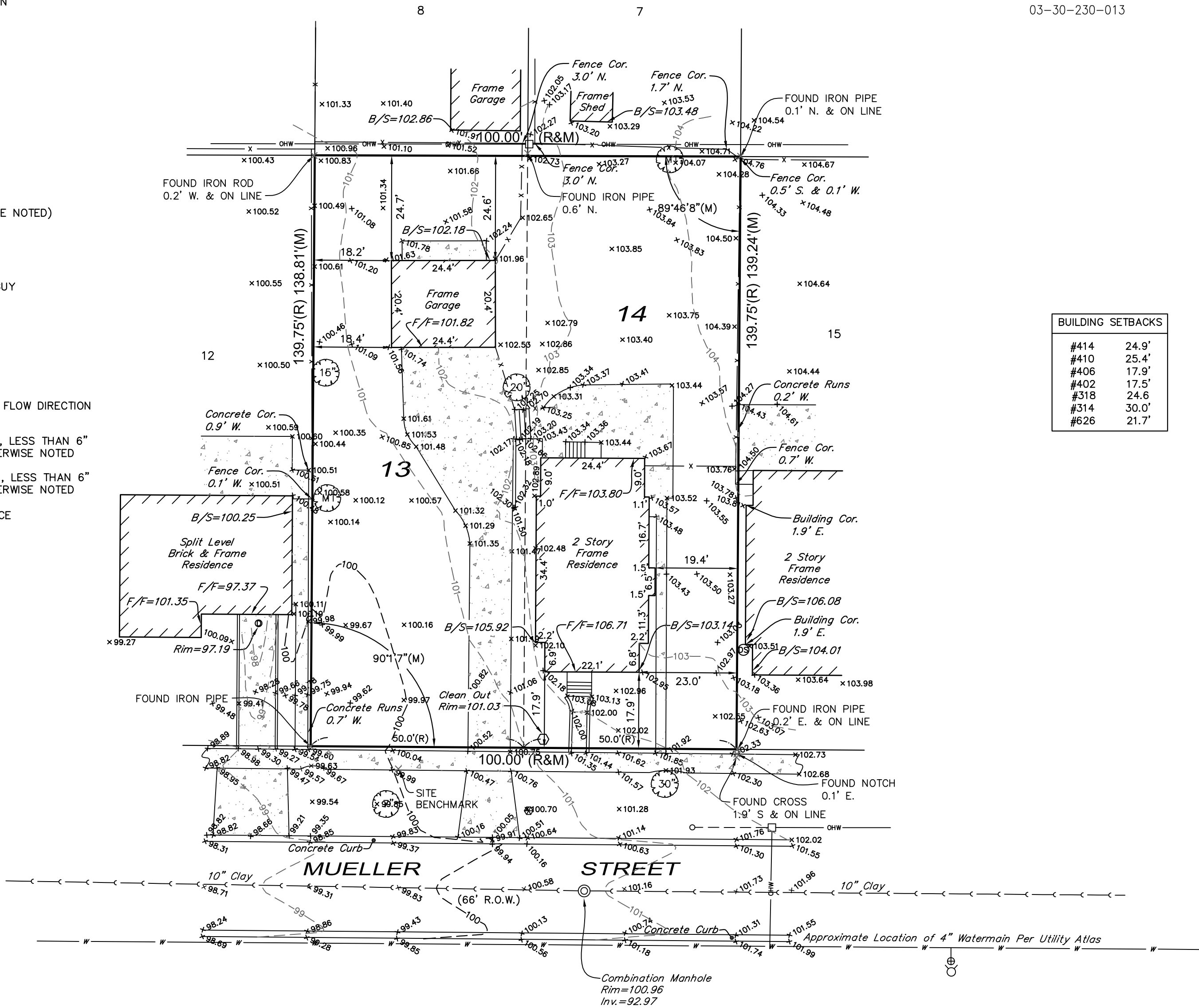
E-MAIL: info@plslisle.com

SYMBOL LEGEND

- (R) - RECORD DATA
(M) - MEASURED DATA
T/F - TOP OF FOUNDATION
F/F - FINISHED FLOOR
B/S - BOTTOM OF SIDING
----- EXIST. CONTOURS
XXX.XX - EXISTING ELEVATION
-->-- SANITARY SEWER
-->-- STORM SEWER
--W-- WATERMAIN
--OHW-- OVERHEAD WIRES
⊙ - MANHOLE
○ - CATCHBASIN
□ - INLET
⊗ - WATER VALVE (UNLESS OTHERWISE NOTED)
⊕ - HYDRANT
*** - FENCE LINE
⊕--- UTILITY POLE W/GUY
⊕ - POWER POLE
⊗ - BUFFALO BOX
⊕ - YARD DRAIN
⊕ - DOWNSPOUT
⊕ - DOWNSPOUT WITH FLOW DIRECTION
⊕ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
⊕ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
⊕ - CONCRETE SURFACE



PARCEL INDEX NUMBER
03-30-230-012
03-30-230-013



BUILDING SETBACKS	
#414	24.9'
#410	25.4'
#406	17.9'
#402	17.5'
#318	24.6'
#314	30.0'
#626	21.7'

NOTE:
POSSIBLE EASEMENT OF ANY PUBLIC SERVICE CORPORATION AS DISCLOSED BY SERVICE POLES AND/OR WIRES ON REAR OF LAND.

SITE BENCHMARK:

CROSS CUT IN CONCRETE WALK, APPROXIMATELY 21 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON.

ELEVATION = 100.00 (ASSUMED)

LEGAL DESCRIPTION

LOTS 13 AND 14 IN BLOCK 8 IN E.P. MUELLER'S ALTENHEIM SUBDIVISION, BEING A SUBDIVISION OF THE EAST TWENTY-EIGHT ACRES, MORE OR LESS, OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PREPARED FOR: GREENSCAPE HOMES, LLC.
ADDRESS: 406 W. MUELLER STREET, ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 178/34 DATE: 4/17/2017 JOB NO: 1714039
DRAWN BY: JHH CHECK BY: _____
REVISED: _____

SURVEYED AREA: 13,902± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS NOT SHOWN HEREON.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 14TH DAY OF APRIL, 2017.



IPLS No. 3483
MY LICENSE EXPIRES 11/30/2018

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

JULIE
Joint
Utility
Locating
Information for
Excavators
CALL 811



EXISTING CONDITIONS

BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

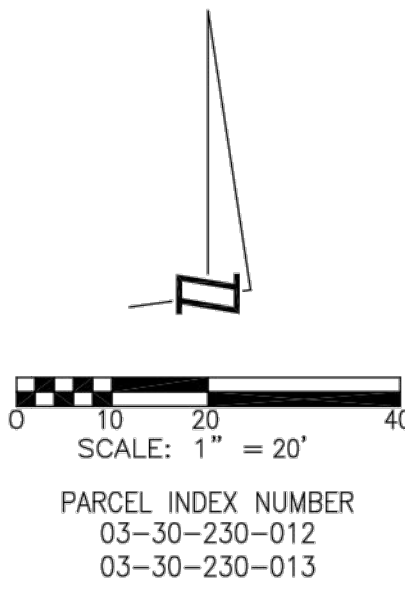
PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

E-MAIL: info@plslisle.com

SYMBOL LEGEND

- (R) - RECORD DATA
- (M) - MEASURED DATA
- T/F - TOP OF FOUNDATION
- F/F - FINISHED FLOOR
- B/S - BOTTOM OF SIDING
- - EXIST. CONTOURS
- XXX.XX - EXISTING ELEVATION
- - SANITARY SEWER
- - STORM SEWER
- - WATERMAIN
- OHW- OVERHEAD WIRES
- - MANHOLE
- - CATCHBASIN
- - INLET
- ⊗ - WATER VALVE (UNLESS OTHERWISE NOTED)
- ⊕ - HYDRANT
- *** - FENCE LINE
- - UTILITY POLE W/GUY
- ⊕ - POWER POLE
- ⊕ - BUFFALO BOX
- ⊕ - YARD DRAIN
- ⊕ - DOWNSPOUT
- ⊕ - DOWNSPOUT WITH FLOW DIRECTION
- ⊕ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊕ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
- ⊕ - CONCRETE SURFACE



BUILDING SETBACKS	
#414	24.9'
#410	25.4'
#408	17.9'
#402	17.5'
#318	24.6'
#314	30.0'
#626	21.7'

NOTE:
POSSIBLE EASEMENT OF ANY PUBLIC SERVICE CORPORATION AS DISCLOSED BY SERVICE POLES AND/OR WIRES ON REAR OF LAND.

SITE BENCHMARK:
CROSS CUT IN CONCRETE WALK, APPROXIMATELY 21 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON.

ELEVATION = 100.00 (ASSUMED)

LEGAL DESCRIPTION

LOTS 13 AND 14 IN BLOCK 8 IN E.P. MUELLER'S ALTENHEIM SUBDIVISION, BEING A SUBDIVISION OF THE EAST TWENTY-EIGHT ACRES, MORE OR LESS, OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PREPARED FOR: GREENSCAPE HOMES, LLC.
ADDRESS: 406 W. MUELLER STREET, ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 178/34 DATE: 4/17/2017 JOB NO: 1714039
DRAWN BY: JHH CHECK BY: _____
REVISED: _____

SURVEYED AREA: 13,902± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS NOT SHOWN HEREON.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING
STATE OF ILLINOIS)
COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 14TH DAY OF APRIL, 2017.



IPLS No. 3483
MY LICENSE EXPIRES 11/30/2018

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

DRAWING PATH: \\PLS-SERVER2\Company\Land Projects 3\14000-14099\14039_Topo\dwg\14039_Topo.dwg

©2017 PLS INC., ALL RIGHTS RESERVED

MICHAEL W. RICKLETS
ILLINOIS REGISTERED PROFESSIONAL ENGINEER 062-066926

I, MICHAEL W. RICKLETS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THE DEVELOPMENT OF THE SITE IN ACCORDANCE WITH THIS PLAN WILL NOT INCREASE THE AMOUNT OR RATE OF RUNOFF SO AS TO ADVERSELY AFFECT THE QUALITY OF SURFACE WATER DRAINING ONTO ADJACENT PROPERTIES.

REV #	DATE	DESCRIPTION

ISSUE DATE:
11-20-15

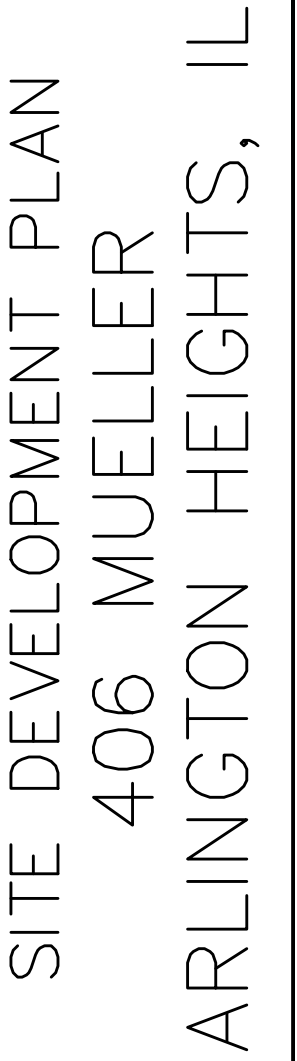
DRAWN BY:

GREENSCAPE HOMES, LLC

SITE DEVELOPMENT PLAN
406 MUELLER
ARLINGTON HEIGHTS, IL



GREENSCAPE
HOMES, LLC
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555

[illegible]

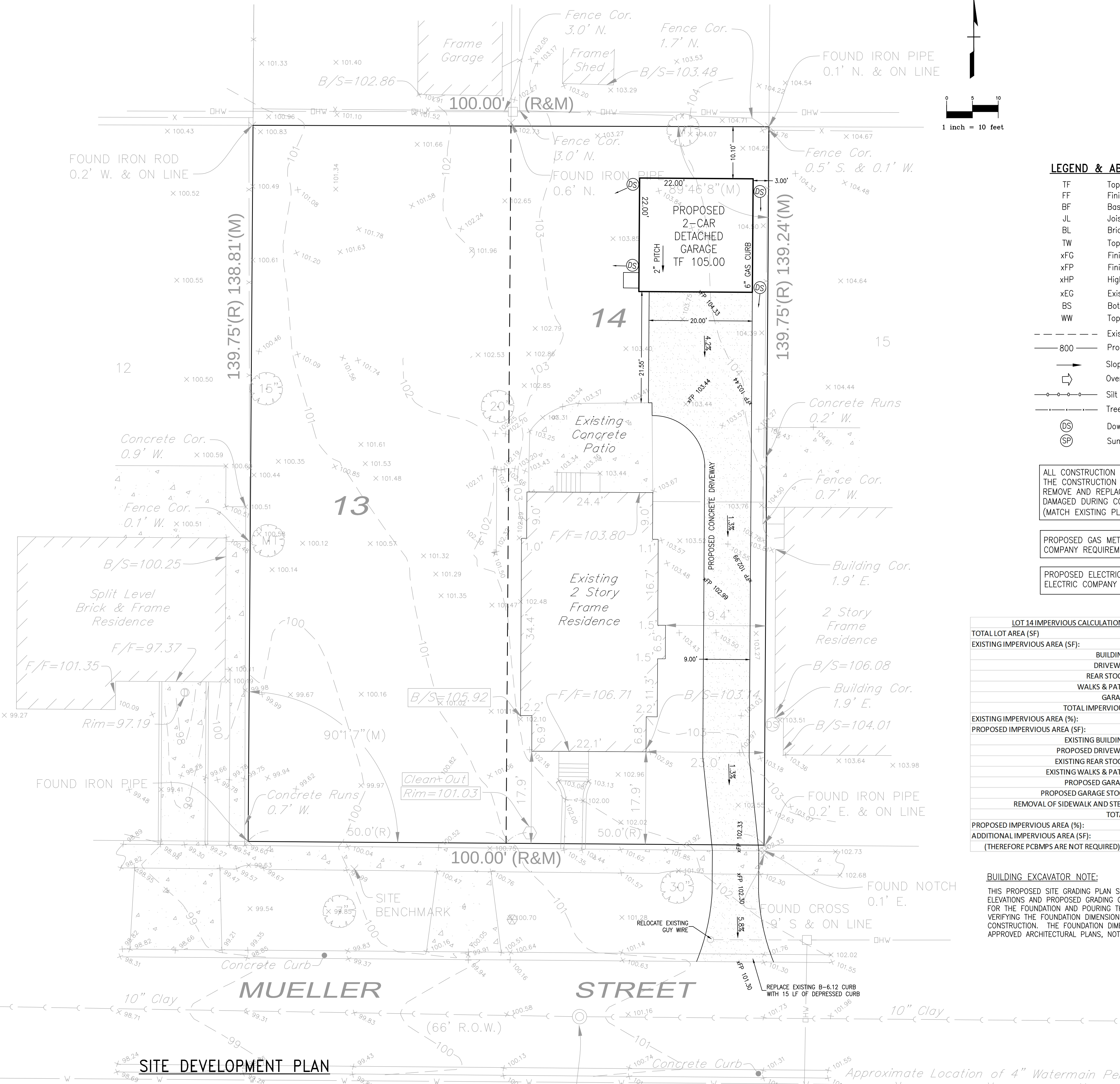
DRAWN BY:
WR

C-2





EXISTING SINGLE FAMILY
RESIDENCE AND DETACHED
GARAGE



CIVIL 3 OF 3

**GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



SITE DEVELOPMENT PLAN
406 MUELLER
ARLINGTON HEIGHTS, IL

LEGEND & ABBREVIATIONS

TF	Top of Foundation
FF	Finished Floor
BF	Basement Floor
JL	Joist Ledge (Raised Siding)
BL	Brick Ledge
TW	Top of Retaining Wall
xFG	Finished (Proposed) Ground Grade
xFP	Finished (Proposed) Pavement Grade
xHP	High Point (Proposed) Ground Grade
xEG	Existing Grade
BS	Bottom of Siding
WW	Top of Window Well
---	Existing Contour
—800—	Proposed Contour
→	Slope to Drain
⇨	Overflow Route
○—○—○—	Silt Fence (SF)
— — — —	Tree Protection (TP)
(DS)	Downspout
(SP)	Sump Pump Discharge

ALL CONSTRUCTION TRAFFIC TO USE
THE CONSTRUCTION ENTRANCE.
REMOVE AND REPLACE ANY SIDEWALK
DAMAGED DURING CONSTRUCTION.
(MATCH EXISTING PLAN AND PROFILE)

PROPOSED GAS METER PER UTILITY
COMPANY REQUIREMENTS

PROPOSED ELECTRIC METER PER
ELECTRIC COMPANY REQUIREMENTS

<u>LOT 14 IMPERVIOUS CALCULATIONS</u>	
TOTAL LOT AREA (SF)	6,988
EXISTING IMPERVIOUS AREA (SF):	
BUILDING =	1293
DRIVEWAY =	0
REAR STOOP =	31
WALKS & PATIO =	785
GARAGE =	0
TOTAL IMPERVIOUS =	2109
EXISTING IMPERVIOUS AREA (%):	30.2%
PROPOSED IMPERVIOUS AREA (SF):	
EXISTING BUILDING =	1293
PROPOSED DRIVEWAY =	1248
EXISTING REAR STOOP =	31
EXISTING WALKS & PATIO =	785
PROPOSED GARAGE =	484
PROPOSED GARAGE STOOP =	10
REMOVAL OF SIDEWALK AND STEPS =	-360
TOTAL =	3491
PROPOSED IMPERVIOUS AREA (%):	50.0%
ADDITIONAL IMPERVIOUS AREA (SF):	1382
(THEREFORE PCBMPs ARE NOT REQUIRED)	

BUILDING EXCAVATOR NOTE:

THIS PROPOSED SITE GRADING PLAN SHALL BE USED FOR PROPOSED ELEVATIONS AND PROPOSED GRADING ONLY. THE CONTRACTORS EXCAVATING FOR THE FOUNDATION AND POURING THE FOUNDATION ARE RESPONSIBLE FOR VERIFYING THE FOUNDATION DIMENSIONS AND LAYOUT BEFORE STARTING CONSTRUCTION. THE FOUNDATION DIMENSIONS SHALL BE BASED OFF THE APPROVED ARCHITECTURAL PLANS, NOT THIS SITE PLAN.

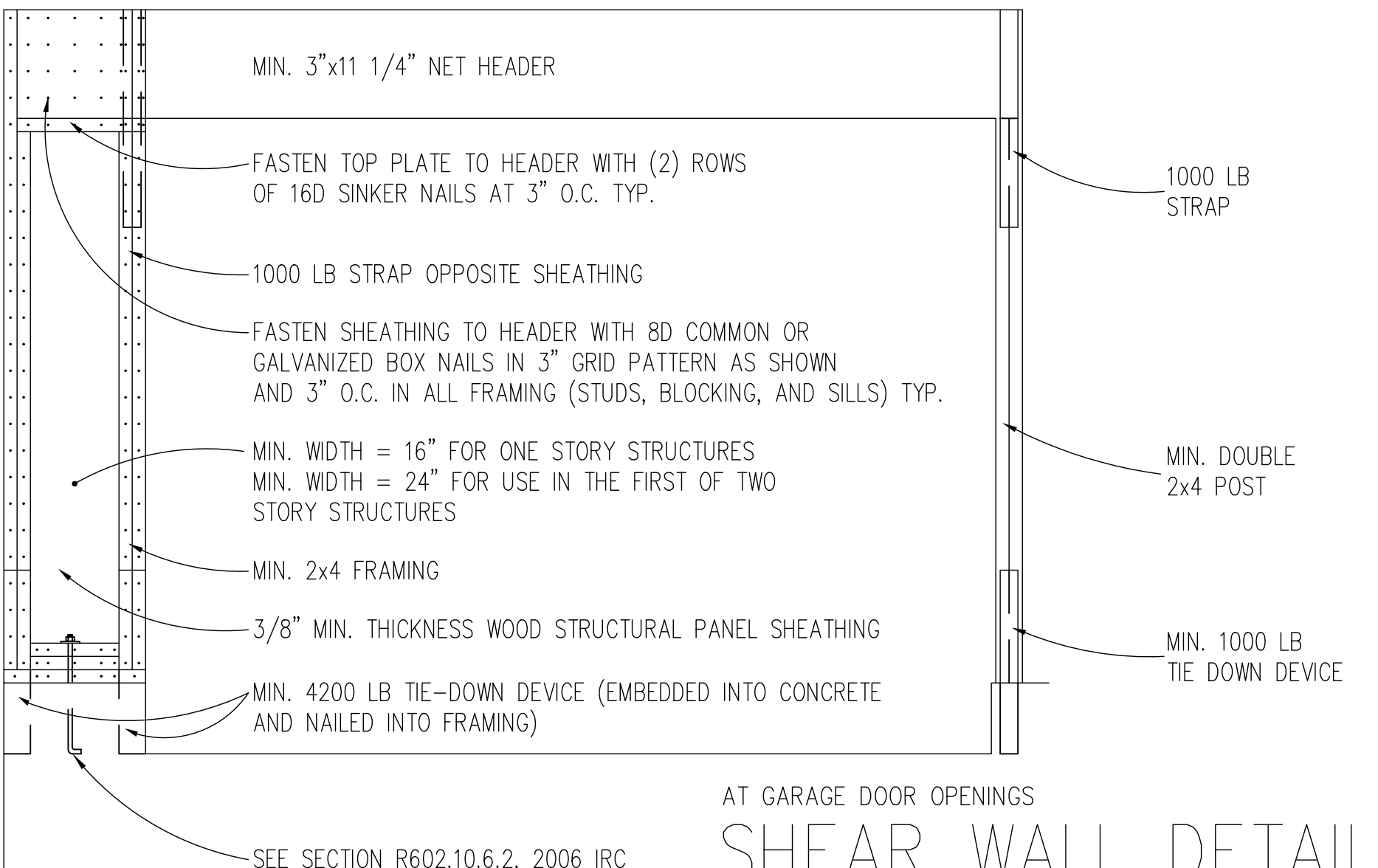
[illegible]

ISSUE DATE:
4-21-17

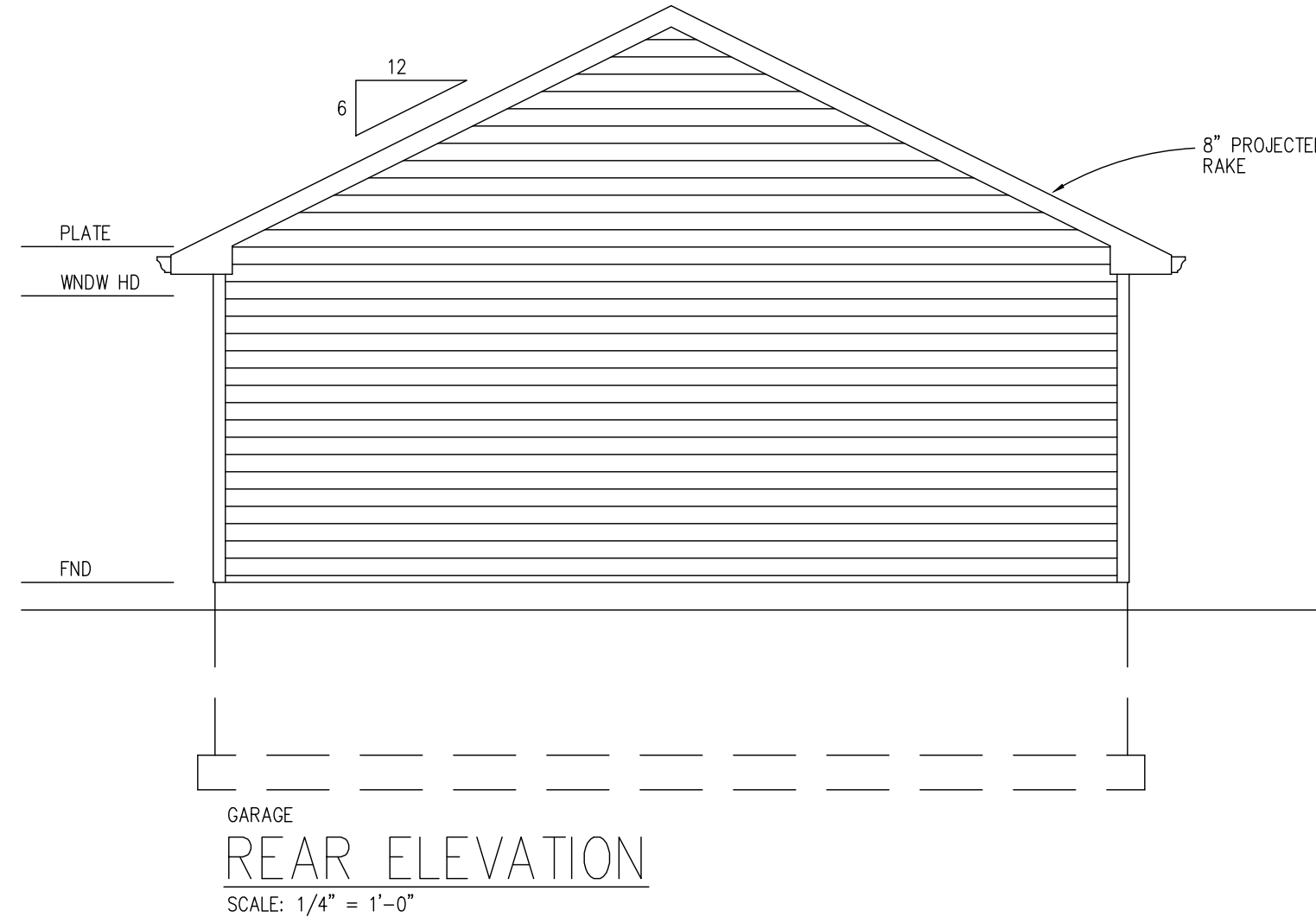
DRAWN BY:
MWR

© COPYRIGHT 2016
GREENSCAPE HOMES, LLC

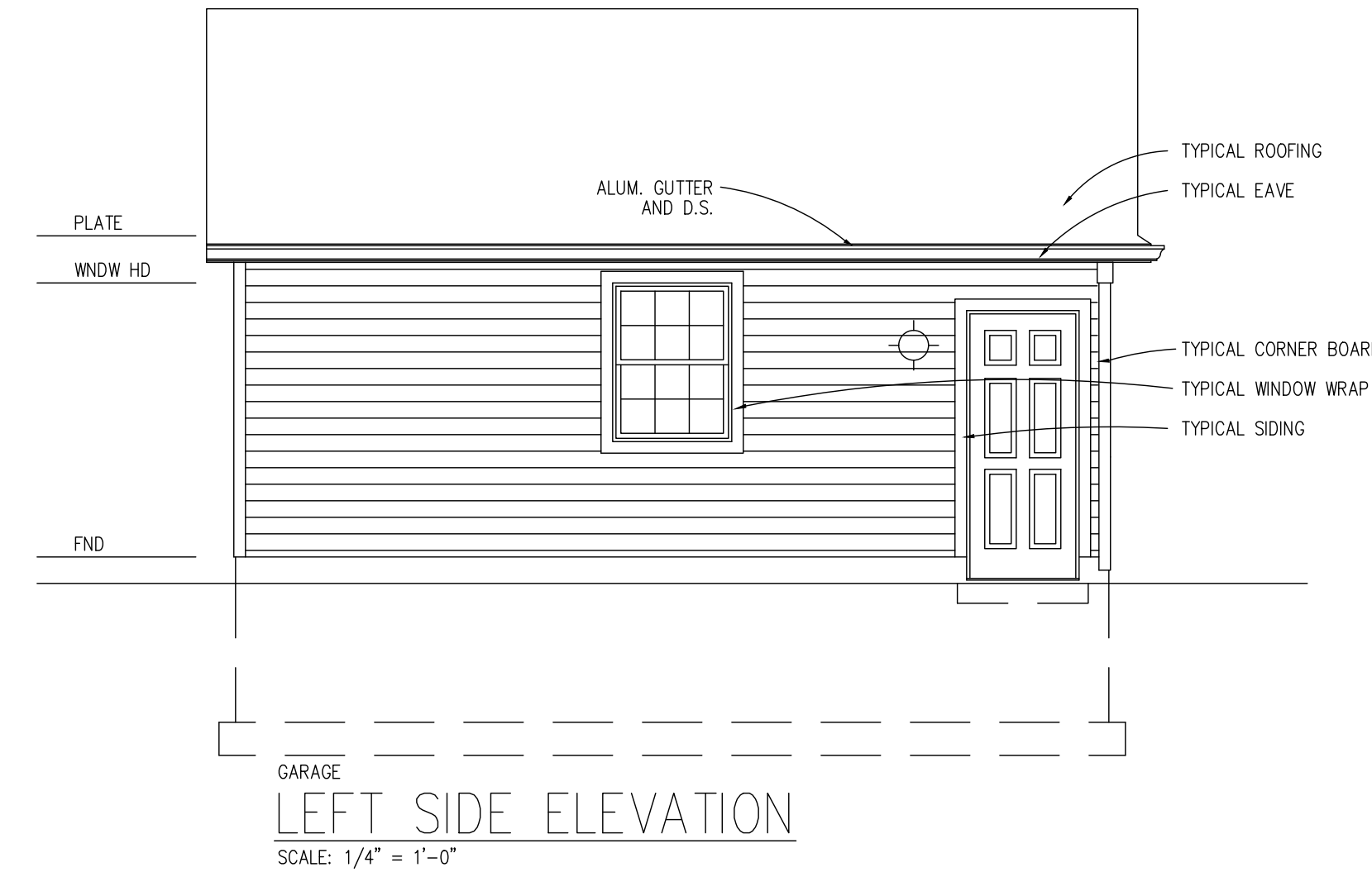
C-3



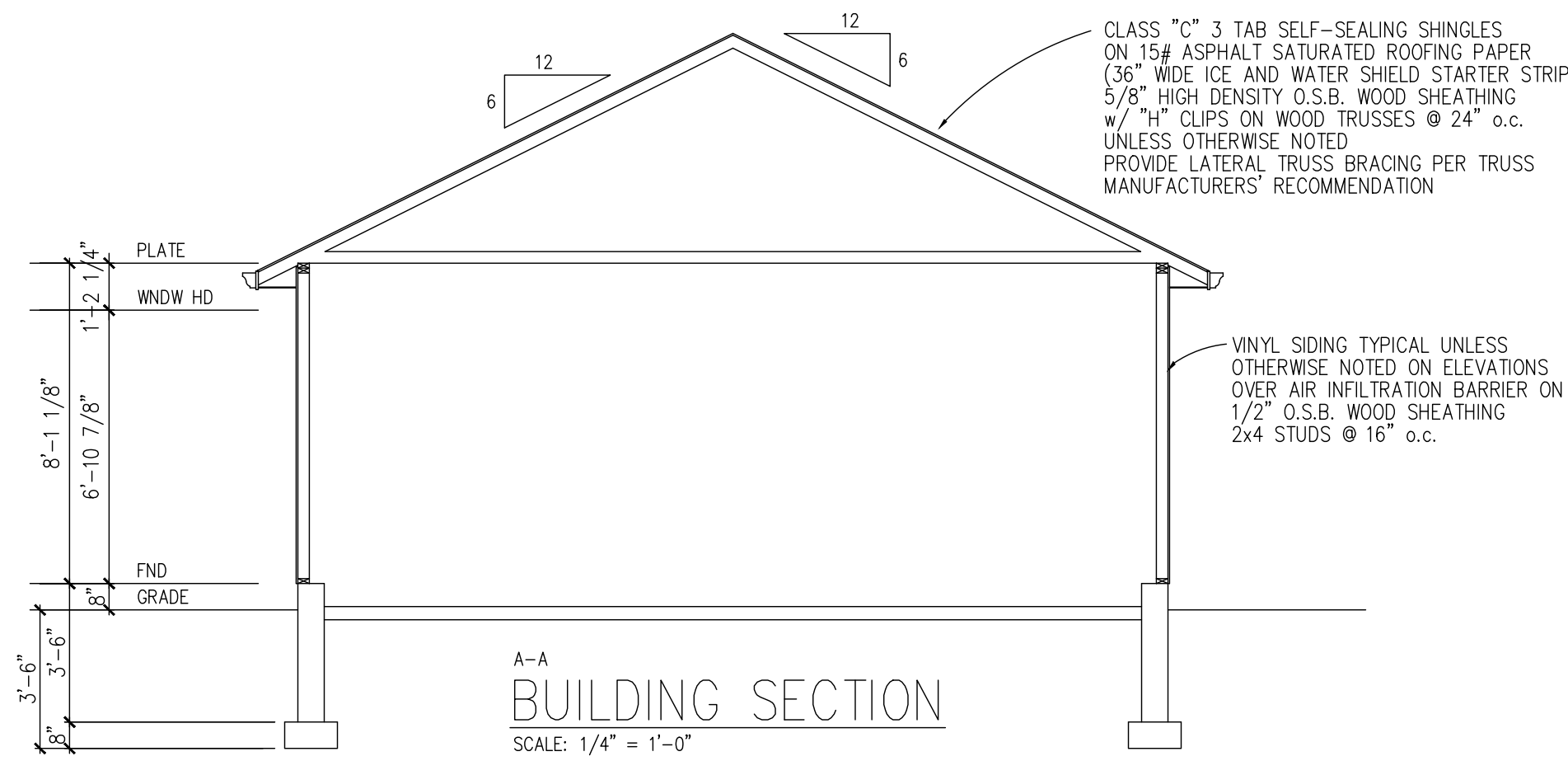
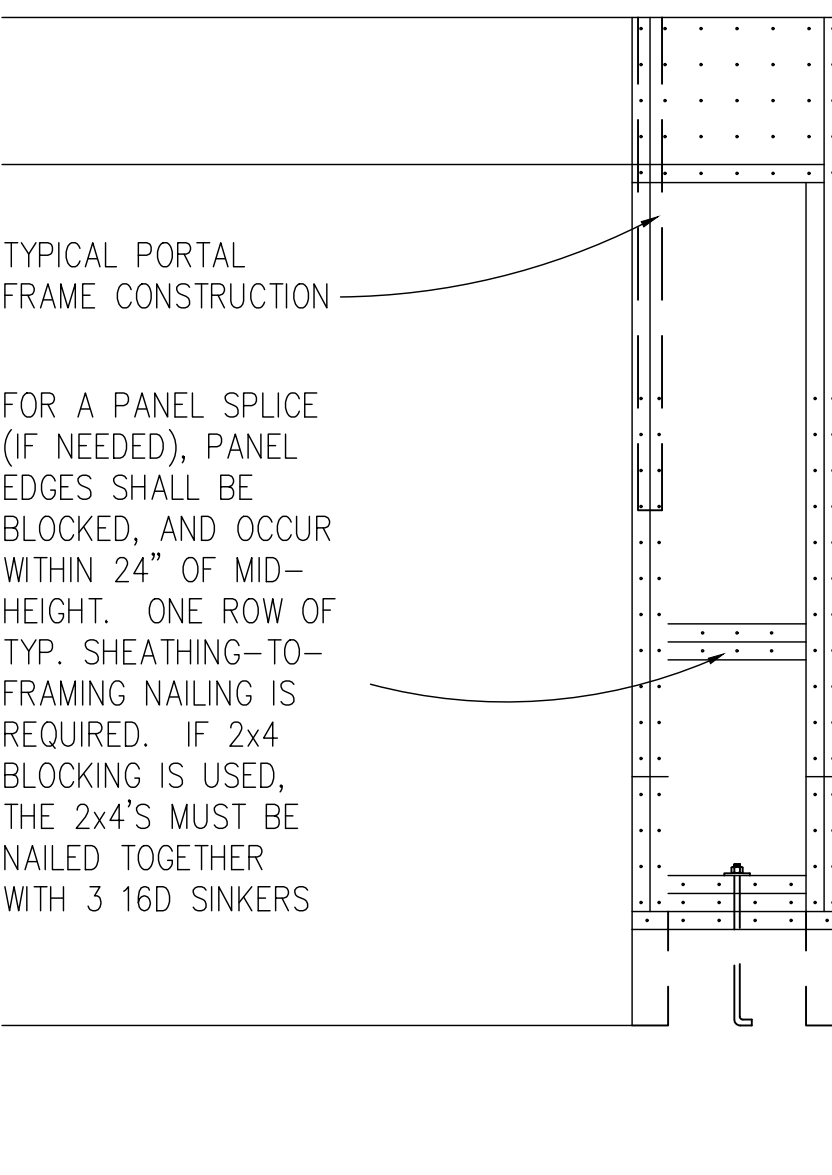
AT GARAGE DOOR OPENINGS
SHEAR WALL DETAIL
SCALE: NTS



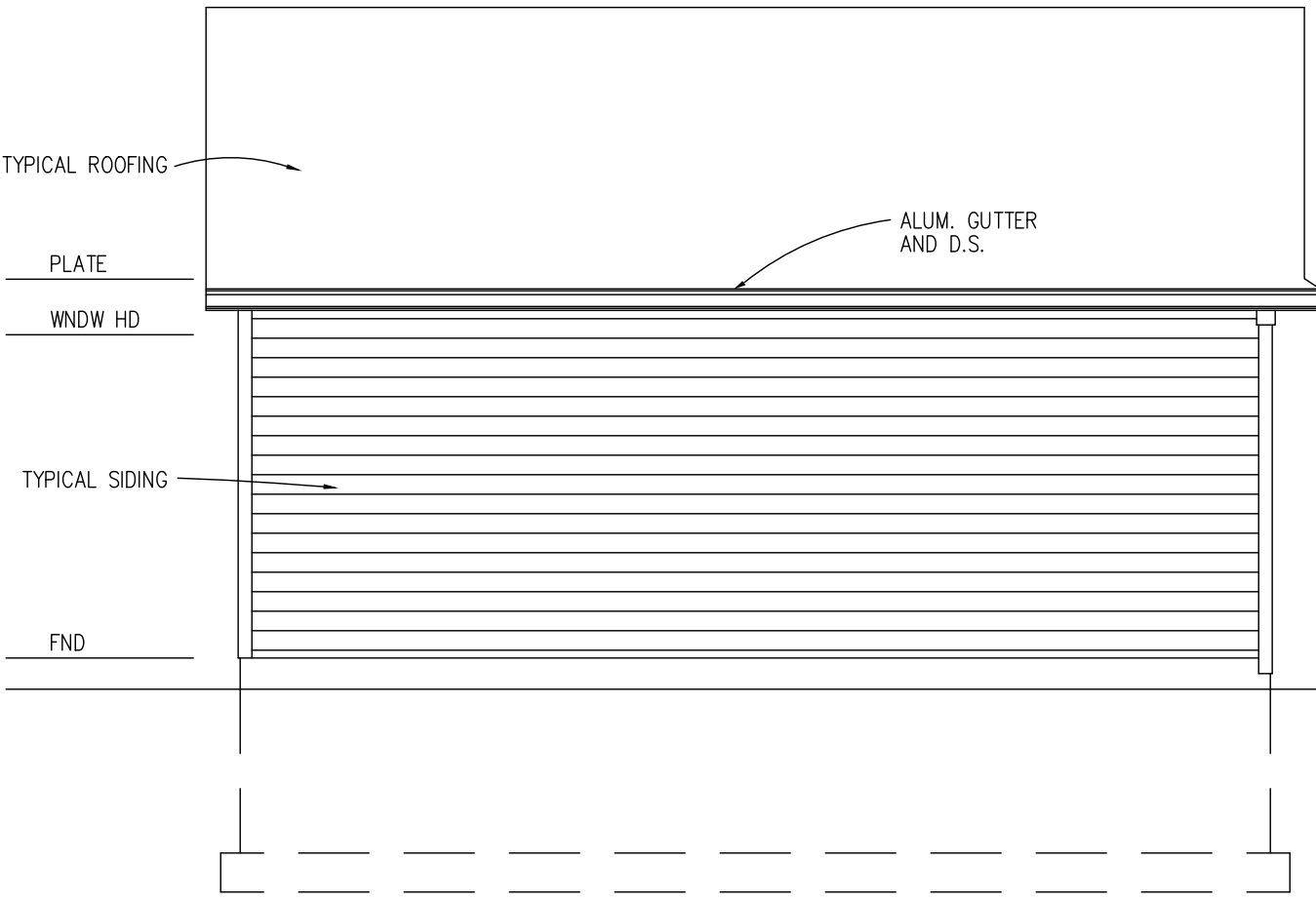
REAR ELEVATION
SCALE: 1/4" = 1'-0"



