Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
August 12, 2024
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 308 S Donald Ave - 7/8/24
B. 1002 N Vail Ave - 7/8/24
C. 29 S Yale Ave - 7/8/24
D. 405 S Princeton Ave - 7/8/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 202 S Highland Ave - ZBA24-021
B. 810 N Kennicott Ave - ZBA24-022
C. 824 N Ridge Ave - ZBA24-024

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

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

Zoning Board of Appeals
8/12/2024

Item: 308 S Donald Ave - 7/8/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	**Type**
308 S Donald Ave - 7/8/24 Findings	Minutes
308 S Donald Ave - 7/8/24 Minutes	Minutes

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

JULY 8, 2024

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 308 S. Donald Ave. Residence

Applicant: Kevin Davis / Fairfield Homes

Zoning Relief Requested:

- A 1.0-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 5.7 feet instead of the required 6.7 feet and an additional 1.0 feet for the eave.

Date of Publication: 6/22/24

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Drake, Jaffe, O'Connor, Portera, Siavelis

Having heard and considered the testimony and evidence at the public hearing of July 8, 2024, the ZBA makes the following findings of fact:

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

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

X The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and

X The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and

X The proposed variation is in harmony with the spirit and intent of this Chapter; and

X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

A 1.0-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 5.7 feet instead of the required 6.7 feet and an additional 1.0 feet for the eave.

Reason for Determination:

That the Zoning Board granted a similar variance approximately one year ago and that the request was reasonable.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

5 ayes 0 nays 2 absent 0 abstain

Date: July 8, 2024

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD
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OF APPEALS

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

RE: 308 SOUTH DONALD AVENUE - ZBA #24-017

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, 2nd Floor, Commissions Room, Arlington Heights, Illinois on the 8th day of July, 2024 at the hour of 7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
BENJAMIN JAFFE
MICHAEL O'CONNOR
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner
HAILEY NICHOLAS, Assistant Planner

DRAFT

CHAIRPERSON SIAVELIS: Okay, welcome, everyone. We're going to start our meeting. I call to order, tonight is Monday, July 8th, 2024, this is the Village of Arlington Heights Zoning Board of Appeals meeting.

Derek, roll.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

(No response.)

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Here.

MR. MACH: Mr. Selbka.

(No response.)

MR. MACH: Mr. Portera

COMMISSIONER PORTERA: Here.

CHAIRPERSON SIAVELIS: All right, thank you.

Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: Okay, next up is the approval of the minutes from the June meeting. Have all Board members had a chance to review those minutes? Assuming such, are there any revisions, edits, comments on those draft minutes?

(No response.)

CHAIRPERSON SIAVELIS: Okay, do we have a motion to approve the minutes?

COMMISSIONER O'CONNOR: Motion to approve.

COMMISSIONER DRAKE: Second.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, motion carries.

Okay, folks, next up we're going to talk about some hearing procedures. Okay, so the procedures are essentially the rules that apply to tonight's discussions.

So, if there are less than six members present, okay, you as the petitioner have an option to continue to the next meeting which would be in August. Okay, right now there are five of us, right, so you have that option. It takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. So, do the math, you've got to go four in one. If your variance is denied, there is a preclusive effect in that a petitioner cannot reapply for an entire year for that same variance, okay.

There are four elements necessary to establish in order for the Board

to be able to grant a variation. They are as follows:

1. That the proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property;
2. That the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of Chapter 28 in the Village's Code; and
4. That the variation requested is the minimum variation necessary to allow reasonable use of the property.

A variation shall be permitted only if the evidence, in the judgment of this Board of Appeals, sustains and meets each of these four elements that I just read to you. Those are also the four elements that you saw in your papers that you submitted to the Village in connection with the variances sought.

Keep in mind the following point. It is your responsibility as the petitioner to establish each of these four elements. It is not the Board's responsibility or it is not our responsibility to pull those elements out of you and to get you to testify in that regard. It is your responsibility, not ours. We have denied variances in the past when the petitioner cannot establish any of the four elements, okay?

With all that in mind, we can proceed to the items of new business. As an additional ground rule or operating parameters, I open the agenda item and Derek or the Staff will provide a brief overview of the project and the variance requested.

Derek, do we have anybody who has identified themselves as an opposer or such, an objector?

MR. MACH: We do not. Nobody registered formally.

CHAIRPERSON SIAVELIS: Okay, awesome. All right, sounds good. All right, let's start then.

First item of business is ZBA Petition #24-017, 308 South Donald Avenue.

Derek?

MR. MACH: Thank you, Chairman.

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

Therefore, they're requesting a one-foot variation from Chapter 28, Section 5.1-3.3b to allow an addition with a side yard setback of 5.7 feet instead of the required 6.7 feet, and an additional one-foot for the eave. Thank you.

CHAIRPERSON SIAVELIS: Thanks, Derek.

Okay, who is speaking on behalf of this petition? Come on up. You're the next contestant.

MR. DAVIS: Kevin Davis.

CHAIRPERSON SIAVELIS: Okay, Kevin, have you signed in?

MR. DAVIS: I have.

CHAIRPERSON SIAVELIS: Okay, right hand, please. We'll swear you in.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, you have the floor.

MR. DAVIS: Okay, so we'll state that it's in harmony with the surrounding. I

think, not that it counts, but Design Review and everybody in Staff has said that it was in harmony.

The plight here is that we achieved a zoning variance one year ago, short of two days one year ago, but the design we came in with was not affordable.

CHAIRPERSON SIAVELIS: How so?

MR. DAVIS: It was complicated. It was very cut up and complicated.

So, the plight here is the home build in 1962, long before the 1985 Zoning Code was adopted, has the 5.7 side yard. We're doing a second-story addition, so we are not changing the first floor of the home, but we are lining up the walls with the exterior walls of the first floor for structure to make it more affordable.

So, like I said, a year ago it was awarded, the zoning, but it was only a dormer, 15-foot dormer. Now, we've lined the walls up and it is a 29-foot encroachment I guess you could call it. Again, it's air space, it's second floor encroachment.

Let's see. This is a split-level home. The second floor is only on the first floor side of it, so the other two sides are existing.

CHAIRPERSON SIAVELIS: How many folks are there now?

MR. DAVIS: So, this is a home of currently four, Kyle and Monica Fogle, currently four, soon to be five. So, their family is growing and they're looking to grow the home along with their family growing.

CHAIRPERSON SIAVELIS: How long have they lived there?

MR. DAVIS: Kyle?

MR. FOGLE: Seven years.

CHAIRPERSON SIAVELIS: Okay, so that's all right. So, if you're going to testify or provide any other additional answers, I'll have to really require to swear you in, but that's fine for so far, we'll need to go through that step procedurally.

MR. DAVIS: Sorry.

CHAIRPERSON SIAVELIS: That's fine, no problem.

MR. DAVIS: So, we talked about the harmony. We talked about Design Review. We talked about the home was built a long time ago. We're just trying to get more space out of it at a more affordable price.

CHAIRPERSON SIAVELIS: What's that additional space going to be used for on the second floor?

MR. DAVIS: Bedrooms and bathrooms, two bedrooms, two bathrooms. Laundry and closet also.

CHAIRPERSON SIAVELIS: Right, and the plan that was approved last year didn't have that level of utility on the second floor; is that right?

MR. DAVIS: The utility was squeezed and not nearly as useful as this utility, and this utility comes in at a lower price tag for more space.

CHAIRPERSON SIAVELIS: So, given these revised plans, your level of confidence is high that additional changes will not be requested?

MR. DAVIS: Yes, 100 percent.

CHAIRPERSON SIAVELIS: Okay, a 100 percent?

MR. DAVIS: Yes. I'm not talking about them buying some crazy light fixture. I'm talking about structural changes.

CHAIRPERSON SIAVELIS: Okay, the job caveat, I get it. All right, so you're not building the house out at all, right?

MR. DAVIS: No.
CHAIRPERSON SIAVELIS: You're not, no further encroachment, you're just going up right now?
MR. DAVIS: Correct.
CHAIRPERSON SIAVELIS: Going from the first floor to the second floor, is that correct?
MR. DAVIS: Correct.
CHAIRPERSON SIAVELIS: Okay, what's the extent of the neighborhood, or neighbor feedback, excuse me?
MR. DAVIS: I think we'd have to swear Kyle in because he has the neighbor feedback. He's already signed in.
CHAIRPERSON SIAVELIS: He has signed in you said?
MR. DAVIS: Yes.
CHAIRPERSON SIAVELIS: Okay, right hand, Kyle.
(Witness sworn.)
CHAIRPERSON SIAVELIS: Okay, what's the extent of the neighbor feedback?
MR. FOGLE: The neighbor feedback, Mark and Karen to our, facing the house to the right, they had nothing but positive things to say about it. Our immediate left is Ashley and Clair McDonald. They're actually doing a little renovation themselves and we encouraged them to actually potentially do future renovation themselves. So, there are positive feedback on both sides.
CHAIRPERSON SIAVELIS: So, those are your adjoining neighbors?
MR. FOGLE: Correct, the most impacted ones.
CHAIRPERSON SIAVELIS: Any feedback from the neighbor behind you?
MR. FOGLE: Not the neighbor behind me, no. They've done, the neighbors behind me, that's one of them that have done a previous addition similar to ours as well.
MR. DAVIS: We had had the sign out. We did the letters of course and documented that. I haven't received one phone call, which is kind of unusual, and positive.
CHAIRPERSON SIAVELIS: Okay, I don't have any other questions.
Do the Board members have any other questions?
(No response.)
CHAIRPERSON SIAVELIS: Okay, we'll go to deliberations, okay, and we'll see if there's any public commentary on this at all, right. If so, we'll give you a chance to rebut. If not, we'll go from there.
MR. DAVIS: Okay, thank you.
CHAIRPERSON SIAVELIS: Okay, I can start. I think this is reasonable --
MR. MACH: Public comment.
CHAIRPERSON SIAVELIS: Oh, yes, I'm sorry. Is there any public comment? I'm sorry, anybody in the audience there with a comment on this particular variance being sought?
(No response.)
CHAIRPERSON SIAVELIS: Okay, hearing none, thank you.
I think this is reasonable, going up from an existing, essentially nonconforming first floor. Tasteful design. We had testimony that came in explaining

exactly why this is necessary. Then the other thing I think that's worth noting is that this is a 65-foot wide lot, too, so not a 50-foot lot.

Right, Derek? Did I read that correctly?

MR. MACH: 67.

CHAIRPERSON SIAVELIS: Yes, 67, two feet. So, it's not like it's getting shoehorned in on a tight lot. So, I'm in favor of it. I don't know if you have any other comments on that.

COMMISSIONER JAFFE: No, the Petitioner had gone through the process a year ago, so they're, you know, they're doing what the Village asked of them in this type of situation, and the changes that they did make, in my opinion, are acceptable and reasonable. So, I don't have any concerns.

COMMISSIONER O'CONNOR: Yes. I guess, you know, no negative feedback especially from the neighbors to the right who would be the most impacted by the additional height, so I don't have any issues.

CHAIRPERSON SIAVELIS: Right, and a growing family.

COMMISSIONER O'CONNOR: And a growing family, yes, needs space.

CHAIRPERSON SIAVELIS: Okay, do we have a motion?

COMMISSIONER DRAKE: I would move approval of this petition as presented.

CHAIRPERSON SIAVELIS: Thank you.

Do we have a second?

COMMISSIONER O'CONNOR: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, petition granted.

MR. DAVIS: Thank you.

CHAIRPERSON SIAVELIS: And you can leave. You don't have to stick around; you're not going to hurt our feelings.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:12 p.m.)

Zoning Board of Appeals
8/12/2024

Item: 1002 N Vail Ave - 7/8/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
1002 N Vail Ave - 7/8/24 Findings	Minutes
1002 N Vail Ave - 7/8/24 Minutes	Minutes

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

JULY 8, 2024

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 1002 N. Vail Ave. Residence

Applicant: Joseph Akelian

- A variation from Chapter 28, Section 6.5-2 to allow the existing gazebo to remain in the side yard where gazebos are only permitted in the rear yard.

Date of Publication: 6/22/24

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Drake, Jaffe, O'Connor, Portera, Siavelis

Having heard and considered the testimony and evidence at the public hearing of July 8, 2024, the ZBA makes the following findings of fact:

The petitioner has constructed a gazebo that is partially in the exterior side yard where accessory structures are only permitted in the rear yard. The proposed structure is 12 feet by 14 feet for a total of 168 square feet. Pursuant to Chapter 28, Section 28-3, the rear yard is defined as extending across the full width of the zoning lot and lying between the rear line of the lot and the nearest line of the principal building.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

X The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and

X The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and

X The proposed variation is in harmony with the spirit and intent of this Chapter; and

X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

A variation from Chapter 28, Section 6.5-2 to allow the existing gazebo to remain in the side yard where gazebos are only permitted in the rear yard.

Reason for Determination:

The Zoning Board commented that there were no objections from any of the three Village departments that provide feedback. The Zoning Board also commented that one of the neighbors that faces the structure is supportive of the variance.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

5 ayes 0 nays 2 absent 0 abstain

Date: July 8, 2024

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD
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OF APPEALS

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

RE: 1002 NORTH VAIL AVENUE - ZBA #24-018

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, 2nd Floor, Commissions Room, Arlington Heights, Illinois on the 8th day of July, 2024 at the hour of 7:12 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
BENJAMIN JAFFE
MICHAEL O'CONNOR
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner
HAILEY NICHOLAS, Assistant Planner

CHAIRPERSON SIAVELIS: Okay, up next is ZBA Petition #24-018, 1002 North Vail Avenue.

Derek?

MR. MACH: Thank you, Chairman.

The Petitioner has constructed a gazebo that is partially in the exterior side yard where sheds, I'm sorry, gazebos are only permitted in the rear yard. The proposed gazebo is 12 feet by 14 feet for a total of 168 square feet, or I should say the existing gazebo. Pursuant to Chapter 28, Section 28, the rear yard is defined as extending across the full width of the zoning lot and lying between the rear property line of the lot and the nearest line of the principal building.

Therefore, the existing gazebo is in the exterior side yard, and the petitioner is requested a variation from Chapter 28, Section 6.5-2 to allow the existing gazebo to remain in the side yard where gazebos are only permitted in the rear yard. Thank you.

CHAIRPERSON SIAVELIS: All right, thanks, Derek.

All right, who's speaking on behalf of this petition?

MR. JABER: The homeowner, but I'll speak first. I'm the person who got him here.

CHAIRPERSON SIAVELIS: Okay. All right, come on up.

MR. JABER: RJ Jaber.

CHAIRPERSON SIAVELIS: I'm sorry, what's your first name?

MR. JABER: Robbie Jaber.

CHAIRPERSON SIAVELIS: Okay, right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, great. You've signed in?

MR. JABER: Yes.

CHAIRPERSON SIAVELIS: What's going on with the podium there?

MR. MACH: It's tape.

MR. JABER: I have no idea. Yes, somebody taped it here.

MR. MACH: I think it's --

CHAIRPERSON SIAVELIS: To the platform itself, okay. All right, just be advised, just be aware.

MR. JABER: Right, right, right.

CHAIRPERSON SIAVELIS: Okay, go ahead, Robbie.

MR. JABER: So, just a short story first. Joe called me which he's the homeowner, hey, buddy, just the gazebo is falling down, it was a Sunday morning. Well, I, you know, drove over there, it's almost fallen down because of all the water we had, some water and snow, whatever. So, we just drove to CostCo and bought the gazebo they got there and came home and put it in.

We were doing well for, I don't know, maybe a week or two or three weeks. Even the neighbors came and helped, put the ceiling up and all kinds of stuff. I have pictures here of the existing and the new gazebo, just in case some of you wants to see it. The reason why it's in the side yard is because it won't fit in the backyard. You know, there's a flood zone to the west of us, and just the property line on both sides would be way too tight because it's only 13 feet wide.

So, there's actually, the backyard for this house is actually the side

yard. So, it's the yard between the house going west towards the garage. So, you see where the gazebo is, kind of east of right there. So, that's the new one, and the old one was exactly in the same spot. The only difference is the old one was a 12 by 12, this is a 14 by 12.

COMMISSIONER JAFFE: So, the new one is already up?

MR. JABER: Oh, yes, yes. When we went, it was a Sunday, you know, we went to CostCo, we picked it up and came back.

COMMISSIONER JAFFE: Did you get a permit?

MR. JABER: No, we didn't. I didn't know we needed a permit. Like I said, it was a Sunday, it was falling down. We took it down, went to CostCo and got the other one. Once we found out, you know, there was a permit needed, we obviously went, you know, came in and tried to do what we had to do.

COMMISSIONER DRAKE: Was the gazebo that was up before that the one that collapsed in the water or snow, whatever?

MR. JABER: Yes.

COMMISSIONER DRAKE: Was there a permit when that gazebo was put up?

MR. JABER: We bought the house with it existing. Joe bought the house with it existing there.

COMMISSIONER DRAKE: And how old is that other gazebo, do you know?

MR. JABER: I have no clue. I can't, I wouldn't be able to tell you that.

CHAIRPERSON SIAVELIS: So, what's your relationship to Joe? Are you like the handyman, the carpenter, a buddy, what are you?

MR. JABER: I'm a contractor and we're really close friends, that's why.

COMMISSIONER DRAKE: So, as a contractor, it didn't occur to you to at least look into whether --

MR. JABER: Well, I'm actually a mechanical contractor. I'm a union sheet metal worker. I'm not like a gazebo builder. I figured if there was one there already and I'm just replacing it from CostCo, I'm not building a new one from Home Depot, you know, I'm not really erecting any poles or doing anything, just getting the one from CostCo, I didn't think we needed them. So, that was my mistake and that's why I'm here speaking instead of Joe.

COMMISSIONER JAFFE: Is the one that you put up, is it the same footprint as the existing one?

MR. JABER: It's exactly in the same footprint. The only problem is the old one was a 12 by 14, the new one is 14 by 14.

COMMISSIONER JAFFE: So, it's slightly larger.

MR. JABER: Yes, about two feet larger.

COMMISSIONER O'CONNOR: Does that encroach further to the, I guess it's to the south which is the side yard there?

MR. JABER: About a foot-and-a-half, yes.

COMMISSIONER O'CONNOR: Foot-and-a-half. Is it on the existing pylons?

MR. JABER: Yes, yes. So, that's exactly where, I had pictures of it, of the, I don't know if I can give them to you guys.

CHAIRPERSON SIAVELIS: If you give them to us and we take them, then

they're ours and part of --

MR. JABER: Yes, that's fine.

CHAIRPERSON SIAVELIS: Hold on. We have a number of pictures in our file, the electronic file that was --

MR. JABER: Oh, okay. Well, these are today. I took this one today. I don't know if you have one of those, I don't know if Joe sent them.

COMMISSIONER DRAKE: Derek, could you clarify? The issue is not size of the gazebo, right? It's the location?

MR. MACH: It's the location, correct.

COMMISSIONER DRAKE: There was a neighbor that we got an e-mail from named Dan.

MR. JABER: Yes.

COMMISSIONER DRAKE: Where does Dan reside from where the home is?

MR. JABER: So, he would be just south of that gazebo across the street. So, Dan is the guy right in front of us there.

COMMISSIONER DRAKE: So, are those, when he would look out his window, would those bushes that are in front of the gazebo, would those bushes be blocking his view?

MR. JABER: No.

COMMISSIONER DRAKE: And what about other neighbor feedback?

MR. JABER: I think, did we get another e-mail from the one that's --

MR. AKELIAN: We didn't get it.

MR. JABER: We didn't get the e-mail?

MR. AKELIAN: Right.

MR. JABER: I mean, all the neighbors came over and, when I was there, and said how happy they were because the old one was really an ugly-looking thing and this one looks so much better. We were shocked when they said somebody might have called. So, for the first week or so that we were putting it together, they were coming over to help. I mean, somebody even brought us candy for a kid, you know, from the neighbors around. So, that's the feedback that I have.

CHAIRPERSON SIAVELIS: You have rather large bushes there between the gazebo and the street there, is that correct? As I'm seeing these pictures as well.

MR. JABER: They're about six feet tall I would say, six to seven feet. Those are also existing.

COMMISSIONER DRAKE: Are those bushes going to stay there?

MR. JABER: Yes.

COMMISSIONER DRAKE: Derek, what's the process if the Board would approve this, then he gets the permit and the gazebo is already up? The inspector would go out and sign off on it?

MR. MACH: He would have to satisfy the requirements of the permit.

COMMISSIONER DRAKE: Okay.

COMMISSIONER O'CONNOR: The gazebo is not done yet, is it? When I drove by --

MR. JABER: I mean, it's up and it's done, but I mean --

COMMISSIONER O'CONNOR: Certain finishes aren't done?

MR. JABER: Yes. I mean, Joe was thinking about just to make it more private, to put like a U-shaped, make a U-shaped like wall here, wall here, some windows, you know, but nothing structural, just a couple of, just to block kind of the noise or the wind or whatever, you know, just keep it kind of private.

COMMISSIONER JAFFE: Derek, I didn't see anything in the paperwork, but there is no issue with impervious surface area coverage?

MR. MACH: There are not. They do meet the overall impervious surface coverage requirement which is 50 percent.

COMMISSIONER O'CONNOR: This house was for sale about a year ago, right? The owner just bought it a year, a year-and-a-half ago?

MR. AKELIAN: Late last May, yes.

MR. JABER: Sorry, I don't know when exactly. I'm his friend, but I don't know --

COMMISSIONER O'CONNOR: So, he wasn't aware, like he said, he wasn't aware of the previous gazebo and just, he bought it and had this problem and he fixed it?

MR. JABER: Oh, yes, yes. I mean, we weren't even thinking about changing it, but he called me, I showed up, it was a hassle to try to put, you know, whatever was left of it back up.

COMMISSIONER O'CONNOR: Yes.

MR. JABER: We even tried that morning. I'm like, Joe, you know what, let's just go to CostCo, let's go buy this thing. I mean, because it's from CostCo, I never thought in my life that, you know, a permit never even came into mind.

