



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
August 11, 2014
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Sterrenberg Residence - 300 S. Bristol Ln.
- B. Murphy Residence - 103 E. Suffield Dr.
- C. Schwingbeck Residence - 506 E. Orchard St.
- D. Arlington on the Ponds Condos North - Avon Ct./Lancaster Ct.
- E. Greenberg Residence - 4010 N. Proctor Circle
- F. Osterhues Residence - 702 S. Mitchell Ave.

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Burlini Residence - 2146 N. Lake Shore Circle
- B. Bethke Residence - 705 E. Fairview St.
- C. Grave Residence - 516 E. Fairview St.
- D. Rosado Petition - 1510 E. Northwest Highway
- E. Dorn Residence - 1004 W. Oakton St.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Sterrenberg Residence - 7/14/14

Department: Planning & Community Development

Approval of Minutes and Findings from the 7/14/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 7/14/14 - Sterrenberg	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: STERRENBURG RESIDENCE - 300 SOUTH BRISTOL LANE

REPORT OF PROCEEDINGS had before the Village
of Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Beuchner Room, Arlington Heights, Illinois
on the 14th day of July, 2014, at the hour of 7:00 o'clock
p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
CARL ANFENSON
JOSEPH GEISEL
JOSEPH SELBKA
PETER SIAVELIS
DAVID DIVITO

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: Good evening, everyone. This is the Village of Arlington Heights Zoning Board of Appeals meeting of July 14th, 2014. The first order of business is roll call.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Here.

MR. MACH: Mrs. Livermore.

(No response.)

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Here.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Here.

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Divito.

MR. DIVITO: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

CHAIRMAN PETRILLO: We have a quorum of the Board. Next order of business is the pledge of allegiance.

(Pledge of allegiance.)

CHAIRMAN PETRILLO: Our next order of business is approval of minutes from the last Board meeting. Has everybody had an opportunity to review the minutes? Are there any clarifications or changes needed? None being heard --

MR. ANFENSON: I move approval.

CHAIRMAN PETRILLO: We have a motion to approve.

MR. DIVITO: I'll second.

CHAIRMAN PETRILLO: And a second. All those in favor?

(Chorus of ayes.)

CHAIRMAN PETRILLO: Any opposed?

(Motion passes.)

CHAIRMAN PETRILLO: Next on the agenda, do we have any reports or old business, Derek, before we move into the new business?

MR. MACH: No, none.

CHAIRMAN PETRILLO: None at this time. We have six petitions on our docket for this evening that have all submitted applications or petitions for some type of variance. And the duties of the Zoning Board are to weigh certain conditions in order to grant that variance wherein if a strict interpretation of code or is applied, that it imposes some type of hardship or unusual circumstances on the petitioner.

DRAFT

This evening, when we call you forward, we'll ask you to present your petition and touch on three areas: that you cannot get a reasonable return on your investment, that the conditions allowed by the regulations and the zone prevent you from doing that; that there is some type of hardship that exists, that the plight of the owner is due to unusual or unique circumstances; and that the variance if granted will not alter the characteristics of the neighborhood. So, we're looking for you to present your hardship, the unique circumstances, and present testimony and evidence that if the zoning variance is granted, that it will not result in detracting from the character of the neighborhood.

Does anybody have any questions before we proceed?

Okay. The first petition this evening is the Sterrenberg Residence. If you would step forward? Have you both signed in?

MR. STERRENBURG: I have.

CHAIRMAN PETRILLO: I'll swear you in, if you would raise your right hand?

(Witness sworn.)

CHAIRMAN PETRILLO: You may proceed.

MR. STERRENBURG: Okay. Well, we're not too familiar with how the procedures go here, so I think I'll focus on the three review standards.

What we have now in the back is a foundation with a deck over top. And that deck has a rubber seal on top of it and we haven't found a solution that effectively makes it a deck. What we do is about every three or four years, we have to replace the wood that's on there. The reason I bring up the rubber roof that's on top is you can't drive nails or screws into that or possibly cause a leak into the basement. So, we've messed with it over the years and just can't seem to get an adequate solution to it. So, we're looking to build over top.

Your next item of clarification is plight of the owner due to unique circumstances. What we have is a growing family and an aging family on one end as well. We seem to be the go-to place for family gatherings now, and the table arrangement we have doesn't work. So, what we're hoping is to, with this new space, move the table so that all can gather around the table. And one particular point is, on the aging side, we have some elderly relatives that find it hard to make their way around the table. It's not wide enough for wheelchair access and it creates a hardship for us.

The essential character of locality, we are not looking to expand the footprint with the exception of about a 15 square foot area in the very back corner of where that deck is

DRAFT

now. It's a little over 4 feet by a little over 3 feet, somewhere around 15 square feet total. So, the footprint is there, we're not altering it any with that exception. And it fits in well with the way the rest of it looks.

As far as the neighbors are concerned, we've had chats with certainly the two that are most closely impacted by them, the ones on the south and ones on the west. They're totally in favor of the changes that we have proposed. And just in general, mowing the lawn, out gardening, we have a lot of neighbors walking by and the support has been all positive, comments about it positive that we've been able to gather.

CHAIRMAN PETRILLO: I just want to note also this is the first time we have our electronic documents available to us, so we're not reading or anything else on our iPads except documents related to your petition. So, we're giving it a try at this time. So, I'm just looking at your documents.

MR. STERRENBURG: I do have a highlighted copy of the area itself that is going to be affected. I'm not sure if this is in your drawing, but right now, this is the frame of the basement now. And we're looking at only this 15 square feet on the very southwest corner.

CHAIRMAN PETRILLO: Can we keep that? Can you have it passed down. Yes, I think I gathered that from the first page of the construction documents that you submitted. It's the area that's shaded with the two skylights?

MR. STERRENBURG: Correct, yes.

CHAIRMAN PETRILLO: Okay. Could you just again, what is the hardship? How many people do you currently have in your home?

MRS. STERRENBURG: My parents had six children and they live in Mount Prospect in a little home on Busse. And then from that six children, there are grandchildren and great grandchildren now, too.

My dad has a traumatic brain injury. He's also suffering with some dementia just recently and he's become very frail. So, we're having difficulty with the walker and I'm actually almost looking forward to the day he is fully in a wheelchair because he'll be safer that way if we can get there. And that's what I'm trying to accommodate. I am the easiest house for them to come to because we're so close to Mom and Dad and it's hard for him to travel.

CHAIRMAN PETRILLO: And are there other spaces in the home that would be available to utilize?

MRS. STERRENBURG: I don't really think so.

MR. STERRENBURG: Not without some revamping of the

DRAFT

flow of the house.

CHAIRMAN PETRILLO: So, this is the best use of the space you have available?

MRS. STERRENBURG: Correct.

MR. STERRENBURG: Yes.

CHAIRMAN PETRILLO: And how often does your family get together that requires this overload requirement of an additional space?

MRS. STERRENBURG: Every couple of months. I mean there's --

MR. STERRENBURG: Like I said, we are the go-to family now, so any, you know --

MRS. STERRENBURG: Lots of graduations left.

MR. STERRENBURG: Graduations, Mother's, Father's Day event. So, I would say, yes.

CHAIRMAN PETRILLO: And if I read your drawings correctly, this addition does not encroach any farther on the, than the building already does on the setback?

MR. STERRENBURG: That's correct.

CHAIRMAN PETRILLO: Okay. The hard addition, okay. And questions from other Board members?

MR. STERRENBURG: It's also in the very back corner of the location, the very back corner so you wouldn't even see it from the street. And as I said, we talked to the two --

MR. SIAVELIS: To the adjoining neighbors?

MRS. STERRENBURG: Correct. Correct.

CHAIRMAN PETRILLO: And the lot on the west?

MR. SIAVELIS: Down Bristol?

CHAIRMAN PETRILLO: No, I'm sorry, the east, that would be on the east, the lot line on the east does run on a little bit of an angle.

MR. STERRENBURG: Yes.

CHAIRMAN PETRILLO: Does that run, the very far corner has a house, that would be the very south, or northeast, is that correct?

MR. STERRENBURG: I think it's southwest.

CHAIRMAN PETRILLO: South? Southwest? And that's the home, so you have that diagonal lot line, I think it's --

MR. ANFENSON: That's not where the variance is though, right? The variance is on the 15-foot setback, right? That is, the existing wall is a preexisting variance, is that right?

MR. SIAVELIS: Preexisting condition.

MR. STERRENBURG: Yes. We are extending the wall out there.

DRAFT

MR. ANFENSON: Yes, you're extending the existing wall, which is already a variance?

MR. STERRENBURG: Preexisting variance. And I don't know if that was done prior to, the house has been around for about 60 years.

MR. SIAVELIS: It's from the south property line, that's what I think you're intimating, right?

MR. STERRENBURG: Yes.

MR. SIAVELIS: Right.

CHAIRMAN PETRILLO: Any other questions? Any other questions from the Board? Is there anyone in the audience that would like to speak to this petition? None being heard, any discussion amongst the Board?

MR. SIAVELIS: I think this is reasonable. I mean they're in a tough spot based on the lot size and the preexisting conditions and it is in the back corner. I don't think it's ostentatious or too dominant single story. I'm in favor of it.

MR. ANFENSON: I have to agree. It's not a lot of size, it's I think the best they could do. The existing walls already have a preexisting variance, so I don't have a problem.

CHAIRMAN PETRILLO: Any other comments? Is there a motion?

MR. SIAVELIS: I'll move.

MR. ANFENSON: Second.

CHAIRMAN PETRILLO: We have a motion to approve and a second. Derek?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Your petition is approved.

MRS. STERRENBURG: Thank you.

CHAIRMAN PETRILLO: Okay, good luck.

MRS. STERRENBURG: All right, thank you.

(Whereupon, the meeting was adjourned
at 7:15 p.m.)



Item: Murphy Residence - 103 E. Suffield Dr.

Department: Planning & Community Development

Approval of Minutes and Findings from the 7/14/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 7/14/14 - Murphy	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: MURPHY RESIDENCE - 103 EAST SUFFIELD DRIVE - ZBA#14-013

REPORT OF PROCEEDINGS had before the Village
of Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Beuchner Room, Arlington Heights, Illinois
on the 14th day of July, 2014, at the hour of 7:15 o'clock
p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
CARL ANFENSON
JOSEPH GEISEL
JOSEPH SELBKA
PETER SIAVELIS
DAVID DIVITO

ALSO PRESENT:

DEREK MACH, Landscape Planner

CHAIRMAN PETRILLO: The next petition that's on the
agenda is the Murphy petition. State your name for the record
please.

MR. MURPHY: Kevin Murphy.

DRAFT

CHAIRMAN PETRILLO: I'll swear you in.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you. Do you need me to repeat the three questions?

MR. MURPHY: No, I mean I can just --

CHAIRMAN PETRILLO: Okay.

MR. MURPHY: So, we have a one-car garage with a one-car driveway that's in dire need of being replaced. We now have three drivers in the house, so we're constantly shifting cars. One person has to go get out, we've got to move the other two. So, we want to extend so we can have two cars that are side by side that will allow us to not have to shuffle the cars as much. So, it's more of a convenience factor for the family.

I have talked to my neighbors to the west who would be the driveway we'd be closest to, and they're completely fine with it. I talked to the other neighbors and obviously sent out the letters and posted the signs and all the other requirements that we've had.

But you know, honestly, we're going to make the driveway look better by replacing it. And pretty much every fifth house that's like mine has the exact same driveway setup right now, with the two-car setup.

CHAIRMAN PETRILLO: I think I read in your packet of information that your garage is currently undersized for two cars, it's only 19 feet wide?

MR. MURPHY: It's a one-car garage. It's a one-car garage.

CHAIRMAN PETRILLO: One car, 19 feet wide?

MR. MURPHY: No.

CHAIRMAN PETRILLO: No? All right.

MR. MURPHY: I want to expand to a 17-foot wide, we're currently at 10 feet in width.

CHAIRMAN PETRILLO: Okay.

MR. MURPHY: So, from the picture, you'll see it's just a one-car width driveway.

CHAIRMAN PETRILLO: Oh, that's one of the next petitions, I'm sorry, yes.

MR. MURPHY: Okay. It's okay.

MR. SIAVELIS: So, your 10 feet where it's narrowest point is down by the apron, you taper back out?

MR. MURPHY: Right, the apron tapers out when they redid the street. But currently, right now the driveway from the sidewalk up to the house is a 10-foot wide drive.

MR. SIAVELIS: Okay. So, what's that apron dimension there? The width of the apron?

DRAFT

MR. MURPHY: That I don't know.

MR. SIAVELIS: Okay. I mean, are you pretty much lined up with the apron?

MR. MURPHY: No, because --

MR. SIAVELIS: It looks like, because you're going to go 7 feet in increase, right, to 17?

MR. MURPHY: So, we're going to rip out the existing and expand to 17 feet total across.

MR. SIAVELIS: Right.

MR. MURPHY: But it has to angle back towards the apron because there's a tree in between the two property lines there.

MR. SIAVELIS: Okay. So, that's the --

MR. MURPHY: So, we have to taper back in. So, it's not a complete square if you will.

MR. SIAVELIS: Right.

MR. MURPHY: There will be a taper which, when I did the building permit, I submitted that with the tapering coming back in towards the apron.

MR. SIAVELIS: It's a second submittal?

MR. MURPHY: Yes.

MR. SIAVELIS: And so, it can't be a lot --

MR. MURPHY: No, right.

CHAIRMAN PETRILLO: Any other questions for the Petitioner from any other Board member?

MR. ANFENSON: You did speak to your neighbor who's affected?

MR. MURPHY: Correct.

MR. ANFENSON: And no issues there?

MR. MURPHY: No issues.

CHAIRMAN PETRILLO: Any other questions? Any member from the audience who wishes to be heard on this petition? None being heard, discussion amongst the Board?

MR. GEISEL: We've got a note that suggests there's some issue with a 0.1 foot setback. You're basically going exactly, almost exactly to the property line, you barely leave an inch.

MR. MURPHY: Correct.

MR. GEISEL: Which is not exactly what's depicted on the drawing. This suggests you're leaving a couple of feet, which you're not.

MR. MURPHY: It was my understanding that we were within the 3-foot property line, so if we were going to go less than 3 feet then we had to get the zoning approval, which is why we're here.

MR. SIAVELIS: So, basically, the drawing isn't to

DRAFT

scale. So, the setback will be 0.1, about an inch --

MR. MURPHY: See, I didn't put that 0.1 in, I don't know who put that 0.1 in. I don't think we're going to be exactly on the property line.

CHAIRMAN PETRILLO: It's 2.9, it's 3 -- I'm sorry, it's, well, 2.9 feet, so yes.

MR. MACH: Staff based that on the dimensions, and that's just based on the 7 and-a-half feet. Their house is a little over 7 feet from the side property line, and then they're pushing the driveway 7 and-a-half feet which came out to right around the property line, plus or minus a few inches.

MR. MURPHY: Okay.

CHAIRMAN PETRILLO: It's a 3-foot setback requirement, correct?

MR. MACH: Correct.

CHAIRMAN PETRILLO: And so, it's 0.1.

MR. SIAVELIS: And how many cars do you have?

MR. MURPHY: Three cars.

MR. SIAVELIS: How many drivers?

MR. MURPHY: Three drivers.

MR. SIAVELIS: Is your garage functional?

MR. MURPHY: It is.

MR. SIAVELIS: It is?

MR. MURPHY: Yes. So, right now there's one in, and the two behind it.

MR. SIAVELIS: Tandem parking.

MR. MURPHY: Yes, so we want to get next to each other.

MR. SELBKA: So, you can fit three cars in your garage now?

MR. MURPHY: No. One in the garage and two in the driveway, yes.

MR. SIAVELIS: So, what's the distance from your property line, since you're basically, beyond your property line you negate this variance, to the neighbor's driveway roughly?

MR. MURPHY: With the new driveway in?

MR. SIAVELIS: Yes.

MR. MURPHY: I'm not sure exactly, but I would say it's at least 6 feet.

CHAIRMAN PETRILLO: I wish we had an explanation as to why --

MR. GEISEL: From the Engineering Department?

CHAIRMAN PETRILLO: The Engineering Department was not in favor of this sitting on virtually, almost sitting on the property line.

MR. ANFENSON: Yes, it indicated no particular

DRAFT

objection with the expansion, however, just the expansion quite to this much it seems to me.

CHAIRMAN PETRILLO: Right. And I looked at a number of houses in Arlington Heights where you have, you know, on the north side of Euclid, a lot of those houses, you know, share that, you know, some type of break, a couple of inches in between their driveways. And that's why I didn't understand why, without explanation, the Engineering Department was not in favor of this.

MR. ANFENSON: Well, I thought maybe it affects the soil between the two yards, you know, with water flow.

CHAIRMAN PETRILLO: Well, any drainage issues would, if this is approved, it would have to meet any requirements for shedding water by the Engineering Department through the permit review process. Am I correct? Right, Derek?

MR. MACH: Correct.

CHAIRMAN PETRILLO: So, that's why again I was not sure, and there is no one here from the neighbors to indicate a watershed, there is a water shedding problem that currently exists or buildup in the area. It's a little incomplete for me.

MR. SIAVELIS: And he's got a -- I'm sorry, I interrupted you.

CHAIRMAN PETRILLO: Go ahead.

MR. SIAVELIS: Okay. I mean there's a sizeable distance between the two houses, even just looking at the photograph on the street view, the photograph, it's sizeable. I mean it's every bit of 5 to 6 feet between those two houses there, every bit of it. Look at the recycling bin.

CHAIRMAN PETRILLO: And this would not be unique to the neighborhood or would take away from the uniqueness of the neighborhood. I'm just, I'm glad you raised it, Joe. I was a little uncomfortable coming up why the Engineering didn't explain that.

MR. GEISEL: And presumably, if the driveway is pitched correct, the paving could be done so to make the water head to the curb and not to the neighbor. I'm not sure if that was their concern, because of the water issues. So, it's the only thing that kind of stuck out here.

CHAIRMAN PETRILLO: And while we're not, I know we're not allowed to consider any other lots that have a bearing on this or a precedent being set on bearing on this, I look at it as part of the uniqueness issue in the neighborhood as opposed to another lot having, setting a precedent for this. So, there was a little bit of a distinction from other circumstances for me on that light.

MR. GEISEL: Well, I can certainly appreciate the need

DRAFT

with multiple drivers to not have to continue moving cars. And to your point, certainly others have done it within the neighborhood, which is evidenced.

MR. SIAVELIS: On the same street, on the same side of the street, it looks like.

MR. ANFENSON: Yes, at least a half a dozen.

CHAIRMAN PETRILLO: And there's no parking on the streets.

MR. MURPHY: Correct.

CHAIRMAN PETRILLO: You're going to park on the apron, in the winter, the snowplow comes along, your cars get damaged and, you know, and then you're going to park, you're going to park, you're going to move up to avoid that, you're parking up on the sidewalk, you are now in violation of the Village ordinance to not block sidewalks.

MR. SIAVELIS: Sounds like you support it.

CHAIRMAN PETRILLO: Well, you know, there's a lot, every time you think, well, there's, you know, I was looking at how many problems are solved by having this as well. I'm trying to support the Engineering Department, but without having any further explanation why they're not in favor, I find too many circumstances that this relieves the Petitioner of, you know, other Village ordinances and this is the lesser of those circumstances.

MR. GEISEL: Well, for example, if Engineering came back and said that they would look to, you know, if you could hold it to 7 feet instead of 7 and-a-half, would that be problematic to you?

MR. MURPHY: No.

MR. GEISEL: Then that's the answer.

CHAIRMAN PETRILLO: Okay. Any other questions or comments from members of the Board? And is there a motion?

MR. SIAVELIS: I'll make the motion.

MR. DIVITO: I'll second.

CHAIRMAN PETRILLO: We have a motion and a second.
Derek, roll?

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

DRAFT

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MR. MURPHY: Thank you.

CHAIRMAN PETRILLO: Good luck.

(Whereupon, the meeting was adjourned
at 7:26 p.m.)



Item: Schwingbeck Residence -506 E.Orchard St.

Department: Planning & Community Development

Approval of Minutes and Findings from 7/14/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 7/14/14 - Schwingbeck	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: SCHWINGBECK RESIDENCE - 506 EAST ORCHARD STREET - ZBA#14-014

REPORT OF PROCEEDINGS had before the Village
of Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Beuchner Room, Arlington Heights, Illinois
on the 14th day of July, 2014, at the hour of 7:26 o'clock
p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
CARL ANFENSON
JOSEPH GEISEL
JOSEPH SELBKA
PETER SIAVELIS
DAVID DIVITO

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: The next petition is the Schwingbeck, is that the next one? State your name for the record, sir.

