



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 10, 2015
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Greenberg Residence - 4010 N. Proctor Circle
- B. O'Brien Residence - 903 E. Crabtree Dr.

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. York Residence - 806 S. Walnut Ave.
- B. Alexander Residence - 115 S. Pine Ave.

VII. OTHER BUSINESS

- A. Budget 2016

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: Greenberg Residence - 4010 N. Proctor Circle

Department: Planning & Community Development

Approval of Minutes & Findings from the 7/13/15 hearing.

ATTACHMENTS:

Description	Type
Minutes 7/13/15 - Greenberg	Minutes
Findings 7/13/15 - Greenberg	Minutes

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ZONING BOARD

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

OF APPEALS

RE: GREENBERG RESIDENCE - 4010 N. PROCTOR CIRCLE

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 13th day of July, 2015, at the hour of 7:00 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM SCHWINGBECK
DAVID DIVITO
JOSEPH GEISEL
JOSEPH SELBKA
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: Good evening, everyone. We'll call the July 13th, 2015 Zoning Board of Appeals meeting to order. The first order of business is we'll do the roll call. Derek?

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Here.

MR. MACH: Mr. Divito.

MR. DIVITO: Here.

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Siavelis.

(No response.)

CHAIRMAN PETRILLO: If we would, the next order of business is the pledge of allegiance, if you would join us?

(Pledge of allegiance.)

CHAIRMAN PETRILLO: Any old business, Derek? I think the only old business we have are the minutes from our last Board meeting?

MR. MACH: Yes.

CHAIRMAN PETRILLO: Has everyone had the opportunity to review those minutes? Is there any proposed changes or edits that need to be made? None being heard, is there a motion for approval?

MR. SCHWINGBECK: Motion.

CHAIRMAN PETRILLO: And a second?

MR. SELBKA: Second.

CHAIRMAN PETRILLO: We have a motion and a second. All those in favor say aye.

(Chorus of ayes.)

CHAIRMAN PETRILLO: All those opposed say nay.

(No response.)

CHAIRMAN PETRILLO: Motion passes and the minutes are approved. That brings us on to new business.

Good evening, everyone. We have two petitions on this evening's agenda, the Greenberg and O'Brien petitions. Folks, when we hear information from you this evening, we'll ask you to step up to the podium. If you haven't signed in, we'll ask you to sign in your name and address. After that's completed, we will swear you in and then we'll begin testimony.

We ask that your testimony include the following, that you touch on these three points in order for us to weigh the merits of your petition. First is that the property in question cannot yield a

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reasonable return if the permitted use is only under the conditions allowed by the regulations in that zone. So, that you cannot get a reasonable return on your investment if we interpret the code to its strict regulations and it's precluding you from getting that return. That the plight of the owner is due to unique circumstances, that there is some type of hardship on the petitioner if this variation is not granted, and that the variation if granted will not alter the character of the neighborhood.

Does anybody have any questions regarding the three criteria that need to be met in order for us to approve your petition?

Okay. All right, the first petition, the Greenberg Residence, Greenberg? If you would step forward, if you would both sign in please?

MRS. GREENBERG: Yes, we've signed in.

CHAIRMAN PETRILLO: I'll swear you in then.

(Witnesses sworn.)

CHAIRMAN PETRILLO: Would you please state your name for the record?

MR. GREENBERG: Jeff Greenberg.

MRS. GREENBERG: Michelle Greenberg.

CHAIRMAN PETRILLO: Your address?

MR. GREENBERG: 4010 North Proctor Circle, Arlington Heights.

CHAIRMAN PETRILLO: All right. What we'll do is we'll let you open with your comments addressing those three points that I elaborated on, and then we'll ask questions from the Board.

MRS. GREENBERG: Okay. We are in the process of putting an addition on our house. So, what we are looking to do is to move the air conditioner to our exterior side yard, and we've also decided to add a whole house generator and also put that on the exterior side yard. It is hidden by a fence but the fence is over 16 years old and in need of replacement. Given the changes in the fencing requirements over the years, we would need a variance to replace the fence even as is. But since we are going out and putting an addition on, we would like to reclaim a bit of our side yard and go out farther with our fence.

As far as the exterior side yard, our house is a little bit unique because we're a corner lot and, according to the definitions, the front yard should actually be what is our physical exterior side yard. So, hopefully that makes sense. The exterior side yard to us is Highland Avenue, which runs parallel to Arlington Heights Road between Lake Cook and Nichols, so it is a fairly heavily-traveled road in our subdivision. We only get bus service for one of the three schools, so there's a lot of kids that go by and such.

So, we are looking to again reclaim a little bit, cut down the noise that's coming in, give us a little privacy but also not

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have that noise going out into the property as well from people passing by.

CHAIRMAN PETRILLO: So, the addition, I did not see the addition on the plans that were submitted.

MRS. GREENBERG: We're in the process of it right now.

CHAIRMAN PETRILLO: Okay.

MR. GREENBERG: Right. So, we've actually been in front of this Board before for a variance for actually the addition. We did that many months ago.

MRS. GREENBERG: A year ago.

MR. GREENBERG: Actually a year ago.

MRS. GREENBERG: Actually at that time they forgot to specifically request to put the air conditioner in the exterior side yard. It was noted on the plan but not specifically noted in the request for the addition. At that time, we hadn't decided to put a whole house generator on. Then we started thinking about it and realizing, hey, this fence is in disrepair and we can't even replace it even as is without a variance.

MR. GREENBERG: So, I don't know if you remember, when we came to you the first time, it was very unique where our front yard is really listed as the side yard and the side yard is listed as the front yard, where when they built the house, they actually built it the other way.

CHAIRMAN PETRILLO: So, what is, well, let's call it your side yard for practical terms because it's depicted in that way up there.

MR. GREENBERG: Correct.

MRS. GREENBERG: Right. But by zoning rules --

CHAIRMAN PETRILLO: How big is that?

MR. GREENBERG: By zoning rules, it's listed as the front yard.

CHAIRMAN PETRILLO: Right. So, the side yard/front yard, whatever, how big is the addition that's being added on that side of the house?

MRS. GREENBERG: It's nine feet in the back. Oh, on the side, the exterior side yard?

CHAIRMAN PETRILLO: Yes.

MRS. GREENBERG: No addition is going in that side. So, we still have plenty of room.

CHAIRMAN PETRILLO: So it complies, okay.

MR. GREENBERG: Right. Correct.

MRS. GREENBERG: Yes.

MR. SCHWINGBECK: Your front yard is on Proctor Circle?

MRS. GREENBERG: Yes.

MR. SCHWINGBECK: Just driving through the neighborhood, that

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appears to be everybody's front street.

MR. GREENBERG: That is correct.

MRS. GREENBERG: There are a few houses that do, there's like one house at the other end that is on Highland.

MR. SCHWINGBECK: So, when I go down Highland, that's your side yard.

MR. GREENBERG: That is correct.

MRS. GREENBERG: Yes.

MR. SCHWINGBECK: That's your neighbor's side yard. The thing I couldn't tell looking at your rough drawing that you gave us, the plat of survey, you're talking about a solid wood fence?

MRS. GREENBERG: We're doing a semi-open fence.

MR. SCHWINGBECK: Like the slatted one?

MRS. GREENBERG: Yes.

MR. SCHWINGBECK: How far were you proposing to be from that sidewalk?

MRS. GREENBERG: We were hoping to be four feet from the property line, enough to get a mower by and just kind of, you know, keep the debris from passing traffic from going into our yard.

CHAIRMAN PETRILLO: Okay, so if we could just go back?

MRS. GREENBERG: Sure.

CHAIRMAN PETRILLO: Oh, I do see, I'm sorry, I missed that on, you did have that on a page. I think I kept going past that but I do see the addition.

So, you're going nine feet closer which takes you closer than if you have to put those two devices or mechanical devices in the back. You're moving closer to the neighbor behind you than you would if it's on a side yard than any other neighbor.

MR. GREENBERG: That is correct. That is correct, yes.

MRS. GREENBERG: Right, and they would hear the noise more if it was in our backyard.

CHAIRMAN PETRILLO: Okay. So, we have that. Then for me, what is the reason, I understand you want to reclaim some of that. What is the total amount of feet that the fence would be moving if you're four-foot from the sidewalk?

MRS. GREENBERG: Honestly, I'm not sure. Because like I said, even the fence as is would not be in compliance to replace it.

MR. SIAVELIS: Tony, it looks like about 30 feet, right? Are you looking at the annotated plat?

CHAIRMAN PETRILLO: Yes.

MR. SIAVELIS: So, that's, and it's obviously not to scale as drawn, but do you see that dimension there on the back corner of the house of 34.3?

CHAIRMAN PETRILLO: Yes.

MR. SIAVELIS: So, assuming they're at four feet off the

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sidewalk --

CHAIRMAN PETRILLO: You mean 29?

MR. SIAVELIS: Yes, right in that area.

CHAIRMAN PETRILLO: Yes, or 30 feet.

MR. SIAVELIS: So, if I'm understanding your question, probably 30 feet of enclosed backyard space at the narrow point, right? Because the front of the house seems like it's about, right about 38, so that's about 34 on the front.

CHAIRMAN PETRILLO: Right.

MR. SIAVELIS: Where the front is defined as Proctor Circle, off Proctor Circle.

CHAIRMAN PETRILLO: Right.

MR. SCHWINGBECK: Yes, I mean Highland Avenue --

CHAIRMAN PETRILLO: So, can I?

MR. SCHWINGBECK: Yes, go ahead.

CHAIRMAN PETRILLO: Then I'll pass it to you. I haven't had an opportunity to drive the neighborhood so I apologize. I usually do that before I hear a petition. Are there any other houses in the neighborhood that have fences in the proximity of the sidewalk that you're requesting four feet?

MR. GREENBERG: I mean there are fences, I haven't measured them. I don't know. I mean I can't definitely say yes or no to that fact.

MRS. GREENBERG: I mean we're basically looking to kind of keep the dogs that aren't ours out of our yard and stuff, and the kids do tend to, you know, wander around.

MR. SCHWINGBECK: I guess the thought that I had is your neighbor on the Highland side has like one of the aluminum fences. You would probably be jutting out a good eight feet past theirs.

MR. SIAVELIS: So, assuming theirs is compliant, Tom?

MR. SCHWINGBECK: Well, their fence is a five-foot aluminum fence, and right now I believe it's at the exact same point as theirs is. You know, they meet at like the corner over there.

MR. GREENBERG: It does. When they put in their fence, they had it, you know, attached to ours.

MR. SCHWINGBECK: Right.

MR. GREENBERG: So, because they didn't also put in a back fence, they used our fence.

MR. SCHWINGBECK: Highland is, I mean it's as busy as Highland is, you know, down this way, too. It's not like it's Arlington Heights Road where that fence is.

MRS. GREENBERG: No.

MR. SCHWINGBECK: The high traffic area you talk about, I mean we're not in school right now but I would imagine kids are coming down that street in the morning and afternoon, it's not a high traffic

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spot for weekends or, I mean it's not a through street like in Arlington Heights Road.

MRS. GREENBERG: Well, they do, some people do use it to cut through like when construction is being done on Arlington Heights Road and such. So, yes.

MR. SCHWINGBECK: I mean when I looked at it, it's a proposed big wooden fence coming all the way out near the sidewalk, and there really isn't a fence like that anywhere else in the neighborhood except out on Arlington Heights Road where the traffic is extremely heavy. I mean it would certainly change the look of the neighborhood coming out to that sidewalk.

MRS. GREENBERG: Is there an acceptable place we could move in from? I'm not, four feet we weren't stuck to it, we just thought we'd kind of start with kind of our best scenario. Again, we can't even replace the fence as it is, where it is, and putting it right where it is doesn't give us much space in that yard after the generator and the air conditioner are put over there.

CHAIRMAN PETRILLO: How much space will that consume from the exterior portion of the home to the widest or the farthest edge of the mechanical equipment?

MR. GREENBERG: So, if the fence was as is, how far would the house be from the fence?

CHAIRMAN PETRILLO: Well, I guess what I asked, if you take the side of the home and you have mechanical equipment, the outer edge of the mechanical equipment to the home, what would you estimate that distance to be?

MR. GREENBERG: Right. Probably only about six feet.

CHAIRMAN PETRILLO: Looking at the plat that you provided, the fence, the existing fence seems to be about half the distance from the, between the house and the new location or the proposed location of the fence. Is that, would you guys agree with that?

MR. GREENBERG: It's probably a little under half, but yes, it's probably close.

CHAIRMAN PETRILLO: A little bit under half, okay. I would have to agree, I thought that the, you know, that fence, imagine if you drove there, you're familiar with the area, that's a little bit of discomforting factor for me, that the fence is, you know, in the area there is nothing else like that. I think that detracts from the character of the neighborhood as well. You know, again I would just ask, was there something that we have overlooked in that respect?

MRS. GREENBERG: Honestly, I'm not really sure. We just, we have a much bigger exterior yard than we do the interior yard. So, that's why we're looking to reclaim where we could, because it's just so open, there's just not privacy. The neighbor behind us is at a higher elevation, too. So, if we went with the open three-foot fence,

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it wouldn't give us any privacy. It might keep the dogs out, it might keep some of the garbage from blowing into our property.

CHAIRMAN PETRILLO: Are there any other questions from any other members?

MR. SIAVELIS: I just have a question real quick. The way the desired variances are laid out on the Staff analysis page, I'm having a hard time matching up this particular issue with the three bullet pointed variances that are set forth here. So, the first bullet point, I'm going to, when I say this particular issue, I'm talking about placement of the fence relative to the sidewalk along Highland. Okay, second bullet point, variation from the, oh, this is the open fence, you know, board-on-board shadowbox, shadow board. Then the third one is a 4.8 variance to allow an air conditioning unit and generator in your required front setback yard.

Is that the particular issue we're dealing with? Because the way that's written right there, this only seems to pertain to the AC unit and the generator.

MR. MACH: Yes, they are proposing the AC unit and the generator in what is defined as the front yard and they are encroaching into the required front yard setback. Therefore, they need that 4.8 foot variation for the two mechanicals units.

MR. SIAVELIS: For those two mechanicals, but that's a separate issue than fence placement relative to the sidewalk.

MRS. GREENBERG: Correct, yes.

CHAIRMAN PETRILLO: Yes, we have two.

MR. GREENBERG: It's two separate issues.

MRS. GREENBERG: Correct. But of course we wanted to be enclosed by a fence and, you know, the fence even to replace this would require a variation.

MR. SIAVELIS: This may appear as a technicality, but the issue of placement of the fence with respect to the edge of the sidewalk, what is the code?

CHAIRMAN PETRILLO: That's what I was asking, Derek.

MR. SIAVELIS: Yes.

MR. MACH: Anything over three feet in the front yard would require a variation therefore the petitioner is requesting a two-foot height variance. In an exterior side yard, In an exterior side yard, the required fence setback would be half the distance between the home and the property line. believe the neighbor to the south is code compliant with the fence placement.

MR. SIAVELIS: But that's if it's a side yard.

MR. MACH: Right, right.

MR. SIAVELIS: But this is a front yard.

MR. MACH: So, anything over three feet needs a height variation.

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MR. SIAVELIS: As to height. But I'm talking about placement with respect to the edge of the sidewalk.

CHAIRMAN PETRILLO: On the front of the house, what would be the setback of the fence?

MR. MACH: Code addresses the placement of an exterior side yard fence. Because it is the front yard, it doesn't specifically say. But if it was an exterior side yard, the required setback would be half the distance.

MR. SIAVELIS: But half the distance again, one more time, of?

MR. MACH: Between the property line and the house.

MR. SIAVELIS: As front to back, that distance?

MR. MACH: Yes. It would be that 17.15 feet.

MR. SIAVELIS: Where it's at basically now?

MR. MACH: Right, exactly.

CHAIRMAN PETRILLO: But there is no, the code does not address a setback in the front yard?

MR. MACH: Right.

CHAIRMAN PETRILLO: Okay. But I was just going to say if we're treating this, you know, even though technically it is a front yard, we're treating it as a side yard setback in reality of what it is, you know, we're still half the distance in not having anything in the front. But if we're going to treat it in the manner as a side yard for the mechanical devices, I think in my opinion, I would at least apply it in the same manner as the fence.

MR. SIAVELIS: As the side yard in front.

MR. MACH: The Zoning Board could condition that setback.

MR. SIAVELIS: So, I just wanted to make sure I fully understood that because that seemed to be a little bit of a technicality that wasn't addressed. That's why I'm wondering, you know, if we're willing to compromise a bit, if the Petitioners are willing to compromise a bit as to not being so close to the sidewalk, all right, because the Petitioners were asked the specific question as to character of the neighborhood, any other fences in that neighborhood or any other properties having fences that close to the sidewalk and there didn't seem to be any evidence as to that. So, we've got to find that potential compromise; otherwise you're staying at 17 feet right where you are.