COMMISSIONER DRAKE: When you take the gazebo out of the box from CostCo, there must be directions or instructions. Did it say anything in your box --

MR. JABER: How many contractors do you know read directions?

COMMISSIONER DRAKE: I know --

MR. JABER: Come on. I looked at the picture at CostCo and I measured it there and said okay, it will work, let's go, you know.

MR. AKELIAN: Can I say something? Or I've got to get sworn in?

CHAIRPERSON SIAVELIS: You'll have to be sworn in. Identify yourself for the record.

MR. AKELIAN: Joseph Akelian.

CHAIRPERSON SIAVELIS: Right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Go ahead.

MR. AKELIAN: Just a question. What's my backyard? So, my address is in the front, the gazebo is in the back, it just sticks out two feet, you know what I'm saying?

CHAIRPERSON SIAVELIS: Derek, do you want to elaborate on that?

MR. MACH: Sure.

MR. JABER: So, what Joe is saying is, see that sidewalk up front there? If you can go there, Derek, up front right where the sidewalk is over the street? That's where the address is, that's the front door to the house, okay. The backdoor to the house, did you see where that, the other sidewalk coming to the south? Yes, go this way, Derek, sorry. Yes, that's the backdoor. There is no other backdoor.

So, technically, that's the backyard, but back there, there's a tree right in the middle of the yard which splits it in two. The tree is actually right in the middle.

From the back of the garage to that fence is only 13.5 feet. If you go west of that garage, that whole area about eight feet wide that goes from the actual driveway all the way to the back, it floods. Once it rains for six, seven hours, it's full of water.

MR. AKELIAN: I've got a big front yard. Can I put it there?

CHAIRPERSON SIAVELIS: Are you asking for permission this time?

MR. AKELIAN: No.

CHAIRPERSON SIAVELIS: Yes, all right.

MR. MACH: Chairman, in response to your question, the rear yard per the Zoning Code is, it's basically anything west of this portion of the home. It's the area between the rear property line and the closest point of the residence which is this area. The detached garage is located in the rear yard, but the gazebo is partially in the side yard.

MR. JABER: And then if I may add something just not to confuse everybody, so that little part that goes west where Derek says, that's the part that goes west and that's where the backyard should be, that's actually an addition that was done way back. If you're in the house, you would see it. That's where the kitchen ends kind of. So, that house was never, you know, I think that's where the confusion comes where you've got to go way west in the house now to be in the backyard, but if you actually take this part out, you know, where it says 18.79 there, that wasn't, that's an addition there where you have the, I don't know how far back you can go.

COMMISSIONER JAFFE: So, you're trying to say if that addition wasn't there --

MR. JABER: That would be the backyard.

COMMISSIONER JAFFE: -- the gazebo would be pushed back further off the street?

MR. JABER: Right, right.

COMMISSIONER JAFFE: Do you know approximately the age of the home?

MR. JABER: Joe?

MR. AKELIAN: No. I have no idea, but I can look it up.

COMMISSIONER JAFFE: It's okay.

COMMISSIONER DRAKE: When you bought the home, did you think that the existing gazebo was on its last legs?

MR. AKELIAN: No, I was using it.

COMMISSIONER DRAKE: Were you planning to keep using it?

MR. AKELIAN: I got furniture in there. That rainy/snowy day we had, everything froze and the roof caved, it collapsed.

CHAIRPERSON SIAVELIS: Your dog wasn't in there at that time, was he?

MR. JABER: She's always in there. That dog is always in there. She helped build the new one so she would be out there today.

CHAIRPERSON SIAVELIS: So, neighbor feedback, we have one comment?

COMMISSIONER DRAKE: One that I saw, yes.

CHAIRPERSON SIAVELIS: Did you get any feedback whatsoever that was a negative from any of your neighbors?

MR. AKELIAN: No, no. They would have called me, right, from my letters I

sent.

CHAIRPERSON SIAVELIS: Theoretically.

Derek?

MR. MACH: We only received the one e-mail which was included in the packet.

CHAIRPERSON SIAVELIS: Any other questions?

COMMISSIONER DRAKE: No other questions from me.

CHAIRPERSON SIAVELIS: Board members, any other questions?

(No response.)

CHAIRPERSON SIAVELIS: Okay, gentlemen, take a seat.

All right, any comments from the public who is here? Come on up.

MR. BARUCH: I've signed in. I'm John Baruch and I live at 705.

So, I go by this area periodically and rode my bike by maybe a month ago, I don't know. I saw the signs about the meeting and I saw the gazebo. I was trying to remember what was there, and you've probably seen what was there, right? The typical CostCo.

Like this is off of Zillow when the house was for sale, beautiful black kind of thing, very open air, et cetera. I was curious because I look at what's already been built and there are two sides that are enclosed, fully studded, one with windows to the west, and now I just heard they're talking about windows maybe on the east. I wondered how that fits the definition of a gazebo. I mean, I don't know.

Again, I'm only, you can see the studs in that picture and the OSB behind it, and I think I heard the gentleman mention he's a sheet metal person, so there's like tin hanging on the outside covering the whole wall, is that correct?

MR. JABER: No, actually we just painted it gray to match the rest of the house.

MR. BARUCH: Oh, it's not metal?

MR. JABER: No. No.

MR. BARUCH: Okay, so it's OSB painted.

MR. JABER: Yes.

MR. BARUCH: Okay, and weatherized?

MR. JABER: Not yet. We stopped once we got the --

MR. BARUCH: Are you going to have side, or --

MR. JABER: Pardon me?

MR. BARUCH: Are you going to put siding on it?

MR. JABER: Well, we're going to match the siding on the house and the garage; that's the plan.

MR. BARUCH: So, you're siding that.

MR. JABER: Yes, siding.

MR. BARUCH: So, I guess I envision a gazebo is looking something like you get at CostCo and you put it up in your yard and you sit under it. It's not something that looks like it's a three-walled room. I don't know what the code is regarding the gazebo and how it's defined, et cetera, but it just seems to be way more than what CostCo would sell. Replacing the CostCo one that was there looks pretty different from my perspective.

MR. AKELIAN: That is a CostCo one.

MR. BARUCH: I'm not disputing it.

CHAIRPERSON SIAVELIS: Hold on just a moment, hold on.

MR. BARUCH: I'm just saying that the walls that have been filled in, they didn't come from CostCo. They don't sell it with door studs or whatever --

MR. JABER: No, but they do --

CHAIRPERSON SIAVELIS: Okay, hold up, hold up, hold up. I'm going to reiterate the ground rules here a little bit. Your comments are directed to us.

MR. BARUCH: Yes, okay.

CHAIRPERSON SIAVELIS: Okay, when you are concluded, they will have a chance to rebut.

MR. BARUCH: That's fine.

CHAIRPERSON SIAVELIS: We're not going back and forth. Let me finish. I know Wimbledon is on right now, but we're not conducting ourselves like that.

MR. JABER: I just thought that question was --

CHAIRPERSON SIAVELIS: No, we're going to hold on that, we're not going to do that --

MR. JABER: Okay.

CHAIRPERSON SIAVELIS: -- plus it makes it difficult --

MR. BARUCH: So, yes, so that's my only concern is, you know, does it meet whatever the definition of a gazebo is in the building codes when it's walled in three sides with permanent construction, not curtains that fall, has windows. I don't know what the power and utility structure is going to look like when they're done in there, but again, it's just different than my understanding of what a gazebo is, particularly when one of the things that was commented on multiple times. We just went to CostCo and got a new one.

CHAIRPERSON SIAVELIS: Yes, I got it, we can --

MR. BARUCH: It's a lot more than a new one.

CHAIRPERSON SIAVELIS: Okay, so how far do you live from this house?

MR. BARUCH: This is 1000. I'm on 700, and I'm on Highland, just one block over from there.

COMMISSIONER DRAKE: So, you would see a lot of it, in the process of being around your neighborhood, you would go by there and see it?

MR. BARUCH: You know, if I go that way, I mean, if I'm going to watch a grandkid play soccer up at St. Peters, I might see it. I was, like I said, I was riding my bike, I came home, you know, on a bike ride I'm like, oh, what happened? I didn't know that it was so, you know, but it was way different from what I remembered and I had to kind of look at the, like I said, the real estate sites to see what the pictures were, whether or not it was worth commenting.

This is a big deal different from what was there. That's my only comment. If the impervious surface is no different because, you know, again, looking at the pictures in the package, there's a lot more framing it appears, you know, on what's just sitting on the ground. This is raised up. I can see two by eights or two by 10s, you know, again different pictures from this one, but it is visible in what was submitted. It just makes me wonder, you know, what's the frame, what's the requirements for all of that.

If they're going to go through the building permit process and, you know, a building goes out there, you're way more knowledgeable than anything I could offer.

CHAIRPERSON SIAVELIS: So, as you stand there, let's just cut to the

chase now.

MR. BARUCH: Yes.

CHAIRPERSON SIAVELIS: As you stand there at the podium, are you in favor or opposed to this variance?

MR. BARUCH: I would say I would be opposed because I don't see that it demonstrates, you know, the characteristics of replacing what was there. This is an enlargement and it's way different than what I think of a gazebo that you get in CostCo.

CHAIRPERSON SIAVELIS: Okay, sounds good. Thank you very much for your time.

Derek, as to the building inspection and those aspects that Mr. John, I'm sorry I missed your last name, that John was just talking about, the building inspectors will be coming out there, do you know offhand what the gazebo type requirements are or aspects are?

MR. MACH: I don't know the specifics of what the building inspector would be reviewing, but it would be inspected and they, if the Zoning Board is supportive of the variance request, the homeowner would have to satisfy the requirements per the inspection and any other requirements per the permit.

COMMISSIONER DRAKE: So, it's possible they could have to re-jig the whole thing depending on what the inspectors find, regardless of the location if we were to approve the variance?

MR. MACH: Yes, and I can't speak to that, but yes.

COMMISSIONER DRAKE: Whatever they find.

MR. MACH: They would have to meet the requirements.

COMMISSIONER JAFFE: So, to clarify, we are only approving or denying the location of the structure.

MR. MACH: Correct. Correct.

COMMISSIONER JAFFE: Everything or anything else is outside of this Board's jurisdiction and purview.

MR. MACH: That's correct.

CHAIRPERSON SIAVELIS: Because it's beyond the scope of the petition.

MR. MACH: Correct.

CHAIRPERSON SIAVELIS: Okay, you guys have a chance to comment now.

MR. JABER: Yes, I'd like to speak. So, I thank John for his opinion, but this is the old one, so that was a CostCo one.

CHAIRPERSON SIAVELIS: All right, so it was open on all four sides?

MR. JABER: Right, and this is open on all four sides, but when we were sitting there, after we built it we were actually sitting inside of it, me and Joe were looking and we saw that they sell the CostCo one, and we should have pulled this up. They sell the CostCo one with enclosures on it for privacy. So, again, my fault again being a little aggressive, went to Home Depot, got a couple of two by fours and threw a couple of pieces of plywood on it to see what it looks like. Those walls can come down in 10 minutes if it's bothering anybody. So, they're not structural walls.

CHAIRPERSON SIAVELIS: The building inspector will tell you that.

MR. JABER: I understand, but those walls are not structural at all. They were not used to build the gazebo. It's the gazebo we got from CostCo, but those walls

are not structural at all. They're two screws, they come out and it's over.

Then the other thing I would like to add, there's no electric, there's no water. There's no nothing to the thing. All we did was we put some of that fake wood down so we don't have to redo it every year. That's all.

So, I wish the other one didn't have snow in the picture; it's the only one we have. It looked horrible, you know. We're just trying to make it more presentable, that's all.

CHAIRPERSON SIAVELIS: And you guys have the general understanding that, as Ben clarified, that we're only addressing the issue of the location of the gazebo. If we grant your variance, the building inspector could still come out and impose conditions or take an opinion that may necessitate further action by you folks, right?

MR. JABER: We respect their opinion.

CHAIRPERSON SIAVELIS: The building inspector is not, in other words, the building inspector is not bound by our particular finding as to location in regards to the construction of your gazebo and the features on it.

MR. JABER: Understood, and that's why we're here to get a permit so we could do whatever the inspector wants.

CHAIRPERSON SIAVELIS: Derek, you were looking at me, let me make sure. Do you agree with what I said?

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: Okay, is there anything else that you'd like to advise the Board on that particular issue I've just raised, that you would like just to comment on the record and make clear on the record?

MR. MACH: No. No, additional comments.

CHAIRPERSON SIAVELIS: Okay, you may take a seat.

COMMISSIONER DRAKE: Yes, I'll start. I never like when, after the fact, a petitioner comes in asking for a petition when they don't have a permit and says I didn't know, but it does happen and we want to be, you know, reasonable people here.

So, from where I sit, I didn't see any objections from any of the three departments that advise us. There were no comments. So, you have one supportive neighbor who sounds like he's right across the street and would have to look directly at the gazebo in your home. The gentleman that spoke earlier is not, he's around the corner I guess but he's not directly affected.

So, from where I sit, I would be willing to support that. You're going to have to deal with the inspectors when they come out and tell you if there's any other issue or it's fine. We're just dealing with the location, so I would be in favor of it.

CHAIRPERSON SIAVELIS: Nice comprehensive comments on that. I generally agree with you. The neighbor support is I think important. We would be looking at a different set of calculus if there was neighbor opposition.

Any other comments, gentlemen?

COMMISSIONER PORTERA: No, I agree as to the location of the gazebo. If that's the only thing we're ruling on, then I'm in favor.

CHAIRPERSON SIAVELIS: Ben?

COMMISSIONER JAFFE: Back to what Frank said, as far as the location and the four factors, I would be in agreement with approving the variance for the location.

CHAIRPERSON SIAVELIS: Right, plus the explicit acknowledgment from

the Petitioner and his contractor buddy and long-time friend that they fully recognize that the building inspector is still coming out and they're going to have to heed whatever findings and recommendations and rulings he provides. Derek?

MR. MACH: Chairman, if the Zoning Board could just clarify, too, if they're going to take action on this petition, if it's as presented with the walls or if there's any conditions regarding the structure.

COMMISSIONER DRAKE: We're dealing with location, correct? We're not dealing with anything other than where that thing is positioned on the gentleman's property.

MR. MACH: Okay.

COMMISSIONER DRAKE: That's my understanding of it.

CHAIRPERSON SIAVELIS: Yes, isn't that why Ben asked the question about location, not a wall here or there or whether there's a window on a wall? I think that falls within the purview of the building inspector, right?

I think what we're comfortable, Derek, in evaluating and potentially ruling and voting on is the location and location only.

MR. MACH: Okay, it is an accessory structure, you know, there's nothing that would prohibit the Petitioner from, you know, the walls or adding an additional wall unless the Zoning Board conditioned that. You know, therefore, I just wanted to seek clarification on it.

COMMISSIONER DRAKE: I think for us to become designers sitting here would make no sense. I think we should stick with what I thought we were charged with which is the location.

MR. MACH: Sure, thank you.

CHAIRPERSON SIAVELIS: Okay, with all that said, do we have a motion?

COMMISSIONER DRAKE: I would move that we approve this petition as presented.

CHAIRPERSON SIAVELIS: As pertaining to the location?

COMMISSIONER DRAKE: As pertaining to the location.

CHAIRPERSON SIAVELIS: Thank you.

Do we have a second?

COMMISSIONER PORTERA: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, variance granted.

MR. JABER: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:37 p.m.)

Zoning Board of Appeals
8/12/2024

Item: 29 S Yale Ave - 7/8/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
29 S Yale Ave - 7/8/24 Findings	Minutes
29 S Yale Ave - 7/8/24 Minutes	Minutes

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

JULY 8, 2024

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 29 S. Yale Ave. Residence

Applicant: Jennifer Ford

Zoning Relief Requested:

- A fence variation from Chapter 28, Section 6.13-3(a) (Location of Fences, Front Yard) to allow a 5-foot tall privacy fence to be constructed in the front yard, where fencing in the front yard shall not exceed a height of 36-inches and must be an open fence.

Date of Publication: 6/22/24

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Drake, Jaffe, O'Connor, Portera, Siavelis

Having heard and considered the testimony and evidence at the public hearing of July 8, 2024, the ZBA makes the following findings of fact:

The petitioner is requesting to replace their existing 5-foot-tall privacy fence, located in their front yard. For this property, the front yard is the portion to the south of the home, facing Sigwalt Street. The proposed fence replacement requires a zoning variation to allow a 5-foot-tall fence in the front yard, where fencing in the front yard shall not exceed a height of 3 feet and must be an open fence.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

X The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and

X The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and

X The proposed variation is in harmony with the spirit and intent of this Chapter; and

X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

A fence variation from Chapter 28, Section 6.13-3(a) (Location of Fences, Front Yard) to allow a 5-foot tall privacy fence to be constructed in the front yard, where fencing in the front yard shall not exceed a height of 36-inches and must be an open fence.

Reason for Determination:

The Zoning Board commented that the property owner is replacing an existing fence that is in the same location.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

5 ayes 0 nays 2 absent 0 abstain

Date: July 8, 2024

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD
_____
_____
_____
OF APPEALS

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

RE: 29 SOUTH YALE AVENUE - ZBA #24-019

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 2nd Floor, Commissions Room, Arlington Heights, Illinois on the 8th day of July, 2024 at the hour of 7:37 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
BENJAMIN JAFFE
MICHAEL O'CONNOR
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner
HAILEY NICHOLAS, Assistant Planner

CHAIRPERSON SIAVELIS: Up next, ZBA Petition #24-019, 29 South Yale Avenue.

Derek? Oh, I'm sorry.

MR. MACH: Chairman, Hailey Nicholas is going to be presenting this petition.

CHAIRPERSON SIAVELIS: Great, thank you, Derek.

Sorry, Hailey, for stepping on your toes there. Go ahead.

MS. NICHOLAS: No worries; thank you.

So, the Petitioner is requesting to replace their existing five-foot tall privacy fence located in their front yard. Per Chapter 28 of the Municipal Code, the front yard is defined as the portion of the lot lying between the street and the nearest line of the principal building, extending the entire width of the lot. For a corner lot, the smaller of the two dimensions adjacent to a street shall be considered the front yard. So, for this property, the front yard is the portion to the south of the home facing Sigwalt Street. The proposed fence replacement requires a zoning variation to allow a five-foot tall fence in the front yard, where fencing in the front yard shall not exceed a height of three feet and must be an open fence.

Therefore, the Petitioner requests the following variation: a fence variation from Chapter 28, Section 6.13-3(a) to allow a five-foot tall privacy fence to be constructed in the front yard, where fencing in the front yard shall not exceed a height of 36 inches and must be an open fence.

CHAIRPERSON SIAVELIS: Great, thank you very much.

All right, who's speaking on behalf of this petition?

MRS. FORD: I guess both of us, but we didn't sign in.

CHAIRPERSON SIAVELIS: Okay, please do so.

(Podium discussion was heard.)

CHAIRPERSON SIAVELIS: Okay, we digress.

All right, so identify yourselves for the record.

MRS. FORD: Sure. Jennifer Ford.

MR. FORD: Steven Ford.

CHAIRPERSON SIAVELIS: Right hands.

(Witnesses sworn.)

CHAIRPERSON SIAVELIS: Okay, please proceed.

MRS. FORD: So, we're petitioning for, our fence fell down in April. It was an existing fence that was permitted. It was put up by the previous owner. I believe it was permitted by the Village in 2001, if I remember correctly. So, we got our quotes. Our contractor put in and we were denied because it's a five-foot like they explained.

As you can see from the pictures of our landscaping, so in terms of like, let's see, we're replacing the existing fence on the property line, with the same dimensions, same design. The only thing that's changing is it's vinyl instead of wood, and it's still, it's the same, just a lighter color to match the trim of the house. It's positioned in the same place along the same line that it was on when it was permitted.

There's landscaping already integrated into where that existing fence was. So, for us to change the fence line, we'd have to change all the landscaping as well. That's a bit of a hardship to us from a financial standpoint.

I have some pictures, I'm sorry if you can't see, but you can see like

there's a bunch of like bushes and hostas and like long-existing --

MR. FORD: There's two burning bushes and --

MRS. FORD: Tree.

MR. FORD: -- hostas. A tree.

MRS. FORD: Yes, and the reason we want to stick with the five is we are on the corner so we spend a lot of time in our backyard. So, there's a sport court back there, too, so the lower fence would not allow, like the ball, I'm concerned it would be going out a lot, too. So, we wanted to keep the five-foot fence.

Our neighbors are all supportive. Our neighbor on the Sigwalt side, they're all brand new neighbors, all four houses around us. All of our previous neighbors either passed away or moved. They've already given us permission to access the fence to put it in, so we don't have to mess up our bushes on our side, from their side of the property as well. So, they're very supportive of us doing it.

CHAIRPERSON SIAVELIS: And that fence is, the proposed fence in your, I guess your existing fence is right along the garage?

MRS. FORD: It's right on the property line, and I guess because that's considered a front yard, not side yard, it comes out further than the ordinance allows. But if you look in our neighborhood, there was one house down the street from us that went through the same process a couple of years ago when they had their fence replaced. There's multiple five or six-foot privacy fences all up and down Yale and Campbell and Sigwalt. So, it's within the aesthetics of the neighborhood.

MR. FORD: You can't really see but it does not fall to the sidewalk.

MRS. FORD: No, it doesn't go that far.

MR. FORD: There is a good side yard there with a tree and actually where that, right there, you've got the trees in the parkway. You have the evergreen and right in the middle there's another tree.

COMMISSIONER O'CONNOR: What's the distance from the sidewalk to the fence? Do you know?

MR. FORD: I would say --

MRS. FORD: What, at least 10 feet?

MR. FORD: I'm counting.

MRS. FORD: More.

MR. FORD: More. I would say it's about 20 feet, 15-20 feet.

COMMISSIONER O'CONNOR: From the sidewalk to the fence?

MRS. FORD: Yes.

MR. FORD: Yes.

MRS. FORD: Yes, it's definitely --

COMMISSIONER O'CONNOR: And it's currently five-foot right now?

MRS. FORD: That's the exact same size. We're replacing our gates, everything, they're all the same, the only thing is the material is changing. The only reason we're doing this is the stupid thing fell down, but we have an orange construction fence for our dog right now.