MR. SCHWINGBECK: Tom Schwingbeck.

CHAIRMAN PETRILLO: I'll swear you in.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you.

MR. SCHWINGBECK: So, our petition is to take down an old rusty chain link fence that surrounds our property. And when the existing fence was put in back about 30 years ago, there was a swimming pool in the backyard that has long been removed way before we moved into the house. But that fence, really being on corner lot like we are, restricts the use of our yard. Typically, corner lots like ours do have a very restricted backyard. We use that totally for our enjoyment. And with that fence being so far in the property line, it really doesn't allow us full access to the side of the house that we do use as our backyard.

We also have two large Labs. The yard is extremely small for them to run around. So, our petition is, when we take this old fence down, we'd like to tie it in to our neighbor's fence to the east side of our property and move the new fence out into the yard in the same spot he has, so we can tie in with the corner of his fence that back a number of years ago was approved, giving us about an additional 36 feet for the dogs to run around and for us to use as our yard. We do need that 5-foot height though with the 3-foot fence there, the dogs would be able to go right up over the top of the fence.

The unique circumstances, when you look at our block on Orchard, outside of Central, there's really only two streets. There's Burton and there's Beverly that go through to Central Road. So, really all the houses on that block are corner houses, and there's a number of them already that have had their fences, in our circumstance we're not looking at the very corner of the lot where we're going to be blocking the view around the corner. This is really in the middle of the property where our two properties join up, so it's not going to obstruct any views from the corner. And we're going to be able to tie in that new fence in with the existing fence that's there.

It's certainly not going to alter the characteristics of the neighborhood. As I said, most houses on Orchard have that fence in the middle of their property that comes out. There's already three other ones. And it's certainly going to fit in well with the neighborhood as far as the aesthetics. So, it's definitely not going to appear awkward when it comes to the rest of the neighborhood.

DRAFT

In your packet, there should be a petition there or a letter signed by the neighbor directly across the street from us, and also our neighbor who is here that's directly to the east of us, and one of our other neighbors.

CHAIRMAN PETRILLO: And this is an aluminum or a wrought iron fence?

MR. SCHWINGBECK: It will be, yes, it's going to be an aluminum fence, really the identical same fence as our neighbor has because we're going to be utilizing his fence to the east and we're going to be tying in in the front and to the north of our house. So, the fence is going to be the same, actually the same individual that put it in.

MR. SELBKA: This?

MR. SCHWINGBECK: Right.

MR. SIAVELIS: And the same height?

MR. SCHWINGBECK: Same height.

MR. SIAVELIS: And so, Tom, to clarify, you're going to, the south portion of this fence is going to align with the south portion of your neighbor's house, is that correct?

MR. SCHWINGBECK: Yes.

MR. SIAVELIS: All right.

MR. SCHWINGBECK: Yes, and with the position that it's in, it's going to be able to be put in without taking out any of our large trees. So, there are several trees on the property right now, and where we want to put it, it works out that it's going to be able to be put in without any problems with the trees.

CHAIRMAN PETRILLO: So, that maple or whatever that is up in front will be saved?

MR. SCHWINGBECK: That's, it's a locust tree.

CHAIRMAN PETRILLO: Locust tree.

MR. SCHWINGBECK: And then also the evergreens, there's a real large evergreen tree right there.

CHAIRMAN PETRILLO: Yes.

MR. SCHWINGBECK: Those aren't going to be at all affected by this.

MR. SIAVELIS: And if we're reading the annotated plat correctly, your proposed fence is still going to be about 24 or maybe 25 feet from the curb, is that correct?

MR. SCHWINGBECK: From the street, right. Yes, I think it's 23 feet from the street. It comes out, instead of 18 feet where it is now, it's an additional 36 we can use, you know, as our backyard where we don't have to worry about the dogs getting loose. And it will still be 23 feet to the street.

CHAIRMAN PETRILLO: Why the additional footage and not a larger setback from the street?

DRAFT

MR. SCHWINGBECK: Well, right now, you know, when I go out into the yard to play with the dogs, they're running in circles. So, we do want to move it out. But I think if we moved it out instead of that 36 feet and it wasn't lining up with the neighbor's fence, I think you'd have an aesthetics issue there. It wouldn't look natural. And we'd also have to tie it in to a different point on the fence, have another pier, not that it's a tremendous amount of money but it's certainly a cost savings for us at this time to be able to tie in to this corner that's already there.

MR. SIAVELIS: And would that compromise, if you did the alternative that the Chairman is asking about, would that compromise that fir tree that's, that large fir tree that you have right there?

MR. SCHWINGBECK: The big one on the driveway, yes.

MR. SIAVELIS: Yes. So, you'd incur cost related to moving that?

MR. SCHWINGBECK: Right. Right. Because right now it's going to be out far enough where it's not going to affect the evergreen. And it's going to be in a bit where it's not going to affect the linden.

CHAIRMAN PETRILLO: Any other questions from members of the Board? Is there anyone in the audience that wishes to speak to this petition?

MR. UNDERWOOD: Sure, I'd like to speak.

CHAIRMAN PETRILLO: Why don't you step up?

MR. UNDERWOOD: My name is John Underwood.

CHAIRMAN PETRILLO: Have you signed in, sir?

MR. UNDERWOOD: No, I haven't.

CHAIRMAN PETRILLO: If you would sign in?

MR. UNDERWOOD: Sure.

CHAIRMAN PETRILLO: And then we'll swear you in as well.

(Pause.)

MR. UNDERWOOD: Okay.

CHAIRMAN PETRILLO: I'll swear you in.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you.

MR. UNDERWOOD: I'm the neighbor that's --

CHAIRMAN PETRILLO: Your name for the record? I'm sorry, your name for the record? And your address.

MR. UNDERWOOD: John Underwood.

CHAIRMAN PETRILLO: And your address?

MR. UNDERWOOD: I live at 898 South Bristol, the house that's right behind. And so, I'm the neighbor to the east and I

DRAFT

have the fence that he'll tie into. So, from my perspective, it's going to actually improve the look of Orchard Street and the neighborhood because what you'll have, right now what you have is a, my fence goes east to west, and then when it gets to the lot line, it jogs in 35 feet, ties up to his 30-year-old chain-link fence which is, you know, nowhere near as attractive as what he's going to put in next. And then it goes, so you'll have the zigzagging with different fences.

And so, by tying into mine, it will have one uniform fence line, the whole distance of our backyards. And it's certainly in the middle of the block, so from a safety standpoint, you know, it doesn't, there is no visibility issues. And then obviously the trees are all, you know, where the pier is in, there shouldn't be any disturbance with their roots or anything.

So, I'm fully supportive of it. I think it's a good idea.

CHAIRMAN PETRILLO: Thank you. Is there anyone else in the audience that wishes to speak to this petition? None being heard, discussion amongst the Board?

MR. SIAVELIS: I look at this again, this is pretty straightforward, pretty logical. I think the big fact is that this is a large lot, there's still a significant distance from the street with this proposed variance. And he's aligning up with the neighbors and he's got neighborhood support. I mean this is sound in my view.

CHAIRMAN PETRILLO: Any other comments? Is there a motion?

MR. SIAVELIS: I'll move.

CHAIRMAN PETRILLO: We have a motion to approve.

MR. ANFENSON: I'll second.

CHAIRMAN PETRILLO: And a second. Derek, roll call?

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MR. SCHWINGBECK: Thank you, appreciate it.

(Whereupon, the meeting was adjourned)

DRAFT

at 7:33 p.m.)



Item: Arlington on the Ponds Condominiums North

Department: Planning & Community Development

Approval of Minutes and Findings from 7/14/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 7/14/14 - Arlington on the Ponds Condominiums North	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ARLINGTON ON THE PONDS CONDOMINIUMS NORTH -
AVON COURT & LANCASTER COURT - ZBA#14-015

REPORT OF PROCEEDINGS had before the Village
of Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Beuchner Room, Arlington Heights, Illinois
on the 14th day of July, 2014, at the hour of 7:33 o'clock
p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
CARL ANFENSON
JOSEPH GEISEL
JOSEPH SELBKA
PETER SIAVELIS
DAVID DIVITO

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: The next petition is Arlington on the Ponds Condominiums North.

MR. KISSNER: Good evening.

CHAIRMAN PETRILLO: Have you signed in, sir?

MR. KISSNER: Yes, I have.

CHAIRMAN PETRILLO: And your name and address for the record?

MR. KISSNER: Gerald Kissner. Gerald Kissner, 1807 North Normandy Court, Arlington Heights.

CHAIRMAN PETRILLO: Raise your right hand.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you. You may proceed.

MR. KISSNER: Just a little bit of background, I'm president of the board of directors of Arlington on the Ponds North Condominium Association. The board speaks for all of our owners. We have 46 units. They're kind of unique, most are single family, or single standing dwellings I should say, and several are duplexes. We're located on three cul de sacs in the north-south direction as you can see from your survey.

What we're concerned with is, well, this is us. To the west are townhomes, duplexes I believe, that were there prior to the construction of our condominium development. The engineering drawings show that most of the engineering was approved in '86, so we figure most of the construction occurred in 1987.

As part of that construction, there is an existing 6-foot-high fence between us and the development to the west. The development to the west, those townhomes have duplexes, some have garages, some don't. There's outside parking and some of them are occupied by families primarily, some older, some younger, lots of kids of all ages. And back when the original development was authorized, we presumed that that 6-foot-high fence was part of the development plan, to have that 6-foot-high wood fence separating the neighbors from the current property.

There hasn't been any documented proof of this. The Village has been very cooperating and helpful in trying to find some sort of documentation somewhere. I've talked to some of the original engineers while looking for drawings that would show either a 6-foot-high fence on it or some sort of preauthorization.

In the absence of all that, we're here to request that we replace our approximately 800 feet of existing 6-foot-high board-on-board fence with a new 6-foot-high board-on-board fence.

DRAFT

Almost all the fence is not visible from the street. It's in everybody's backyards. Our neighbors to the west, most of them have tied in with either 4, 5 or 6-foot-high fences into this fence right now. A lot of trees along the tree line is very mature.

We like the fence. We don't want to just take it down and get rid of it or anything. But we're having a hard time maintaining it after almost 27 years of life. The fence provides for us some security and privacy. Our detention, this onsite detention, we have a large pond in the middle of the property that is a wet detention, so we don't want anybody tracking through the property.

The security that we get, the privacy protects us, and it protects the public also. It's very easy for kids to come in to our lots to access the pond. I don't think anybody would want to try to swim on it, it's not that attractive, but we haven't had any issues other than trespassing off of Lillian historically, but it's been minor. So, I think the fence has been really effective.

The buildings that we have are located several feet higher than the duplexes to the west. And there's a drainage swale, which is on our side of the fence, so we sit quite a bit, we're sited such that it's very easy to look into your neighbors' buildings and they to look into us. So, the 6-foot-high fence provides much better security and privacy than a 5-foot.

And we have been told that we cannot replace our 6-foot-high fence with a new fence without coming and getting the variation. So, we're here to request the variation from the required 5 feet, 5-foot height, if we replace the fence to the 6-foot height that we would like to have.

As far as unique circumstances, I touched on this. It's getting real expensive to maintain the fence. It blows over, some sections blow over almost annually, the posts are rotted out. It's, you know, it's really time to get in there and do something.

We don't think that this will change the character of the neighborhood at all. I think our neighbors as well as ourselves all enjoy the current 6-foot-high fence and I don't think anybody would want to see anything different. There have been no complaints about the fence itself. We're going to replace, you know, visually it will look like the same fence but it will just be a better fence for everyone.

And that being said, we're petitioning, we're asking for relief from the ordinance and we'd like approval for

DRAFT

the 6-foot-high fence.

CHAIRMAN PETRILLO: There's a 6-foot fence existing and it's a board-on-board?

MR. KISSNER: Yes.

CHAIRMAN PETRILLO: And you're replacing it, would like to replace it with a 6-foot board-on-board --

MR. KISSNER: With another 6, yes. And I think I've included photos in there if --

CHAIRMAN PETRILLO: Yes, there is one here in the back --

MR. KISSNER: Just to give you a rough idea of it.

CHAIRMAN PETRILLO: -- detail, there's something handwritten underneath the picture and I'm assuming that would be --

MR. KISSNER: Yes, that would be the new one, yes, sir.

CHAIRMAN PETRILLO: And the detention swale or whatever for that collection, I'm assuming that's collection of water and some type of runoff into that pond, that would not be disturbed by --

MR. KISSNER: No, that would not be disturbed at all. There are collection basins along, on our side of the property, along the route leading into the pond as well as from all the cul de sacs and everywhere else. Almost a hundred percent of our units drain into our property, although we have like four units on the far south side that pick up some drainage in Arlington on the Ponds' south development which is a similar development to ours, just congruent to our property on the south side. But no, there wouldn't be any impact on drainage, negative impact.

CHAIRMAN PETRILLO: Any questions from any other members of the Board?

MR. ANFENSON: The Petitioner answered my one question of whether there was any complaints about where the fence is today or the fact that it exists there. He said that there hasn't been any and in fact people enjoy the fence.

MR. KISSNER: Yes, they enjoy the fence. I think if it wasn't there, people would finish putting up their own fences on the other side again tied into us. And they're probably happy not to have had the expense of our fence. And of course a new fence would make, you know, maybe make some of them want to improve their fences that's, well, a little old out there. So, it's time to freshen up.

MR. SELBKA: What does a 6-foot fence do that a 5-foot fence would not do?

DRAFT

MR. KISSNER: Number one, it's harder to scale. We don't want kids playing, you know, trying to cut through our property. It's a shortcut to Hersey High School. At times we have had trespassing on our property, it's usually high school kids coming along Lillian and they kind of duck in and hide in our trees and smoke cigarettes and stuff like that.

As far as I know, from my personal experience, I don't think they've gotten into the pond that far into the property. But if anybody comes across the fence, then surely they would. So, 6 feet high is more of a deterrent. And also, again because our buildings are a couple of feet higher at least on top of foundations of the duplexes on the other side, the extra privacy that we get from the extra foot is welcome.

CHAIRMAN PETRILLO: Any other questions or comments? Any discussion amongst the Board?

MR. DIVITO: Anything from the audience?

CHAIRMAN PETRILLO: Is anybody from the audience who wishes to speak to this petition?

MR. UHLE: Yes.

CHAIRMAN PETRILLO: Sir, would you step forward? Have you signed in, sir?

MR. UHLE: No, I haven't.

CHAIRMAN PETRILLO: If you would sign in and then --

MR. UHLE: I'll do that.

CHAIRMAN PETRILLO: State your name and address for the record after you do that, and then I'll swear you in.

MR. UHLE: Okay. My name is Donald Uhle and I'm a resident of the, vice president also of the association.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you.

MR. UHLE: It seems unreasonable in a sense that we've got the 6-foot fence, rusted wood 6-foot fence. Arlington on the Ponds South has petitioned, they have a 6-foot fence. The new construction next to us is going to petition, they have petitioned, they have a 6-foot fence. And as Gerry said, there is a big difference because it's probably 4 feet higher than the property existing on both sides. And it does make a difference because I have stood there inside and you can, you know, there is just that much more of a pitch. Instead of looking maybe into the bedroom window, you're looking at the top.

And I think that is probably one of the reasons that, well, beside the fact that we would be uniform with the

DRAFT

whole neighborhood. We would be the only ones that would go down from 6 to 5 feet. And I just, you know, would think this would work out where we have a 6-foot fence. We're paying more for it, we want to be in the same situation that we are now with the 6-foot fence. It's been there 20 some years and I've been a resident for about 25, and I'm not in the cul de sac but I'm on the board. And I think it helps if you're --

CHAIRMAN PETRILLO: And that property would still have 6-foot fence remaining on it anyway if this weren't approved. So, I mean you'd go from 5 to 6 or down from 6 to 5.

MR. UHLE: Well, we have to replace it. And as I say, going down doesn't seem to be in agreement with any other properties around us. And I just wonder why we cannot continue with a 6-foot fence.

CHAIRMAN PETRILLO: Thank you.

MR. UHLE: Thank you.

CHAIRMAN PETRILLO: Any other member of the audience who wish to speak to this petition? None being heard, discussion amongst the Board? Is there a motion?

MR. DIVITO: Motion to approve.

CHAIRMAN PETRILLO: We have a motion to approve.

Second?

MR. SIAVELIS: Second.

CHAIRMAN PETRILLO: And a second. Derek?

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Your motion passes.

MR. UHLE: Thank you.

MR. KISSNER: Thank you very much. Appreciate your time.

(Whereupon, the meeting was adjourned
at 7:42 p.m.)



Item: Greenberg Residence - 4010 N. Proctor Circle

Department: Planning & Community Development

Approval of Minutes and Findings from 7/14/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 7/14/14 - Greenberg	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: GREENBERG RESIDENCE - 4010 NORTH PROCTOR CIRCLE - ZBA#14-016

REPORT OF PROCEEDINGS had before the Village
of Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Beuchner Room, Arlington Heights, Illinois
on the 14th day of July, 2014, at the hour of 7:42 o'clock
p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
CARL ANFENSON
JOSEPH GEISEL
JOSEPH SELBKA
PETER SIABELIS
DAVID DIVITO

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: The next petition is the Greenberg Residence.

MRS. GREENBERG: Michele Greenberg and my husband Jeff Greenberg.

MR. GREENBERG: Jeff Greenberg.

CHAIRMAN PETRILLO: And have both of you signed in?

MRS. GREENBERG: Yes, we have.

MR. GREENBERG: Yes.

CHAIRMAN PETRILLO: And ma'am, are you going to testify as well?

MS. BROWN: I'm Linda Brown. I'm with the design firm that represents the homeowners.

CHAIRMAN PETRILLO: Have you signed in as well?

MS. BROWN: I have. I signed in on one sheet, I'm not sure I signed in --

CHAIRMAN PETRILLO: We'll just check and make sure you signed in and I'll swear you in.

Are you ready?

MS. BROWN: Sure.

CHAIRMAN PETRILLO: If you would raise your right hand?

(Witnesses sworn.)

CHAIRMAN PETRILLO: Thank you.

MRS. GREENBERG: We are requesting a third car garage. We live in Terramere Subdivision. Our house was built in 1985 and according to current zoning laws, our house was built facing the wrong way. It should have been built facing Highland and not Proctor Circle as it does now. So, it looks like we're asking for a larger allowance as what we consider our side yard according to current zoning laws is actually our, it's our side yard but according to current zoning laws it should be our backyard.

MR. GREENBERG: It's our rear yard. So, the rear yard I believe it's a 30-foot setback. So, the two things that we're building is the third car garage as well as an addition, a 9-foot addition to the back of our house. So, that 30-foot setback, we're actually looking to build on that site, so it looks like we're asking for a much larger variance but it's our side yard. So, we have, I believe it's asking for a 26.9-foot variance for the garage and a 14.9-foot variance for rear addition of our house.

Part of the reasons that we're looking for the variance is we do have two children. One is going to be driving next year. We actually do have three cars as it is right now, so we're having a car either on, you know, behind one of the cars and moving cars around. And then when he drives and then my younger son will get a license, so that's why we're looking ahead for the

DRAFT

third car garage as well as our current garage is actually a smaller garage. It's actually under size, so we really, right now we have room for two cars, not a whole lot of room for anything else. So, the third car garage, we're also looking to have that extra space.

MRS. GREENBERG: Yes, and we had thought about building a shed over the years, but really according to the guidelines where it should be built, there's a utility box. And where we could put it wouldn't fit in with the current guidelines. And our two boys do play sports and there's a lot of stuff to store, and they don't like the car of course in the driveway because they like to play basketball.

MS. BROWN: And I would add that I measured the garage because we are looking to do some work at the home and it is a very small garage. It's only about 19 by 19 foot interior space in the garage, the existing garage.

MRS. GREENBERG: There are several neighbors that have added or had their house built with third car garages.

MR. GREENBERG: So, we're fitting with the neighborhood.

MRS. GREENBERG: There is one across the street three over, and one three to the right of us. In particular, the garage would be on the side to the neighbor, not facing out on the main street. It blends in nicely with the current design, it's been approved by the Design Review Board already, and we have followed the procedures to notify the neighbors, posting the public hearing signs and we've talked to those that we felt were directly impacted as well.

MR. GREENBERG: Right. So, our neighbors to the east where the garage would be, and also actually the neighbor to the south where our addition would be. And there was no objections to us.

CHAIRMAN PETRILLO: This is the, okay, walk me through them. The addition on the back?

MR. GREENBERG: Yes.

CHAIRMAN PETRILLO: The variance that's requested?

MR. GREENBERG: I believe the variance is also, it's not for my neighbor on the south, I believe it's for the neighbor on the east because I have that, technically my side yard on the east is viewed as my rear yard for zoning, so it has the 30-foot setback.