MR. GREENBERG: Right, and it is sort of unique where we're at because on Highland, there's only a couple of houses that have their side yards on Highland. Most houses on Highland, that's their front yard so you're not going to have a fence close to a sidewalk because that will be their front yard.

MRS. GREENBERG: Well, then the house after the Gingerbread house, the Feldsteins, that's very close to the sidewalk. That one is

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right there. But again, those fences could have been erected back when the houses were built which is about 30 years ago.

CHAIRMAN PETRILLO: That's what I failed to ask, the height of the existing fence now is?

MR. GREENBERG: It's five feet.

CHAIRMAN PETRILLO: Are there any other questions for the Petitioner?

MR. DIVITO: Would you consider maybe keeping that back post consistent with the existing structure of the neighbor and allowing the, maintain the same distance and flare out closer to the house?

MR. GREENBERG: So, keep it equal?

MR. DIVITO: So, that way you gain a little bit of space for the generator and air conditioner but you still maintain that sight line of that distance off of the sidewalk?

MRS. GREENBERG: So, are you saying the neighbor's fence is compliant? Because I'll be honest, when they put that fence in, they did not conform with that. They didn't talk to us at all, and I don't even, I want to make sure we're basing off something that is compliant.

MR. GREENBERG: I'm assuming they're compliant.

MRS. GREENBERG: I'm not going to be putting in an open fence like they are.

MR. GREENBERG: Right. But what he's saying is, so the back post would meet with them, we can angle it out.

MRS. GREENBERG: They don't have a back post, they're using ours.

MR. GREENBERG: No, but wherever their fence stands, that's what you're asking?

CHAIRMAN PETRILLO: Yes.

MR. SCHWINGBECK: Come out as far towards the sidewalk which they are.

MR. GREENBERG: Correct. Yes, yes, we would be amicable to that.

MRS. GREENBERG: But it goes, our lot kind of then goes like that.

MR. SIAVELIS: But so you'd trace the curb along your block as you're going on Highland, right?

MRS. GREENBERG: Correct. Okay.

MR. GREENBERG: Yes.

MR. SCHWINGBECK: You'd basically go no closer to the sidewalk than you are from that back corner of your yard.

MR. GREENBERG: Right. Yes, yes. We would definitely be amicable to that, yes.

MRS. GREENBERG: Yes.

CHAIRMAN PETRILLO: Do we know what that approximate distance

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is? I don't have that.

MR. SCHWINGBECK: Tony, I think that, if I'm not mistaken, I think it's where their existing fence is right now on this plat of survey.

MR. GREENBERG: It is.

CHAIRMAN PETRILLO: Yes, but I can't get the, I was just trying to estimate where that existing fence is, the distance from the existing fence to the sidewalk.

MR. GREENBERG: Right.

MRS. GREENBERG: That's fine.

CHAIRMAN PETRILLO: But I think we could word something that no closer than that point. Is that a good, for permitting purposes, point of reference?

MR. MACH: Yes.

CHAIRMAN PETRILLO: Are there any other questions?

MR. DIVITO: The only other comment was making sure that, there was a note here from the Engineering Department that the location of the devices are away from the windows sufficiently.

MRS. GREENBERG: Yes.

MR. DIVITO: So, I just wanted to make sure that it's addressed.

CHAIRMAN PETRILLO: Any other questions or comments? None being heard, is there any member of the audience that would like to speak or address any issues in this petition? None being heard, we'll close the questioning now to Board comments only.

I would just say that in my opinion there is no objection to the five-foot board-on-board fence to let airway move through. I think that, Dave, you've come up with a very good solution and a point of reference for the Engineering Department or whoever is going to approve the permit that we consider the fence being allowed to be moved but no closer than the dimension that exists now between the rear yard fencepost and the sidewalk.

MR. GEISEL: Southwest corner post.

CHAIRMAN PETRILLO: The southwest corner post.

MRS. GREENBERG: Okay.

CHAIRMAN PETRILLO: Any questions or comments? Are there any discussion from other members of the Board?

MR. SIAVELIS: I concur. I think that's a reasonable resolution.

CHAIRMAN PETRILLO: None being heard, is there a motion?

MR. DIVITO: I'll motion to approve.

CHAIRMAN PETRILLO: I have a motion to approve, is there a second?

MR. SIAVELIS: I'll second.

CHAIRMAN PETRILLO: We have a second. Derek, would you call

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the roll please?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

CHAIRMAN PETRILLO: Oh, I should, I just, I think that the motion is for the fence. So, right now there was no discussion in the motion for the mechanical devices. Since we started the roll call, should we finish with this and then address the second?

MR. MACH: Yes.

CHAIRMAN PETRILLO: Okay, I'm sorry.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Is there a motion or any further discussion on the mechanical devices?

MR. SIAVELIS: I'll move unless there's anybody else that has an issue with it. I think, like I said, we've got a reasonable resolution that includes the mechanicals. So, I move.

MR. DIVITO: Second.

CHAIRMAN PETRILLO: We have a motion and a second. Derek, would you call the roll?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Congratulations.

MRS. GREENBERG: Thank you.

MR. GREENBERG: Great. Thank you very much.

CHAIRMAN PETRILLO: Hope you're happy with the resolution.

MRS. GREENBERG: Yes, thank you.

CHAIRMAN PETRILLO: Good luck.

MR. GREENBERG: Thank you.

(Whereupon, the hearing on the above-mentioned petition

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was adjourned at
7:23 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS July 13, 2015

PETITIONER: Greenberg Residence

ADDRESS OF PROPERTY: 4010 N. Proctor Circle

VARIATION: 6.13-3, 6.6-5

A 2.0' variance from Chapter 28, Section 6.13-3, to allow a 5' tall solid fence in the front yard where 3' is the maximum height with a condition that the fence be setback approximately 15 feet from the property line; A variation from Chapter 28, Section 6.13-3 to allow a semi-open fence in the front yard where only an open fence is permitted; and a 4.8' variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow an air conditioning unit and a generator in the required front yard setback with a setback of 27.5' from the west property line instead of the minimum required 32.3'.

The petitioner testified that they are proposing a generator and air conditioning unit in the front yard along Highland Avenue. The petitioner explained that the lot is irregular in shape and the front of the house faces Proctor Circle; however, the zoning code defines the front yard as the frontage along Highland Avenue. The petitioner also explained that they are proposing a five foot high semi-open fence along Highland Avenue. The petitioner testified that they would like to replace their existing fence and move the fence closer to Highland Avenue. After much discussion, the Zoning Board felt that the fence should be setback along Highland Avenue and should be no closer than the fence post located in the southwest corner of the property which is approximately 15 feet from the property line.

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

Thereafter, a motion was made by Mr. Divito and seconded by Mr. Siavelis. Thereafter, the Board voted 6-0 to approve the fence variance request with a condition that the fence be no closer to the property line along Highland Avenue than the existing fence post located in the southwest corner which is approximately 15 feet from the property line.

Thereafter, a motion was made by Mr. Siavelis and seconded by Mr. Divito. Thereafter, the Board voted 6-0 to approve the air conditioning and generator setback variance request.

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

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

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

Anthony Petrillo, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: O'Brien Residence - 903 E. Crabtree Dr.

Department: Planning & Community Development

Approval of Minutes from the 7/13/15 hearing.

ATTACHMENTS:

Description	Type
Minutes 7/13/15 - O'Brien	Minutes

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ZONING BOARD

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

OF APPEALS

RE: O'BRIEN RESIDENCE - 903 E. CRABTREE DRIVE

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 13th day of July, 2015, at the hour of 7:23 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM SCHWINGBECK
DAVID DIVITO
JOSEPH GEISEL
JOSEPH SELBKA
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: The next petition is the O'Brien Residence. Folks, you're free to go. Okay, yes, you've been through this before, I forgot. Good luck.

MRS. O'BRIEN: We have signed in.

CHAIRMAN PETRILLO: You've both signed in?

MRS. O'BRIEN: Yes, we have.

CHAIRMAN PETRILLO: Okay, if you could state your name and address for the record please?

MRS. O'BRIEN: Linda O'Brien, 903 East Crabtree Drive.

MR. O'BRIEN: Martin O'Brien, 903 East Crabtree Drive.

CHAIRMAN PETRILLO: Would you raise your right hand? I'll swear you in.

(Witnesses sworn.)

CHAIRMAN PETRILLO: All right, you may go forward.

MR. O'BRIEN: You can start.

MRS. O'BRIEN: Okay, I'll start.

MR. O'BRIEN: I'll just move over here.

MRS. O'BRIEN: Okay, all right. My name is Linda O'Brien, and I am the owner along with my husband of this house. My parents were the original owners and it's a house that has great sentimental value to me. Both of my parents spent their final days in that house. It is a house to which I brought both of my newborn children home from the hospital.

When I married my husband, I asked one thing of him, and that was if we ever have children, I would like very much to raise them in Arlington Heights and in that house. At the time, he had for a long time owned a house in Des Plaines, which he had put a lot of work into and it certainly had met all of his needs. So, certainly I have a stake in making sure that this house is something that is appropriate for all of the members of our home.

So, with that in mind, three years ago we hired an architect. He came to us highly recommended, in business over 31 years and had a list of clients that he had done business with in Arlington Heights and assured us that he understood zoning laws. We paid him a lot of money. He came out and did much measurements, took a lot of time with that, sat down with us and mapped out, based on our needs, an addition to our home, a two-story addition.

We decided to do phase one and then phase two in the fullness of time. So, phase one was completed at the end of 2012. Now we're ready to go forward again, and this time I have a different architect involved. He again came out highly recommended, we paid him a lot of money to go back and do all the measurements and sit down with us and map out phase two.

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On the day in fact that I was ready to pick up the paperworks from him and bring it down to Steve Hautzinger for design approval, he called me and he said before you come I want to tell you something. I just went over the numbers and, he said, I don't jive with your previous architect. I've been through it three times, I think I'm correct. In fact, he was. So, that brought me across the table from our friend Derek Mach and it brings me here tonight with you folks.

We invested a lot of money in phase one. Had we known that the numbers were off, then obviously we would have had recourse to change the design. But at this point, it's done so we're kind of stuck. There are certain things that we would like to accomplish with phase two, and in order to do that we need to ask for a variance. The variance is the floor to area ratio, and that's about five percent over what is presently allowed.

It's a two-story addition just as the first one was. What we hope to accomplish is, I'll start on the top floor. We presently have three bedrooms on the top floor. Our children right now are sharing the nursery, but as they get older, I mean it's immediately important that we separate them, girl and boy twins, so we need those two bedrooms.

We also have an elderly relative who is getting up in years and each year she's taking on more and more medical issues. I foresee in the very near future that she is not going to be able to live alone. I would like to be able to have a proper bedroom to offer her in my home, I don't want to see her in a nursing home. I've volunteered in nursing homes, they are not happy places. They're better than they were decades ago but they are still unpleasant places and I really very much would like to be able to have a room for her in our home.

The upper level has the kitchen, bathroom, and all the bedrooms clustered together. So, that is our need for the upper level. For the lower level, we would like to address a few other issues.

We presently have a two-car garage. We own three cars. One of those cars is my husband's fully restored classic antique car. Right now it's being stored at a relative's home that's clearly, you know, a temporary thing, they're going to want the garage back. On the Fourth of July weekend, he brought the car over to our garage, we had to take out cabinetry in order for it to fit. But I'm petrified to park alongside it, it's a very, very valuable car.

So, I would foresee that we would have to be parking at least one car out in the driveway, and what we would like to do is to push back into the existing lower level room, make that like a three car garage but tandem cars. So, his good car would be in the front and then our everyday cars in the back. With the children, I can foresee

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opening up car doors and banging into it. So, it's important to us to protect that investment.

Secondly, man, if you have had children, you know that they take on an awful lot of gear. So, right now we have two tricycles and one has a cozy coupe, that's my son's classic car, and a Doc McStuffins ambulance. Those right now are lined up in a corridor in my lower level leading to the garage. Obviously if the Fire Department is here, they're going to recognize and I do as well, that's not an optimum place to store. So, I would like a little bit more storage to put these things together.

As the children get older, I certainly foresee that they, too, will be having maybe a car to share or maybe even two cars, who knows? But you know, as they get to high school age, there's after-school activities, there's after-school jobs, maybe leaving a car to go to college. So, I'm planning for the future as well and asking for this three-car garage.

Also, I have a storage issue. If you want to see the car, it's a very long car. This is my husband's car, if you wanted to see it. I have a storage issue. I'm a voracious recycler, and I have right now the smaller unit of the recycling bin. My house is the ugliest curb on the block on recycling day because I just have everything piled up. I would really love to be able to ask Groot for a larger bin so that I can maybe make it more efficient for our collector, Robert, and certainly it would look nicer.

Also, because of the lay of the land, we're built very deeply into the turf, so it's impossible for me to have storage of a garbage bin in the back of the house and try to bring it forward. There's a sloping area. So, I would like ultimately to be able to get a big bin to store the stinky garbage, because right now I leave it in a Hefty bag in the garage, and that of course invites unwanted visitors. There's an awful lot of skunks and opossums and things, and certainly they do congregate near my house at times and possibly it's because of the smell from the garbage. So, if I had it in a big bin, I think maybe that might eliminate that. So, that would be my wish as well for the future.

But right now I have to move cars. We've got a big lawnmower. I'm scraping the back of my car in order to jockey that out. It's an old car so it's not an issue today, but when I get a new car it's going to be a big issue if I'm scraping up the back of it. So, there is just not a whole lot of room in that garage to store things.

In addition, the lower level of our house is built very deeply. Almost, I would say 50 percent of our house is built below grade. So, if I'm sitting in the lower level of my house, my noise is right up against the windowsill and I'm looking directly out on the

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grass. So, it's not really an appropriate living space for us.

One of the issues that I have is that area becomes very damp. We've had a few mold issues where I've had to throw out old yearbooks and things that are stored in that lower level because, you know, water or moisture gets in and it's not something that you can keep anymore.

When we did phase one, we accomplished something very important. When they built the foundation they put all this drain tile in, and now that lower level in phase one is perfect. I don't smell that musty smell that I do at the other end of the house. I don't have water issues. Bugs do get in certainly, but I don't see them, you know, as much on that side of the house as certainly I do on that existing north end of the house.

So, my proposal of course would be when, you know, we excavate all that drain tile to eliminate that unhealthy situation down in our storage area below. So, that is important to me as well.

I think that's probably about it. Marty, did you have any -- oh, well, I do want to talk about the construction, but you can come up. We believe that it's really an issue of area, floor to area ratio, because we're not infringing upon any side or back setbacks. You know, the house is the same size as --

MR. O'BRIEN: We have a 30-foot setback in the back.

MRS. O'BRIEN: Right.

MR. O'BRIEN: Some five-and-a-half-foot setback from the side, and we're still going to keep those. The eaves are about 16 inches on the sides that match up with the old house. The rear of the house has a smaller eave, it only has a 12-inch eave.

MRS. O'BRIEN: Here's a picture of the driveway, or the patio that we would build over. You could see, this is my house, much smaller than the house along the side of it. So, certainly it's not going up any higher, it's just going back.

MR. O'BRIEN: Yes, and the building will be on the current patio so it meets our impervious ratio.

MRS. O'BRIEN: Right. We still have a huge backyard, I don't know if you can tell that much from here, it's on the side, we still have a really big backyard which we want for the kids obviously to set up their pretend hockey fields back there.

So, what we're asking for is that additional five percent of living space. Most of the below area now, if we go forward, a lot of it is garage with very little storage now.

CHAIRMAN PETRILLO: If you could walk me through the sizes of the existing bedrooms? You have three.

MRS. O'BRIEN: Yes.

CHAIRMAN PETRILLO: Just approximately.

MR. O'BRIEN: The master bedroom is about 14 by 14. One

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children's bedroom is 10 by, 11 by say 12, and the other room is about 11 by 12.

MRS. O'BRIEN: Right.

MR. O'BRIEN: Maybe 10 by 12.

MRS. O'BRIEN: The plan is just to separate those children's bedrooms but we would like the one --

MR. O'BRIEN: Bathroom space is at a premium. The master bedroom really has very little closet space so we borrow off the other rooms right now.

CHAIRMAN PETRILLO: Okay. So, the height of the proposed structure, does that exceed any height of the existing structure?

MRS. O'BRIEN: No.

CHAIRMAN PETRILLO: So, on the front of the house --

MRS. O'BRIEN: Nothing changes from the front.

CHAIRMAN PETRILLO: I'm sorry?

MRS. O'BRIEN: Nothing has changed from the front.

CHAIRMAN PETRILLO: Right, but what I'm trying to get to is that height dimension, or let's just say the height dimension that's on the back of the house now, that's a hip roof, that peak let's say, is there any, how far back? I'm trying to --

MR. O'BRIEN: It's a 19-foot, the tip of the peak is 19 feet three quarters inches approximately. It's probably about four.