COMMISSIONER O'CONNOR: I saw that, yes.

MRS. FORD: And if we can't get the fence approved, that's what's going to end up having to stay for a little while.

MR. FORD: The dog loves the construction fence.

COMMISSIONER O'CONNOR: Does he get over it?
MR. FORD: That's a good dog spring from that fence all the way out there. So, it's done wonders for his health, but before, with the fence, it encloses everything in. You should also see that there is a back garage that --
MRS. FORD: Yes, that opens up. It's a full, because it's too deep a garage, too wide or too deep.
MR. FORD: So, you have the garage door facing actually Sigwalt, and the fence is gated for privacy and then garage.
MRS. FORD: The previous owner was a firefighter for Arlington Heights.
MR. FORD: No, Mount Prospect.
MRS. FORD: Oh, yes, it was for Mount Prospect. So, that back garage was his workshop and he put that fence in.
MR. FORD: The posts around that.
MRS. FORD: Yes.
MR. FORD: So, 20 years, it makes sense.
COMMISSIONER O'CONNOR: How many people live in the house?
MRS. FORD: Well, we have four, but we have college kids.
MR. FORD: In flux right now.
COMMISSIONER O'CONNOR: I know the feeling, okay.
CHAIRPERSON SIAVELIS: Any other questions from the Board members?
(No response.)
CHAIRPERSON SIAVELIS: So, take a seat, folks.
If there's any comments from the public which I don't anticipate there being any, but we'll see if there is.
Anybody?
(No response.)
CHAIRPERSON SIAVELIS: Okay, hearing none, we'll move to deliberations.
COMMISSIONER O'CONNOR: Yes, I'll start. This is pretty straight-forward to me, just replacing the existing fence because it's been damaged, previously permitted. It's going to look better than it does now, so I don't have any issues with it. I would be in favor of it.
COMMISSIONER JAFFE: Agreed.
COMMISSIONER PORTERA: Yes.
CHAIRPERSON SIAVELIS: I agree, pretty straight-forward, very reasonable. It seems necessary. That orange construction fence is --
MRS. FORD: It's awful.
CHAIRPERSON SIAVELIS: All right, do we have a motion?
COMMISSIONER O'CONNOR: Yes, motion to approve as stated.
CHAIRPERSON SIAVELIS: Second?
COMMISSIONER DRAKE: Second.
CHAIRPERSON SIAVELIS: Thank you very much, Tom.
Derek?
MS. NICHOLAS: Mr. Drake.
CHAIRPERSON SIAVELIS: Sorry, Hailey.
COMMISSIONER DRAKE: Yes.

MS. NICHOLAS: Mr. Jaffe.
COMMISSIONER JAFFE: Yes.
MS. NICHOLAS: Mr. O'Connor.
COMMISSIONER O'CONNOR: Yes.
MS. NICHOLAS: Mr. Portera.
COMMISSIONER PORTERA: Yes.
MS. NICHOLAS: And Chairman Siavelis.
CHAIRPERSON SIAVELIS: Yes.
Thank you very much. Congratulations, your petition is granted.
MRS. FORD: What's the next step then? Do we have to go and get the permits now that we're approved? Can we have our contractor do that now that we're done?
MS. NICHOLAS: Yes, they do have -- and it's like a two-day --
MRS. FORD: Okay. All right, great. Thank you.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:46 p.m.)

DRAFT

Zoning Board of Appeals
8/12/2024

Item: 405 S Princeton Ave - 7/8/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
405 S Princeton Ave - 7/8/24 Findings	Minutes
405 S Princeton Ave - 7/8/24 Minutes	Minutes

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

JULY 8, 2024

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 405 S. Princeton Ave. Residence

Applicant: Michael Wurster

Zoning Relief Requested:

- A variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 4-foot open fence to be constructed along the property line (S. Princeton Ave.) with no streetside landscaping where a 5-foot setback is required.

Date of Publication: 6/22/24

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Drake, Jaffe, O'Connor, Portera, Siavelis

Having heard and considered the testimony and evidence at the public hearing of July 8, 2024, the ZBA makes the following findings of fact:

The petitioner is requesting to construct a 4-foot-tall open fence, located along the property line in the exterior side yard. The proposed fence requires a zoning variation to allow a 4-foot-tall fence on the property line in the exterior side yard, with no streetside landscaping, where a 5-foot setback is required.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

X The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and

X The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and

X The proposed variation is in harmony with the spirit and intent of this Chapter; and

X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

A variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 4-foot open fence to be constructed along the property line (S. Princeton Ave.) with no streetside landscaping where a 5-foot setback is required.

Reason for Determination:

The Zoning Board commented that the request is reasonable and that there is a hardship. The Zoning Board further commented that the proposed fence is for a four-foot open fence.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

5 ayes 0 nays 2 absent 0 abstain

Date: July 8, 2024

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD
_____
_____
_____
OF APPEALS

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

RE: 405 SOUTH PRINCETON AVENUE - ZBA #24-020

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 2nd Floor, Commissions Room, Arlington Heights, Illinois on the 8th day of July, 2024 at the hour of 7:46 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
BENJAMIN JAFFE
MICHAEL O'CONNOR
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner
HAILEY NICHOLAS, Assistant Planner

CHAIRPERSON SIAVELIS: All right, last but not least is ZBA Petition #24-020, 405 South Princeton Avenue. Hailey?

MS. NICHOLAS: Thank you.

The Petitioner is requesting to construct a four-foot tall open fence, located along the property line in their exterior side yard. The proposed fence requires a zoning variation to allow a four-foot tall fence on the property line in the exterior side yard with no streetside landscaping, where a five-foot setback is required.

Therefore, the Petitioner requests the following variation: a variation from Chapter 28, Section 6.13-3(b)(2) and 6.13-3(c)(1), to allow a four-foot open fence to be constructed along the property line at South Princeton Avenue with no streetside landscaping, where a five-foot setback is required.

CHAIRPERSON SIAVELIS: Thank you very much, Hailey.

Sir, identify yourself for the record.

MR. WURSTER: I'm Michael Wurster.

CHAIRPERSON SIAVELIS: Right hand, please, and you've signed in already?

MR. WURSTER: Yes.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, please proceed.

MR. WURSTER: Thank you. Similar to the couple that was just here before me, I'm on a corner lot. I live not too far from Westgate, actually Yale, obviously Grove, that whole area.

Me and my wife moved in three years ago and we have a sister-in-law who lives four blocks from us. We love Arlington Heights. We moved from the city. We found this house; we love the area, but I have a two-and-a-half-year-old who is 38.5 inches high. We just took him to Frontier Days; he's big as a beagle. We want him to be able to play in our side yard and not be able to get into the street. We don't want people to be able to get into our yard, dogs to get into our yard. Also, with the race track going down, there's more coyotes at night. In fact, we had one that ran into our yard four or five months ago. We like to spend a lot of time outside as much as we can, especially with a young child.

So, we would like to get a fence since we moved in, but obviously, it's quite expensive. We've put the money into the home and repairing the place and also on the inside. So, this year we felt we had the funds to actually move forward with a fence. We want to again keep it as residential as possible, that is the zoning use. I think a white picket fence is the American dream.

We went with an open fence, and while obviously five feet as the couple before me would provide the most privacy and protection, we want, we still want to feel welcoming and open. We want to be a part of the neighborhood. We want our neighbors to feel like they're not being cut off from us and we're not being cut off from them, while still providing the maximum amount of protection for our children.

So, we are --

CHAIRPERSON SIAVELIS: We're all pretty familiar with it.

MR. WURSTER: Yes, okay. So, it's open. You're going to be able to see through it. In fact, when we purchased the home, we had bushes on the front of our property from the prior existing neighbor about five-and-a-half feet high. You couldn't see

over it, it's two-and-a-half feet thick. In fact, Chris Esposito, she is the real estate agent that approached Art Hathaway who is about four or five houses down from me, pretty much came over and said thanks for removing the fence and helping just pull your bushes, we couldn't see whenever we were coming down or driving around, we couldn't see past them. He in fact offered to come tonight and speak on my behalf as well as Donnie and Jerry who live next door to me on the Grove side, east of Westgate. They offered to come down and speak on my behalf. They're in the middle of selling their house. They're elderly persons; I didn't want them taking time out during the night if they don't have to. I spoke to Rob and Kelly, they're to the south of us. They have absolutely no issue with the fence either. In fact, their son cuts our lawn for us. So, I'm making sure we have a gate that's big enough for his riding lawnmower to get through.

I don't think that the fence will in any way impede the style or the community in the sense of, the last couple said there's fences way larger and way taller than ours. It is the style in our area. Plenty of fences are taller than four feet on our lots, or like my neighbor across the street from me, it looks like the fence is three-foot, but he has about seven-foot bushes that surround the entire fence that goes up to the corner of his property so you can't see past it. So, in order to get a three-foot fence that would go up to our property line which would allow us the greatest and best use and enjoyment of our yard, not cutting it too far, and I think we're providing proper distance.

We're asking for a variance so we can go have four feet up to the property line, about 15 inches back. We do, in our proposal, have that 12-foot triangle built in so that if you get close to our driveway, you still can see, there's no issue with children. That was a big concern with our bushes previously, you back in and out, you couldn't see the kids. So, that will in fact meet the requirements.

We're also coming two feet off of our building, so we have about four feet from the driveway before the triangle, the visibility will start. It would go south towards our neighbors up to the property line back towards the side area, and we have a fence on that side facing Grove to connect to our property from that line. That's where our kids would probably need to go to school each day.

So, I don't know if there's any other questions or concerns, but I have not received any negative feedback. The only feedback I have is do we need to show up, do you want us to show up tonight to speak on your behalf. I think it's the minimum variance I can request while still keeping my kids in the yard and people out while still not cutting people off. I don't think it poses any more of a visibility risk than all the bushes there before and I'll conclude with that.

CHAIRPERSON SIAVELIS: Very comprehensive presentation. Good work.

COMMISSIONER PORTERA: Yes, I don't have many questions to ask. Thank you for the presentation. Good neighbor feedback. I understand the reasonableness of your ask. I'm very familiar with the area, and it's a neighborhood school so a lot of kids are coming and going, a lot of traffic that way during the day. So, I don't really have any questions to ask.

CHAIRPERSON SIAVELIS: Any other questions?

(No response.)

CHAIRPERSON SIAVELIS: All right, take a step back just so we can make sure there's nobody there, if anybody in the public is out there. If they are, they're doing a great job as being transparent.

(No response.)

CHAIRPERSON SIAVELIS: So, hearing and seeing no public commentary or anybody indicating they want to make public commentary, we can close this portion and go to deliberations.

All right, Frank, do you want to lead?

COMMISSIONER PORTERA: Yes, like I said, a very well put presentation, very reasonable. Making concessions where need be and in the interest of the neighborhood as a whole. So, I would be in favor of this petition.

CHAIRPERSON SIAVELIS: Do we have a motion?

COMMISSIONER PORTERA: I move to approve this petition as presented.

COMMISSIONER JAFFE: Seconded.

CHAIRPERSON SIAVELIS: Hailey?

MS. NICHOLAS: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MS. NICHOLAS: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MS. NICHOLAS: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MS. NICHOLAS: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MS. NICHOLAS: And Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, petition granted.

MR. WURSTER: Thank you.

CHAIRPERSON SIAVELIS: All right, so Derek, we're still doing the public comment, right, comment section, right? But there's nobody here, well, I guess I can make the announcement and ask is there any public comments for items not listed on the agenda?

(No response.)

CHAIRPERSON SIAVELIS: Okay, since there's nobody here, I see nobody raising it, we can move to adjourn.

Do we have a motion to adjourn?

COMMISSIONER DRAKE: So moved.

COMMISSIONER JAFFE: Seconded.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, we are adjourned.

(Gavel pounded.)

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:55 p.m.)

Zoning Board of Appeals
8/12/2024

Item: 202 S Highland Ave - ZBA24-021

Department: Planning & Community Development Department

REQUEST

A 2-foot variance from Chapter 28, Section 6.5-2 for a new detached garage with a rear yard setback of 3 feet instead of the minimum required 5 feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#24-021
PIN: 03-31-213-016

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 12, 2024
Date Prepared: August 7, 2024
Project Title: Terwilliger Residence
Address: 202 S. Highland Ave.

Background Information

Petition Number: ZBA #24-021
Petitioner: Robert Flubacker / Robert Flubacker Architects
Address: 1895 Rohlwing Rd, Suite B
Rolling Meadows, IL 60008

Existing Zoning: R-4 – Residential Single-Family District

Requested Action/Background Information

The petitioner is proposing to demolish the existing two car detached garage and construct a new three car detached garage. The subject site is zoned R-4, One Family Dwelling District. The lot has a total land area of 7,787 square feet. The proposed garage is located three feet from the rear property line where five feet is required. Therefore, the petitioner seeks the following variation:

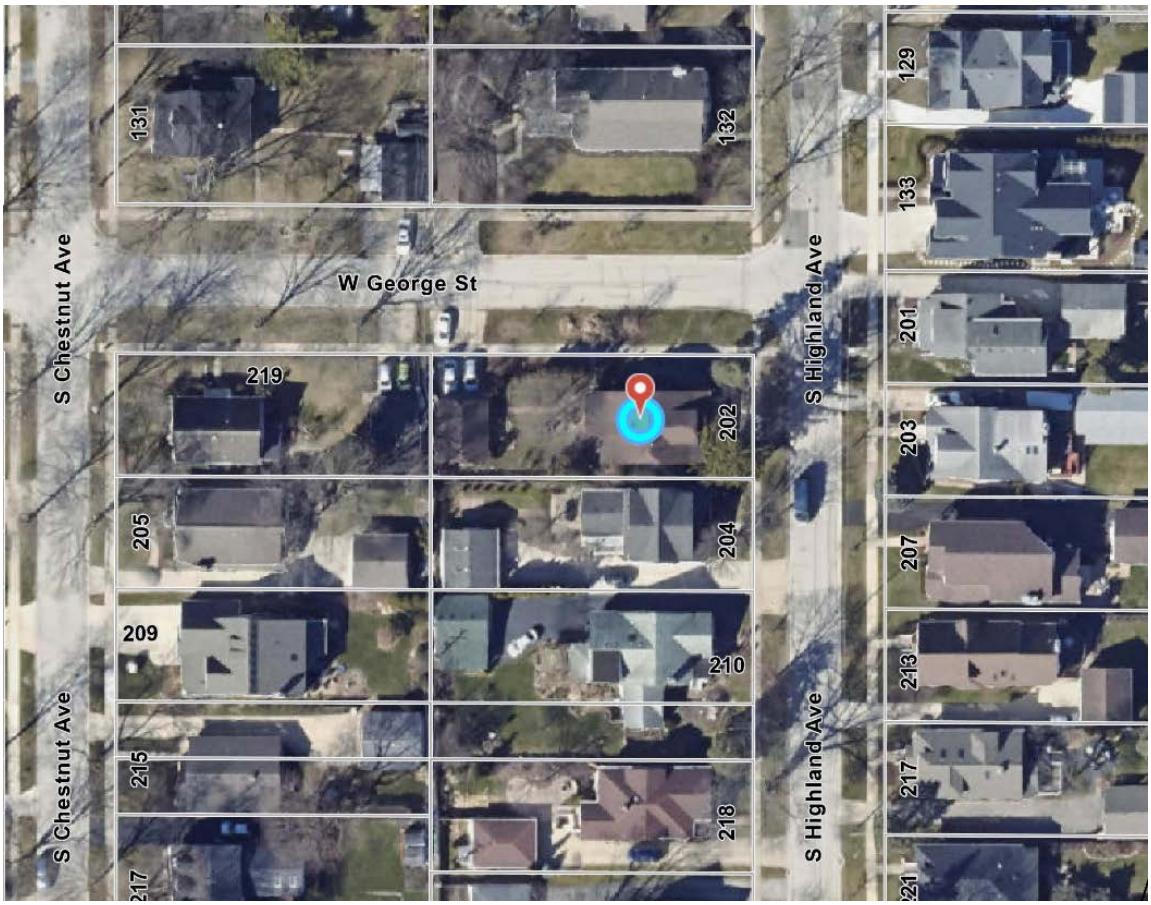
- A 2-foot variance from Chapter 28, Section 6.5-2 for a new detached garage with a rear yard setback of 3 feet instead of the minimum required 5 feet.

Variation Review Standards

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

Petition – ZBA#24-021
PIN: 03-31-213-016

Map of General Vicinity





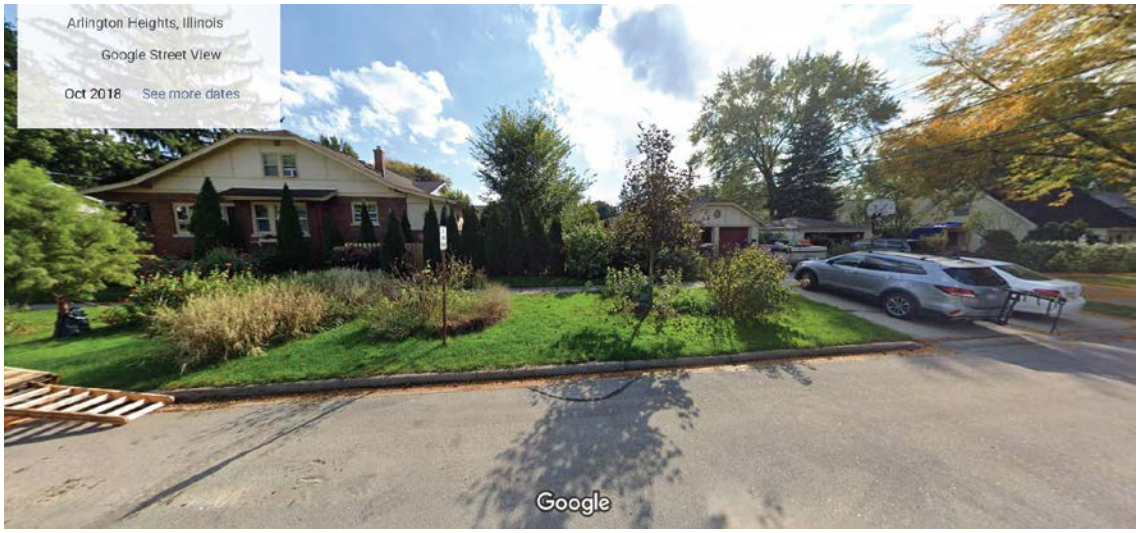
Petition – ZBA#24-021
PIN: 03-31-213-016

Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	7/22/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/22/24	
3. Letter that was Mailed	✓	7/22/24	
4. Photographs of Sign on Property	✓	7/22/24	

Photographs of Existing Structure





Village of Arlington Heights

To:	**Robert Flubacker, Petitioner**
From:	**Derek Mach, Zoning Board Liaison**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-021**
Project:	**202 S Highland Avenue**
Date:	**August 6, 2024**

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. No Comments

Building and Life Safety

1. 1. The west wall of the garage, located 3 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. 2. The soffit or any projection are required to have minimum 2 feet from the property line. Proposed petition indicates the eave projection is within 2 feet from the west property line. 3. The soffit of the wall of the garage located within 5 feet from the lot line shall have a minimum of 1-hour fire-resistance rated construction on the underside based on the distance to the lot line of between 2 feet to 5 feet. 4. The maximum permitted windows opening on wall of 3 feet from the property line is 25% of the wall area

Engineering

1. Engineering has NO OBJECTION to a 2 foot variance from Chapter 28, Section 6.5-2 for a new detached garage with a rear yard setback of 3 feet instead of the minimum required 5 feet. NOTE: Similar to existing condition and no drainage complaints on file

PETITION

NOW COMES the Petitioner, **Robert Flubacker**, being the petitioner of the property commonly known as: **202 S. Highland Ave.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for variations from, **Section 6.5-2 Accessory Structures**, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a detached garage encroaching 2.0 feet into the required 5.0 foot rear yard (west) setback with the eave, overhang and gutter projecting 16 inches beyond the face if the foundation.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variations were granted:

The use of the existing house is not changing and the surrounding neighborhood has single-family homes with detached garages. There is an existing detached garage currently setback 2'-3" from the rear (west) lot line. We are increasing that west wall setback to 3 feet from the rear lot line and locating the north wall on the required 20 foot street side setback.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned:

The existing garage is in disrepair and in need of replacement. The proposed three-car garage gives the owner new construction while providing the needed parking and storage spaces now common with modern home standards.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter:

With the exception of the variation requested, the project falls below the other zoning requirements. The project maintains the character of the neighborhood, while providing the desired updates of the garage the homeowner needs.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property:

The proposed detached garage is the minimum depth for a garage at the one-care bay and 1 foot wider than the minimum width for a three-car garage while being under the maximum 720 s.f. area allowed for a detached garage and is designed to maintain the minimum 3 feet clear to the lot line.