MS. BROWN: So, both variance requests apply to the same setback, the same lot line which is what we consider the side yard but which is technically called the rear yard because of the placement of the house on the corner lot.

DRAFT

CHAIRMAN PETRILLO: So, could you point that out for me?

MS. BROWN: Yes. Right here. It's considered the rear yard by the Village.

CHAIRMAN PETRILLO: You're already, it's a 30-foot setback requirement, correct? And you're already, it's existing at 15?

MS. BROWN: Yes. So, it would not change for the addition at all for what is currently --

CHAIRMAN PETRILLO: Right. And then the second?

MS. BROWN: The second is the garage. So, the first part of the variance is the fact that the room addition would extend into that --

CHAIRMAN PETRILLO: This is part of the room addition here?

MS. BROWN: Yes, that's the --

CHAIRMAN PETRILLO: Oh, this one here? Oh, for the house, and then the additional amount for the garage.

MS. BROWN: Right.

MR. GREENBERG: Correct.

MS. BROWN: So, that's why there's two different types.

CHAIRMAN PETRILLO: Right, okay. Sorry, I was getting confused. I was --

MR. GREENBERG: I mean, I guess technically my whole house is in violation considering.

MRS. GREENBERG: We've had that house since 1985 and we're the fourth owner.

CHAIRMAN PETRILLO: So, you're going, for lack of a better term, you're taking what is really your back of the house and just going farther back along the same line that the house currently is on.

MR. GREENBERG: Yes, exactly.

MRS. GREENBERG: Yes.

CHAIRMAN PETRILLO: On that side.

MR. GREENBERG: That is correct.

CHAIRMAN PETRILLO: Okay. And then the addition of an encroachment on the setback for the garage.

MS. BROWN: Correct.

MR. GREENBERG: Yes. You got it.

MRS. GREENBERG: And it should be noted that we do have one of the smallest models in our subdivision, so it's not like adding the square footage to our house is going to make it a monstrosity. If anything, it will kind of catch us up a little bit with our neighbors.

CHAIRMAN PETRILLO: And I did see in the Staff's

DRAFT

calculation that it does meet the --

MR. MACH: FAR.

CHAIRMAN PETRILLO: -- FAR, correct. It's still below the allowable FAR by about 900 square feet, correct? Something like that. And the garage, the allowable or the -- is that correct, Derek? The allowable is 3,100?

MR. MACH: Correct. They are meeting the floor area ratio and building lot coverage.

CHAIRMAN PETRILLO: As well as the garage area, is that correct?

MR. MACH: Yes.

CHAIRMAN PETRILLO: Okay.

MR. SELBKA: Derek, is there a fire issue with the garage?

MR. MACH: Oh, per the latest comment?

CHAIRMAN PETRILLO: Yes, if this was I think granted and it does encroach, they ask that it meet all the fire regulations for the fire rating on the construction.

MRS. GREENBERG: Which we're going to have to do.

CHAIRMAN PETRILLO: That would be covered through the approval process. We don't have those to make contingent.

MR. GREENBERG: Correct, okay.

CHAIRMAN PETRILLO: Is there any other questions or comments from the Petitioner? I mean from the Board?

MR. SIAVELIS: No.

CHAIRMAN PETRILLO: Is there anybody in the audience that would like to speak to this petition? None being heard, we'll open discussion to the Board. I don't, I was just a little confused on these two setbacks and with the condition that the Engineering Department, or the Building Department had notated that if this is approved, that they meet the fire rated construction requirements in Section 302.

I don't have any issues with this other than this.

Having two teenage kids and having cars and you still have one more and so forth in an already undersized garage, you're either going to have to put up a shed or something. And your backyard is, you know, taking something out of your backyard to house those things, so I can see the need for an addition on the garage to the house with the cars and, you know, mowing equipment and so forth and whatever else that is stored there. So, I don't have any issues in approving this petition on both variances.

MR. SIAVELIS: I'm in a similar camp.

CHAIRMAN PETRILLO: Any other discussion?

MR. ANFENSON: I agree with you, Tony. I move approval.

DRAFT

CHAIRMAN PETRILLO: Is there a second?

MR. SELBKA: Second.

CHAIRMAN PETRILLO: We have a motion to approve and a second. Derek, roll call.

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MR. GREENBERG: Okay, thank you.

CHAIRMAN PETRILLO: Congratulations.

(Whereupon, the meeting was adjourned
at 8:00 p.m.)



Item: Osterhues Residence - 702 S. Mitchell Ave.

Department: Planning & Community Development

Approval of Minutes and Findings from 7/14/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 7/14/14 - Osterhues	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: OSTERHUES RESIDENCE - 702 SOUTH MITCHELL AVENUE - ZBA#14-017

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, 1st Floor Beuchner Room, Arlington Heights, Illinois
on the 14th day of July, 2014, at the hour of 8:00 o'clock
p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
CARL ANFENSON
JOSEPH GEISEL
JOSEPH SELBKA
PETER SIAVELIS
DAVID DIVITO

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: The last is the Osterhues Residence. Did I pronounce that correctly?

MR. OSTERHUES: It's close.

CHAIRMAN PETRILLO: Close enough?

MR. OSTERHUES: Yes, close enough.

CHAIRMAN PETRILLO: Okay. Teenage drivers, good luck.

MR. OSTERHUES: Stay off the sidewalks. I'm kind of new at this, you'll have to guide me through a little bit. Obviously I'm asking for --

CHAIRMAN PETRILLO: Could you state your name and address?

MR. OSTERHUES: Oh, yes. My name is Greg Osterhues. I live at 702 South Mitchell, and I am the owner and the Petitioner.

CHAIRMAN PETRILLO: Okay. Have you signed in?

MR. OSTERHUES: Yes.

CHAIRMAN PETRILLO: Okay, can I swear you in?

(Witness sworn.)

CHAIRMAN PETRILLO: If you need help, we could walk you through the three criteria. First, explain the hardship, that the code if strictly enforced, the hardship that that would impose upon you.

MR. OSTERHUES: Okay, yes.

CHAIRMAN PETRILLO: Okay, then the unique circumstances that apply to this variance in relation to the lots or preexisting. And that it won't detract from the character of the neighborhood if granted.

MR. OSTERHUES: Got you. The hardship is, it falls more or less to the relationship of the design builder. We started this project approximately two years ago with a gentleman called Mike Walsh from Walsh Family Construction, the design builder. We started the project in August of 2012. Throughout, from August to approximately March, the project just basically squeaked forward.

He would send us some drawings, we would say this is good, we'd ask him to continue moving forward to get this project going.

And then in about November-December, things really slowed down. He would say he's going on vacation, he'd be gone for two weeks. His architect was gone or sick for two weeks, dragged on, dragged on, dragged on. So, come February 2013, things started moving forward again but we were having just all sorts of issues, getting updated drawings, corrected drawings, et cetera.

In March of 2013, my wife was going in for an ultrasound and at the time we found out our youngest daughter has a condition called Heterotaxy and that she was born with, but subsequently she's had two heart surgeries, two GI surgeries. And

DRAFT

we have about a one to two-year window before the next heart surgery, and that surgery will be basically reworking all of the plumbing to and from her heart. So, major heart surgery. So, we have a one to two-year window to complete this project.

Going back to the hardship though, the relationship with the current design builder has fallen off and it's very hard for him to do anything, to make any changes for us.

So, the hardship, if these variances were not approved, I would either have to go to this design builder and pay additional fees if he would try to get that from us. I am under contract with him stating that he has to complete those, but it can become very time consuming. And you couple that with the window I have to get this project done before my daughter's next surgery, it could be getting a little bit tight. So, that would be the first one. Going to another architect, there would possibly be a very high cost to take the existing project done, get familiarized with them and then make any adjustments.

Going back to the unique circumstances, I mentioned my third daughter Louise with her medical condition, my second daughter Annie has Down syndrome, she is four years old. And it's an older home built in the 1950's. And with those, there is a very steep staircase so it would become a little dangerous with her. She's very mobile but she is not the most stable when it comes to walking upstairs. And we've done our best to safeguard the home as best we can but there is still some danger in regard to the existing staircase. So, that really brings us to, that was the unique circumstances.

And then in regards to how that would impact the neighborhood, the variances that I'm asking for are quite minimal.

And if anything, a new home in this neighborhood would be a nice addition as opposed to the 1950's Georgian that we currently live in.

CHAIRMAN PETRILLO: So, you're basically going to take the existing home, strip it down to the studs to maintain the floor plan so you don't get whacked on taxes.

MR. OSTERHUES: Correct, yes. The southern wall is the first variance that we're asking for. The existing garage is already within the 10 percent variance of the lot line. That's 7 feet 4, so we're looking just to extend the existing wall that's there. The height is at 25'5" drawn as opposed to 25. Again, that was an oversight by the current architect and, again, that would be a significant to go back and have him redo that or find a new architect to get involved. And then garage setback on the east property line, that is, we're asking for I think 6 inches, or 4 inches to move forward. He made an error, he made the width

DRAFT

21'4" instead of the depth. And to move the existing structure back or the plan could be some additional costs with the new foundation versus just extending the slab for the new garage going forward.

CHAIRMAN PETRILLO: So, what's your plans moving forward with this relationship you have with the firm that --

MR. OSTERHUES: Yes, basically, he's under contract to take us through permitting. At that point, I am actually out to bids with some other local builders. And if the bids come back, then I'll be moving forward with the other builders.

CHAIRMAN PETRILLO: So, this current firm that you have will be released other than the responsibility they have with working with the builder, someone else will take on the responsibility for the project?

MR. OSTERHUES: Correct. I'll probably be working with the architect that's basically a subcontract to the design builder Mike Walsh. It's a gentleman named Greg Stenstaki, he's the architect of note. So, I will probably be going with him to do, from the checking standpoints, the checkoffs, once the building is done. If not, there's another local architect that I've contacted. They may take on the project for us.

CHAIRMAN PETRILLO: Why can't they take this in kind and just redraw it to meet the requirements?

MR. OSTERHUES: It will be, could they do it? Absolutely. But again, getting him to do that, I guess we started this project for two years ago in August of 2014, for him to get anything approved or get anything done, it's like pulling teeth.

CHAIRMAN PETRILLO: The one thing is this, that's the Walsh firm, correct?

MR. OSTERHUES: Correct. Oh, he will not, he does not, he will not agree to release the CAD to me. He's saying there's, what does he call it?

MR. SIAVELIS: Intellectual property? Copyrights?

MR. OSTERHUES: Yes, and I call him, it's BS on it, he's saying it's industry norms and I told him he's full of BS because there's nothing signed in the contract.

CHAIRMAN PETRILLO: When the architect does do that work, is there some creative design rights to that or something that someone --

MR. SIAVELIS: Yes, so he owns the copyright on the plans so long as he worked for hire. I mean depending on the terms of your agreement with him.

MR. OSTERHUES: There's nothing in the contract

DRAFT

stating, regarding the CAD. But he's saying he won't release it to me.

MR. SIAVELIS: Okay. So, I don't want to render a legal advice here, my law practice insurance doesn't carry that. So, I'm not going to go any further than that.

CHAIRMAN PETRILLO: Yes.

MR. SIAVELIS: But if you've read your contract, you know better than me.

MR. OSTERHUES: Yes. He's actually gone so far as to ask for final payment from me without finishing the contract. The day before my daughter was going to surgery, he called me. So, I was at the hospital and he asked for final payment. I let him know what I thought of him. Nurses thought they were going to call security on me but I was a little upset.

So, it's really become a hardship from the standpoint of a timing standpoint. I could very well be driving my daughter up to Children's Hospital-Wisconsin in the next two weeks, it could be in two years, we don't know. But it's the point where it can change very dramatically. So, it's a time frame issue that we are under. We hope we have a good one to two years before this next surgery is done, but that could be sooner, I don't know.

CHAIRMAN PETRILLO: Derek, are you aware, has Walsh done a lot of work in Arlington Heights?

MR. MACH: None.

CHAIRMAN PETRILLO: Probably not again.

MR. OSTERHUES: No.

CHAIRMAN PETRILLO: At least for you. Any questions from members of the Board? I don't see anybody in the audience.

MR. SIAVELIS: You've talked to your neighbors, right?

MR. OSTERHUES: Yes, I've got them approved.

MR. SIAVELIS: Great. You're a lot and-a-half.

MR. OSTERHUES: Yes.

MR. SIAVELIS: It looks like most of these structures go on your half lot or comes into open space.

MR. OSTERHUES: Correct.

MR. SIAVELIS: Just north of you.

MR. OSTERHUES: The one issue that we have with the design review is the driveway, the current driveway, it would be running into a tree and a fire hydrant. We've already worked it out with the neighbors and have signed affidavits that I could move the crosswalk over and we curved the driveway around the existing fire hydrant and tree.

MR. SIAVELIS: So, you are talking to the neighbors.

DRAFT

MR. OSTERHUES: Absolutely, yes.

MR. SIAVELIS: All right.

CHAIRMAN PETRILLO: Any other questions or comments from members of the Board? None being, and seeing there is no left in the room, is there a motion?

MR. SIAVELIS: Yes, I move.

CHAIRMAN PETRILLO: We have a motion to approve. Derek -- or anyone else, I'm sorry?

MR. GEISEL: I'll second.

CHAIRMAN PETRILLO: We have a second. Derek?

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MR. OSTERHUES: Thank you very much.

CHAIRMAN PETRILLO: Good luck on your construction and the best to your family.

MR. OSTERHUES: Thank you. Yes, it's going in the right direction.

CHAIRMAN PETRILLO: Good.

MR. OSTERHUES: It's been interesting. So, thank you very much.

CHAIRMAN PETRILLO: No other business? Do we need a motion to adjourn?

MR. MACH: Yes. But I do have a question. As explained at the last meeting, the packet is now available on the Village web site through the agenda, electronic agenda. I just wanted to check to see how many Board members would still like to get the hard packet. Okay.

CHAIRMAN PETRILLO: I would like to at least for the next couple until I get my --

MR. SIAVELIS: Transition, yes.

CHAIRMAN PETRILLO: -- down because I'm, I have, you know, to toggle it back and forth. Things pulled up like now only get --

MR. MACH: Right.

MR. SIAVELIS: In reality, with opened-up sheets, it's

DRAFT

flat out easier.

CHAIRMAN PETRILLO: Yes.

MR. SIAVELIS: Unless you have a massive monitor at your office.

CHAIRMAN PETRILLO: Yes.

MR. SIAVELIS: Because even if you're using your iPad or whatever you guys are using, it doesn't work that well for oversized drawings.

MR. MACH: Well, let's continue with the hard packets. It sounds like --

MR. GEISEL: If it's simply text documents, that would be a different story. But given the fact you're looking at plans --

MR. MACH: Sure.

MR. GEISEL: -- and given the size of them, I think it's a little important to get the correct information.

MR. MACH: Okay.

CHAIRMAN PETRILLO: I'll let you know if I get comfortable enough.

MR. MACH: Sure, okay.

CHAIRMAN PETRILLO: We need a motion to adjourn. Do we have a motion to adjourn?

MR. SIAVELIS: So moved.

CHAIRMAN PETRILLO: Second?

MR. ANFENSON: Second.

CHAIRMAN PETRILLO: All those in favor?

(Chorus of ayes.)

CHAIRMAN PETRILLO: Any opposed?

(No response.)

CHAIRMAN PETRILLO: None being heard, motion passes.

(Whereupon, the meeting was adjourned
at 8:10 p.m.)



Item: Burlini Residence - 2146 N. Lake Shore Circle

Department: Planning & Community Development

REQUEST

1. A 14 foot variance from Section 5.1-4.5 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a porch with a rear yard setback of 16 feet instead of the minimum required 30 feet and an additional 1.0 feet for the eave and gutter.

ATTACHMENTS:

Description

Staff Report
Supporting Documents
Department Comments

Type

Report
Exhibits
Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 11, 2014
Date Prepared: August 4, 2014
Project Title: Burlini Petition
Address: 2146 N. Lake Shore Circle

Background Information

Petition Number: ZBA #14-018
Petitioner: Joseph Burlini
Address: 2146 N. Lake Shore Circle
Arlington Heights, IL 60004
Existing Zoning: R-4, Residential Single-Family

Requested Action/Background Information

The petitioner proposes to add a screened porch to the rear of the existing duplex. The proposed addition would be setback 16.0 feet from the rear property line, but the minimum required setback is 30 feet. Therefore, the petitioner requests the following variation:

- A 14 foot variance from Section 5.1-4.5 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a porch with a rear yard setback of 16 feet instead of the minimum required 30 feet and an additional 1.0 feet for the eave and gutter.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	7/24/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/24/14	
3. Letter that was Mailed	✓	7/24/14	
4. Photographs of Sign on Property	✓	7/24/14	

Photograph of Existing Structure



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 of 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 Joseph Burlini

being the owner of the property commonly know as: 2146 N. Lake Shore Circle

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

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

Add a screened porch with a roof.

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

My wife has had mds surgery on
her nose for Basal Cell Carcinoma.
She cannot sit in sun.

I hereby state that the following unique circumstances exist:

we bought Townhome
for view of Lake due to my wife's skin
cancer (also on face and back) we need
a porch with roof to protect from sun.

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

The screened porch does
not face any neighbors back yard.
Other neighbors have screened porches

Signed: _____
Petitioner

Date: 7-7-14

RECEIVED

JUL -7 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

July 7, 2014

RECEIVED

JUL - 7 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Building and Zoning Department

Village of Arlington Heights

Arlington Heights, IL

Re: 2146 N. Lake Shore Circle - Zoning Variance

To those concerned:

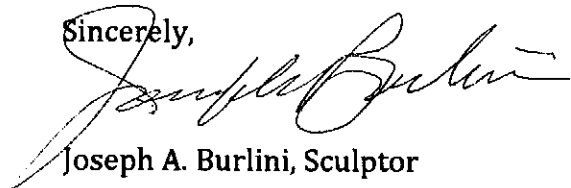
My wife, Sue, and I have made our home in Arlington Heights for the past 46 years. It is here where we raised our three children and where I created my business as a full-time sculptor, often contributing to and working with the Village of Arlington Heights.

Recently, we purchased a ranch townhouse in Arlington Towne, as we are downsizing and in the process of selling our family home in Northgate. The main reason we bought our townhome is the fact that from the deck we have a beautiful view of Lake Arlington. As we investigated removing the existing, decaying wood deck and replacing it with a simple screened porch, we learned that we needed to be 30 feet from the lot line in order to do so.

Our reason for the screen porch is obvious; we do not want to be stung by bees during the daytime or put up with the annoyance of mosquitoes and other insects. However, our **main reason** for the screen porch with roof is to be able to sit outside without the harmful effects of the sun's rays. Sue has had Mohs surgery on her nose for Basal Carcinoma, and just this past June was treated again with a chemotherapy cream due to the recurrence of cancer cells on her nose. In addition, she has had carcinomas removed from her face and back. Due to this circumstance, we are requesting a variance allowing us to put up a screened porch, approximately 16 x 16 feet with a roof. There is no home directly behind us, so we would not be infringing upon another's space. We were told that one of our neighbors did receive a variance as well for a screened porch with roof.

We hope to enjoy our post retirement days continuing to live in the village we love so much, enjoying our special view of Lake Arlington protected from the harmful elements. We thank you for your kind consideration of our request.