CHAIRMAN PETRILLO: Okay. So, I guess what I'm trying to describe is it's a hip roof but the addition is not going to be a hip. It's going to be a, it looks like maybe a 4-12 pitch to it?

MR. O'BRIEN: Yes, 4-12 pitch, correct.

CHAIRMAN PETRILLO: A 4-12 pitch then, okay. So, then you'll have a gable end.

MR. O'BRIEN: Correct.

CHAIRMAN PETRILLO: That will now face, or that you'll see from the backyard, so it's a gable end.

MR. O'BRIEN: Correct.

CHAIRMAN PETRILLO: So, I guess my point is, to that effect, let's just say that that's 25 feet. That is at the height of the roof.

By the time you get to the edge of the new structure closest to your neighbor that would be infringed upon, that height is probably going to be about eight feet less.

MR. O'BRIEN: Yes.

CHAIRMAN PETRILLO: So, the peak of the roof will be the farthest distance and the highest distance from your neighbor.

MR. O'BRIEN: Right.

MRS. O'BRIEN: Right.

MR. O'BRIEN: The proposed height right here is 19 feet nine inches. That's the proposed height, and that's approximately probably

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about four feet less than the other built structures around.

CHAIRMAN PETRILLO: Okay, and the new structure is not going to exceed the existing setback. It looks to me on the information we were provided that your setback is approximately equal to the setback of the neighbors at 819?

MR. O'BRIEN: Right.

MRS. O'BRIEN: Correct, correct. Yes.

CHAIRMAN PETRILLO: Then in addition to their setback at their home, then they have a, there is some type of patio or some sort of structure that they have back in their backyard?

MRS. O'BRIEN: Yes, correct.

CHAIRMAN PETRILLO: Okay. So, your home would only go to the existing edge. It wouldn't infringe or go any closer into the setback in your neighbors at 819, correct?

MRS. O'BRIEN: We don't have harm any setbacks.

MR. O'BRIEN: Correct.

CHAIRMAN PETRILLO: Right. No, I'm just trying establish a point here.

MRS. O'BRIEN: I'm trying to understand exactly the question.

CHAIRMAN PETRILLO: That the setback of your neighbors is X number of feet. The setback then of your addition, is the setback going to be less or greater or equal to the setback at 819?

MR. O'BRIEN: It's going to be equal.

MRS. O'BRIEN: I think it's equal, yes.

MR. SCHWINGBECK: So, are you talking the side setback or the back setback, the rear yard?

CHAIRMAN PETRILLO: The rear yard setback, yes.

MR. SCHWINGBECK: The rear? If I understood your plans, the new addition is going to go farther out than their existing patio.

MRS. O'BRIEN: A little bit farther than the existing patio but he's --

CHAIRMAN PETRILLO: Yes, this is what I'm trying to establish here. You have this.

MR. SCHWINGBECK: Right, it's going to come out past, almost out as far as their back.

CHAIRMAN PETRILLO: No, it comes to here.

MRS. O'BRIEN: No, no, not as far as their back.

CHAIRMAN PETRILLO: It comes to here.

MR. SCHWINGBECK: They're going to bypass this, they're going to farther out.

MR. O'BRIEN: It's about 18 feet out and if you see the patio, it's about 14 feet out.

MR. SCHWINGBECK: Right, here is the --

CHAIRMAN PETRILLO: Okay, so you're going four feet, but it's

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MR. O'BRIEN: Four feet back in.

MR. SCHWINGBECK: There is the, here is their existing patio right here, and they're talking about going out to here.

MR. SIAVELIS: Can I ask a question? Can you -- oh, I'm sorry. Can you tell the kids to quiet down please?

MRS. O'BRIEN: Oh, I'm so sorry.

MR. SCHWINGBECK: This is their existing patio and they're going to come all the way out to here.

CHAIRMAN PETRILLO: Oh, I see. No, this is what I'm trying to get to here.

MR. SCHWINGBECK: Yes, they're going to come --

CHAIRMAN PETRILLO: I thought this is less, that this does not exceed that.

MR. SCHWINGBECK: Right.

CHAIRMAN PETRILLO: Okay, and that's what I was trying to establish here because I can't tell from this picture whether this corner is equal to this corner or to this.

What we're trying to understand is the corner of your home is going to be, if your new addition is going to run along that same line of our existing structure, brick structure, is that correct?

MRS. O'BRIEN: Yes.

MR. O'BRIEN: Yes.

CHAIRMAN PETRILLO: So, maybe I can't explain, I apologize. It's not going to exceed this distance.

MRS. O'BRIEN: Yes. Here is, I think this is the end of, there's a little notch. So, it comes I think a little bit in here.

CHAIRMAN PETRILLO: But you're not going to any farther than this distance?

MR. O'BRIEN: Let me explain. Here is one of the issues. What happened is when we originally, when the architect originally drew the building plans, he drew them with the intention that we had, let's say 800-900 square feet. So, it does go to 18 feet which is about two feet past the end of that house, the house right there.

MRS. O'BRIEN: It's not squared off. There's this little bit.

CHAIRMAN PETRILLO: Your home?

MR. O'BRIEN: Right.

CHAIRMAN PETRILLO: Okay. I just don't see that.

MR. O'BRIEN: It goes out to about here.

CHAIRMAN PETRILLO: Okay. So, it is decreasing your rear yard setback?

MR. O'BRIEN: Correct.

CHAIRMAN PETRILLO: But it is within code.

MRS. O'BRIEN: It is within code, correct, correct.

CHAIRMAN PETRILLO: That new structure, is that setback equal

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to your neighbors at 819 or is it less than your neighbors?

MRS. O'BRIEN: I think it's even with the eave, I think.

CHAIRMAN PETRILLO: Okay, so it goes past their brick structure.

MRS. O'BRIEN: It goes past it just a little bit, but I think it doesn't go past, you know, where the eave comes out. The architect, he and I didn't want to square it off either, and I like to have a little bit of movement to the back.

MR. O'BRIEN: When it was built, we thought we had 800 and some square foot to build on. We didn't realize, so these are the original plans built with that understanding. Now we found out that we don't have that. So, we're not, that's our plan right now. If the plan is that it doesn't meet approval, then it goes to the size of the patio or whatever. We're submitting the plans that we would like to have.

MRS. O'BRIEN: So that the cars will fit.

MR. O'BRIEN: Yes.

MRS. O'BRIEN: You know, and if it's too short, then we end up having an oddly-shaped room.

CHAIRMAN PETRILLO: What are the sizes of the new rooms that you're proposing?

MRS. O'BRIEN: Well, the garage takes up one of, well, actually two of the existing rooms right now. So, the patio area --

CHAIRMAN PETRILLO: No, the new rooms as a part of the new addition compared, I'm trying to get a comparison of the existing sizes or the room sizes.

MR. O'BRIEN: 11 by 14.

MRS. O'BRIEN: Okay.

CHAIRMAN PETRILLO: So, how many, you moved from the three bedroom to how many bedrooms at the end of it?

MRS. O'BRIEN: Right, it will be a total of four because that inner room can't be a bedroom.

CHAIRMAN PETRILLO: The master bedroom gets --

MRS. O'BRIEN: Nothing changes with that.

CHAIRMAN PETRILLO: Okay, that stays the same.

MRS. O'BRIEN: Right.

CHAIRMAN PETRILLO: Bedroom one?

MRS. O'BRIEN: Bedroom one stays the same except we have to move a window to the side.

CHAIRMAN PETRILLO: Okay. Bedroom two?

MRS. O'BRIEN: Bedroom two? All right, so bedroom two now becomes a hallway and a closet because it's in a room, we can't do anything with it.

CHAIRMAN PETRILLO: Then the size of the new bedroom two?

MR. O'BRIEN: It's going to be 11 by 14.

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MRS. O'BRIEN: Yes.

CHAIRMAN PETRILLO: The size of new bedroom which will be four --

MRS. O'BRIEN: About the same.

MR. O'BRIEN: It will be 11 by 14.

CHAIRMAN PETRILLO: Okay, okay.

MR. SCHWINGBECK: Sir, your current house, the way it is right now only has three bedrooms?

MRS. O'BRIEN: It has three bedrooms upstairs.

MR. SCHWINGBECK: Right, and two downstairs?

MRS. O'BRIEN: There are two bedrooms downstairs. They call them bedrooms because there's a closet in there, but I couldn't possibly have the children on a different floor. I have to be able to hear them if they fall out of bed or have a nightmare. If I have this elderly person come in, I can't have her on a different floor. I have to be able to hear her. So, we need the bedrooms clustered together.

Also, the powder room downstairs is just a toilet and a sink. There's no bathing facility. So, I couldn't use those at any rate for a bedroom if we did nothing. They're so deep into the ground, it's a horrible place to kind of like have somebody's bedroom.

CHAIRMAN PETRILLO: So, those are on, this is a tri-level?

MRS. O'BRIEN: It is.

MR. O'BRIEN: Correct.

MR. SCHWINGBECK: But it's a five-bedroom --

MRS. O'BRIEN: It's considered a five-bedroom if one chooses to make those lower ones. But I mean as I said, you know, it's 50 percent underground. It's not really --

MR. O'BRIEN: One bedroom is like maybe nine by nine. The second bedroom, that's the lower level bedroom. The second lower level bedroom is around nine by, say 11.

MRS. O'BRIEN: As long as we've been in that house, and I grew up in that house, they have never been used as bedrooms. I mean it was a place for storage or a place for my toys. But I mean it's really kind of a junk area. We want to address that by pushing through and making a garage space out of it and then excavating and putting the proper drain tiles in for what will become living storage rooms. That will eliminate, I hope, that unfavorable condition down there.

CHAIRMAN PETRILLO: So, those bedrooms become part of the garage, is that it?

MRS. O'BRIEN: Yes.

MR. O'BRIEN: Correct.

CHAIRMAN PETRILLO: Okay, so you'll lose the two bedrooms then.

MRS. O'BRIEN: Exactly. Absolutely.

CHAIRMAN PETRILLO: Whatever remains is going to be used for

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storage. Is the other side of the house on a crawl or is it on a slab?

MR. O'BRIEN: It's on a slab.

MRS. O'BRIEN: Yes, yes.

CHAIRMAN PETRILLO: Okay. So, you don't have any storage space on the first floor, ground level floor.

MRS. O'BRIEN: That's right. Correct.

CHAIRMAN PETRILLO: So, you end up with, you have right now five bedrooms, you end up with four bedrooms, an expanded garage and storage space.

MRS. O'BRIEN: Right. I have three usable bedrooms and two not acceptable but yes.

CHAIRMAN PETRILLO: Okay, but for purposes of this hearing today.

MRS. O'BRIEN: Correct, and then I'm losing those.

CHAIRMAN PETRILLO: You're reduced from five down to four.

MR. O'BRIEN: Correct.

CHAIRMAN PETRILLO: And everybody on the same level.

MRS. O'BRIEN: Correct. Correct.

CHAIRMAN PETRILLO: Okay. So, after, if this is approved and this construction takes place, there are no bedrooms on the first, or that ground floor that everyone referenced?

MRS. O'BRIEN: No, no, no. Absolutely not, no.

MR. SIAVELIS: What's being used in the third bedroom upstairs? You testified that there's three bedroom upstairs and they're sharing one bedroom.

MRS. O'BRIEN: Right. Yes.

MR. SIAVELIS: I assume you are occupying that second bedroom. What's going on in the third bedroom upstairs?

MRS. O'BRIEN: Well, when one child wakes up in the middle of the night and climbs into bed with us, my husband has to work, and I'm a stay-at-home mom, so I take the baby, our child into that bedroom and keep them quiet.

MR. SIAVELIS: So, that's a third bedroom that's functional?

MRS. O'BRIEN: It is, it is, right. But it now becomes one of their bedrooms. As they get older, I have to separate boy and girl, it's appropriate to do so. So, then I don't have a spare bedroom for any guest that might come or, you know, the elderly relative. So, I'm really in a fix here.

MR. O'BRIEN: Also, closet space is at a premium. One of the things we addressed in this design is to add quite a bit more closet space to address all the needs of the kids as well as us because the master bedroom has a very, very small closet.

MR. SCHWINGBECK: What is the total square footage of the existing home right now?

MR. O'BRIEN: Today?

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MR. SCHWINGBECK: Yes.

MR. O'BRIEN: It's --

MRS. O'BRIEN: All right. The first architect claims --

CHAIRMAN PETRILLO: Derek, we do have the floor area ratio calculations?

MR. MACH: We do.

MR. O'BRIEN: Are you talking about the floor area ratio, the FAR?

MR. SCHWINGBECK: I was just talking about the square footage of the existing home.

MR. O'BRIEN: Okay. The square footage of the existing home right now is around, today right now is around 2,176.

MR. SCHWINGBECK: With five bedrooms?

MR. O'BRIEN: Yes.

MRS. O'BRIEN: That's according to the architect. The architect, let's see, proposed including existing.

MR. SIAVELIS: Are you counting the garage in there?

MRS. O'BRIEN: Well, he's got first floor 1,742.1. He said that the garage area, 434., I guess that's a zero.

MR. O'BRIEN: It's 2,666.

MR. SCHWINGBECK: So, right now they're at 3,937.

MRS. O'BRIEN: Okay, yes, this is a number three.

CHAIRMAN PETRILLO: It is what? What is the existing square footage on there, Derek?

MR. MACH: I don't have the existing.

MRS. O'BRIEN: Yes, on page 1 of the zoning worksheet, did you want to, this is the deal of the lower level, you folks count it as floor area ratio, the garage, but I think that's including the garage, so, for me --

MR. SIAVELIS: It doesn't matter. It still goes in.

MRS. O'BRIEN: Oh, I understand that completely, yes.

MR. SIAVELIS: So, you've got to answer the question accurately as to what constitutes the measurement. So, let's wait for Derek to put the combination or calculation of everything.

MR. MACH: The footprint of the proposed addition is a little under 500 square feet. It is approximately 480 square feet. There's two levels so, approximately 960 square feet including the lower level and the upper level. The existing, or with the addition, they're at 4,400. So, if you removed approximately 960 feet, they're at approximately 3,450.

CHAIRMAN PETRILLO: Okay, wait. Okay. Go ahead.

MR. MACH: Again, these are approximate.

CHAIRMAN PETRILLO: Can I just do a comparison? The petition states that the footprint of the proposed construction is approximately 231 square feet. Is that an accurate statement?

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MR. MACH: Yes. Yes.

CHAIRMAN PETRILLO: Okay, and it's being doubled to 462 because of the addition above.

MR. MACH: The footprint is, 18 feet by 25 feet.

MR. SIAVELIS: So, what's that number.

MR. O'BRIEN: I don't have my calculator. Go ahead.

MR. MACH: Yes, I believe it's a little --

MR. O'BRIEN: 18 by 25 is 450 square feet.

MR. SIAVELIS: That's the footprint.

MR. MACH: Footprint, correct.

CHAIRMAN PETRILLO: So, if you'd just excuse me one moment. So, that 231 square feet is understated by approximately half.

MR. O'BRIEN: Well, just to clarify that, that's the amount that we need in order to, that's the, we have enough under our 45 percent to build a certain amount. We have about 200 odd square feet still left to build on. That's the addition we kind of need.

CHAIRMAN PETRILLO: Okay, that's where I'm getting to. So, you're asking for an addition. Derek, the existing square footage on the home, you'd estimate it at what?

MR. SIAVELIS: 3,500.

MR. MACH: A little over 3,400.

CHAIRMAN PETRILLO: 34?

MR. MACH: Correct.

CHAIRMAN PETRILLO: Under 35, okay. Their allowable is almost, what, 4,000?

MR. MACH: Correct.

CHAIRMAN PETRILLO: Okay, so 4,000. All right, sorry. Go ahead, Peter, did you have --

MR. SIAVELIS: No, no, I was on the same path you were there. So, then one quick thing here then. So, the cover sheet, the Staff analysis sheet, so the variance required by this plan is still 462, Derek, right?

MR. MACH: Correct.

MR. SIAVELIS: When you ran that number, there was no correction for this 462 variance.

MR. MACH: No, 462.

CHAIRMAN PETRILLO: So, they would be able to do a total 600 square foot addition approximately and stay within the code.

MR. MACH: A little under, but yes.

CHAIRMAN PETRILLO: A little bit under but approximately, okay. You state the addition, if you could explain to me then, if this petition is denied and you lose the 200 and, I'm sorry, that should be the 462 square feet, correct? Because it's --

MR. O'BRIEN: Two floors.

CHAIRMAN PETRILLO: It's two floors, yes.

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MR. MACH: Right.

CHAIRMAN PETRILLO: So, they're at 35 and they want to go to a total of --

MR. MACH: 4,400.