Signed: _____ Date: 6/12/2024

Robert Flubacker, Petitioner

PLAT OF SURVEY

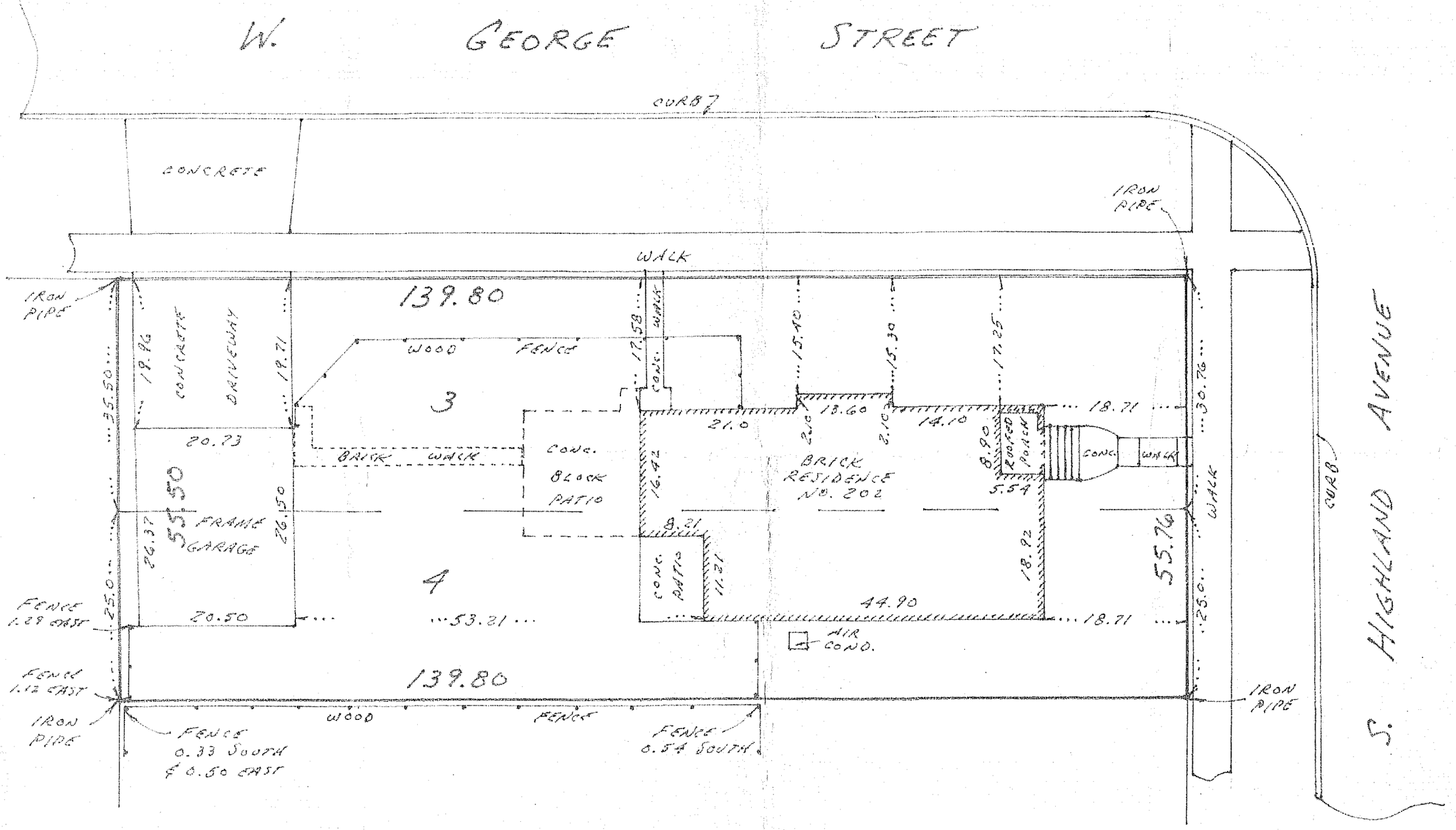
of

ANTON ADAMS
Illinois Professional Land Surveyor

301 N. Wille Street
Mt. Prospect, IL. 60056 (847) 255-3512

SCALE: 1 inch 15 feet

Lots 3 and 4 in Caroline Fiene's Subdivision, being a Subdivision of the East 18.4 acres of the North 30.1 acres of the East ½ of the Northeast ¼ of Section 31, Township 42 North, Range 11, East of the Third Principal Meridian, (except the East 805.9 feet of the North 405 feet of said Northeast ¼ of said Section 31) in Cook County, Illinois.



ORDER NUMBER: 50205

FIELD BOOK: 42-11-35 PAGE: 25

ORDERED BY: Kathleen Meersman Murphy LLC

Compare legal description on this plat with deed or title policy. Compare all points before building by same and report any differences at once. Building lines and easements, if any, are shown as they appear on the recorded plat of subdivision, otherwise refer to deed, title policy or Zoning ordinances. Distances or angles shown may not be assumed by scaling.

PROFESSIONAL LAND SURVEYOR
ANTON ADAMS
35-2810
MT. PROSPECT
ILLINOIS
STATE OF ILLINOIS

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

I, ANTON ADAMS, Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and that the plat hereon drawn is a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

MOUNT PROSPECT, ILLINOIS. September 25 A.D. 2023

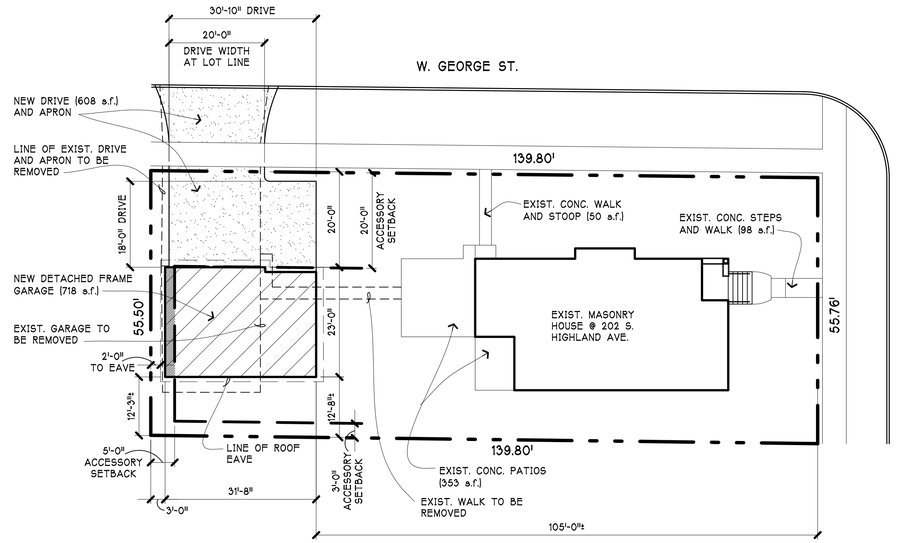
Illinois Professional Land Surveyor
License #35-2810 expires 11/24

NEW DETACHED GARAGE FOR

THE TERWILLIGER RESIDENCE

202 S. HIGHLAND AVE.
ARLINGTON HEIGHTS, ILLINOIS

SITE PLAN



NORTH

1 / A-0 SITE PLAN
1" = 15'-0"

SITE PLAN LEGEND:

- EXIST. CONSTRUCTION TO REMAIN
- NEW DETACHED FRAME GARAGE CONSTRUCTION
- PROPERTY LINE
- SETBACK LINE

SYMBOLS

1 / A-1 DETAIL NUMBER (TYP.) / SHEET NUMBER (TYP.)
ELEVATION KEY

EXISTING PARTITION TO REMAIN

EXISTING DOOR TO REMAIN

LIST OF DRAWINGS

A-0 TITLE SHEET / SITE PLAN
A-1 GARAGE FLOOR PLAN
A-2 GARAGE EXTERIOR ELEVATIONS

CODE REVIEW

ZONING R-4

LOT AREA 7,777 SQ.FT.

	EXISTING	ALLOWED	PROPOSED
BUILDING AREAS			
FIRST FLOOR	1,398 SQ.FT.		1,398 SQ.FT.
SECOND FLOOR	707 SQ.FT.		707 SQ.FT.
DETACHED GARAGE	546 SQ.FT.		718 SQ.FT.
FLOOR AREA RATIO (FAR)	2,105 SQ.FT.	3,500 SQ.FT.	2,105 SQ.FT.
BUILDING LOT COVERAGE	1,944 SQ.FT.	2,722 SQ.FT.	2,116 SQ.FT.
IMPERVIOUS SURFACE COVER.	3,118 SQ.FT.	3,889 SQ.FT.	3,225 SQ.FT.
ACCESSORY BUILDING HEIGHT		15 FT.	15 FT.

ROBERT FLUBACKER ARCHITECTS LIMITED

1895-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

IL Design Firm
#184.001489
Expire: 4/30/2025

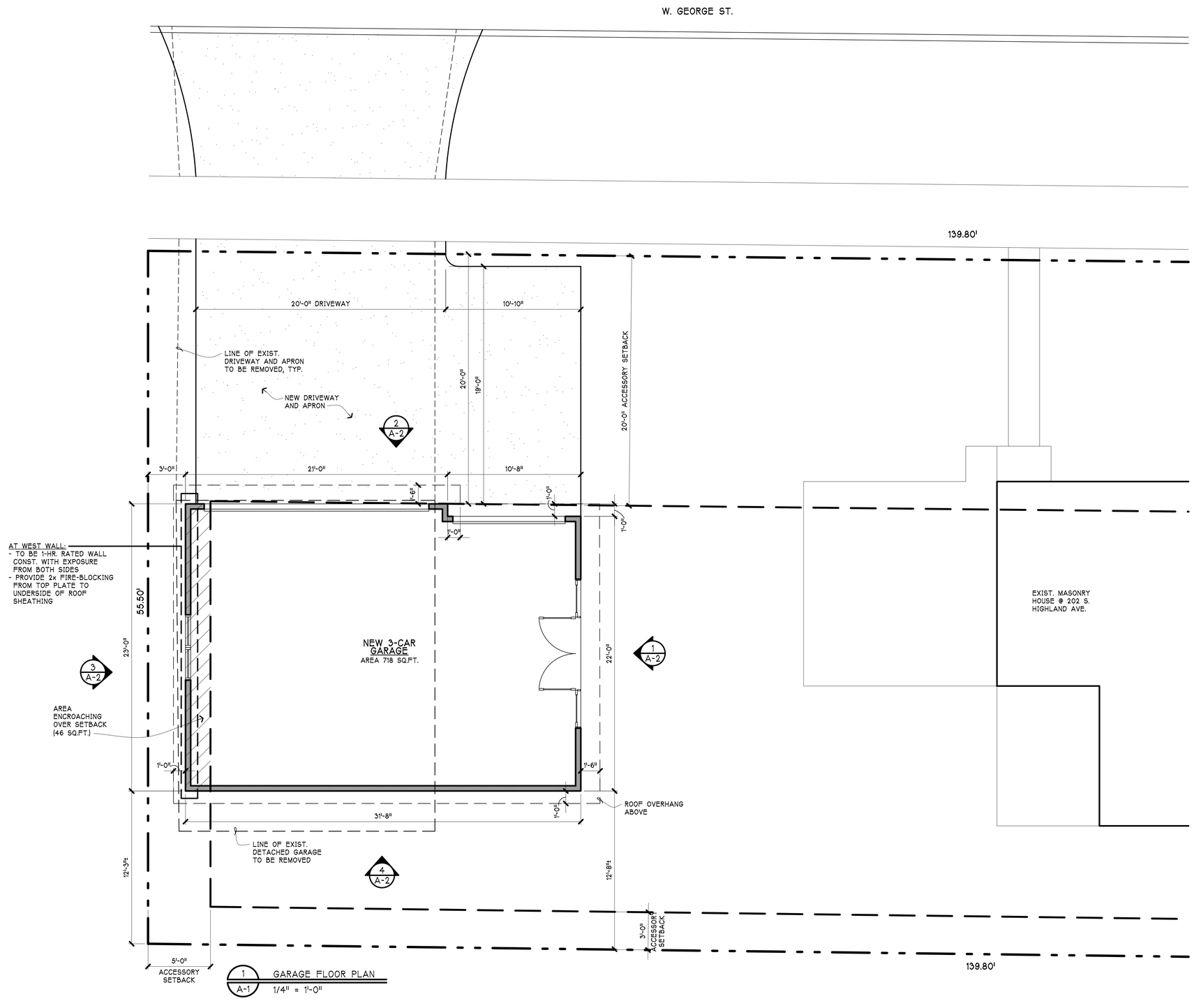
NEW DETACHED GARAGE FOR
THE TERWILLIGER RESIDENCE
202 S. HIGHLAND AVE.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
6/12/24	ZBA

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Project Number
-

A-0



1 A-1 GARAGE FLOOR PLAN
1/4" = 1'-0"

RFA
ROBERT FLUBACKER ARCHITECTS LIMITED
1895-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200
IL Design Firm
#184.001489
Expire: 4/30/2025

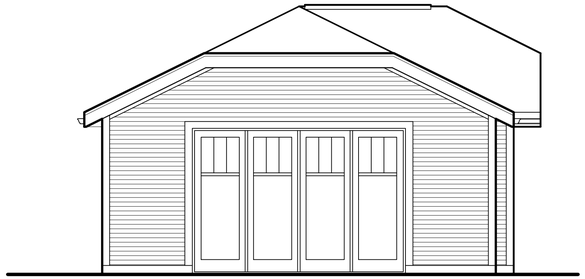
NEW DETACHED GARAGE FOR
THE TERWILLIGER RESIDENCE
202 S. HIGHLAND AVE.
ARLINGTON HEIGHTS, ILLINOIS 2015

Date	Description
6/12/24	ZBA

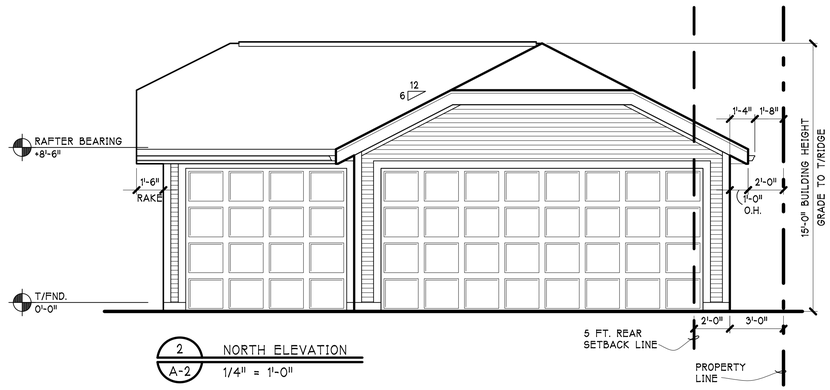
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Project Number
-

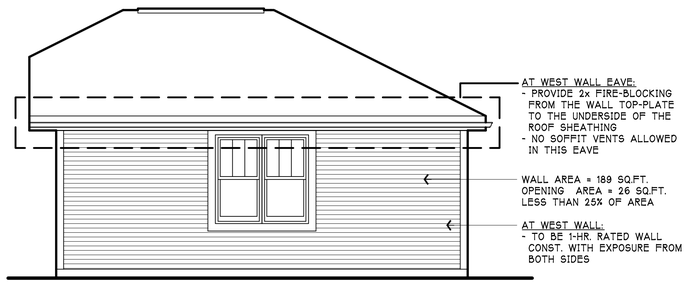
A-1



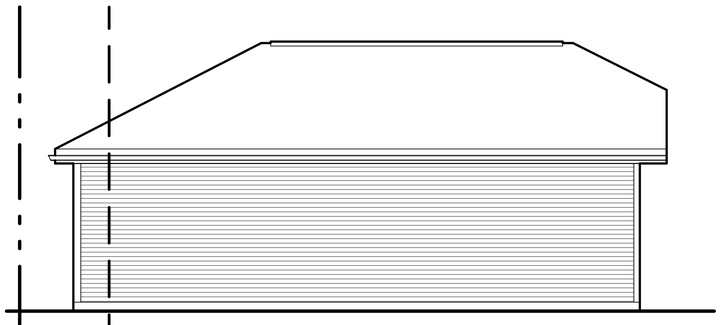
1 A-2 EAST ELEVATION
1/4" = 1'-0"



2 A-2 NORTH ELEVATION
1/4" = 1'-0"



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



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

ROBERT FLUBACKER ARCHITECTS LIMITED

1895-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

IL Design Firm
#184.001489
Expire: 4/30/2025

NEW DETACHED GARAGE FOR

THE TERWILLIGER RESIDENCE

202 S. HIGHLAND AVE.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
6/12/24	ZBA

© 2024 R.F.A. LTD.

Project Number
-

A-2

Zoning Board of Appeals
8/12/2024

Item: 810 N Kennicott Ave - ZBA24-022

Department: Planning & Community Development Department

REQUEST

A 3-foot variation from Chapter 28, Section 10.2-11.1(b) to allow a driveway that is 25 feet wide where the maximum width allowed is 22 feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#24-022
PIN: 03-30-115-016

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 12, 2024
Date Prepared: August 7, 2024
Project Title: Patrick Residence
Address: 810 N. Kennicott Ave.

Background Information
Petition Number: ZBA #24-022
Petitioner: Josie & Esten Patrick
Address: 810 N. Kennicott Ave.
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject property is zoned R-3, One Family District. The petitioner is proposing to increase the width of the driveway near the detached garage in the rear yard. The proposed expansion results in a driveway with a width of 25 feet where a maximum width of 22 feet is permitted. Therefore, the petitioner requests the following variation:

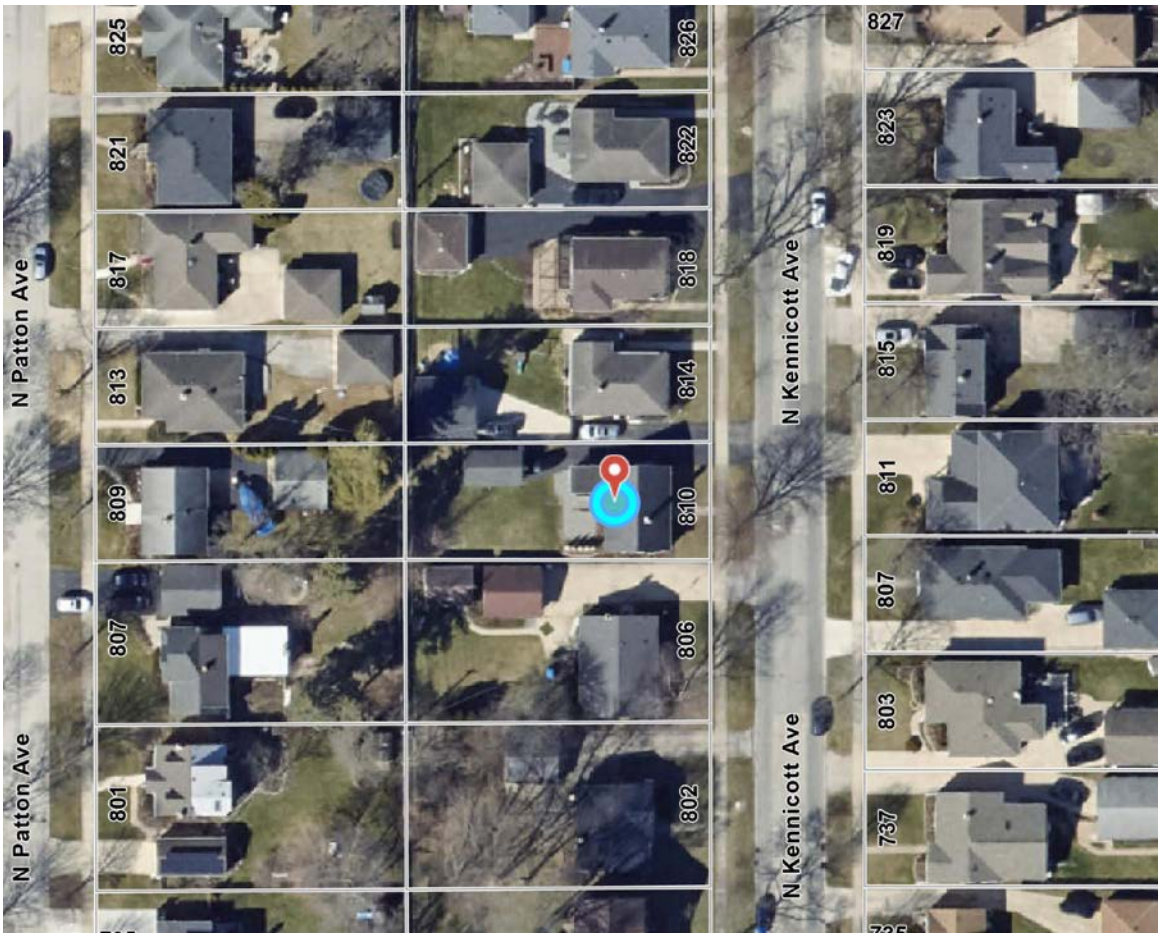
- A 3-foot variation from Chapter 28, Section 10.2-11.1(b) to allow a driveway that is 25 feet wide where the maximum width allowed is 22 feet.

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

Petition – ZBA#24-022
PIN: 03-30-115-016

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	7/18/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/18/24	
3. Letter that was Mailed	✓	7/18/24	
4. Photographs of Sign on Property	✓	7/18/24	

Photographs of Existing Structure



Village of Arlington Heights

To:	**Josie Patrick, Petitioner**
From:	**Derek Mach, Zoning Board Liaison**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-022**
Project:	**810 N Kennicott Avenue**
Date:	**August 6, 2024**

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. No Comments

Building and Life Safety

1. We do not have any comments or objections

Engineering

1. Engineering has NO OBJECTION to a 3 foot variation from Chapter 28, Section 10.2-11.1(b) to allow a driveway that is 25 feet wide where the maximum width allowed is 22 feet

PETITION

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

PETITION

NOW COMES the Petitioner Josie Patrick

being the owner of the property commonly know as: 810 North Kennicott Avenue, Arlington Heights, IL 60004

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 10.2-11.1.b

Chapter 28, of the Arlington Heights Municipal Code, in order to: expand the driveway to a width of 25 feet.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain):

The section of driveway with a width greater than 22 feet will be located in backyard, with very little being visible from the street. Additionally, the impervious coverage of the lot with the proposed driveway is less than the allowed 55%.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain):

The entrance to the backyard via the driveway is constricted by the owners home, to the south, and the neighbors' fence, to the north. The proposed driveway will allow vehicles to more easily enter and exit through this narrow passageway by giving additional room to make the necessary turn. The proposed driveway will also allow vehicles, either parked in the garage or on the rear driveway, to remain parked as other vehicles come and go. Currently, depending on who is coming or going, owners are forced to move vehicles to the street. This is made even more problematic because the home is located on a busy through street.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain):

The placement of the principal structure on the lot constricts the driveway in such a way that minor variations from code should be expected. The intention of building this new garage and paving this new driveway is to improve the property so that it meets the needs of families today.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain):

We are not asking that the driveway in its entirety exceed 22 feet in width. We are only asking that a small section, less than 8 feet in length, exceed 22 feet in width. The proposed driveway will have a maximum width of 25 feet, just enough to meet the width of the garage (22 feet) and adjacent sidewalk (3 feet). Additionally, the impervious coverage of the lot with the proposed driveway is less than the allowed 55%.