Sincerely,



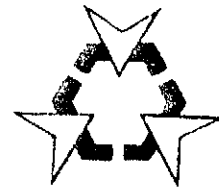
Joseph A. Burlini, Sculptor

1407 E. Fleming Drive S.

Arlington Hts. IL 60004 Home phone - 847-392-6057 Cell 224-301-7692

PLAT OF SURVEY

of



ANTON ADAMS
Illinois Professional Land Surveyor

301 N. Wille Street
Mt. Prospect, IL 60056

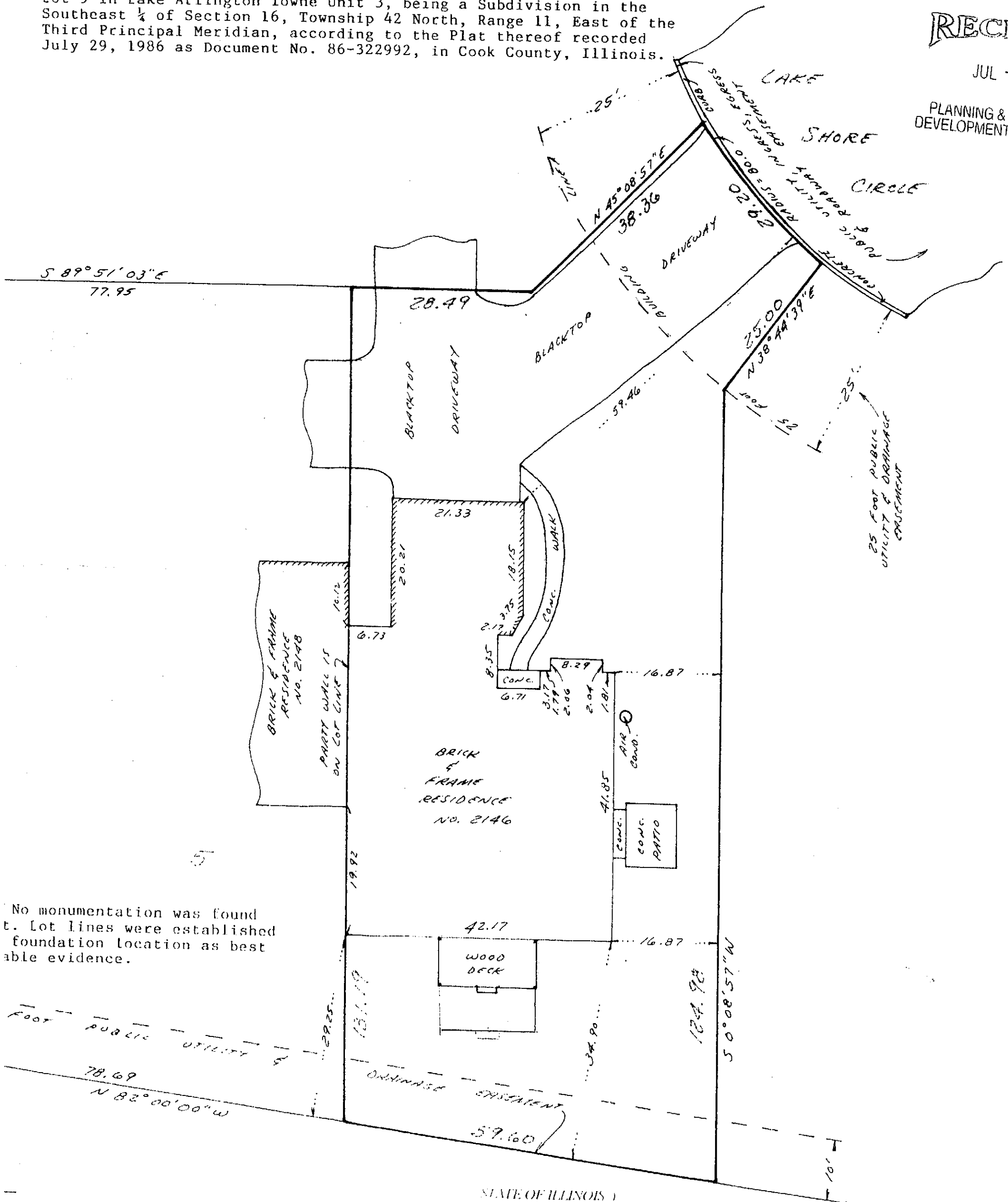
(817) 255-3512

That part of Lot 5 lying East of a line 77.95 feet, as measured at right angles, East of and parallel with the West line of said Lot 5 in Lake Arlington Towne Unit 3, being a Subdivision in the Southeast $\frac{1}{4}$ of Section 16, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded July 29, 1986 as Document No. 86-322992, in Cook County, Illinois.

RECEIVED

JUL -

PLANNING & C
DEVELOPMENT



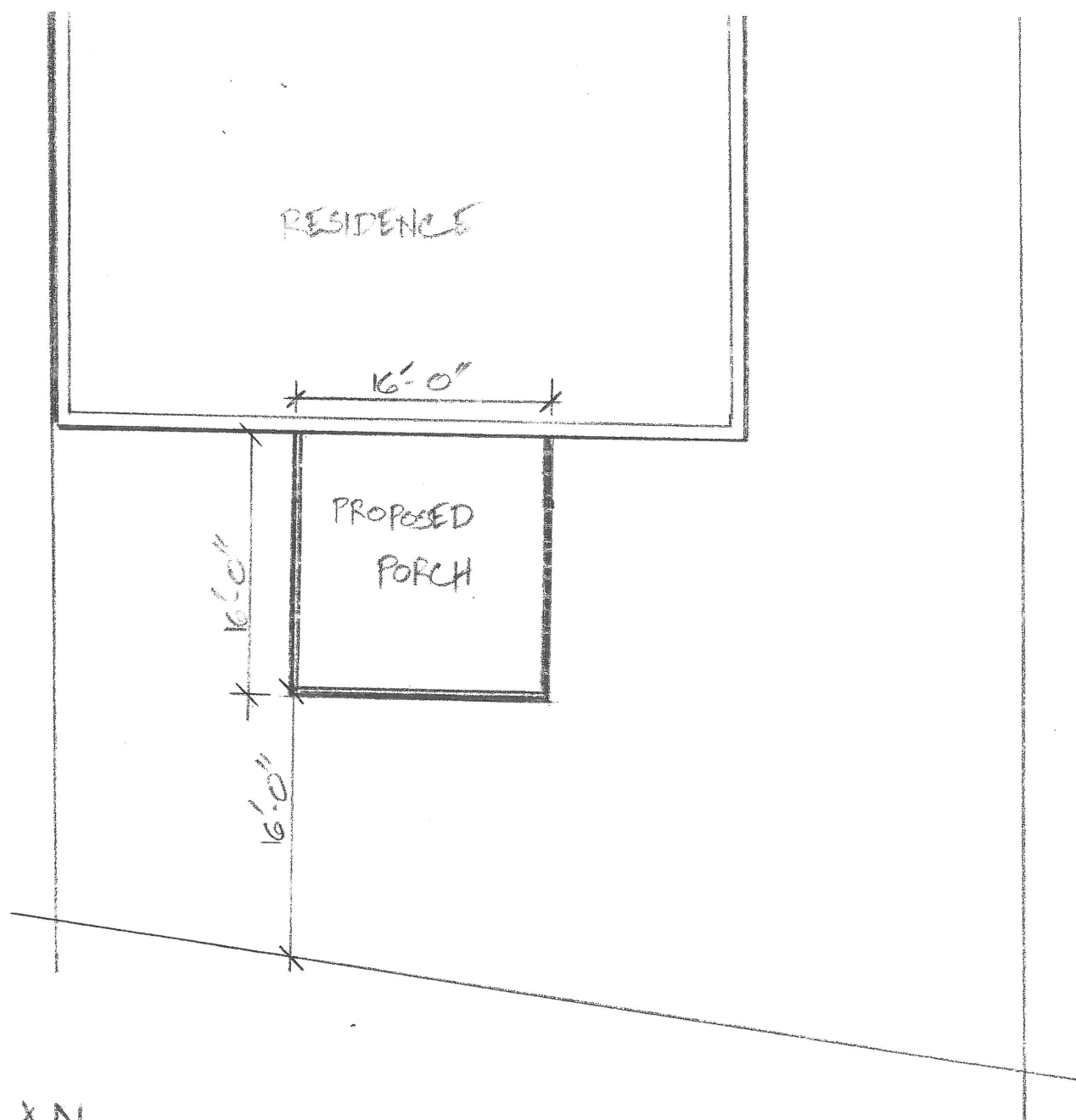
No monumentation was found
t. lot lines were established
foundation location as best
able evidence.

FOOT PUBLIC UTILITY EASEMENT
78.69
N 82° 00' 00" W

STATE OF ILLINOIS)
COUNTY OF COOK)

I, ANTON ADAMS, Illinois Professional Land Surveyor, hereby certify
that I have surveyed the property described above and that the plat hereon drawn

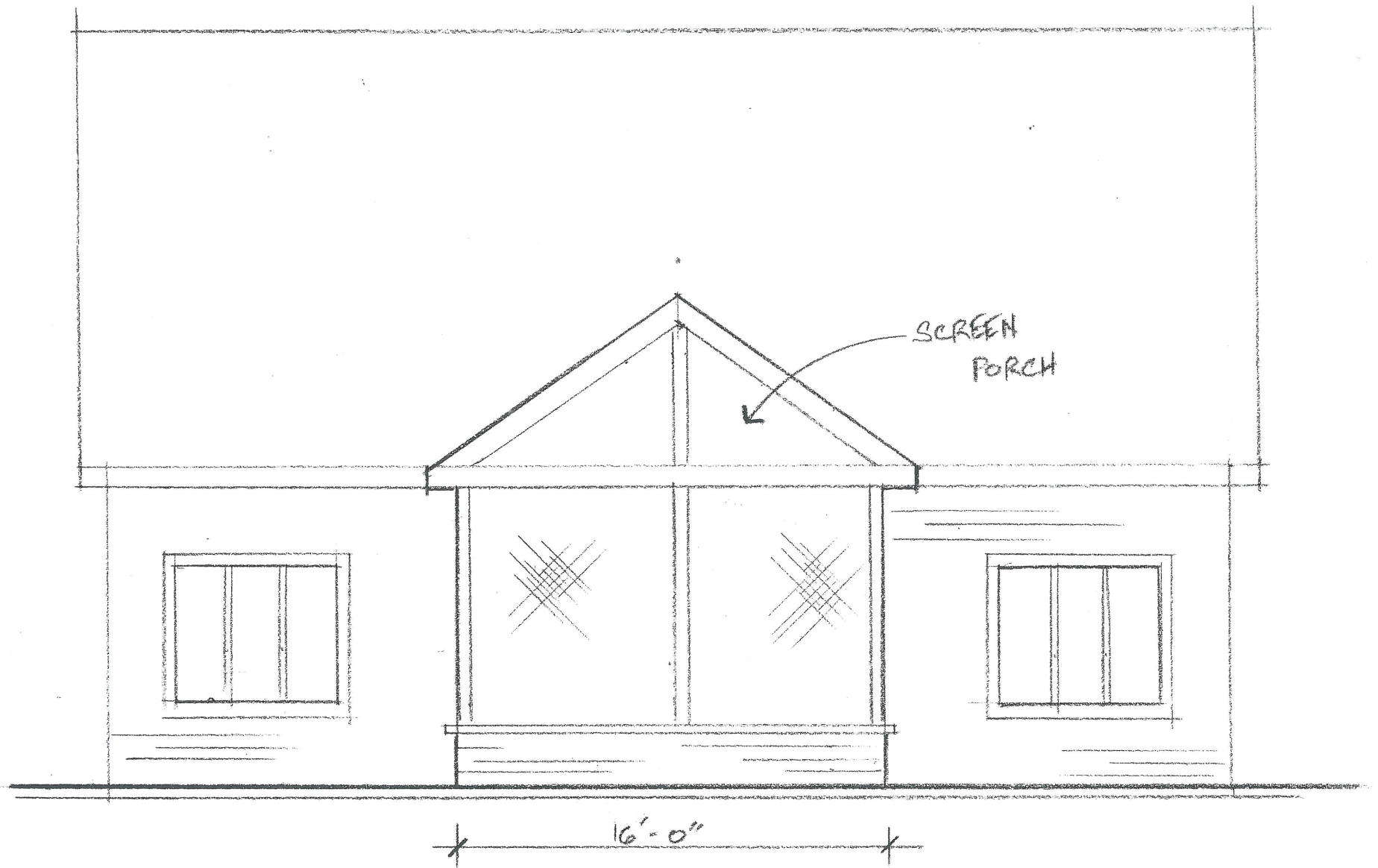




SITE PLAN
BURLINI RESIDENCE



SCALE: 1"=10'-0"



SOUTH ELEVATION
BURLINI RESIDENCE

SCALE: $\frac{3}{8}" = 1'-0"$



ZBA# 14-018

2146 N Lake Shore Circle- ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering

Submitted: July 29, 2014

Completed – August 1, 2014

99M

The proposed ZBA application indicates that the petitioner is seeking:

A 14 ft variance to allow a porch with a rear yard setback of 16 ft instead of the minimum required 30 ft and an additional 1 ft for the eave and gutter.

The property backs up to open space overlooking Lake Arlington.

The Engineering Department has no objection to the requested variance.

PROJECT REVIEW TRANSMITTAL

Zoning Board of Appeals Review

Project Name: Burlini Residence

Project Address: 2146 N. Lake Shore Circle

ZBA #: 14-018

ZBA Hearing Date: August 11, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 28, 2014

- A 14 foot variance from Section 5.1-4.5 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a porch with a rear yard setback of 16 feet instead of the minimum required 30 feet and an additional 1.0 feet for the eave and gutter.

Attached are the Petitioner's:

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

Comments: PROJECT QUALIFIES FOR THE SMALL SINGLE-FAMILY
DESIGN APPROVAL. NO DESIGN CONCERNS.

- S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Monday, August 4, 2014.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Burlini Residence

Project Address: 2146 N. Lake Shore Circle

ZBA #: 14-018

ZBA Hearing Date: August 11, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 28, 2014

- A 14 foot variance from Section 5.1-4.5 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a porch with a rear yard setback of 16 feet instead of the minimum required 30 feet and an additional 1.0 feet for the eave and gutter.

RECEIVED

JUL 30 2014

Attached are the Petitioner's:

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

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Comments: NO COMMENTS AT THIS TIME

CHARLEY CRAIG (A.B.O.)

Please review, comment, and return to me no later than Monday, August 4, 2014.



Item: Bethke Residence - 705 E. Fairview St.

Department: Planning & Community Development

REQUEST

1. A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the interior side property line.
2. A variation from Chapter 28, Section 6.13-3b (Location of Fences) to allow a solid fence along the interior side property line where only a semi-open or open fence is permitted.

ATTACHMENTS:

Description

Staff Report

Supporting Documents & Drawings

Department Comments

Type

Report

Exhibits

Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 11, 2014
Date Prepared: August 4, 2014
Project Title: Bethke Petition
Address: 705 E. Fairview Street

Background Information

Petition Number: ZBA #14-019
Petitioner: Jane & Neil Bethke
Address: 705 E. Fairview Street
Arlington Heights, IL 60005
Existing Zoning: R-3, Residential Single-Family

Requested Action/Background Information

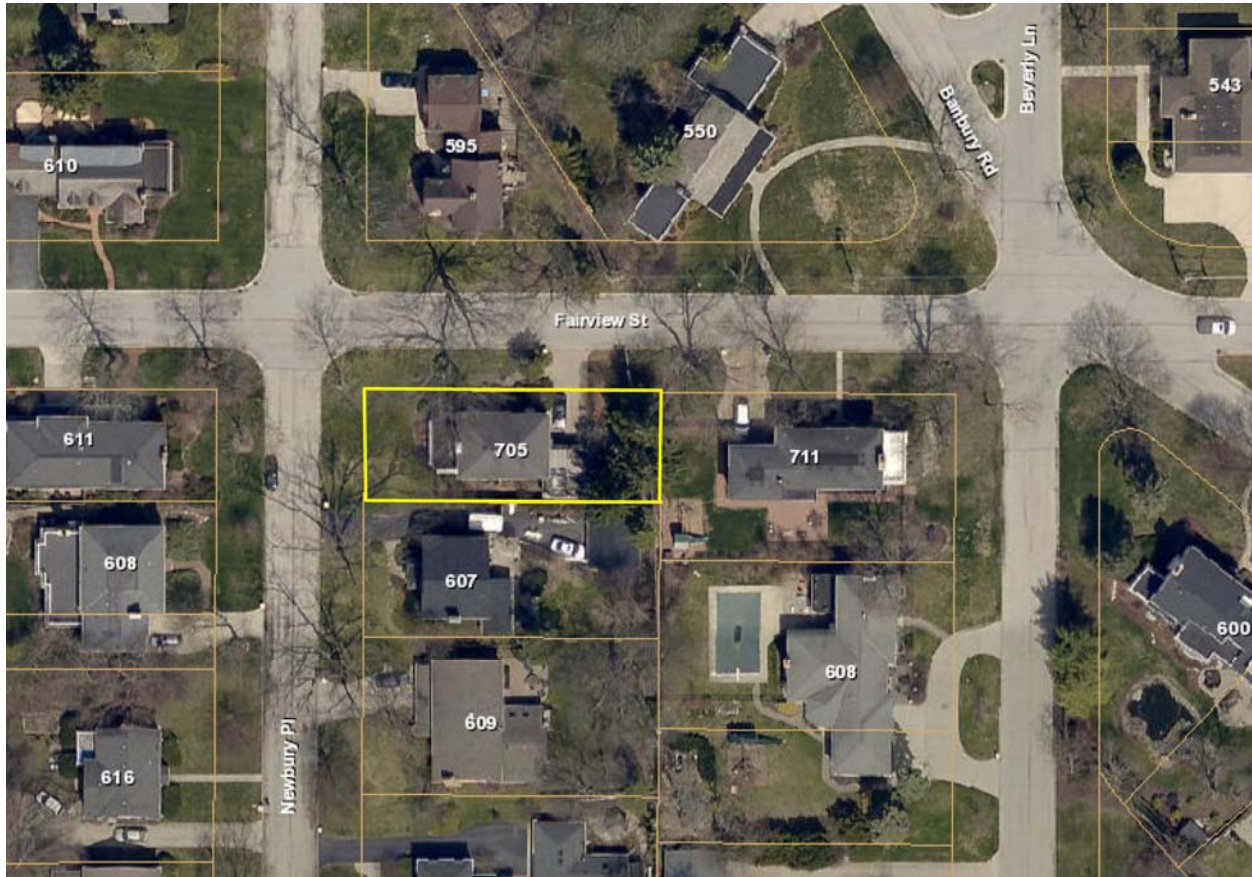
The petitioner proposes to construct a 6' high solid wood fence along the side property line. Therefore, the petitioner requests the following variations:

- A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the interior side property line.
- A variation from Chapter 28, Section 6.13-3b (Location of Fences) to allow a solid fence along the interior side property line where only a semi-open or open fence is permitted.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	7/23/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/23/14	
3. Letter that was Mailed	✓	7/23/14	
4. Photographs of Sign on Property	✓	7/23/14	

Photograph of Existing Structure



PETITION

NOW COMES the Petitioners, Jane and Neil Bethke

Being the owners of the property commonly known as: 705 East Fairview, Arlington Heights, IL

And appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.3-3, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Replace an existing six foot fence with a new six foot fence.

We hereby state that the following hardship would exist if the variation were not granted:

Our home is situated on the corner of Fairview and Newbury with our "backyard" within feet of the entire length of our house; the first floor rooms include kitchen, dining room and living room. In addition, our "backyard" runs the full length of our neighbor's driveway at 607 Newbury Place. Due to the corner lot our entire first floor living space overlooks our neighbor's driveway, patio, and living space in their home. The additional height of the fence would give both our neighbor and our family more privacy as we go about our daily lives. The current fence has not been replaced in the fifteen years we have lived in this home and our hope is to upgrade and beautify the space for our family and neighbors.

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

Our intent is to replace and upgrade a fence that is currently on the property at six feet in height. This fence we propose is part of a comprehensive beautification landscape plan that we have had designed. If granted, the fence will enable us to more effectively use this outside space and will enhance the look of our home and lot for those inside and outside our home.