CHAIRMAN PETRILLO: 44. They could get 600, okay. So, they'd need --

MR. O'BRIEN: What we would do is just the chance to address a lot of issues all at one time. One would be to make more garage space for the cars. One would be to have all the bedrooms in one place, closet space, a chance to make the house, the house will be even on both sides. We'll have two gable ends coming out that will match each other.

CHAIRMAN PETRILLO: What are your options if this petition is denied?

MRS. O'BRIEN: Well, if we don't get that upstairs bedroom, then I can't have that elderly person come. I need a proper bedroom for her. I can't, you know, put her on a couch somewhere, I actually need a proper bedroom for her with a proximity to the kitchen and a full bath. So, that I don't think we could foresee being able to accomplish.

CHAIRMAN PETRILLO: When do you anticipate that that additional space would be occupied?

MRS. O'BRIEN: It's hard to say. I mean she's, I'm thinking maybe a year. I mean she's very proud. She wants to be independent but I just don't want to see her in a nursing home, I love her. So, we'd want to be able to have something proper in place for her.

Then, you know, the garage, you know, is convenience obviously but it's also, you know, important not to, you know, have the kids' vehicles inside the house, they should be in the garage. I want to plan for the future, too. I want to, I know neighbors park their cars horizontally across the apron and they've got them in the driveway, that's what they have to do. It doesn't aesthetically look nice. There's also, you know, issues with the well-being of the car when you leave it out overnight, weather, a lot of things.

CHAIRMAN PETRILLO: I did notice that, at least from my observation, that if you were to take your containers and put them in the back, it doesn't look like there's room.

MRS. O'BRIEN: I'm not able to do that.

CHAIRMAN PETRILLO: You would have to take those around one neighbor that it doesn't look like you would be able to fit in between the house, and the other side has, because your driveway is on a grade and you have a built-up brick wall there --

MRS. O'BRIEN: Right, and in winter I'd have to drag it through the snow.

CHAIRMAN PETRILLO: Then your yard is fenced.

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MRS. O'BRIEN: Right. No, our yard actually is not fenced. That's an old picture I believe. We used to have a runway for a large dog. We now have a tiny dog so he's always on the leash. He's not let out into the --

CHAIRMAN PETRILLO: Okay.

MR. O'BRIEN: During the warmer weather, it could be left on the side of the house. But in colder weather, snow will make it difficult.

MRS. O'BRIEN: But then I'm dragging it across the grass, you know, then I'd have to worry about --

CHAIRMAN PETRILLO: Okay, and then there's a grade to that as well so I understand.

MRS. O'BRIEN: Indeed, indeed.

MR. SIAVELIS: What's the current dimension of the garage?

MR. O'BRIEN: It's 20 by 20. 19.5 by 19.5.

MR. SIAVELIS: Is it a perfect square?

MR. O'BRIEN: No, it has a cutout in it.

MRS. O'BRIEN: A little cutout but it's difficult to get things past the garbage bins as we move the car.

MR. SIAVELIS: What's the dimensions of the cutouts? Is it two staggered cutouts here? Because the --

MR. O'BRIEN: No, it's one.

MR. SIAVELIS: The drawing that you submitted, it looks like it's notched, the cutout is notched.

MR. O'BRIEN: It's notched.

MRS. O'BRIEN: Notched, yes.

MR. SIAVELIS: Okay. So, what are the dimensions, and by the way, I don't know if you guys are, if everybody else is having the same difficulties but I think the drawing package that was submitted here is really making it difficult for us to assess the various issues. The drawings are of poor quality, there's not enough views, and they're not dimensioned sufficiently. So, that's why we're having to ask so many questions and get clarification on issues.

That said, what are the dimensions of the notches and that staggered aspect of the garage?

MR. O'BRIEN: The one notch, the only notch in there is eight feet by, I'll say eight feet.

MR. SIAVELIS: So, it's eight by eight there?

MRS. O'BRIEN: Eight-eight?

MR. O'BRIEN: Maybe eight by six, I'll have to look.

MRS. O'BRIEN: No, it's not eight.

MR. O'BRIEN: It's not because this is the door, but it's, I'm just talking about if you look at the front of the house door, you'll see we have two doors and then you have an area right next to it. That's about eight feet, seven feet.

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MR. SIAVELIS: In length?

MR. O'BRIEN: Yes.

MR. SIAVELIS: And width?

MR. O'BRIEN: Yes. Do we have a picture here?

MR. DIVITO: This shows the remodel, correct?

MR. O'BRIEN: This is the car right here. Yes, and then it goes about maybe six feet in, and then it boxes in because of the powder room.

CHAIRMAN PETRILLO: Oh, I see what you're talking about, where the powder room is here.

MR. O'BRIEN: Yes.

CHAIRMAN PETRILLO: There's a larger scale here.

MR. SIAVELIS: I would like that one. So, can I ask the Petitioner real quick to annotate the dimensions that we were talking to earlier right here?

MRS. O'BRIEN: Here's the powder room. This will be this area.

MR. O'BRIEN: Yes, this area right here. I'm going to say this is about seven feet, maybe six, one and five.

MR. SIAVELIS: So, this dimension right here between my two fingers is about 11 feet? Am I hearing you correctly?

MR. O'BRIEN: Let's see. The bathroom is five, and this closet is eight, eight from, this is 19 feet across. So, it might be ten.

MR. SIAVELIS: Okay, all right.

MR. O'BRIEN: The depth of this is about four. There's a one or so, one and a half here, and then there's the remainder there.

MR. SELBKA: Is this the area past the patio?

MRS. O'BRIEN: No, this is the existing house.

MR. SELBKA: Okay.

MRS. O'BRIEN: So, in order to accommodate the tandem cars, we have to push out in here. Then this area then becomes storage.

MR. O'BRIEN: Here is the line for the old house, and this is what the, so yes.

MR. SCHWINGBECK: So, this is the, this corner right here is this?

MR. O'BRIEN: Correct.

MR. SCHWINGBECK: I guess the one question that I've had is where you come out here, how far down your neighbor's wooden porch is it going to end up being?

MR. O'BRIEN: It will probably end up right about maybe around here.

MR. SCHWINGBECK: Halfway up this --

MR. O'BRIEN: Yes.

MRS. O'BRIEN: It doesn't pass this eave but it passes I

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guess the front part of the house.

MR. O'BRIEN: So, this is the bump-out here and then it comes in. Like I said, this was drawn at the time when we thought we had a lot more area.

MR. SIAVELIS: But this is drawn, this is showing on your drawing data.

MRS. O'BRIEN: No, this is the new one, but he was looking at the old prints and the old numbers. On the day that I was to pick up these plans, it turned out that the zoning, you know, where he said I don't jive with my numbers. That was the day I was supposed to deliver it. These are drawn by architect number two.

MR. SIAVELIS: Okay, understood. When I asked the prior question about the size of the garage and you responded about 20 by 20 or 19 by 19, that excluded this notch cutoff area?

MR. O'BRIEN: Yes.

MRS. O'BRIEN: Right, yes, because the goal to accomplish is the tandem cars and then have a space here for, you know, the tricycles and the lawnmower and all that stuff.

CHAIRMAN PETRILLO: Does anybody have any further questions on the design construction elements before I move into a new area?

MR. SIAVELIS: No.

CHAIRMAN PETRILLO: That was very valuable having that, thank you, Derek.

MR. SIAVELIS: Yes, don't fold that out just yet though. We may need that.

CHAIRMAN PETRILLO: Have you spoke to your neighbors about --

MRS. O'BRIEN: We of course sent out, I think it was 46 letters to the neighbors, put the sign up. We did specifically talk to the neighbor to the north. I brought him to the back to show him the area of the patio. My husband subsequently about maybe four or five days later saw him out watering the lawn, went over to talk to him as well.

CHAIRMAN PETRILLO: What comments did they tender to you?

MRS. O'BRIEN: Most of the comments from those that did contact us were, you know, what are you building? Oh, you've got a bedroom up there. It was more interested in the interiors. The neighbor to the north did want to know about the roof and the saddle I guess is what it's called? I'm not an expert but I tried to explain that portion to him and then about, you know, how far it goes back and what those rooms were going to be. I said one will be a workroom, right now my husband's tools are all stored down at the lower level basement which is not, you know, the tone of the situation. So, that would be his workroom, and then the storage that I'm losing from the proposed garage would go into that adjacent room.

So, but most of the neighbors really, you know, were

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just asking things about the rooms, not so much about --

CHAIRMAN PETRILLO: What's the workroom? I had heard a reference to the workroom, I don't know where that's at. Are you excavating that where that patio is?

MR. O'BRIEN: Yes, and that's the reason why it was going back before is that when the drawings were drawn, we drew them with a certain thought in mind.

MRS. O'BRIEN: Right, right.

MR. O'BRIEN: If somebody came back later and said that this will work and this won't, then my room will become less.

MRS. O'BRIEN: Right. But again the upper level --

CHAIRMAN PETRILLO: Let's go back to that upper level. None of the neighbors, the neighbor to the north did not indicate any inconveniences or impediments to anything that he enjoys or she enjoys at this juncture?

MRS. O'BRIEN: No, he wanted to know how far back the house went, and I said, you know, approximate to this. But again I don't have the, I gave my only blueprint to Derek because, you know --

MR. O'BRIEN: The neighbor will speak on it, too, and he has sent something in there as well. I'm just saying that when we drew, our intention was to keep it even with the house. The variance is based on the paperwork that we had available at the time. If we had to redraw all the paperwork, so we understand that, you know, this is what we want, but we're going to see what becomes of it.

MRS. O'BRIEN: But we don't want to have odd-shaped rooms, you know.

CHAIRMAN PETRILLO: The room that's in the rear of the house or that comes down the rear of the house, what are the dimensions on the upper level? What are the dimensions of that room?

MR. O'BRIEN: Currently, it's --

CHAIRMAN PETRILLO: Well, you're going back.

MR. O'BRIEN: Yes.

MRS. O'BRIEN: Right.

CHAIRMAN PETRILLO: So, it will be a new --

MR. O'BRIEN: It will have a closet. Plus, it will have approximately I think 11 by 15.

MRS. O'BRIEN: 11 by 15 you think? I think this one says 11 by 14.2

CHAIRMAN PETRILLO: Okay, 11 by 15. The distance of 11 feet, is that from front to back?

MR. O'BRIEN: It will be from the closet.

CHAIRMAN PETRILLO: So, this is the new addition and this is 14 feet. Correct?

MRS. O'BRIEN: Right.

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CHAIRMAN PETRILLO: Okay, that's really 15. So, then the room would become approximately, if you had to come back some, let's say four feet, it will be 11 by 11. That would leave you with one remodeled room that --

MRS. O'BRIEN: Well, no, no. This one just gets a new window, the egress window.

CHAIRMAN PETRILLO: What's the size of this room here?

MR. O'BRIEN: 11 by 14.

MRS. O'BRIEN: 11 by 14.

CHAIRMAN PETRILLO: This is 11 by 14.

MRS. O'BRIEN: Yes.

CHAIRMAN PETRILLO: Is this the master then?

MRS. O'BRIEN: No, no, this is the master.

CHAIRMAN PETRILLO: Oh, this is the master. What's the size of this one?

MR. O'BRIEN: 14 by 14.

MRS. O'BRIEN: 14 by 14. This is his tiny closet. I store my clothes here obviously --

CHAIRMAN PETRILLO: Is there a closet for this room?

MRS. O'BRIEN: This one does.

CHAIRMAN PETRILLO: Oh, this is it here, okay.

MRS. O'BRIEN: This is the closet for this room. This is where my clothes are stored. My husband's clothes are stored there.

CHAIRMAN PETRILLO: Okay, all right.

MRS. O'BRIEN: So, when we move the children into this room -

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CHAIRMAN PETRILLO: Okay. So, anything that you would do would take those two new bedrooms and reduce the size of those bedrooms from approximately 11 by 15, let me see, I don't even know if that gets you to the 200. To get to the 200, or the 400, those rooms would, let me see, that would be half that distance. You're going to have 11 by four, you're still not going to get there, not even the 200 square feet. You would have to come back about five to six feet in, in order to meet the floor area ratio.

MR. O'BRIEN: Right.

CHAIRMAN PETRILLO: Which is going to reduce those two room sizes up top to about 10 by 11.

MRS. O'BRIEN: Right, so that's what I mean, we're kind of stuck.

MR. SIAVELIS: Tony, your proposed modifications that you're talking about, do they bring the, do they have the effect of bringing the rear of the addition in line with the existing structure?

CHAIRMAN PETRILLO: No, I think it's going to have to be farther in is what I was looking at here, Peter, that to get to the 3,900 and change square feet, to stay at the floor area ratio, these

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rooms would almost become, you know, I'm just looking at it. I don't want to, these rooms become much smaller in order to meet that. I think they're going to have to come in farther than that existing setback on the home right now.

MR. SIAVELIS: Did you kind of mentally run that calculation if they stayed flush with the addition, if the addition would be flush with the existing structure, how much of an FAR variance would they require then?

CHAIRMAN PETRILLO: Yes, that's what I was trying to get to. The 11, let's just call it 12 feet of each room, so 24 feet across, just multiply that by the depth. You're going to have to come in, you know, if you're 24 feet across, then you're going to have to come, to get underneath the floor area ratio, ten feet in. That's 200 square feet on the first floor, 200 square feet on the top floor, to get into that ratio. If you're coming ten feet in, you'll lose those two rooms.

MRS. O'BRIEN: Yes, right.

CHAIRMAN PETRILLO: Even taking half of that is what I was doing, Peter. If you're coming in five feet, you're still only getting down to 200, and those rooms become nine by 11, almost, let's call it 12 feet.

MR. SIAVELIS: They become nine by 12?

CHAIRMAN PETRILLO: Yes, if they're coming in five feet, you know, I was going to the distance of the back of the home, I think down the same road you were here, but they become nine to roughly by 11'8.

MR. SIAVELIS: You were running those calculations because you were thinking the proposal is a bit excessive?

CHAIRMAN PETRILLO: Well, I'm trying to not, that's the way I was thinking, that it's excessive. But now I'm focusing on necessity of having to have that and not being able to create this addition. It gives a really usable living space. So, even if we're to come back to where the existing structure is and stay flush with that, their rooms end up nine by 11'8, and I don't know if there's minimum room sizes by code or not.

MR. MACH: Yes, I'm not sure. It would be a building code issue.

MRS. O'BRIEN: Remember, too, on the lower level we have to push farther into the patio area in order to accommodate the tandem cars.

CHAIRMAN PETRILLO: Okay, I'm focusing on --

MR. SIAVELIS: Be careful here because we're trying to give you a bit of a path forward here. You have, I'll be blunt with you, you're asking for a lot. You have a lot of neighborhood opposition here. You need to be reasonable here.

MRS. O'BRIEN: No, we're trying, yes.

MR. SIAVELIS: So, the tandem garage may be something you

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have to compromise on. Otherwise you're going to get a no vote from us, okay?

CHAIRMAN PETRILLO: Really, the tandem garage is not a, for me that's a self-imposed hardship. So, if that happens to come along with this, you know, I don't have an issue with it. So, what I'm focusing on is the living space, the accommodations, having a livable home.

MRS. O'BRIEN: Understood.

CHAIRMAN PETRILLO: Spending money to be able to get that livable home, but I'm also very concerned about any impact on the neighbor.

MRS. O'BRIEN: Of course, of course.

CHAIRMAN PETRILLO: You know, I have some ideas about that, and the way, let me see, your home faces --

MR. O'BRIEN: North. Northwest.

CHAIRMAN PETRILLO: Northwest, and so the back of the home is southeast.

MR. O'BRIEN: Yes.

CHAIRMAN PETRILLO: So, the sun, I'm trying to figure out, you know, as the sun rises and comes across, you know, what happens to shadows that may be created into your neighbor's yard. But you know, it seems to me it comes to the side to side of the house more than front to back of the house.

MR. O'BRIEN: Right, and that's true because of ice stems or everything else, we have much more trouble on the front of the house than we have on the back of the house.

CHAIRMAN PETRILLO: So, let's just assume that a shadow would be cast into your neighbor's yard. That would occur at what time of day would you estimate?

MR. SIAVELIS: Depends upon the time of the year though.

CHAIRMAN PETRILLO: Yes, it's hard to say. But let's say this time of the year. Well, I don't know how many people sit on their patio in the middle of the winter but there are some people that do.

MR. O'BRIEN: Well, they will get the west side of the sun without a problem. On the east side, it might be let's say in the morning, so 8:00-9:00 o'clock, something like that.

CHAIRMAN PETRILLO: So, early in the morning, by 10:00 o'clock in the morning that would start to reduce.

MR. O'BRIEN: Yes, it should be moved, yes.

CHAIRMAN PETRILLO: Okay, depending on time of year.

MR. O'BRIEN: Right.

CHAIRMAN PETRILLO: Okay.

MR. SCHWINGBECK: Are you talking at any point in time putting a patio off the back of the house?