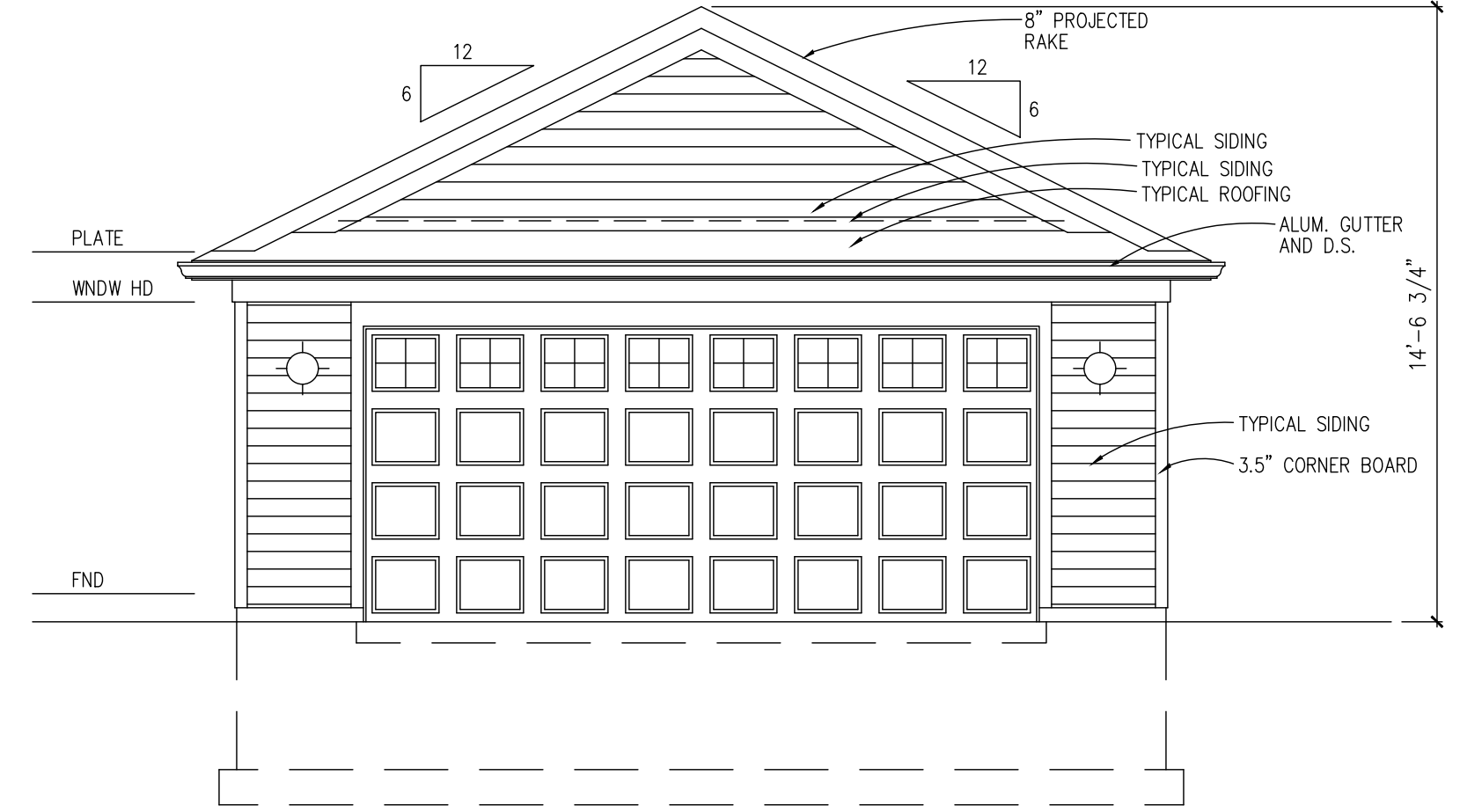
LEFT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



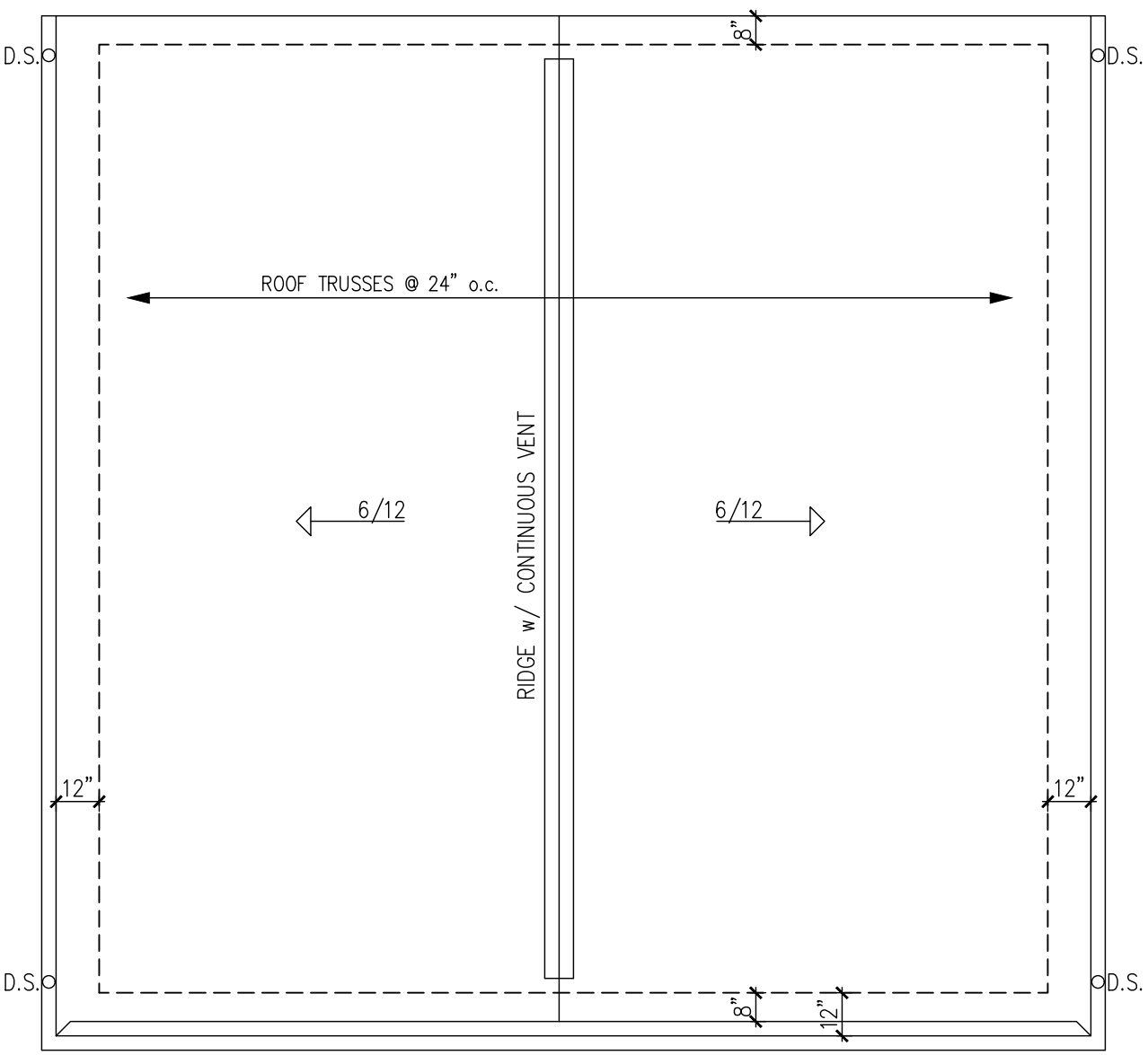
A-A BUILDING SECTION
SCALE: 1/4" = 1'-0"



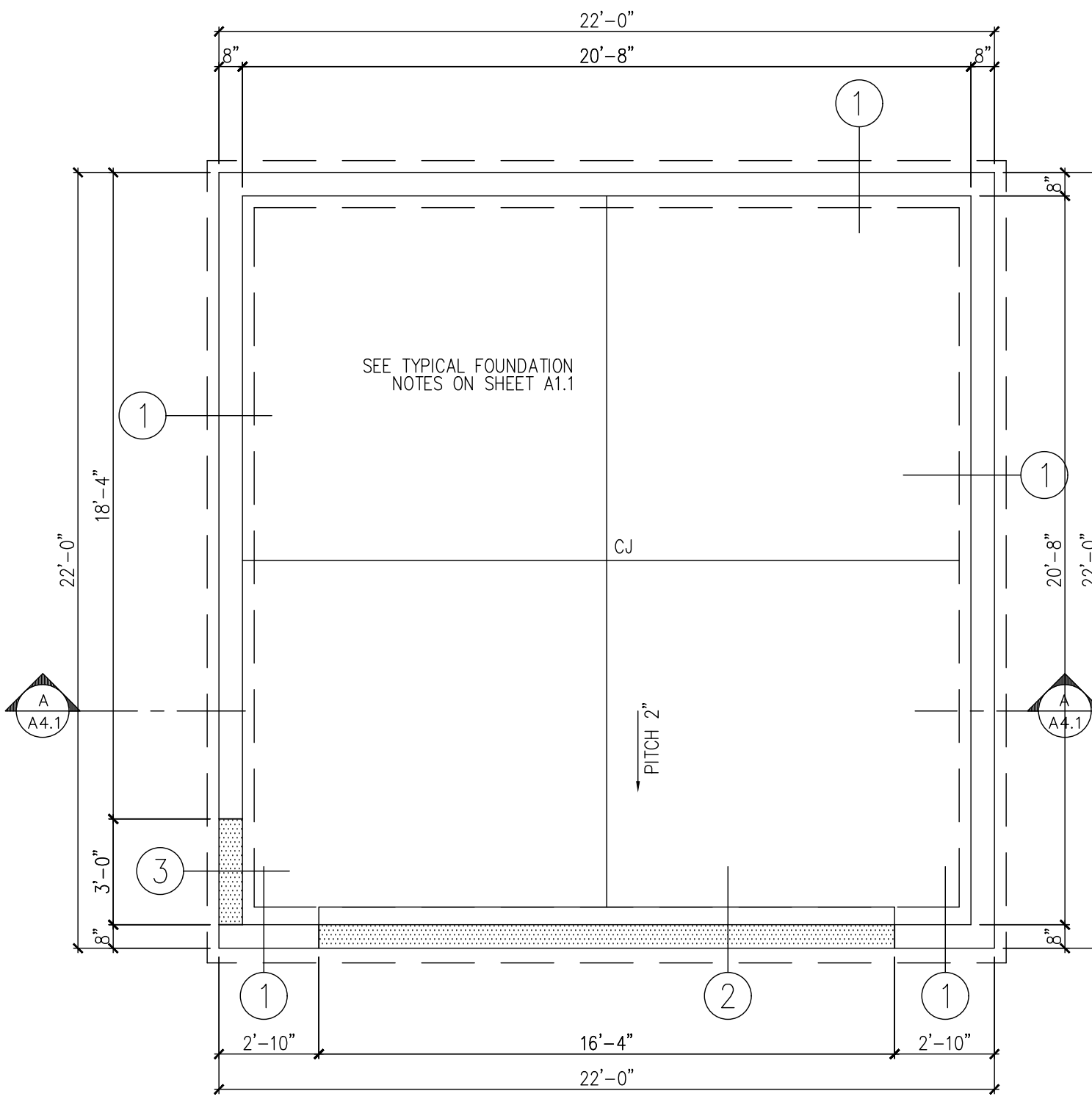
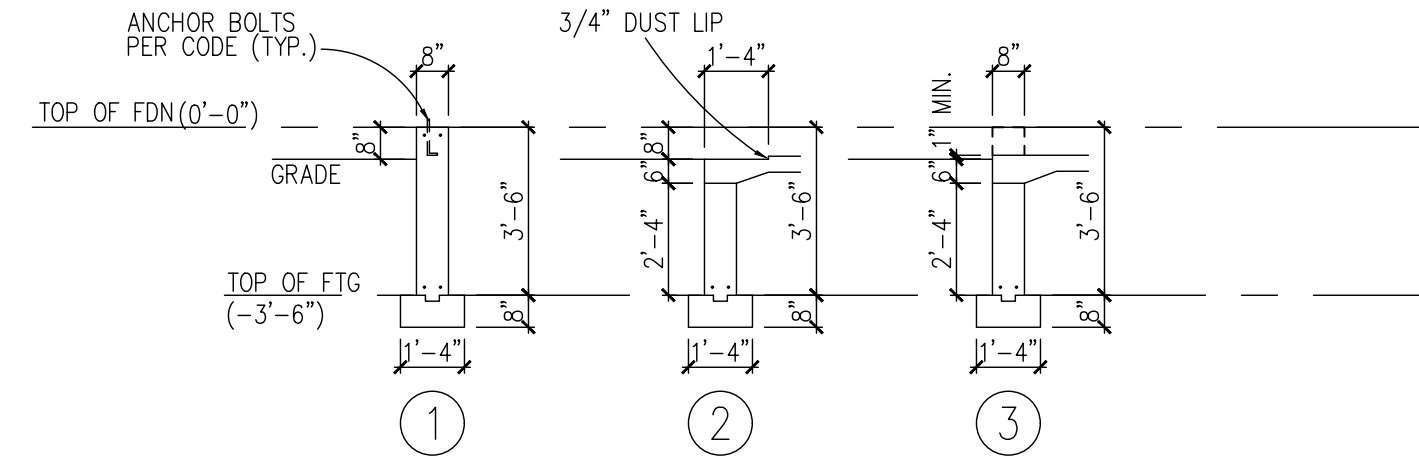
RIGHT SIDE ELEVATION
SCALE: 1/4" = 1'-0"



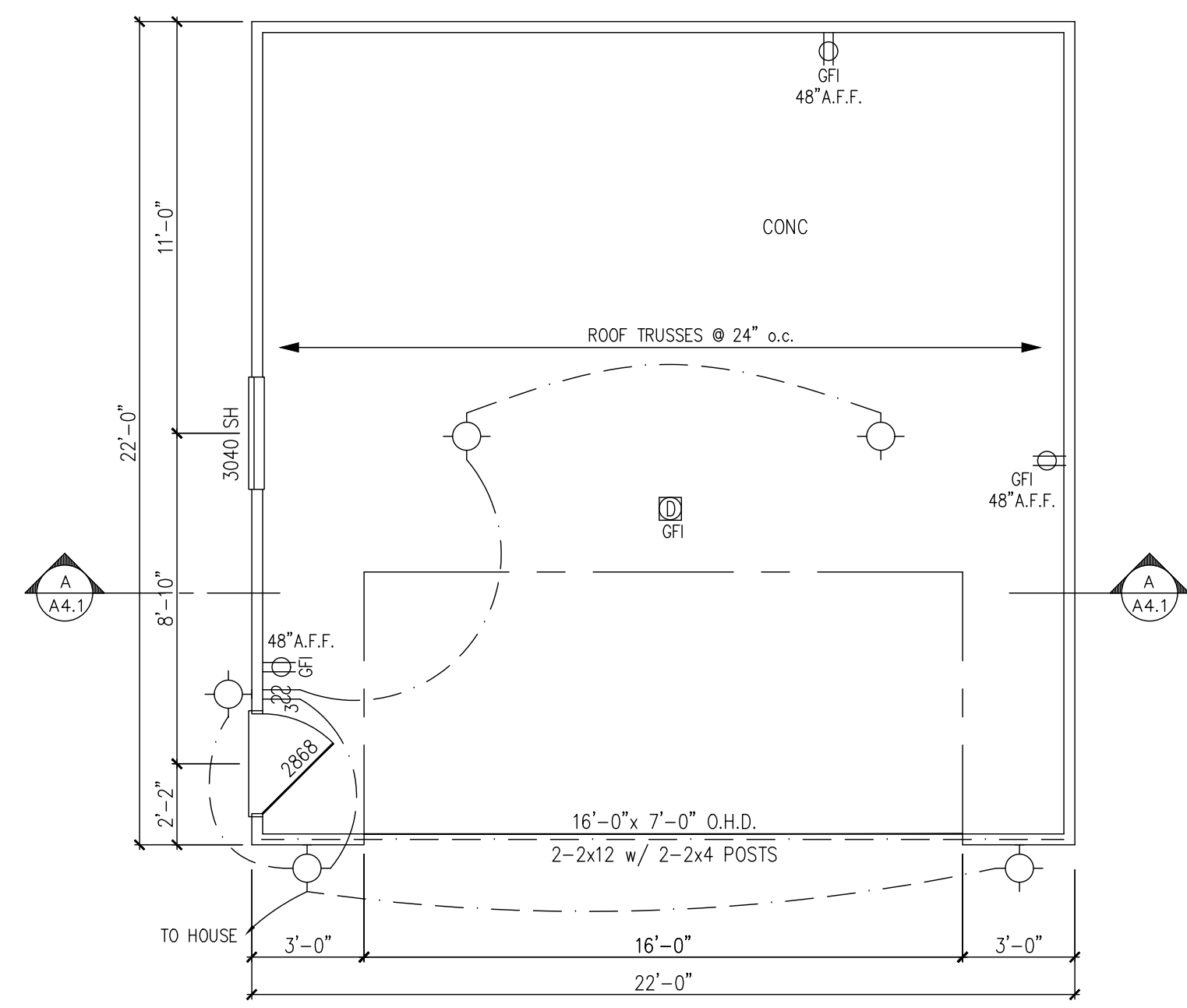
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



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



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



FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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

Department: Planning & Community Development

This Petition was originally scheduled to appear before the Zoning Board of Appeals on August 14, 2017; however, the notification requirements were not completed. Therefore, the petition will be continued to the September 11, 2017 ZBA hearing.

ATTACHMENTS:

Description

Type

No Attachments Available



Item: 526 S. Chestnut Ave. - ZBA#17-035

Department: Planning & Community Development

REQUEST

1. A 1 foot variance from Chapter 28, Section 6.5-2 (Accessory Structures) to allow a detached garage with a side yard setback of 2 feet from the north property line instead of the minimum 3 feet and an additional 1.0 feet for the eave.
2. A 1.4 foot variance from Chapter 28, Section 6.5-2 (Accessory Structures) to allow a detached garage with a rear yard setback of 3.6 feet from the west property line instead of the minimum 5 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 14, 2017
Date Prepared: August 7, 2017
Project Title: Masters Residence
Address: 526 S. Chestnut Ave.

Background Information

Petition Number: ZBA #17-035
Petitioner: Joanne G. Masters
Address: 526 S. Chestnut Ave.
Arlington Heights IL 60005
Existing Zoning: R-3, One-Family Dwelling District

Requested Action/Background Information

The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,611 square feet. The petitioner is proposing to replace an existing garage, utilizing the existing concrete foundation for the new garage. The new garage will encroach into the required side yard setback and the required rear yard setback since the existing concrete foundation does not meet the required setbacks. The proposed side yard setback from the north property line is 2 feet instead of the required 3 feet, and the proposed rear yard setback is 3.6 feet from the west property line instead of the required 5 feet. Therefore, the petitioner requests the following variations:

- A 1 foot variance from Chapter 28, Section 6.5-2 (Accessory Structures) to allow a detached garage with a side yard setback of 2 feet from the north property line instead of the minimum 3 feet and an additional 1.0 feet for the eave.
- A 1.4 foot variance from Chapter 28, Section 6.5-2 (Accessory Structures) to allow a detached garage with a rear yard setback of 3.6 feet from the west property line instead of the minimum 5 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Masters Residence – New Detached Garage

Project Address: 526 S. Chestnut Ave

ZBA #: 17-035

Date: August 1, 2017

Derek:

I have reviewed the requests for a 1.4 foot variance to allow a new detached garage with a new rear yard setback of 3.6 feet, and a 1.0 foot variance to allow a side yard setback of 2.0 feet from the north property line and have no objection to the variances with the following comments and requirements:

1. The north wall of the garage, located 2 feet from the side lot line shall have a minimum of 1-hour fire-resistance rated construction with exposure from both the inside and outside of the wall, based on the distance to the lot line of less than 5 feet.
2. The west wall of the garage, located 3.6 feet from the rear lot line shall have a minimum of 1-hour fire-resistance rated construction with exposure from both the inside and outside of the wall, based on the distance to the lot line of less than 5 feet.
3. The north wall soffit and fascia shall be protected with 5/8-inch drywall under the normal weather protection material based on the distance to the lot line of less than 5 feet for the eave.
4. The west wall soffit and fascia shall be protected with 5/8-inch drywall under the normal weather protection material based on the distance to the lot line of less than 5 feet for the eave.

RECEIVED

AUG 01 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

ZBA# 17-035
526 S Chestnut Ave - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: July 27, 2017
Completed: August 1, 2017



The proposed ZBA application indicates that the petitioner is seeking:

A 1.4 ft variance to allow a new detached garage with a rear yard setback of 3.6 ft instead of the minimum required 5 ft and an additional 1 ft for the eave; and a 1 ft variance to allow a new detached garage with a side yard setback of 2 ft instead of the minimum required 3 ft and an additional 1 ft for the eave.

NOTE: The existing garage is 2 ft from the property line, the petitioner is requesting to reconstruct the garage in the current location on the existing slab.

The Engineering Department has NO OBJECTION to the proposed variances.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Masters Residence

Project Address: 526 S. Chestnut Ave.

ZBA #: 17-035

ZBA Hearing Date: August 14th, 2017

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 27th, 2017

- A 1.4 foot variance from Chapter 28, Section 6.5-2 for a new detached garage with a rear yard setback of 3.6 feet instead of the minimum required 5.0 feet and an additional 1.0 feet for the eave.
- A 1.0 foot variance from Chapter 28, Section 6.5-2 for a new detached garage with a side yard setback of 2.0 feet instead of the minimum required 3.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: NO COMMENTS.

- STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, August 2nd, 2017.

PETITION

NOW COMES the Petitioner Joanne G Masters

Being the owner of the property commonly know as: 526 S Chestnut Arlington Heights IL 60005 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.5-Q, Chapter 28, of the Arlington Heights Municipal Code, in order to: Replace and rebuild a new garage.

I hereby state that the following hardship would exist if the variation were not granted. My Driveway would not line up with the new garage, and time and money would prohibit me from building the new garage which is very necessary to rebuild due to the existing garage being unsafe.

I hereby state that the following unique circumstances exist: The existing structure and the new structure would not effect any neighbors and it will keep with the style of the neighborhood, as all the garages are built in the same location of their yards as mine.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: All next door neighbors with the same style of home have the same location and style of garage that I am proposing to build.

Signed: _____

Joanne G Masters

Date: _____

RECEIVED
JUL - 5 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ARS

BOLINGBROOK, ILLINOIS 60440

PH:(630) 226-9200 FAX: (630) 226-9234

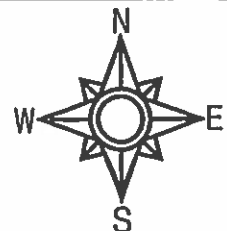
AREA OF SURVEY:

"CONTAINING 6.61 SQ. FT. 0.15 ACRES MORE OR LESS"

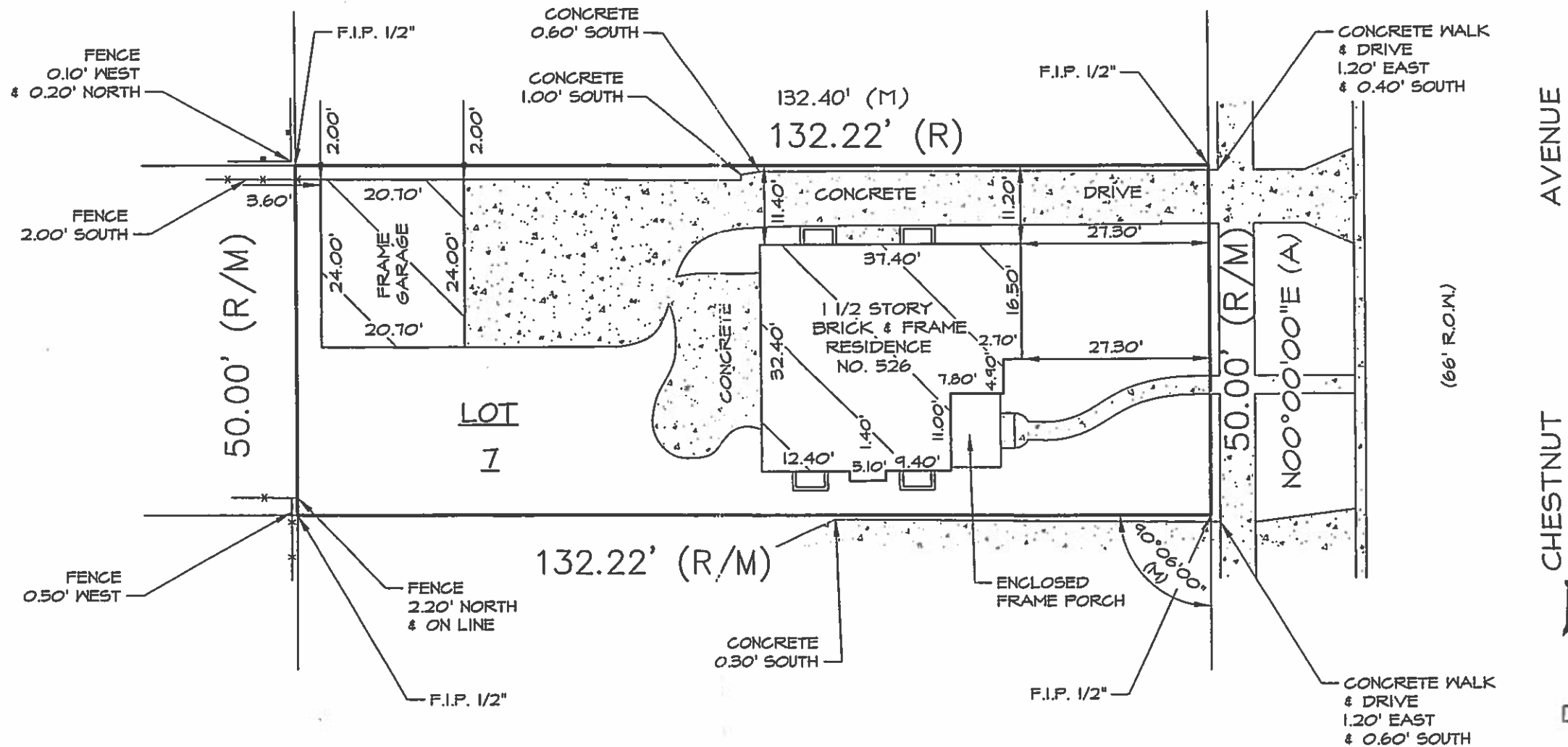
PLAT OF SURVEY

LOT 7 IN THE RESUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF LOTS 9 TO 14 INCLUSIVE OF CAROLINE FIENE'S SUBDIVISION OF THE SOUTH 50 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BASIS OF BEARING:
WEST LINE OF CHESTNUT AVENUE AS MONUMENTED AND
OCCUPIED PER RECORDED SUBDIVISION PLAT.
N 0°00'00" E (A)



SCALE: 1"=20'



RECEIVED

JUL - 5 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

STATE OF ILLINOIS }SS
COUNTY OF WILL

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

DATED, THIS 9TH DAY OF MARCH, A.D., 2010, AT BOLINGBROOK, ILLINOIS.

Mark A. Linnott

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035- 3482

CLIENT INNOCENTINI

JOB NO. CL10978-10

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961

FIELDWORK DATE. 3-08-10

LEGEND

(R) = RECORD	(NW) = NORTHWESTERLY	 = CHAIN LINK FENCE
(M) = MEASURED	(NE) = NORTHEASTERLY	 = WIRE FENCE
(D) = DEED	(SW) = SOUTHWESTERLY	 = WOOD FENCE
(C) = CALCULATED	(SE) = SOUTHEASTERLY	 = SPLIT RAIL FENCE
(L) = ARC LENGTH	(RAD) = RADIUS	 = WROUGHT IRON FENCE
(CH) = CHORD	(A) = ASSUMED	P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
(R.O.W.) = RIGHT OF WAY	(F.I.P.) = FOUND IRON PIPE	B.S.L. = BUILDING SETBACK LINE
	(F.I.R.) = FOUND IRON ROD	



LICENSE EXPIRES ON NOVEMBER 30, 2010

3/9/2010 1:33:14 PM, Mark

ARS

BOLINGBROOK, ILLINOIS 60440

PH:(630) 226-9200 FAX: (630) 226-9234

AREA OF SURVEY:

"CONTAINING 6.611 SQ. FT. 0.15 ACRES MORE OR LESS"



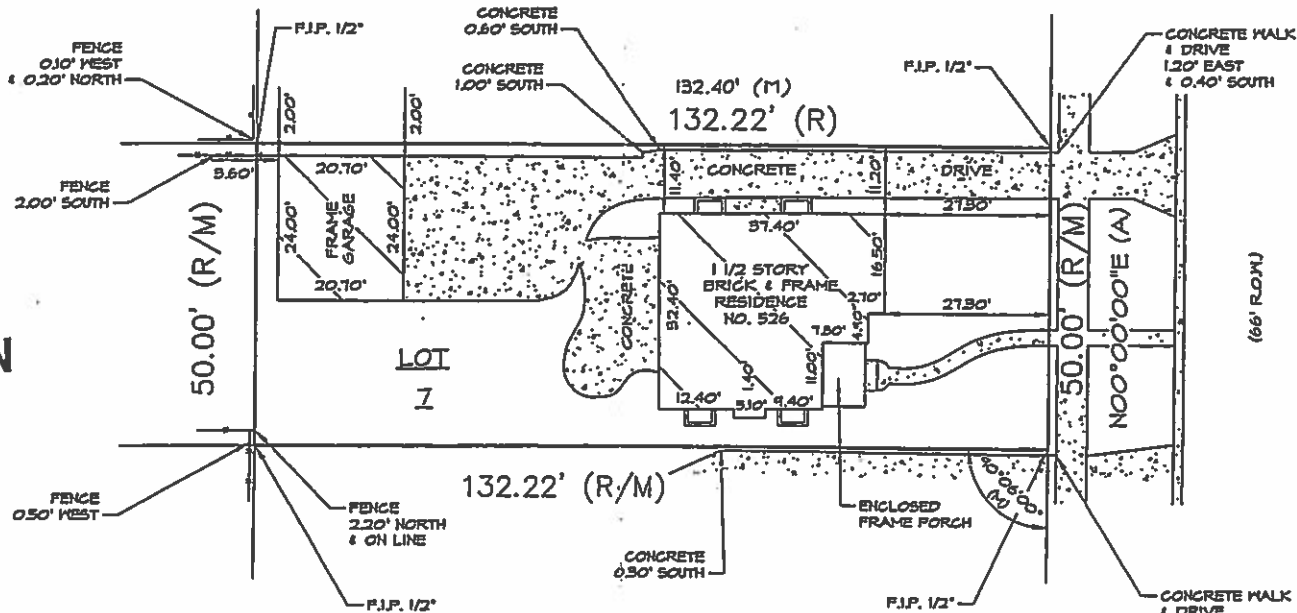
LOT 7 IN THE RESUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF LOTS 9 TO 14 INCLUSIVE OF CAROLINE FIEHE'S SUBDIVISION OF THE SOUTH 50 ACRES OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

BASIS OF BEARING:
WEST LINE OF CHESTNUT AVENUE AS MONUMENTED AND
OCCUPIED PER RECORDED SUBDIVISION PLAT.
N 0°00'00" E (A)



SCALE: 1"=20'

EXISTING SITE PLAN



CHESTNUT AVENUE

JUL
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

JUL -5 2017

RECEIVED

STATE OF ILLINOIS } SS
COUNTY OF WILL

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

DATED, THIS 9TH DAY OF MARCH, A.D., 2010, AT BOLINGBROOK, ILLINOIS.

Mark A. Smith CLIENT INNOCENTINI
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035- 3482 JOB NO. CL10978-10

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035. 3482 JOB NO. CL10978-10

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961 FIELDWORK DATE. 3-08-10

LEGEND

(R) = RECORD	(NW) = NORTHWESTERLY		= CHAIN LINK FENCE
(W) = MEASURED	(NE) = NORTHEASTERLY		= WIRE FENCE
(D) = DEED	(SW) = SOUTHWESTERLY		= WOOD FENCE
(C) = CALCULATED	(SE) = SOUTHEASTERLY		= SPLIT RAIL FENCE
(L) = ARC LENGTH	(RAD) = RADIUS		= WROUGHT IRON FENCE
(CH) = CHORD	(A) = ASSUMED	P.U. & D.E.	= PUBLIC UTILITY & DRAINAGE EASEMENT
(R.O.W.) = RIGHT OF WAY	(F.I.P.) = FOUND IRON PIPE	B.S.L.	= BUILDING SETBACK LINE
	(F.I.R.) = FOUND IRON ROD		



LICENSE EXPIRES ON NOVEMBER 30, 2010

3/9/2010 1:33:14 PM, Mark

ARS SURVEYING SERVICES, LLC

108 LEE LANE
BOLINGBROOK, ILLINOIS 60440
PH: (630) 226-9200 FAX: (630) 226-9234



BASIS OF BEARING:
WEST LINE OF CHESTNUT AVENUE AS MONUMENTED AND
OCCUPIED PER RECORDED SUBDIVISION PLAT.
N 0°00'00" E (A)

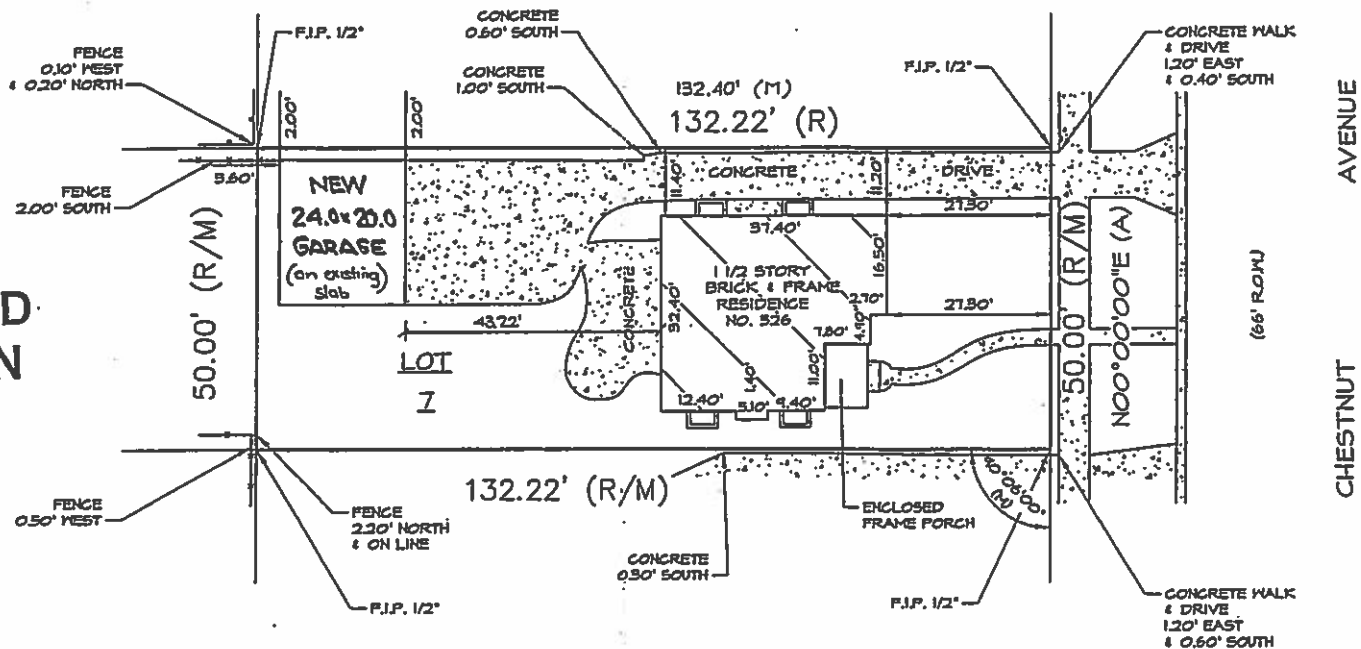


LOT 7 IN THE RESUBDIVISION OF BLOCK 2 IN THE SUBDIVISION OF LOTS 9 TO 14 INCLUSIVE OF CAROLINE FENE'S SUBDIVISION OF THE SOUTH 50 ACRES
OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY,
ILLINOIS.

AREA OF SURVEY:

"CONTAINING 6,611 SQ. FT. 0.15 ACRES MORE OR LESS"

PROPOSED SITE PLAN



STATE OF ILLINOIS
COUNTY OF WILL

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

DATED, THIS 9TH DAY OF MARCH, A.D., 2010, AT BOLINGBROOK, ILLINOIS.