Signed: 
Jane & Neil Bethke

Date: 7.14.14
July 14, 2014

RECEIVED

JUL 14 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

1203 W. WHITE OAK STREET
ARLINGTON HEIGHTS, ILLINOIS 60005
PHONE: (847) 253-6566

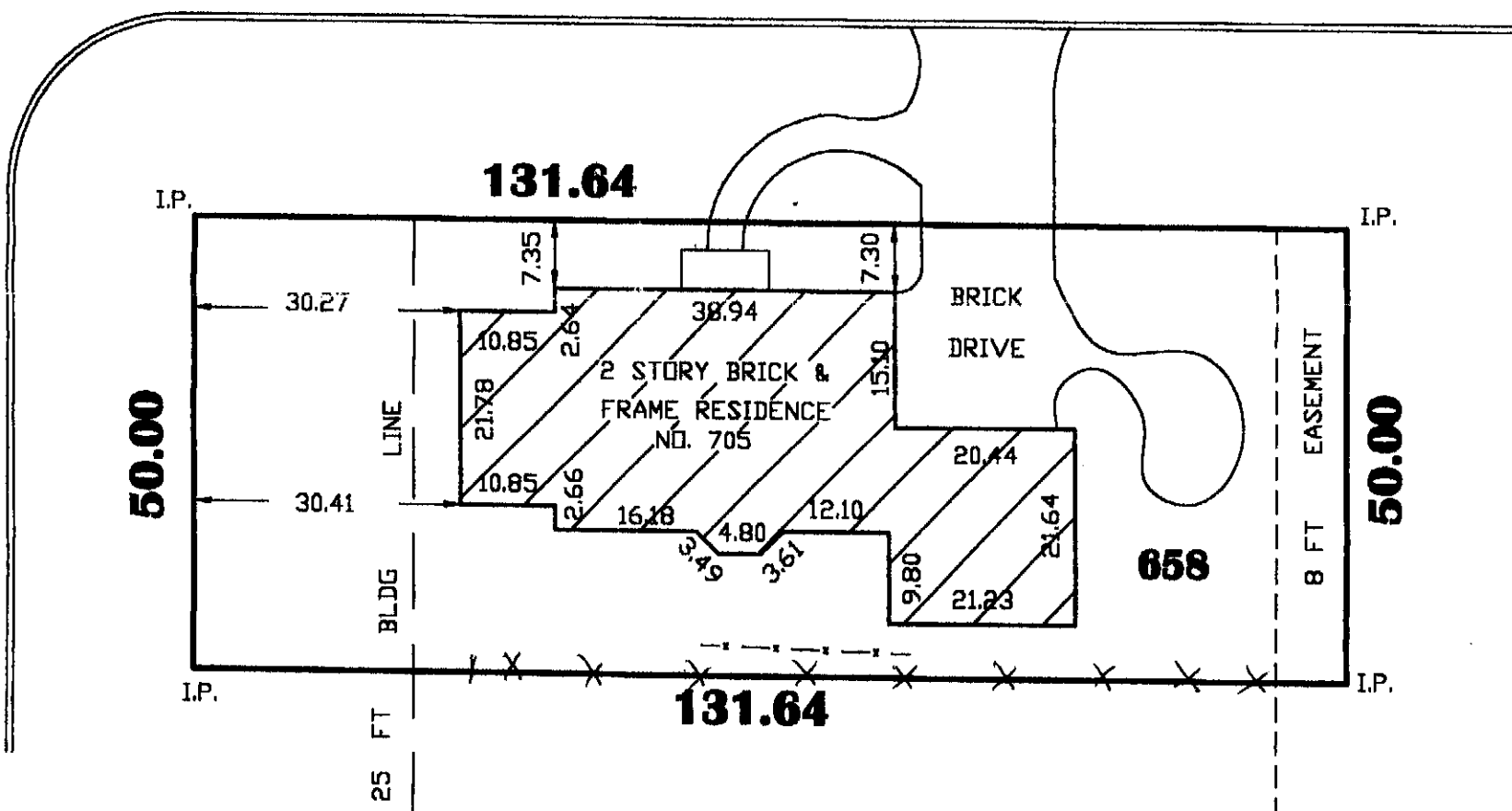
PLAT OF SURVEY
-BY-
JAMES M. ELLMAN
OF

LOT 658 IN "SCARSDALE", BEING A SUBDIVISION OF PART OF THE WEST
1/2 OF THE EAST 1/2 AND PART OF THE EAST 1/2 OF THE WEST 1/2
OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



NEWBURY PLACE

FAIRVIEW ST



RECEIVED

JUL 14 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Ordered by: ROBERTS, SIMON & EVEN

Order No: 990376

Base Scale: 1 inch = 20 feet

Date: APRIL 3, 1999

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT
ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND
OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR
ABSTRACT, DEED, CONTRACT AND ZONING ORDINANCE.

NOT VALID UNLESS EMBOSSED

STATE OF ILLINOIS) SS
COUNTY OF COOK)

I, JAMES M. ELLMAN, DO HEREBY CERTIFY THAT THE ABOVE
DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY SUPERVISION
AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION
OF SAID SURVEY.

BY: James M. Ellman
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2158



**FIRST CLASS
FENCE** & ACCESS
CONTROL

Wood

Commercial, Residential Fence and Access Control Solutions



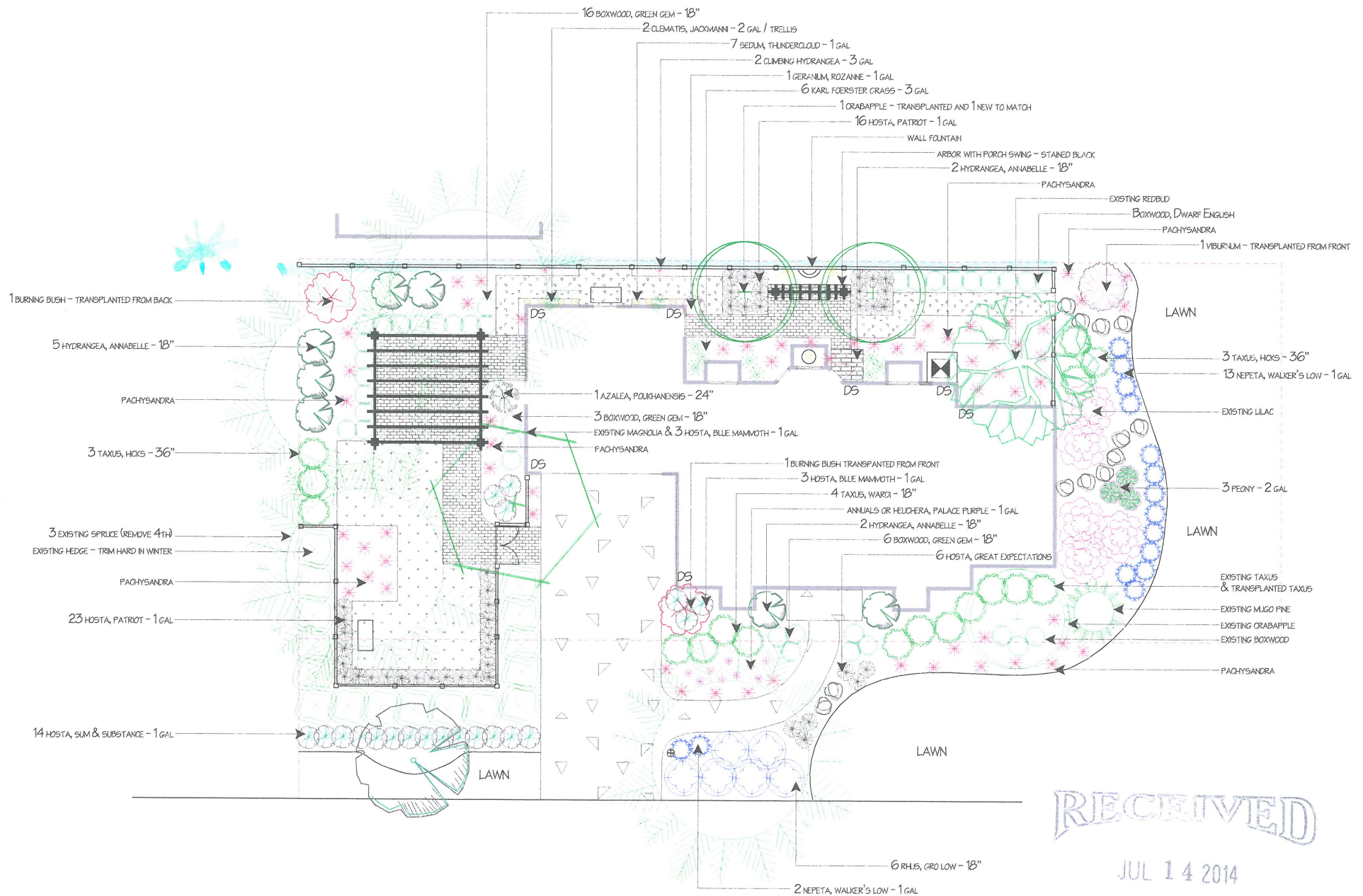
#25

SOLID TRADITIONAL + FRANK LLOYD WRIGHT TOPPER

RECEIVED

JUL 14 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



RECEIVED

JUL 14 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Landscape Design by: John Fitzgerald

Landscape Plan:
BETHE RESIDENCE



Scale:
1/8" = 1'

Revision #:
Date: 6/30/2014

ZBA# 14-019

705 E Fairview- ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering

Submitted: July 29, 2014

Completed – August 1, 2014

qan

The proposed ZBA application indicates that the petitioner is seeking:

A 1 ft variance to allow an increase to the maximum fence height from 5 ft to 6 ft, for a fence located along the interior side property line; and a variance to allow a solid fence along the interior side property line where only a semi-open or open fence is permitted.

The Engineering Department has no objection to the requested variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Bethke Residence

Project Address: 705 E. Fairview

ZBA #: 14-019

ZBA Hearing Date: August 11, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 28, 2014

- A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the interior side property line.
- A variation from Chapter 28, Section 6.13-3b (Location of Fences) to allow a solid fence along the interior side property line where only a semi-open or open fence is permitted.

Attached are the Petitioner's:

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

Comments: NO COMMENT

CHARLEY CRAIG - A.B.O.

Please review, comment, and return to me no later than Monday, August 4, 2014.

RECEIVED

JUL 30 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Bethke Residence

Project Address: 705 E. Fairview

ZBA #: 14-019

ZBA Hearing Date: August 11, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 28, 2014

- A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the interior side property line.
- A variation from Chapter 28, Section 6.13-3b (Location of Fences) to allow a solid fence along the interior side property line where only a semi-open or open fence is permitted.

Attached are the Petitioner's:

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

Comments: NO COMMENTS.

S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Monday, August 4, 2014.



Item: Grave Residence - 516 E. Fairview St.

Department: Planning & Community Development

REQUEST

1. A 451.1 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 3,413 square feet instead of the maximum allowed 2,961.9 square feet.

ATTACHMENTS:

Description

Staff Report
Supporting Documents & Drawings
Neighbor Support
Department Comments

Type

Report
Exhibits
Correspondence
Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 11, 2014
Date Prepared: August 4, 2014
Project Title: Grave Petition
Address: 516 E. Fairview Street

Background Information

Petition Number: ZBA #14-020
Petitioner: Craig & Molly Grave
Address: 516 E. Fairview Street
Arlington Heights, IL 60005
Existing Zoning: R-3, Residential Single-Family

Requested Action/Background Information

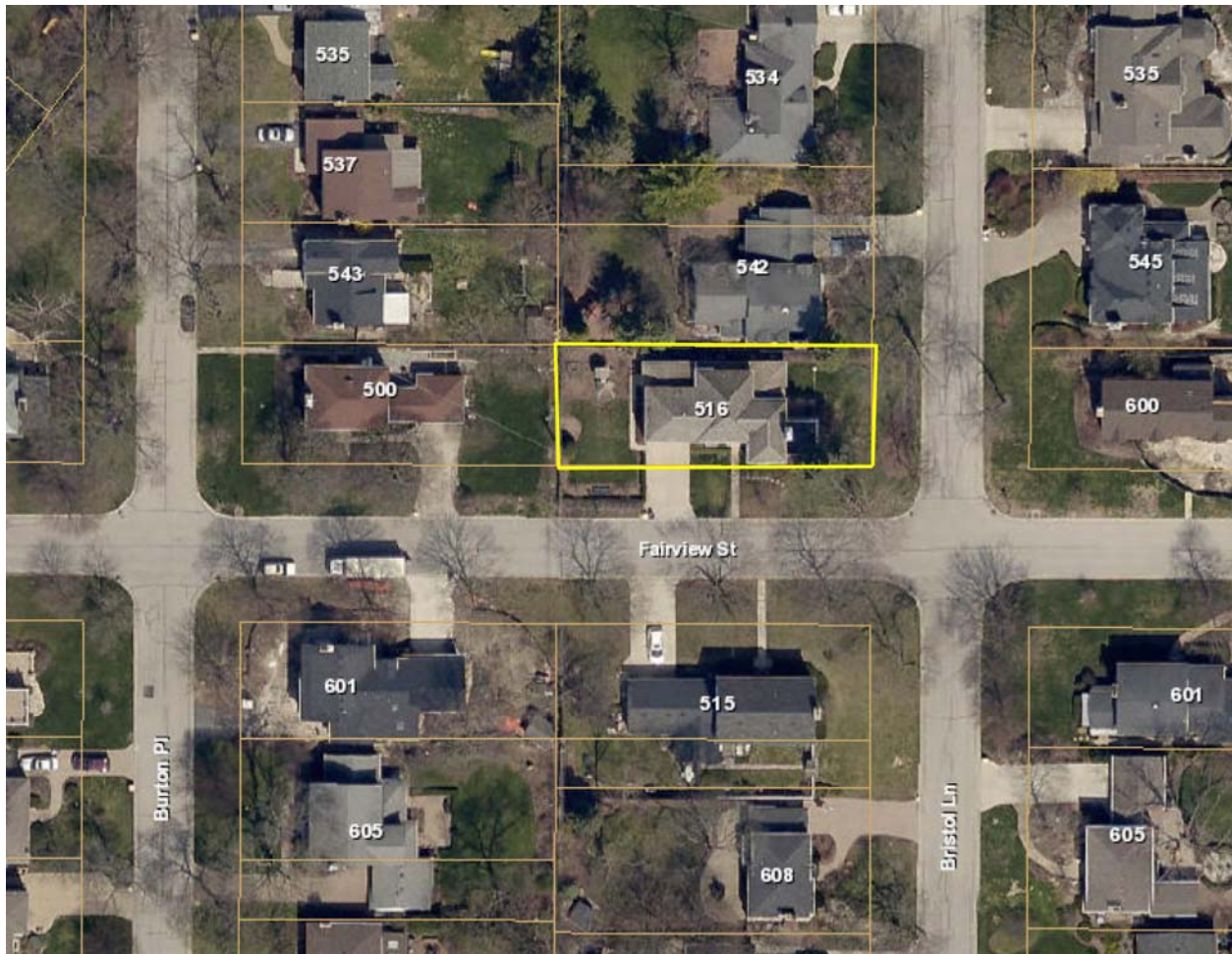
The petitioner proposes to construct a second story addition to the existing house and proposes a floor area ratio of 3,413 square feet where the maximum allowed for this property is 2,961.9 square feet. Therefore, the petitioner requests the following variation:

- A 451.1 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 3,413 square feet instead of the maximum allowed 2,961.9 square feet.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	7/24/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/24/14	
3. Letter that was Mailed	✓	7/24/14	
4. Photographs of Sign on Property	✓	7/24/14	

Photograph of Existing Structure





JUL 16 2014

PETITIONPLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**Now comes the petitioner(s) Craig and Molly Grave**

Being the owners of the property commonly known as 516 East Fairview Street, Arlington Heights, IL 60005 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights, for a variation from section 5.1-3.7 and 5.3-3.2, chapter 28 of the Arlington Heights Municipal Code in order to: increase the allowable floor area ratio by 451.1 square feet over code allowable area of 2961.9 square feet.

The requested increase of FAR, if granted, will increase the existing home size by 198 square feet on the second floor with no increase to the existing ground floor foundation size.

Variation Review Standards

Evidence that (1) I hereby state that the following hardship would exist if the variation were not granted:

The hardship and practical difficulty of the home is the inadequate existing second floor room configuration.

As described in the "Recent History of Home" document the changing ages of the Grave children, now older, requires the inadequate circulation be corrected where one gains access thru one bedroom to get to another. The lack of a usual and customary master bedroom suite with master bathroom and adequate clothes closet needs to be corrected and can be achieved as shown on plans. The requested variation if approved will permit the 198 square foot second story addition and second floor reconfiguration of the bedrooms and hallway access. Without the 198 square foot addition adjacent to the existing master bedroom the remaining reconfiguration of the second floor would not be physically possible and correct a dangerous circulation pattern.

Evidence that (2) I hereby state that the following unique circumstances exist:

The unusual second floor room configuration and its unique circumstance do not currently provide for proper or safe circulation from bedrooms to an exit hallway. The lack of the hallway access for 2 bedrooms with "Jack and Jill" bathroom, a guest bedroom with private bathroom and a laundry room affects the current second floor use for a family with two adolescent children and visiting out of town parents.

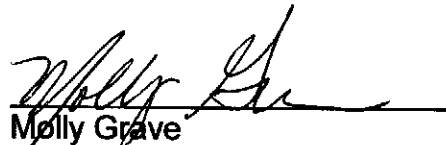
The existing master bedroom cannot be relocated to the west side of the second floor because: (1) the master bedroom is appropriately located to monitor the stairway use by children or others. (2) The master bedroom currently has an outside door to the roof top deck over the porch and for safety and security reasons adults should be in this room.

Evidence that (3) The variation, if granted, will not alter the essential character of the locality.

If the variation is granted the second floor 198 square foot (14'8"-x14'2") addition to the side rear, NE corner will not add any additional 1st floor "footprint". The new east elevation will enhance the original character of this Georgian brick home. The elimination of the single story roof portion will square off the roof line and eliminate a leaking window well at the roof which is a maintenance nuisance for the homeowner. There are homes in the Scarsdale neighborhood of similar size and massing which is evidence that this 2nd floor addition will not change the "essential character" of the locality.

Ref: 711 E. Fairview
600 E. Fairview
555 Banbury
616 Bristol Lane
500 E. Mayfair
608 S. Newbury Place

Respectfully Home Owners:


Molly Grave

7/24/14
Date

Craig Grave

Date

CD Group

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 East Prospect Avenue, Suite 100
Mount Prospect, Illinois 60056
Phone: (847) 797-1700
Fax: (847) 797-7880

Construction Design Services

516 East Fairview Request for Variation

Recent History of Home

Mr. and Mrs. Grave purchased the home in 2005 and lived in the home 9 months before renovating the home. At the time of the renovation their daughter, Amelia was 2 years old and son, Andrew was 3 months old. The renovation included enlarging and remodeling the kitchen, adding a family room and mudroom on the first floor. On the second floor an existing in law suite was eliminated, space heaters and window air conditioning were removed and the small kitchen was converted into a laundry room as plumbing was existing. All windows were replaced and substantial exterior brickwork was repaired.

At the time of the initial 2005 renovation Mr. and Mrs. Grave felt, with two very small children they could make the second floor room configuration work with the existing tandem bedroom, playroom, and laundry room all connected with no circulation other thru each room rather than via a hallway. When the children were little the unusual floor plan was not an evident hardship. Currently the children are older and require more privacy and the floor plan is in need of redesign to allow separate bedrooms with access, and a more current configuration of the existing space available.

The planning of the requested second floor has needs that include:

1. Existing master bedroom to remain where it is located at top of stair. The master bedroom does not have a private connected bathroom and this configuration is desired.
2. The laundry room currently is in a room with access thru a bedroom and playroom. The laundry room needs to be relocated to a convenient location off a hallway.
3. The remaining space needs to be divided to provide for 3 bedrooms, one with an en-suite bathroom and two sharing a "jack and jill" bathroom.

The improvements outlined in items 1, 2 and 3 are typical improvements of current home layout trends for families with adolescent children. Mr. Grave's family live out of town and the guest bedroom with en-suite bathroom is now a necessary element of the planning.

The solution to add the 198 square foot second story addition is necessary as the master bedroom is segregated from potential expansion by the stairwell and hallway. The current master bedroom size is appropriate and can not be reduced for the needed 198 square feet required for the master bathroom and closet.

Reconfiguring the remainder of the bedrooms on the west side of the stairwell resolves the unusual circulation inadequacy. If this variation is approved, the scope of work indicated will bring the second floor of this home into a workable, current and useful family friendly layout for all the years in the future for this house.