MRS. O'BRIEN: I think we have room to do so, but it's not

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really on our radar. We don't really use, we have our grill out there but we bring the food inside to eat. There's bugs and mosquitoes.

MR. O'BRIEN: If we ever decide to go with some kind of a patio back there, it would be a pervious patio, something that would take water because that's a big thing with where I work.

MR. SCHWINGBECK: With that phase one you did, where does all the roof water go now?

MR. O'BRIEN: The roof water comes, the majority of it, it's pitched this way so --

MR. SCHWINGBECK: They're --

MR. O'BRIEN: Yes.

MRS. O'BRIEN: Yes.

MR. SCHWINGBECK: Where does it dump right now?

MR. O'BRIEN: It dumps ten feet, roughly ten feet back.

MR. SCHWINGBECK: Into your backyard?

MR. O'BRIEN: Yes.

MRS. O'BRIEN: Yes.

MR. O'BRIEN: But I mean if we have drainage issues, we'll be willing to pull them back to get rid of them completely because we're going to be under construction anyway.

MRS. O'BRIEN: Right.

MR. O'BRIEN: We'd also put a swale back there if that would help for drainage.

CHAIRMAN PETRILLO: Well, Derek, wouldn't that be addressed by the Engineering Department during the permit process? Any additional water accumulation or drainage diffusing into the same area at higher rates with the larger roofline and so forth?

MR. MACH: Yes. I mean they'd have to satisfy a bunch of engineering requirements.

CHAIRMAN PETRILLO: So, the Engineering Department would ensure that, through the permit process, that any detrimental effect on the neighbors, that the drainage part would not exacerbate but would probably more relieve some of the existing conditions as well?

MR. MACH: Yes. I mean they would look at that. I don't know, you know, I can't speak on behalf of Engineering but they would have to satisfy Engineering's requirements.

MR. O'BRIEN: Those lines were put in back when they built the house, and if anything needs to be changed with that, if we're under construction, again it's no problem to just pull anything out and run it differently.

MRS. O'BRIEN: Yes.

CHAIRMAN PETRILLO: I would think that would be something that, you know, if this is approved and there is some contention from the neighbors, I think that is one of the larger issues, that, you

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know, they wouldn't feel any hardship from this.

MRS. O'BRIEN: Correct.

CHAIRMAN PETRILLO: Even if the Engineering Department had measured it and they felt that they satisfied, you might take that extra step and go further to remediate or reduce any existing problems.

MR. O'BRIEN: Well, we would if, like I said with the neighbors, you'll talk to them later, but if there's any kind of adjustment that we need to make, we'll make it. Because I didn't know it was an issue until --

MRS. O'BRIEN: Yes, probably a couple of hours before we got here.

CHAIRMAN PETRILLO: Are there any other questions or comments for the Petitioners from any member of the Board?

MR. SIAVELIS: Actually I do have a comment. Did you not get a copy of the e-mails? Had you not reviewed the e-mails?

MRS. O'BRIEN: I just got them. Derek sent them to me, I don't know, what, about 4:15 or so. They actually were sent on Sunday evening and I think one was sent Monday morning.

MR. SIAVELIS: Yes, this morning.

MRS. O'BRIEN: So, I mean it's kind of an ambush situation. We just got it prior to this meeting, so I haven't had a chance to really discuss it with anybody. Nobody came to us and rang our doorbell with any issues, so I'm really quite flabbergasted by this. It totally came out of left field for me.

MR. SIAVELIS: Okay, so I take that as a no.

MRS. O'BRIEN: Correct.

CHAIRMAN PETRILLO: I guess one other question. On the existing part of the home, or had you looked into any other design elements? I know that you have the gable end on the existing portion of the home. But if you went to some other design on the addition that had a hip, it's going to look off a little bit but maybe your architect could solve that problem because that hip roof then is going to, you know, carry a roofline back on a pitch towards, you know, where the two structures meet. That would reduce, you know, in my opinion, you've got to take a little bit of the roofline that may cause, you know, here where it may cause a light issue or something like the neighbors would --

MRS. O'BRIEN: Right.

MR. O'BRIEN: Right, we don't have a problem with that.

MRS. O'BRIEN: No, he came up with the saddle, whatever that is, but I mean --

MR. O'BRIEN: We were just trying to balance them out.

MRS. O'BRIEN: I'm amenable to whatever the expert will tell me the roof should be.

CHAIRMAN PETRILLO: All right. Any other questions? None

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being heard, thank you very much.

MR. O'BRIEN: Thank you.

CHAIRMAN PETRILLO: I assume there's individuals in the audience that wish to address this petition? Okay. So, what I will do though is just ask you to please keep your comments directed towards the request of the floor area ratio, the additions, and what your opinions are or your observations are on that.

Those issues with drainage that may be raised, those are going to be solved by the Engineering Department. We can't address that or impose mechanical requirements on the individuals without understanding what those are. But the Engineering Department, in my past experience, I think I've been on the Board for about ten years, when we've had petitions that address drainage issues or accumulation of water, they were solved by the Engineering Department. We've heard testimony from the Petitioner that they'll do, go to whatever extent to ensure that that impact is neutralized or even improved under this proposal. Okay?

MR. SIAVELIS: What about color, Tony? In a number of e-mails, there was --

CHAIRMAN PETRILLO: Oh, I'm sorry. Good point, thank you. Color, that is a design issue. Again, that's not something that we would address here. We're addressing the floor area ratio and the extension of, the construction of the home. Okay? Thank you. Whomever would like to step forward first, please do so. If you would sign in, sir?

MR. SZEJKA: I already did.

CHAIRMAN PETRILLO: All right, and then I would swear you in.
(Witness sworn.)

CHAIRMAN PETRILLO: Thank you. If you would state your name and address for the record please?

MR. SZEJKA: Okay. My name is Michael Szejka. It's 2319 North Burke Drive in Arlington Heights. My property is across the back, one house to the west. So --

CHAIRMAN PETRILLO: What was your address?

MR. SZEJKA: 2319 North Burke.

CHAIRMAN PETRILLO: Okay, I got you. Thank you.

MR. SZEJKA: I'll try and keep my comments limited to the three areas that you talked about for us to talk about. The first one is, you know, to get a variance, you talk about a reasonable return. There is nothing in this house in its current state that the code is impairing the return that could be yielded on this house. It's perfectly sellable.

It's a five-bedroom home. There may be dampness issues in the basement. When I bought my house just a little over 20 years ago, the basement leaked, then it was damp, and I fixed it and it's

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fine. So, nothing in there would impair the return from this house. It's a five-bedroom home as it is.

The second thing --

MRS. O'BRIEN: May I answer that?

CHAIRMAN PETRILLO: No, ma'am. Before you go, I would like to address those one at a time.

MR. SZEJKA: Okay.

CHAIRMAN PETRILLO: How did you establish that? Is that your opinion or have you done calculations and what type of information have you used to arrive at that answer or that premise?

MR. SZEJKA: I'm saying every other home in the neighborhood that's that same model has sold without having this addition or variance put on to it. That's why I'm saying the house is sellable. The way I read the code, it says that, you know, you would consider a variance if the property as it's currently in compliance with the code, that the yield is impaired. I don't see how that can possibly be in its current state, without this addition, it's perfectly fine and it would sell just like every other model of the same has sold.

The second thing has to do with unique circumstances. The Applicants have talked a lot about this being caused by a former architect's mistake. That's an issue between them and the architect. That's not an issue with the Village Code. That's an issue, legal or otherwise, between them and an architect that's entirely self-imposed and frankly is not through any fault that's not their own.

When I researched the Village Code, it talked about you not considering requests for variances that have to deal with convenience. This whole issue with adding on to the garage is an issue of convenience. Cars not fitting in the garage is an issue of personal choice.

I raised three kids in our home, I had five cars at one point, I did musical cars everyday in my life just like everybody else in whole community that's a two-car garage, they're all two-car garages. We all deal with that. We all have trash bins to deal with and we all make it work. That's an issue of personal choice. It's a convenience issue, it has nothing to do with the Village Code.

The last one is altering the character of the locality. Needing another bedroom on a five-bedroom home is not a unique circumstance that creates a hardship. It's going to create a home that's completely out of proportion and scale to the neighborhood. When I look out my family room, when I look out my kitchen, when I sit on my deck in the back, I'm going to be staring at a monstrous green addition.

This is going to create, so they're correct that the front facade of the home will not change. But for those of us that are neighbors, it's the back facade that's going to change dramatically.

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It's going to impair the sight lines. It's going to impair all the views from our yards.

MR. SELBKA: Would you have an objection if the addition was flush with the current patio? Would that change the situation?

MRS. O'BRIEN: Can you repeat that? I didn't hear.

MR. SELBKA: Would you have an objection if the proposed addition in the rear aspect of the house was flush with the patio as opposed to past the patio?

MR. SZEJKA: Well, that's a difficult question to answer because I don't know if it stays flush with the patio, will that be within the code as it's written or would that require a variance?

CHAIRMAN PETRILLO: It would require a variance, but they could still do an addition. They could do a 400 square-foot addition. They could go approximately ten feet farther back where that structure that they're doing addition is now. What this gives them is another approximately eight feet.

So, the mass that you see insofar as scale and height and width would be the same and them being able to do the addition. The only difference is it's now, it would move approximately to the same distance where the house is now.

MR. SZEJKA: Where the current addition to the house is now, not the --

CHAIRMAN PETRILLO: The current, where the current setback is. The reason why they can't do the addition to where the existing setback is on the home now is because they're over the floor area ratio, meaning that they could reduce the size of the addition to meet those floor area ratio standards. That would take it about, they would be able to come out about ten feet or be about eight feet in my estimation from the edge of the existing home. So, my point to you is your view doesn't change in the height and width of the mass of the new structure.

MR. SZEJKA: It does change because you're bringing it eight to ten feet closer.

CHAIRMAN PETRILLO: But from, what I'm saying, sir, is they would have the same height and have the same width.

MR. SZEJKA: Correct.

CHAIRMAN PETRILLO: And be able to do an addition and be able to meet the code or take it to as far as the code allows. So, what I'm saying is it wouldn't change your perspective or your view on the width of the home or the height of the home.

MR. SZEJKA: I don't have any basis for an objection on that. If it's within the code, then there's really nothing I could say about that, right? Other than the fact that I wouldn't like it, but if it's within the code without a variance, there's really nothing I could say about that. I wouldn't like it but I wouldn't have a basis upon which

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to object to that.

MR. GEISEL: You're still going to see the back wall of their house.

MR. SZEJKA: Correct.

MR. GEISEL: Period.

MR. SZEJKA: Yes.

MR. SIAVELIS: It's just in relation to how deep it is.

MR. GEISEL: Closer or --

MR. SZEJKA: Yes. Thank you.

CHAIRMAN PETRILLO: Thank you, sir. Is there anyone else in the audience that would like to speak to this petition? Have you signed in, ma'am?

MRS. SZEJKA: Yes, I did.

CHAIRMAN PETRILLO: Okay. Let me swear you in.

(Witness sworn.)

CHAIRMAN PETRILLO: Would you state your name and address for the record please?

MRS. SZEJKA: Yes. I'm Karen Szejka and I live at 2319 North Burke and I live --

CHAIRMAN PETRILLO: Do you know the gentleman that just spoke?

MRS. SZEJKA: I do know that man.

CHAIRMAN PETRILLO: Is he a nice guy?

MRS. SZEJKA: He's a pretty nice guy, and he's a very reasonable man. I just wanted to add in addition to what my husband had said that I also looked at the code, and while I sympathize with them, I don't see a hardship in this situation at all that requires a variance. Again, I think it's a convenience sake with their garage issues which we all have.

The fact that they would like to have an elderly parent live with them or an elderly relative, while I appreciate that, they do have the space currently as their house is constructed. The lower level does lend itself to that. It does have two bedrooms, a powder room that can be made to have a shower added. It has a family room with a kitchenette. It is enough space for that.

Also, I was just going to say that with the variance, I think it would definitely alter the character of our neighborhood. There are no other homes that would be 4,400 square feet in the existing neighborhood. They would definitely alter the character. I, in my opinion, again I have no factual information, but I would feel like it would affect the property values of the immediate neighbors if there is a home, our home, we have the five-bedroom Colonial, it's 2,900 square feet. If there's a 4,400 square-foot home amongst these homes, and ours is the largest right now, it would certainly affect the character of our neighborhood.

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CHAIRMAN PETRILLO: Do you know the approximate square footage of the home at 2311 Burke Drive?

MRS. SZEJKA: I don't know how big that is. But it definitely is not bigger than the five-bedroom Colonials that are in the neighborhood.

CHAIRMAN PETRILLO: How do you know that? The appearance of that home seems to be one of the larger homes on the block.

MRS. SZEJKA: 2311?

CHAIRMAN PETRILLO: Yes, with the addition.

MRS. SZEJKA: With the addition? That I don't know. They did need a variance. Okay, that's all I have to say. Thank you.

CHAIRMAN PETRILLO: Thank you. Is there anyone else in the audience who would like to speak to this petition?

MS. PECSON: I've signed in.

CHAIRMAN PETRILLO: I'll swear you in.

(Witness sworn.)

CHAIRMAN PETRILLO: Would you please state your name and address for the record?

MS. PECSON: Ellen Pecson, 2315 North Burke Drive, directly behind the O'Briens. I live in the same model house as the O'Briens. We raised three children in that house, five bedrooms, two-and-a-half baths, a garage that has been able to accommodate all different size cars over the 40 years that we've lived in this home.

My husband had, too, a special car that in the summertime he would keep in the garage. Meaning he would have to leave his car he would drive all the time outside. In the winter, we stored it. Granted, it would be convenient to have more space for three cars, but I don't think it is necessary in the neighborhood where we live.

The downstairs with the two bedrooms and the bathroom, the family room with a kitchenette, is a lovely living space. It's wonderful for entertaining family members that come to visit. They have their own room downstairs, their own bathroom downstairs, access to the outside patio.

I think we are the ones that look directly at the O'Briens house, which has come towards us significantly with the first addition that they put on. I would be very reluctant to have a more massive building that I would look out at everyday.

CHAIRMAN PETRILLO: I'll ask you the same question I asked the gentleman. The mass of the building can be there within the code. Moving that mass of the building, let's just say eight feet closer to you, how does that affect you differently than it being set back?

MS. PECSON: I guess part of my problem is we were asked not to discuss the appearance of the building, and that's probably my biggest problem.

CHAIRMAN PETRILLO: What is, is it the character?

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MS. PECSON: Yes.

CHAIRMAN PETRILLO: Well, the color is something we can't address, but I think we have in our packet that there is a suggestion from, is it the Design Commission, that the color be, from the Staff to the Design Commission, that their color be changed to a more neutral color. Is that correct, Derek? Did I read that?

MR. MACH: To the recommendation to the Petitioner. They'll have to submit for design review as part of the process.

CHAIRMAN PETRILLO: I think there was a notation of a more neutral color?

MR. SIAVELIS: There was from Steve Hautzinger.

CHAIRMAN PETRILLO: Yes, it's from Steve. So, that is notated in the packet, ma'am. Other than the color, let's say that the problem or the issue of the color is resolved, I'll go back and ask you that question again. If the mass would be there but it would be set back eight feet from the proposed location, how does that affect you less than having it at the proposed location when the height and width would be the same under either circumstance?

MS. PECSON: It just affects me less because it would be a smaller mass.

CHAIRMAN PETRILLO: Well, I'm saying that height and width would be the same, the only difference is it now comes --

MS. PECSON: It doesn't come out as close to me as the --

CHAIRMAN PETRILLO: Right. So, how does that eight feet affect you?

MS. PECSON: At that point, we live on a cul de sac so that our yard goes off, you can see it in your pictures, my yard goes off in a strange direction. So, I have a back point that's very deep. The distance from my house now to the O'Briens house is not very deep. It's not a deep part of my yard. Their backyard is not very big.

CHAIRMAN PETRILLO: All right. But again I'm just asking, the home roughly now sits, it would be approximately the same distance as the existing home sits to your home except there's a little bit of an angle which would skew that. How does that eight feet impact you other than, I'm trying to separate that there could be an addition with the height and the mass, how that eight feet affects you or inconveniences you more other than, you know --

MS. PECSON: That I don't like it?

CHAIRMAN PETRILLO: Just you don't like it or you don't like, I'm not trying to put words in your mouth, do you, is it your preference not to see the home change in its structure or design in the back?

MS. PECSON: Yes.

CHAIRMAN PETRILLO: Okay. If there was, they can do it.

MS. PECSON: I understand.

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CHAIRMAN PETRILLO: So, that will be, let's assume they're going to move forward whether they get this petition or not, that will change or could change. Having that eight feet, how does that then change from you disliking it more or less or not being in favor of seeing it more or less?

MS. PECSON: It's probably not going to make a bit difference.

CHAIRMAN PETRILLO: I'm just trying to find, you know, I feel --

MS. PECSON: What I don't like about it?