Mark A. Lindstrom CLIENT INNOCENTINI
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035- 3482 JOB NO. CL10978-10

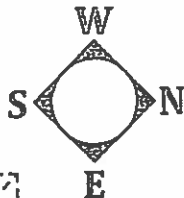
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2981 FIELDWORK DATE. 3-08-10

LEGEND			
(R) = RECORD	(NW) = NORTHWESTERLY	—X—X—X—X— = CHAIN LINK FENCE	
(M) = MEASURED	(NE) = NORTHEASTERLY	—X—X—X—X— = WIRE FENCE	
(D) = DEED	(SW) = SOUTHWESTERLY	—X—X—X—X— = WOOD FENCE	
(C) = CALCULATED	(SE) = SOUTHEASTERLY	—X—X—X—X— = SPLIT RAIL FENCE	
(L) = ARC LENGTH	(RAD) = RADIUS	—X—X—X—X— = WROUGHT IRON FENCE	
(CH) = CHORD	(A) = ASSUMED	P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT	
(R.O.W.) = RIGHT OF WAY	(F.I.P.) = FOUND IRON PIPE	B.S.L. = BUILDING SETBACK LINE	
	(F.I.R.) = FOUND IRON ROD		

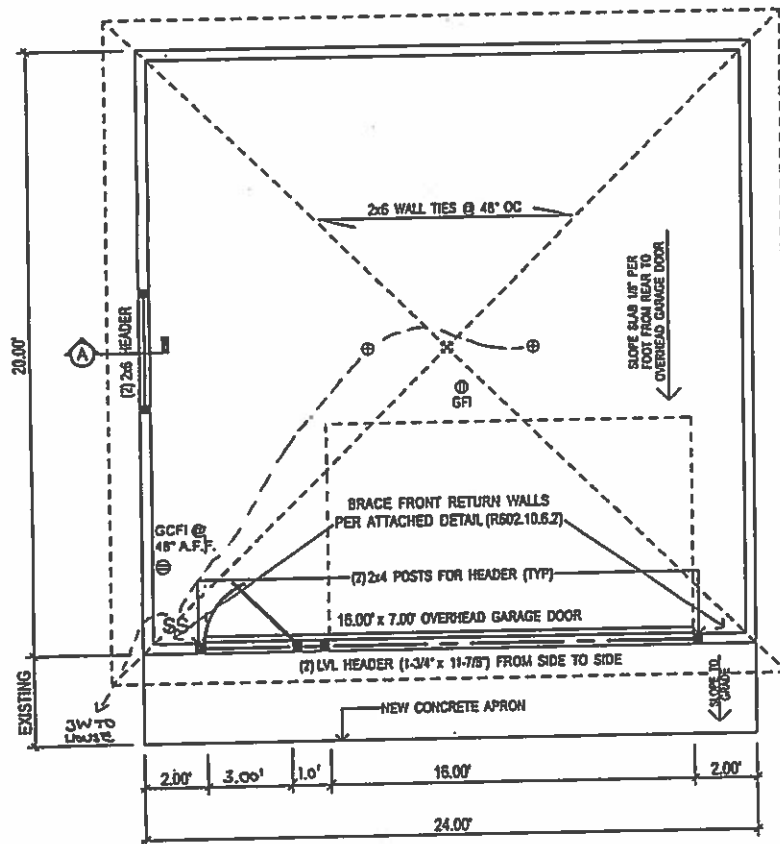


LICENSE EXPIRES ON NOVEMBER 30, 2010

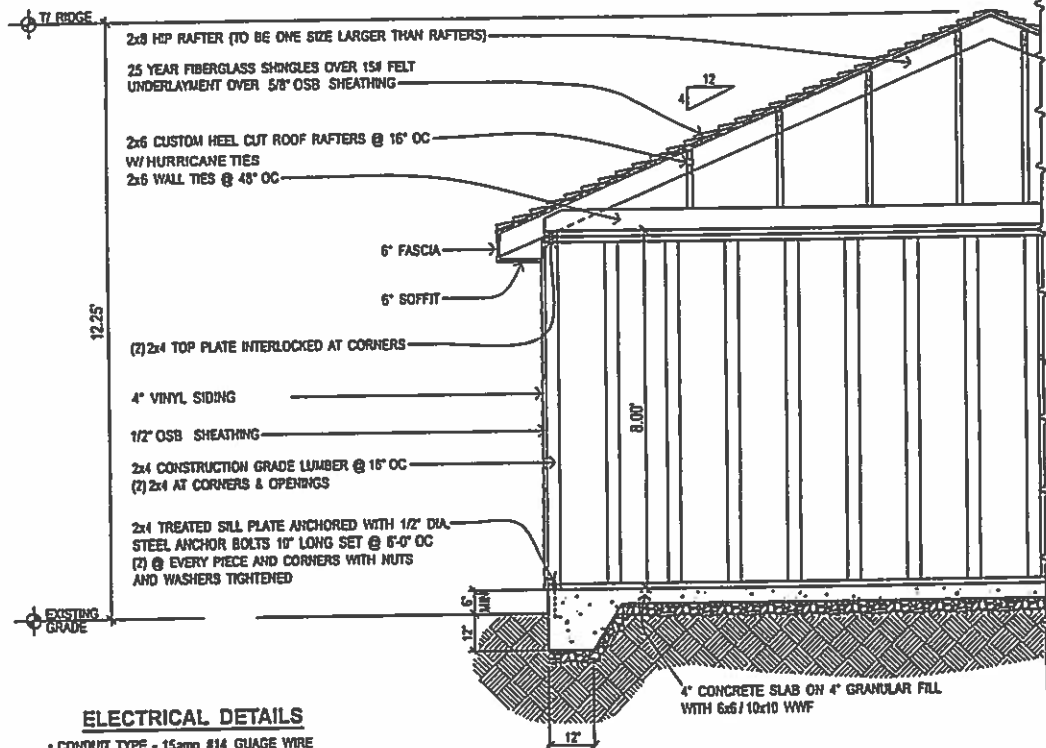
3/9/2010 1:33:14 PM Mark



ALL LUMBER TO BE SPF #2 OR BETTER



FLOOR PLAN



ELECTRICAL DETAILS

- CONDUIT TYPE - 15amp #14 GAUGE WIRE
- BURIAL DEPTH - 1/2\"/>

BUILDING SECTION

NOTE: DRAWINGS ARE NOT TO SCALE



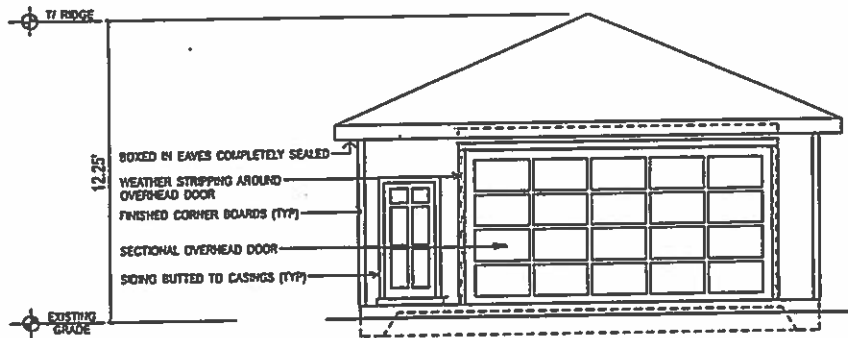
DETACHED GARAGE - HIP ROOF
526 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS - JOANNE MASTERS

CONTRACTOR:
DANLEY'S GARAGE WORLD
 612 ACADEMY DRIVE
 NORTHBROOK, IL 60062
 PHONE: 847/562-9393
 FAX: 847/562-1979

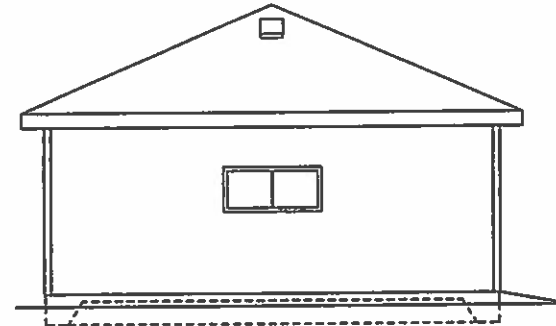
SHEET NAME:
FLOOR PLAN & BUILDING SECTION
 SHEET NUMBER:
1 OF 2

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN

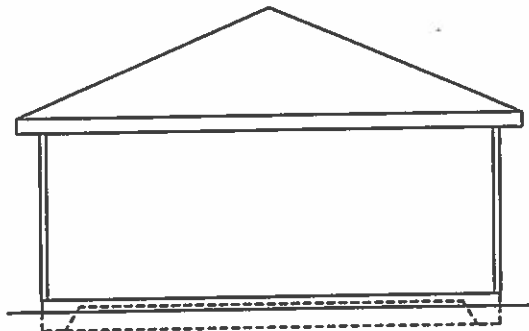
SPECIFIC WINDOW AND DOOR STYLES SHOWN
ON PLANS ARE REPRESENTATIVE ONLY



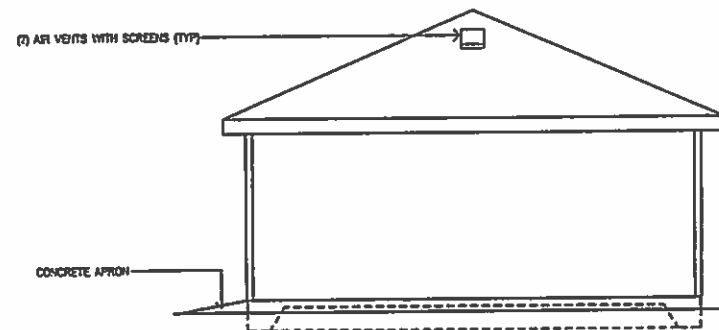
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION

NOTE: DRAWINGS ARE NOT TO SCALE



DETACHED GARAGE - HIP ROOF

526 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS - JOANNE MASTERS

THESE PLANS REMAIN THE PROPERTY OF MACH 1, INC. AND THEIR REPRODUCTION IS EXPRESSLY FORBIDDEN

CONTRACTOR:
DANLEY'S GARAGE WORLD
612 ACADEMY DRIVE
NORTHBROOK, IL 60062
PHONE: 847/562-9390
FAX: 847/562-1939

SHEET NAME:
ELEVATIONS
SHEET NUMBER:
2 OF 2



Item: 628 N. Highland Ave. - ZBA#17-036

Department: Planning & Community Development

REQUEST

1. A 443 square foot variance from Chapter 28, Section 5.1-3.8 (Building Lot Coverage) to allow for 2,893 square feet of building lot coverage instead of the maximum 2,450 square feet.
2. A 1,441 square foot variance from Chapter 28, Section 5.1-3.8 (Building Lot Coverage) to allow for impervious surface coverage of 4,941 square feet instead of the maximum 3,500 square feet.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 14, 2017
Date Prepared: July 17, 2017
Project Title: Hamm Residence
Address: 628 N. Highland Avenue

Background Information

Petition Number: ZBA #17-036
Petitioner: William A. Hamm
Address: 628 N. Highland Avenue
Arlington Heights IL 60004
Existing Zoning: R-3, One-Family Dwelling District

Requested Action/Background Information

The subject site is zoned R-3, One Family Dwelling District. The petitioner proposes adding a new screened porch in place of an existing deck. The property has a total land area of 7,000 square feet, with a proposed impervious surface coverage of 4,941 square feet, and building lot coverage of 2,893 square feet. The proposed improvements exceed the maximum allowable impervious surface and building lot coverage of 3,500 square feet and 2,450 square feet. As part of this addition, the petitioner is proposing to reduce existing impervious surface coverage through the removal of existing brick pavers in the rear yard and increase the building lot coverage. Although reducing the impervious surface coverage does not eliminate the variation, it would decrease the impervious surface coverage from 5,094 square feet to 4,941 square feet. Therefore, the petitioner requests the following variations:

- A 443 square foot variance from Chapter 28, Section 5.1-3.8 (Building Lot Coverage) to allow for 2,893 square feet of building lot coverage instead of the maximum 2,450 square feet.
- A 1,441 square foot variance from Chapter 28, Section 5.1-3.8 (Building Lot Coverage) to allow for impervious surface coverage of 4,941 square feet instead of the maximum 3,500 square feet.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	7/19/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/19/17	
3. Letter that was Mailed	✓	7/19/17	
4. Photographs of Sign on Property	✓	7/19/17	

Photographs of Existing Structure





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

Interoffice Memorandum

RECEIVED

AUG 01 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

To: Derek Mach, Zoning Board of Appeals Liaison
From: Deb Pierce, Building & Life Safety Department
Project Name: Hamm Residence – Roof Over Screened Deck
Project Address: 628 N Highland Ave
ZBA #: 17-036
Date: August 1, 2017

Derek:

I have reviewed the request for a 443 square foot variance for building lot coverage, and a 1,441 square foot variance for impervious surface cover and have no objection to the variances.

Note: This is review of the variances only and the project, once submitted for permit, will be reviewed for code compliance.

ZBA# 17-036

628 N Highland Ave - ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: July 27, 2017

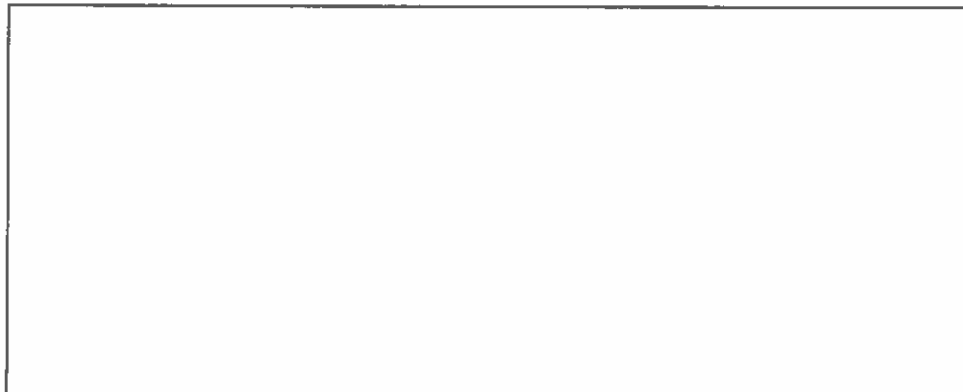
Completed: August 3, 2017

The proposed ZBA application indicates that the petitioner is seeking:

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

NOTE: The Building Department records indicate the last permit issued for this address was for the front porch in 1998. The current site plan compared to the 1998 site plan show additional impervious area in the rear yard that may have been installed without a permit.

The Engineering Department is NOT IN FAVOR of the proposed variances.



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Hamm Residence

Project Address: 628 N. Highland Ave.

ZBA #: 17-036

ZBA Hearing Date: August 14th, 2017

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 27th, 2017

1. A 443 square foot variance from Chapter 28, Section 5.1-3.8 (Building Lot Coverage) to allow for 2,893 square feet of building lot coverage instead of the maximum 2,450 square feet.
2. A 1,441 square foot variance from Chapter 28, Section 5.1-3.8 (Building Lot Coverage) to allow for impervious surface coverage of 4,941 square feet instead of the maximum 3,500 square feet.

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION IS NICELY DESIGNED AND IS FAVORABLE FOR AN ADMINISTRATIVE "SMALL PROJECT" DESIGN APPROVAL. - STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, August 2nd, 2017.

Petition

The petitioners: William and Carolyn Hamm

Owners of property: 628 North Highland Ave., Arlington Heights, Illinois 60004

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from Section 5.1 - 3.8, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Put an attached roof over an existing cement slab, and deck, which may change impervious surface.

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

Our deck, which was shaded by a large maple tree that died, is now exposed to intense sunlight and heat from noon to sunset. Therefore, it is impossible for us to use our deck for relaxing and entertaining during that time.

I hereby state that the unique circumstances exist:

We are reducing the imperviable surface area by removing a bricked area and walkway. The roofed area would be no larger than the existing deck. A roof over our deck will help keep the house cooler (kitchen and family room).

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

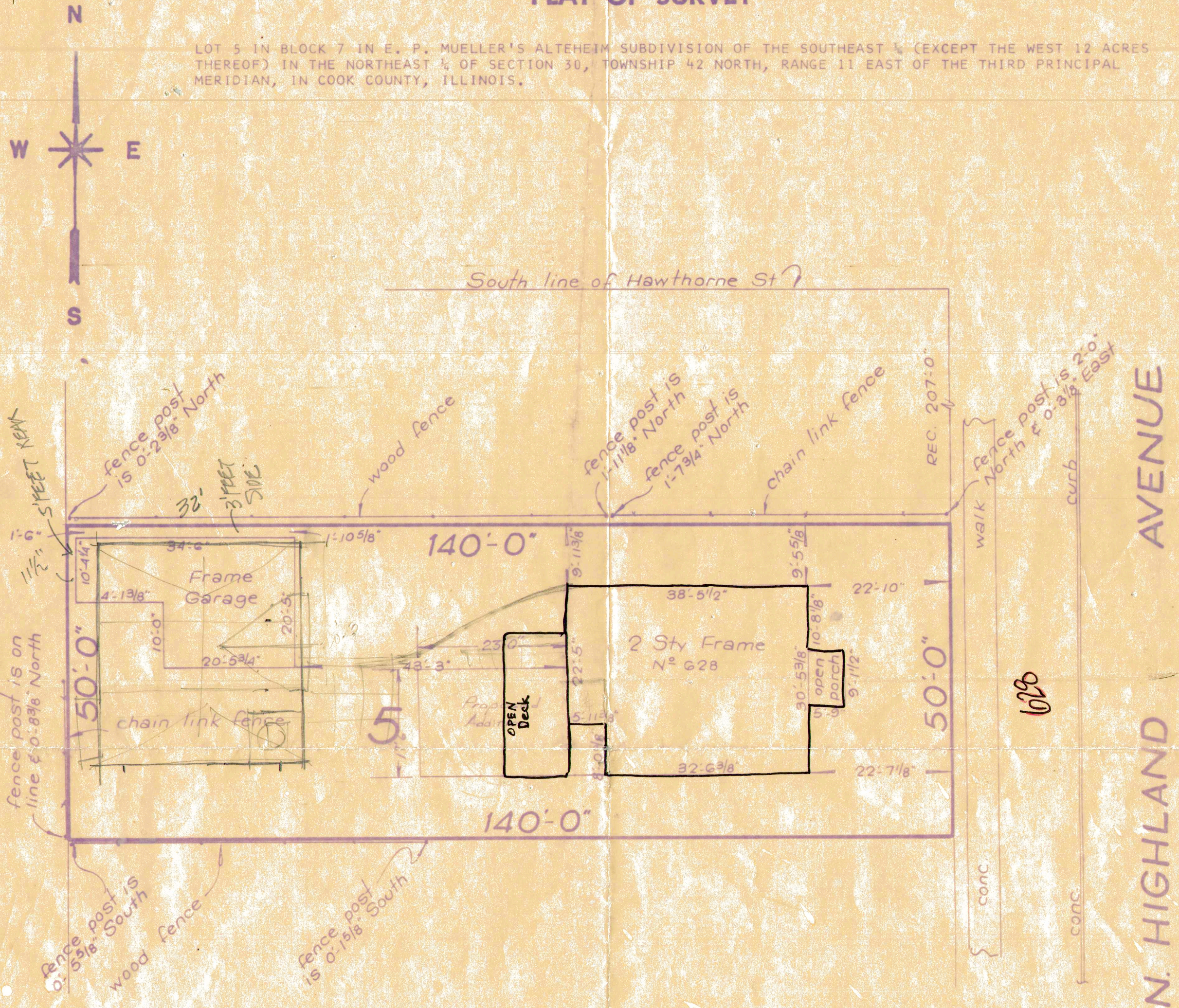
The roofed deck would be behind the house, and we are bordered on both sides of our property by larger homes. The open, covered deck is seen through our neighborhood.

Signed; William A. Hamm William A. Hamm Date: 7-11-17

Carolyn S. Hamm Carolyn S. Hamm Date: 7-11-17

PLAT OF SURVEY

LOT 5 IN BLOCK 7 IN E. P. MUELLER'S ALTEHEIM SUBDIVISION OF THE SOUTHEAST 1/4 (EXCEPT THE WEST 12 ACRES THEREOF) IN THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



☒ CHECK (X) IN BOX MEANS THIS SURVEY HAS BEEN MADE FOR USE IN CONNECTION WITH A REAL ESTATE OR MORTGAGE LOAN TRANSACTION AND IS NOT TO BE USED FOR CONSTRUCTION. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois } ss.
County of Cook }

State of Illinois } ss.
County of Cook }

We, CERTIFIED SURVEY CO. do hereby certify that we have located the building on the above property.

We, CERTIFIED SURVEY CO. do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Order No. 763360

Scale: 1 inch = 15 feet

Date July 15, 1976

Ordered by Beaubien & Asher

Loc. No. _____

Date _____

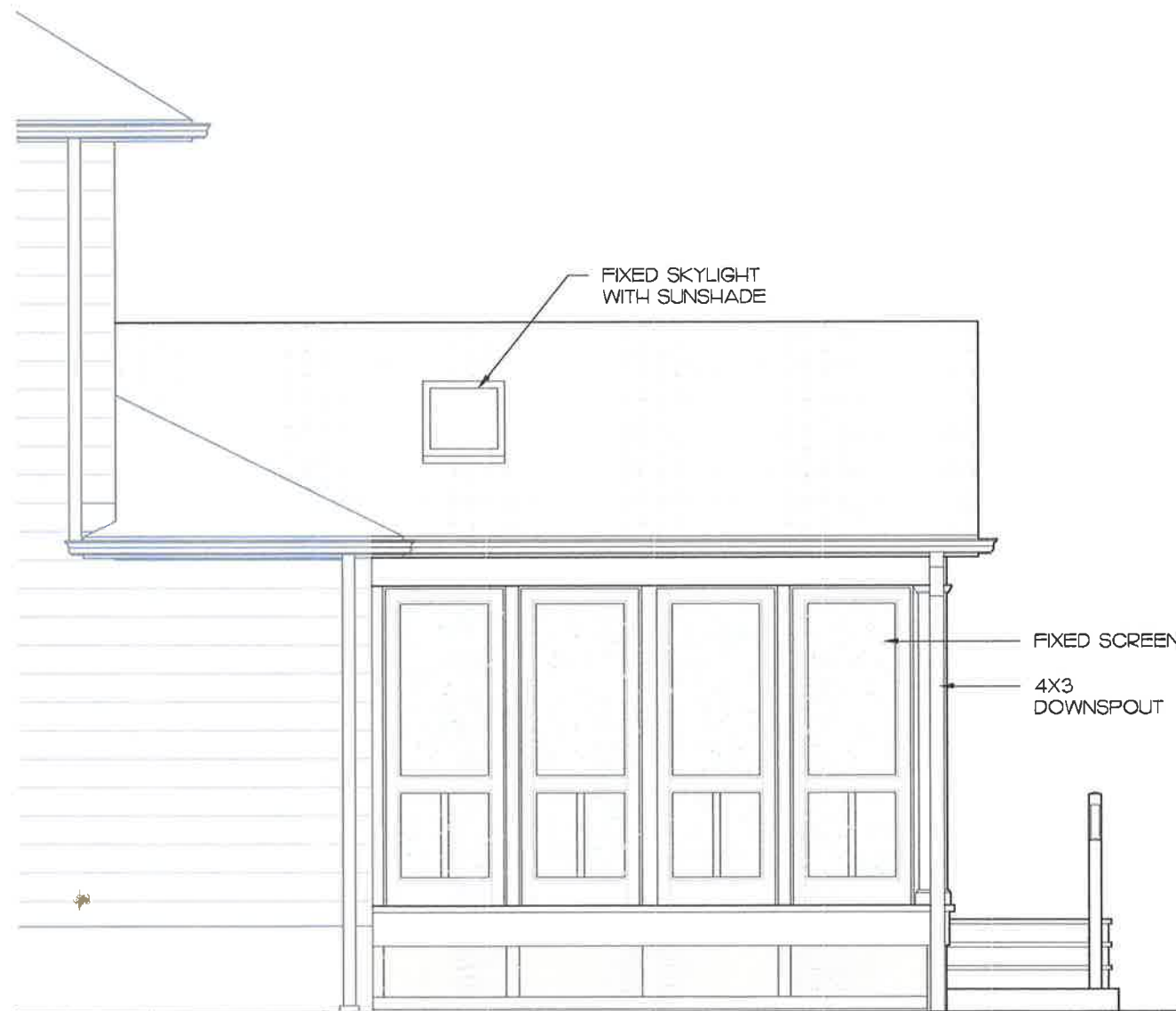
Paul F. Misturak

REG. ILL. Land Surveyor

Paul F. Misturak

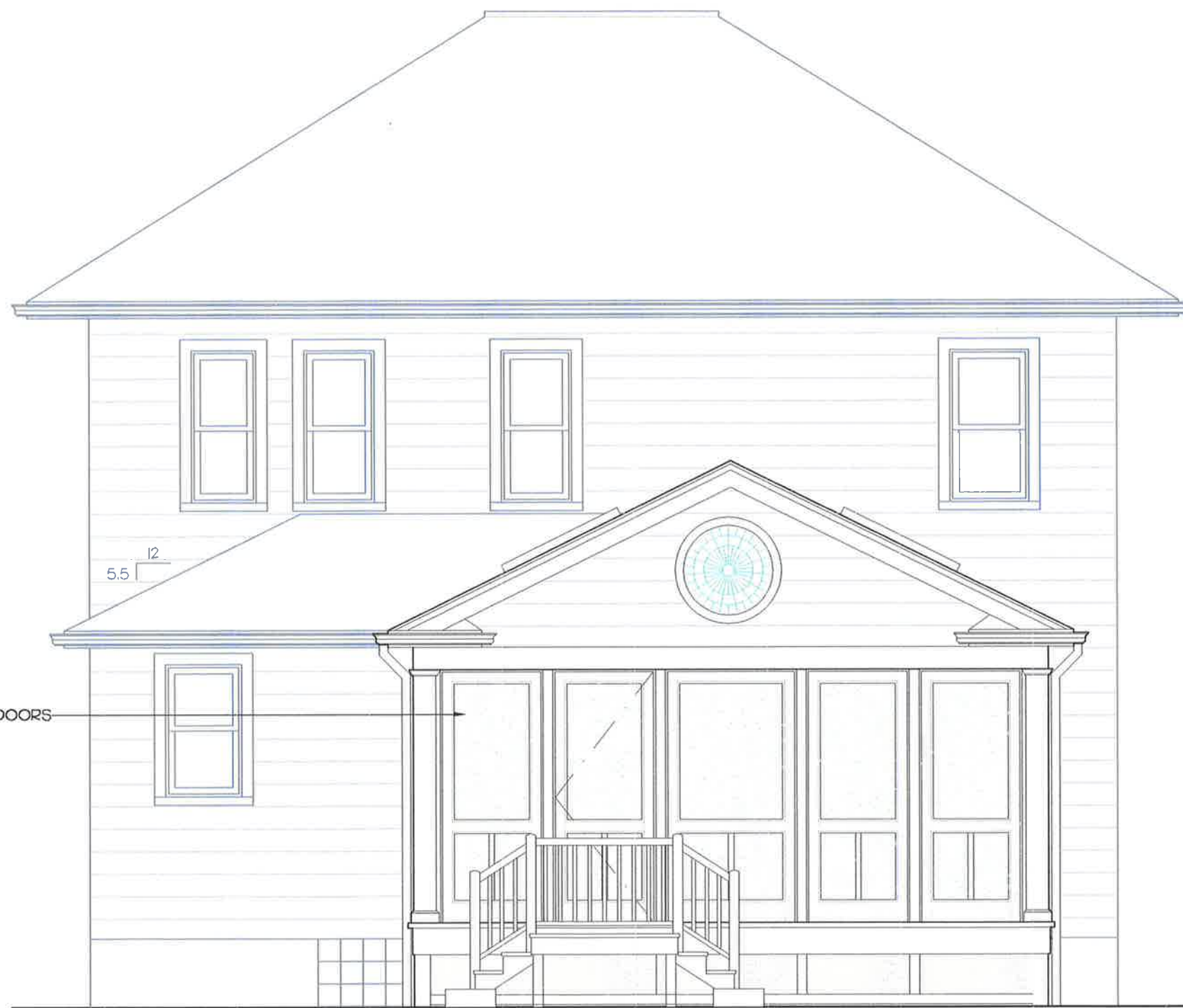
REG. ILL. Land Surveyor





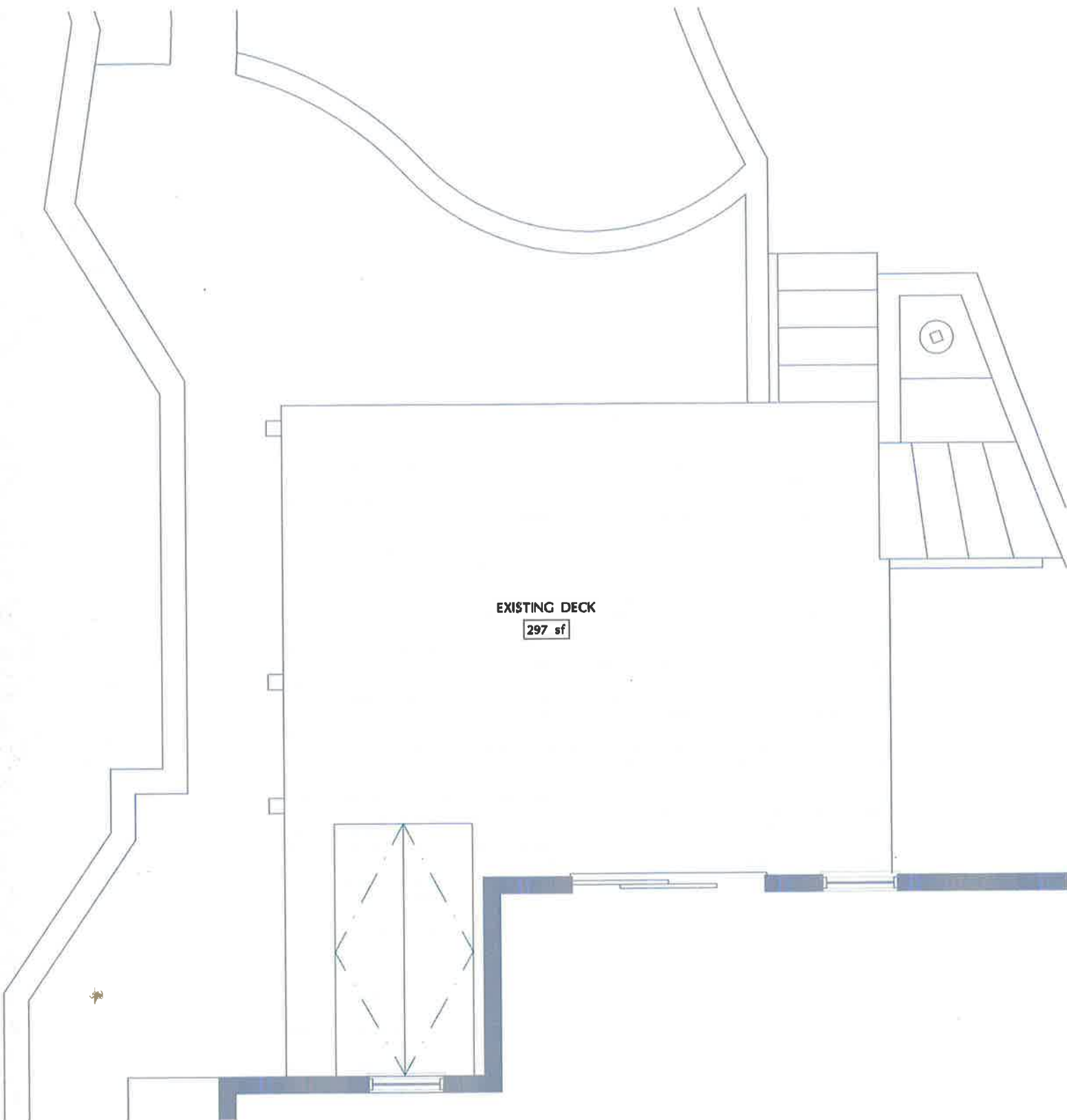
PROPOSED NORTH ELEVATION - ALT. 1

SCALE: 1"=10'-0"



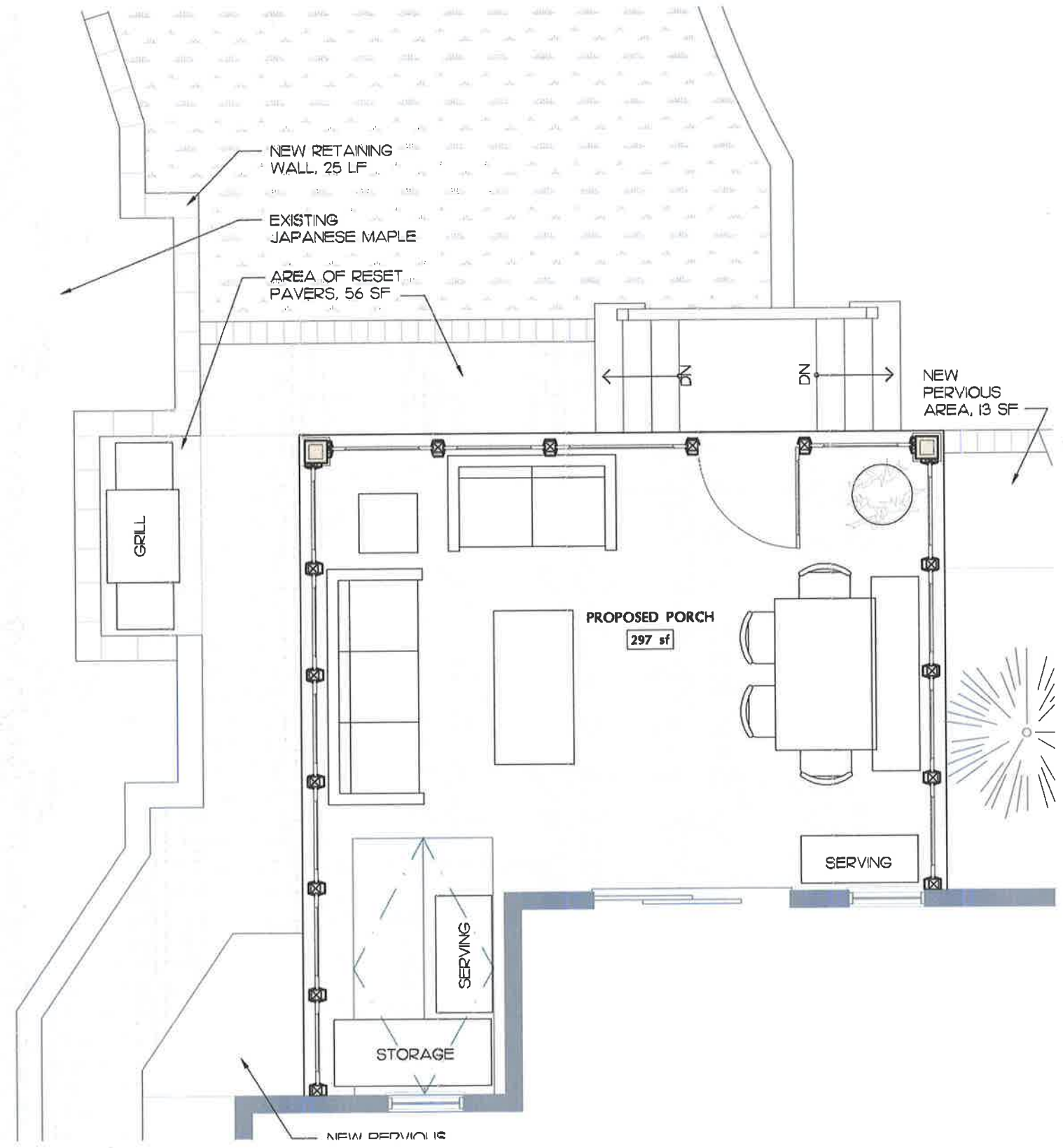
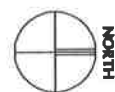
PROPOSED WEST ELEVATION - ALT. 1

SCALE: 1"=10'-0"



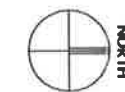
EXISTING PORCH PLAN

SCALE: 1"=10'-0"



PROPOSED PORCH PLAN

SCALE: 1"=10'-0"





EXISTING NORTH ELEVATION

SCALE: 1"=10'-0"



EXISTING WEST ELEVATION

SCALE: 1"=10'-0"

AREA CALCULATIONS
 LOT AREA - 7,000 SF
 ALLOWABLE IMPERVIOUS SURFACE
 COVERAGE 50% - 3,500 SF
 ALLOWABLE BUILDING LOT
 COVERAGE 35% - 2,450 SF
 ALLOWABLE FLOOR AREA RATIO
 50% - 3,500 SF
 EXISTING IMPERVIOUS SURFACE
 COVERAGE - 5,094 SF
 EXISTING BUILDING LOT COVERAGE
 - 2,525 SF
 EXISTING FLOOR AREA RATIO -
 2,575 SF

EXISTING
 DECK WITH
 CONCRETE
 SLAB BELOW

EXISTING GARAGE
 1,230 SF

GRASS AREA,
 264 SF

STAIR
 AREA,
 33 SF

DECK
 297 SF

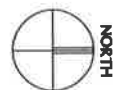
LANDSCAPED
 AREA, 67 SF

EXISTING 2 STORY
 FRAME RESIDENCE,
 1,123 SF FOOTPRINT

EXISTING PORCH

EXISTING SITE PLAN

SCALE: 1"=15'-0"



AREA CALCULATIONS
 PROPOSED IMPERVIOUS SURFACE
 COVERAGE - 4,941 SF
 PROPOSED LOT COVERAGE -
 2,525 SF
 PROPOSED FLOOR AREA RATIO -
 2,575 SF

EXISTING GARAGE
 1,230 SF

GRASS AREA,
 386 SF

STAIR
 AREA, 33
 SF

PORCH
 297 SF

LANDSCAPED
 AREA 92 SF

EXISTING 2 STORY
 FRAME RESIDENCE,
 1,123 SF FOOTPRINT

EXISTING PORCH

PROPOSED SITE PLAN

SCALE: 1"=15'-0"





Item: 402 E. Sunset Dr. - ZBA#17-038

Department: Planning & Community Development

REQUEST

1. A 9.5 foot variance from Chapter 28, Section 5.1-0.06 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 40.0 feet from the south property line instead of the minimum 49.5 feet and an additional 1.0 feet for the eave.
2. A 2.0 foot variance from Chapter 28, section 11.2-11.1b to allow a 24.0 foot wide driveway where the maximum width is 22 feet.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 14, 2017
Date Prepared: August 7, 2017
Project Title: Pochylski Residence
Address: 402 E. Sunset Dr.

Background Information

Petition Number: ZBA #17-038
Petitioner: Roman Pochylski
Address: 21W276 Tee Ln.
Itasca, IL 60143
Existing Zoning: R-E, Single-Family Residential District

Requested Action/Background Information

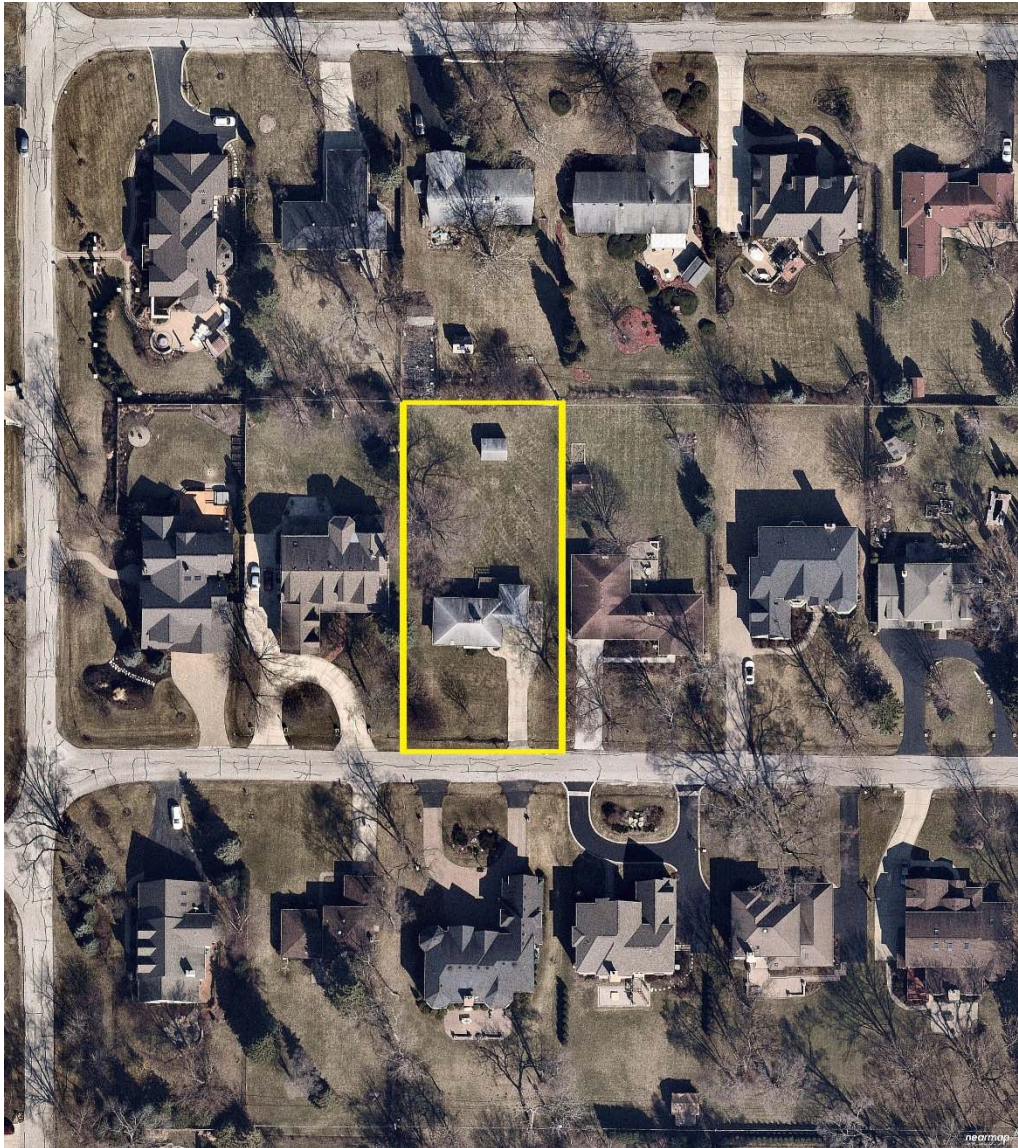
The petitioner proposes to add a second floor addition as well as expand the existing two car garage. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 20,000 square feet and a lot width of 100 feet. The proposed residence will have approximately 4,000 square feet. The proposed addition is encroaching into the required front yard setback. The proposed addition will have a front yard setback of 40 feet from the property line where 49.5 is required. Additionally, the expansion of the garage will result in a driveway that is 24 feet wide, where 22 is the maximum permitted. Therefore, the petitioner requests the following variations:

- A 9.5 foot variance from Chapter 28, Section 5.1-0.06 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 40.0 feet from the south property line instead of the minimum 49.5 feet and an additional 1.0 feet for the eave.
- A 2.0 foot variance from Chapter 28, section 11.2-11.1b to allow a 24.0 foot wide driveway where the maximum width is 22 feet.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure





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

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Pochylski Residence

Project Address: 402 E Sunset Dr

ZBA #: 17-038

Date: August 1, 2017

Derek:

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

RECEIVED
AUG 01 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA# 17-038
402 E Sunset Dr - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering



Submitted: July 27, 2017
Completed: August 1, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 9.5 ft variance to allow an addition with a front yard setback of 40 ft from the south property line instead of the minimum 49.5 ft and an additional 1 ft for the cave; and a 2 ft variance to allow a 24 ft wide driveway where the maximum width is 22 ft.

The Engineering Department has no objection to the proposed variances.



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Pochylski Residence

Project Address: 402 E. Sunset Dr.

ZBA #: 17-038

ZBA Hearing Date: August 14th, 2017

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 27th, 2017

- A 9.5 foot variance from Chapter 28, Section 5.1-0.06 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 40.0 feet from the south property line instead of the minimum 49.5 feet and an additional 1.0 feet for the eave.
- A 2.0 foot variance from Chapter 28, section 11.2-11.1b to allow a 24.0 foot wide driveway where the maximum width is 22 feet.

Attached are the Petitioner's:

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

Comments: THE PROPOSED RENOVATION/ADDITION IS NICELY DESIGNED,
AND IS FAVORABLE FOR AN ADMINISTRATIVE DESIGN APPROVAL. NO OBJECTION
TO THE PROPOSED FRONT SETBACK. - STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, August 2nd, 2017.

402 E SUNSET
ARLINGTON HEIGHTS.

PETITION

RECEIVED

JUL 14 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the Petitioner ROMAN POCHYLSKI

being the owner of the property commonly know as: 402 E SUNSET DR, ARLINGTON HEIGHTS

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

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

ADDITION TO A EXISTING (ONE STORY) BUILDING, SECOND
FLOOR AND 2 SPACE GARAGE.

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

THIS HOUSE IS THE UGLIEST HOUSE
ON THE STREET, NEEDS TO BE DONE.

I hereby state that the following unique circumstances exist: ADDING ADDITION

TO EXISTING FOOTPRINT. THERE ARE
LIMITED OPTIONS TO DO WORK ON THE
DWELING.