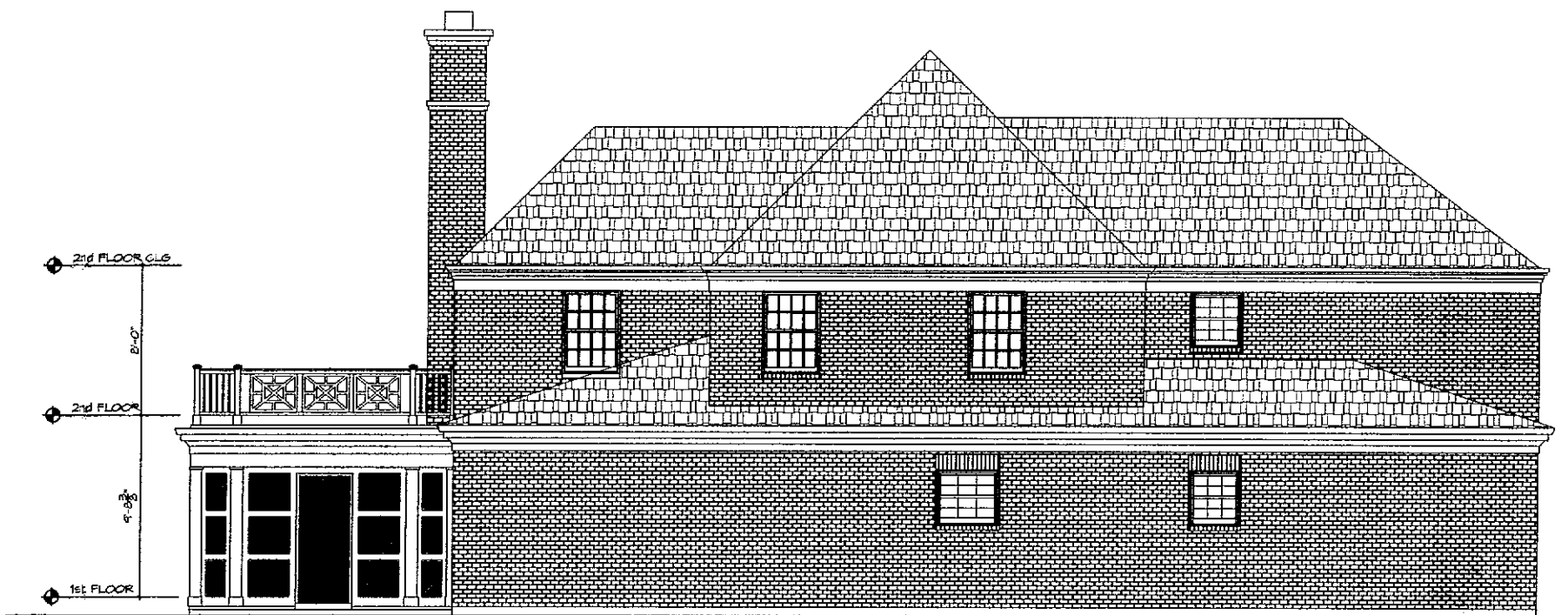




SOUTH ELEVATION
SCALE: 1/4"=1'-0"



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



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



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

CD Group

Construction: Design Architects, Ltd. 249 E. Prospect Ave. #100
Construction: Design Services, Ltd. Mount Prospect, IL 60056

P | 847.797.1700
F | 847.797.7880

CONSULTANTS

PROJECT NAME AND LOCATION:

MR. & MRS GRAVE RESIDENCE

516 EAST FAIRVIEW
ARLINGTON HEIGHTS ILLINOIS 60005

MARK	DATE	DESCRIPTION
---	07/24/14	Issued for Zoning

SHEET TITLE:

EXISTING ELEVATIONS

PROJECT NO: 3623

DRAWN BY: Y.S.

CHKD BY:

DATE: 06/08/14

SHEET NUMBER

A103

SHEET

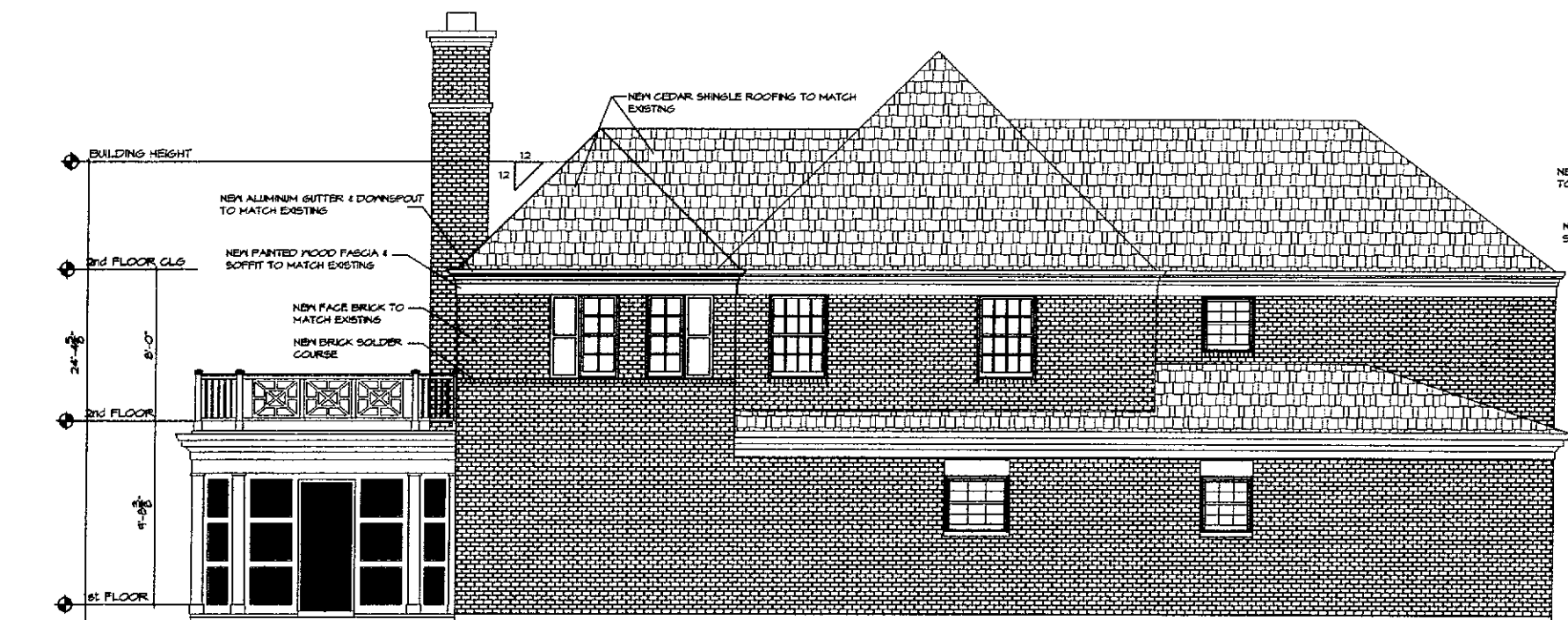
OF



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



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



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



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

CD Group

Construction Design Architects, Ltd. 248 E. Prospect Ave. #100
Construction Design Services, Ltd. Mount Prospect, IL 60056

P | 847.797.1700
F | 847.797.7880

CONSULTANTS

PROJECT NAME AND LOCATION:

MR. & MRS GRAVE RESIDENCE

516 EAST FAIRVIEW
ARLINGTON HEIGHTS ILLINOIS 60005

MARK	DATE	DESCRIPTION
---	07/24/14	Issued for Permits
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---
---	---	---

SHEET TITLE:

ELEVATIONS

PROJECT NO. 3623

DRAWN BY: Y.S.

CHECKED BY:

DATE: 06/08/14

SHEET NUMBER

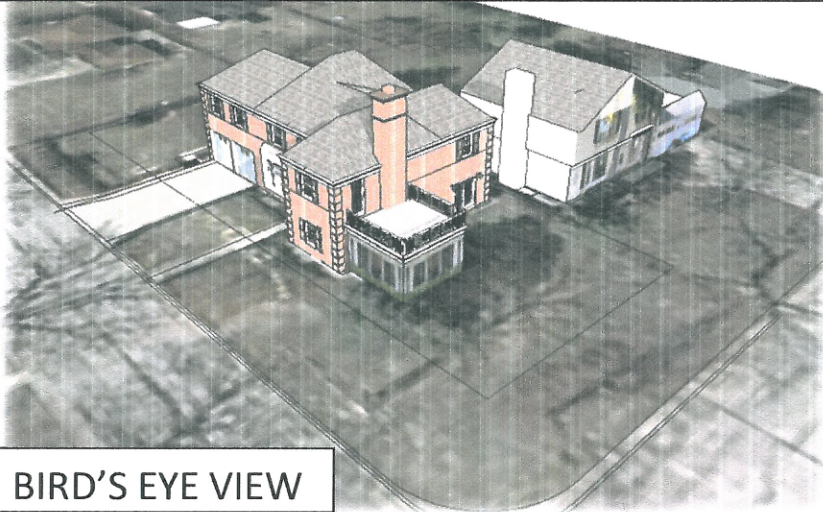
A102

SHEET

OF

EXISTING EXTERIOR VIEWS

PROPOSED REMODEL



BIRD'S EYE VIEW



FAIRVIEW STREET VIEW



VIEW FROM NORTHEAST PROPERTY LINE

SIDE YARD VIEWS



EXISTING EAST EXTERIOR VIEW



REMODELED EAST EXTERIOR VIEW

516 East Fairview Street

STREET VIEW FROM BRISTOL LANE



EXISTING HOUSE



PROPOSED HOUSE

CD Group

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 East Prospect Avenue, Suite 100
Mount Prospect, Illinois 60056
Phone: (847) 797-1700
Fax: (847) 797-7880

Construction Design Services

Neighbor Support

July 15, 2014

Dear Neighbor:

We are hoping to add a small addition, 198 square feet, on the second floor, NE corner of our house. This addition will allow enough space to provide for the necessary reconfiguration of our entire second floor to add a needed hallway to connect the four existing bedrooms, bathrooms and laundry room.

The process will require a variation from section 5.3-3.2 chapter 28 of the Village Code which regulates maximum floor area. The variation request is for 451.1 square feet even though we are increasing the second floor by 198 square feet and no change to the first floor. The work we are proposing will not alter the essential character of the neighborhood and will provide for a more authentic Georgian elevation on the east side of our home.

We are asking you to sign this letter to show support for our request and if you wish to attend the August 11th meeting we welcome your presence.

Thank you for your support in this matter.

Sincerely,
Craig and Molly Grave

Signed: Craig Kenner

Date: 7/23/14

Address: 515 E FAIRVIEW ST. ARLINGTON HTS, ILL

Signed: Elizabeth Lewis

Date: 7/23/14

Address: 542 S BRISTOL LN ARL HTS

Signed: [Signature]

Date: 7/24/14

600 E FAIRVIEW ARL, ILL 60005

RECEIVED

JUL 24 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

CD Group

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 East Prospect Avenue, Suite 100
Mount Prospect, Illinois 60056
Phone: (847) 797-1700
Fax: (847) 797-7880

Construction Design Services

Neighbor Support

July 15, 2014

Dear Neighbor:

We are hoping to add a small addition, 198 square feet, on the second floor, NE corner of our house. This addition will allow enough space to provide for the necessary reconfiguration of our entire second floor to add a needed hallway to connect the four existing bedrooms, bathrooms and laundry room.

The process will require a variation from section 5.3-3.2 chapter 28 of the Village Code which regulates maximum floor area. The variation request is for 451.1 square feet even though we are increasing the second floor by 198 square feet and no change to the first floor. The work we are proposing will not alter the essential character of the neighborhood and will provide for a more authentic Georgian elevation on the east side of our home.

We are asking you to sign this letter to show support for our request and if you wish to attend the August 11th meeting we welcome your presence.

Thank you for your support in this matter.

Sincerely,
Craig and Molly Grave

Signed:

Date:

[Signature] 537 S. Burton Pl.

Address:

537 S. Burton Place

Signed:

Date:

[Signature] 537

Address:

543 S Burton Pl

Signed:

Date:

ZBA# 14-020

516 E Fairview St- ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering

Submitted: July 29, 2014

Completed – August 1, 2014

QJM

The proposed ZBA application indicates that the petitioner is seeking:

A 451.1 sq ft variance to allow a floor area ratio of 3,414 sq ft instead of the maximum allowed 2,961.9 sq ft.

The variance is for a second floor addition and would not greatly alter the existing footprint of the home. The Engineering Department has no objection to the requested variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Grave Residence

Project Address: 516 E. Fairview Street

ZBA #: 14-020

ZBA Hearing Date: August 11, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 28, 2014

- A 451.1 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 3,413 square feet instead of the maximum allowed 2,961.9 square feet.

RECEIVED

JUL 30 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION WILL INTRUDE INTO
REQUIRED FIRE SEPARATION DISTANCE, SEE I.B.C. 2009
SECTION R302. CHARLEY CRAIG A.B.O.

Please review, comment, and return to me no later than Monday, August 4, 2014.

PROJECT REVIEW TRANSMITTAL

Zoning Board of Appeals Review

Project Name: Grave Residence

Project Address: 516 E. Fairview Street

ZBA #: 14-020

ZBA Hearing Date: August 11, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 28, 2014

- A 451.1 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 3,413 square feet instead of the maximum allowed 2,961.9 square feet.

Attached are the Petitioner's:

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

Comments: A DESIGN COMMISSION APPLICATION/APPROVAL IS REQUIRED, BUT NO APPARENT DESIGN CONCERNS.

- S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Monday, August 4, 2014.



Item: Rosado Petition - 1510 E. Northwest Highway

Department: Planning & Community Development

REQUEST

1. A 22.7 foot variance from Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an attached garage with a rear yard setback of 7.3 feet instead of the minimum required 30 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description

Staff Report

Supporting Documents & Drawings

Department Comments

Type

Report

Exhibits

Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 11, 2014
Date Prepared: August 4, 2014
Project Title: 1510 E. Northwest Highway
Address: 1510 E. Northwest Highway

Background Information

Petition Number: ZBA #14-021
Petitioner: Angelo Rosado
Address: 1124 S. DuntoN Ave.
Arlington Heights, IL 60005
Existing Zoning: R-6, Multi-Family

Requested Action/Background Information

The petitioner is proposing a three car attached garage that is encroaching into the required rear yard setback. Therefore, the petitioner requests the following variation:

- **A 22.7 foot variance from Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an attached garage with a rear yard setback of 7.3 feet instead of the minimum required 30 feet and an additional 1.0 feet for the eave.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	7/22/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/22/14	
3. Letter that was Mailed	✓	7/22/14	
4. Photographs of Sign on Property	✓	7/18/14	

Photograph of Existing Structure



PETITION

Now comes the petitioner Angelo L. Rosado being the owner of the property commonly known as 1510 E Northwest Highway, Arlington Heights, Illinois and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1/6.4.1, Chapter 28, of the Arlington Heights Municipal Code, in order to build an attached garage with a rear yard setback.

I hereby state that the following hardship would exist if the variation were not granted: Without the garage space, the inconvenience of transporting yard tools, 30 foot ladder and even a small tractor to maintain the landscape property.

I hereby state that the following unique circumstances exist: storage for 2 cars, yard tools, small tractor, and 30 ft ladder would make work easier to manage landscape and snow removal.

I hereby state that the variation, if granted, will not alter the essential character of the locality because the garage space will have attractive matching building structure which will look better than just having parking spaces.

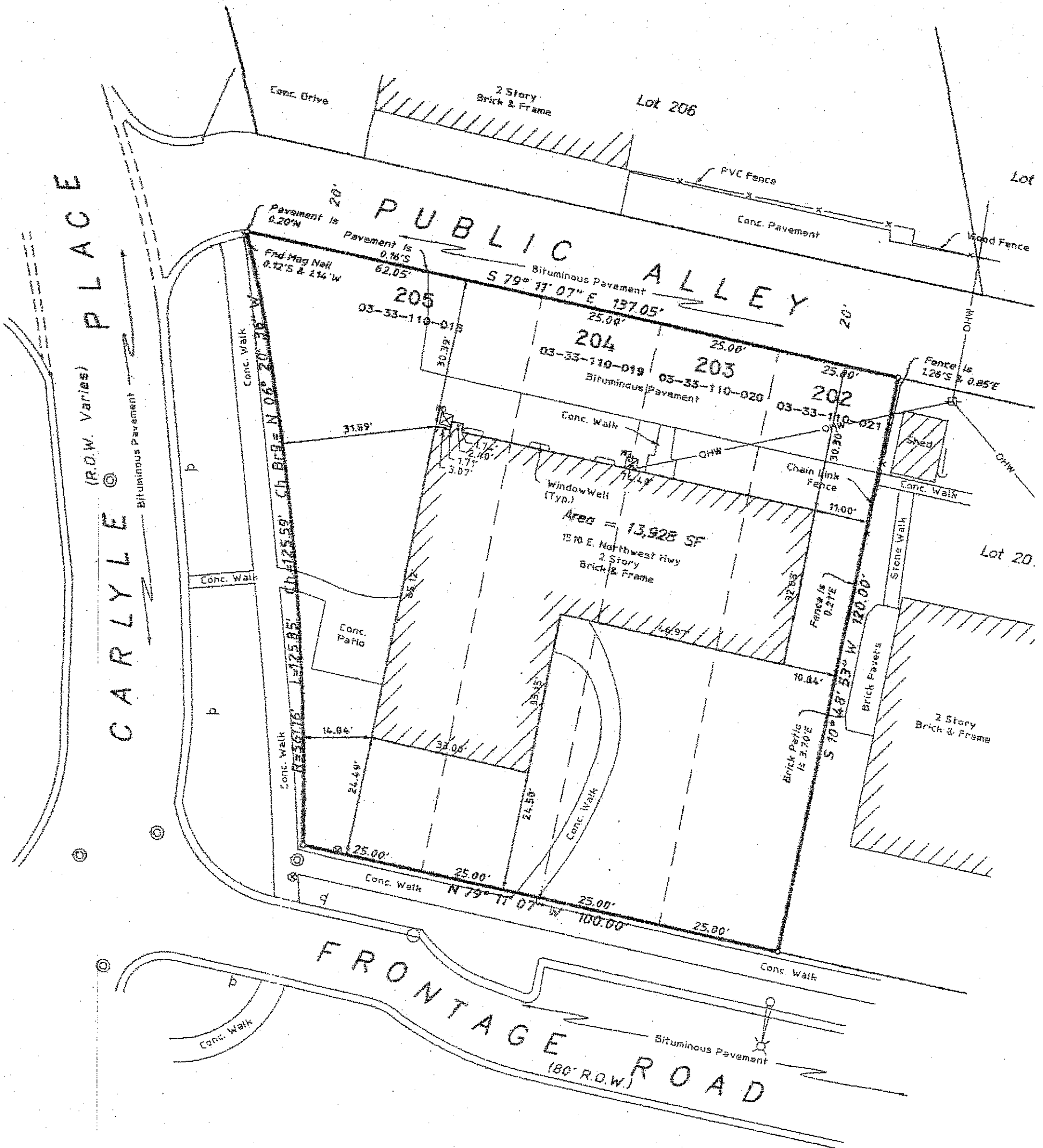
RECEIVED

JUL 17 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

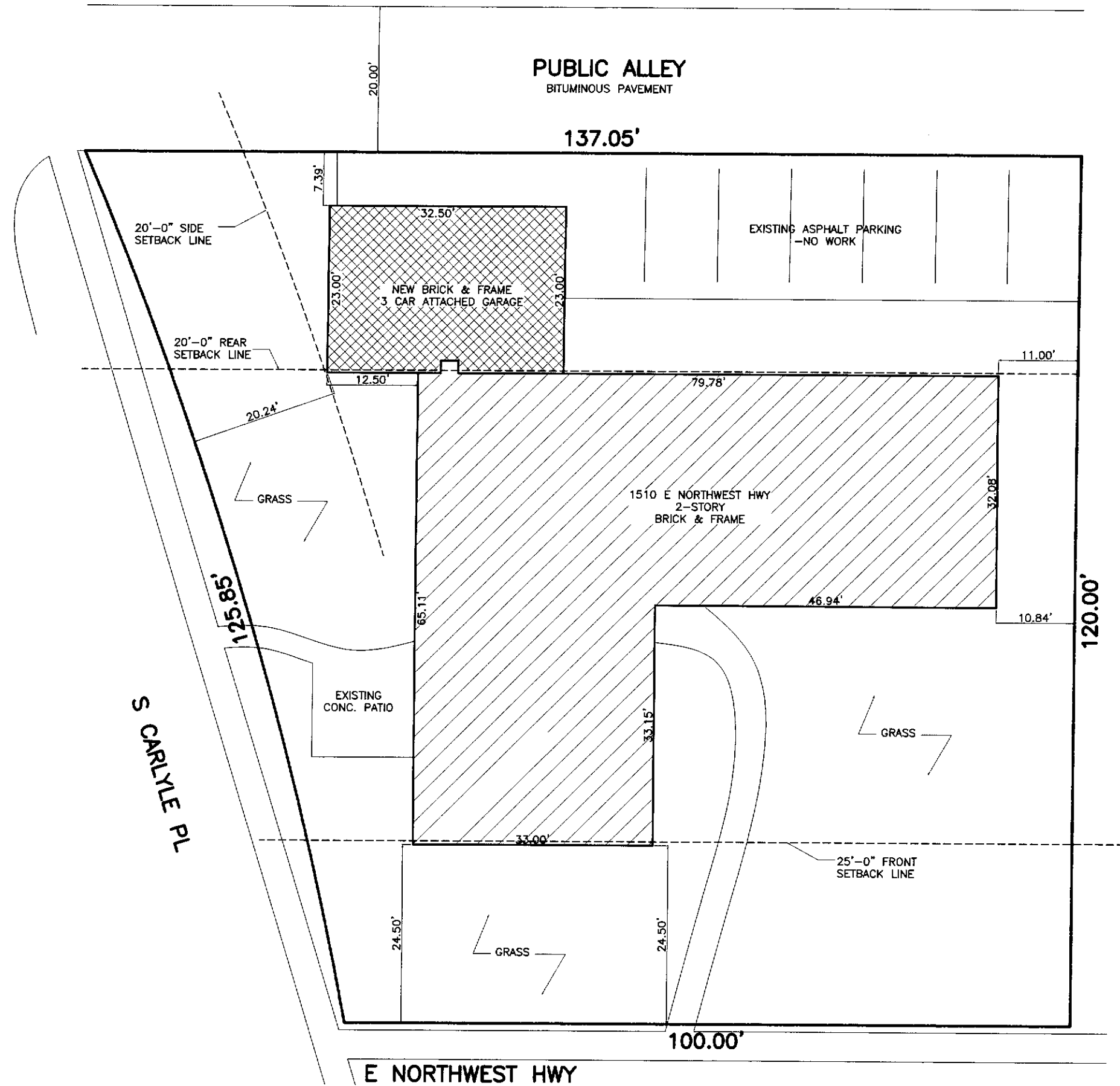
OF

LOT 202, LOT 203, LOT 204, LOT 205 IN "STONEGATE" BEING A RESUBDIVISION OF H. ROY BERRY COMPANY'S EAST MORELAND, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, AND THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 32, LYING NORTHEASTERLY OF THE CHICAGO AND NORTHWESTERN RAILROAD CO., ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