Signed: Josie Patrick Date: 07-10-2024

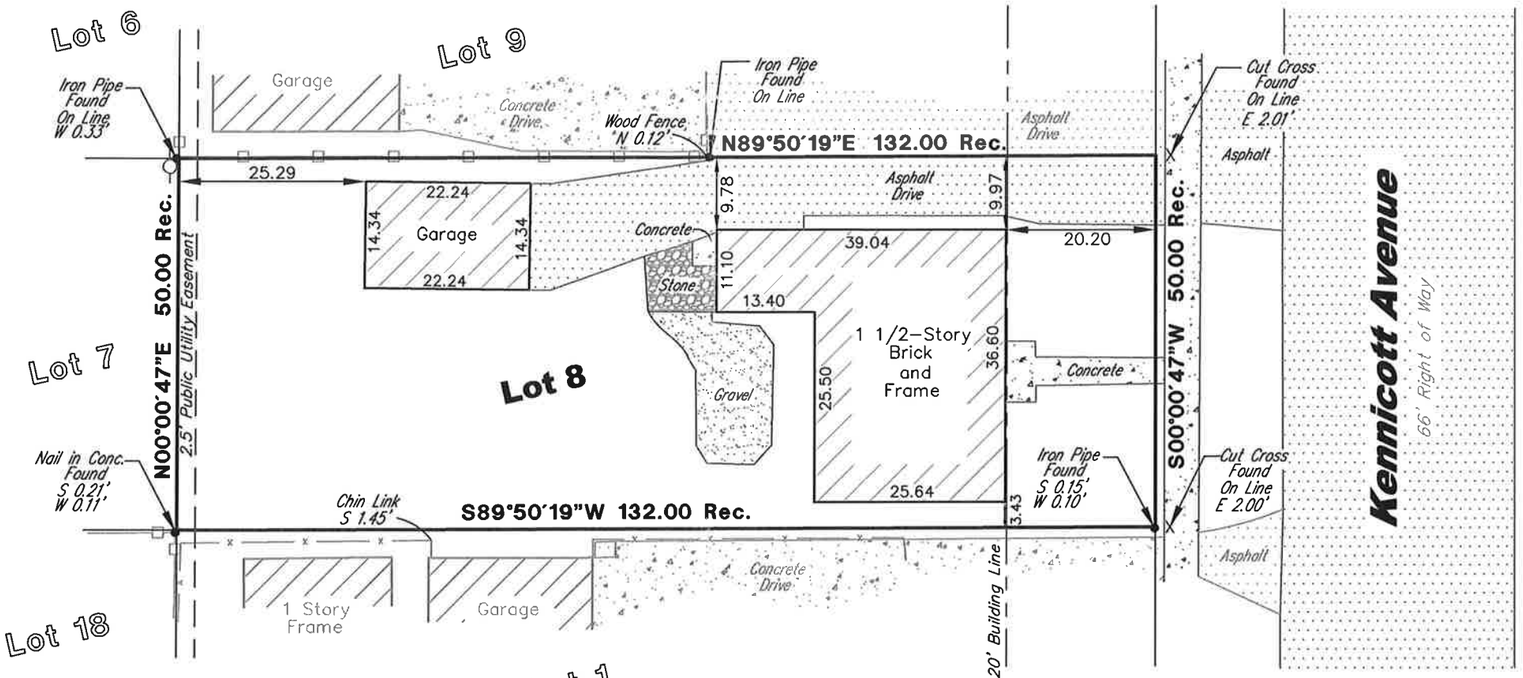
Petitioner

PLAT OF SURVEY

LOT 8 IN BLOCK 9 IN ARLINGTON PARK, A SUBDIVISION OF THE NORTH HALF OF THE NORTHWEST QUARTER (EXCEPT THE NORTH 25 FEET THEREOF) OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTHEASTERLY OF THE NORTHERLY LINE OF THE RIGHT OF WAY OF THE CHICAGO AND NORTHWESTERN RAILWAY, IN COOK COUNTY, ILLINOIS.

N

Scale: 1" = 20'



Legend:

- ○-Set 1/2" Iron Pipe
- ●-Found Iron Pipe
- X-Found Cross
- —○— UTILITY POLE

Surveyor Notes:

1. Field Work Completed on 02-22-18
2. Prepared for Wifler Law Group, for real estate transaction.
3. Site Address: 810 N. Kennicott Avenue, Arlington Heights IL 60004
4. Pin No.: 03-30-115-016
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
9. Due to snow and unplowed areas, some information is approximated and may not have been located and should be verified.
10. All building dimensions and ties are to the current siding material and not to the foundation.

State of Illinois)
SS)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 22nd day of February, A.D. 2018 at Lake Zurich, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-18

STATE OF ILLINOIS
GLORIA JEAN KOTER
035-003323
REGISTERED LAND SURVEYOR

This professional service conforms to the current Illinois minimum standards for a boundary survey.

Drawn By:	KD	Checked By:	GJK

Drawing Revisions

REVISION	Date	Drawn	Checked

Field Work Completed: 02-22-18
Scale: 1" = 20' | Date: 02-22-18

Site Address:
810 N. Kennicott Avenue
Arlington Heights, Illinois

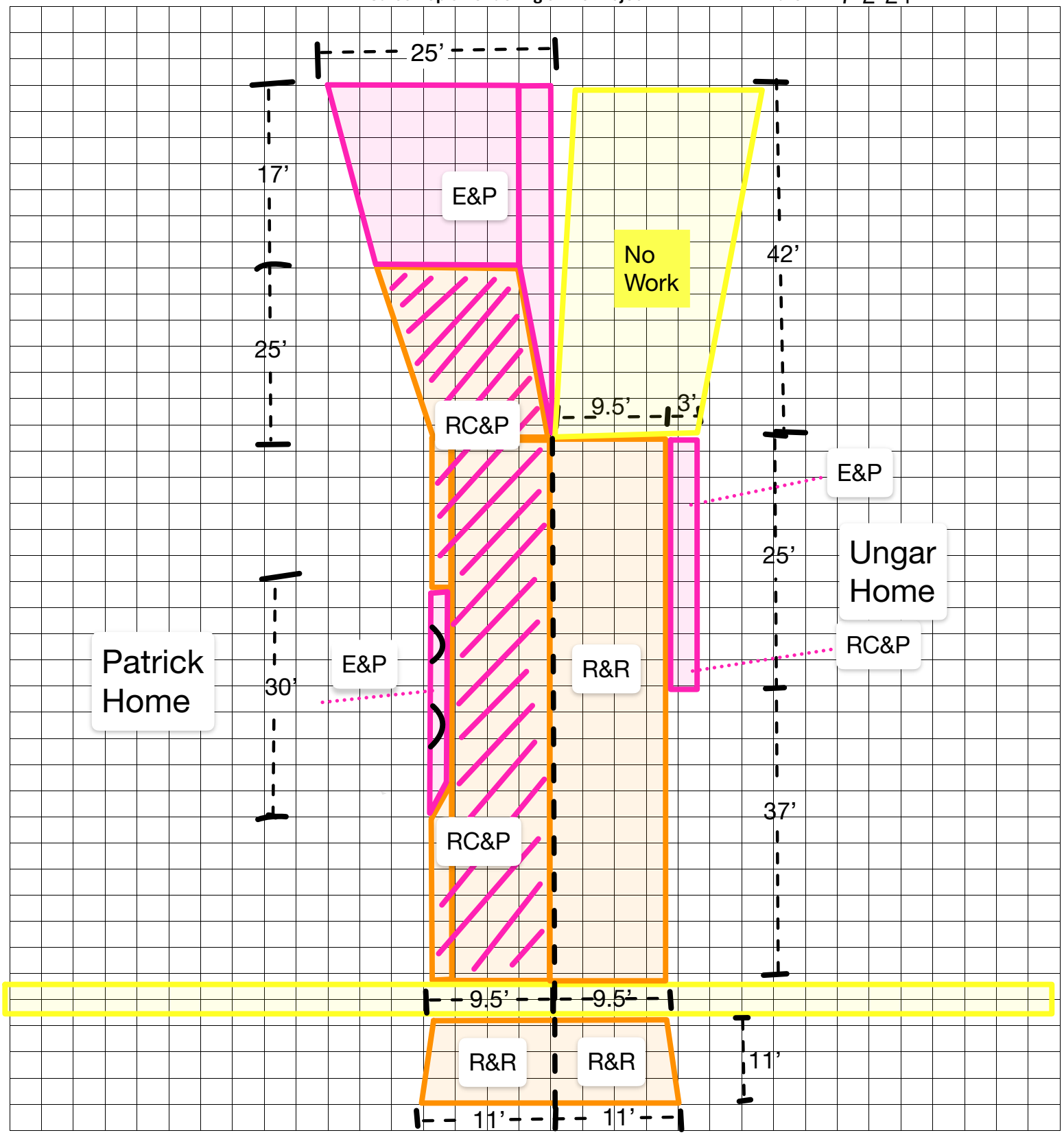
Land Surveying Services, Inc.
1182 Heather Drive Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003632

Job Number
LS180044

Sheet Name
PLAT OF SURVEY

Sheet Number
SURVEY

Sales Rep's Rendering of the Project **Date:** 7-2-24



Project Sketch ***Include all dimensions*** ***Aprons must be separate*** ***Include all items sold***

Orange - R&R
Pink - Excavate & Pave
Red - PVC, Trench Drain, Downspout
Green - Misc. Items
Yellow - No Work
Blue - Culvert
Purple - Steel Edge

- If multiple versions exist, date last revised must be put on top right corner EACH TIME !
- Driveway R&R - Measure from R.O.W. to street and Garage to R.O.W
- Include any special notes: Level of Gates, pipe for gatepin, leave 1/2 low @ garage, taper over low concrete walkway
- Skid-Handwork required for all jobs that less than 9' wide
- Wheel Barrel required for all jobs less than 7' wide

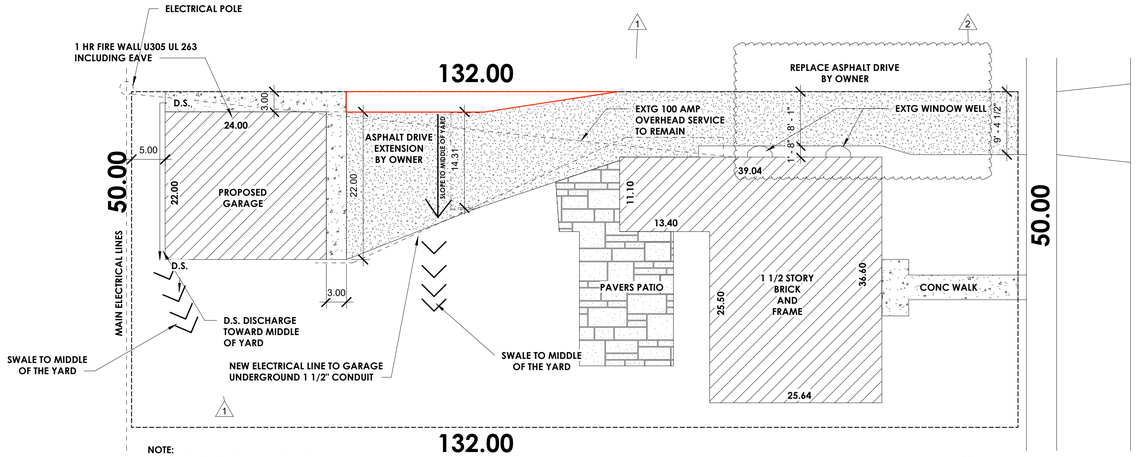
Reviewed For Code Compliance
Village of Arlington Heights
Digital Stamp

NOTE:
THE GARAGE EAVE PROJECTION SHALL NOT BE WITHIN THE TWO FEET OF THE PROPERTY LINE.
EAVE IS 8" THEREFORE EAVE IS 2'4" AWAY FROM PROPERTY LINE

NOTE:
THE MINIMUM CLEABANCE BETWEEN EXISTING OVERHEAD ELECTRICAL POWER LINE AND THE TOP OF THE PROPOSED GARAGE ROOF SHALL BE 3' MIN

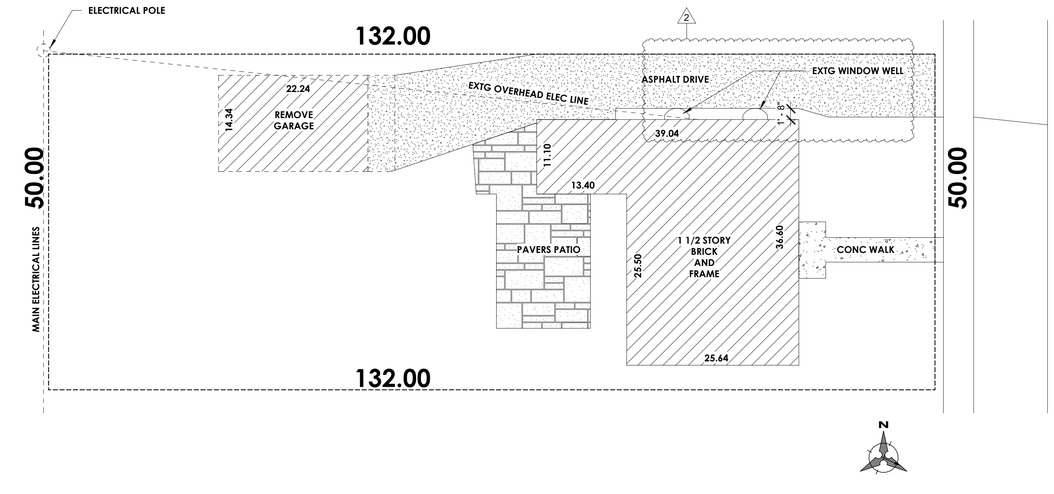
Impervious Coverage

Principal Structure: 1088 square feet
Detached Garage: 528 square feet
Concrete Sidewalk - Garage: 147 square feet
Concrete Sidewalk - Front Yard: 94 square feet
Paver Patio: 365 square feet
Existing Driveway: 1137 square feet
Proposed Driveway - To Window Wells: 39 square feet
Proposed Driveway - To Fence: 92 square feet



NOTE:
THE SOFFIT ON NORTH AND WEST SIDE WITHIN 5 FEET FROM THE PROPERTY LINE SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1
-HOUR OR PROVIDE FIREBLOCKING FROM THE TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING.

3 PROPOSED - SITE PLAN
3/32" = 1'-0"



2 EXISTING - SITE PLAN
3/32" = 1'-0"

ENERGY CONSERVATION STATEMENT

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS

(x) FULLY COMPLY ( ) NEED NOT COMPLY

SIGNED: .....

(Arch. S.E. or P.E.) Illinois License Number: 001-023574

LICENSED ARCHITECT
DAMIAN A. BABICZ
001-023574
STATE OF ILLINOIS

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE BUILDING AND ZONING CODE.

SIGNED: .....

Illinois License Number: 001-023574 Exp: 11/2024
FIRM LICENSE NUMBER: 184-007502

LICENSED ARCHITECT
DAMIAN A. BABICZ
001-023574
STATE OF ILLINOIS

GENERAL NOTES

NOTICE TO CONTRACTOR:

1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
2. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
3. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
4. CONTRACTOR TO SITE VERIFY THE CONDITIONS OF EXISTING FOUNDATIONS UPON EXCAVATION AND DETERMINE STRUCTURAL STABILITY OF ASSUMED CONDITIONS. IF ISSUES ARISE, CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY.
5. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
6. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
7. 6THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
8. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
9. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.
11. ALL EQUIPMENT AND APPLIANCES, INCLUDING SMOKE & CO DETECTORS, AIR CONDITIONER, WATER HEATER(S) AND FURNACE(S), SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE FOR EACH INSPECTION.

APPLICABLE CODES

2018 International Residential Code with amendments
2017 National Electrical Code with amendments
2014 Illinois Plumbing Code with amendments
2021 ILLINOIS Energy Conservation Code with State amendments

DESIGN CRITERIA

FLOOR	= 40# LL 10# DL TYPICAL ALL AREAS
WALL	= 60# PLF OR ACTUAL LOAD
CEILING	= 20# LL 10# DL ROOF SLOPES OVER 3 IN 12
ROOF	= 30# LL 20# DL
CATHEDRAL	= 30# LL 15# DL ALL SLOPES
EXTR. DECK	= 40# LL 10# DL
EXTR BALCONY	= 100# LL 10# DL EXTERIOR

STRUCTURAL FRAMING LUMBER

FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS
IN-GRADE BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)

GRADE #2 SPECIES SPF CANADIAN	BASE Fb = 875
GRADE #2 SPECIES SYP DOMESTIC	BASE Fb = 875 (WOLM.)
GRADE #1 SPECIES HEM-FIR	BASE Fb = 1050

MANUFACTURER: TRUSS JOIST MCMILLAN
PRODUCT: MICRO-LAM LVL
SIZE: 1 3/4" x (SEE PLAN) Fb = 2,600 PSI E = 2.0
wind load115 mph 3-second gust wind
Structural Framing Lumber grade #2 or better shall be used.

PROJECT DESCRIPTION

THE PROJECT INCLUDES REPLACEMENT OF GARAGE

DRAWINGS LIST

DRAWING INDEX

Sheet Number	Sheet Name
A101	COVER
A102	PROPOSED PLANS
A103	ELEVATIONS

No.	Description	Date
	PERMIT	05/15/2024
1	Revision 1	06/04/2024
2	Revision 2	06/26/2024

BAU
1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com
Design & Development

LICENSED ARCHITECT
DAMIAN A. BABICZ
001-023574
STATE OF ILLINOIS
FIRM LICENSE NUMBER: 184-007502

REPLACEMENT OF GARAGE
810 N Kennicott Ave
Arlington Heights, IL 60004

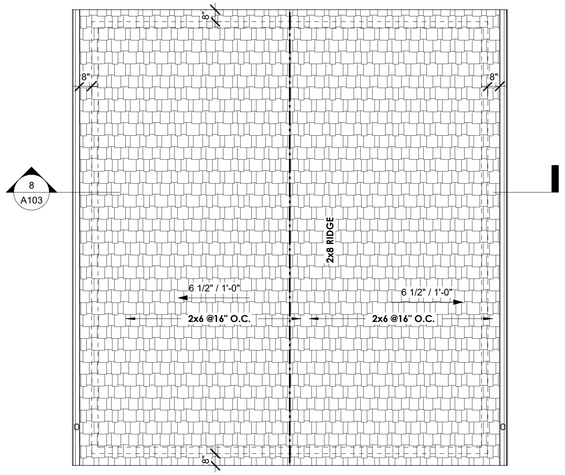
DATE: 05/15/2024
PROJECT: 24-017
DRAWN BY: DB CHECKED BY: DB

COVER

SHEET NO. A101

COPYRIGHT BAU DESIGN & DEVELOPMENT 2024

- **ARCHITECTURAL SHINGLES Over Underlayment**
- **Roof Vents To Be Located On Back Slope Of Roof. Provide Eave And Roof Vents To Allow 1 Sf Of Free Ventilation For Each 300 Sq Ft Of Ceiling Area**
- **All Roof Penetrations Are To Receive Proper Flashing And Roof Saddle If Required For Proper Watertight Penetration.**
- **Roof Structure To Be 1/2" plywood**
- **Provide Huricane Ties @ 16" O.C.** 1
- **PROVIDE DRIP EDGE**
- **Ridge straps shall be permitted to replace collar ties. Ridge straps shall be not less than 11/4-inch (32 mm) × 20 gage and shall be nailed to the top edge of each rafter with not fewer than three 10d common (3" × 0.148") nails with the closest nail not closer than 23/8 inches (60.3 mm)from the end of the rafter.**



ROOF AREA: 528 SF
VENT REQ'D AREA: 1.76 SF

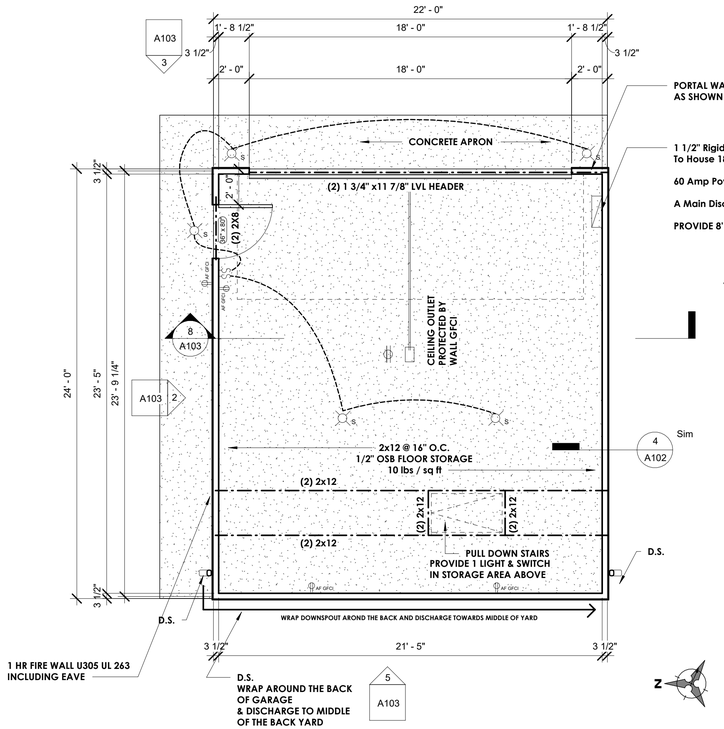
PROVIDE 3 VENTS

ARCHITECTURAL SHINGLES

PROVIDE H8 18-GAUGE ZMAX GALVANIZED HURRICANE TIES @ 16" O.C.