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

DOES NOT EXCEED THE MINIMUM VARIATION
OF THE STREET BLOCK. EXISTING UNIT

Signed:

Roman Pochylski
Petitioner

Date:

7/14/17

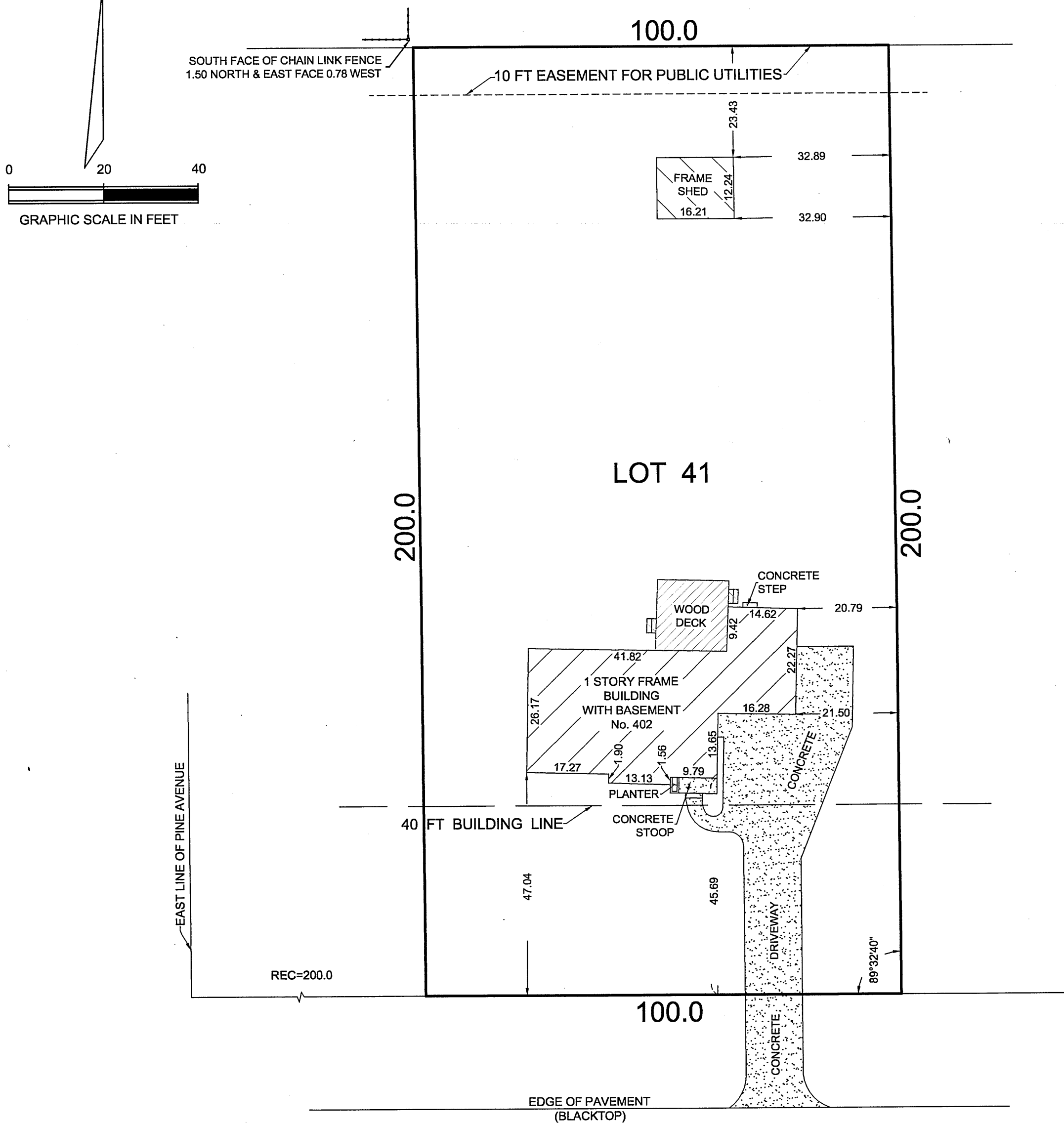
CERTIFIED SURVEY, INC.

1440 Renaissance Drive, Suite 140, Park Ridge, IL 60068 Phone 847-296-6900 Fax 847-296-6906

Email : surveys@certifiedsurvey.com

PLAT OF SURVEY

LOT 41 IN HARRY J. ECKHARDTS PINEGATE HIGHLANDS, A SUBDIVISION OF THE SOUTH 1438 FEET OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN , IN COOK COUNTY, ILLINOIS.



E. SUNSET DRIVE

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

**BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO
RECORDED IN THE MAPS OTHERWISE REFER TO YOUR DEED OR ABSTRACT.**

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE
REPORT ANY DIFFERENCE.

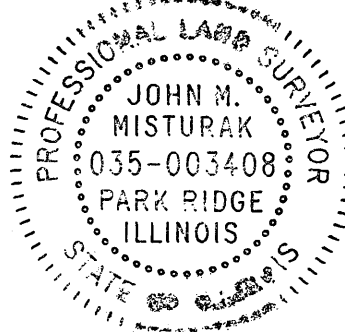
ORDER No. 170212

DATE: APRIL 26, 2017

ORDERED BY: MAJA SOBOLEWSKA

DECIMALS OF FOOT AND THEIR EQUIVALENT
IN INCHES AND FRACTIONS THEREOF.

.01=1/8"	.07=7/8"	.50=6"
.02=1/4"	.08=1"	.58=7"
.03=3/8"	.17=2"	.67=8"
.04=1/2"	.25=3"	.75=9"
.05=5/8"	.33=4"	.83=10"
.06=3/4"	.42=5"	.92=11"
		1.0=12"



**THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT ILLINOIS MINIMUM STANDARDS
FOR A BOUNDARY SURVEY. MONUMENTS NOT
SET PER REQUEST OF CLIENT.**

WE CERTIFIED SURVEY, INC DO HEREBY CERTIFY THAT WE HAVE
SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT
HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

PROFESSIONAL ILLINOIS LAND SURVEYOR
LICENSE EXPIRES NOVEMBER 30, 2018



PROPERTY TO LEFT 3
205 E. SUNSET DR.

N. PINE AVE.



PROPERTY TO LEFT 2
2405 N. PINE AVE.



PROPERTY TO LEFT 1
306 E. SUNSET DR.



SUBJECT PROPERTY
402 E. SUNSET DR.



SUBJECT PROPERTY
402 E. SUNSET DR.



PROPERTY TO RIGHT 1
406 E. SUNSET DR.



PROPERTY TO RIGHT 2
410 E. SUNSET DR.



PROPERTY TO RIGHT 3
504 E. SUNSET DR.



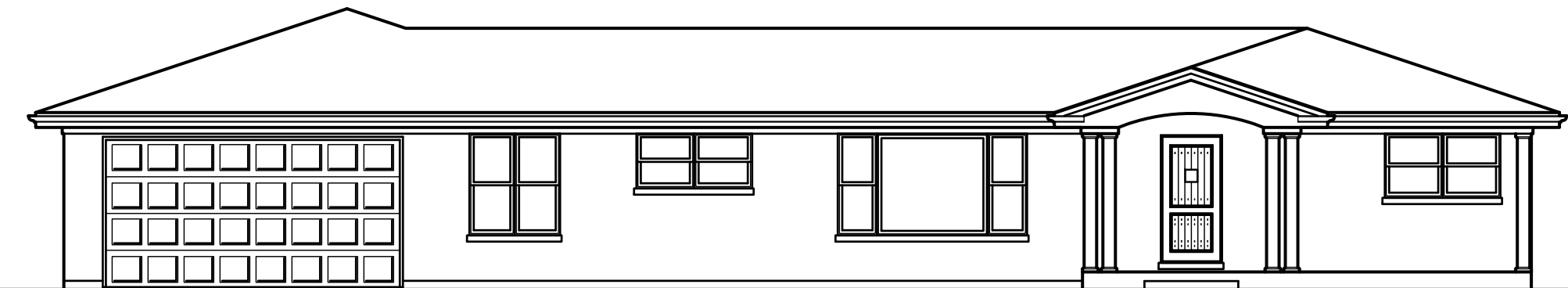
PROPERTY ACROSS 2
407 E. SUNSET DR.



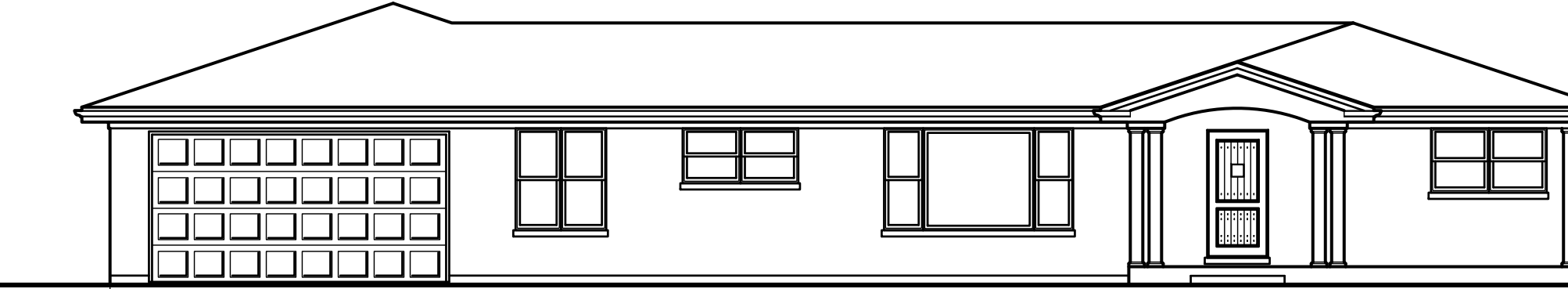
PROPERTY ACROSS 2
403 E. SUNSET DR.



PROPERTY ACROSS 3
325 E. SUNSET DR.



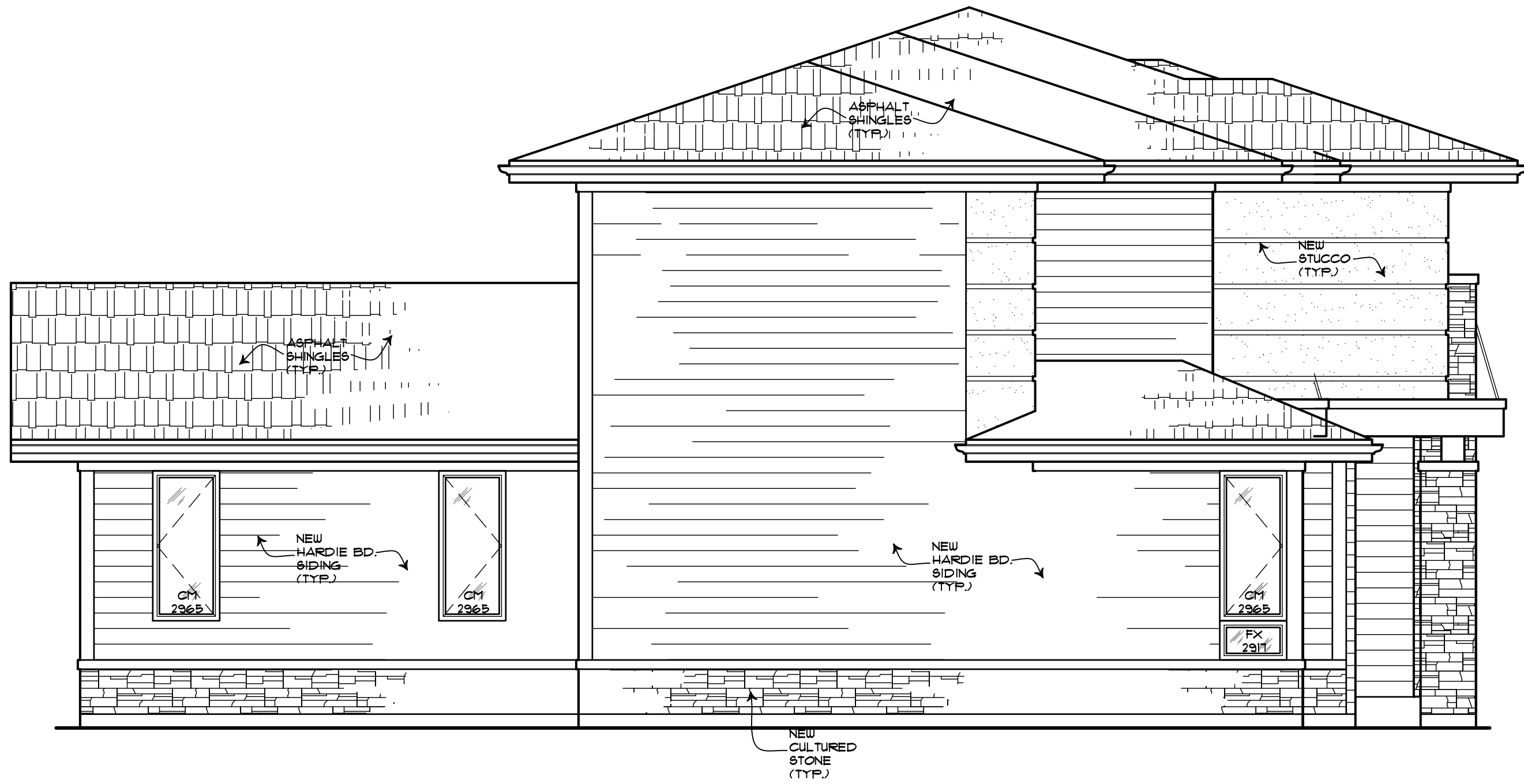
EXISTING CONTEXT ELEVATION
SCALE: 1/8"=1'-0"



35'-0"

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

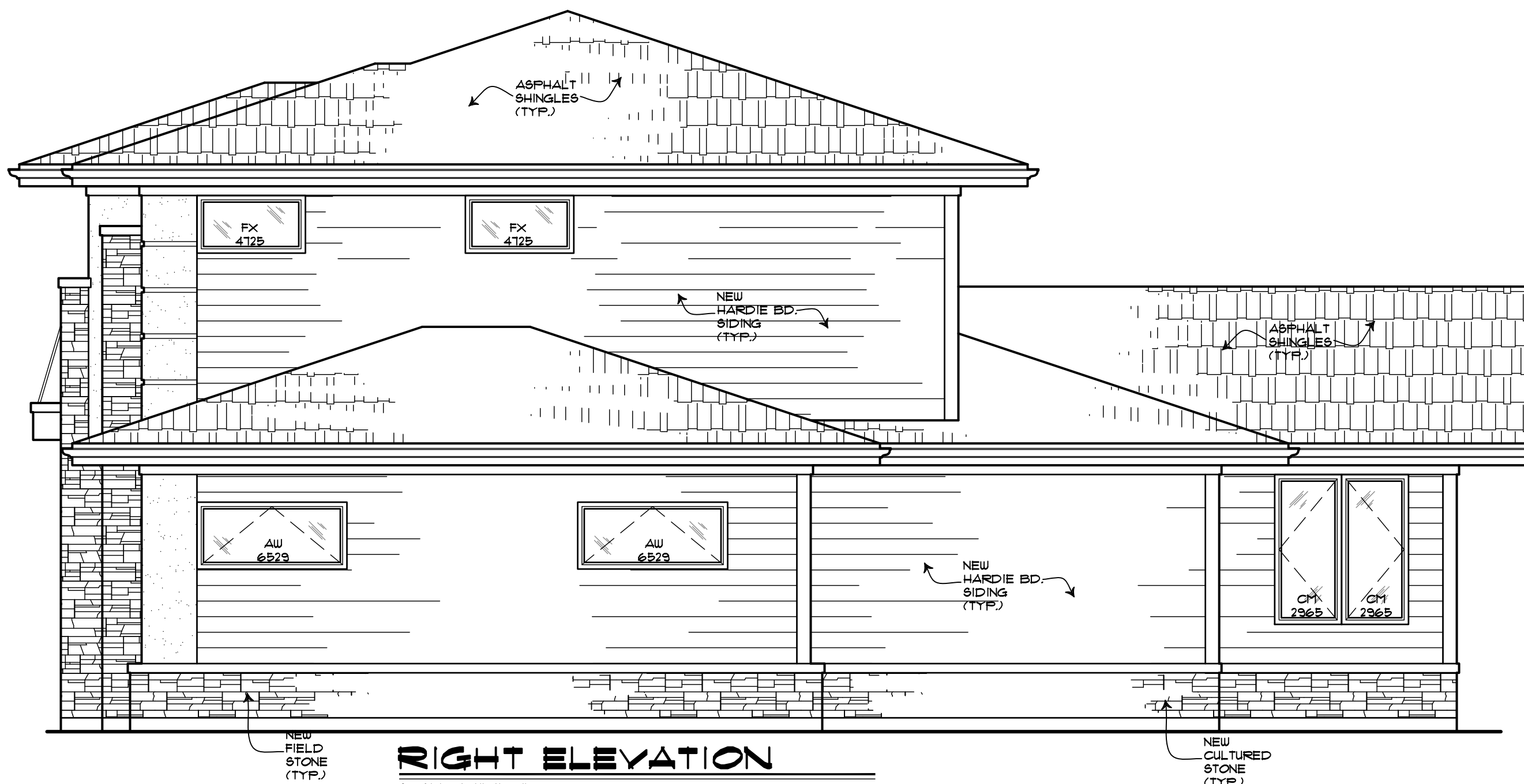
24'-5"



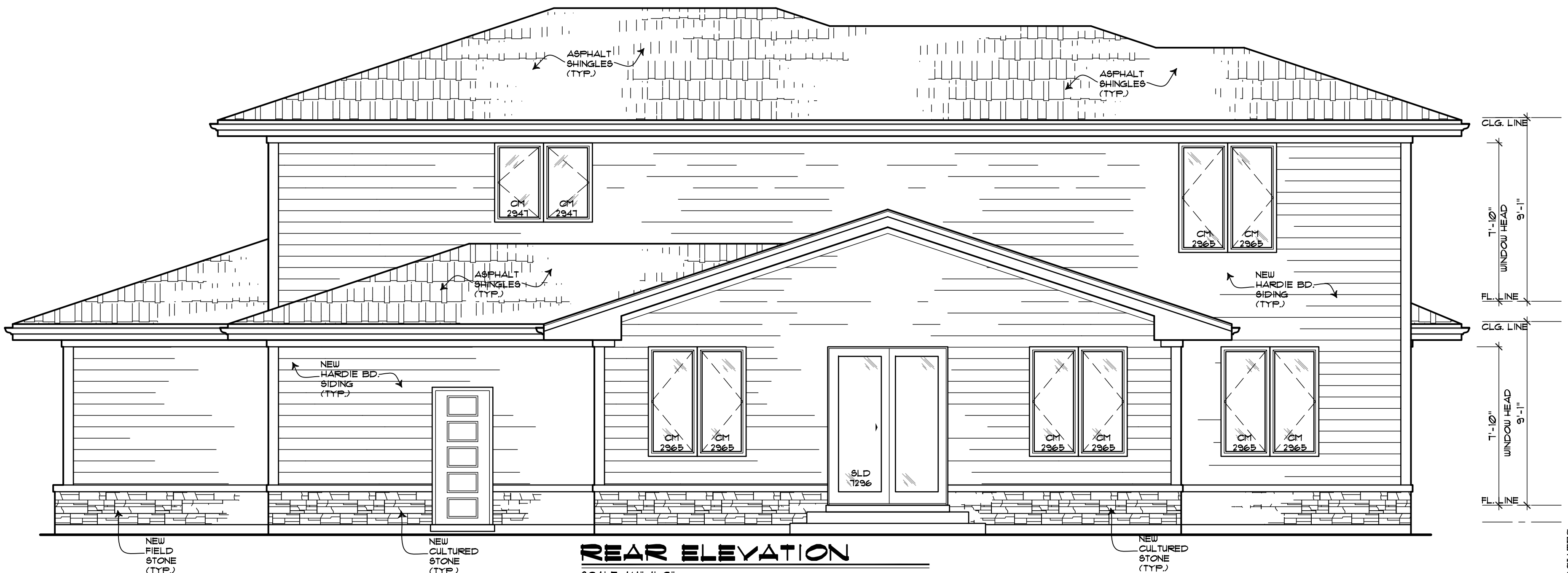
LEFT ELEVATION
SCALE: 1/4"=1'-0"



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



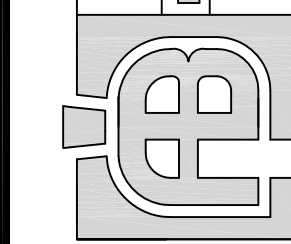
RIGHT ELEVATION
SCALE: 1/4"=1'-0"



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

JOB #:

ABD & ASSOCIATES, LTD



PROPOSED 2ND FLOOR ADDITION
402 E. SUNSET DR.
ARLINGTON HTS. ILLINOIS

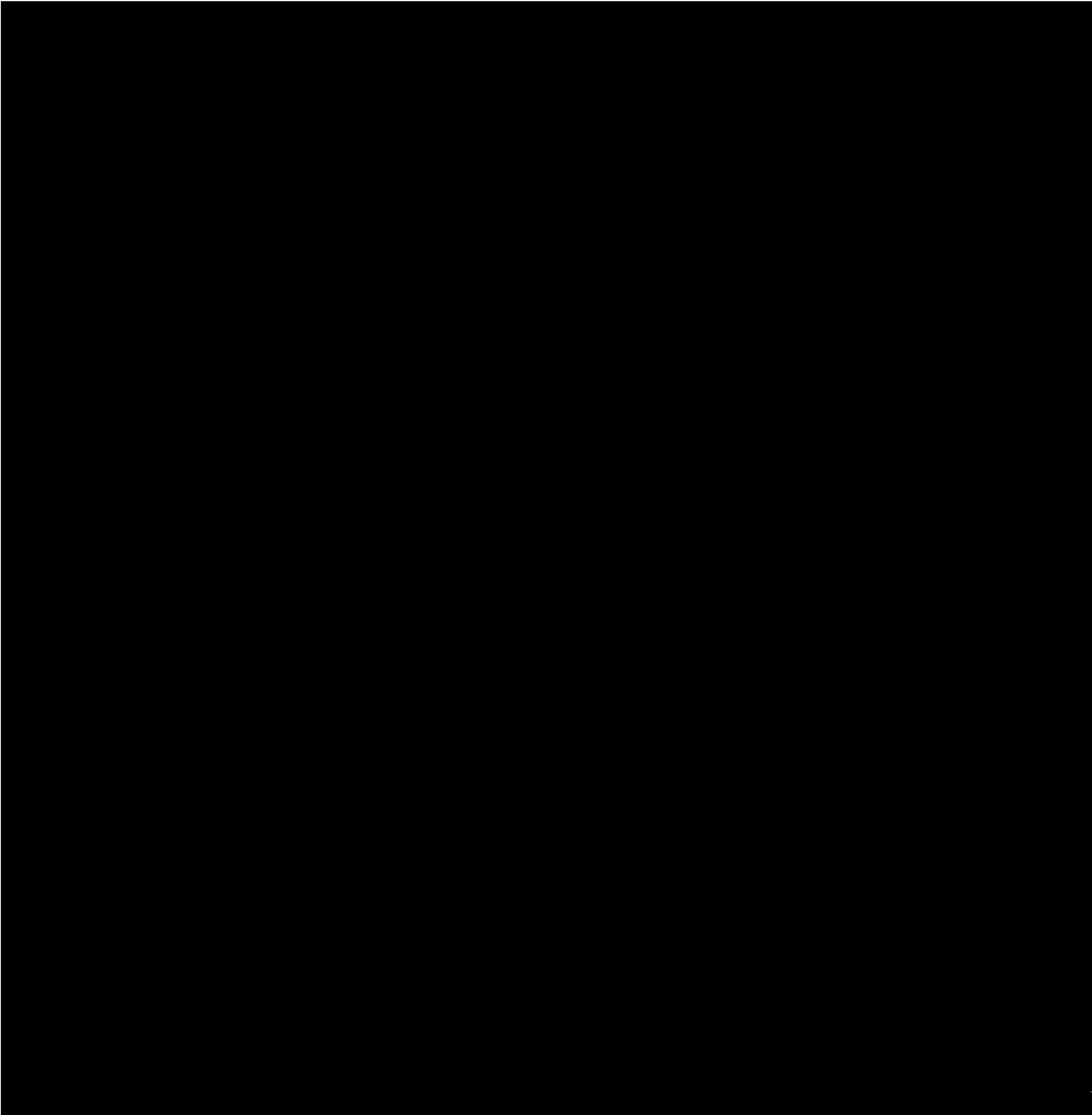
I hereby verify that these plans were prepared by a professional engineer or architect licensed in the State of Illinois, and that I am a duly licensed professional engineer or architect in the State of Illinois.

DATE: 05/16/2017

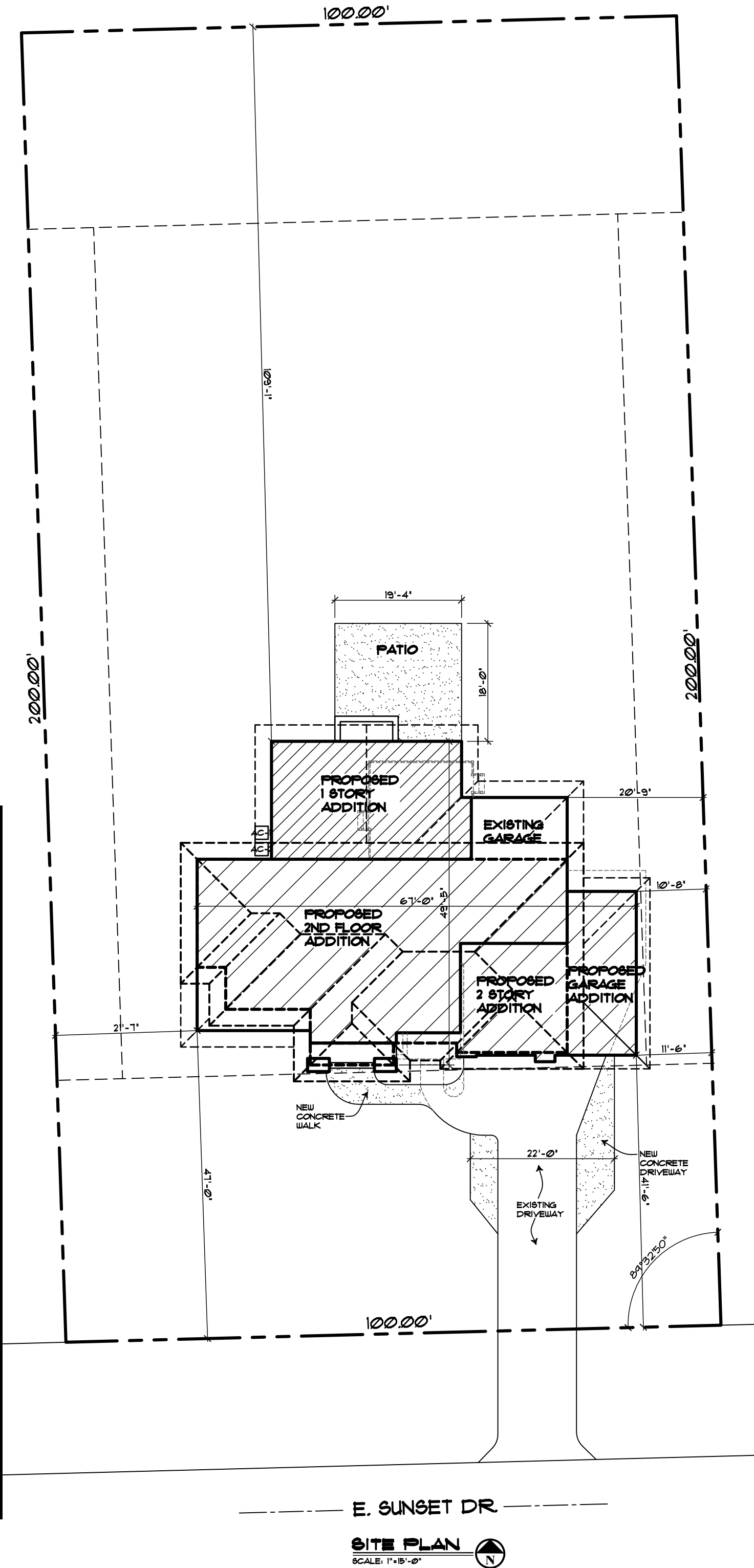
PROJECT:

SHEET NO.

A-3



ZONING R-E	
LOT AREA:	20,000 SQFT.
ALLOWABLE F.A.R.:	6,000 SQFT.
NET AREA:	
1ST FLOOR:	1,565 SQFT.
2ND FLOOR:	1,341 SQFT.
TOTAL NET LIVING AREA:	2,906 SQFT.
GROSS AREA (PROPOSED & EXISTING):	
1ST FLOOR:	1,684 SQFT.
2ND FLOOR:	1,536 SQFT.
GARAGE:	182 SQFT.
TOTAL GROSS BUILDING AREA:	4,002 SQFT.
BUILDING LOT COVERAGE:	
ALLOWABLE COVERAGE (30%):	6,000 SQFT.
1ST FLOOR:	1,136 SQFT.
GARAGE:	182 SQFT.
TOTAL BUILDING LOT COVERAGE:	2,318 SQFT.
IMPERVIOUS COVERAGE:	
ALLOWABLE COVERAGE (50%):	10,000 SQFT.
1ST FLOOR FOOTPRINT:	2,518 SQFT.
WALKS, DRIVEWAYS & PATIO:	1,230 SQFT.
TOTAL IMPERVIOUS COVERAGE:	3,008 SQFT.



COPYRIGHT ABD & ASSOCIATES

I hereby verify that these plans were prepared by me or under my direct supervision and that I am a duly licensed professional engineer in the State of Illinois.

Signed: _____
Date: 05/16/17 Lic. Exp. 11/20/16

DATE: 05/16/2017

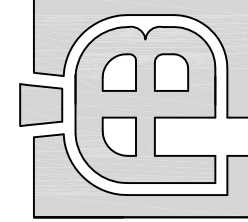
PROJECT:

SHEET NO.

A-1

PROPOSED 2ND FLOOR ADDITION
402 E. SUNSET DR.
ILLINOIS
ARLINGTON HTS.

ABD & ASSOCIATES, LTD



PROFESSIONAL DESIGN FIRM - NO. 184-005725

8747 W. BRYN MAWR AVE. #505 CHICAGO, IL 60631

PHONE: 773.864.9754

FAX: 773.864.9405

JOB #:



Item: 1218 S. Salem Ln. - ZBA#17-039

Department: Planning & Community Development

REQUEST

A 3.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 26.5 feet from the west property line instead of the minimum 30.0 feet and an additional 1.5 feet for the eave.

ATTACHMENTS:

Description

Supporting Documents
Resident Letters

Type

Exhibits
Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 14, 2017
Date Prepared: August 7, 2017
Project Title: Newell Residence
Address: 1218 S. Salem Lane

Background Information

Petition Number: ZBA #17-039
Petitioner: James M. Vanderheyden
Address: 627 Ritter Dr.
Batavia, IL 60510
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

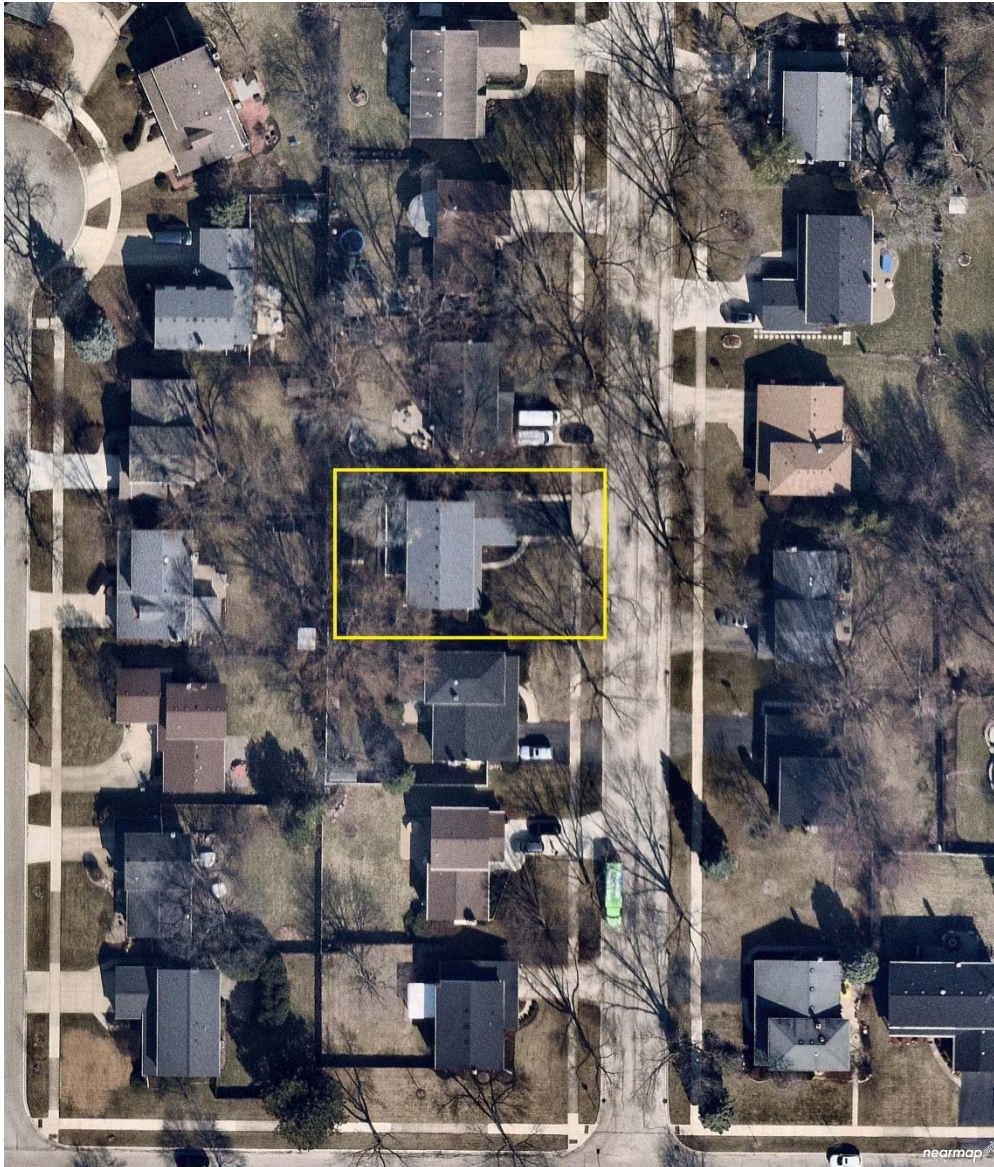
The petitioner is proposing to construct a one story addition to the existing two story home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,775 square feet and a lot width of 75 feet. The proposed residence will have approximately 3,336 square feet. The proposed addition is encroaching into the required rear yard setback. Therefore the petitioner requests the following variation:

- A 3.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 26.5 feet from the west property line instead of the minimum 30.0 feet and an additional 1.5 feet for the eave.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure





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

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Newell Residence

Project Address: 1218 S Salem Lane

ZBA #: 17-039

Date: August 1, 2017

Derek:

I have reviewed the request for a 3.5 foot variance to allow an addition with a rear yard setback of 26.5 feet from the west property line instead of the minimum 30.0 feet requirement and have no objections to the variance.

RECEIVED
AUG 01 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA# 17-039
1218 S ~~Surrey~~ ^{Salem} Ln - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: July 27, 2017
Completed: August 1, 2017



The proposed ZBA application indicates that the petitioner is seeking:

A 3.5 ft variance to allow an addition with a rear yard setback of 26.5 ft from the west property line instead of the minimum 30 ft and an additional 1 ft for the cave.

NOTE: The proposed addition is in the vicinity of an existing wood deck.

The Engineering Department has no objection to the proposed variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Newell Residence

Project Address: 1218 S. Salem Ln.

ZBA #: 17-039

ZBA Hearing Date: August 14th, 2017

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 27th, 2017

- A 3.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 26.5 feet from the west property line instead of the minimum 30.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION IS NICELY DESIGNED AND
IS FAVORABLE FOR AN ADMINISTRATIVE DESIGN APPROVAL.
- STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, August 2nd, 2017.

ARCHITECTURAL DYNAMICS INC.
JAMES MICHAEL VANDERHEYDEN, PRESIDENT
627 RITTER DRIVE, BATAVIA, ILLINOIS 60510
www.architecturaldynamics.net

(708) 278-2891

July 14, 2017

Zoning board of Appeals
Department of Planning & Community Development
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, Illinois 60005

PETITION

NOW COMES the Petitioner, James M. Vanderheyden - agent for the Owner's, Brian & Erika Newell, of the property commonly known as 1218 S. SALEM LANE, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to:

RENOVATE THE EXISTING KITCHEN AND ADD A BREAKFAST SPACE & DEN.

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

THE UNUSUAL DESIGN OF THE GARAGE WHICH PUSHES THE HOUSE DEEPER INTO THE LOT THAN ANY OTHER HOUSE ON THE BLOCK, LEAVES US TOO LITTLE SPACE TO RENOVATE THE KITCHEN AND DESIGN A USABLE BREAKFAST SPACE AND DEN. BY LIMITING OUR ABILITY TO MAKE TYPICAL AND USUSAL IMPROVEMENTS TO OUR HOUSE, THE RESALE VALUE OF THE HOUSE WILL BE REDUCED AND THE RETURN ON OUR INVESTMENT IN THE HOUSE COMPROMISED.

I hereby state that the following unique circumstances exist:

THE UNUSUAL DESIGN OF THE GARAGE WHICH PUSHES THE HOUSE DEEPER INTO THE LOT THAN ANY OTHER HOUSE ON THE BLOCK, LEAVES US TOO LITTLE SPACE TO RENOVATE THE KITCHEN AND DESIGN A USABLE BREAKFAST SPACE AND DEN.

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

THE PROPOSED ENCROACHMENT IS IN THE REAR YARD AND IS BARELY VISIBLE FROM THE STREET. A REAR YARD SETBACK OF 26'-5" IS STILL MANTAINED. THE ADDITION STEPS BACK 2' AND LEAVES A 28'-5" REAR YARD OVER THE LARGER PORTION OF THE ADDITION. THE ADDITION IS ONLY 1 STORY TALL - MAKING IT MORE SENSATIVE TO THE SCALE OF NEIGHBORING HOUSES.

Respectfully submitted;

James Michael Vanderheyden, President
Architectural Dynamics Inc.

RECEIVED

JUL 14 2017

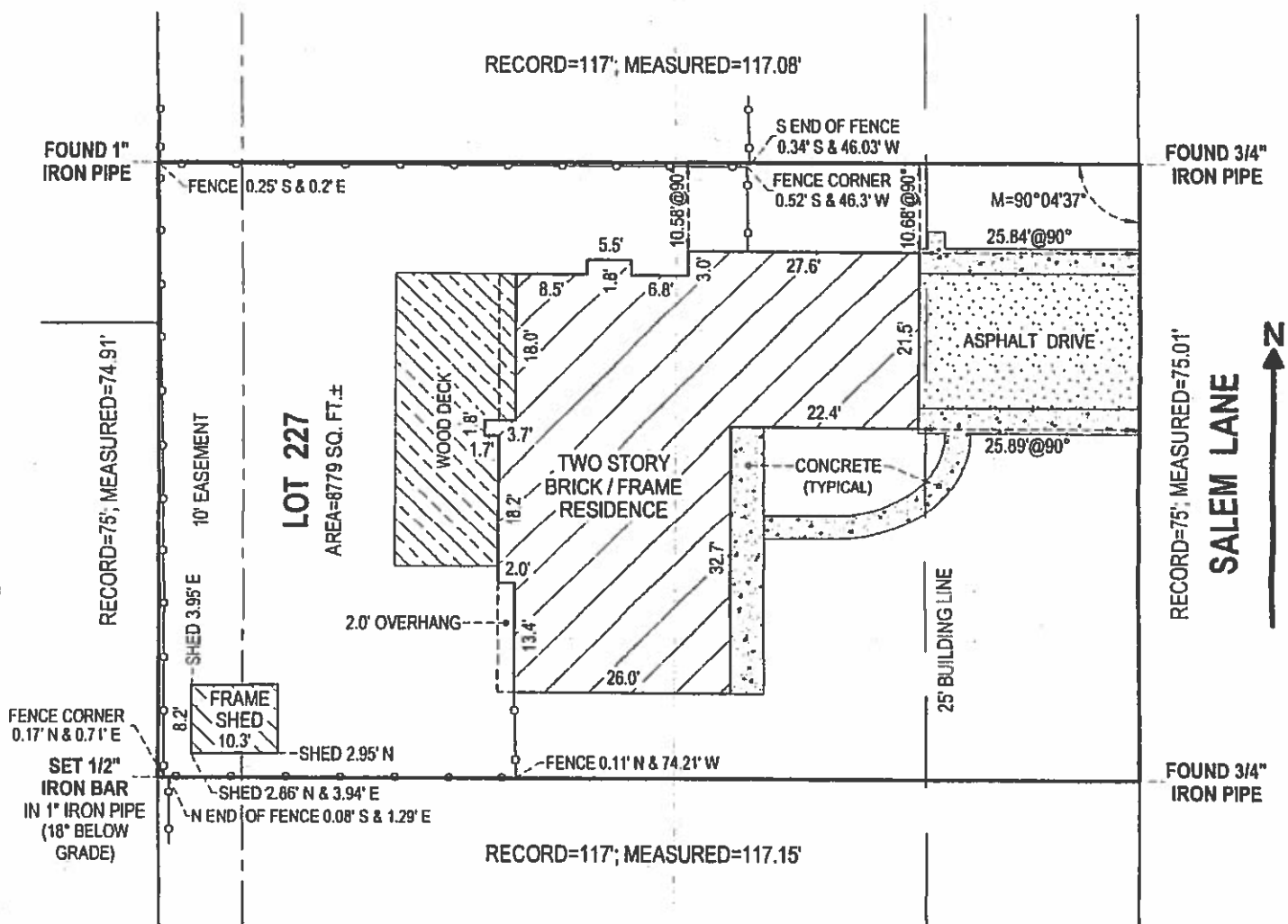
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

218 N. County Street
Waukegan, IL 60085
Phone: 847-336-2473
Fax: 847-336-2113

MID WEST SURVEY COMPANY
Illinois Professional Design Firm 184003832
PLAT OF SURVEY

Northwest Suburbs:
Phone: 847-392-7600
Fax: 847-392-7719

LOT 227 IN REALCOA SUBDIVISION IN ARLINGTON HEIGHTS SECOND ADDITION, BEING A SUBDIVISION
IN SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK
COUNTY, ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF LAKE) S.S.