NEW 3-CAR ATTACHED GARAGE FOR MULTI-FAMILY BUILDING



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



REVISIONS:

DRAWN BY:

LL

PROPOSED SITE PLAN

1510 E. NORTHWEST HWY
ATLINGTON HTS, IL

825 N. Damen Ave.
Chicago, IL 60622

ARCHITECTS
ARCHITECTURAL ENGINEERING

ARCHITECTURE
PLANNING

PROJECT:
LL

SCALE:

DATE:
07-11-14

SHEET:

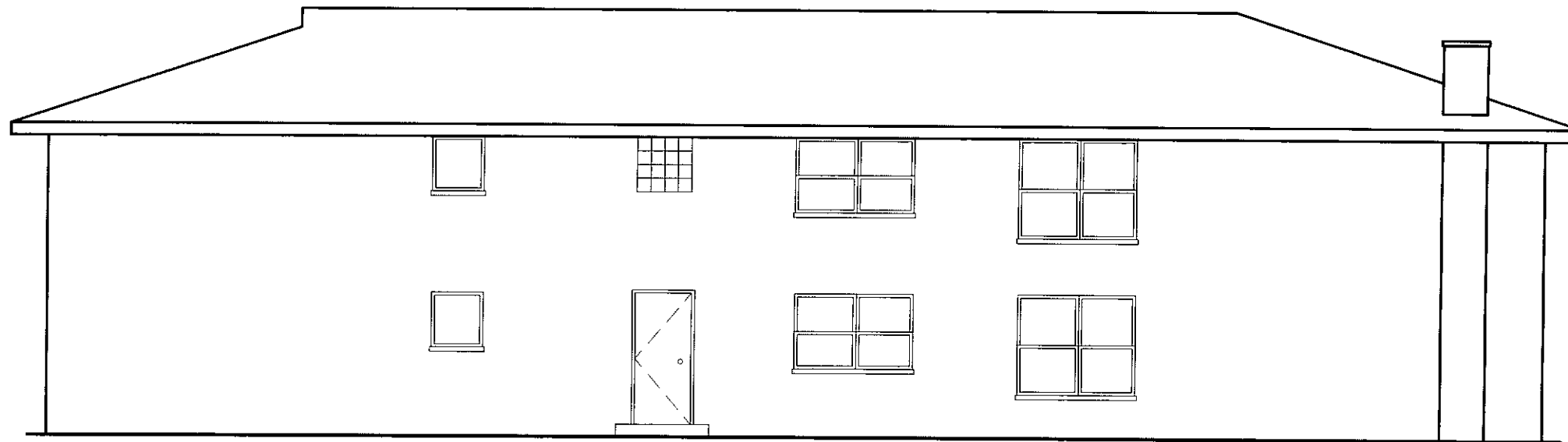
1

1 OF 1



EXISTING FRONT ELEVATION (SOUTH)

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



EXISTING REAR ELEVATION (NORTH)

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

REVISIONS:

DRAWN BY:

LL

EXISTING FRONT AND
REAR ELEVATIONS

1510 E. NORTHWEST HWY
ATLINGTON HTS, IL

929 N. Damen Ave.
Chicago IL 60622

ARCHITECTS
ARCHITECTURAL ENGINEERING

PLANNING

PROJECT:
LL

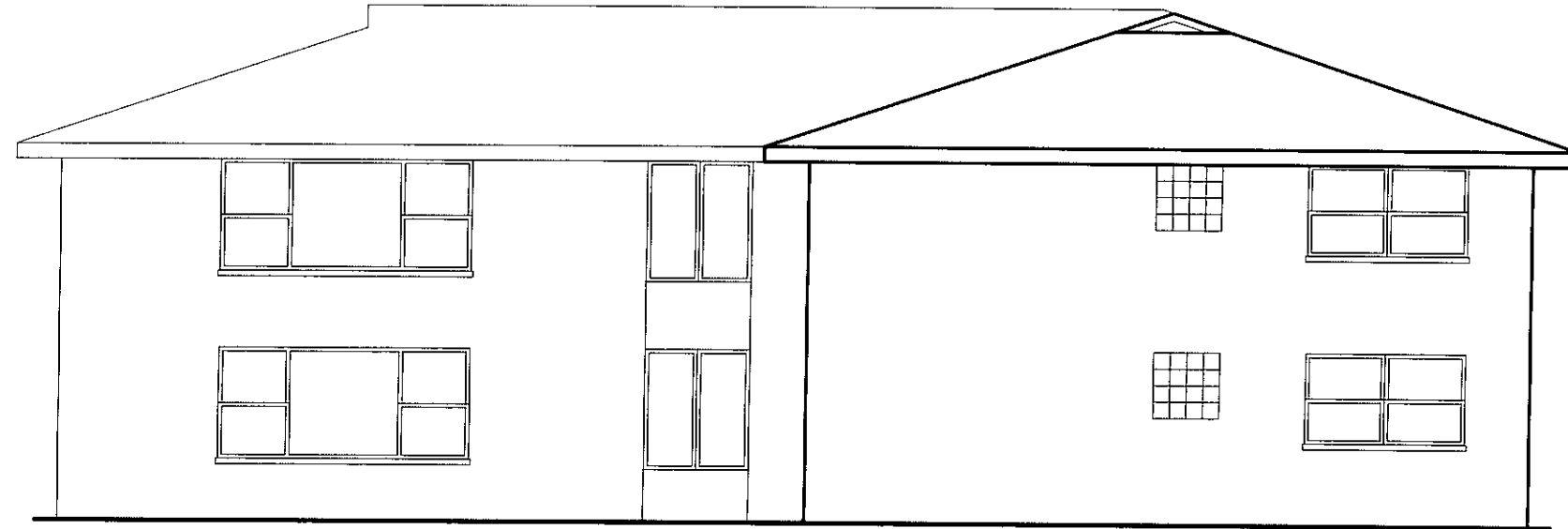
SCALE:
DATE:

07-11-14

SHEET:

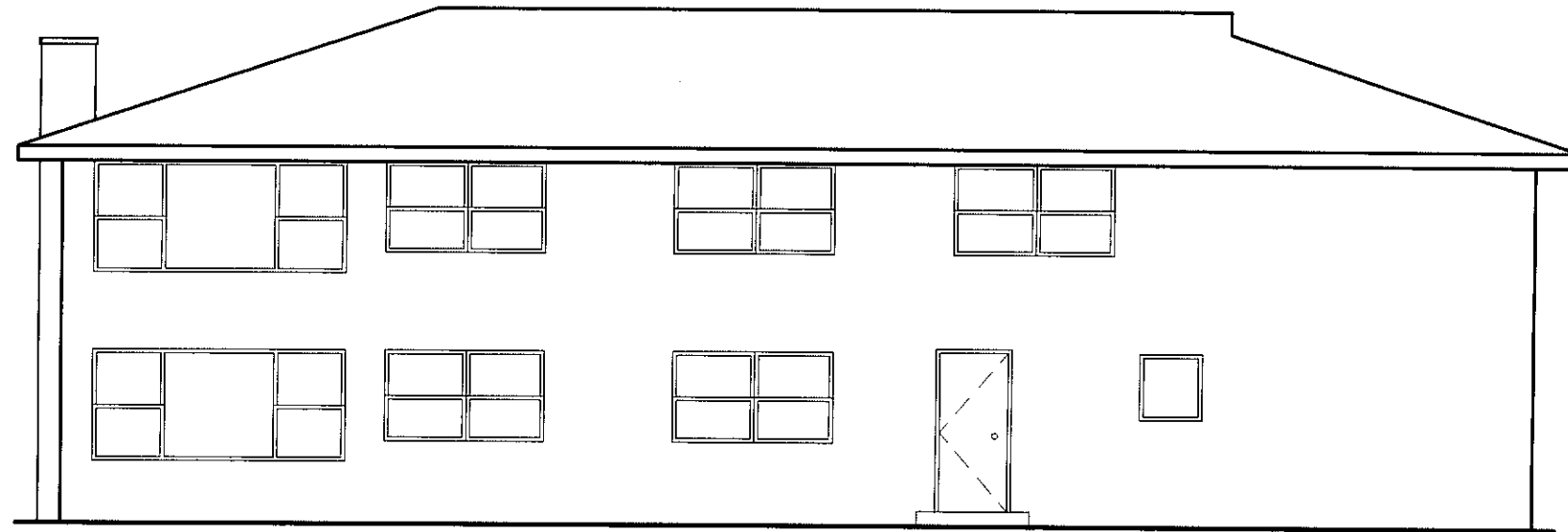
2

1 OF 1



EXISTING SIDE ELEVATION (EAST)

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



EXISTING REAR ELEVATION (WEST)

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

REVISIONS:

DRAWN BY:

LL

EXISTING SIDE
ELEVATIONS

1510 E. NORTHWEST HWY
ATLINGTON HTS, IL

809 N. Dearborn Ave.
Chicago, IL 60622

773.772.2759 office
773.772.2864 fax

ARCHITECTS
ARCHITECTURAL ENGINEERING

ARCHITECTURE
PLANNING

PROJECT:
LL

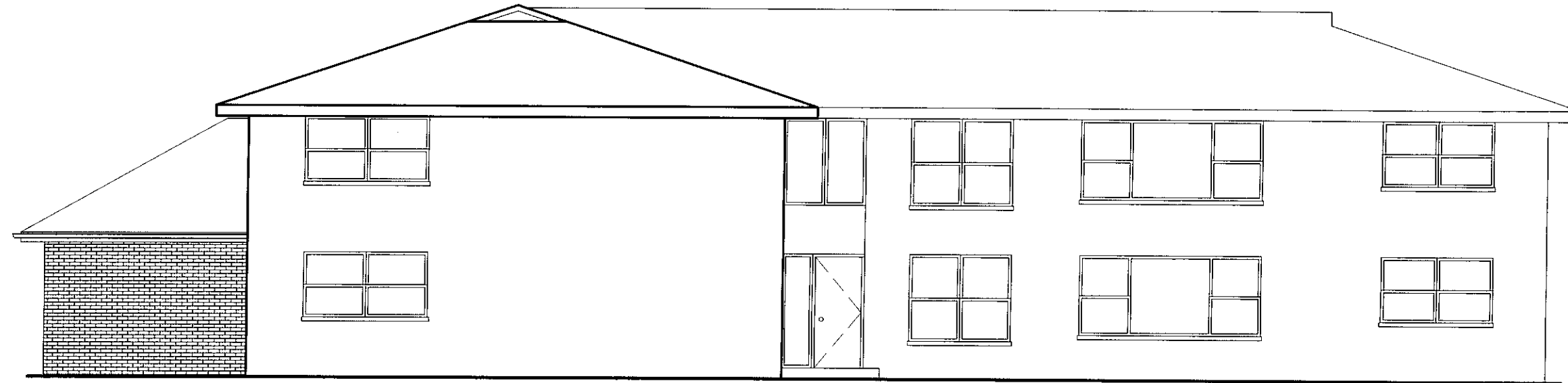
SCALE:
DATE:

07-11-16

SHEET:

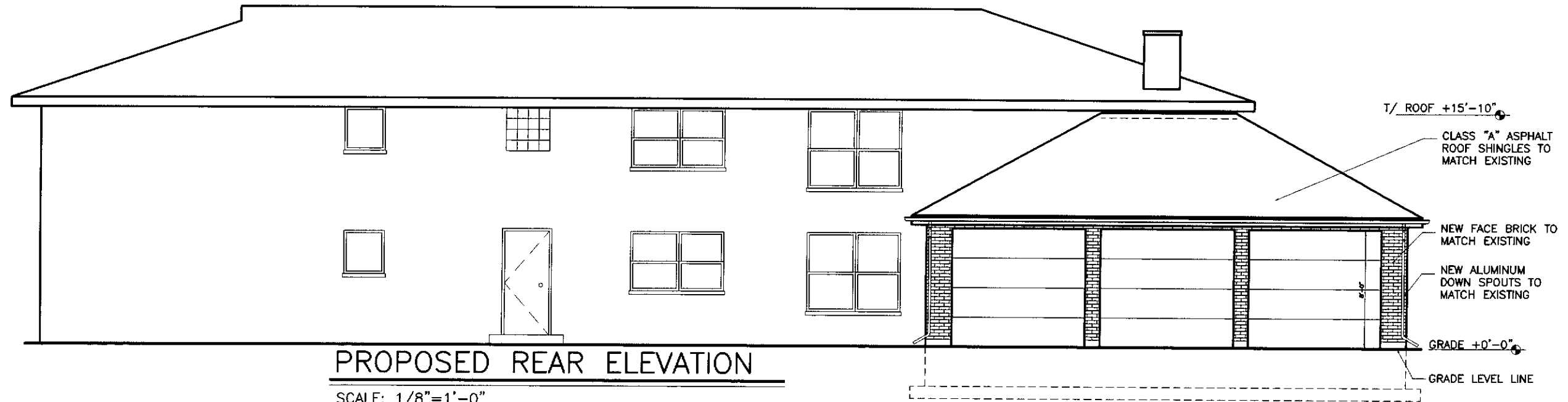
3

1 OF 1



NEW EXISTING

PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED REAR ELEVATION
SCALE: 1/8"=1'-0"

REVISIONS:

DRAWN BY:

LL

**PROPOSED
FRONT AND REAR
ELEVATIONS**

**1510 E. NORTHWEST HWY
ATLINGTON HTS, IL**

828 N. Dearborn Ave.
Chicago, IL 60622

ARCHITECTS
ARCHITECTURAL ENGINEERING

ARCHITECTURE
PLANNING

PROJECT:
LL

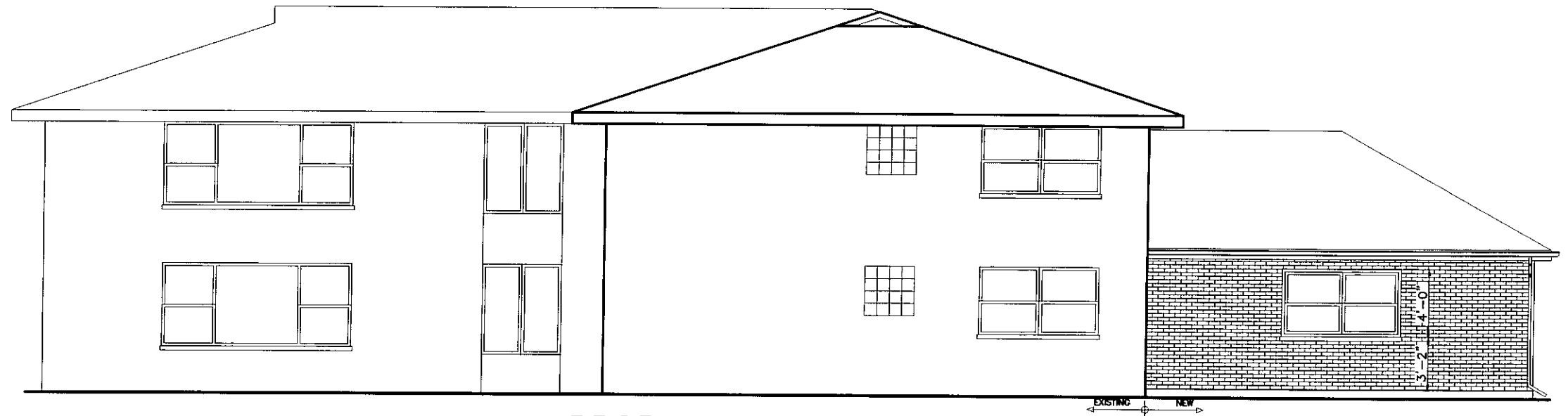
SCALE:

DATE:
07-11-14

SHEET:

4

1 OF 1



PROPOSED SIDE ELEVATION

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



PROPOSED LEFT SIDE ELEVATION

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

REVISIONS:

DRAWN BY:

LL

**PROPOSED
SIDE ELEVATIONS**

**1510 E. NORTHWEST HWY
ATLINGTON HTS, IL**

922 N. Damen Ave.
Chicago IL 60622

ARCHITECTS

ARCHITECTURAL ENGINEERING

ARCHITECTURE
PLANNING

PROJECT:

LL

SCALE:

DATE:

07-11-14

SHEET:

5

1 OF 1

ZBA# 14-021

1510 E Northwest Highway- ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering

Submitted: July 29, 2014

Completed – August 1, 2014

JJM

The proposed ZBA application indicates that the petitioner is seeking:

A 22.7 ft variance to allow an attached garage with a rear yard setback of 7.3 ft instead of the minimum required 30 ft and an additional 1 ft for the eave.

The property is a multi-family complex with a parking lot in the rear. The proposed garage is located in the vicinity of the existing parking lot, and the proposed impervious area would not be greatly altered. The Engineering Department has no objection to the requested variance.

PROJECT REVIEW TRANSMITTAL
For
Zoning Board of Appeals Review

Project Name: 1510 E. Northwest Highway

Project Address: 1510 E. Northwest Highway

ZBA #: 14-021

ZBA Hearing Date: August 11, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 28, 2014

- A 22.7 foot variance from Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an attached garage with a rear yard setback of 7.3 feet instead of the minimum required 30 feet and an additional 1.0 feet for the eave.

RECEIVED

JUL 30 2014

Attached are the Petitioner's:

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

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Comments: THERE ARE SEVERAL ISSUES OF HOW GARAGE PROJECT
WILL COMPLY WITH CODE REQUIREMENTS. GARAGE EXITING,
EMERGENCY EGRESS / VENTING / VENTILATION AIR TO EXISTING BUILDING
FIRE RATED SEPARATION AND ETC. VARIANCE DOES NOT ASSURE THAT
PERMIT WILL BE ISSUED. CHARLEY CRAIG A.B.O.

Please review, comment, and return to me no later than Monday, August 4, 2014.

PROJECT REVIEW TRANSMITTAL

To:
Zoning Board of Appeals Review

Project Name: 1510 E. Northwest Highway

Project Address: 1510 E. Northwest Highway

ZBA #: 14-021

ZBA Hearing Date: August 11, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 28, 2014

- A 22.7 foot variance from Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an attached garage with a rear yard setback of 7.3 feet instead of the minimum required 30 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: A DESIGN COMMISSION APPLICATION/APPROVAL IS REQUIRED, BUT NO APPARENT DESIGN CONCERNS.

- S. HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Monday, August 4, 2014.



Item: Dorn Residence - 1004 W. Oakton St.

Department: Planning & Community Development

REQUEST:

1. A 6.0 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with an exterior side yard setback of 26.5 feet instead of the minimum required 32.5 feet and an additional 1.0 foot for the eave.

ATTACHMENTS:

Description

Staff Report

Supporting Documents & Drawings

Department Comments

Type

Report

Exhibits

Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 11, 2014
Date Prepared: August 4, 2014
Project Title: Dorn Residence
Address: 1004 W. Oakton St.