CHAIRMAN PETRILLO: Yes, well, I know you don't like the mass --

MS. PECSON: Yes.

CHAIRMAN PETRILLO: But they can change that face is my point.

MR. SIAVELIS: To be conforming? To be conforming, Tony?

CHAIRMAN PETRILLO: Yes, they could get another X number of square foot, what is it? I'm just, let's say it's 35, yes, let's just say it's 500, they get another 500 feet out of it which is, you know, my estimation coming out about ten feet and being 24 feet wide, that's another 480, so they shave a little bit or they, you know, take a little bit more. So, you know, I'm looking at now just at that change, it actually comes to about five feet in my estimation, you know, closer.

You see what I'm saying? Because you could have that same look regardless, and if you're going to have to live with that look even though you don't like it, is five feet going to cause you any, you know, other than not liking it and not having that mass, any other inconvenience or, you know, negative impact to you on that five feet?

MS. PECSON: No. When I look out my backyard, I see their house. Thankfully in the summertime we have bushes and I literally don't see the house.

MR. SIAVELIS: But is it the mass that's the biggest concern?

MS. PECSON: Yes. The mass is my biggest concern.

CHAIRMAN PETRILLO: If there was a way to soften that, they have a gable end on their house right now which is that flat end, the roofline, and the side of the house goes straight up to the pitch of the roofline, so that what you see in the back of the house now, if that were added to, as this addition but it was made into a hip so that the roof instead of coming to a point and you see the flat face, would come to a point but then farther back it would come down to a slat and would soften that flat. So, you would have, your roofline wouldn't be extended out any farther, but if you go to a hip it's going to come back. Would that be softer to you? Because that would really scale

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down the perception of the mass, I think.

MS. PECSON: It perhaps would be softer to me. As I say, I've lived in this house for 40 years. It's unfortunate that I don't know my neighbors. I don't think I have ever spoken to Linda. I have spoken to her husband once or twice regarding the drainage issues.

There is nothing, with all my other neighbors, we talk, we compromise, we can do things. Unfortunately, that hasn't been the case here and I'm not feeling particularly benevolent.

CHAIRMAN PETRILLO: I understand. I'm trying just to, I was trying to speak for the neighbors, when I address the Petitioners, I'm trying to speak for the Petitioners addressing those that feel that are affected. But I do appreciate it. I think your honesty and candor is very much appreciated by me, at least by myself I think or other Board members.

I wish it were different and maybe it would make this easier, but I'm trying to find a way that everyone hopefully could, you know, work together. I don't know where I'm at on this petition right now because I see a lot of issues in my opinion. But thank you very much. Is there anything else, ma'am?

MS. PECSON: No, just that we have two very functional bedrooms downstairs.

CHAIRMAN PETRILLO: I understand. Is there anyone else that would like to speak to this petition?

MS. MOORE: I did sign in.

CHAIRMAN PETRILLO: Everybody knows exactly what they're supposed to do these days.

MS. MOORE: Yes, we wanted you all to know we were here.

CHAIRMAN PETRILLO: Ma'am, can I swear you in?

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you. Would you state your name and address for the record please?

MS. MOORE: Yes. I am Dora Moore, and I am the recipient at 907 Crabtree and I am the recipient of phase one. Now, my grandson came yesterday and he loves to be a photographer. When I open my garage door and walk around on the sidewalk to my backyard, okay, this is what I see. I know you said there's a color problem and I'm the recipient of it. From my kitchen, I have a backdoor in my kitchen and it opens to built-up steps and I can walk down to my patio, and this is what I see. This is the green structure of phase one, and here is another. The same steps that go down to my patio.

I'd like to leave these for the gentleman who said that he is in favor of them changing colors. So, would you take a look?

CHAIRMAN PETRILLO: What color would you choose?

MS. MOORE: Okay.

CHAIRMAN PETRILLO: No, ma'am, I appreciate your comments.

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MS. MOORE: I have done my home soft colors. What is it, Carla? Sage green. It's sort of a soft, earthy color.

CHAIRMAN PETRILLO: Ma'am, we do have evidence that the color is being addressed by Staff in recommendations to the Design Commission. They will have to appear before the Design Commission?

MR. MACH: There is a design review which is handled administratively, and there is a full Design Commission review.

MR. GEISEL: With an addition in the rear like this, would this get the Design Commission review?

MR. MACH: Typically, no however it has not been determined.

MR. GEISEL: Because that would otherwise be the forum to address that issue because it is color.

MS. MOORE: How do I get in touch with them?

MR. GEISEL: Well, that's what I'm trying to ascertain as to whether or not this would actually get a Design Committee review because it's an addition to the rear. Normally if you have an addition out front that's going to materially change something, then that would be addressed. But because this is an addition in the rear, I don't know that it would.

MS. MOORE: But this is to the side of my home.

MR. SIAVELIS: That's a done deal already.

MS. MOORE: Oh, okay, yes.

MR. SIAVELIS: We're talking about the other side of the rear. That's what we're trying to --

MR. GEISEL: So, I don't want to address that that's automatically going to happen if it's not going to happen.

CHAIRMAN PETRILLO: But there is a design review, what's the Staff design review, Derek?

MR. MACH: They submit plans and they're reviewed by the Staff architect. If it's determined that it's, in context with the neighborhood, it will be handled administratively. Typically, additions in the rear are handled administratively however, it has not been determined.

MR. GEISEL: Well, certainly Staff has made the suggestion and I'm hoping people are hearing it. But that's not our mandate.

MS. MOORE: Okay. I have another question and it's probably not the time to bring it up. But being a recipient of phase one, I was approached by Linda who said that they were going to be, back in 2012, and she said that they were going to be working on their back patio and that they would be needing to share my side yard with the construction machinery. Well, June 18th this year came and I received in the mail the notice of public hearing, and evidently the work on the back patio became phase one and they had already planned in the future phase two. They shared none of that with me.

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Okay, well, I approved the equipment in my side yard because I thought, well, working on the patio, it would be finished in like a couple of weeks. Well, this project was like three to six months. I really didn't take a diary because I didn't think that there was going to be another phase coming. My next concern is I do not want to use my side yard again for three to six months with heavy construction and it's become concerns for safety reasons to avoid danger to my elderly members of family, my younger family members who have pets and they come to visit me.

CHAIRMAN PETRILLO: I believe that is strictly your choice.

MS. MOORE: How do I --

CHAIRMAN PETRILLO: Insofar as allowing use of your property. How they complete the construction, from my experience personally doing it and from other past petitions, they're relegated to utilizing their own property unless you're as gracious as you were on previous occasion when you allowed them to use that yard. They cannot use your yard without your permission to move any type of equipment up and down. I don't know if there is an easement between those buildings or not that would allow it, but I would suspect that there are not.

MS. MOORE: My space is larger than their space, but I don't like that to happen again.

CHAIRMAN PETRILLO: Ma'am, can I ask you one question? Other than the color of the home, the construction, does that pose any encumbrances or do you have any objections to, or support for the construction or the addition that they propose?

MS. MOORE: I don't really know because I'm not the recipient of phase two. So, I think that would be personal for the neighbor who lives there. Mine is completed. I have no choice now. But I'm not going to say anything about phase two because I don't live next to it.

CHAIRMAN PETRILLO: Thank you.

MS. MOORE: You're welcome, and thank you very much.

CHAIRMAN PETRILLO: Is there any other petitioner that would like to speak to this, or I'm sorry, residents? Good evening, sir. Have you signed in?

MR. RYG: I have. My name is Jim Ryg and we live at 819 Crabtree.

CHAIRMAN PETRILLO: Can I swear you in?

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you.

MR. RYG: First of all, I just want to talk to Linda and say this is a very --

CHAIRMAN PETRILLO: Sir, if you just would address your comments to the Board?

MR. RYG: Okay. This is a very difficult thing for me because I'm the one that's most impacted by what they are going to,

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what they would like to do. This proposed structure would certainly alter the side and rear elevations of the house. It would extend past the back of our house an additional six feet, not including the overhang from the gable roof. That means that when I sit, even though I don't have any windows directly to their house, I will sit in my house in my family room and I would be able to see their addition coming out the back.

This addition would be blocking sight lines, infringing on vistas and the natural light. We've always had like a park-like look in the back of our yards. There's no fences so it's all open. This would change that definitely.

Although the structure will be replacing the existing patio, it will extend beyond that and would cover an additional 114 square feet of grass area. So, it is covering more of the grass. I know you don't want us to address the flooding problem but we do have a major problem in the back of our yards, so I just want to bring that up. This is going to make it worse.

It is true that the proposed structure would not affect any trees. The reason it won't affect any trees is because there are no trees on that property. They have removed every tree on their lot.

So, that's about all that I have to say. If you have any questions for me?

MR. SIAVELIS: Tony? I was going to ask --

CHAIRMAN PETRILLO: Yes, I have one question and then I'll, Peter, if you would, you can go first.

MR. SIAVELIS: No, no, you go first because I think you're going to ask the same question I was going to ask.

CHAIRMAN PETRILLO: The side of your home that faces the Petitioner's home, I see there, I don't see any windows on that side.

MR. RYG: No.

CHAIRMAN PETRILLO: At least by the chimney, it seems like it's solid.

MR. RYG: That's what I stated, there are no windows looking out directly that way.

CHAIRMAN PETRILLO: Okay, and by my calculation, they would, let me see. The additional 114 square feet is approximately, using the width as the other line of measurement, is about four-and-a-half feet that they would --

MR. RYG: Beyond the cement patio.

CHAIRMAN PETRILLO: Beyond the, correct.

MR. RYG: Right.

CHAIRMAN PETRILLO: Yes, which takes about to, I'm estimating the middle of your staircase to your deck.

MR. RYG: It's a little bit beyond that.

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CHAIRMAN PETRILLO: Okay. Maybe it would help me --

MR. SIAVELIS: The end of your staircase to your deck then, is not in the middle but just almost to the end of it?

MR. RYG: It's to the yard side of --

CHAIRMAN PETRILLO: Yes, I'm just wondering, there is a small area here, maybe that's the best way to do it. What is this distance? Is that about three feet?

MR. RYG: No. That's about a foot-and-a-half maybe.

CHAIRMAN PETRILLO: Okay, it's about a foot-and-a-half, and so this is --

MR. RYG: It comes out to about here.

CHAIRMAN PETRILLO: This is about three feet, so it would come to about here to your staircase.

MR. RYG: Right, right. It extends out about four feet from that.

CHAIRMAN PETRILLO: Okay, all right. If you could just revisit that light element that you're describing and the impact?

MR. RYG: Well, if that roofline is up there, it's going to block the sun coming in.

CHAIRMAN PETRILLO: For how much of the day would that occur for you?

MR. RYG: I would think a good, well, I'd say --

CHAIRMAN PETRILLO: Because it's rising in the east and setting in the west which is probably the majority of the way it sets, again depending on time of the year. But at this time of the year it's more of a --

MR. RYG: I would say about five hours at least of sunlight.

CHAIRMAN PETRILLO: If that were a hip roof with not a gable end, that would reduce the effect on --

MR. RYG: You're right. The problem with that is that they already have a gable on one side. They're not going to have a gable on one side and a hip on the other side.

CHAIRMAN PETRILLO: Well, I'm just suggesting that as a way to relieve some of that burden on you. If they come out ten feet that would be allowed and they had a gable end on there, that's a much higher impact on the light coming into your yard. I'm trying to just find if they came out farther but had a hip end and however their architect decides to, you know, solve that problem and soften the gable end possibly on the existing home, you know, which is less of an impact to you, to have that high gable end or a lower hip end that's extended out farther.

MR. RYG: Well, obviously if you backed off the building and put a --

CHAIRMAN PETRILLO: No, it would be ten feet from, it would

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be as set back --

MR. RYG: Yes, but you're going back from what it was intended, is that what you're saying? To get into the --

CHAIRMAN PETRILLO: Correct. If they were to go back four-and-a-half feet from what it was intended and had a gable end compared to coming out to four-and-a-half feet with a hip roof on there, which of those would provide a lesser impact to you? Or would be --

MR. RYG: Well, the setback would obviously be less.

CHAIRMAN PETRILLO: I'm just trying to find an area where you're not, you know, I see that there can be an addition on this home. It's not what they want and it's not what you want, you know. They want to go all the way and that's not what you want. They could go a portion of the way and that's not what they want. But if we were to establish that they could go the full length but they had to put a hip end on there, you know, on the end of the house --

MR. RYG: I would still see the building then. I mean that's not going to go away.

CHAIRMAN PETRILLO: But my next point is they could come pretty close to the end of the existing home, you know, to be set four feet back and they could have a gable end. Does that four feet make a difference to you as opposed to coming out to four feet and having a gable end which would be a lesser, so as you're looking at the home you would have a 19-foot structure at four feet back or a structure that starts off at about eight, let's call it nine feet and works it way back, you know, with --

MR. RYG: Well --

CHAIRMAN PETRILLO: You see where I'm, do you get this?

MR. RYG: Yes, I understand what you're --

CHAIRMAN PETRILLO: The mass gets eliminated by that and --

MR. RYG: I do not like the addition, period. You know, that's my feeling. I don't think it's necessary. I don't think the hardships that she calls out are really honest hardships I don't think.

CHAIRMAN PETRILLO: I don't know where the rest of the Board members stand. I only know my, you know, opinion based upon the information that we've heard today, so I don't know where everyone else is. But you know, there can be an addition there and it's just a matter of whether it's eight feet, four feet, or if it is to meet the code, then you have, you know, the difference I look at it is, you know, if there was a variance granted for let's say half the distance, you're looking at a four-foot by eight-foot wall or with, you know, possibly with a gable end, I don't know, or it meeting the code and having a gable end there and having a mass. I'm trying to get to somewhere with the mass of the structure is not compromised.

MR. RYG: But you're still trying to put an addition on a house that looks good, and that doesn't look like it's an add-on. If

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you put a gable on one end and a hip on the other, it's going to look worse.

CHAIRMAN PETRILLO: Well, that's what we --

MR. RYG: That's not, they're not going to want to do that.

CHAIRMAN PETRILLO: Well, you know, I think that's something for them to decide and for this Board to decide whether that detracts from the character of the neighborhood. I have my opinion but again there's --

MR. RYG: Because then the Pecsons have to look at this morphodite now.

MR. SIAVELIS: I'm personally concerned with the fact that there is too much speculation going on with the proposal and variations and versions of the proposal that the issue as briefed and set forth in the petition and what's not really well shown in the design is, you know, it met significant resistance from at least the neighbors and maybe some of us. This idea that we can custom craft and thread the needle on the addition, whether to make it conforming or nonconforming, it's very troubling to me. I suggest we don't engage in that any further because that is inconsistent with the petition and I think memorializing a compromise for the record will be extremely difficult for us. So, that's where I stand on that issue.

CHAIRMAN PETRILLO: I would just say in response to that, over the ten years I've sat on this Board, there has been numerous compromises on landscaping, fences locations, design elements of homes to try and find something that works to achieve the petitioner's objectives if a hardship exists, if the character of the neighborhood is uncompromised and if they couldn't get a reasonable return on their investment.

MR. SIAVELIS: I'm not, I agree with Tony one hundred percent. We just did it with the fence petition that was in front of us before with the mechanicals, the AC unit and the generator. But in my six or seven years on this Board, I don't think we've ever done it to this extent for this scale of project with this vociferous objections from neighbors and documented.

CHAIRMAN PETRILLO: Then I would say that's why we're here. I feel that is part of our responsibilities to explore all options. Unfortunately, the architect is not here to be able to give us some of those assurances. That's an outstanding problem that I have.

MR. SIAVELIS: You are one hundred percent correct on the absence of the architect, and that falls on the Petitioner. Quite frankly, the Petitioner needs to do its due diligence, working with the architect, working with the neighbors, providing sufficient notice to the neighbors and anticipating the issues. Many petitioners over the years have done that and they've tailored and adjusted their plans including some on this Board.

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MR. RYG: There's been very little communication between the neighbors, any of us.

MR. SELBKA: Mr. Ryg, would there be harm or hardship if the addition went out to the patio? One of the issues that you have all along the way was that the addition was going beyond the current permeable surface on the patio. Also, I can sort of see that it's going to affect your deck. If it goes out to the patio, what is the harm to you? Because you have no windows on that side.

MR. RYG: Right. If it falls within the square footage that's allowed, you know, I really don't have much to say.

MR. SELBKA: Well, I understand that. But if they fill in the patio, it might go beyond the square footage that's allowed. Then they would need a variance. So, the question is what's the hardship, excuse me, what is the damage to the character of I guess the backyard if we allow the addition flush with the patio?

MR. RYG: Well, I think it still is going to be a problem with the, I don't know what they call it, the light that's going to be taken away because of this big box that's going to be put on this one corner of their home. So, it's going to affect the look of my backyard.