On behalf of MID WEST SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Dated AUGUST 15, 2006

By *[Signature]* MID WEST SURVEY COMPANY
Illinois Professional Land Surveyor. My license expires 11/30/2006

All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. Field work completed on 08/14/2006

Job no. 313485
Address 1218 S. SALEM LANE
ARLINGTON HEIGHTS, IL

P.I.N. 08-09-102-005
Township WAUKEGAN
Ordered By JAMES C. SIEBERT

Scale 1" = 20'
Platted By G. D. F.
Copyright 2006-MID WEST SURVEY COMPANY

EXHIBIT A
1218 S. SALEM LANE
ARLINGTON HEIGHTS, ILLINOIS



PIC 1: Garage Design pushes house deeper in the lot than any other house on block.

RECEIVED
JUL 14 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

EXHIBIT A
1218 S. SALEM LANE
ARLINGTON HEIGHTS, ILLINOIS



PIC 1: Garage Design pushes house deeper in the lot than any other house on block.

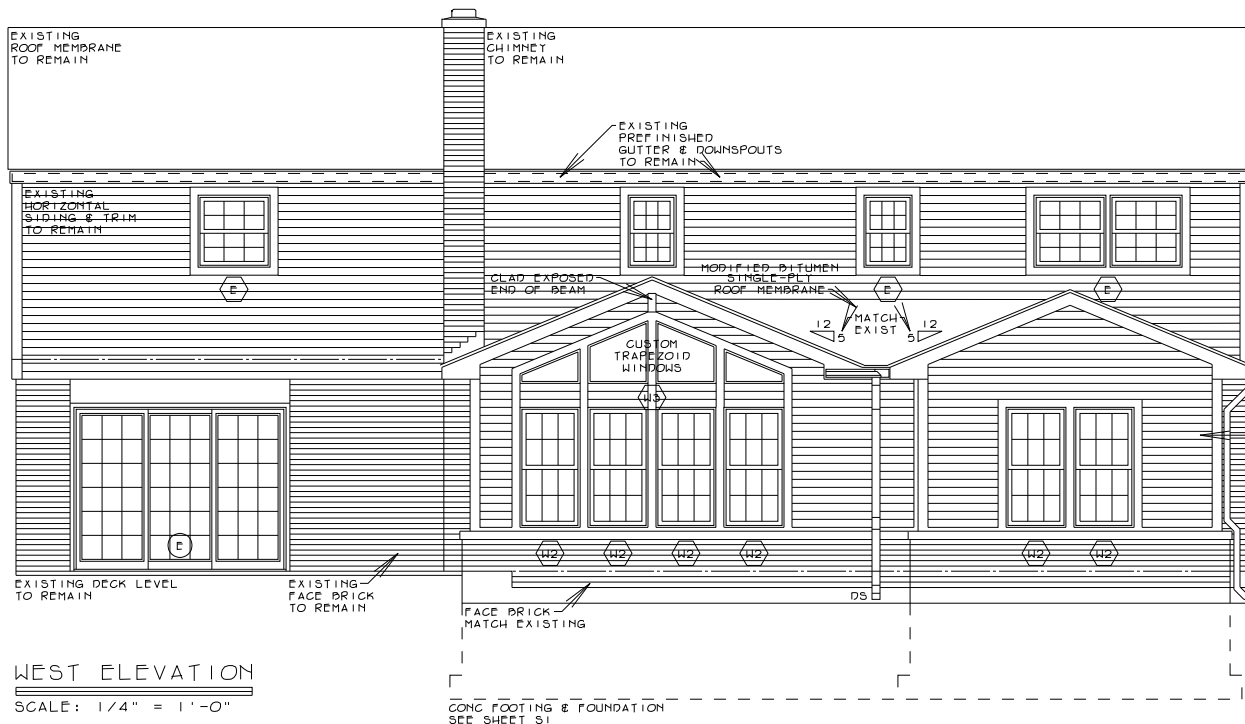
EXHIBIT A

1218 S. SALEM LANE

ARLINGTON HEIGHTS, ILLINOIS

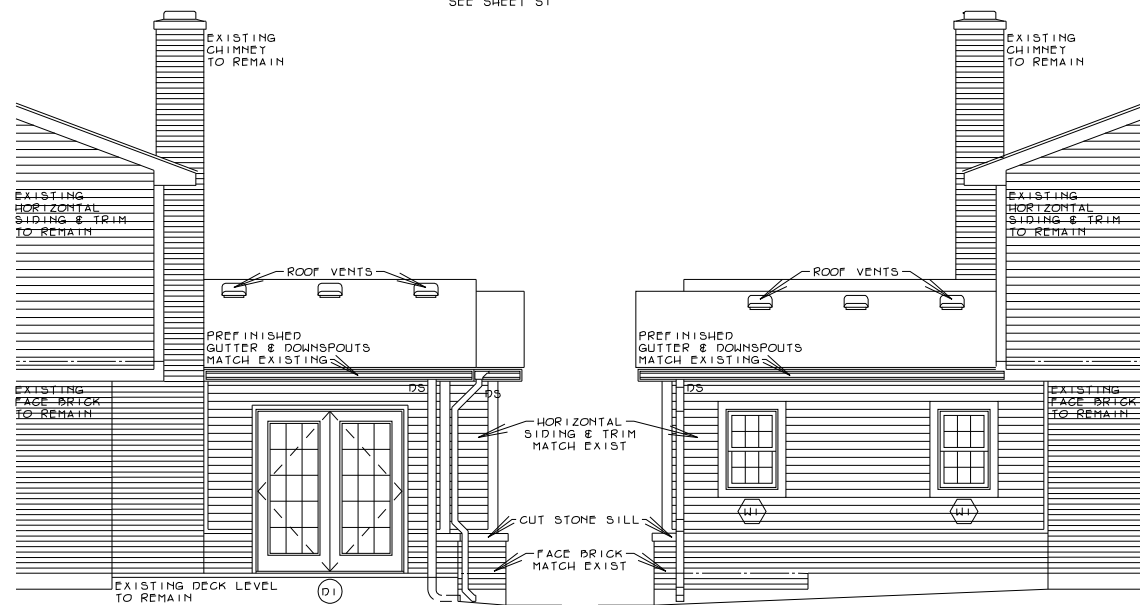


PIC 1: Garage Design pushes house deeper in the lot than any other house on block.



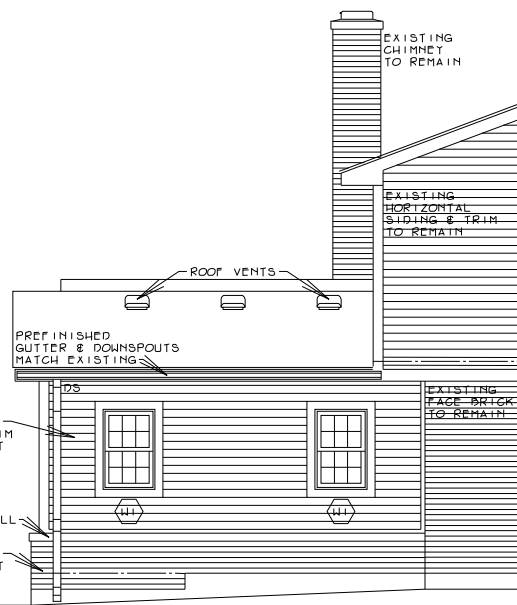
WEST ELEVATION

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



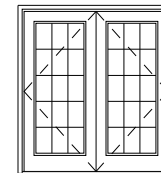
PARTIAL NORTH ELEVATION

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

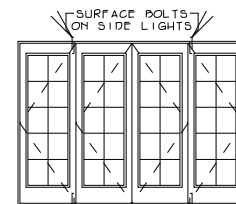


PARTIAL SOUTH ELEVATION

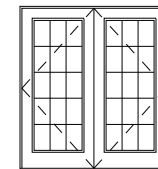
SCALE: 1/4" = 1'-0"



D1
EXTERIOR CLAD FRENCH DOOR
SELECTED BY OWNER
WOOD INTERIOR
STAIN GRADE
INSUL TEMP PLATE GLASS
WOOD GRILLE
HARDWARE
SELECTED BY OWNER



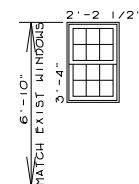
D2
INTERIOR
WOOD DOUBLE FRENCH DOOR
STAIN GRADE
TEMP PLATE GLASS
WOOD GRILLE
HARDWARE
SELECTED BY OWNER



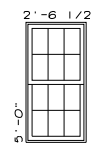
D3
INTERIOR
WOOD FRENCH DOOR
STAIN GRADE
TEMP PLATE GLASS
WOOD GRILLE
HARDWARE
SELECTED BY OWNER

DOOR ELEVATIONS

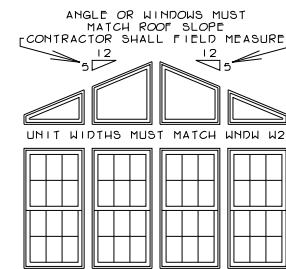
SCALE: 1/4" = 1'-0"



W1
MFR: SELECTED BY OWNER
CLAD DOUBLE-HUNG
WOOD INTERIOR
HARDWARE
SELECTED BY OWNER



W2
MFR: SELECTED BY OWNER
CLAD DOUBLE-HUNG
WOOD INTERIOR
HARDWARE
SELECTED BY OWNER



W3
MFR: SELECTED BY OWNER
CLAD TRAPEZOID WINDOWS
WOOD INTERIOR
HARDWARE
SELECTED BY OWNER

WINDOW ELEVATIONS

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

BUILDING ELEVATIONS - WINDOW & DOOR ELEVATIONS

1-STORY ADDITION-RENOVATION

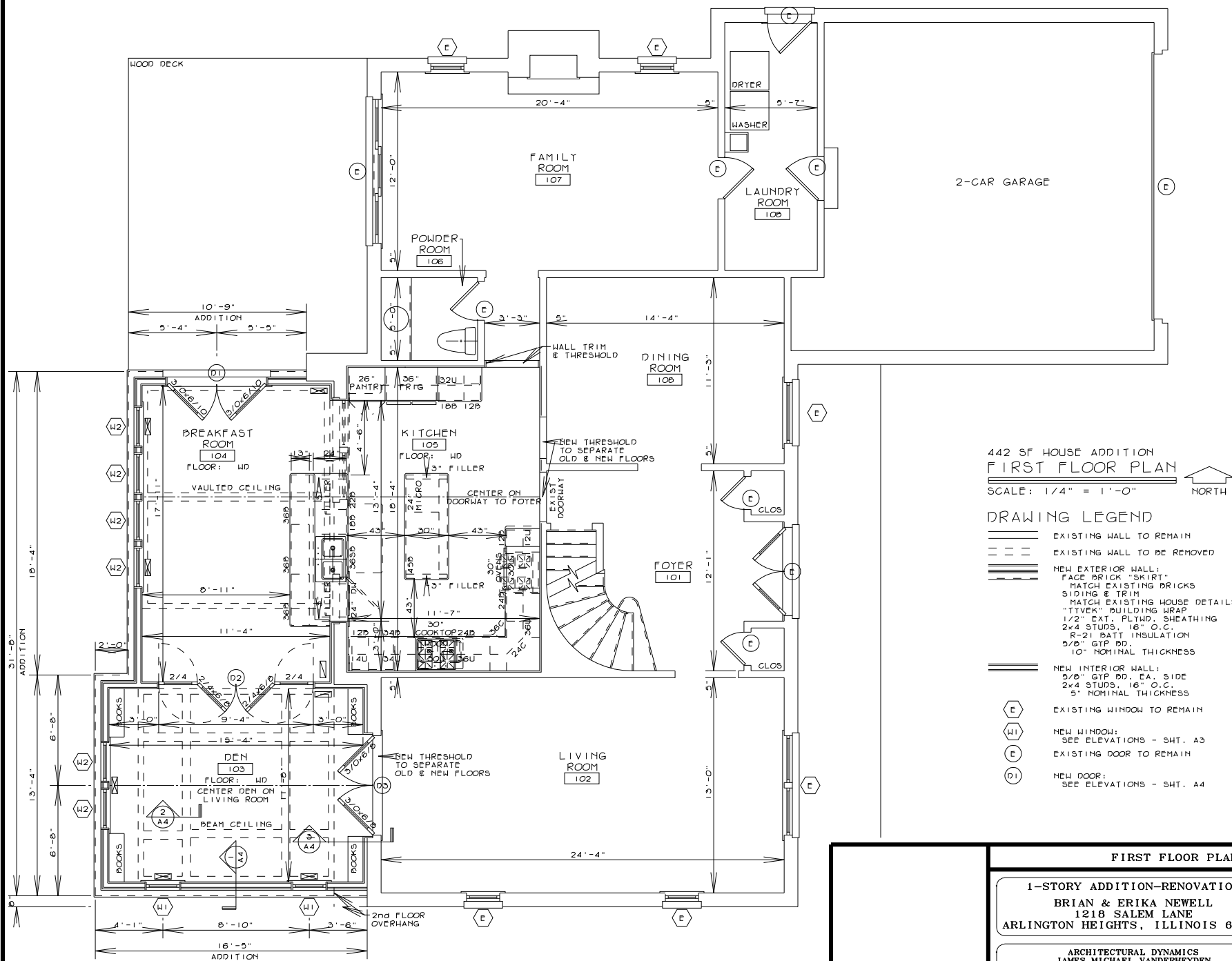
BRIAN & ERIKA NEWELL
1218 SALEM LANE
ARLINGTON HEIGHTS, ILLINOIS 60005

ARCHITECTURAL DYNAMICS
JAMES MICHAEL VANDERHEYDEN
627 RITTER DRIVE
BATAVIA, ILLINOIS 60510
PHONE: (708) 278-2891

JOB NO:
1703
DATE:
04/14/17
SHEET:

A3

OF: FIVE



FIRST FLOOR PLAN

1-STORY ADDITION-RENOVATION

BRIAN & ERIKA NEWELL
1218 SALEM LANE
ARLINGTON HEIGHTS, ILLINOIS 60005

ARCHITECTURAL DYNAMICS
JAMES MICHAEL VANDERHEYDEN
627 RITTER DRIVE
BATAVIA, ILLINOIS 60510
PHONE: (708) 278-2891

JOB NO:
1703
DATE:
04/14/17
SHEET:

A2
OF: FIVE

KEY TO ABBREVIATIONS

A/C	AIR CONDITIONING
A.F.F.	ABOVE FINISH FLOOR
BO	BOARD
B.O.	BOTTOM OF
CAR	CARPET
CB	CATCH BASIN
CLG	CEILING
CLOS	CLOSET
CNTR	CENTER
CO	CLEANOUT
CONC	CONCRETE
CT	CERAMIC TILE
DIA	DIAMETER
DN	DOWN
DS	DOWNSPOUT
DW	DRYWALL
EL	ELEVATION
ELEC	ELECTRICAL
EX	EXISTING
FD	FLOOR DRAIN
FP	FIREPLACE
GTP	GYPSPUM
HC	HOSE CONNECTION
HORIZ	HORIZONTAL
LAM	LAMINATE
LAV	LAVATORY
LIN	LINEN
MAS	MASONRY
MECH	MECHANICAL
MH	MANHOLE
O.C.	ON CENTER
P	PAINT
PL	PLASTIC
PLAS	PLASTER
PLUMB	PLUMBING
PNL	PANEL
REF	REFRIGERATOR
SAN	SANITARY SEWER
SH	SHOWER HEAD
SK	SINK
SV	SHEET VINYL
T.O.	TOP OF
TUB	BATH TUB
TYP	TYPICAL
UH	UNIT HEATER
V	VINYL
VP	VAPOR BARRIER
V.I.F.	VERIFY IN FIELD
VT	VINYL TILE
W	WITH
WC	WATER CLOSET
WD	WOOD
W/D	WASHER & DRYER
WH	WATER HEATER
WT	WHIRLPOOL TUB

INDEX TO DRAWINGS

ARCHITECTURAL DRAWINGS

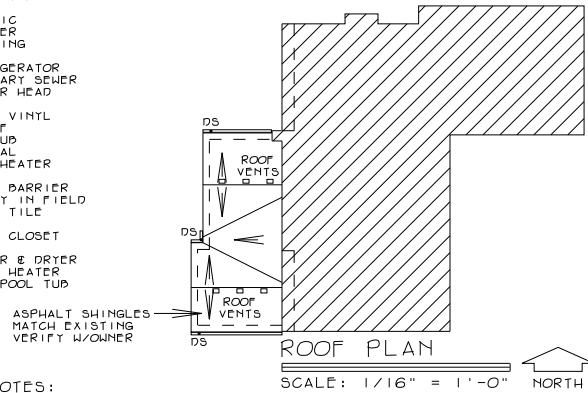
- A1 SITE PLAN
- A2 ROOF PLAN
- A3 GENERAL REQUIREMENTS
- A4 FIRST FLOOR PLAN
- A5 BUILDING ELEVATIONS
- A6 WINDOW & DOOR ELEVATIONS
- A7 TYPICAL WALL SECTIONS
- A8 MISCELLANEOUS DETAILS
- A9 1st FLOOR REFLECTED CEILING
- A10 TYPICAL WALL SECTIONS

STRUCTURAL DRAWINGS

- S1 FOUNDATION PLAN & DETAILS
- S2 1st FLOOR FRAMING PLAN

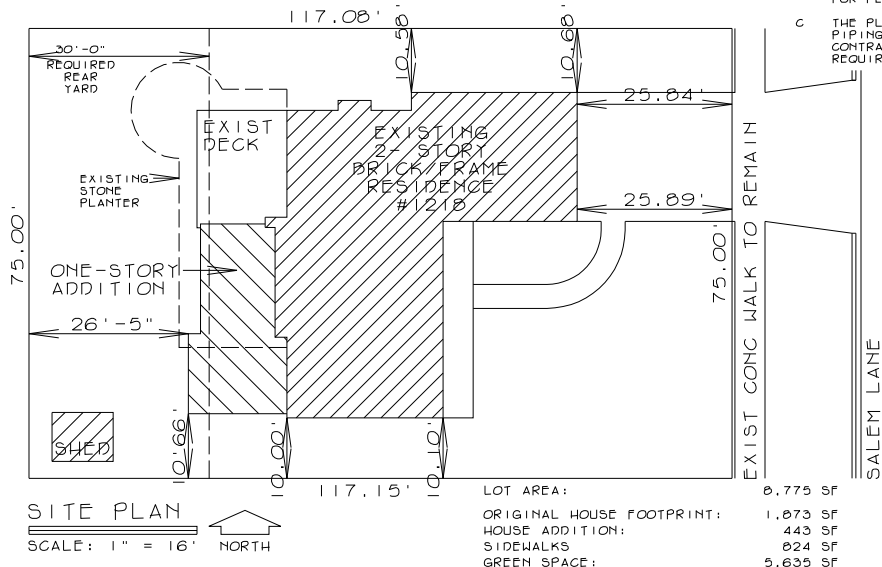
ELECTRICAL DRAWINGS

- E1 BASEMENT ELECTRICAL
- E2 FIRST FLOOR ELECTRICAL



ROOFING NOTES:

- A. IT IS THE INTENTION OF THIS DESIGN TO ROOF THE NEW 1-STORY ADDITION ROOF ONLY. PROVIDE SAMPLES & WARRANTY INFO TO THE OWNER FOR SELECTION. PROVIDE ROOF VENTS PER PLAN - PROVIDE COLOR SAMPLES TO OWNER FOR SELECTION. PROVIDE 2" DIA SOFFIT VENTS 16" O.C. AT ROOF EAVES - BOTH LOWER & UPPER ROOFS.
- B. INSTALL NEW SHUT MTL FLASHINGS WHERE ROOF SURFACES MEETS SIDING OF EXTERIOR WALLS. INSTALL "GRACE" ICE & WATER SHIELD TYP AT THE BOTTOM 36" OF ALL EAVES.
- C. PROVIDE PREFINISHED GUTTERS & DOWNSPOUTS. PROVIDE SAMPLES & WARRANTY INFO TO THE OWNER FOR SELECTION. PROVIDE SPLASH BLOCKS AT EACH DOWNSPOUT.



GENERAL NOTES:

- A. IT IS THE OWNER'S INTENTION TO SELECT A GENERAL CONTRACTOR WHO SHALL PREFORM AND COORDINATE THE FOLLOWING WORK:
DEMOLITION WORK
EXCAVATION & CONCRETE WORK
CARPENTRY WORK
ROOFING WORK
WINDOWS & DOORS
MASONRY WORK
SIDING & TRIM WORK
INSULATION & DRYWALL
INTERIOR FLOOR & WALL FINISHES
KITCHEN CABINETS & BUILT-INS
PAINTING WORK
HVAC SYSTEM IMPROVEMENTS
PLUMBING WORK
ELECTRICAL WORK
- B. EACH CONTRACTOR SHALL VISIT THE SITE IN ARRANGEMENT WITH THE OWNER TO FAMILIARIZE HIMSELF WITH EXISTING CONDITIONS PRIOR TO THE SUBMITTAL OF PROPOSALS TO THE OWNER.
- C. EACH CONTRACTOR SHALL EXAMINE THE CONTRACT DOCUMENTS AND NOTIFY THE ARCHITECT OF ANY CONDITIONS THAT EXIST IN CONFLICT WITH THE DRAWINGS PRESENTED. ANY ADDITIONS TO, OR CHANGES TO THE DOCUMENTS SHALL BE MADE IN THE FORM OF AN ADDENDUM ISSUED BY THE ARCHITECT AND SHALL BECOME PART OF THE CONTRACT DOCUMENTS. IF NOTIFICATION IS NOT MADE AND AN ADDENDUM IS NOT ISSUED, THE CONTRACTOR REPRESENTS THAT THE DOCUMENTS ADEQUATELY REPRESENT THE WORK TO BE PERFORMED AND THAT HE UNDERSTANDS THE DESIGN INTENT.
- D. EACH CONTRACTOR BY SUBMITTING A PROPOSAL, REPRESENTS THAT HE IS FAMILIAR WITH ADDITION/RENOVATION WORK AND HAS MADE EVERY EFFORT GENERALLY ACCEPTED IN THE INDUSTRY TO INCLUDE ALL INCIDENTAL WORK REQUIRED TO PROVIDE A COMPLETE PROJECT.
- E. ALL CONTRACTOR'S SHALL CONTACT THE LOCAL BUILDING OFFICIAL PRIOR TO THE EXECUTION OF ANY WORK TO GUARANTEE ITS CONFORMANCE TO ALL APPLICABLE CODES AND REGULATIONS.
- F. ALL MATERIALS AND FIXTURES INSTALLED BY THE CONTRACTORS SHALL BE NEW, UNLESS SPECIFICALLY NOTED ON THESE DRAWINGS OR APPROVED OF BY THE OWNER IN WRITING.
- G. ALL WORK SHALL BE PERFORMED IN AN ORDERLY AND WORKMAN-LIKE MANNER. ALL DEBRIS FROM DEMOLITION SHALL BE REMOVED FROM THE SITE BY THE CONTRACTOR IN A LEGALLY AND ORDERLY MANNER. MATERIALS TO BE INSTALLED SHALL BE PROTECTED AGAINST THEFT OR DAMAGE FROM WEATHER CONDITIONS.
- H. ALL WORK PERFORMED, INCLUDING MATERIALS AND LABOR, SHALL BE GUARANTEED FREE OF DEFECT FOR A MINIMUM PERIOD OF ONE YEAR. THE CONTRACTOR SHALL AGREE TO CORRECT ANY DEFECT IN MATERIALS AND WORKMANSHIP WITHOUT COST TO THE OWNER DURING THIS PERIOD.

PLUMBING REQUIREMENTS:

GENERAL NOTES:

- A. ALL PLUMBING FIXTURES SHALL BE SELECTED AND/OR PURCHASED BY THE OWNER. THE PLUMBING CONTRACTOR SHALL PROVIDE WASTE & VENT PIPING, HOT AND COLD WATER SUPPLY PIPING, TIE-IN TO EXISTING SYSTEM IN ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS, AND INSTALL FIXTURES SELECTED OR PURCHASED BY THE OWNER IN THE LOCATIONS SHOWN.
- B. THE PLUMB CONTRACTOR SHALL DESIGN & SIZE THE WASTE & VENT PIPING AND HOT & COLD WATER SYSTEM IN STRICT ACCORDANCE WITH LOCAL CODE REQUIREMENTS AND PROVIDE ANY ADDITIONAL DIAGRAMS REQUIRED BY THE BUILDING DEPT FOR PERMITS.
- C. THE PLUMBING CONTRACTOR SHALL BE RESPONSIBLE FOR ANY GAS PIPING ADDED DURING RENOVATION WORK. VERIFY WITH HVAC CONTRACTOR & OWNER THE INSTALLATION OF NEW EQUIPMENT REQUIRING GAS PIPING.

ELECTRICAL REQUIREMENTS:

GENERAL NOTES:

- A. IT IS THE INTENTION OF THIS DESIGN TO TIE INTO THE EXISTING ELECTRICAL SYSTEM. EXISTING ELECTRICAL METER SHALL BE MOVED TO NEW LOCATION WITH NEW DISCONNECT. EXISTING POWER PANEL SHALL REMAIN IN CURRENT LOCATION - SEE ELECTRICAL PLANS.
- B. FOR THE PURPOSE OF PREPARING BIDS FOR ELECTRICAL WORK, THE CONTRACTOR SHALL INCLUDE ONLY RECESSED FIXTURES OR ELECTRICAL EQUIPMENT INSERTED INTO WALLS OR CEILINGS. THE OWNER SHALL PURCHASE ALL SURFACE MOUNTED FIXTURES FOR THE CONTRACTOR TO INSTALL. THE ELEC CONTRACTOR SHALL PROVIDE ALL BOXES, CONDUIT, WIRING, SWITCHES & COVER PLATES, OUTLETS & COVER PLATES, AND INSTALL ALL FIXTURES SELECTED BY THE OWNER IN THE GENERAL LOCATIONS SHOWN.
- C. PROVIDE SMOKE DETECTORS WIRED IN ACCORDANCE WITH ALL CODES AND REGULATIONS OF THE ARLINGTON HEIGHTS BUILDING DEPARTMENT AND THE ARLINGTON HEIGHTS FIRE DEPARTMENT AS FOLLOWS:
1. ONE (1) IN EACH BEDROOM
2. ONE (1) IN HALLWAY WITHIN 15' OF EACH BEDROOM
3. MINIMUM OF ONE (1) ON EACH LEVEL
- D. PROVIDE ONE (1) CARBON MONOXIDE DETECTOR ON EACH LEVEL.
- E. COMBINATION CARBON MONOXIDE/SMOKE DETECTORS MAY BE USED TO SATISFY REQUIREMENTS C2, C3, & D ABOVE.

KEY TO ELECTRICAL SYMBOLS:

SEE SHEET E1 FOR ELECTRICAL SYMBOLS

HVAC SYSTEM

GENERAL NOTES:

- A. IT IS THE INTENTION OF THIS DESIGN TO MODIFY THE EXISTING HVAC SYSTEM.
- B. THE HVAC CONTRACTOR SHALL PROVIDE ANY MFR INFORMATION REQUIRED BY THE BUILDING DEPARTMENT AND SUBMIT ANY DRAWINGS OR DIAGRAMS REQUESTED BY THE BUILDING DEPARTMENT FOR PERMITS.
- C. SEAL ALL DUCTWORK JOINTS PER IECC REQUIREMENTS.

CODE COMPLIANCE:

IT IS THE INTENTION OF THESE DRAWINGS TO CONFORM TO BUILDING CODES ADOPTED BY THE CITY OF ARLINGTON HEIGHTS, IL. AS FOLLOWS:
2009 INTERNATIONAL RESIDENTIAL CODE (IRC) w/AMMEND.
2009 INTERNATIONAL MECHANICAL CODE (IMC) w/AMMEND.
2009 INTERNATIONAL FIRE CODE w/AMMEND.
2009 NATIONAL ELECTRIC CODE (NEC) w/AMMEND.
2015 ILLINOIS ENERGY CONSERVATION CODE (IECC) w/AMMEND.
2014 ILLINOIS STATE PLUMBING CODE
2009 INTERNATIONAL EXISTING BUILDING CODE

ARCHITECT'S CERTIFICATION:

I DO HEREBY CERTIFY THAT THE FOLLOWING DRAWINGS HAVE BEEN PREPARED UNDER MY PERSONAL SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE AND UNDERSTANDING, COMPLY WITH ALL CODES AND REGULATIONS OF THE CITY OF ARLINGTON HEIGHTS, ILLINOIS.

JAMES MICHAEL VANDERHEYDEN, ARCHITECT
LICENSE No. 001-009054 EXPIRES 11/30/18
ARCHITECTURAL DYNAMICS, PROFESSIONAL DESIGN FIRM
LICENSE No. 104-005026 EXPIRES 04/30/19

SITE PLAN, ROOF PLAN, & GENERAL REQ'TS

1-STORY ADDITION-RENOVATION
BRIAN & ERIKA NEWELL
1218 SALEM LANE
ARLINGTON HEIGHTS, ILLINOIS 60005

ARCHITECTURAL DYNAMICS
JAMES MICHAEL VANDERHEYDEN
607 RITTER DRIVE
BATAVIA, ILLINOIS 60510
PHONE: (708) 278-2891

JOB NO:
1703
DATE:
04/14/17
SHEET:

A1
OF: FIVE

July 10, 2017

Zoning Board of Appeals
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Re: Zoning Application Process of property at 1218 S. Salem, Arlington Hgts

To whom it may concern:

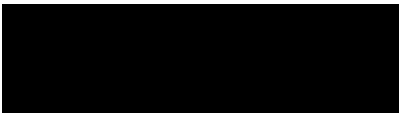
We are neighbors who live directly behind the above stated address. We have been informed by Erika and Brian Newell of their proposed plans to extend the back of their house by adding to the footprint of their kitchen and den. We are of the full understanding of their project and have no concerns with such plans. Please accept this letter as our full understanding and approval of their planned addition and their request of a variance to zone requirements.

If you have any questions, please feel free to contact us.

Sincerely,



Patricia & Mark Pulikowski



RECEIVED

JUL 14 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

To whom it may concern,

This letter is to address some remodeling and an addition that is to be done at 1218 S. Salem lane

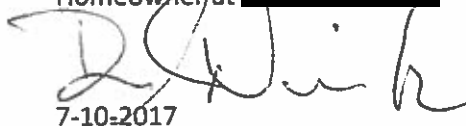
I live at [REDACTED] and would be totally for them being allowed to.

I find it puzzling that a home-owner that spends thousands in taxes each year, along with the hundreds of thousands for the house that they would have to go through a hearing or anything.

they own it, they should be allowed to do what they want (within reason of the laws of this village) as far as I'm concerned they have our blessings.

Daryl Novick

Homeowner at [REDACTED]


7-10-2017

RECEIVED
JUL 14 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Timothy & Annette Howe

[REDACTED]
Arlington Heights, IL 60005

RE: Brian & Erika Newell
(KITCHEN ADDITION)
1218 South Salem Lane
Arlington Heights, IL 60005

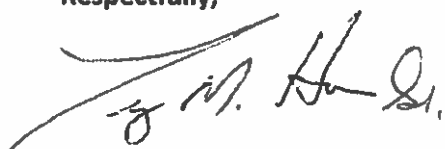
TO WHOM IT MAY CONCERN:

After review of the plans with the Newell's, regarding their plans to add an addition to their current residence, we have no objections to the variances proposed to install the addition as presented to us.

Feel free to contact myself at [REDACTED] if you have any further questions or concerns.

Thank you for your consideration.

Respectfully,



Timothy M. Howe



Annette A. Howe

RECEIVED

JUL 14 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Item: 1614 S. Surrey Ln. - ZBA#17-040

Department: Planning & Community Development

REQUEST

1. A 4 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a rear yard setback of 26 feet from the south property line instead of the minimum 30 feet and an additional 1.0 feet for the eave.
2. A 147 square foot variance from Chapter 28, Section 5.1-3.8 (Maximum Building Lot Coverage) to allow a structure with a building lot coverage of 3,332 square feet instead of the maximum 3,185 square feet.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 14, 2017
Date Prepared: August 7, 2017
Project Title: Tassone Residence
Address: 1614 S. Surrey Ln.

Background Information

Petition Number: ZBA #17-040
Petitioner: Janis Tassone
Address: 1614 S. Surrey Ln.
Arlington Heights IL 60005
Existing Zoning: R-3, One-Family Dwelling District

Requested Action/Background Information

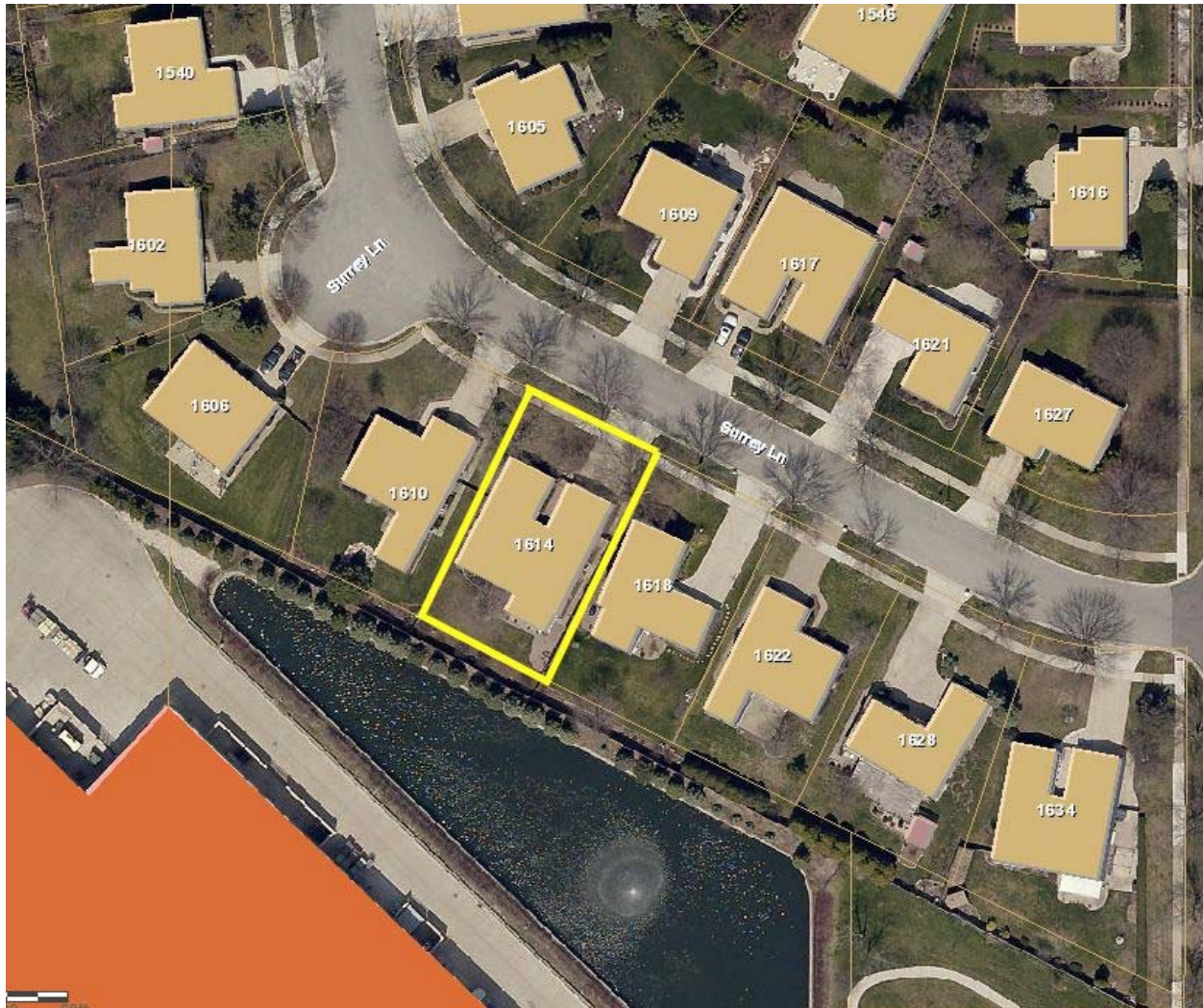
The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,100 square feet. The petitioner is proposing a 396 square foot one story addition in the rear of their residence. As proposed, the sunroom would encroach into the required rear yard setback, with a setback of 26 feet from the south property line where 30 feet is required. Additionally, expanding the residence's footprint results in 3,332 square feet of building lot coverage where 3,185 square feet is allowed. Therefore, the petitioner requests the following variations:

- A 4 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a rear yard setback of 26 feet from the south property line instead of the minimum 30 feet and an additional 1.0 feet for the eave.
- A 147 square foot variance from Chapter 28, Section 5.1-3.8 (Maximum Building Lot Coverage) to allow a structure with a building lot coverage of 3,332 square feet instead of the maximum 3,185 square feet.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure





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

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Tassone Residence

Project Address: 1614 S Surrey Lane

ZBA #: 17-040

Date: August 1, 2017

Derek:

I have reviewed the request for:

- A 4 foot variance to allow rear yard setback of 26 feet from the south property line instead of the minimum 30.0 feet and an additional 1.0 feet for the eave.
- A 147 square foot variance to allow a structure with a building lot coverage of 3,332 square feet instead of the maximum 3,185 square feet.

I have no objections to the variances.

RECEIVED
AUG 01 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA# 17-040

1614 S Surrey Ln - ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: July 27, 2017

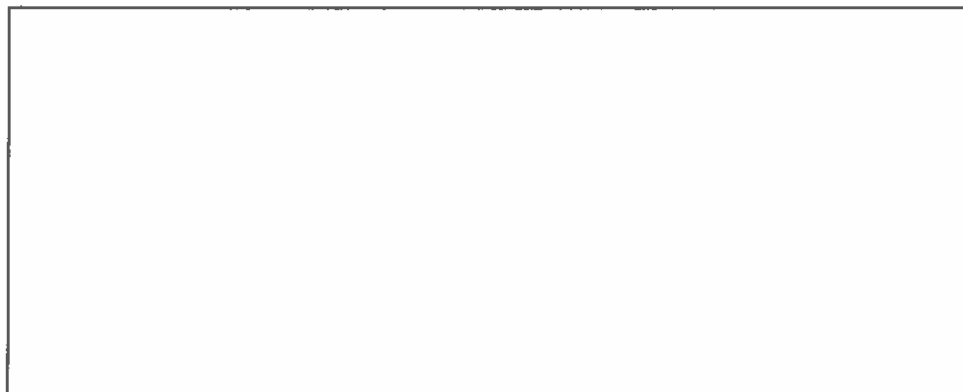
Completed: August 1, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 4 ft variance to allow an addition with a rear yard setback of 26 ft from the south property line instead of the minimum 30 ft and an additional 1 ft for the cave; and a 147 sq ft variance to allow a structure with a building lot coverage of 3,332 sq ft instead of the maximum 3,185 sq ft.

NOTE: The proposed addition would not exceed the allowable impervious area for the lot, and the proposed addition is in the vicinity of an existing patio.

The Engineering Department has NO OBJECTION to the proposed variances.



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Tassone Residence

Project Address: 1614 S. Surrey Ln.

ZBA #: 17-040

ZBA Hearing Date: August 14th, 2017

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 27th, 2017

- A 4 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a rear yard setback of 26 feet from the south property line instead of the minimum 30 feet and an additional 1.0 feet for the eave.
- A 147 square foot variance from Chapter 28, Section 5.1-3.8 (Maximum Building Lot Coverage) to allow a structure with a building lot coverage of 3,332 square feet instead of the maximum 3,185 square feet.