Background Information

Petition Number: ZBA #14-022
Petitioner: Karen Dorn
Address: 1001 W. Oakton St.
Arlington Heights, IL 60004
Existing Zoning: R-1, Single-Family

Requested Action/Background Information

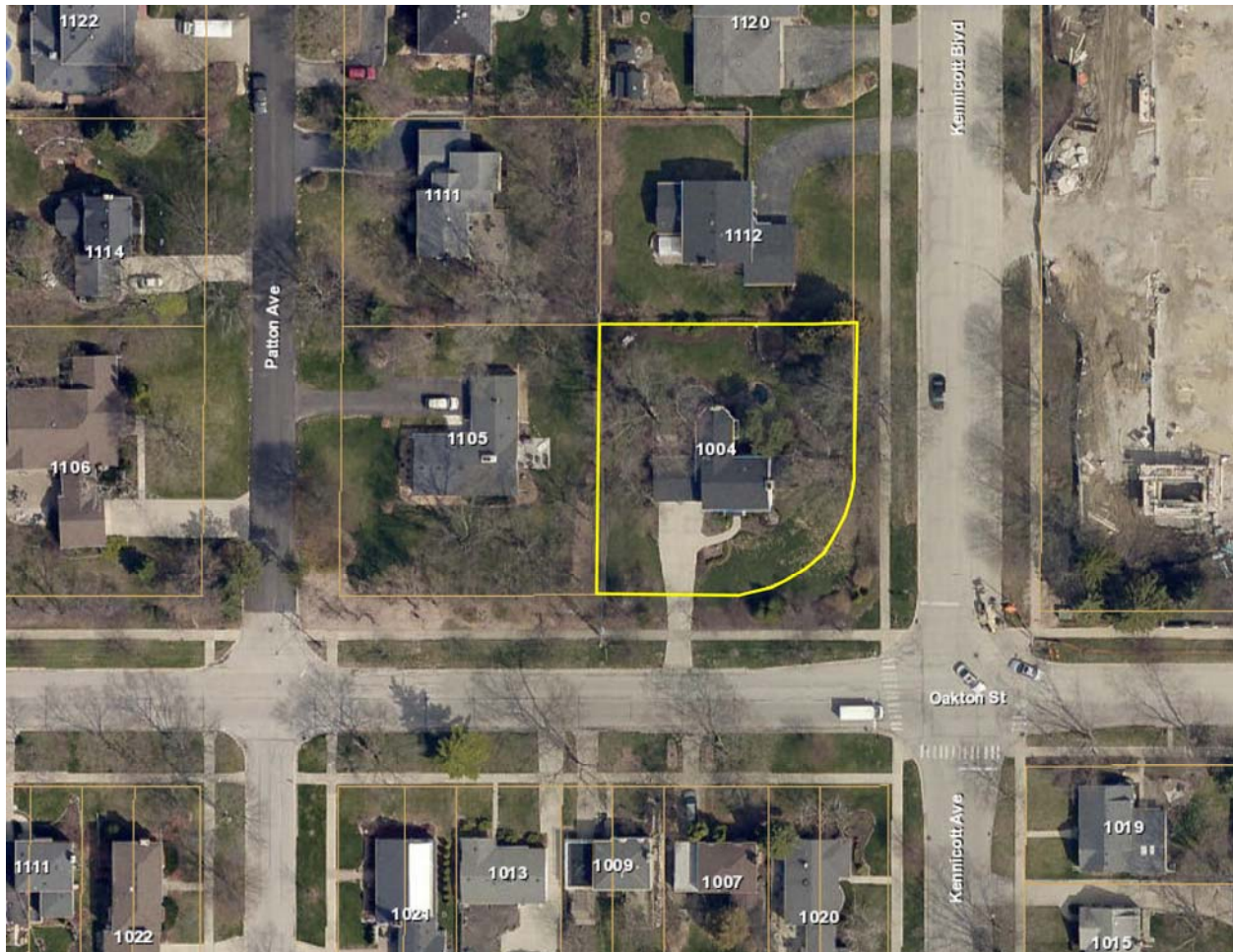
The petitioner proposes to construct an addition that encroaches into the required exterior side yard. Therefore, the petitioner requests the following variation:

- **A 6.0 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with an exterior side yard setback of 26.5 feet instead of the minimum required 32.5 feet and an additional 1.0 foot for the eave.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	7/25/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/25/14	
3. Letter that was Mailed	✓	7/25/14	
4. Photographs of Sign on Property	✓	7/25/14	

Photograph of Existing Structure



Petition

Now comes the Petitioner Karen T. Dorn

Being the owner of the property commonly known as: 1004 West Oakton, Arlington Heights and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1 to 1.6, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Demolish the existing room with its damaged foundation and rebuild it to accommodate a small bedroom and bath.

I hereby state that the following hardship would exist if the variation were no granted:

We would not be able to stay in our home.

I hereby state that the following unique circumstances exist:

My husband, Allan, is facing multiple health issues which make climbing stairs increasingly difficult.

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

We are asking only for a slight modification to the size of the room, and this room is shielded on all sides by landscaping.

Signed

Karen T. Dorn

Date

7/30/14

RECEIVED

JUL 30 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

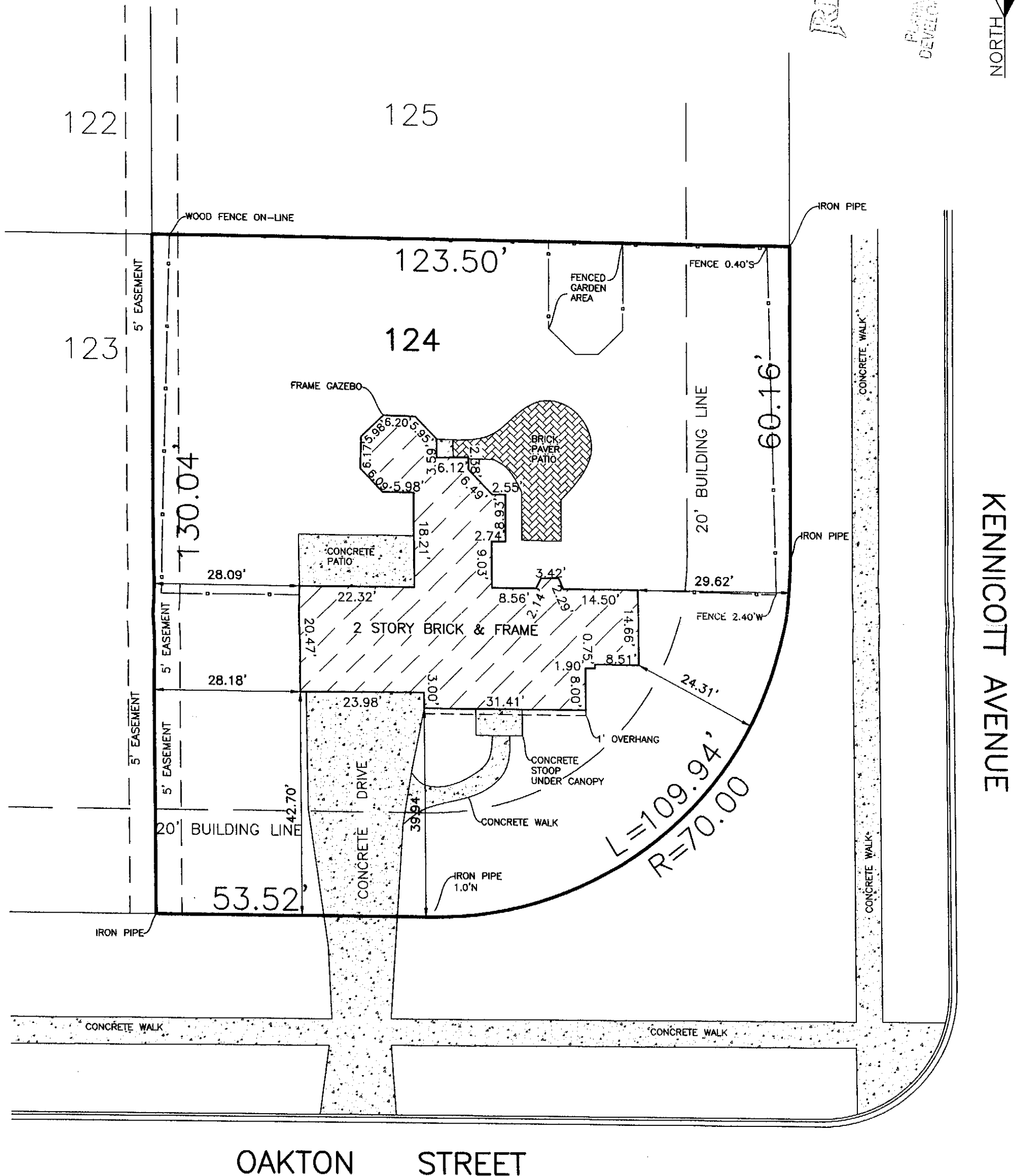
618 S. Broadway St.
Mchenry, Il. 60050

LOT 124 IN SHERWOOD A SUBDIVISION OF LOT 1 OF THE SOUTH WEST
QUARTER OF SECTION 19 TOWNSHIP 42 NORTH RANGE 11 EAST OF THE
THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED JULY 10,
1930 AS DOCUMENT 10701276, IN COOK COUNTY, ILLINOIS

ST
THE
10

JUL 30 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



ALL DISTANCES IN FEET AND DECIMAL

SCALE: one inch = 20 feet

FILE NO. TA2578

ORDERED BY: _____

AL & KAREN DORN

ADDRESS: 1004 W. OAKTON STREET

ARLINGTON HEIGHTS, IL.

NOTE: ONLY THOSE BUILDING
LINE RESTRICTIONS OR
EASEMENTS SHOWN ON A
RECORDED SUBDIVISION PLAT
ARE SHOWN HEREON.

COMPARE YOUR DESCRIPTION
AND SITE MARKINGS WITH
THIS PLAT AND AT ONCE
REPORT ANY DISCREPANCIES
WHICH YOU MAY FIND.



STATE OF ILLINOIS
COUNTY OF MCHENRY } SS

I, TOMMY W. ATKINS, ILLINOIS PROFESSIONAL LAND SURVEYOR, IN THE STATE OF ILLINOIS, DO HEREBY STATE THAT I HAVE PREPARED THE PLAT OF SURVEY DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS FOUND AT THE TIME OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY SURVEYS.

CERTIFIED AT MCHENRY, ILLINOIS THIS 1st DAY OF JUNE, 2014

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3266
MY LICENSE EXPIRES NOVEMBER 30, 2014

AN ADDITION / RENOVATION FOR:
MR. & MRS. DORN

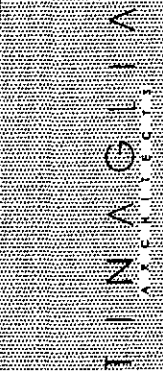
1004 WEST OAKTON STREET
ARLINGTON HEIGHTS, ILLINOIS 60004

ARCHITECT

TINAGLIA
ARCHITECTS

TINAGLIA ARCHITECTS, INC.
814 WEST NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
PHONE - 847 253 0002
FAX - 847 253 0002
www.tinaglia.com

TINAGLIA ARCHITECTS, INC.
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS, IL 60004
VOICE - 847 253 0002
DATA - 847 253 3063
www.tinaglia.com



CLIENT
MR. & MRS. DORN
1004 WEST OAKTON STREET
ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT
DORN RESIDENCE
ARLINGTON HEIGHTS, ILLINOIS 60004
RENOVATION / ADDITION

DRAWING TITLE
**ARCHITECTURAL
SITE PLAN**

FILENAME: 379914
DRAWN BY: JTB DATE: 7.30.14

NO. REVISED BY DATE BY

1 RECEIVED

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

18

19

20

21

22

23

24

25

26

27

28

29

30

31

32

33

34

35

36

37

38

39

40

41

42

43

44

45

46

47

48

49

50

51

52

53

54

55

56

57

58

59

60

61

62

63

64

65

66

67

68

69

70

71

72

73

74

75

76

77

78

79

80

81

82

83

84

85

86

87

88

89

90

91

92

93

94

95

96

97

98

99

100

101

102

103

104

105

106

107

108

109

110

111

112

113

114

115

116

117

118

119

120

121

122

123

124

125

126

127

128

129

130

131

132

133

134

135

136

137

138

139

140

141

142

143

144

145

146

147

148

149

150

151

152

153

154

155

156

157

158

159

160

161

162

163

164

165

166

167

168

169

170

171

172

173

174

175

176

177

178

179

180

181

182

183

184

185

186

187

188

189

190

191

192

193

194

195

196

197

198

199

200

201

202

203

204

205

206

207

208

209

210

211

212

213

214

215

216

217

218

219

220

221

222

223

224

225

226

227

228

229

230

231

232

233

234

235

236

237

238

239

240

241

242

243

244

245

246

247

248

249

250

251

252

253

254

255

256

257

258

259

260

261

262

263

264

265

266

267

268

269

270

271

272

273

274

275

276

277

278

279

280

281

282

283

284

285

286

287

288

289

290

291

292

293

294

295

296

297

298

299

300

301

302

303

304

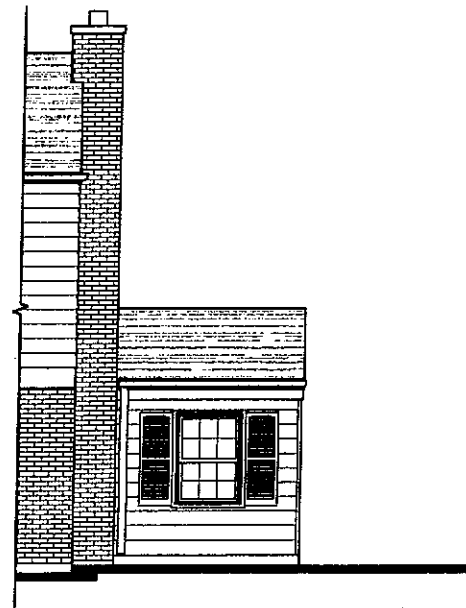
305

306

307

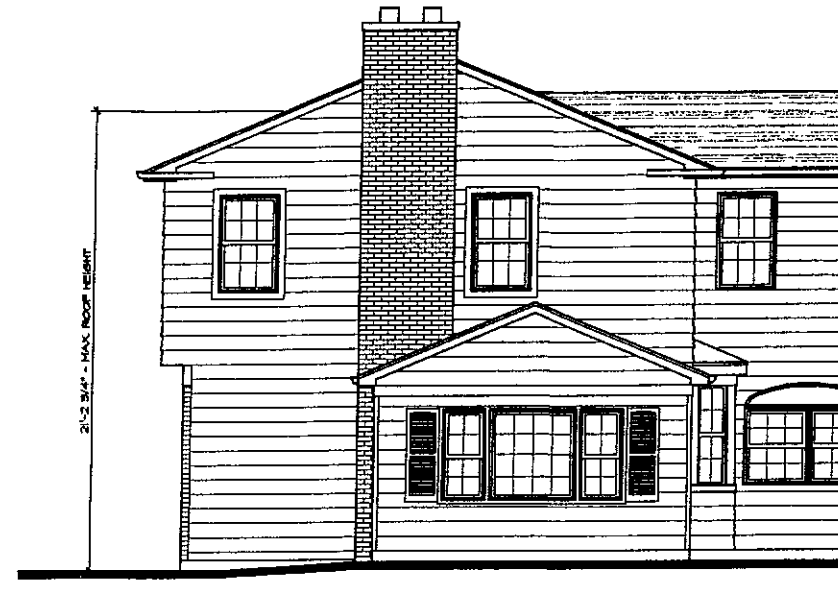
308

30



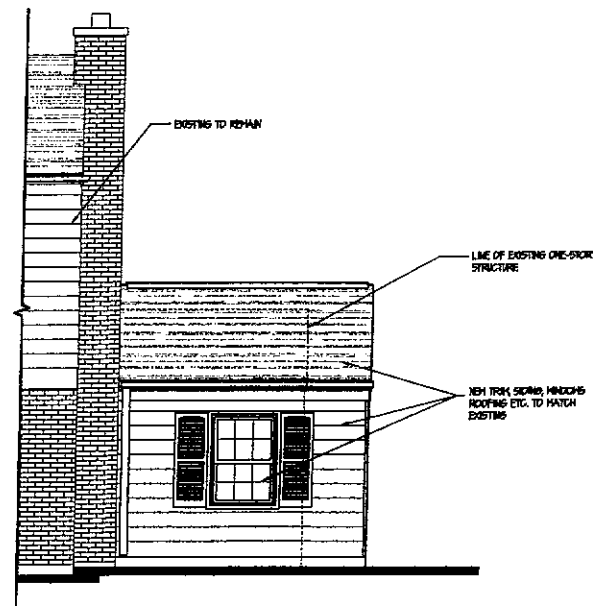
PARTIAL EXISTING FRONT (SOUTH) ELEVATION

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



PARTIAL EXISTING SIDE (EAST) ELEVATION

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



PARTIAL PROPOSED FRONT (SOUTH) ELEVATION

SCALE 1/4" = 1'-0"



PARTIAL PROPOSED SIDE (EAST) ELEVATION

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

TINAGLIA ARCHITECTS-INC
814 W. NORTHWEST HIGHWAY
ARLINGTON HEIGHTS-IL 60004
VOICE - 847 253 0002
DATA - 847 253 3063
www.tinaglia.com

TECHNICAL PROJECTS

CLIENT

MR. & MRS.
DORN

1004 WEST OAKTON STREET
ARLINGTON HEIGHTS, ILLINOIS 60004

PROJECT

DORN RESIDENCE

ARLINGTON HEIGHTS, ILLINOIS 60004
RENOVATION / ADDITION

DRAWING TITLE

EXISTING & PROP.
PARTIAL ELEVATIONS

FILE NAME 3799-2F

DRAWN BY KGB DATE 7.30.14

NO.	REVISED PER	DATE	BY
-----	-------------	------	----

--	--	--	--

[illegible]

[illegible][illegible][illegible]

--	--	--	--

[illegible]

070014

JOB NO. 379914

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100	101	102	103	104	105	106	107	108	109	110	111	112	113	114	115	116	117	118	119	120	121	122	123	124	125	126	127	128	129	130	131	132	133	134	135	136	137	138	139	140	141	142	143	144	145	146	147	148	149	150	151	152	153	154	155	156	157	158	159	160	161	162	163	164	165	166	167	168	169	170	171	172	173	174	175	176	177	178	179	180	181	182	183	184	185	186	187	188	189	190	191	192	193	194	195	196	197	198	199	200	201	202	203	204	205	206	207	208	209	210	211	212	213	214	215	216	217	218	219	220	221	222	223	224	225	226	227	228	229	230	231	232	233	234	235	236	237	238	239	240	241	242	243	244	245	246	247	248	249	250	251	252	253	254	255	256	257	258	259	260	261	262	263	264	265	266	267	268	269	270	271	272	273	274	275	276	277	278	279	280	281	282	283	284	285	286	287	288	289	290	291	292	293	294	295	296	297	298	299	300	301	302	303	304	305	306	307	308	309	310	311	312	313	314	315	316	317	318	319	320	321	322	323	324	325	326	327	328	329	330	331	332	333	334	335	336	337	338	339	340	341	342	343	344	345	346	347	348	349	350	351	352	353	354	355	356	357	358	359	360	361	362	363	364	365	366	367	368	369	370	371	372	373	374	375	376	377	378	379	380	381	382	383	384	385	386	387	388	389	390	391	392	393	394	395	396	397	398	399	400	401	402	403	404	405	406	407	408	409	410	411	412	413	414	415	416	417	418	419	420	421	422	423	424	425	426	427	428	429	430	431	432	433	434	435	436	437	438	439	440	441	442	443	444	445	446	447	448	449	450	451	452	453	454	455	456	457	458	459	460	461	462	463	464	465	466
---	---	---	---	---	---	---	---	---	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----

SHEET NO. 1 D

OF 2

1000

PROFESSIONAL DESIGN FIRM LICENSE #184-002934

© COPYRIGHT 2014 TINAGLIA ARCHITECTS, INC.

PROFESSIONAL DESIGN FIRM LICENSE #184-DD2934

ZBA# 14-022

1004 W Oakton- ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering

Submitted: July 31, 2014

Completed – August 1, 2014



The proposed ZBA application indicates that the petitioner is seeking:

A 6 ft variance to allow an addition with an exterior side yard setback of 26.5 ft instead of the minimum required 32.5 ft and an additional 1 ft for the eave.

The Engineering Department has no objection to the requested variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Dorn Residence

Project Address: 1004 W. Oakton

ZBA #: 14-022

RECEIVED

AUG 01 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA Hearing Date: August 11, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 30, 2014

- A 6.0 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with an exterior side yard setback of 26.5 feet instead of the minimum required 32.5 feet and an additional 1.0 foot for the eave.

Attached are the Petitioner's:

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

Comments: NO COMMENTS.

CHARLEY CRAIG A.B.O.

Please review, comment, and return to me no later than Tuesday, August 5, 2014.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Dorn Residence

Project Address: 1004 W. Oakton

ZBA #: 14-022

ZBA Hearing Date: August 11, 2014

To: Jim Massarelli, Director of Engineering
James McCalister, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 30, 2014

- A 6.0 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with an exterior side yard setback of 26.5 feet instead of the minimum required 32.5 feet and an additional 1.0 foot for the eave.

Attached are the Petitioner's:

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

Comments: NO DESIGN CONCERNS.

- S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Tuesday, August 5, 2014.