MR. SIAVELIS: Flush with the patio is still --

MR. SELBKA: Right.

MR. SIAVELIS: We have to come, the Petitioner needs to come in from the edge of the patio to be conforming.

MR. SELBKA: Right, right. So, it would require 200 and something square foot variance as opposed to 460 square foot variance. Although the issue is they could build straight up as it is right now within the scope of the code.

MR. RYG: Just put one floor on it.

MR. SELBKA: Right, right. They could in theory do that if they chose to.

MR. RYG: Right. They could extend their garage if they wanted to do that and take the room down below like they wanted to do. You know, there's --

MR. SCHWINGBECK: I have just a comment to make on this. I guess that I'm thinking about here is, you know, I've lived in a lot of different communities around Arlington Heights and we are a neighborhood in Arlington Heights. There seems to be so much opposition for this, it's a neighborhood where you live and this doesn't seem to be a situation where there is any concern for the neighborhood, any concern for the neighbors. That's I think --

CHAIRMAN PETRILLO: Tom, I don't mean to cut you off but I think I would like to open those so that we could respond freely.

MR. SCHWINGBECK: Right.

CHAIRMAN PETRILLO: If we could bring the Petitioner back up

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and then I would like to comment on that as well.

MR. SCHWINGBECK: Okay. Yes, that's great.

MR. SIAVELIS: Do we have, hey, Tony, I think we have one gentleman signed in.

CHAIRMAN PETRILLO: Sir, is there anything else that you have to say?

MR. RYG: No.

CHAIRMAN PETRILLO: Thank you very much for your testimony. Sir, did you wish to speak? Step forward and I'll swear you in.

(Witness sworn.)

CHAIRMAN PETRILLO: Could you state your name and provide your address for the record, sir?

MR. KARSTEN: My name is Robert Karsten. My address is 907 East Waverly Drive. I live on one street northeast of the structure and I just have two points that I wanted to bring up.

I obviously agree with everything that's been said here by my other neighbors. But again there hasn't been any, I haven't heard from the Petitioner anything that would actually justify a variance. The claim of having an in-law living in this house, I live in the exact same house, have for 20 years. I have an in-law arrangement. I have no addition on the house, we fit just fine.

Two cars in the garage, bikes for the kids, snow thrower, lawnmower, other toys, there is no space problem. A lot of what I also heard did not match my experience. Ample closet space in this house. Closets in every room. Double closets in most rooms. Large storage area in the sub-basement. This is a large house to begin with.

The second point I wanted to make is, in addition to being excessively large for the neighborhood, I believe it will change the sight lines of the front of the house. The first addition already did, raised the roofline over two feet. It's visible from my house in the winter when the leaves are off the trees.

So, I believe that the Engineering grounds you're looking at are inaccurate because the first addition was not flush with the existing rooflines. It went up two feet, it made the front of the house shoot up and back much farther. It looks very different on the front than other houses of the same structure. If they do the same thing on the right-hand side of the house when you're facing it, that's going to go over the existing gable and it's going to show an abrupt change in rooflines, which will also change the street view.

CHAIRMAN PETRILLO: Sir, what reason do you have to believe that the drawings that we are looking at are inaccurate? What's the foundation of that statement?

MR. KARSTEN: Because the drawings show that the existing addition roofline is flush with the other original house roofline,

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which is not true. If you drive by that house, you can see the structure rising above the original roofline.

CHAIRMAN PETRILLO: Okay, but --

MR. KARSTEN: It looks as a large triangle on the left side of the house.

CHAIRMAN PETRILLO: Ours show that the roofline, and if I'm reading this correctly, correct me if I'm wrong, this is the roofline. Note that it is below the existing.

MR. KARSTEN: So it's depicted.

CHAIRMAN PETRILLO: It's depicted that it is below. I'm not sure what drawings that you may have reviewed but our drawings show that it's below.

MR. KARSTEN: But which part is below?

CHAIRMAN PETRILLO: If there were a new roofline construction, it's below the existing roofline. Whether it's part of the addition or not a part of the, you know, phase one, it's below the rooflines that exist today.

MR. KARSTEN: But what I'm saying is that the addition they've already put on, their phase one addition, is above the roofline. The engineering drawings they're showing show that existing addition as flush with the original rooflines, and it's not. It is two feet taller than the front line of the house. When you go by any of the homes on Ivy Hill, the roofline of the homes is flush all the way from left to right.

MR. SIAVELIS: Sir, are you referring to the southwest elevation that's shown in the packet? Southwest (rear elevation), on the right side of that drawing in particular?

MR. KARSTEN: I believe that's correct, yes, southwest side in the back.

CHAIRMAN PETRILLO: Am I reading it, looking at it incorrectly, Peter?

MR. SIAVELIS: I think so.

CHAIRMAN PETRILLO: Will you show me? Because I'm not understanding.

MR. SIAVELIS: Do we have a clean copy to show --

MR. DIVITO: I have it on Google maps, I think you can see it there.

MR. SIAVELIS: Well, this is what I got --

CHAIRMAN PETRILLO: It's higher than this but not higher than that. This is the existing though, right?

MR. SIAVELIS: Yes, that's what I'm saying. He said it's higher than --

CHAIRMAN PETRILLO: Right, but this is not higher than this, nor is it higher than this. This is the front, that's what I'm looking at and I was asking Joe, is that the front of the house.

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MR. GEISEL: This is the side view --

CHAIRMAN PETRILLO: If this is the side view, it's lower than this. It looks lower than that, than the structure. But anyway, your point is duly or your opinion is duly noted.

MR. GEISEL: This is the new section.

MR. SIAVELIS: I think we're spinning our wheels there, this is phase one.

CHAIRMAN PETRILLO: Yes. Anyway, sir, excuse me, gentlemen?

If you would, you could just -- but I just want to get back to your point. We do understand the point you're trying to make. I don't speak for the other Board members. I don't see that in the same way that you do. But as you're explaining it, what I see is from the existing home it is lower than the points of the structure that would exist in front of it.

MR. KARSTEN: I understand that. But what I'm saying is that what they already show drawn, the first addition flush with the normal roofline is not true. It is higher. So, I question how this engineering drawing for the addition itself is accurate. If they already put a foundation on the southwest side that ended up being much higher than the original drawing, how can they, keeping the floors level, how can they possibly achieve this? It does not make any engineering sense if you can have one roofline lower than the other when this one that's in the picture is lower than reality by probably two or three --

CHAIRMAN PETRILLO: Okay. Is there any other point that you would like to make, sir?

MR. KARSTEN: No. But I think that goes along with, you know, there's a little bit of dishonesty going on here and they're obviously trying to make an appeal to what the actual rules are for attorneys. So, I'm trying to point out that not only is there no --

CHAIRMAN PETRILLO: Sir, let me stop you there because you're going down a road that is covered by the code. If there is a roofline or a design element, it's either reviewed by Staff, and if it needs to go to design review, the design review is going to do that. As stated in the beginning of this, you know, although we did delve into some areas to try and modify the design to find some accommodations to the neighbors in the event that an addition would take place that is code compliant and establish potential impacts being lesser by giving a larger extension on an addition. But these elements that you're addressing would be done in a design review and done by the Engineering Department in roof heights and so forth. So, if you have anything else to offer, you're free to do that. But I think we've already heard your opinion of the rooflines.

MR. KARSTEN: Okay, I have nothing further.

CHAIRMAN PETRILLO: Okay, thank you. Is there anybody else

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in the audience? No? Okay. Then do you wish to address or are there any points that were raised this evening that you wish to address?

MRS. O'BRIEN: Yes. I did get the e-mails just prior to coming here, so it seems like an overwhelming issue is the color of the house. We happen to like it. It's the same color it's been relatively speaking over the last 40 years when my parents first moved into the house. However, we're certainly amenable, if we get the request granted that we have made before you, we're certainly willing to change that color. You know, otherwise I mean it doesn't really make sense for me to go come through a hoop just because --

MR. O'BRIEN: But also, you know, I didn't realize, this is our first time through a variance hearing, you know, to talk to them. But I was given the impression this time that we'd send the letters out.

MRS. O'BRIEN: Right.

MR. O'BRIEN: We have to apologize if we didn't get that information out to them. If it becomes a problem, like I said, we're willing to scale back to a point that's agreeable to the neighbors as well as ourselves. We can go out eight feet and try to get a building permit to the max, 3,900 square or whatever that is, and that may be enough. Maybe we'll lose some garage and we'll get a little more space on the front to address our livable space value. But we're willing to adjust the roof if that's what it takes to avoid that, the issue on the sun and the exposure on the, our house would be even with the house on the north end and it would be a little farther out on how this property is, the house on the south end.

MRS. O'BRIEN: So, saddle roof or hip roof, it doesn't matter to me.

MR. O'BRIEN: We're open to --

MRS. O'BRIEN: Whatever you tell our architect to draw would be fine.

MR. O'BRIEN: Yes, we're open to whatever you think would, I mean I'm not telling you what to think. But we're open to whatever would appease the majority of the people, where we can go out to so far. We'd like to add a little more, we understand that there's issues, and we're hoping that you'll --

MR. SIAVELIS: Are you saying that you're willing to adjust the concept that such that you don't need a variance?

MRS. O'BRIEN: No, I don't think that will work for us.

MR. O'BRIEN: Well, I mean we're asking for a variance.

MR. SIAVELIS: Okay, you need to be more specific.

MR. O'BRIEN: I'm sorry.

MR. SIAVELIS: Right, you need to tell us if you're going to modify --

MR. O'BRIEN: I would like to modify the variance request

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that I'm making to the point of --

MRS. O'BRIEN: Appeasement.

MR. O'BRIEN: Even with the patio which is the four or six feet, whichever number that is, taking that off, making the line even with the door and the bump in for the --

MR. SIAVELIS: You heard the testimony from your, I'm sorry. You heard the testimony from your neighbor, Mr. --

MR. O'BRIEN: Ryg?

MR. SIAVELIS: Ryg, that that proposition he still would oppose in part because it puts up a very massive structure near his patio and add another hardship upon him in his opinion. So, I personally have great difficulty supporting a flush alignment there of a new addition --

MRS. O'BRIEN: I'm so sorry. It's a long night for them. I'm so sorry.

MR. SIAVELIS: I personally would not be able to support a flush alignment of the new addition with the existing addition or the more recent addition in light of the neighbors' comments. Quite frankly, I don't think you meet the hardship requirements either.

So, you may have to, to get my vote as a yes, you're going to have to step in from there.

MR. O'BRIEN: Well, we are in a sense locked into the design. We're locked into the design of building this right now. So, had we had different information at the time, the 2011-2012 time frame, we would have built differently. We would have had both ends going out equal amounts and we would have had a flush house with two gable end roofs. We're coming to you in a sense at your mercy because we are stuck with the problem we have. What we're asking is can you, I guess see the fact that, or just to the patio, in other words, adjust the variance request we're making for the six feet back.

MR. SIAVELIS: Okay, so, look, Mr. O'Brien, that issue with the prior construction in 2011 certainly is unfortunate, but ultimately you bear responsibility for that. You hired that architect, that architect acts as your agent, basically, you are responsible for that.

Quite frankly, if we we're in this situation relying and rewind the clock and you wanted to make it flush and you needed a variance and you had neighbor support, perhaps the views would be different. But currently, you have drawings showing a significant variance with extremely strong opposition from your neighbors, and strong opposition from your neighbors with a modification of the variance to get alignment of the existing recent addition. So, that's not going to work for me. You have to come meet even further than that.

MR. O'BRIEN: Could you see, point in one step more and going to, because we have, the original plans were 18 feet

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out --

CHAIRMAN PETRILLO: You know what, and maybe that's something I, because I think that, you know, Peter raised the point. My point earlier was to get to not a level of compromise of design but a level of establishing an impact on the neighbors. Where I feel, what's broken down here is that your architect is not here to explain whether options were explored, how problems with square footage could have been possibly solved otherwise.

MRS. O'BRIEN: He would draw what you suggested, if hip was the answer as opposed to --

CHAIRMAN PETRILLO: Well, I only offered it --

MRS. O'BRIEN: When I say you, I mean your engineers.

CHAIRMAN PETRILLO: -- trying to establish the impact on the neighbor as opposed to, you know, creating a structure that's ten feet out as opposed to one that's 15 feet out with no extension in the design element on his impact. Either way, he's testified there is an impact on him. So, you know, that was the nature of my questioning and, if there was to be a compromise from that, to explore that. That did not happen.

So, for me I think, unless there's an objection by any other Board member to start establishing now different design elements, we don't have an architect here to rely upon to do that.

MR. O'BRIEN: Could I? I'm sorry to interrupt. Is there some way, I don't know how the Board action works. If an architect were to submit new plans, is this is a one --

CHAIRMAN PETRILLO: Well, no. If your petition is denied here today, you have a one-year waiting period. So, there is plenty of time to go back and look at new designs, talk to your neighbors about how that impacts them and you get to know them a little bit better. Maybe some of the tension in this, you know, is brought down --

MRS. O'BRIEN: Well, I gather --

MR. O'BRIEN: I apologize for that. I mean I didn't realize it was, I mean I just didn't.

MRS. O'BRIEN: But again, I'd like to --

CHAIRMAN PETRILLO: Derek, is that an action? Is the Petitioner at this point in time allowed to, once we started hearing the petition and the testimony, allowed to withdraw at any point in time prior to a vote of the Board?

MR. MACH: No, I mean you're reviewing what's been presented. I mean you're recommending that, you know, I mean it's --

CHAIRMAN PETRILLO: So, once we start we have to make a determination.

MR. SIAVELIS: If I'm following Tony's path here, if we have a de facto continuance here and we don't bring a motion for a vote, then that one-year estoppel period, because that's basically what it

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is, it probably doesn't attach because you don't have a decision on the petition. So, it's a de facto continuance. But is that proper under the code?

MR. MACH: Are you recommending that it be continued or did you --

CHAIRMAN PETRILLO: No, Joe, to a point that I wanted to explore whether or not the Petitioner can withdraw at this time. I have some other comments to bring this to a conclusion but I would --

MR. GEISEL: The Petitioner indicated a willingness to revise his drawings and perhaps take some of what he's heard tonight into account.

MRS. O'BRIEN: I might even, you know, change the color of the house. I might be willing to do that.

MR. GEISEL: So, can I finish please?

MRS. O'BRIEN: I'm terribly sorry.

MR. GEISEL: So, maybe that's what makes some sense, but I don't know if that's permissible. I guess that was the question.

MR. MACH: It should be made as a continuance to a specific date.

MR. O'BRIEN: If that's allowed.

MR. GEISEL: Because he's the one who suggested that that was something he might want to pursue. It's very difficult for us to vote on something without specific information.

CHAIRMAN PETRILLO: Right.

MR. SIAVELIS: I was trying to look quickly at the code. I think the idea, there is a concept of entering a continuance with a date specific. It's probably the best thing to do. I don't think we just want to leave it open-ended without an action --

CHAIRMAN PETRILLO: So, if there's any other questions for the Petitioners, we'll address that at this time. If not --

MR. O'BRIEN: You know where we stand.

CHAIRMAN PETRILLO: We appreciate your testimony.

MR. O'BRIEN: Yes, thank you.

CHAIRMAN PETRILLO: Okay. Now I'll open it up to Board discussion. I'd like to hear all the Board members' comments and then discuss an action thereafter that will help me reach a decision. But I think Peter made a point earlier tonight that I still, I felt coming into this meeting and I still feel, I still stand on that, that there was not enough information provided in the packet or offered by the Petitioner this evening that would allow me to vote right now in favor of this petition. I see there's potential design issues going out on the front of the house and then coming back to the back of the house that maybe would allow them to exceed the FAR. But again I don't know what those, we don't have an architect here tonight to answer those questions.

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So, I'll open it up. It's just that, you know, I'm not inclined to vote for this petition. One thing that the Petitioners stated is that they expect that within the next year or so, that they have an additional resident and I see that there is ample time to look at new design and then come back in a year in the event that any of the other Board members would agree with me on my position of denying the petition this evening. So, I'll open it up to the Board, to others for comments.

MR. DIVITO: I'll just jump in just saying that I agree to the majority of your comments, the fact that, you know, a hardship and the designs that have been presented today I don't think have been sufficient enough. But, I would suggest bringing an architect with you next time just so that way if we do get into this situation where we have to do calculations or alternatives, we could do it on the spot with a little bit more of a comfort knowing that things are being vetted out by someone professional in that nature.

CHAIRMAN PETRILLO: Joe?

MR. GEISEL: Yes, the question I had some simply was if we didn't vote on it tonight because of his willingness to make a change if that's what he wants to pursue. If he doesn't want to pursue that and wants us to take a vote, then we go that route.

CHAIRMAN PETRILLO: I think that's a decision we have to make as a Board whether we feel that there is enough of a hardship established this evening that quite didn't get us there but having the opportunity for more information would allow us to make a better educated decision. I don't know how the rest of the Board feels. Tom, you have comments?