Attached are the Petitioner's:

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

Comments: FULLY DEVELOPED ARCHITECTURAL DRAWINGS WILL BE
REQUIRED FOR APPROVAL, BUT CONCEPTUALLY, NO CONCERNS W/
THE PROPOSED ADDITION. -- STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, August 2nd, 2017.

RECEIVED

JUL 17 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the petitioner Janis Tassone being the owner of property commonly known as
1614 South Surrey Lane, Arlington Heights IL 60005

And appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variance from section

- A 143 square foot variance from Chapter 28, Section 5.1-3.8 (Maximum Building Lot Coverage) and Table 5.3-2 (Building Coverage) to allow 3,328 square feet of building lot coverage where a maximum of 3,185 square feet is allowed.
- A 4.0 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 26.0 feet from the south property line instead of the minimum 30.0 feet.

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

I am part time caring for my father who is 97 years old and lives in Friendship Village in a nursing home. This made me realize that growing old in place in my home would be what I would like to do rather than living in a similar care facility. Therefore I decided making my ranch home even more accessible to growing old in place is the answer. I would like to do this project now while I am young enough to manage the mess and inconvenience. I have decided on the size (22' x 18') based on furniture placement and necessary walkways between the furniture. I am hopeful that this design will be wheelchair accessible should the time come for myself. Meanwhile my dad can enjoy the new accessible space and its convenience when he is over.

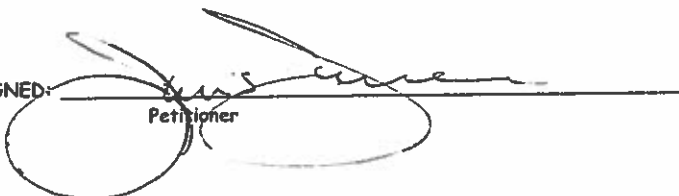
I hereby state that the following unique circumstances exist:

Quite simply as stated I would like to stay in my ranch home and grow old in place. Room size is important for accessibility should I become handicapped in anyway. I have just been made aware by an architect that the size room that I have chosen, 22' x 18' may not comply with the village. Therefore I went to the zoning department and asked the proper questions and found out that this variance is the way that I would have to proceed to get the size room that I feel is necessary for my home with this addition.

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

This addition effects nothing on the front of my home nor it's curb appeal. My home is well-kept and beautiful. Both of my neighbors homes are not as deep; my house goes back further. I believe it would not affect them at all going out an additional 4' it would be nothing but beautiful for them to look at. Also because my neighbors home to the east of my property is graded 3' higher than mine; I think that this will give both of us more privacy as well. Lastly I back up to commercial property that would have nothing at all to say about what I would do. Being a ranch I am automatically lower in height than my neighbors therefore nothing above would be in their way. As far as the additional square footage requested I see no reason that this would affect anything or anyone in anyway.

SIGNED:


Petitioner

DATE:

7-17-17



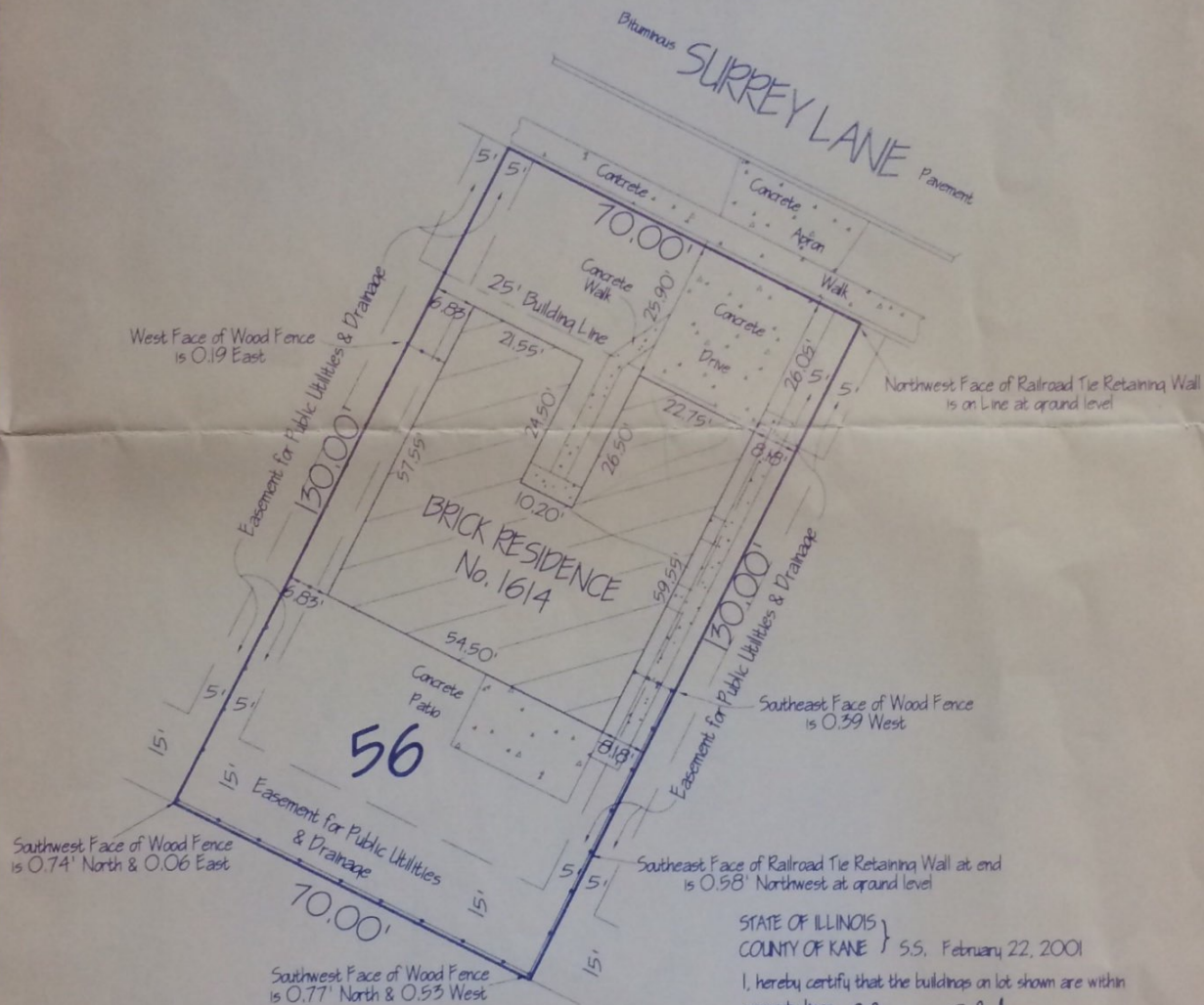
PLAT OF SURVEY

BY

JOHN D. REBIG & ASSOCIATES
Land and Construction Surveys
35 W 388 Miller Road
Dundee, Illinois 60118
(847) 428-3456
OF



Lot 56 in SURREY RIDGE WEST UNIT 5, being a subdivision of part of the West 1/2 of Section 9, Township 41 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded July 28, 1977, as document No. R77-24033000, in Cook County, Illinois.



Scale: 1 inch equals 20 feet.

Distances are marked in feet and decimal parts thereof.

Ordered by: JANIS TASSONE

Checked by: J.D.R. Surveyed by: J.D.R.

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

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

ORDER No. 01-964,56A

STATE OF ILLINOIS }
COUNTY OF KANE } S.S. February 22, 2001

I, hereby certify that the buildings on lot shown are within property lines.

by John D. Rebig

Illinois Registered Land Surveyor No. 2429

STATE OF ILLINOIS }
COUNTY OF KANE } S.S. February 22, 2001

This is to certify that I have surveyed the above described property according to the Official Record, and the above plat correctly represents said survey.

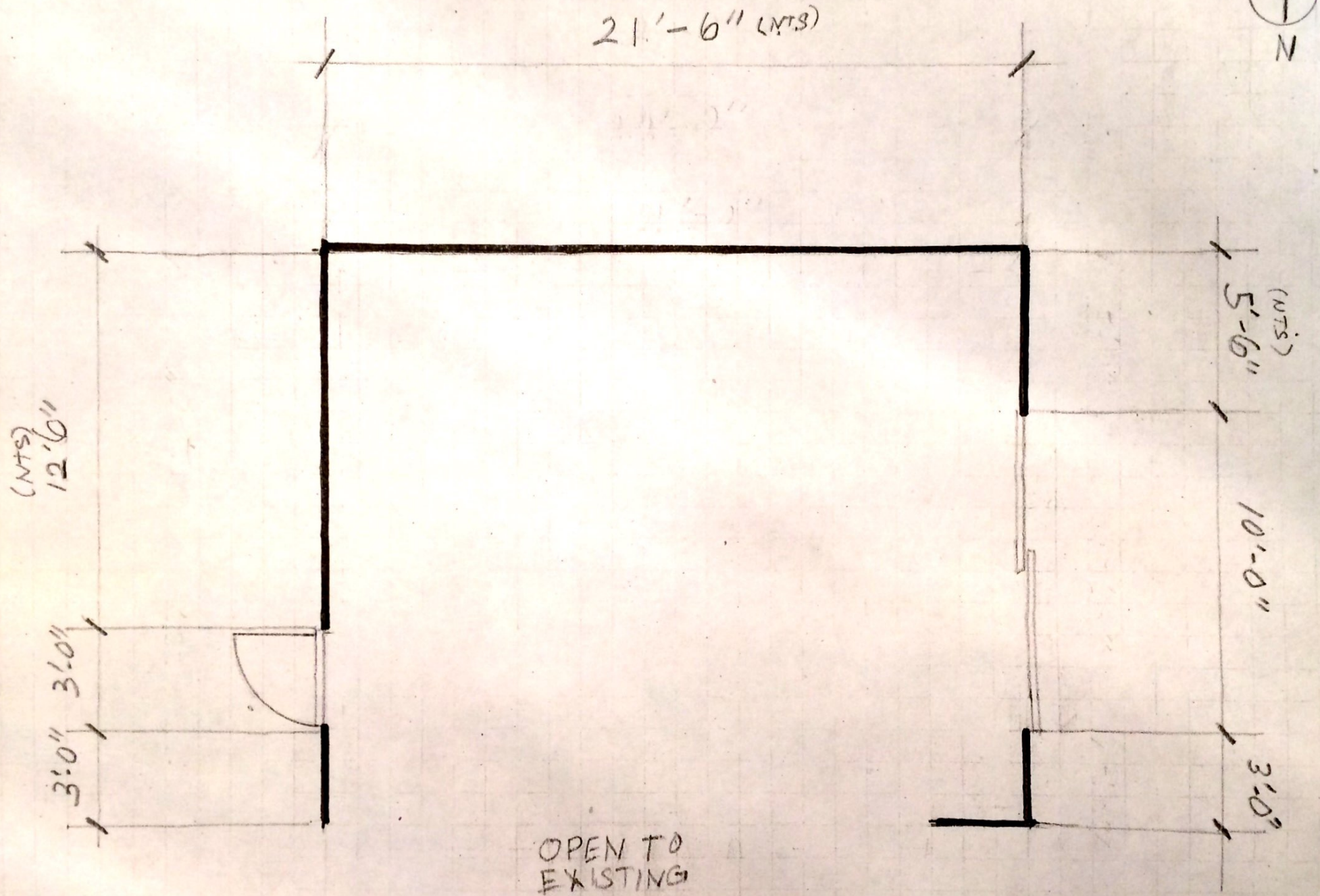
by John D. Rebig

Illinois Registered Surveyor No. 2429



TASSONE 847-971-4463
1614 S. SURREY LANE, AH

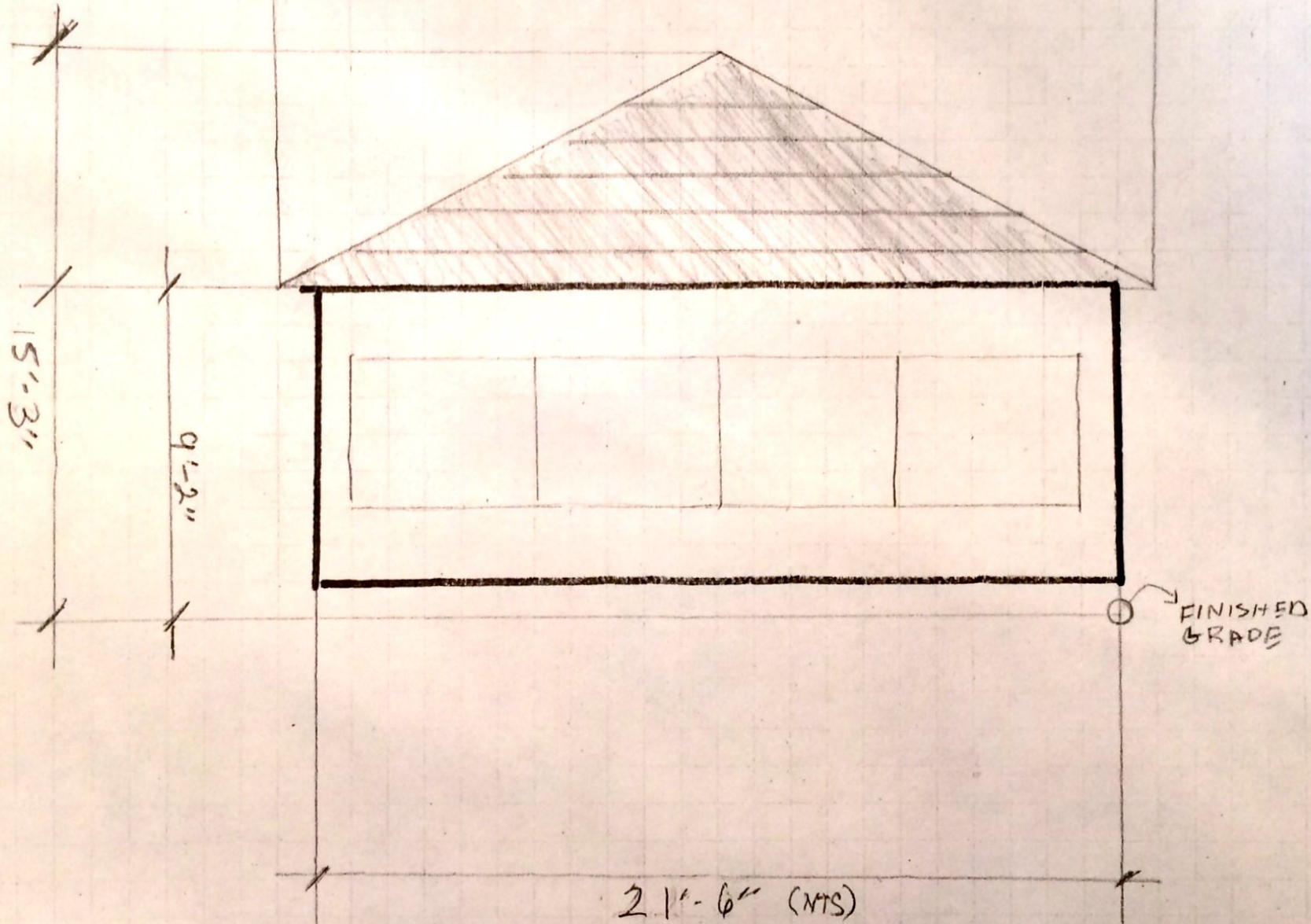
FLOOR - 1/4" SCALE



TASSONE 847-971-4463
1614 S. SURREY, LANE AH

1/4" SCALE
SOUTH
ELEVATION

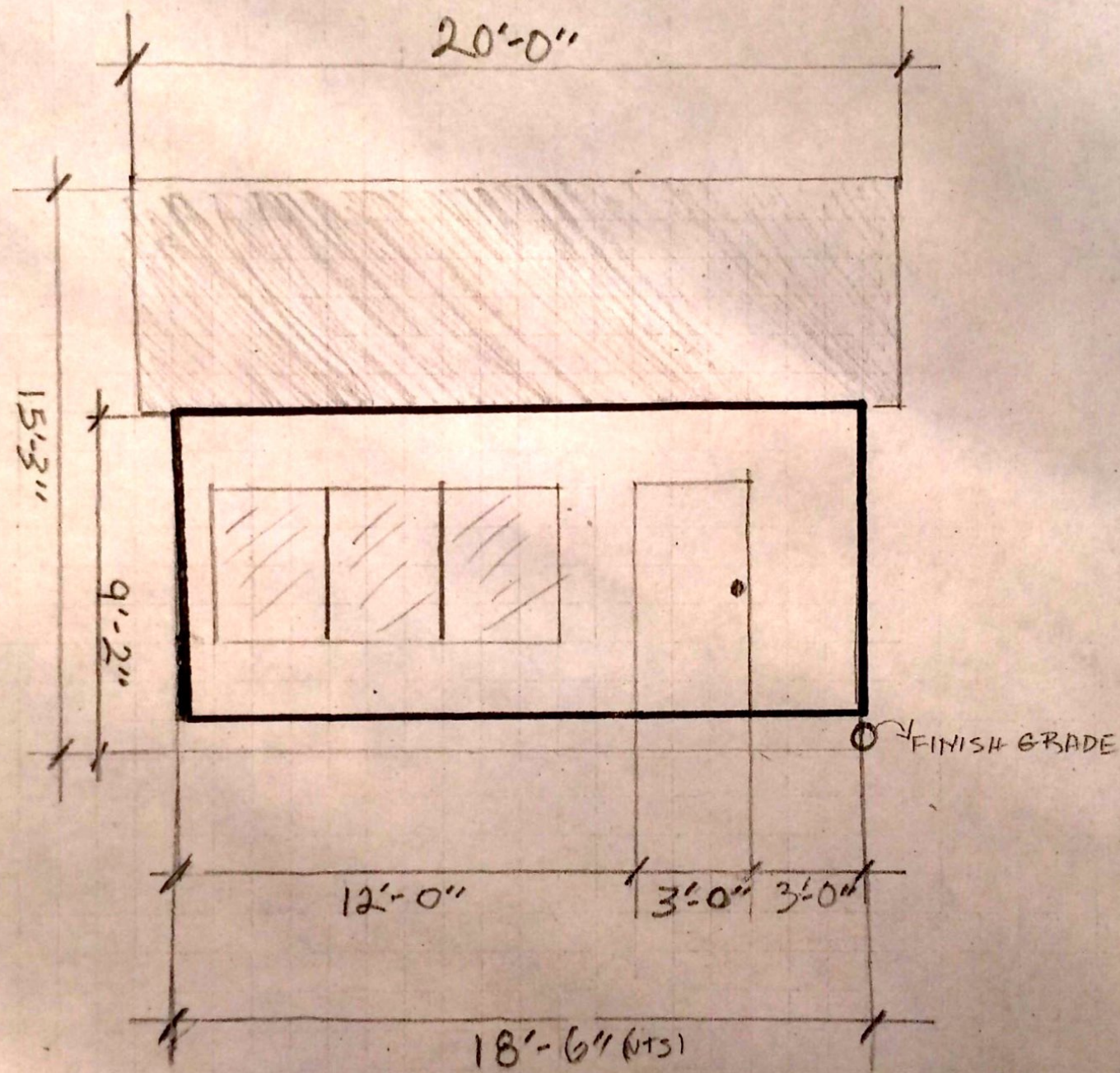
24'-0"



TASSONE 847-971-4463
1614 S. SURREY LANE A.H.

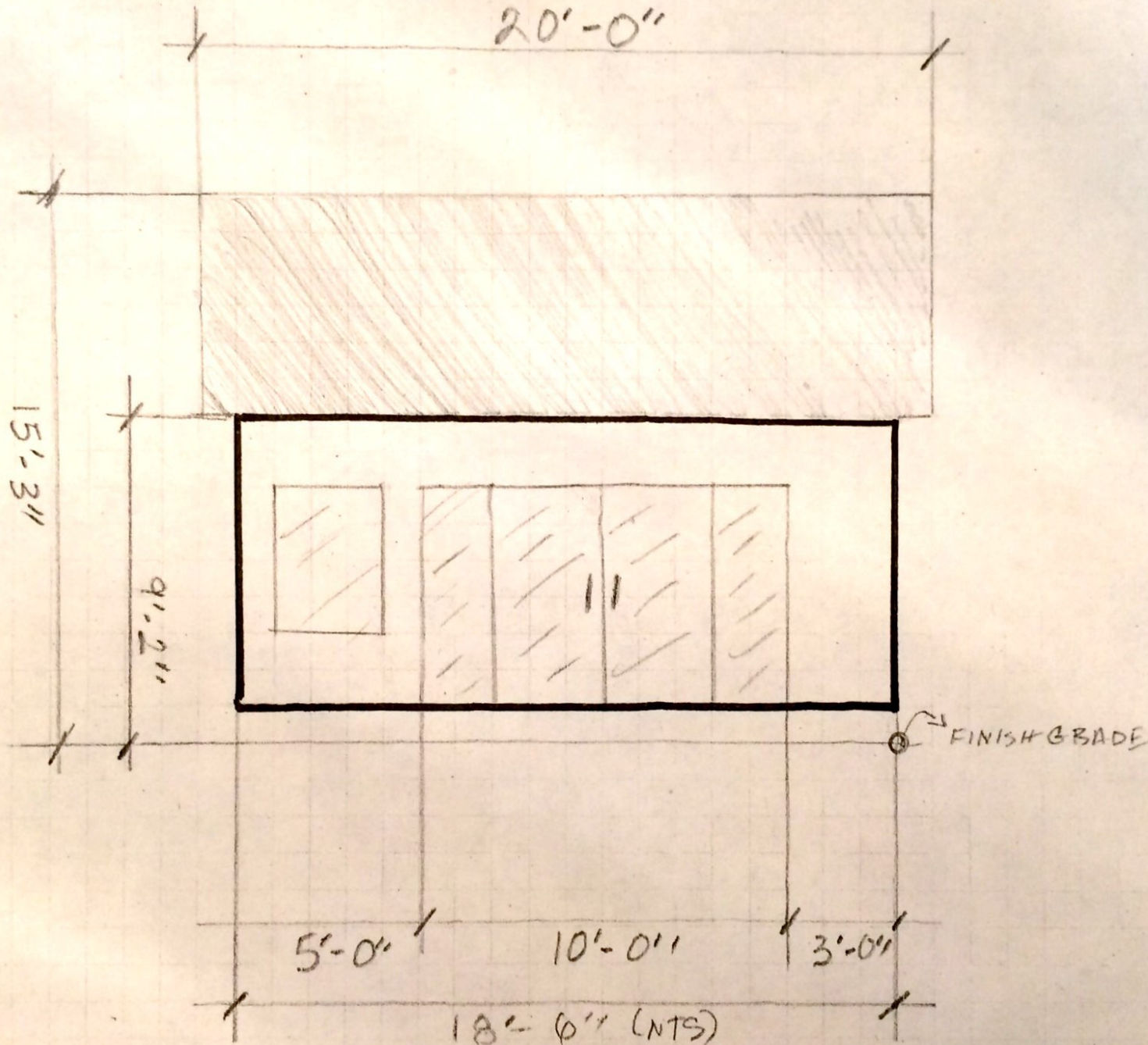
1/4" SCALE

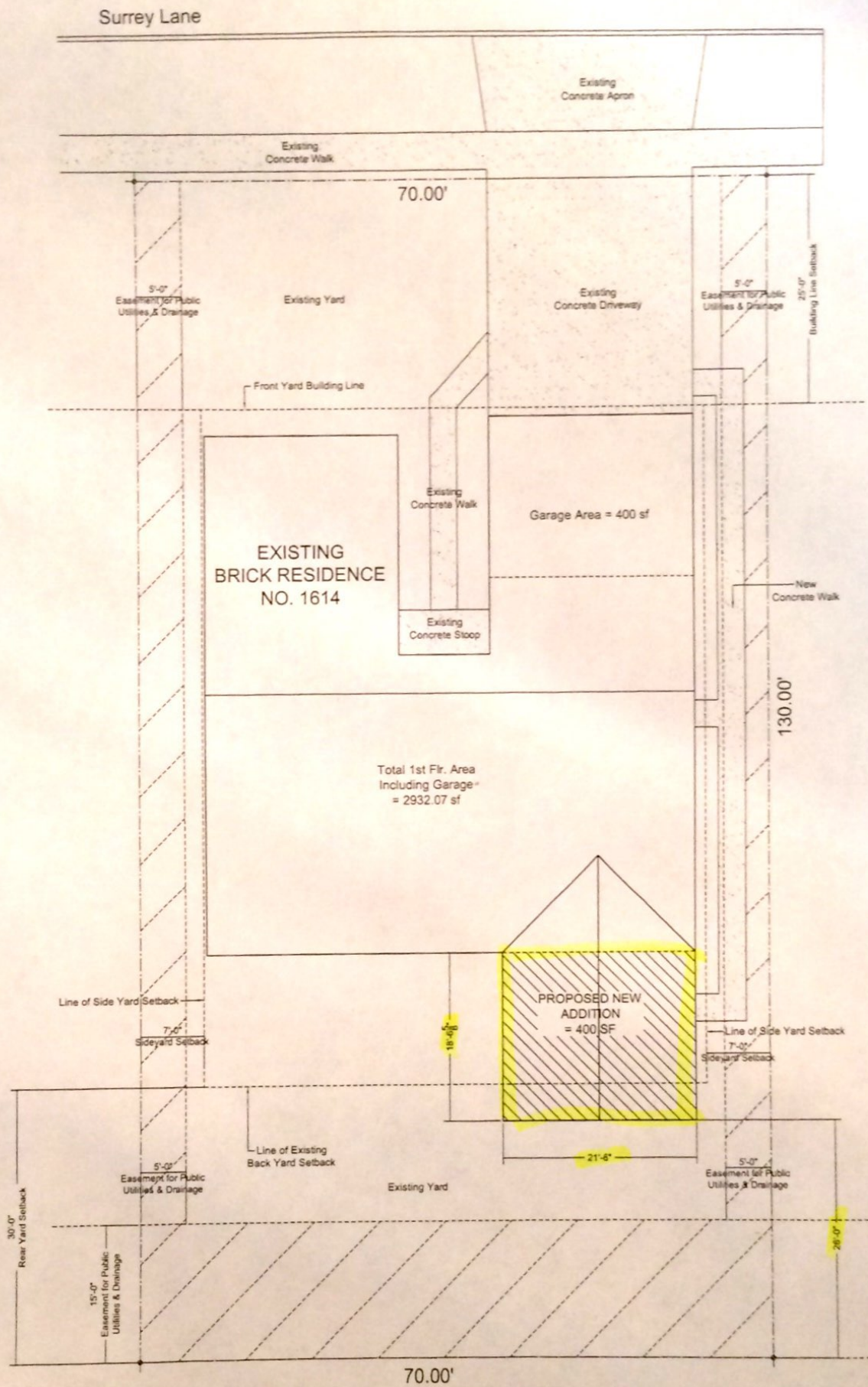
EAST
ELEVATION



TASSONE 847-871-4463
1614 S. SURREY LANE AH

1/4" SCALE
WEST
ELEVATION





North

⊕ Architectural Site Plan - Proposed Addition Per Requested Zoning Variance

② Scale: 1/16" = 1'-0"



Item: 1010 N. Gibbons Ave. - ZBA#17-041

Department: Planning & Community Development

REQUEST

A 609 square foot variance from Chapter 28, Section 5.1-3.8 (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 5,375 square feet instead of the maximum 4,766 square feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 14, 2017
Date Prepared: July 20, 2017
Project Title: Reidy Residence
Address: 1010 N. Gibbons Avenue

Background Information

Petition Number: ZBA #17-041
Petitioner: Keith Ginnodo/ Kingsley/ Ginnodo Architects
Address: 33 N. Hickory Ave.
Arlington Heights IL 60004
Existing Zoning: R-3, One-Family Dwelling District

Requested Action/Background Information

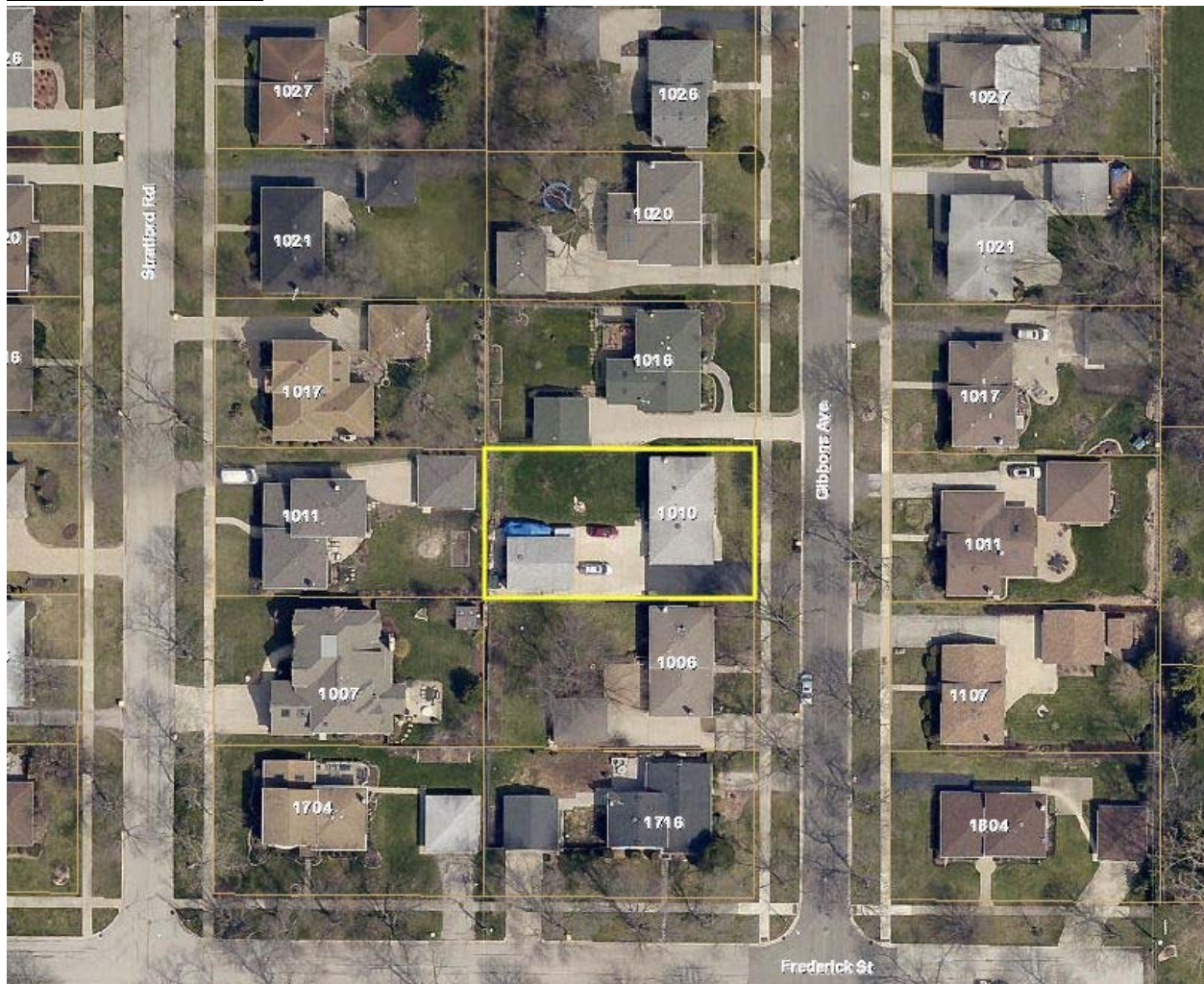
The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,532 square feet. The petitioner is proposing to add a one-story addition to the rear of their residence. The proposed addition is approximately 620 square feet. As proposed, the addition would result in 5,375 square feet of impervious surface coverage where 4,766 square feet is allowed. Therefore, the petitioner requests the following variation:

- A 609 square foot variance from Chapter 28, Section 5.1-3.8 (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 5,375 square feet instead of the maximum 4,766 square feet.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure





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

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Reidy Residence

Project Address: 1010 N Gibbons Ave

ZBA #: 17-041

Date: August 1, 2017

Derek:

I have reviewed the request for a 609 square foot variance to allow impervious surface coverage of 5,375 square feet instead of the maximum 4,766 square feet and have no objections to the variance.

RECEIVED
AUG 01 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA# 17-041

1010 N Gibbons Ave - ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: July 27, 2017

Completed: August 1, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 609 square foot variance to allow impervious surface coverage of 5,7375 sq ft instead of the maximum 4,766 sq ft.

NOTE: Cartegraph drainage service request on record for the adjacent property at 1011 N Stratford Rd.

The Engineering Department is NOT IN FAVOR of the proposed variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Reidy Residence

Project Address: 1010 N. Gibbons Ave.

ZBA #: 17-041

ZBA Hearing Date: August 14th, 2017

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 27th, 2017

- A 609 square foot variance from Chapter 28, Section 5.1-3.8 (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 5,375 square feet instead of the maximum 4,766 square feet.

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION IS NICELY DESIGNED TO MATCH THE EXISTING HOUSE. A DESIGN COMMISSION APPLICATION IS REQUIRED, BUT IT IS FAVORABLE FOR AN ADMINISTRATIVE DESIGN APPROVAL.

Please review, comment, and return to me no later than Wednesday, August 2nd, 2017.

-STEVE HAUZINGER, DESIGN PLANNER

July 17, 2017

PETITION

1010 N Gibbons Avenue, Arlington Heights, Illinois 60004

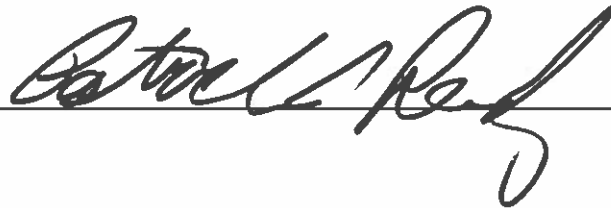
NOW COMES the Petitioner Patrick Reidy being the owner of the property commonly known as: 1010 N Gibbons Avenue, Arlington Heights, Illinois 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from the Arlington Heights Municipal Code, Chapter 28 Zoning Regulations, Section 5.1-3.8 (Maximum Impervious Surface Coverage) in order to build a one-story rear addition that exceeds the maximum impervious surface coverage by 609 square feet.

I hereby state that the following hardship would exist if the variation were not granted: The home and property do not reasonably support this family with 5 children and their families. With the proposed addition, the project is 3,100 sf (almost 50%) under the permitted FAR and 1,100 sf (almost 30%) under the permitted Building Lot Coverage. Making the building addition smaller in order to conform with ordinance would yield an unusable room for its intended purpose.

I hereby state that the following unique circumstances exist: The house is an existing split-level design which limits the opportunities to add space to accommodate the owner's program. An addition of a usable size for its purpose can only be added to the first floor. The location of existing site improvements further limits the position of the addition.

I hereby state that the variation, if granted, will not alter the essential character of the locality. The one-story addition to the rear will not be readily visible from the street and will not alter the essential character of the neighborhood.

Signed: (petitioner)



date:

7.17.17

RECEIVED

JUL 17 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY

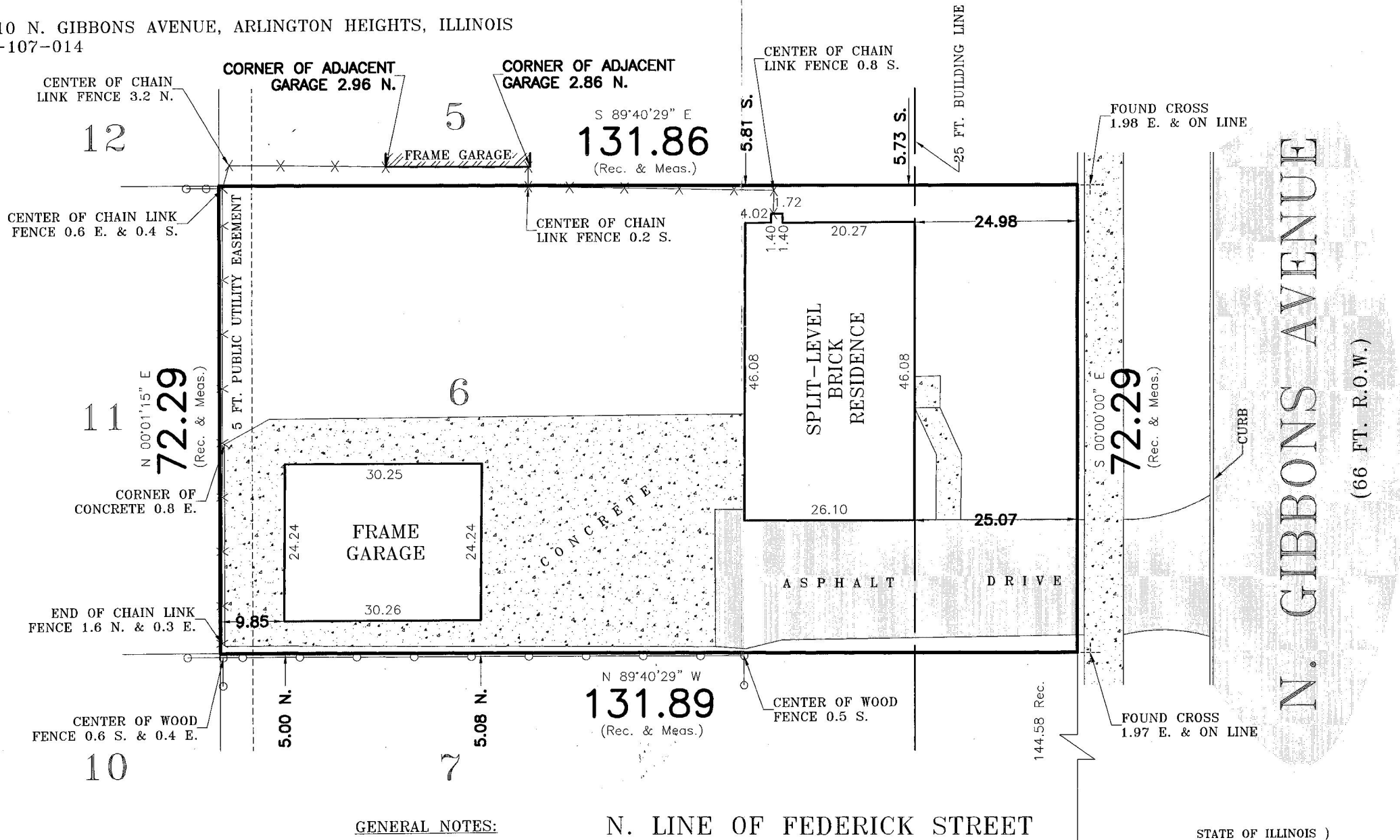
of

LOT 6 IN BLOCK 6 IN FIDELITY ARLINGTON ESTATES, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 297 FEET OF THE SOUTH 450 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

ADDRESS: 1010 N. GIBBONS AVENUE, ARLINGTON HEIGHTS, ILLINOIS
P.I.N. 03-28-107-014



SCALE: 1"=20'



GENERAL NOTES:

N. LINE OF FEDERICK STREET

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) IF STAKING IS REQUIRED AS A MATTER OF URGENCY OR FOR CONSTRUCTION, PLEASE NOTIFY THE OFFICE. OTHERWISE THIS PROPERTY WILL BE STAKED WHEN WE HAVE A CREW SCHEDULED TO WORK IN THE VICINITY.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS)
COUNTY OF COOK)

SURVEY ORDERED BY: LEROY STEVENS
I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
1ST DAY OF MARCH A.D. 2017
MY LICENSE EXPIRES ON 11/30/18