Z

6 LEVEL 2_ROOF PLAN
1/4" = 1'-0"



Z

1 LEVEL 1_ARCHITECTURE
1/4" = 1'-0"

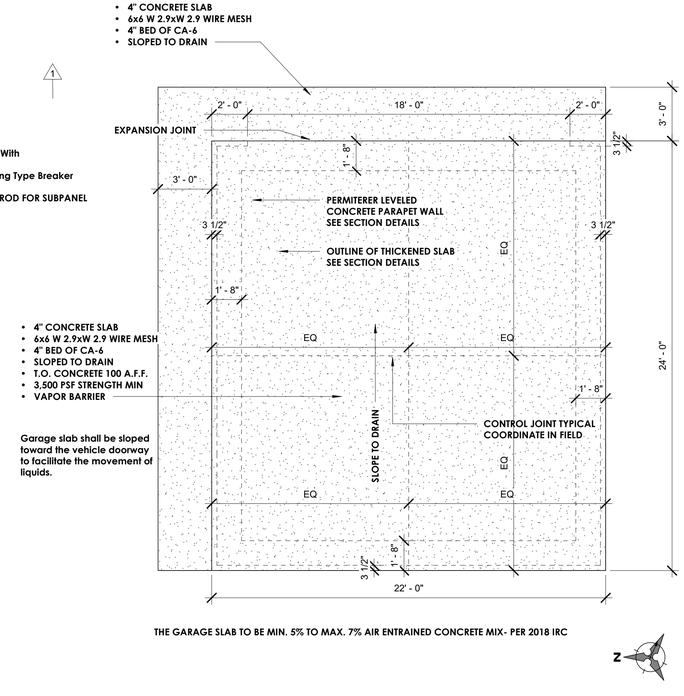
NOTES:
- **ALL RACEWAYS UNDERGROUND REQUIRE A GREEN INSULATED EQUIPMENT GROUNDING CONDUCTOR SIZED PER NEC ARTICLE 250.122**
- **PROVIDE 60AMP SUB-PANEL MAIN DISCONNECT**
- **A 20-AMP DEDICATED CIRCUIT ONLY FOR RECEPTACLES IN THE GARAGE, LIGHTING TO BE ON A**
- **SEPARATE CIRCUIT**
- **SINGLE RECEPTACLE FOR THE GARAGE DOOR OPENER TO BE ON THE LOAD SIDE OF A WALL GFCI DEVICE, GFCI TO BE READILY ACCESSIBLE**

1

NOTE:
THE SOFFIT ON NORTH AND WEST SIDE WITHIN 5 FEET FROM THE PROPERTY LINE SHALL HAVE A MINIMUM FIRE-RESISTANCE RATING OF 1 -HOUR OR PROVIDE FIREBLOCKING FROM THE TOP PLATE TO THE UNDERSIDE OF THE ROOF SHEATHING.

1

All receptacles in the garage to be GFCI protected per Article 210.8(A)(2).



Garage slab shall be sloped toward the vehicle doorway to facilitate the movement of liquids.

THE GARAGE SLAB TO BE MIN. 5% TO MAX. 7% AIR ENTRAINED CONCRETE MIX- PER 2018 IRC

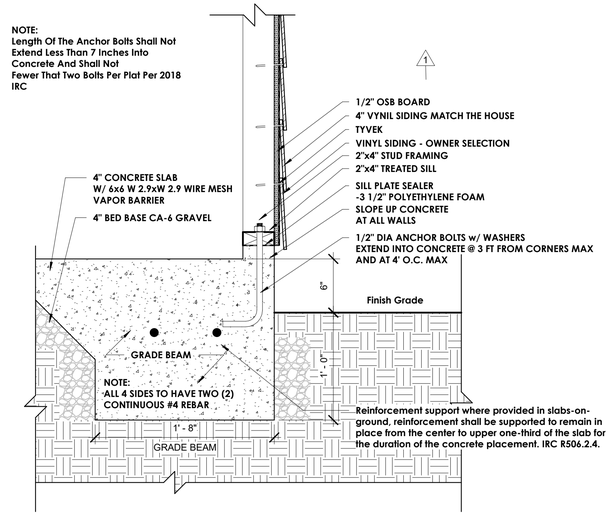
Z

5 LEVEL 1_PROPOSED GARAGE SLAB
1/4" = 1'-0"

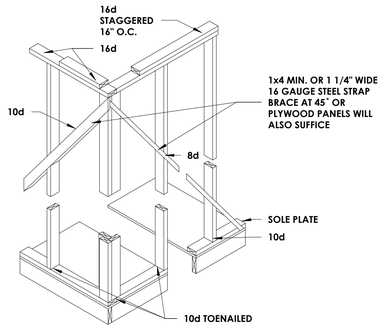
Reviewed For Code Compliance
Village of Arlington Heights
Digital Stamp

NOTE:
Length Of The Anchor Bolts Shall Not Extend Less Than 7 Inches Into Concrete And Shall Not Fewer That Two Bolts Per Plat Per 2018 IRC

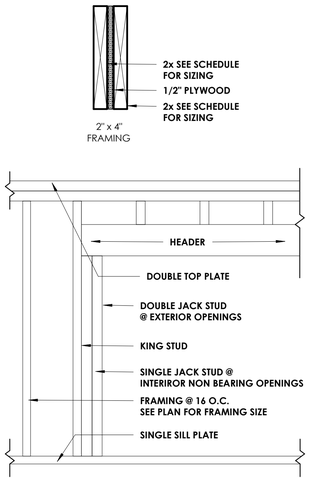
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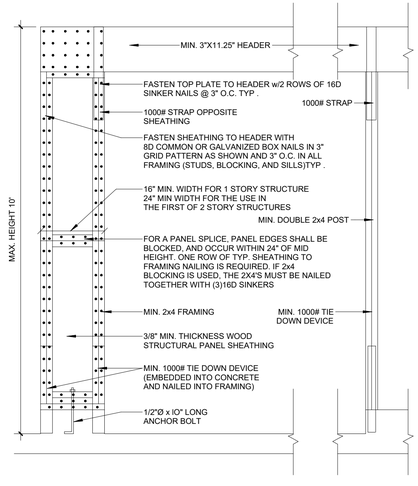
4 DETAIL - FOUNDATION
1 1/2" = 1'-0"



2 DETAIL - CORNER BRACING
NTS



7 DETAIL - HEADERS
1 1/2" = 1'-0"



8 GARAGE PORTAL FRAME DETAIL
1/2" = 1'-0"

BAU
1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com
Design & Development

LICENSED ARCHITECT
DAMIAN A. BABICZ
001-023574
STATE OF ILLINOIS
FIRM LICENSE NUMBER: 184-007502

No.	Description	Date
	PERMIT	05/15/2024
1	Revision 1	06/04/2024

REPLACEMENT OF GARAGE
810 N Kennicott Ave
Arlington Heights, IL 60004

DATE: 05/15/2024
PROJECT: 24-017
DRAWN BY: DB CHECKED BY: DB

PROPOSED PLANS

SHEET NO. A102

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GIRDER SPANS AND HEADER SPANS FOR EXTERIOR BEARING WALLS
(MAXIMUM SPANS FOR DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE AND SPRUCE-PINE-FIR AND REQUIRED NUMBER OF JACK STUDS)

SIZE OF WOOD GIRDER AND HEADER	SUPPORTING ROOF ONLY BUILDING WIDTH IN FT. (12, 24, 36)						SUPPORTING 1 STORY ABOVE BUILDING WIDTH IN FT. (12, 24, 36)						SUPPORTING 2 STORIES ABOVE BUILDING WIDTH IN FT. (20, 24, 36)					
	12		24		36		12		24		36		12		24		36	
	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.
(2)2x4	4-0	1	3-1	1	2-7	1	3-3	1	2-6	1	2-2	1	2-8	1	2-1	1	1-9	1
(2)2x6	6-0	1	4-7	1	3-10	1	4-10	1	3-9	1	3-3	2	4-0	1	3-2	2	2-8	2
(2)2x8	7-7	1	5-9	1	4-10	2	6-1	1	4-10	2	4-1	2	5-0	2	4-0	2	3-5	2
(2)2x10	9-0	1	6-10	2	5-9	2	7-3	2	5-8	2	4-10	2	6-0	2	4-9	2	4-0	2
(2)2x12	10-7	2	8-1	2	6-10	2	8-6	2	6-8	3	5-8	2	7-0	2	5-7	2	4-9	3
(3)2x8	9-5	1	7-3	1	6-1	1	7-8	1	6-0	1	5-1	2	6-4	1	5-0	2	4-3	2
(3)2x10	11-3	1	8-7	1	7-3	2	9-1	1	7-2	2	6-1	2	7-6	2	5-11	2	5-1	2
(3)2x12	13-2	1	10-1	2	8-6	2	10-8	2	8-5	2	7-2	2	8-10	2	7-0	2	5-11	2

1. ALL TYPICAL GIRDERS AND HEADERS FOLLOW THIS CHART WITH THE REQUIRED NUMBER OF JACK STUDS, PROVIDING KING STUDS AT ENDS.
2. SPANS ARE GIVEN IN FEET AND INCHES
3. NO. I OR BETTER GRADE LUMBER SHALL BE USED FOR SOUTHERN PINE. OTHER TABULATED VALUES ASSUME #2 GRADE LUMBER.
4. BUILDING WIDTH IS MEASURED PERPENDICULAR TO THE RIDGE. FOR WIDTHS BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.
5. **NJ** = NUMBER OF JACK STUDS REQUIRED TO SUPPORT EACH END. WHERE THE NUMBER OF REQUIRED JACK STUDS EQUALS ONE, THE HEADER IS PERMITTED TO BE SUPPORTED BY AN APPROVED FRAMING ANCHOR ATTACHED TO THE FULL-HEIGHT WALL STUD AND TO THE HEADER.
6. USE 30 PSF GROUND SNOW LOAD FOR CASES IN WHICH GROUND SNOW LOAD IS LESS THAN 30 PSF AND THE ROOF LIVE LOAD IS EQUAL TO OR LESS THAN 20 PSF.

GIRDER AND HEADER SPANS FOR OPEN PORCHES
(MAXIMUM SPANS FOR DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE AND SPRUCE-PINE-FIR)

	SUPPORTING ROOF		SUPPORTING FLOOR	
	SPAN 8	SPAN 14	SPAN 8	SPAN 14
(2)2x6	7-6	5-8	6-4	4-9
(2)2x8	10-1	7-7	8-5	6-4
(2)2x10	12-4	9-4	10-4	7-9
(2)2x12	14-4	10-10	11-11	9-0

1. SPANS ARE GIVEN IN FEET AND INCHES
2. TABULATED VALUES ASSUME #2 GRADE LUMBER, WET SERVICE AND INCISING FOR REFRACTORY SPECIES.
3. PORCH DEPTH IS MEASURED HORIZONTALLY FROM BUILDING FACE TO CENTERLINE OF THE HEADER. FOR DEPTHS BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.

* CONTRACTOR TO VERIFY ALL EXISTING HEADERS AFTER DEMOLITION AND STRTUCTURE IS EXPOSED. REPLACE AS REQUIRED.
* FOR NON-TYPICAL SPANS/SIZES SEE FLOOR PLANS

LVL FASTENING SCHEDULE

MAXIMUM UNIFORM LOAD APPLIED TO EITHER OR BOTH OUTSIDE PIECES (POUND PEER LINEAR FOOT)

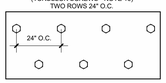
PIECES IN MEMBER	16D NAILS		1/2" BOLTS		SCREWS (NOTES 9)		TRUSSLOK
	A	B	C	D	E	F	G
	2 ROWS 12" O.C.	3 ROWS 12" O.C.	2 ROWS 24" O.C.	2 ROWS 12" O.C.	2 ROWS 24" O.C.	2 ROWS 12" O.C.	2 ROWS 24" O.C.
2	505	760	505	1015	500	995	525
3	380	570	380	760	375	745	375
4	NOT PERMITTED		340	675	330	665	335

A (NAILS) AND F (SCREWS) TWO ROWS 12" O.C.

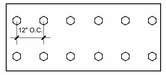
B (NAILS) THREE ROWS 12" O.C.



C BOLTS AND E (SCREWS) AND G (TURSSLOK SCREWS - NOTE 10) TWO ROWS 24" O.C.

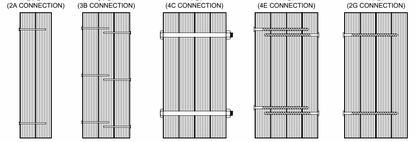


D (NAILS) AND F (SCREWS) TWO ROWS 12" O.C.

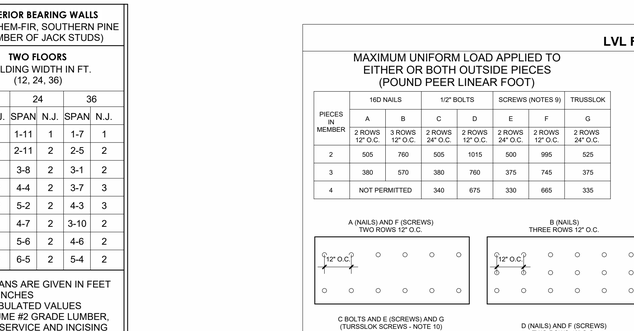


1. CONFIRM ADEQUACY OF THE BEAM (DEPTH AND NUMBER OF PIECES) FOR CARRYING THE DESIGNATED LOAD.
2. STRESS LEVEL FOR NAIL AND BOLT VALUES IS 100%. INCREASES OF 15% FOR SNOW LOADED OR 25% FOR NON-SNOW LOADED FLOOR CONDITIONS ARE PREMITTED.
3. TOP AND BOTTOM ROW CONNECTORS SHOULD BE 2" FROM THE EDGE.
4. BOLT HOLES ARE TO BE THE SAME DIAMETER AS THE BOLT. EVERY BOLT MUST EXTEND THROUGH THE FULL THICKNESS OF THE MEMBER. USE WASHERS UNDER HEAD AND NUT.
5. FOR THREE-PIECE MEMBER. SPECIFIED NAILING IS FROM THE EACH SIDE.
6. TO MINIMIZE ROTATION, FOUR-PIECE MEMBERS SHOULD ONLY BE USED WHEN LOADS ARE APPLIED TO BOTH SIDES, OR COMPLETEY ACROSS THE TOP OF THE MEMEBER.
7. FOUR-PIECE MEMBERS MUST BE BOLTED OR ATTACHED WITH 6" SCREWS FROM BOTH SIDES.
8. FLOOR JOISTS MUST BE ATTACHED WITH APPROVED METAL HANGERS.
9. SCREWS ARE USP WS SERIES OR SIMPSON STRONG-TIE SDS INSTALLED PER MANUFACTURER INSTRUCTIONS. SCREWS FOR 3-PLY AND 4-PLY MEMBERS MUST BE FROM BOTH SIDES OF BEAM.
10. FASTENMASTER TRUSSLOK SCREWS FOR 2-PLY, 3-PLY, OR 9.5" LONG FOR 4-PLY. CONNECTIONS MAY BE DOUBLED FOR 12" ON-CENTER SPACING. INSTALL PER MANUFACTURER'S RECOMMONDATIONS. DO NOT OVERTIGHTEN SCREWS.

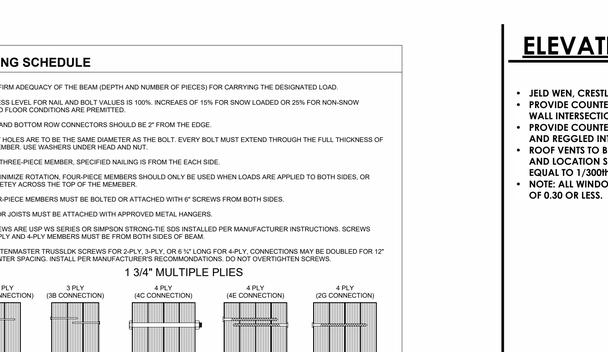
1 3/4" MULTIPLE PLIES



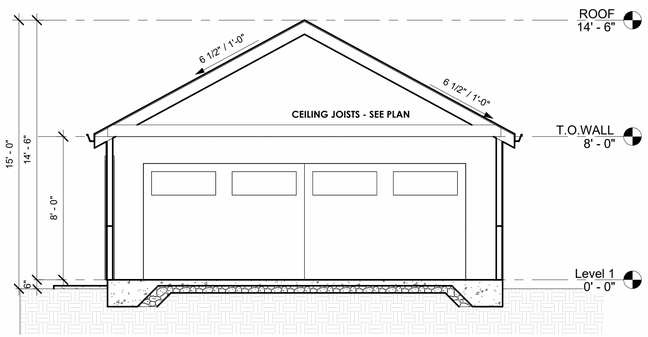
Reviewed For Code Compliance
Village of Arlington Heights
Digital Stamp



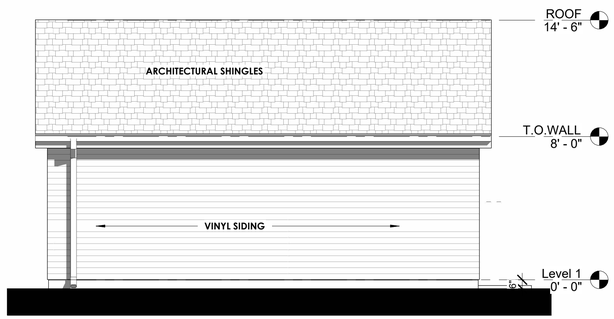
2 ELEVATION - NORTH
1/4" = 1'-0"



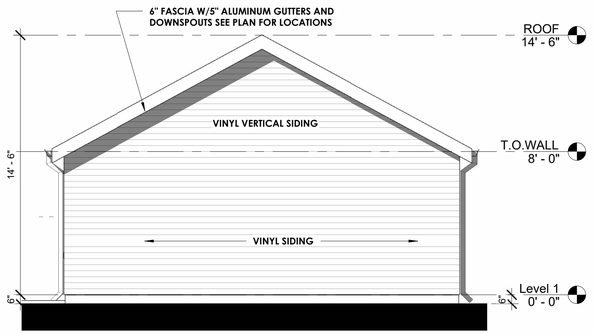
3 ELEVATION - EAST
1/4" = 1'-0"



8 Section 1
1/4" = 1'-0"



4 ELEVATION - SOUTH
1/4" = 1'-0"



5 ELEVATION - WEST
1/4" = 1'-0"

ELEVATION NOTES:

- JELD WEN, CRESTLINE, OR EQUAL GLASS SIZES SHOWN ON ELEVATIONS
- PROVIDE COUNTER FLASHING, WHERE REQUIRED, INCLUDING ROOF TO WALL INTERSECTIONS, CHIMNEYS AND SADDLES 20 G.A. (MIN.)
- PROVIDE COUNTER FLASHING DIAGONALLY ACROSS MASONRY, STEP AND REGGLED INTO THE MORTAR
- ROOF VENTS TO BE LOCATED ON BACK SLOPE OF THE ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OF ROOF AREA.
- NOTE: ALL WINDOWS BEING REPLACED MUST HAVE A U-FACTOR VALUE OF 0.30 OR LESS.

ENERGY CONSER. NOTES

1. ATTIC ACCESS PANELS MUST BE INSULATED TO MATCH ATTIC AND MUST BE WEATHERSTRIPPED (SECTION R402.2.4)
3. WINDOWS AND SLIDING GLASS DOORS LIMITED TO NO MORE THAN .O.3CFM PER SQUARE FOOT AIR LEAKAGE. SWINGING DOORS LIMITED TO NO MORE THAN O.5CFM PER SQUARE FOOT. (SECTION R402.4.3)
4. A MINIMUM OF 90 PERCENT (90%) OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFICIENCY LAMPS. (SECTION R404.1)

No.	Description	Date
	PERMIT	05/15/2024

BAU Design & Development
1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com

LICENSED ARCHITECT
DAMIAN A. BABICZ
001-023574
STATE OF ILLINOIS
FIRM LICENSE NUMBER: 184-007502

REPLACEMENT OF GARAGE
810 N Kennicott Ave
Arlington Heights, IL 60004

DATE: 05/15/2024
PROJECT: 24-017
DRAWN BY: DB CHECKED BY: DB

ELEVATIONS

SHEET NO. A103

COPYRIGHT BAU DESIGN & DEVELOPMENT 2024

Zoning Board of Appeals
8/12/2024

Item: 824 N Ridge Ave - ZBA24-024

Department: Planning & Community Development Department

REQUEST

An 89 square foot variance from Section 5.1-3.4 (Maximum Floor Area- R-3 Zoning District), to allow a Floor Area Ratio (FAR) of 3,064 square feet instead of the maximum allowed 2,975 square feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 12, 2024
Date Prepared: August 8, 2024
Project Title: Karle Residence
Address: 824 N. Ridge Ave.