P.S.I. NO. 170460



Professional Design Registration #184-002795

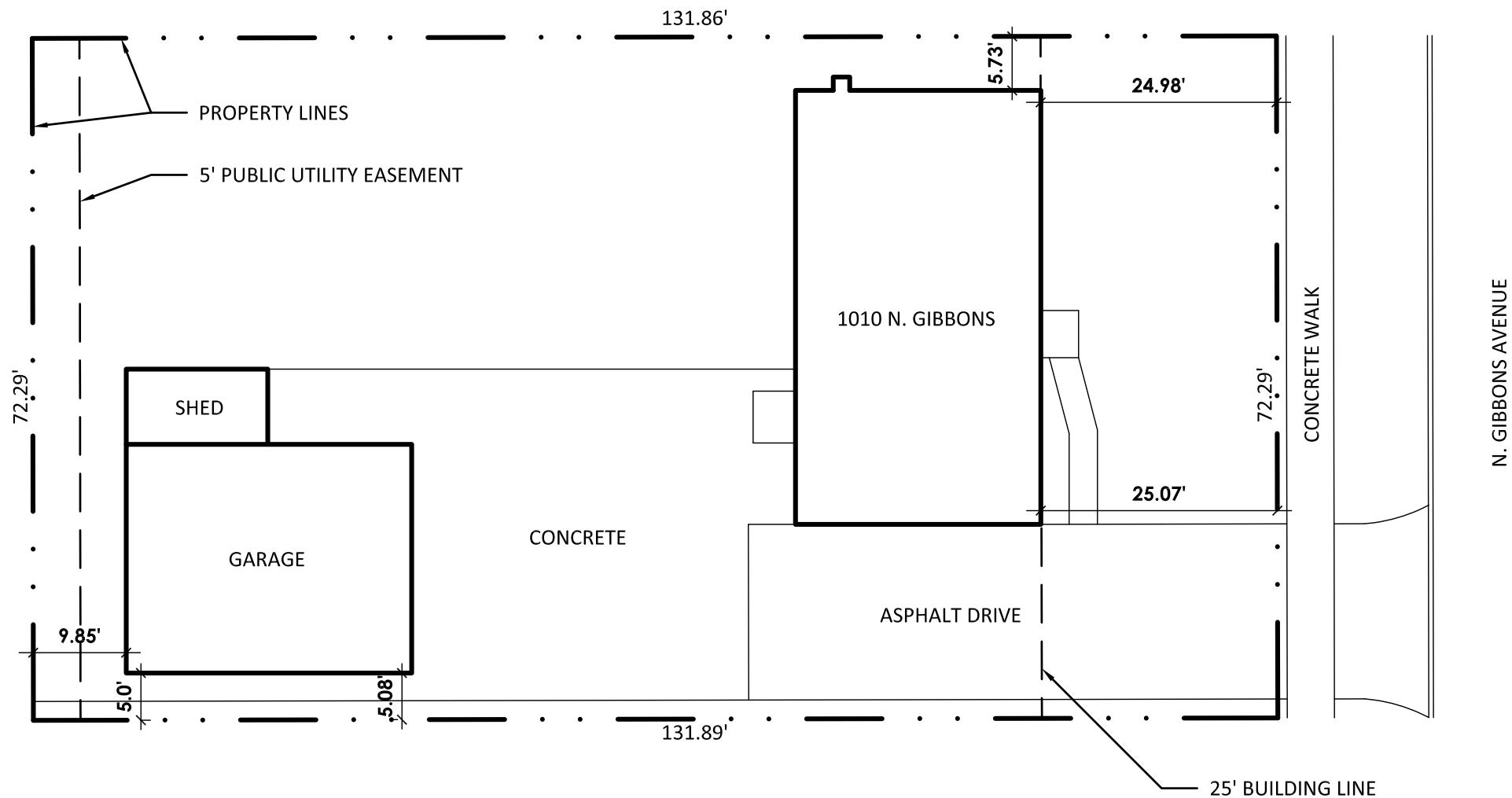
PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

Field Work Completed	02/28/17	FLD CREW:	CD/TT
Land Area Surveyed	9,533.0 Sq. Ft.	CAD:	MD
Drawing Revised			

DRAWING INDEX

EX0	EXISTING SITE PLAN
EX1	EXISTING CRAWL/BASEMENT PLAN
EX2	EXISTING FIRST FLOOR PLAN
EX3	EXISTING SECOND FLOOR PLAN
EX4	EXISTING ROOF PLAN
EX5	EXISTING EAST ELEVATION
EX6	EXISTING SOUTH ELEVATION
EX7	EXISTING WEST ELEVATION
EX8	EXISTING NORTH ELEVATION



1

EXISTING SITE PLAN

1/16" = 1'-0"

1

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

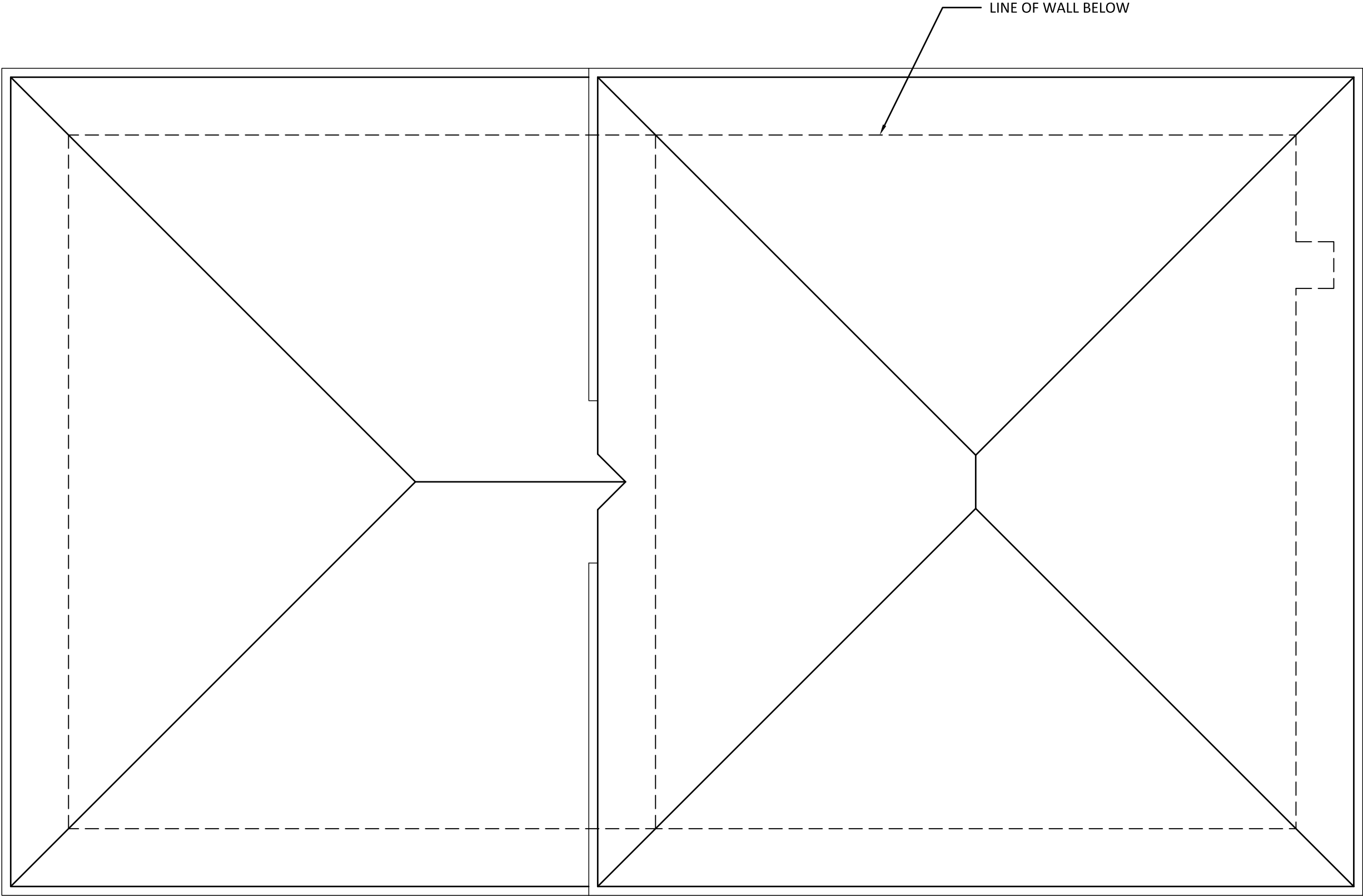


TINA RILEY AND PATRICK REIDY
1010 N. GIBBONS AVENUE, ARLINGTON HEIGHTS, IL 60004

5.2.17

© KINGSLEY + GINNODO ARCHITECTS

EXO



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

TINA RILEY AND PATRICK REIDY
1010 N. GIBBONS AVENUE, ARLINGTON HEIGHTS, IL 60004





1 EXISTING EAST ELEVATION
1/4" = 1'-0"

TINA RILEY AND PATRICK REIDY
1010 N. GIBBONS AVENUE, ARLINGTON HEIGHTS, IL 60004

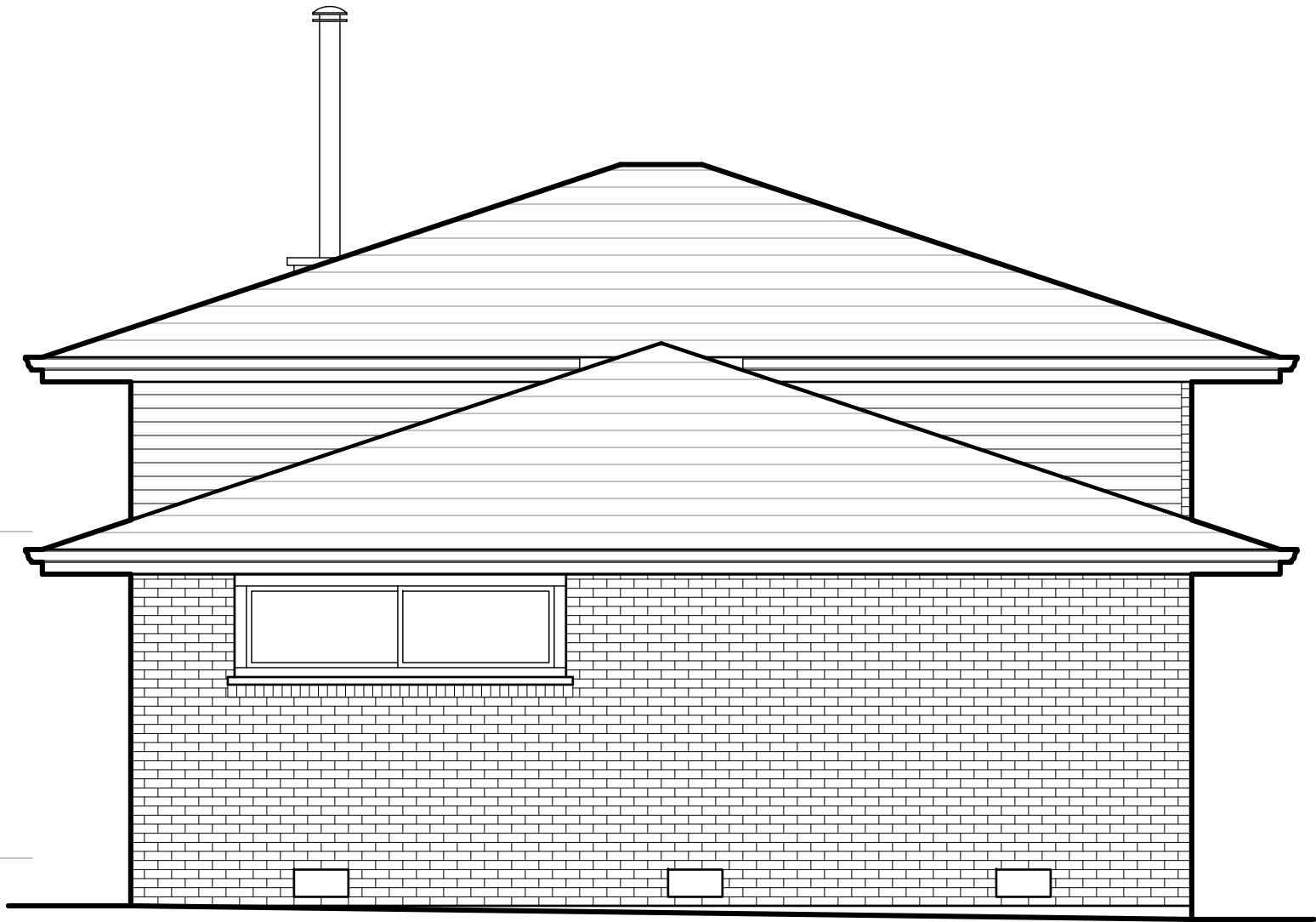


KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

EX5

5.2.17

© KINGSLEY + GINNODO ARCHITECTS



1 EXISTING SOUTH ELEVATION
1/4" = 1'-0"

TINA RILEY AND PATRICK REIDY
1010 N. GIBBONS AVENUE, ARLINGTON HEIGHTS, IL 60004

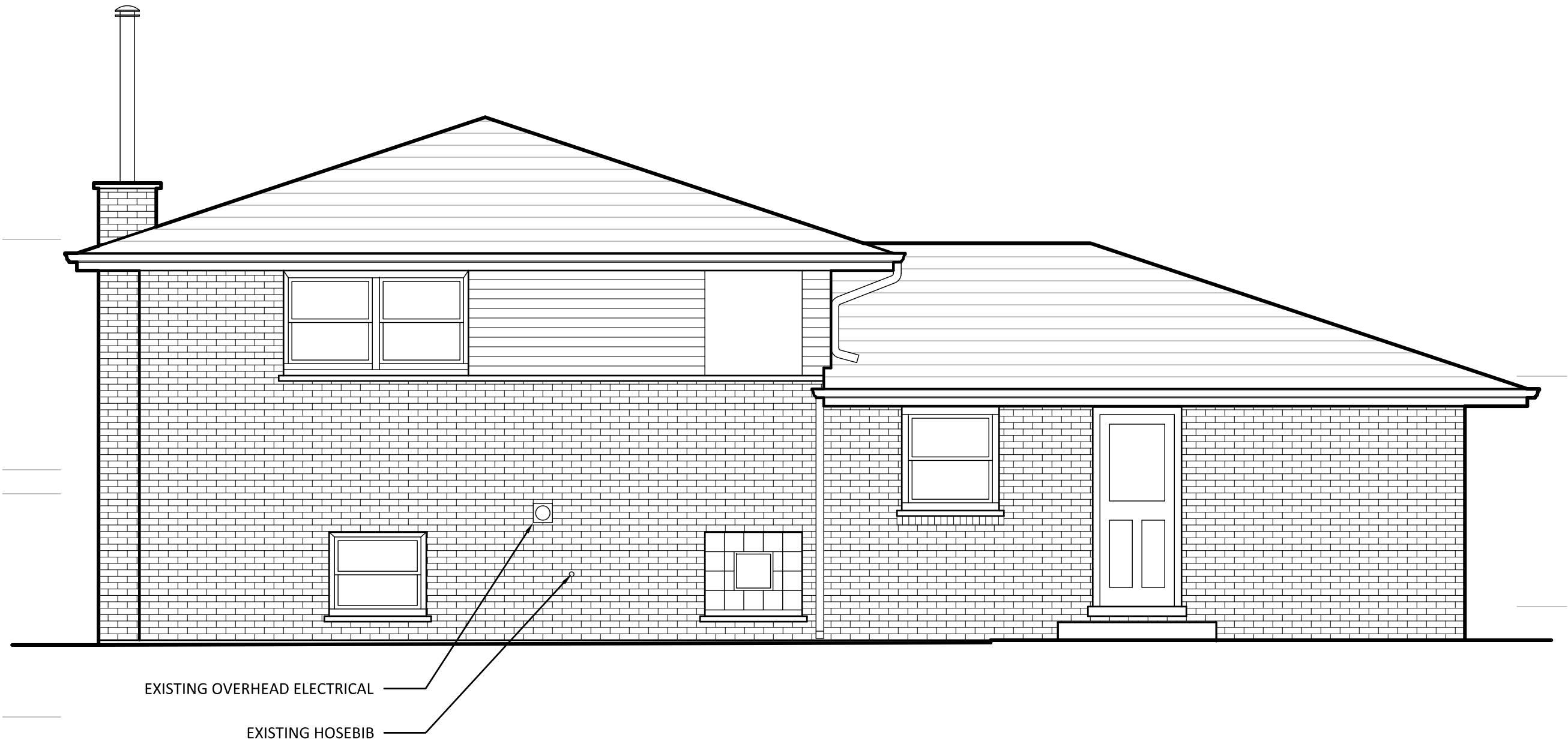


KINGSLEY + GINNODO ARCHITECTS
333 N. HICKORY AV. ARLINGTON HTS. IL 60004

5.2.17

EX6

© KINGSLEY + GINNODO ARCHITECTS



1 EXISTING WEST ELEVATION
1/4" = 1'-0"

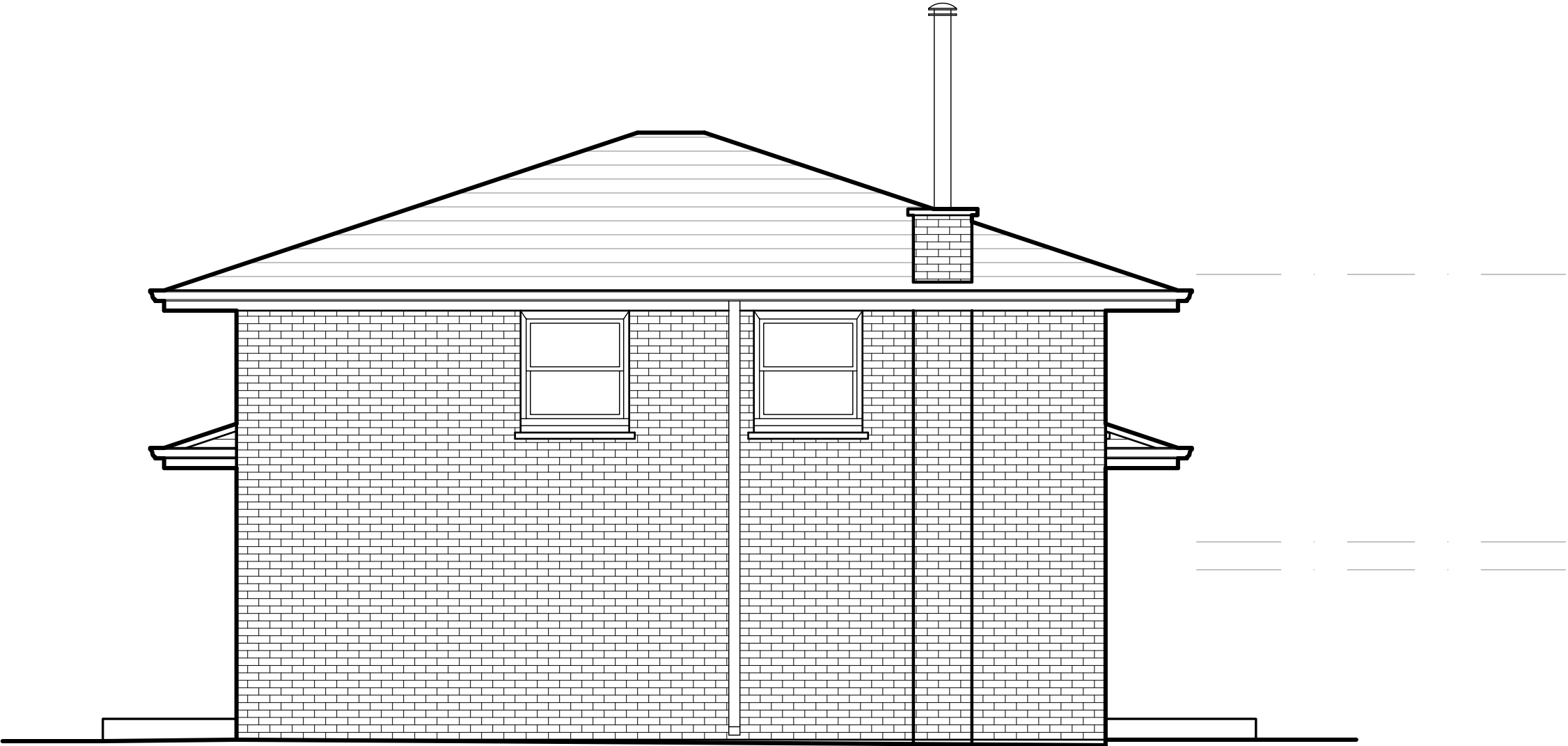
TINA RILEY AND PATRICK REIDY
1010 N. GIBBONS AVENUE, ARLINGTON HEIGHTS, IL 60004



KINGSLEY + GINNODO ARCHITECTS
333 N. HICKORY AV. ARLINGTON HTS. IL 60004

5.2.17
© KINGSLEY + GINNODO ARCHITECTS

EX7



1 EXISTING NORTH ELEVATION
1/4" = 1'-0"

TINA RILEY AND PATRICK REIDY
1010 N. GIBBONS AVENUE, ARLINGTON HEIGHTS, IL 60004

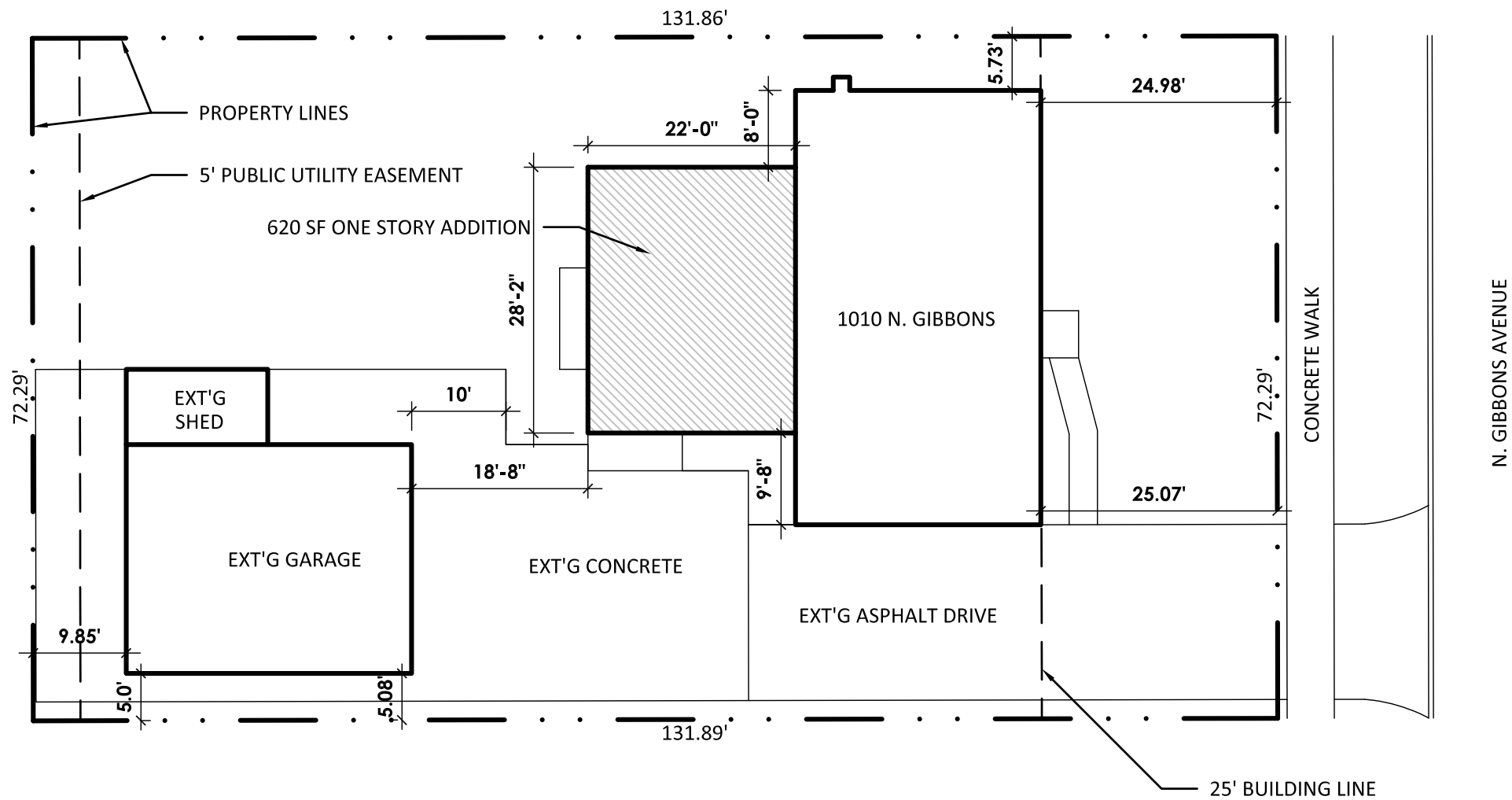


KINGSLEY + GINNODO ARCHITECTS
333 N. HICKORY AV. ARLINGTON HTS. IL 60004

5.2.17

EX8

© KINGSLEY + GINNODO ARCHITECTS

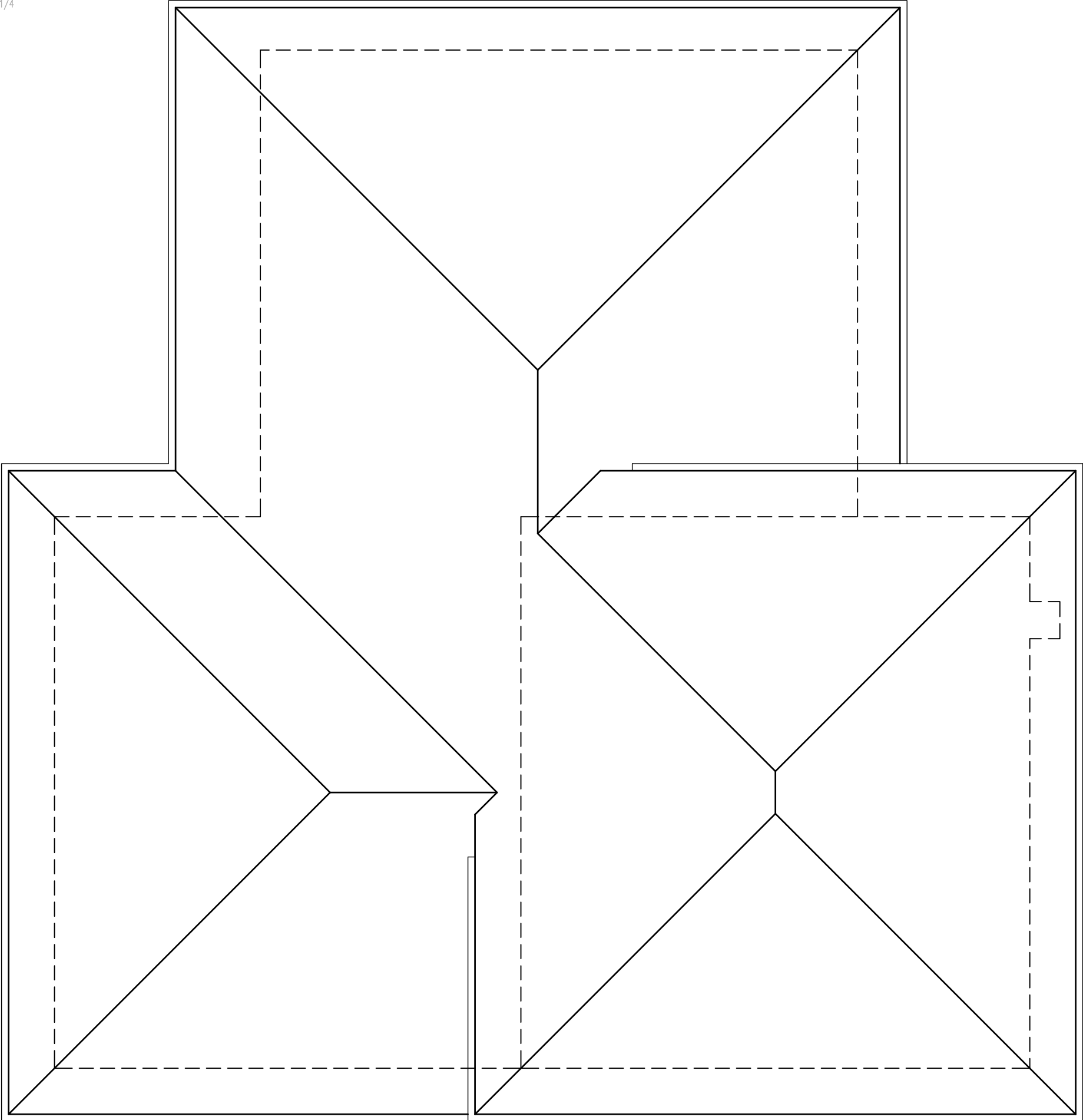


1 SITE PLAN
1/16" = 1'-0"



TINA RILEY AND PATRICK REIDY
1010 N. GIBBONS AVENUE, ARLINGTON HEIGHTS, IL 60004

A0



1 ROOF PLAN
3/16" = 1'-0"



TINA RILEY AND PATRICK REIDY
1010 N. GIBBONS AVENUE, ARLINGTON HEIGHTS, IL 60004

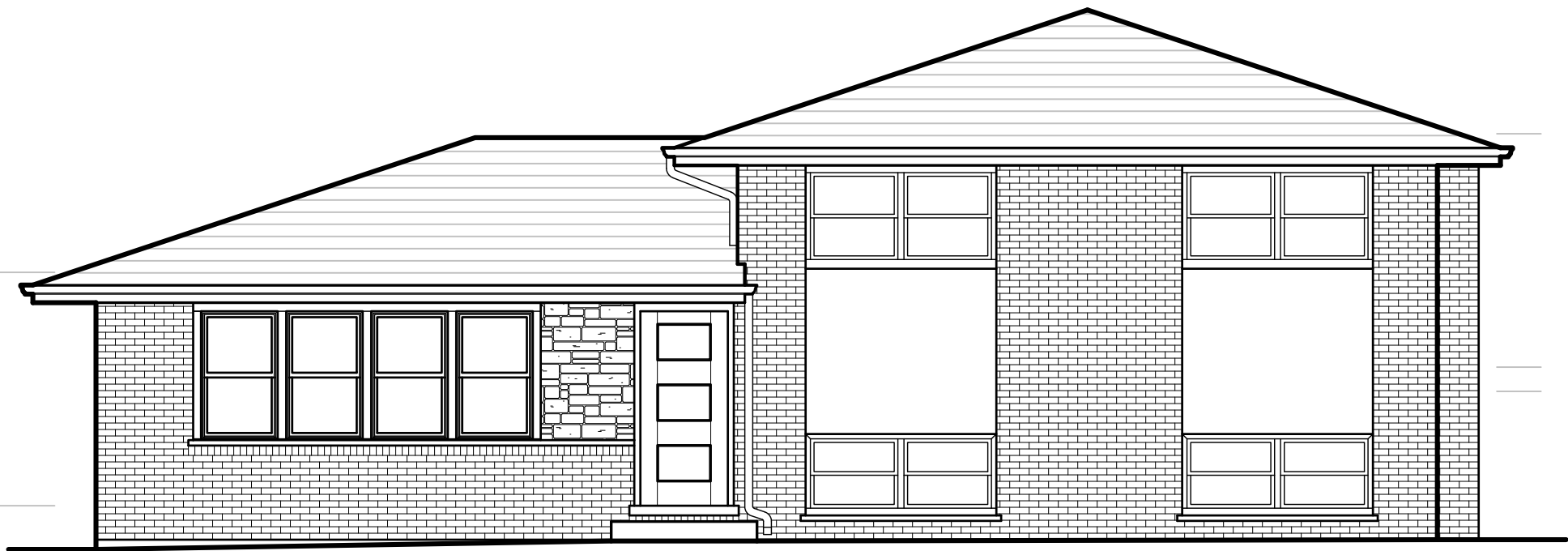


KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

A4

7.17.17

© KINGSLEY + GINNODO ARCHITECTS



1 EAST ELEVATION
3/16" = 1'-0"

TINA RILEY AND PATRICK REIDY
1010 N. GIBBONS AVENUE, ARLINGTON HEIGHTS, IL 60004



KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

A5

7.17.17

© KINGSLEY + GINNODO ARCHITECTS



1 SOUTH ELEVATION
3/16" = 1'-0"

TINA RILEY AND PATRICK REIDY
1010 N. GIBBONS AVENUE, ARLINGTON HEIGHTS, IL 60004

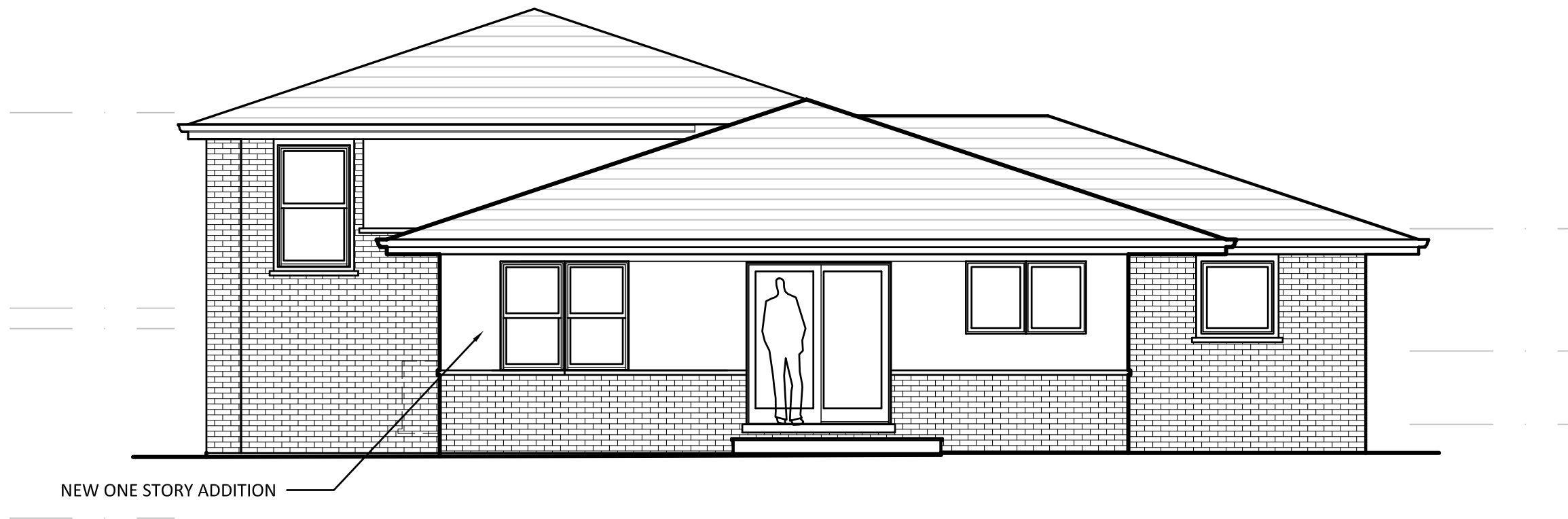


KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

A6

7-17-17

© KINGSLEY + GINNODO ARCHITECTS



1 WEST ELEVATION
3/16" = 1'-0"

TINA RILEY AND PATRICK REIDY
1010 N. GIBBONS AVENUE, ARLINGTON HEIGHTS, IL 60004

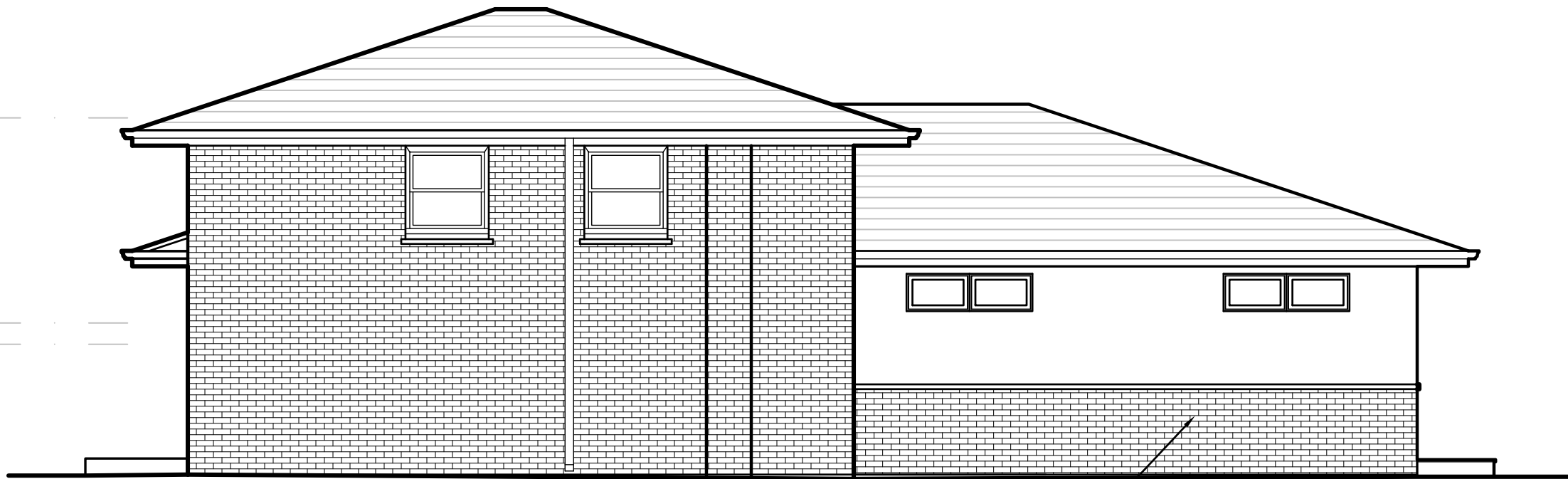


KINGSLEY + GINNODO ARCHITECTS
333 N. HICKORY AV. ARLINGTON HTS. IL 60004

A7

7-17-17

© KINGSLEY + GINNODO ARCHITECTS



NEW ONE STORY ADDITION

1 NORTH ELEVATION
3/16" = 1'-0"

TINA RILEY AND PATRICK REIDY
1010 N. GIBBONS AVENUE, ARLINGTON HEIGHTS, IL 60004



KINGSLEY + GINNODO ARCHITECTS
333 N. HICKORY AV. ARLINGTON HTS. IL 60004

7-17-17

A8



Item: 1000 S. Highland Ave. - ZBA#17-042

Department: Planning & Community Development

REQUEST

1. A variation from Chapter 28, Section 6.5-2 to allow an accessory structure (carport) in the side yard and front yard where accessory structures are only allowed in the rear yard.
2. A 2.3 foot variation from Chapter 28, Section 6.5-2 to allow an accessory structure (carport) with a side yard setback of 0.7 feet from the south property line where a minimum of 3.0 feet is required and an additional 0.5 feet for the eave.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 14, 2017
Date Prepared: August 7, 2017
Project Title: Kott Residence
Address: 1000 S. Highland Ave.

Background Information

Petition Number: ZBA #17-042
Petitioner: Paul Kott
Address: 1000 S. Highland Ave.
Arlington Heights, IL 60005
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

The petitioner is proposing to construct an accessory structure (carport) in the side yard where accessory structures are only permitted in the rear yard. In addition, the petitioner is proposing a setback of 0.7 feet where three feet is required. Therefore, the petitioner seeks the following variations:

- A variation from Chapter 28, Section 6.5-2 to allow an accessory structure (carport) in the side yard and front yard where accessory structures are only allowed in the rear yard.
- A 2.3 foot variation from Chapter 28, Section 6.5-2 to allow an accessory structure (carport) with a side yard setback of 0.7 feet from the south property line where a minimum of 3.0 feet is required and an additional 0.5 feet for the eave.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	7/27/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/27/17	
3. Letter that was Mailed	✓	7/27/17	
4. Photographs of Sign on Property	✓	7/27/17	

Photographs of Existing Structure





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

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Kott Residence

Project Address: 1000 S Highland Ave

ZBA #: 17-042

Date: August 1, 2017

Derek:

I have reviewed the request for a variance to allow an accessory structure, a car port, to be located in the side yard and have no objection to the variance.

RECEIVED

AUG 01 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA# 17-042

1000 S Highland Ave - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: July 27, 2017

Completed: August 1, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A variation to allow an accessory structure (carport) in the side yard where accessory structures are only allowed in the rear yard.

The Engineering Department has NO OBJECTION to the proposed variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kott Residence

Project Address: 1000 S. Highland Ave.

ZBA #: 17-042

ZBA Hearing Date: August 14th, 2017

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 27th, 2017

- A variation from Chapter 28, Section 6.5-2 to allow an accessory structure (carport) in the side yard where accessory structures are only allowed in the rear yard.

Attached are the Petitioner's:

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

Comments: No COMMENTS.

- STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, August 2nd, 2017.

PETITION

PETITION

NOW COMES the Petitioner PAUL D. KOTT

being the owner of the property commonly know as: 1000 S. HIGHLAND AVE.

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

65-2, Chapter 28, of the Arlington Heights Municipal Code, in order to: ALLOW AN
ACCESSORY STRUCTURE (CARPORT) IN THE "SIDE" YARD
WHERE ACCESSORY STRUCTURES ARE ONLY PERMITTED IN THE REAR YARD.

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

AS THE NEW DRIVEWAY WAS APPROVED IN NEW LOCATION
THE CARPORT WOULD NEED TO BE POSITIONED WHERE PROPOSED
IN ORDER TO BE ON NEW DRIVEWAY.

I hereby state that the following unique circumstances exist: PROPERTY IS A CORNER LOT
IN WHICH THE HOUSE FACES THE SIDE YARD AND STRUCTURE IS
AT THE BACK OF THE HOUSE POSITIONED ON NEW DRIVEWAY

I hereby state that the variation, if granted, will not alter the essential character of the locality because: AS THE
OLD DRIVEWAY GRAVEL WHICH WAS ACCESSED OFF OF A VERY
BUSY CENTRAL ROAD, THE NEW DRIVEWAY AND CARPORT
WILL BE MUCH SAFER AND MORE AESTHETICALLY PLEASING
FOR THE COMMUNITY.

Signed: _____

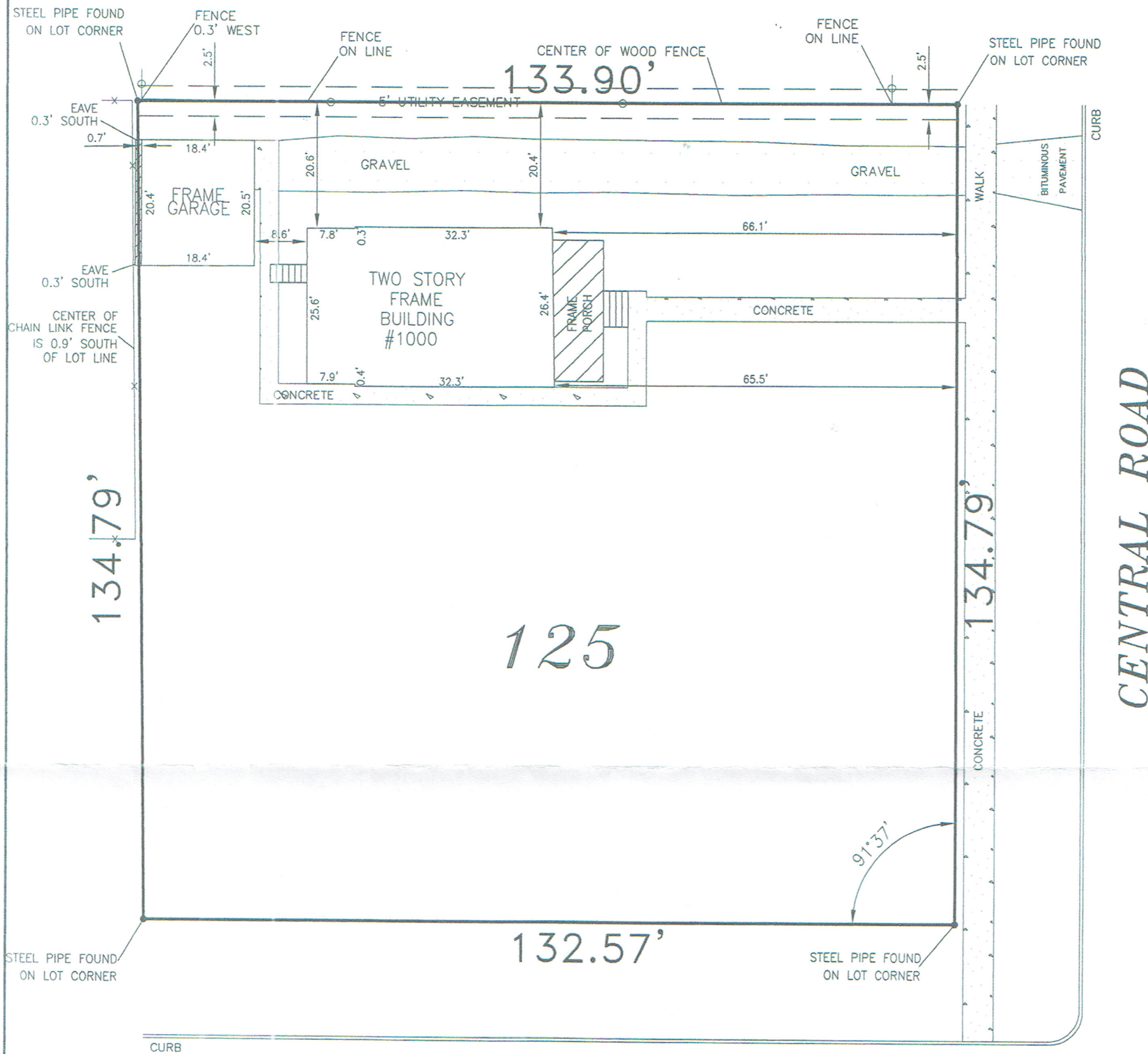
Paul D. Kott
Petitioner

Date: 7/19/17

RECEIVED
JUL 20 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY

LOT 125 IN R.A. CEPEK'S ARLINGTON HIGHLANDS, A SUBDIVISION OF PARTS OF SECTION 4 AND 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PARTS OF SECTION 31 AND 32 TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

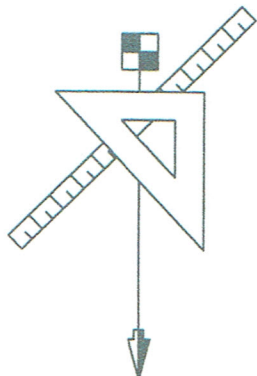


HIGHLAND AVENUE

NOTES:

- SUBJECT PROPERTY AREA: 17,958 SQ FT MORE OR LESS
- SOME GROUND IMPROVEMENTS MAY NOT BE SHOWN DUE TO SNOW COVER
- PROPERTY MAY BE SUBJECT TO RESTRICTIONS AND QUASI PUBLIC UTILITY EASEMENT (ALONG THE REAR) PER DOCUMENT 416313 PER TITLE COMMITMENT SUPPLIED. DOCUMENT HAD NO RECORDING DATE AND WAS NOT SUPPLIED NOR AVAILABLE WHEN RESEARCHED AT THE COOK COUNTY RECORDS OFFICE. SEE DOCUMENT AND TITLE COMPANY FOR PARTICULARS.

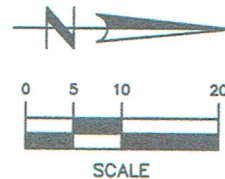
PREPARED FOR: MICHELLE T. CHASE, ATTORNEY AT LAW



Urchell and Associates, Inc.
Land Surveying Services

PHONE 708.925.7155
FAX 773.298.9500
WEBSITE: www.urchellandassociates.com

DESIGN FIRM REGISTRATION #184-004894



FIELD WORK COMPLETED: 02/09/16

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

DATED: 02/10/16

Robert J. Urchell

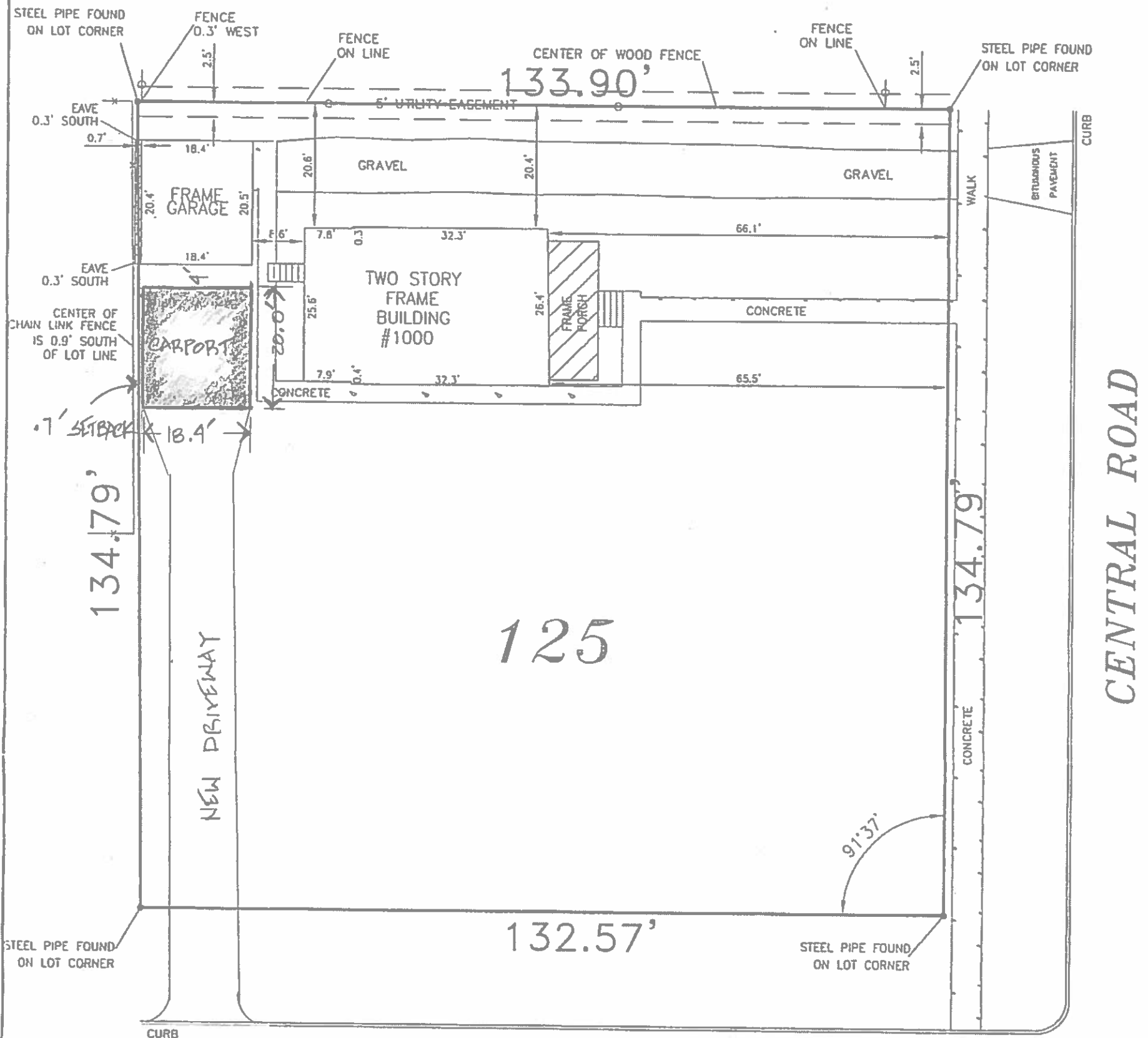
ROBERT J. URCHELL I.P.L.S. No. 3438
LICENSE RENEWAL DATE: NOVEMBER 30, 2016
SURVEY No. 16-01-005

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

PLAT OF SURVEY

LOT 125 IN R.A. CEPEK'S ARLINGTON HIGHLANDS, A SUBDIVISION OF PARTS OF SECTION 4 AND 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PARTS OF SECTION 31 AND 32 TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

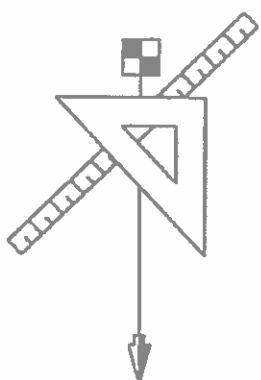


HIGHLAND AVENUE

NOTES:

- SUBJECT PROPERTY AREA: 17,958 SQ FT MORE OR LESS
- SOME GROUND IMPROVEMENTS MAY NOT BE SHOWN DUE TO SNOW COVER
- PROPERTY MAY BE SUBJECT TO RESTRICTIONS AND QUASI PUBLIC UTILITY EASEMENT (ALONG THE REAR) PER DOCUMENT 416313 PER TITLE COMMITMENT SUPPLIED. DOCUMENT HAD NO RECORDING DATE AND WAS NOT SUPPLIED NOR AVAILABLE WHEN RESEARCHED AT THE COOK COUNTY RECORDERS OFFICE. SEE DOCUMENT AND TITLE COMPANY FOR PARTICULARS.

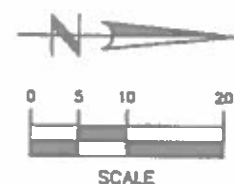
PREPARED FOR: MICHELLE T. CHASE, ATTORNEY AT LAW



Urchell and Associates, Inc.
Land Surveying Services

PHONE 708.925.7155
FAX 773.298.9500
WEBSITE: www.urchellandassociates.com

DESIGN FIRM REGISTRATION #184-004894



FIELD WORK COMPLETED: 02/09/16

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

DATED: 02/10/16

Robert J. Urchell

ROBERT J. URCHELL I.P.L.S. No. 3438
LICENSE RENEWAL DATE: NOVEMBER 30, 2016
SURVEY No. 16-01-005

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

RECEIVED
JUL 20 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

SPECIFICATIONS

DIVISION 1 GENERAL REQUIREMENTS

1. PROVIDE TO THE B.O. AND START OF ANY WORK THE CONTRACTOR SHALL VERIFY ALL GRADES, PERMITS, ETC. CONDITIONS AND DIMENSIONS INDICATED ON THE DRAWINGS. ANY DISCREPANCY SHALL BE REPORTED TO THE ARCHITECT IMMEDIATELY BEFORE COMMENCING WITH ANY WORK.
2. ALL WORK SHALL COMPLY WITH THE LATEST EDITION OF ALL APPLICABLE NATIONAL AND/OR MUNICIPAL BUILDING CODES AND ORDINANCES. THE CONTRACTOR SHALL PROVIDE AND PAY FOR ALL REQUIRED PERMITS AND UTILITY SERVICE CHARGES.
3. CONTRACTOR SHALL FIELD VERIFY THE LOCATION OF ALL UNDERGROUND UTILITIES PRIOR TO THE START OF ANY EXCAVATION.
4. SUB CONTRACTORS SHALL LEAVE SITE NEAT & FREE OF DEBRIS AT THE END OF EACH WORK DAY.
5. 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 OPERATION OF THE WORK WHETHER OR NOT MENTIONED HEREIN, PROVIDED OR INDICATED SHALL BE FURNISHED AND INSTALLED AS IS SO SPECIFIED OR INDICATED. ALL MATERIALS SHALL BE MET ALSO IN 6" C" ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS.
6. THE DRAWINGS ARE DIAGRAMMATIC ONLY AND NOT INTENDED TO SHOW EXACT LOCATIONS UNLESS OTHERWISE NOTED. DO NOT SCALE DRAWINGS. CONTRACTORS SHALL VERIFY ALL EXISTING FIELD LINES, DIMENSIONS, AND LOCATIONS PRIOR TO THE START OF ANY WORK AND SHALL ADJUST THEIR EQUIPMENT AND RACEWAY LOCATIONS TO AVOID CONFLICTS WITH OTHER CONSTRUCTION OR EXISTING.
7. ALL SUB CONTRACTORS ARE RESPONSIBLE FOR THE COORDINATION OF THEIR WORK WITH ALL OTHER AFFECTED TRADES.
8. NO CONSTRUCTION ACTIVITIES ARE PROVIDED BY THE ARCHITECT.
9. THE ARCHITECT IS NOT RESPONSIBLE FOR THE METHODS OF CONSTRUCTION AND/OR ERROR AND OMISSION WITHIN THE PERIODS OF CONSTRUCTION.
10. GENERAL CONTRACTOR SHALL SUPPLY DUMPSTER AND SANITARY FACILITY FOR JOB PERSONNEL AT ALL TIMES.
11. GENERAL CONTRACTOR IS TO MAINTAIN AND CLEAN STREETS IMMEDIATELY THROUGHOUT CONSTRUCTION.
12. THE PRESERVATION FENCE IS TO BE MAINTAINED PER APPROVED SITE PLAN AT ALL TIMES.
13. DO NOT START WORK IF THE SUB-SURFACES ARE DEFECTIVE. THE COMMENCEMENT OF SUB-CONTRACTOR'S WORK SHALL CONSTITUTE ACCEPTANCE OF SUB-SURFACE.
14. EACH SUB-CONTRACTOR SHALL OBTAIN AND PROVIDE NECESSARY BIDDING PERMITS AND INSPECTORS AS REQUIRED BY THE MUNICIPALITY, COUNTY STATE OR OTHER AGENCIES IN THIS JURISDICTION.
15. CURRENT INSURANCE CERTIFICATION IS GENERAL LIABILITY WORKERS COMPENSATION ETC. MUST BE SUBMITTED TO THE OWNER BEFORE PROCEEDING WITH ANY WORK.
16. LOCAL STATE NATIONAL BUILDING CODES AND ORDINANCES SHALL TAKE PRECEDENCE OVER THESE PLANS AND SPECIFICATIONS. IF THERE EXISTS A CONFLICT, THE SUB-CONTRACTOR SHALL NOT PROCEED WITHOUT FIRST CONSULTING WITH THE ARCHITECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY CONFLICTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY CONFLICTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY CONFLICTS.
17. ALL WORK SHALL BE PERFORMED IN GOOD WORKMANLIKE MANNER. EACH SUB-CONTRACTOR SHALL MAINTAIN THE WORK AREA FREE OF OBSTACLES AND DEBRIS AT ALL TIMES. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY CONFLICTS. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE CORRECTION OF ANY CONFLICTS.
18. THE APPROVED SET OF PRINTS ALONG WITH THE CONTRACTING PLAN SET, MUST BE KEPT ON SITE DURING THE COURSE OF CONSTRUCTION. THESE PRINTS MUST BE MADE AVAILABLE TO ALL REPRESENTATIVES OF THE BUILDING DEPARTMENT UPON REQUEST.

DIVISION 2 EXISTING CONDITIONS

1. FIELD VERIFY ALL EXISTING CONDITIONS INCLUDING LOCATIONS OF ALL UTILITIES.

DIVISION 3 CONCRETE

1. FOUNDATIONS SHALL BEAR ON A MINIMUM OF 1800 PSI UNCOMPACTED SOIL. CONTRACTOR SHALL EXCAVATE TO THE DEPTH REQUIRED BY THE SPECIFICATIONS TO ACHIEVE BEARING CAPACITY. FOOTINGS SHALL BEAR AT A MINIMUM DEPTH OF 3'-0" BELOW GRADE.
2. CONCRETE SHALL HAVE A MIN. ULTIMATE COMPRESSIVE STRENGTH OF 1800 PSI AT 28 DAYS. PROVIDE AIR ENTRAINMENT ADDITIVES FOR ALL CONCRETE EXPOSED TO THE WEATHER.
3. CONCRETE USED FOR ALL EXTERIOR WORK SHALL BE 6" MIN. MAX PORTLAND CEMENT PER CUBIC YARD AND 1400 PSI. CONCRETE FOR ALL INTERIOR FLOOR WORK SHALL BE 4" MIN. AND 1400 PSI MAX PORTLAND CEMENT PER CUBIC YARD AND 1800 PSI.

DIVISION 4 WOOD, PLASTICS AND COMPOSITES

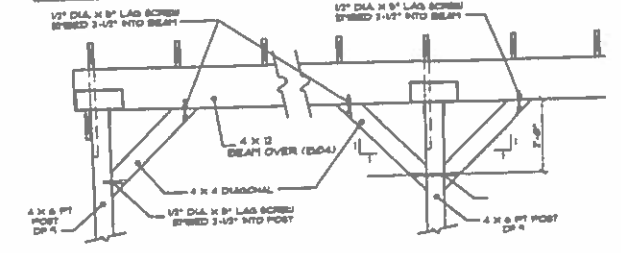
1. ALL WOOD SHALL BE 12% MOISTURE MAXIMUM AND FREE OF DEFECTS. ALL WOOD SHALL BE KILN DRIED LUMBER NO. 1, 200,000 B. PER INCH.
2. ALL WOOD IN CONTACT WITH CONCRETE, CONCRETE BLOCK, OR EARTH SHALL BE PRESERVATIVELY TREATED.

DESIGN CRITERIA			
DECK: 100' L.L. 10' D.L. SCREEN PORCH			
LIVE LOAD DEFLECTION: L/140			
STRUCTURAL FRAMING LUMBER			
GRADE 2	SPECIES: HEM-FIR	DOMESTIC OR CANADIAN	RESPECTIVE No. 173
GRADE 2	SPECIES: SPR	DOMESTIC OR CANADIAN	RESPECTIVE No. 173
GRADE 2	SPECIES: DOUG. FIR - LARCH	DOMESTIC OR CANADIAN	RESPECTIVE No. 173
E min 1.3 x 10 ⁶ PSI			

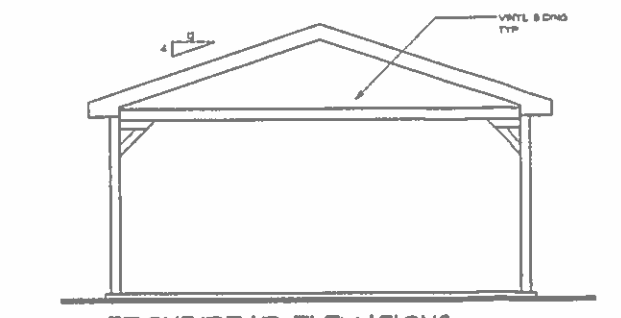
ADDITIONAL NOTES:
ALL BOLTS AND FASTENERS USED MUST BE COMPATIBLE WITH PRESERVATIVELY-TREATED WOOD

FRAMING NOTES

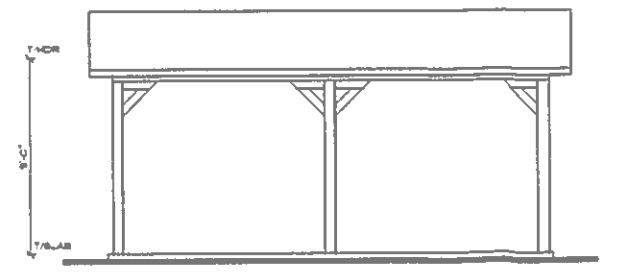
1. JOISTS THAT ARE ATTACHED TO FLUSH BEAMS ARE TO BE NAIL WITH "SIMPSON" U-310 OR EQUIV.
2. LUMBER SPECIES:
A. POSTS, BEAMS, HEADERS, JOISTS AND RAFTERS: NO. 2 DOUGLAS FIR
B. SILL, PLATES, BLOCKING, BRIDGING ETC.: NO. 3 DOUGLAS FIR
C. STUDS: STUD GRADE DP, UTILITY GRADE DP, 1/2" CDX PLY, 32/66, PG-2400, DRY ADH.
D. FLOOR & CEILING DECKING
E. PLYWOOD SHEATHING
F. GULF-LAM BEAMS
3. NAILING SCHEDULE:
JOIST TO SILL OR BRIDGE BRIDGING TO JOIST: 3-8d
SOLE PL. TO JOIST: 2-8d
DOUBLE TOP PL.: 1-8d @ 16"
CONTINUOUS HEADER (2 FC): 1-8d @ 16"
CL. JST. TO PL.: 3-8d
CL. JST. LAP OVER PL.: 3-8d
CL. JST. TO RAFTER: 3-8d
RAFTER TO TOP PL.: 3-8d
TOE NAIL: 3-8d
FACE NAIL: 3-8d
EDGE NAIL: 3-8d
INTERIOR: 3-8d
STAGGER NAIL: 3-8d
1/2" DIA. BOLTS W/ WASHERS: 1/2" DIA. BOLTS W/ WASHERS
SA. BOLTS @ 24" O.C.
FACE NAIL: 3-8d
4. MANUFACTURED TRUSS JOISTS MAY BE SUBSTITUTED FOR 2 X JOISTS WHERE APPLICABLE.



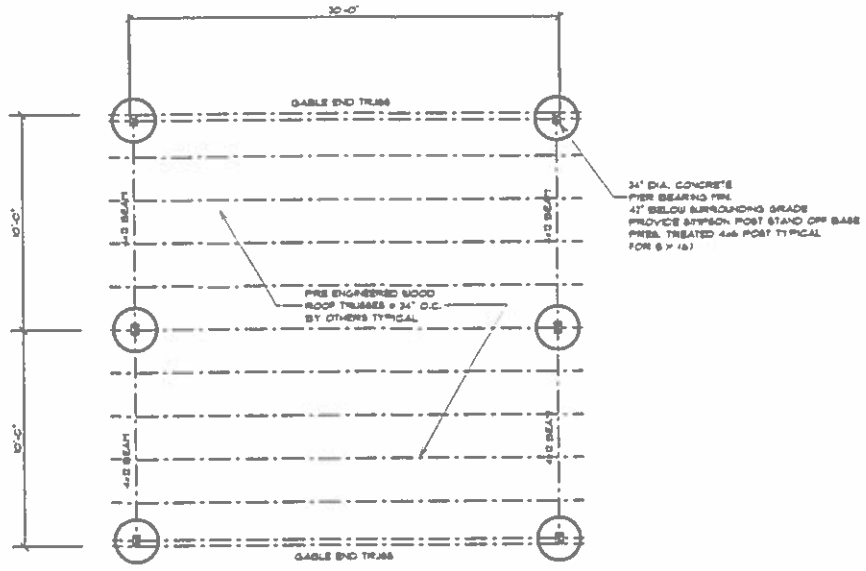
BRACING DIAGRAMS



FRONT/REAR ELEVATIONS

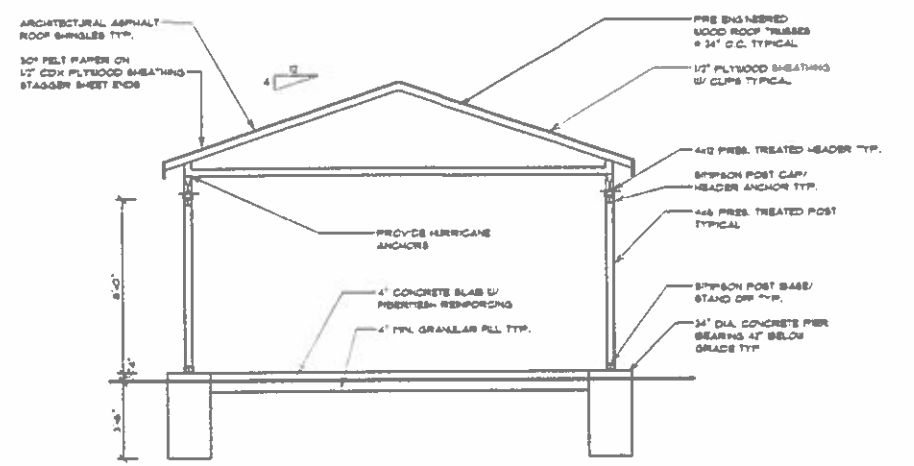


SIDE ELEVATIONS



FOUNDATION/FLOOR/FRAMING PLAN

SCALE 1/4" = 1'-0"



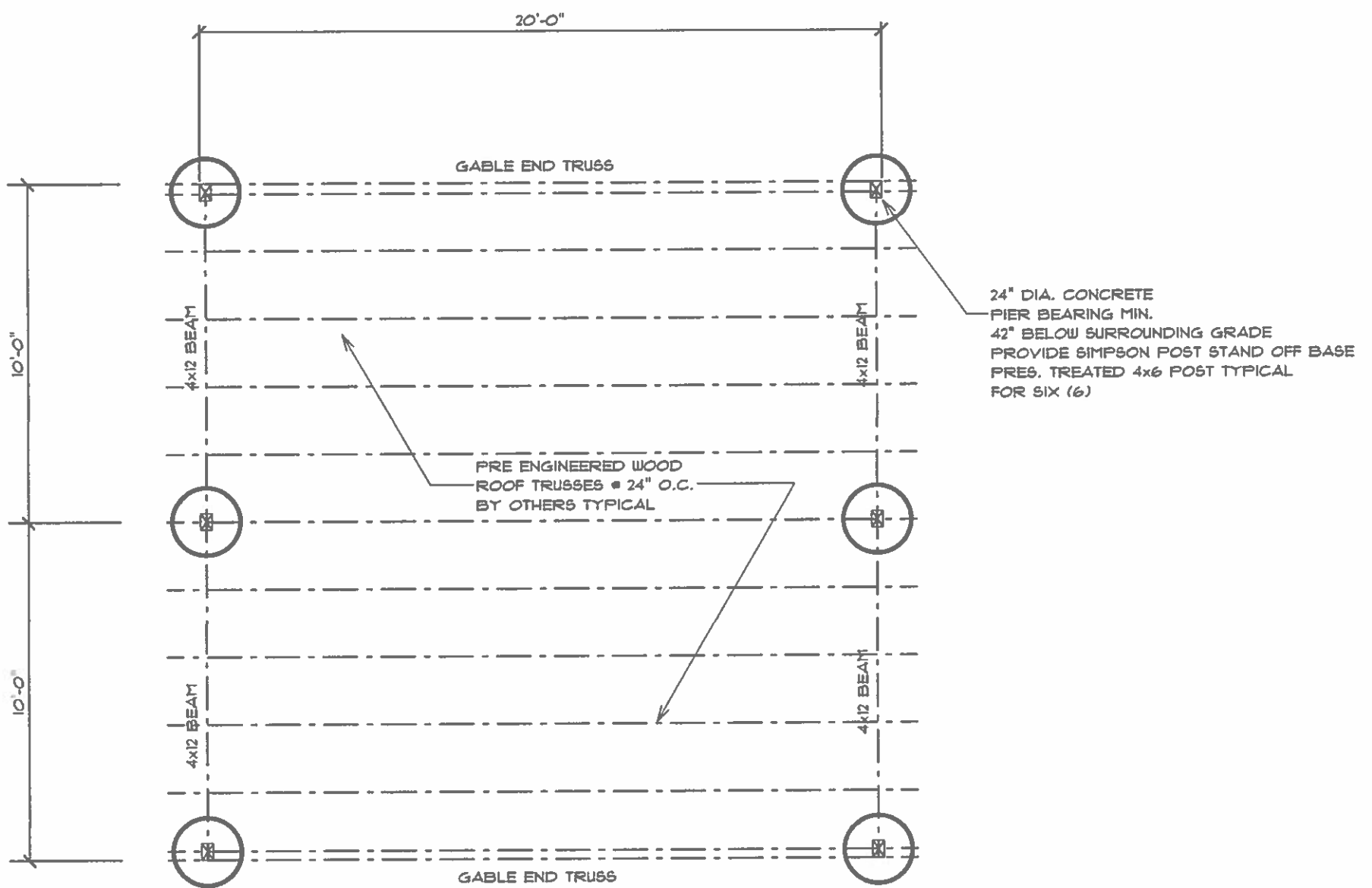
BUILDING SECTION

SCALE 1/4" = 1'-0"

RECEIVED
JUL 20 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

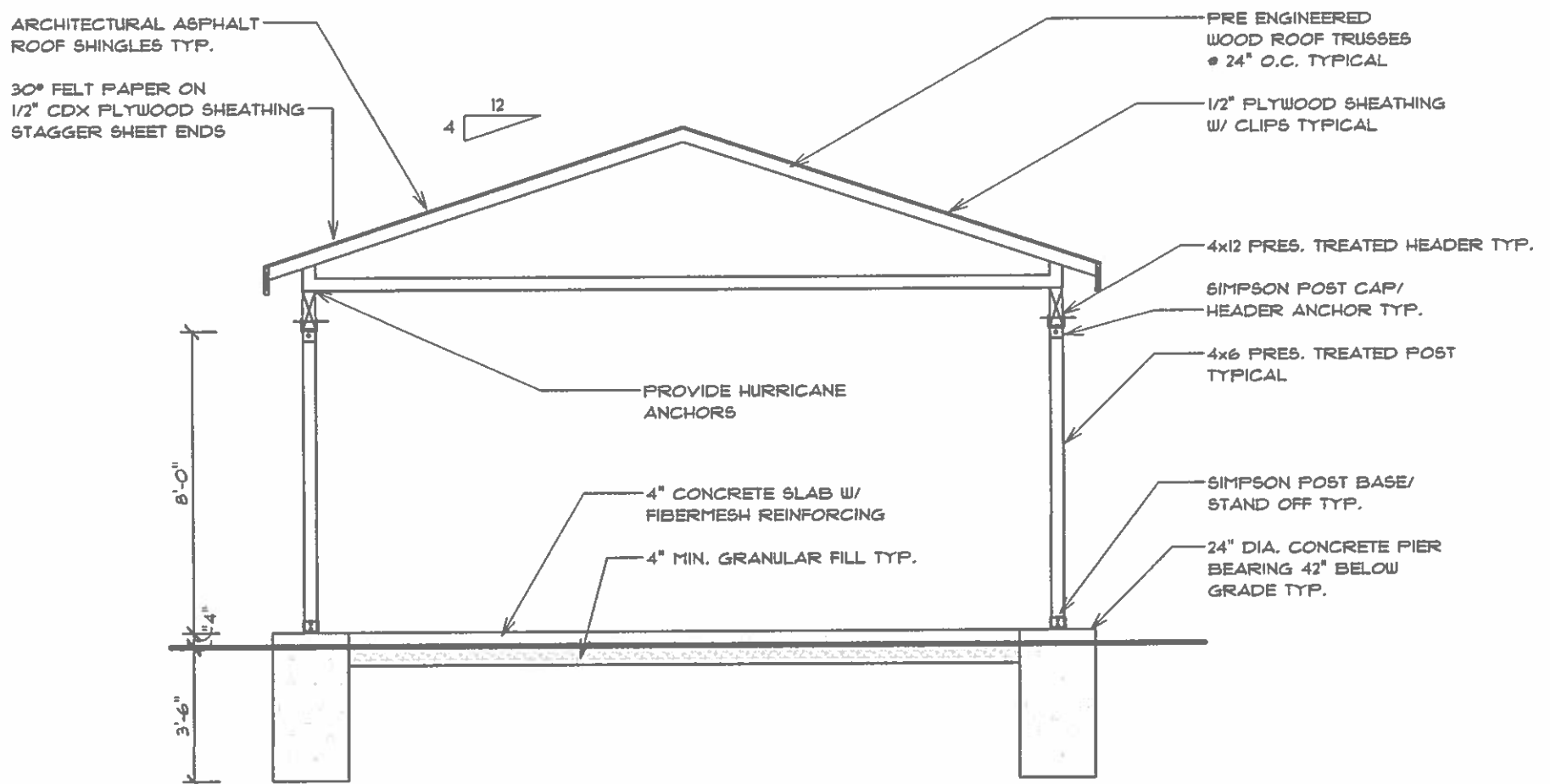
PURNELL ARCHITECTS, INC.
DETACHED CARPORT
1000 S HIGHLAND AVENUE ARLINGTON HEIGHTS IL
60110-2011

1601 NORTH AVENUE ROUND LAKE BEACH IL
847.989.2772 SHAWN@SHAUNPURNELL.COM



FOUNDATION/FLOOR/FRAMING PLAN

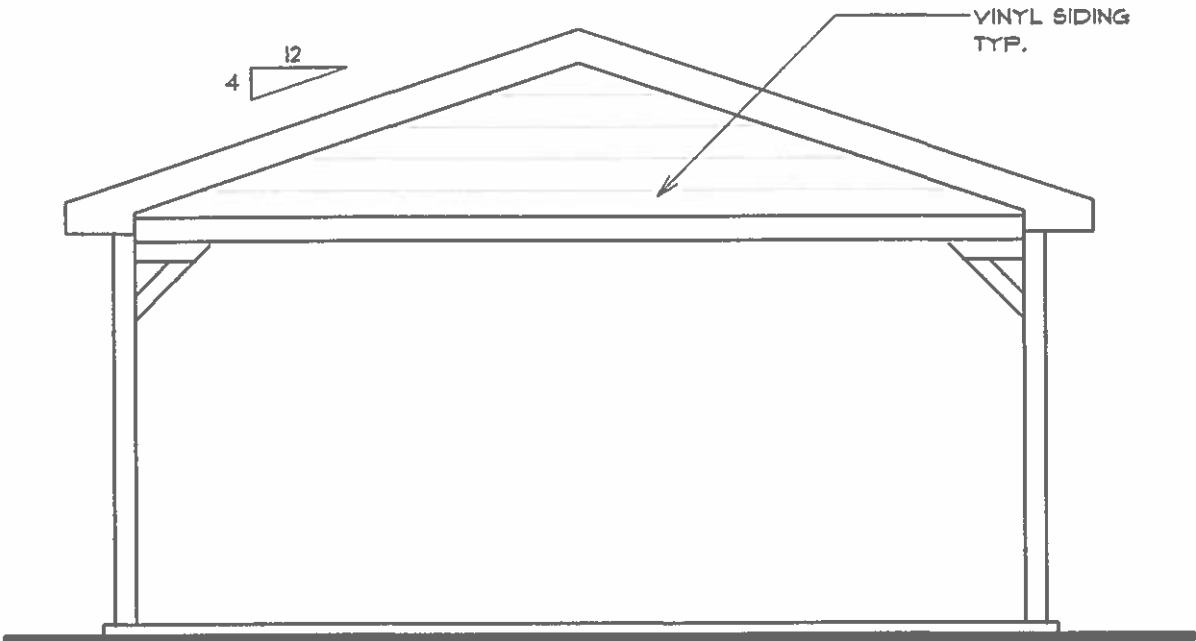
SCALE 1/4" = 1'-0"



BUILDING SECTION

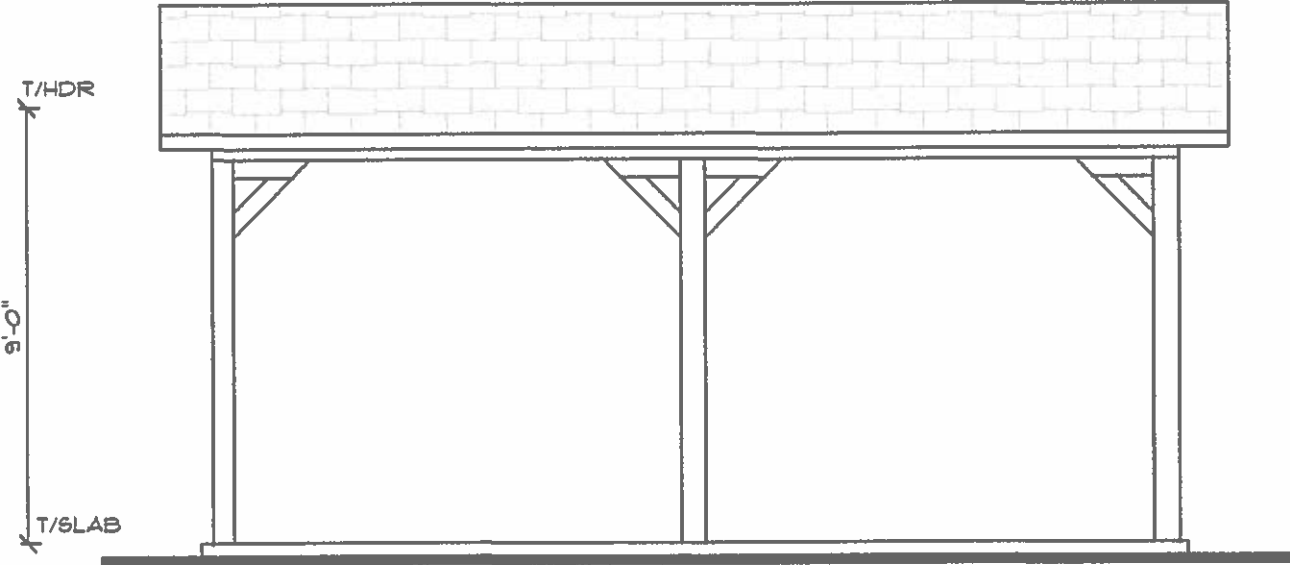
SCALE 1/4" = 1'-0"

N15



FRONT/REAR ELEVATIONS

SCALE 1/4" = 1'-0"



SIDE ELEVATIONS

SCALE 1/4" = 1'-0"

DESIGN CRITERIA

DECK _____ • 100° L.L. 10° D.L. _____ SCREEN PORCH
LIVE LOAD DEFLECTION = L/480

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

GRADE #2	SPECIES: HEM-FIR	DOMESTIC OR CANADIAN	REPETITIVE Fb = 1125
GRADE #2	SPECIES: SPF	DOMESTIC OR CANADIAN	REPETITIVE Fb = 1155
GRADE #2	SPECIES: DOUG FIR - LARCH	DOMESTIC OR CANADIAN	REPETITIVE Fb = 1155
E min: 1.3 x 10 ⁶ PSI			

ADDITIONAL NOTES:

ALL BOLTS AND FASTENERS USED MUST BE COMPATABLE WITH
PRESERVATIVE-TREATED WOOD



Item: FY2018 Budget

Department: Planning & Community Development

ATTACHMENTS:

Description

Budget FY2018

Type

Exhibits

MEMORANDUM

To: Chairman Divito and Members of the Zoning Board of Appeals

From: Derek Mach, Staff Liaison

Date: August 8, 2017

Re: Budget Request; 2018

The purpose of this memo is to share a draft of the budget for the Zoning Board of Appeals for the 2018 budget year. The budget topic has been placed on the August 14 agenda and the Zoning Board of Appeals will need to make a recommendation to submit a budget request for Village Board consideration. The draft of the budget is the same as the previous year.

Please feel free to contact me with any questions at (847) 368-5232.

At: *Draft of Budget*

C: *Bill Enright, Deputy Director of Planning and Community Development*

VILLAGE OF ARLINGTON HEIGHTS

BOARDS & COMMISSIONS 2018 BUDGET REQUESTS

Name of Board or Commission: ZONING BOARD OF APPEALS

Chair: DAVID DIVITO

	2014-15 Actual	2016 Actual	2017 Adopted Budget	2016 Estimated Actual	2017 Proposed Budget	Accounts
COMPENSATION:						
Boards & Commissions	\$955	\$1,075	\$1,700	\$1,320	\$1,700	101-1003-502.10-03
1 Chair x 15 mtg @ \$20 per mtg						
6 Members x 15 mtg @ \$15/pp per mtg						
Social Security	59	67	100	100	100	101-1003-502.19-11
Medicare	14	15	100	100	100	101-1003-502.19-12
CONTRACTUAL SERVICES:						
Photocopying	66	0	200	100	200	101-1003-502.22-15
COMMODITIES:						
Office Supplies	0	0	100	100	100	101-1003-502.30-05
TOTAL EXPENDITURES	<u>\$1,094</u>	<u>\$1,157</u>	<u>\$2,200</u>	<u>\$1,720</u>	<u>\$2,200</u>	