Background Information
Petition Number: ZBA #24-024
Petitioner: Timberbuilt Inc.
Address: 841 Equity Dr
St. Charles IL 60174

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

Requested Action/Background Information

The petitioner is proposing a one-story addition in the rear of the home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,612 square feet and the residence with the proposed addition will be 3,064 square feet. Therefore, the petitioner is requesting the following variation:

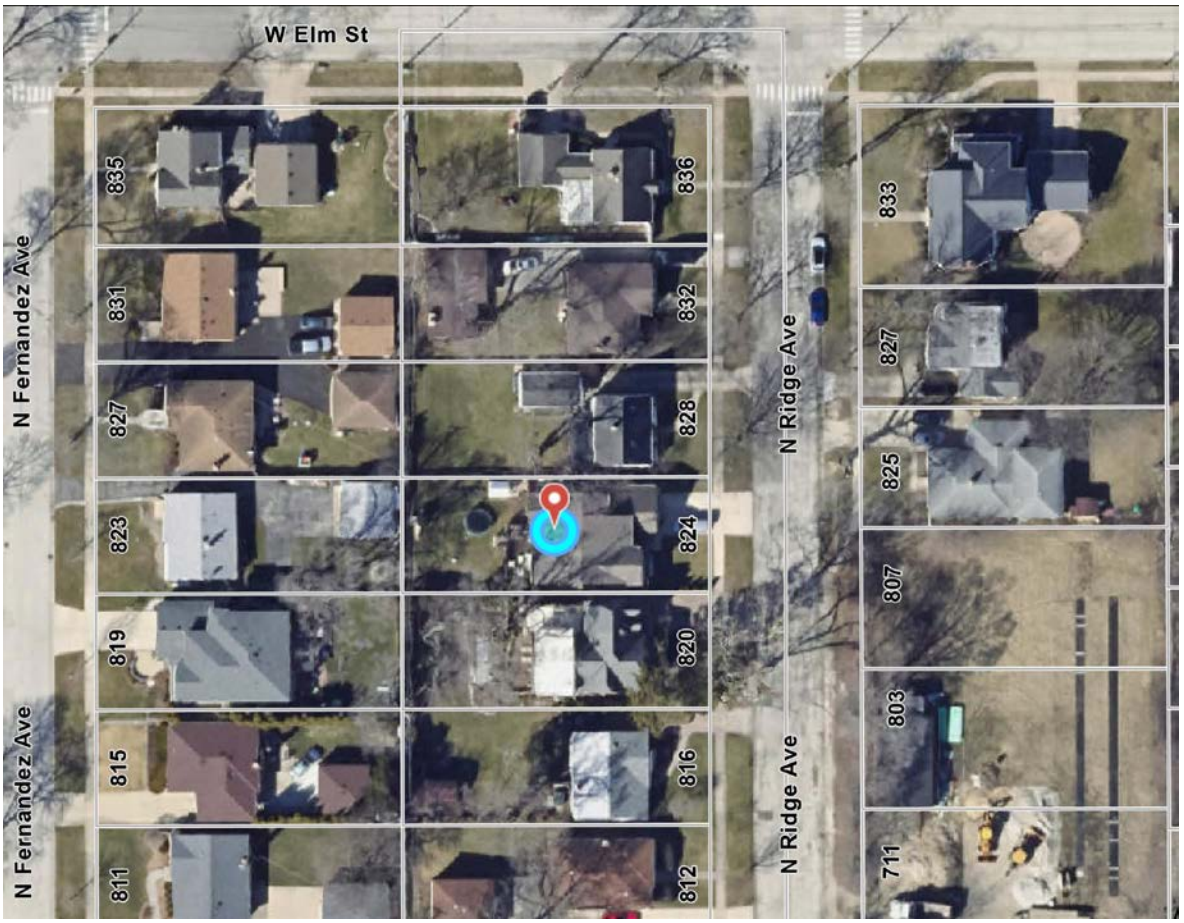
- An 89 square foot variance from Section 5.1-3.4 (Maximum Floor Area- R-3 Zoning District), to allow a Floor Area Ratio (FAR) of 3,064 square feet instead of the maximum allowed 2,975 square feet.

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

Petition – ZBA#24-024
PIN: 03-30-215-013

Map of General Vicinity





Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	7/24/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/24/24	
3. Letter that was Mailed	✓	7/24/24	
4. Photographs of Sign on Property	✓	7/24/24	

Photographs of Existing Structure



Village of Arlington Heights

To:	**Andrea & Seth Karle, Petitioner**
From:	**Derek Mach, Zoning Board Liaison**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-024**
Project:	**824 N Ridge Avenue**
Date:	**August 6, 2024**

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. No Comments

Building and Life Safety

1. We do not have any comments or objections. Note: The construction set of drawings for building permit shall be produced by an Illinois licensed design professional, with signature, signature date, seal and license registration expiration date on the drawings for review

Engineering

1. Engineering has NO COMMENT 89 square foot variance from Section 5.1-3.4 (Maximum Floor Area- R-3 Zoning District), to allow a Floor Area Ratio (FAR) of 3,064 square feet instead of the maximum allowed 2,975 square feet

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PETITION

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

PETITION

NOW COMES the Petitioner Andrea & Seth Karle

being the owner of the property commonly know as: 824 N. Ridge Ave.

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.4 & 5.1-3.5

Chapter 28, of the Arlington Heights Municipal Code, in order to:

Build a 14'x13'6"x12' sunroom addition on a continuous trench foundation w/ an 18'x11'-5" Deck on a pier foundation.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The proposed addition will match the existing home in color, style and materials. The addition also cannot be viewed from the street and will not impose on any views from neighboring homes.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): Because of the lot size and zoning requirement set forth by the Village of Arlington Heights this limits the ability to make the backyard a usable space. In addition, the lack of mature trees and close proximity to the neighboring homes makes enjoying the backyard difficult during the year.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The proposed addition is in harmony with Chapter 28 section 12 and will not cause any damages or unnecessary hardship for the Village of Arlington Heights.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The small request for this variance will grant us usable space year round in our backyard.

Signed: DocuSigned by: Andrea & Seth Karle E5F95B6B4B3940C... *Petitioner*

Date: 7/15/2024

Revised 5/1/24

07/15/2024

Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
(847)368-5560

To whom it may concern,

We are requesting approval of our 14’x13’-6”x12’ sunroom addition on a continuous trench foundation at 824 N. Ridge Ave. Arlington Heights, IL 60004. The proposed addition will exceed the allowable F.A.R by 88.6 square feet and the allowable impervious surface calculations by 188.37 square feet.

With the Village of Arlington Heights approval, we shall be able to make full use of our backyard year-round. The addition cannot be seen from the street and will follow the same style and materials as our existing home. This addition will also not cause any viewing restriction for the neighbors or interfere with the Village of Arlington Heights utility easement.

We appreciate your time in looking over this application and if there are any questions or concerns, please let us know.

Regards,

Andrea & Seth Karle
824 N. Ridge Ave.
Arlington Heights, IL 60004
[redacted]

10' 20' 50'

SOUTH LINE OF W. ELM STREET

LOT 3 LOT 3

WOOD FENCE IS 0.70'N & ON LINE
WOOD FENCE IS 0.50'N & 0.42'W
WOOD FENCE IS 0.44'N
WOOD FENCE IS 0.10'N
WOOD FENCE IS 1.08'N
132.23'
REC. 159.69'
FOUND CROSS NOTCH 2.05'E & ON LINE EXT.
33.00'
N. RIDGE AVENUE
66' R.O.W. HERETOFORE DEDICATED AS FOR PUBLIC STREET PURPOSES

WUP
CYCLONE FENCE IS 0.87'W & ON LINE
WOOD FENCE IS 0.20'N & 0.48'W
36.33'
36.28'
1.73'S
6.21'
8.10'
8.15'
6.14'
1.941'S
8.03'
8.04'
WOOD SHED
19.48'
1.04'
7.53'
1.03'
5.37'
3.27'
21.44'
4.82'S
4.89'S
25.21'
12.45'
2.00'
21.34'
CONC. DRIVEWAY
CONC. WALK
50.00'
CONC. APRON
CONC. CURB
ASPHALT PAVEMENT

LOT 4 LOT 4
50.00'
2.50' EASEMENT FOR PUBLIC UTILITY AND DRAINAGE
41.5'
12'
13'-6"
Sun Room
Deck
1 STORY FRAME & STONE RESIDENCE W / BASEMENT # 824
24.51'
10.31'
25.23'
16.75'
OPEN CONC. PORCH
CONC. STOOP
25' BUILDING LINE
WOOD FENCE IS 0.43'N & 1.05'W
CYCLONE FENCE IS 0.59'N & 1.77'W
37.5'
2.50'
4.99'N
41.47'
4.98'N
35.56'
90°01'01"
WOOD FENCE IS 0.82'N
CONC. RETAINING WALL

WOOD FENCE IS 0.60'S & 2.68'W
CYCLONE FENCE IS 0.84'S & 2.40'W
CYCLONE FENCE IS 0.20'S & 0.57'W
WOOD FENCE IS 1.02'S
WOOD FENCE IS 0.06'S
132.24'
WOOD FENCE IS 0.63'N
WOOD FENCE IS 0.98'S
CONC.
CONC. PAVERS
SET CROSS NOTCH 2.00'E & ON LINE EXT.
CONC. PAVERS

LOT 5 LOT 5

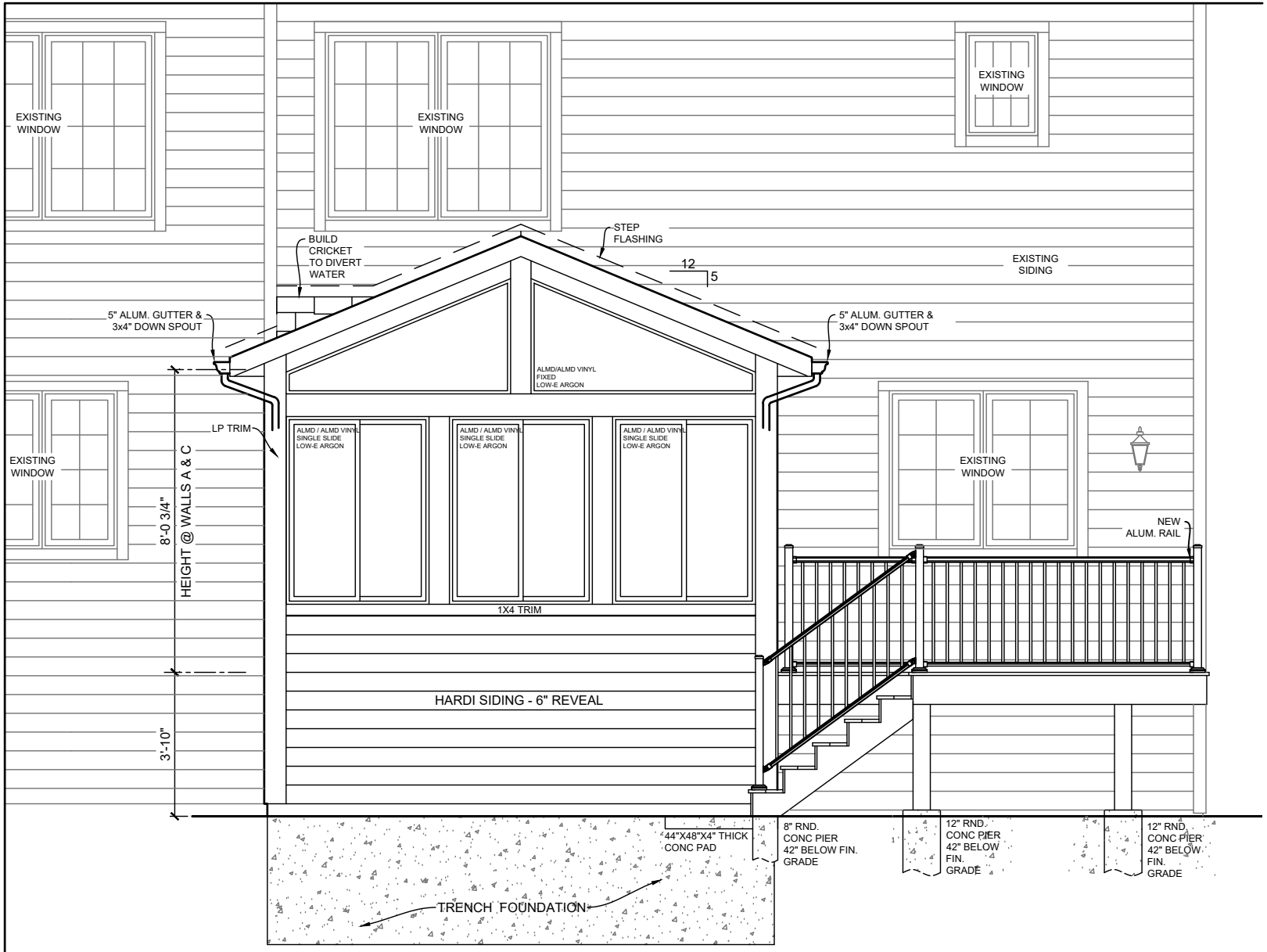
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LOT 4
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Front Elevation

SCALE 1/4" = 1' - 0"

NOTES:
IRC. 2012

NOTES:
ASSUMED WIND LOAD = 115 MPH ULTIMATE
ASSUMED SNOW LOAD = 30 PSF
ASSUMED SOIL BEARING PRESSURE
= 3000 PSF

ALL FASTENERS & CONNECTORS
TO BE HOT DIPPED GALVANIZED

PROJECT: **KARLE**

DATE: **6-11-2024**

PAGE #: **1**

REVISION: **B**

DRAWING SCALE: **1/4" = 1'0"**

DRAWN BY: **BPK**

Front Elevation

CUSTOMER

Andrea & Seth Karle
824 N Ridge Ave
Arlington Heights, IL 60004

STATE OF ILLINOIS
01-7653
JAMES RICHARD BYRNES
LICENSED ARCHITECT

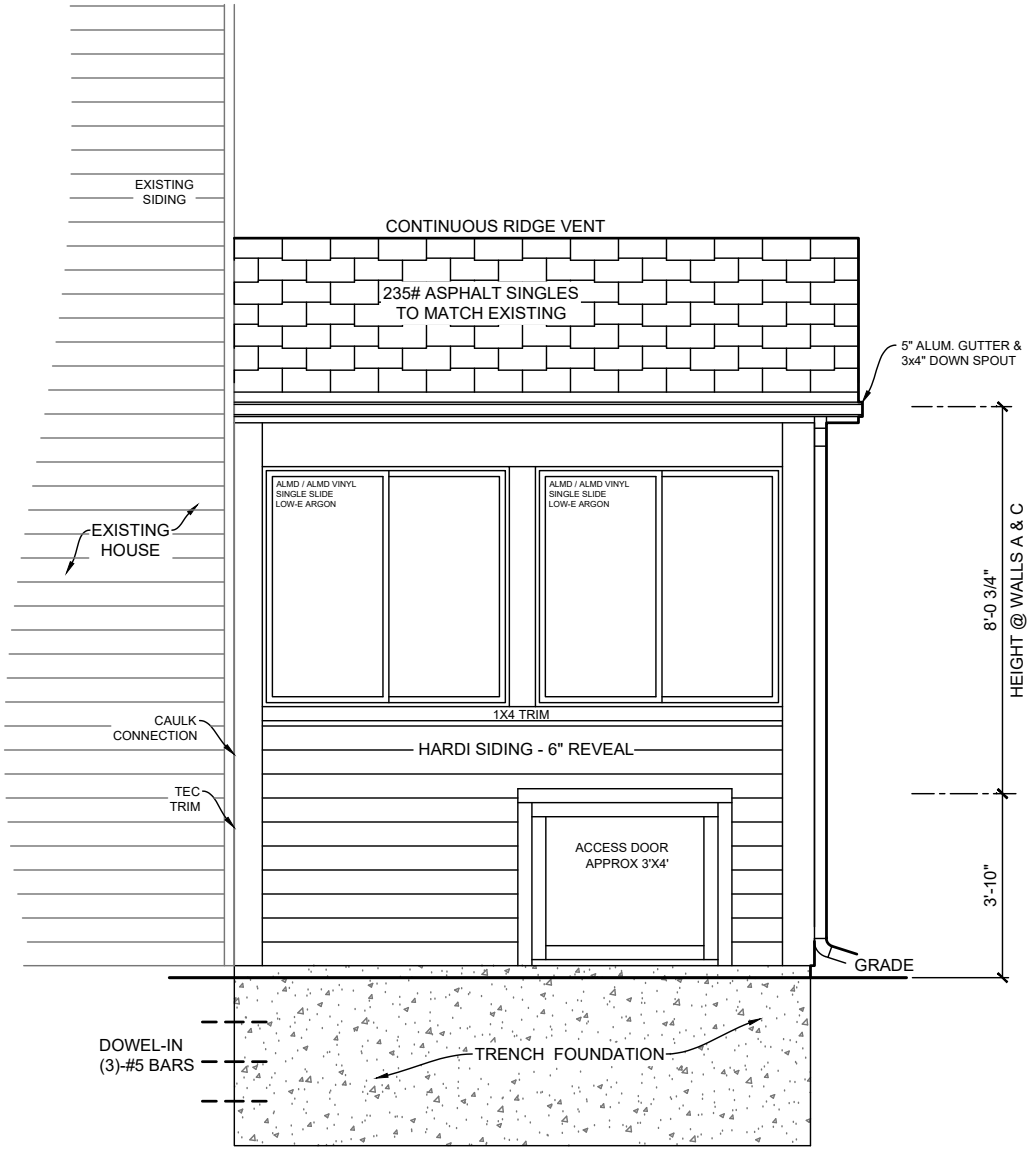
EXP DATE: 11-30-24

James Byrnes

TimberBuilt™

TimberBuilt Inc. 841 Equity Dr.
St. Charles, IL 60174 Ph. 630-443-7100

Rooms



Left Elevation

SCALE 1/4" = 1' - 0"

NOTES:

PROJECT: **KARLE**

DATE: **6-11-2024**

PAGE #: **2**

REVISION: **B**

DRAWING SCALE: **1/4" = 1'0"**

DRAWN BY: **BPK**

Left Elevation

CUSTOMER

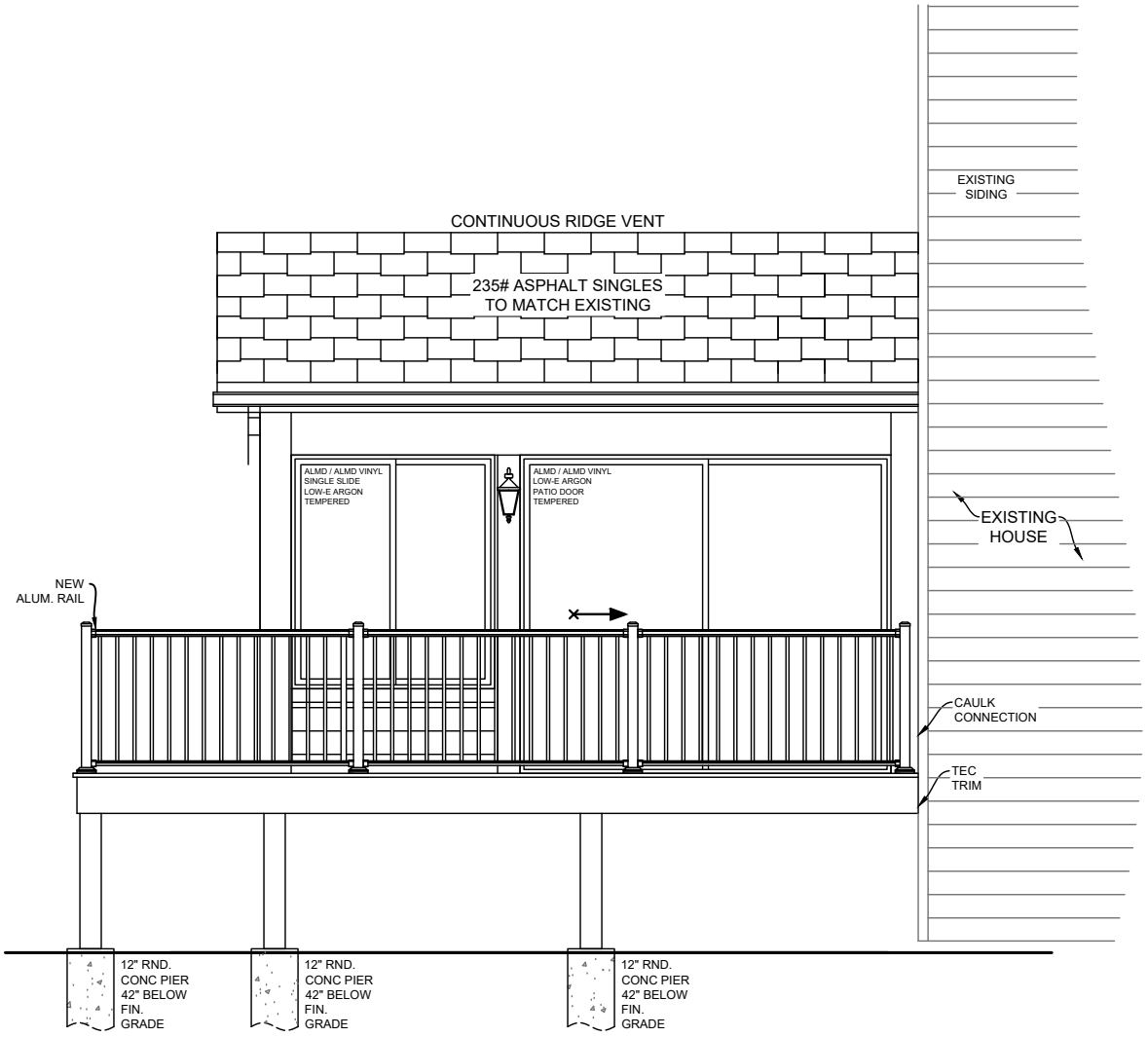
Andrea & Seth Karle
824 N Ridge Ave
Arlington Heights, IL 60004

STATE OF ILLINOIS
01-7653
JAMES RICHARD BYRNES
LICENSED ARCHITECT

EXP DATE: 11-30-24

James Byrnes

TimberBuilt™
TimberBuilt Inc. 841 Equity Dr.
St. Charles, IL 60174 Ph. 630-443-7100
Rooms



Right Elevation

SCALE 1/4" = 1' - 0"

NOTES:

PROJECT: **KARLE**

DATE: **6-11-2024**

PAGE #: **3**

REVISION: **B**

DRAWING SCALE: **1/4" = 1'0"**

DRAWN BY: **BPK**

Right Elevation

CUSTOMER

Andrea & Seth Karle
824 N Ridge Ave
Arlington Heights, IL 60004

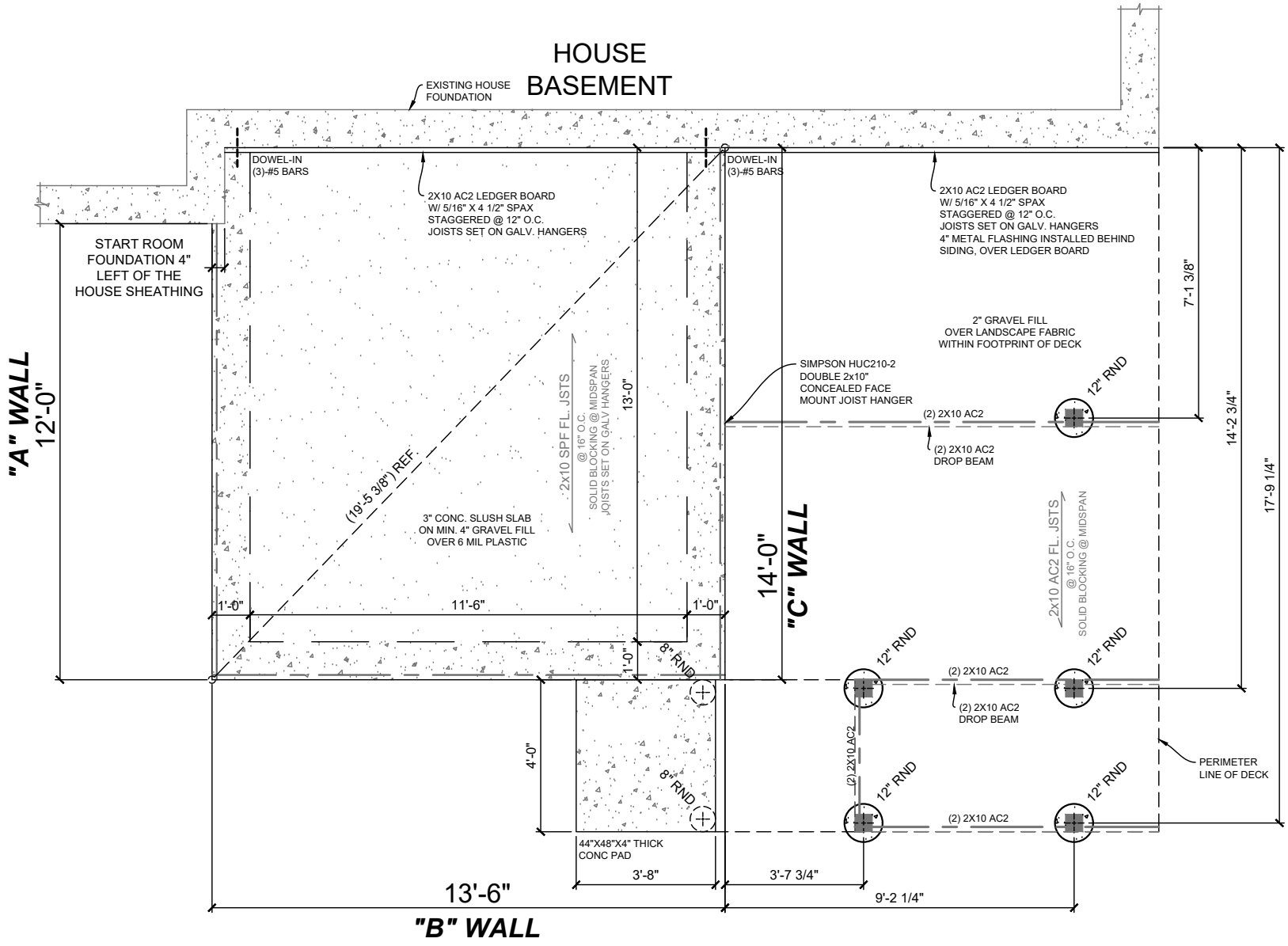
STATE OF ILLINOIS
01-7653
JAMES
RICHARD
BYRNES
LICENSED ARCHITECT

EXP DATE: 11-30-24

James Byrnes

TimberBuilt™ Rooms

TimberBuilt Inc. 841 Equity Dr.
St. Charles, IL 60174 Ph. 630-443-7100



TimberBuilt™ Rooms

TimberBuilt Inc. 841 Equity Dr.
St. Charles, IL 60174 Ph. 630-443-7100

NOTES:

NO BASEMENT EXITS OR ESCAPE WINDOWS WILL BE REMOVED OR BLOCKED BY THIS ADDITION

ASSUMED SOIL BEARING PRESSURE = 3000 PSF

Foundation Plan

CUSTOMER

Andrea & Seth Karle
824 N Ridge Ave
Arlington Heights, IL 60004

PROJECT: **KARLE**

DATE: **6-11-2024**

PAGE #: **4**

REVISION: **B**

DRAWING SCALE: **1/4" = 1'0"**

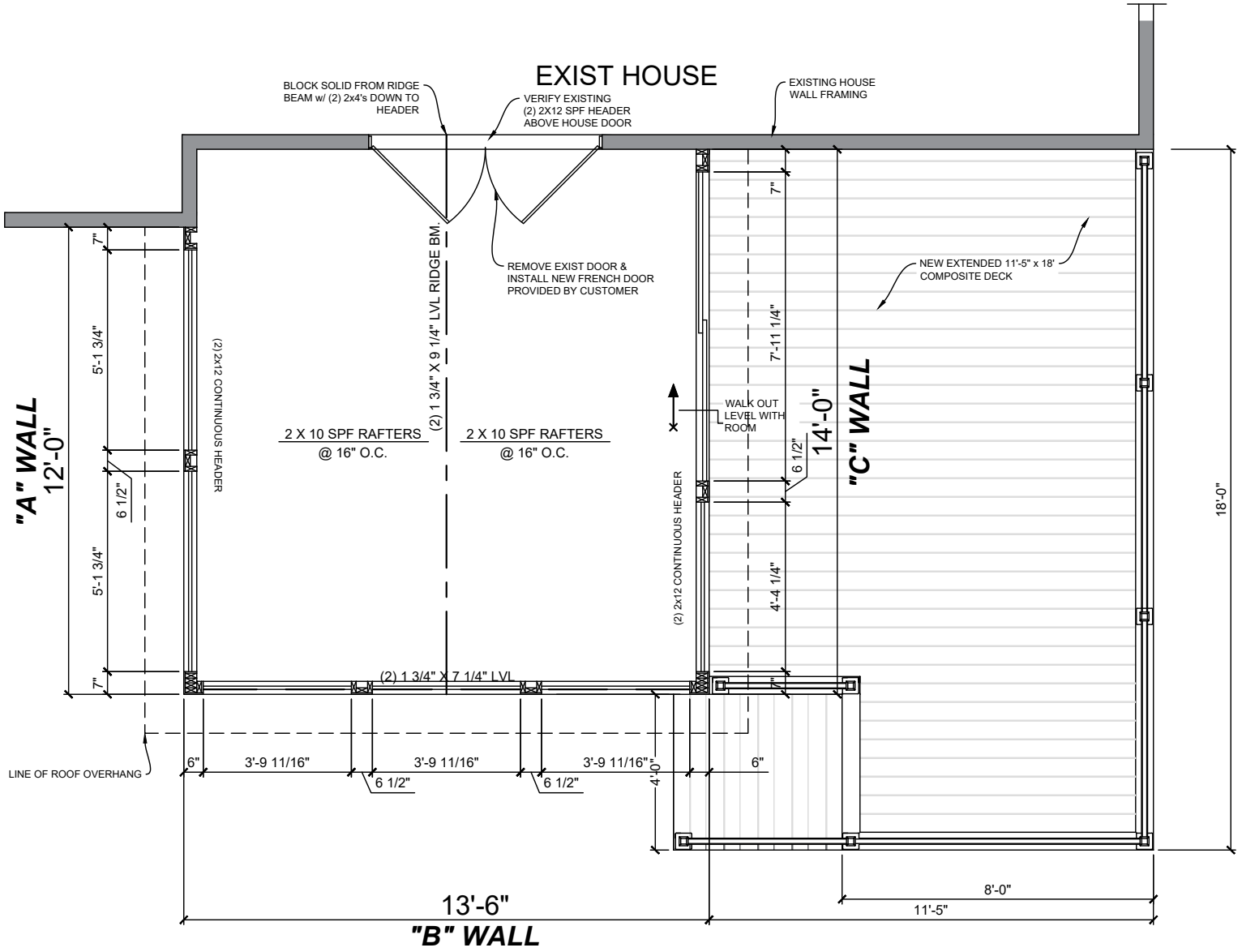
DRAWN BY: **BPK**

STATE OF ILLINOIS 01-7653 JAMES RICHARD BYRNES LICENSED ARCHITECT

EXP DATE: 11-30-24

James Byrnes

ARCHITECT SEAL



TimberBuilt™ Rooms

TimberBuilt Inc. 841 Equity Dr.
St. Charles, IL 60174 Ph. 630-443-7100

NOTES:
IRC. 2015

NOTES:
ASSUMED WIND LOAD
= 115 MPH ULTIMATE

ASSUMED SNOW LOAD
= 30 PSF

ALL FASTENERS & CONNECTORS
TO BE HOT DIPPED GALVANIZED

First Floor Plan

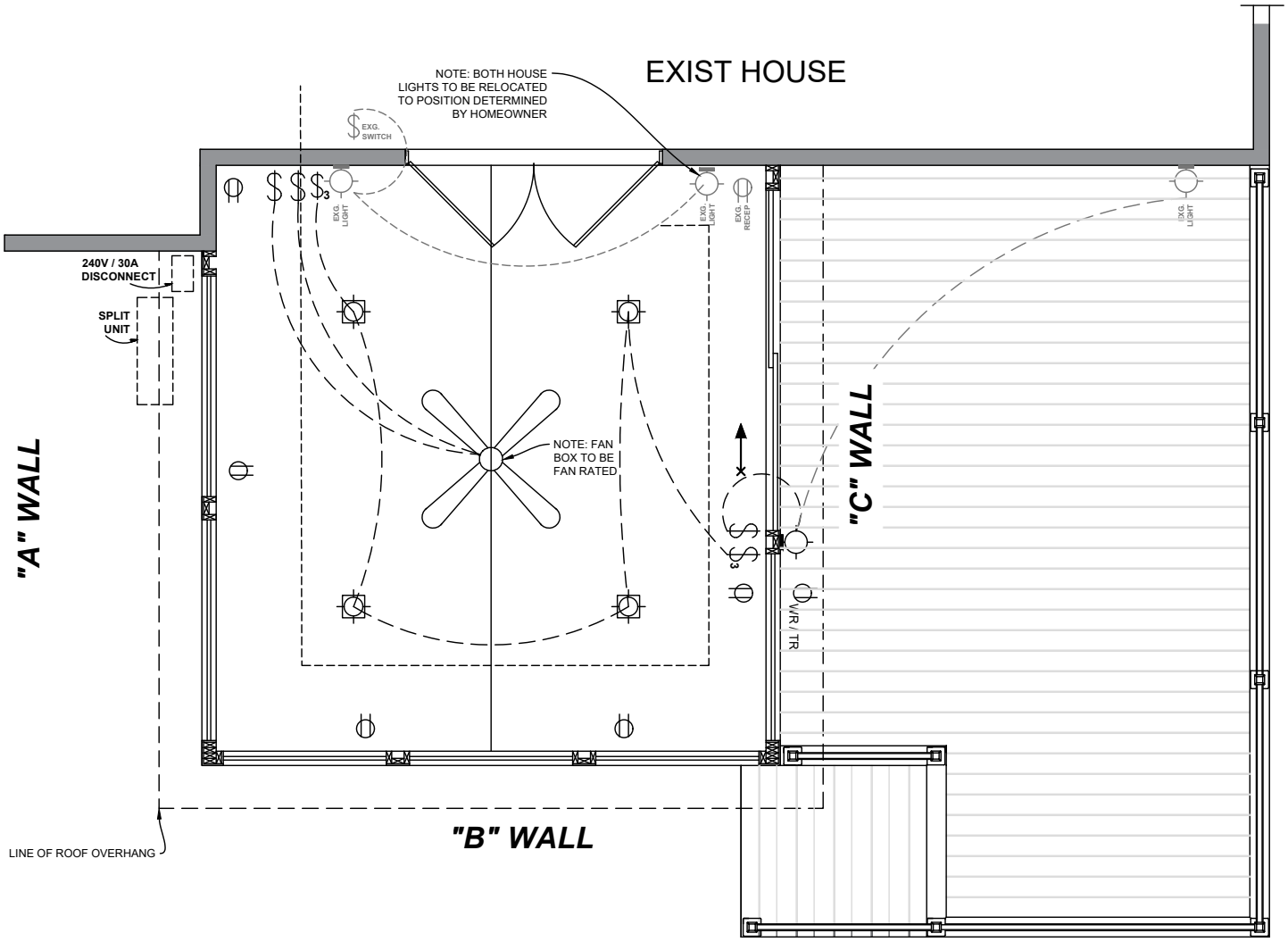
CUSTOMER

Andrea & Seth Karle
824 N Ridge Ave
Arlington Heights, IL 60004

PROJECT: **KARLE**
DATE: **6-11-2024**
PAGE #: **5**
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STATE OF ILLINOIS
01-7653
JAMES RICHARD BYRNES
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ELECTRICAL SYMBOL LIST	
	CEILING SURFACE LIGHT
	WALL MOUNTED FIXTURE
	SPOTLIGHT
	TRACK LIGHT ASSEMBLY
S	SWITCH
$_3$	THREE-WAY SWITCH
$_{DM}$	DIMMER SWITCH
	SINGLE RECEPTACLE OUTLET
	DUPLEX RECEPTACLE OUTLET
	QUADRUPLEX RECEPTACLE OUTLET
	DUPLEX RECEPTABLE OUTLET-SPLIT WIRED
	DEDICATED 240 V / 20A OUTLET
$_{WR / TR}$	WEATHERPROOF DUPLEX OUTLET
$_{GFI}$	GROUND FAULT PROTECTED RECEPTACLE
	FLOOR DUPLEX RECEPTACLE OUTLET



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NOTES:
NEC. 2020

ROOM CIRCUIT IS AFCI/GFCI PROTECTED
ALL EXTERIOR RECEPTACLE ARE TYPE WR / TR
ALL INTERIOR RECEPTACLES ARE TYPE TR

EMT CONDUIT

Electric Plan

CUSTOMER

Andrea & Seth Karle
824 N Ridge Ave
Arlington Heights, IL 60004

PROJECT: **KARLE**
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STATE OF ILLINOIS 01-7653 JAMES RICHARD BYRNES LICENSED ARCHITECT
EXP DATE: 11-30-24
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NOTES:

PROJECT: **KARLE**
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PAGE #: **7**
REVISION: **B**
DRAWING SCALE: **1/2" = 1'0"**
DRAWN BY: **BPK**

Typical Wall Section

CUSTOMER

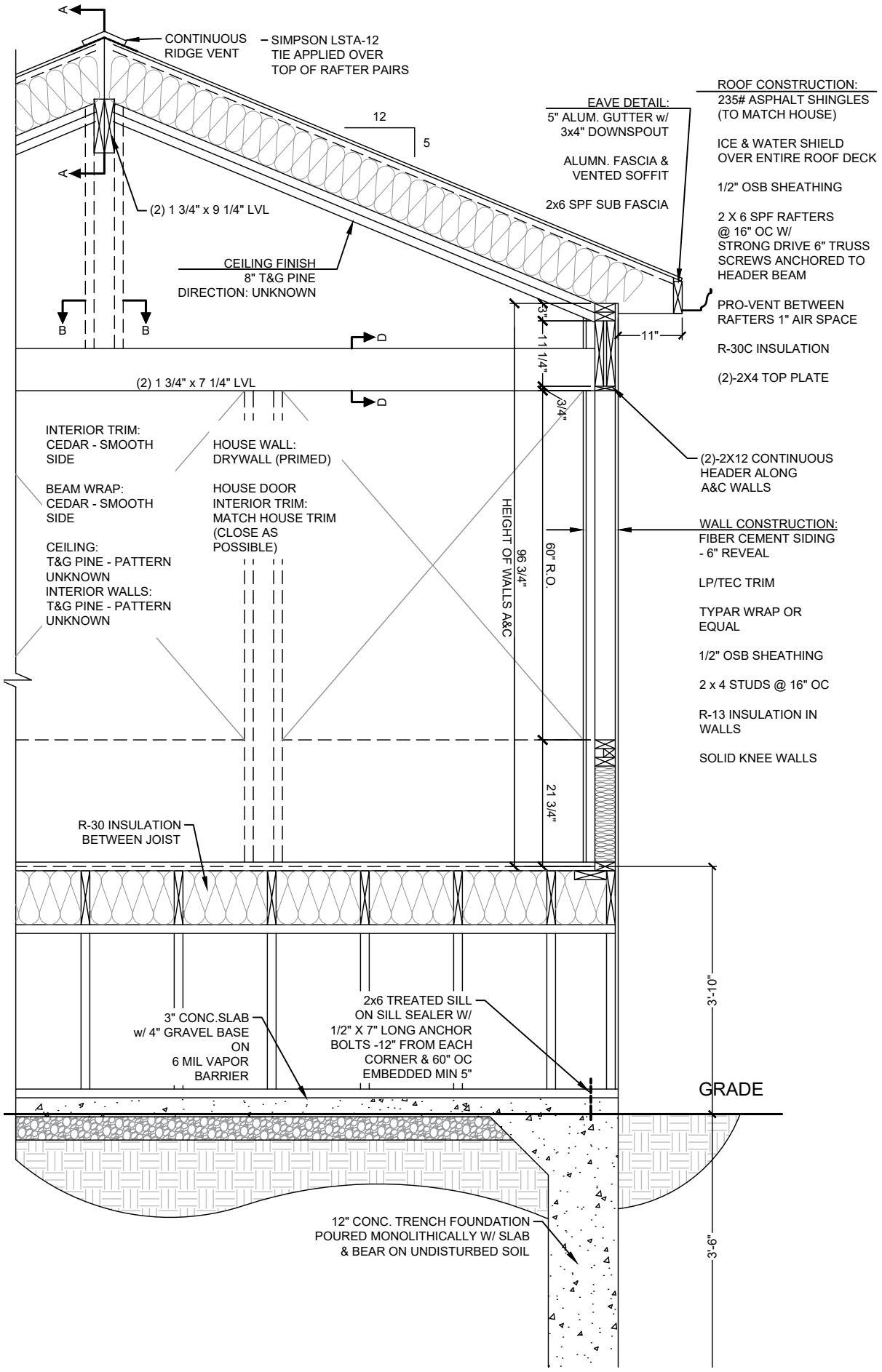
Andrea & Seth Karle
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EXP DATE: 11-30-24

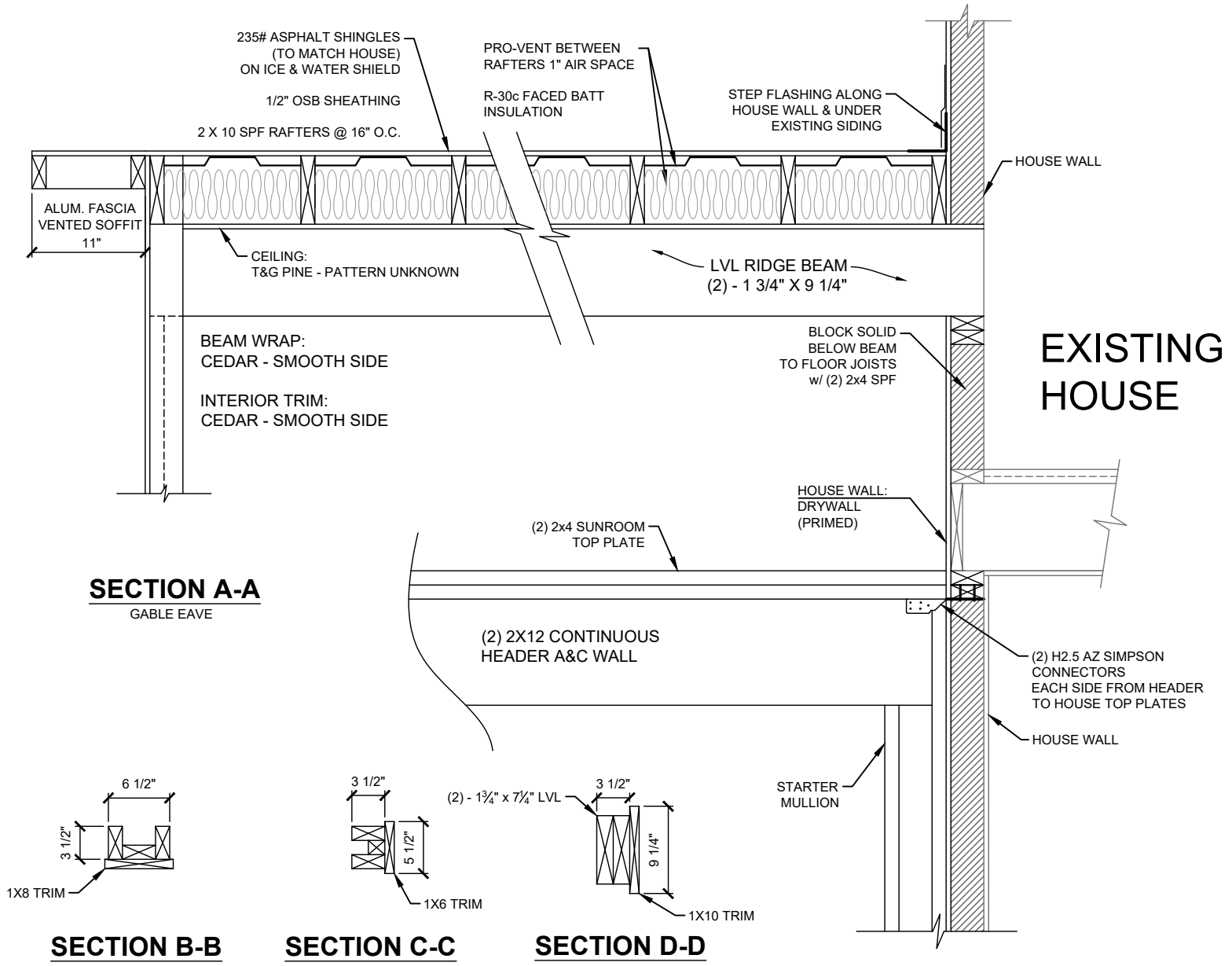
James Byrnes

ARCHITECT SEAL



Typical Wall Section

SCALE 1/2" = 1' - 0"



SECTION A-A
GABLE EAVE

SECTION B-B

SECTION C-C

SECTION D-D

House Connection Detail

SCALE 3/4" = 1' - 0"

NOTES:

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DRAWING SCALE: **3/4" = 1'0"**

DRAWN BY: **BPK**

House Connection Detail

CUSTOMER

Andrea & Seth Karle
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