MR. SCHWINGBECK: Well, I guess looking at this, I don't see the hardship. I mean we're looking at a very large home that's already taking up a lot of space on the property. I think if they would go back and look at an alternate architectural plan, I don't think it's, in my opinion, it's not a huge hurry. I mean we're a year down the road. It's a five-bedroom home, there's lots of room in the house right now. I don't see the need for space with the garage and all that.

So, I think if they went back, restudied it, took another look at it, it would be probably a year down the road anyway coming back to us with a really well thought out plan. If they come back with a new architectural plan that is still seeking a variance, I still don't see the hardship here. I see this being just a large structure that they want to put on a small piece of property and they're not showing the hardship. So, I don't see why, even if they change the structure a little bit, it's still coming back to us with a variance, I haven't seen the need.

CHAIRMAN PETRILLO: Joe or Peter, do you have comments before we move?

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MR. SIAVELIS: Go ahead, Joe.

MR. SELBKA: You know, I think they have met the hardship prong in that their architect made a mistake and I think we would be remise, in simply holding them to their architect's mistake now. I think that that is a hardship, that they thought they could do one type of addition and a professional they trusted screwed up, and now we're basically placing them in a position where they can't move forward with the addition, or any type of addition that is possible on that property.

On the other hand, the current variation request that they're asking for, an additional 462 square feet, I think would alter at least the backyard and then be a hardship to neighbors and, therefore, would alter the locality. So, I'm not willing to grant the requested variation as it is written. Therefore, I'm not willing to grant this variation but I would be willing to continue it if they brought in an architect for a less obtrusive variation that addresses the neighbors' concerns.

I think that the neighbors' concerns have to be brought into this because it's clear that there is some bad blood coming from this phase one addition. Before we put in a variance, I think we need to be absolutely sure that the neighbors' concerns that the second addition would harm their neighborhood experience or alleviate them.. Those concerns have to be alleviated before I vote for a variance for the second addition. So, I would agree to continue the matter. I can't vote on the variance as it is currently configured.

CHAIRMAN PETRILLO: Peter, you make a very good point, you know, and what I view as the change in the character of the neighborhood is only my view from, you know, a thousand feet, a million miles away. It's the neighbors' view on the character I think that is more well qualified than my opinion than my own.

MR. SIAVELIS: It's highly relevant. So, I'm not going to belabor things, I think we're all on the same page here. But I do believe there is a question about what we're contemplating doing. Is it authorized by the code? I did not see anything specific in the code that said we can continue or they can withdraw. I do know that there is a section in the code, Chapter 28, Section 13.5, it basically says under a determination, that's in the section for this particular Board, the Plan Commission must require additional plans or studies in order to conduct a thorough investigation of the request before, and then it talks about the submission of findings to the Board of Trustees. So, I interpret that language there, that provision, to allow for the Petitioner to provide additional information including a sufficient set of drawings. Use that time to talk to your neighbors and make sure that your neighbors are on board and you have addressed their concerns.

CHAIRMAN PETRILLO: Peter, is that specific to the Plan

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Commission? Because our decisions are not subject to Board review. The Plan Commission decisions are subject to Village Board review.

MR. SIAVELIS: Yes --

CHAIRMAN PETRILLO: We are the final determining body here and the only remediation is through the courts.

MR. SIAVELIS: That's true.

CHAIRMAN PETRILLO: But you're a lawyer. If we have use for a lawyer, tonight is probably the best time.

MR. SIAVELIS: This is well outside my practice.

MR. GEISEL: I only asked that question based on the Petitioner's suggestion that he's willing to make a modification. If he did that sufficiently to take in, but I don't know if it's permissible.

MR. MACH: Chairman Petrillo, if the Zoning Board may feel additional information is required, they may continue it. I would recommend a specific date so that the Petitioner doesn't have to renotify. If they want the design issues resolved prior to this coming back, they may include that condition as well.

MR. SIAVELIS: Did you find that in a statute book?

MR. MACH: I think you are referring to 12.6.

MR. SIAVELIS: 12.6? So, with that in mind, I suggest we give them six months.

CHAIRMAN PETRILLO: Or less if they're prepared.

MR. SIAVELIS: Up to six months.

CHAIRMAN PETRILLO: Okay.

MR. SIAVELIS: All right. So, that gives them time to work with the architect, show the neighbors, come back to the architect to try and resolve any differences, then petition the Board if you want to come back on our calendar.

MR. DIVITO: One thing that, I'm a couple of words out of what you just said. But the idea that they don't need to renotify?

MR. MACH: Unless a specific --

MR. DIVITO: They don't need to renotify?

MR. SIAVELIS: Notify whom? The neighbors or the Board?

MR. DIVITO: Any notification or anything like that.

MR. SIAVELIS: I would say the spirit of the ordinance requires renotification.

MR. MACH: Unless a specific date, if you're thinking six months out, then I'd recommend that they renotify.

CHAIRMAN PETRILLO: Right, or we could also go no earlier than or no further than renotification requirements. What is your --

MR. SIAVELIS: That is correct, it is 12.6. It's 28-12.6. I was just on the wrong section.

CHAIRMAN PETRILLO: Okay.

MR. GEISEL: This will be entirely up to them obviously as

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well because they could ask for us to vote right now.

CHAIRMAN PETRILLO: Well, I think that we could --

MRS. O'BRIEN: We would like to have the opportunity to readdress --

MR. O'BRIEN: Yes.

CHAIRMAN PETRILLO: So, is there a motion on the floor?

MR. SIAVELIS: A motion to allow the Petitioners to address the many concerns raised today and respond back to the Board no later than six months from this date.

CHAIRMAN PETRILLO: And no earlier, what would be the notification requirements? I think, David, you feel comfortable having them renotify because this is going to be, potentially be a new design?

MR. DIVITO: A new design and because we have a great representation of the neighborhood. I think they should have the same notice that they have received before.

CHAIRMAN PETRILLO: Derek, what is that notification? What would be the minimum time that they could come back before us and need the notification requirement?

MR. MACH: Well, if there is no specific date, they're going to need to renotify. If the Zoning Board is talking about six months out which is quite a lengthy time out, then Staff would recommend that they should renotify.

CHAIRMAN PETRILLO: But Peter, is that the maximum length? Are you saying you can come back after six months but they can't come back earlier?

MR. SIAVELIS: I would say within six months.

MR. DIVITO: Within six months and then --

CHAIRMAN PETRILLO: Have the notification requirements have been met?

MR. DIVITO: Yes, exactly.

CHAIRMAN PETRILLO: Okay. We're doing this because we need additional information from the architectural --

MR. SIAVELIS: We need additional information regarding really the substance of the petition, and that's consistent with, like I said, 28-12.6 where we're allowed to request additional information, require additional plans or studies in order to conduct a thorough investigation of the request before us.

CHAIRMAN PETRILLO: Is there any clarification that's needed from Peter's motion?

MR. SIAVELIS: Want me to restate it so it's clear?

CHAIRMAN PETRILLO: That's what I'm asking if it needs to be restated. I understand it.

MR. SIAVELIS: So the Petitioners understand.

CHAIRMAN PETRILLO: Well, they could exercise it or not, so

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we can hear from them then. So, is there a second?

MR. SCHWINGBECK: But Peter, they're going to have to come back with potentially the whole new plan of attack.

MR. SIAVELIS: Potentially.

MR. SCHWINGBECK: And potentially not even with a variation. That's up to them.

MR. SIAVELIS: Yes, okay.

MR. SELBKA: Or with the requested variation, with some possible ways in which to eliminate or mitigate the concerns of the neighbors.

CHAIRMAN PETRILLO: Is there a second to Peter's motion?

MR. SELBKA: Second.

CHAIRMAN PETRILLO: Derek, will you call the vote?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. All right, folks, you have six months or earlier if the proper notifications are made to the neighbors as you did originally and bring additional information that presents a potential to establish your design elements and requested variance.

MR. SIAVELIS: Bring your architect.

MR. O'BRIEN: Thank you very much.

MR. SELBKA: Here, you probably want your photos back.

MR. SIAVELIS: Are we adjourned, Tony?

MR. DIVITO: Motion to adjourn.

CHAIRMAN PETRILLO: We have a motion to adjourn.

MR. SIAVELIS: Second.

CHAIRMAN PETRILLO: Second. All those in favor, aye?

(Chorus of ayes.)

CHAIRMAN PETRILLO: Opposed?

(No response.)

CHAIRMAN PETRILLO: Motion passes.

(Whereupon, the hearing on the above-mentioned petition was adjourned at
9:32 p.m.)



Item: ZBA#15-015 - York Residence - 806 S. Walnut Ave.

Department: Planning & Community Development

REQUEST

1. A 0.6 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 4.4 feet from the south property line instead of the minimum 5.0 feet and an additional 1.3 feet for the eave.
2. A 4.0 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow an air conditioning unit in the required side yard setback with a setback of 1.0 feet from the north property line instead of the minimum required 5.0 feet.

ATTACHMENTS:

Description

Staff Report

Department Comments

Supporting Documents & Drawings

Type

Board or Commission Report

Correspondence

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 10, 2015
Date Prepared: August 4, 2015
Project Title: York Residence
Address: 806 S. Walnut Ave.

Background Information

Petition Number: ZBA #15-015
Petitioner: Chris York
Address: 806 S. Walnut Ave.
Arlington Heights, IL 60005
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

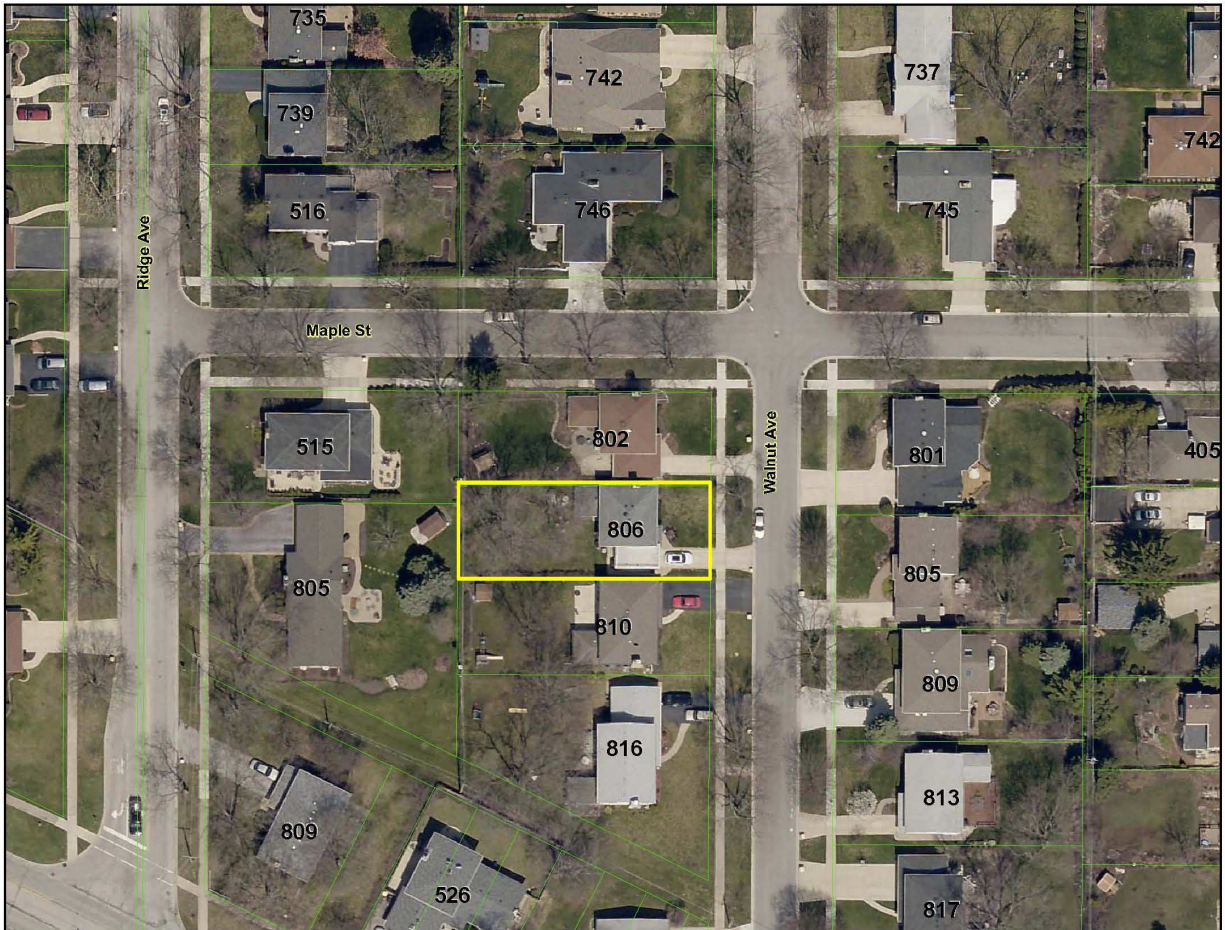
The petitioner is proposing a second story addition above the existing garage and an addition in the rear of the home. The proposed addition is encroaching into the required side yard setback. The petitioner is also proposing to relocate the existing air conditioning unit in the required side yard. Therefore, the petitioner requests the following variations:

- **A 0.6 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 4.4 feet from the south property line instead of the minimum 5.0 feet and an additional 1.3 feet for the eave.**
- **A 4.0 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow an air conditioning unit in the required side yard setback with a setback of 1.0 feet from the north property line instead of the minimum required 5.0 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	✓	7/20/15	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/20/15	
3. Letter that was Mailed	✓	7/20/15	
4. Photographs of Sign on Property	✓	7/20/15	

Photograph of Existing Structure



August 3, 2015

To: Derek Mach, Zoning Board of Appeals Liason

From: Deb Pierce, Building Services

RE: ZBA #: 15-015 – York Residence, 806 S Walnut Ave

Building Department Comment(s):

No comment

RECEIVED

AUG - 3 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA# 15-015

806 S Walnut - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: July 22, 2015

Completed – July 24, 2015

The proposed ZBA application indicates that the petitioner is seeking:

A 0.6 ft variance to allow an addition with a side yard setback of 4.4 ft from the south property line instead of the minimum 5 ft and an additional 1.2 ft for the eave; and a 4 ft variance to all an air conditioning unit in the required side yard setback with a setback of 1 ft from the north property line instead of the minimum required 5 ft.

NOTE: The proposed plans are for an addition in the rear SW corner of the home. The existing setback is non-conforming, and the proposed addition will not increase the non-conformity.

The Engineering Department has no objection to this variance.

RECEIVED

JUL 28 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL

FOR THE
ADMINISTRATIVE EXTENSION OF APPLICABLE REVIEW

Project Name: York Residence

Project Address: 806 S. Walnut Ave.

ZBA #: 15-015

ZBA Hearing Date: August 10, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, 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 22, 2015

- A 0.6 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 4.4 feet from the south property line instead of the minimum 5.0 feet and an additional 1.3 feet for the eave.
- A 4.0 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow an air conditioning unit in the required side yard setback with a setback of 1.0 feet from the north property line instead of the minimum required 5.0 feet.

Attached are the Petitioner's:

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

Comments: A DESIGN COMMISSION APPLICATION IS REQUIRED FOR THE PROPOSED ADDITION, BUT THERE IS NO APPARENT ZONING RELATED

Please review, comment, and return to me no later than Friday, July 31, 2015.

DESIGN CONCERNS.

-S. HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES the petitioner Christopher R York

Being the property owner commonly known as: 806 S. Walnut Ave, Arlington Heights, IL 60005 and the appeal to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-36, Chapter 28, of the Village of Arlington Heights Municipal Code, in order to request a variance from the required 5 foot setback to a 4.42 foot setback. The variance impacts the proposed garage addition and the relocation of the HVAC condenser coil.

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

The planned addition would not be in line with the existing first floor garage side wall. The existing garage already sits with a 4.42 foot setback and the addition is extending the garage approximately 7 feet further into the back yard. This would require extensive engineering to change the design and aesthetically it would detract from the visual appeal of the planned addition.

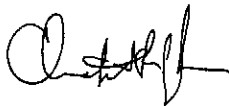
By not allowing the relocation of the HVAC unit to the side yard the coolant lines would have to be routed over a longer distance causing additional expense in the construction.

I hereby state that the following unique circumstances exist: The current garage already exists with the 4.42 foot setback with no negative effect on the neighbor.

The current location of the HVAC condenser and coolant lines is where the garage addition is planned and must be moved. The most direct route for utilities and coolant lines to the blower unit in the attic space is from the right side yard

I hereby state that the variation, if granted, will not alter the essential character of the locality because: it is extending an existing garage and will allow the addition to be visually appealing. The proposed location of the HVAC condenser unit is hidden from the street by the fireplace chimney and hedge.

Signed: _____



Date: 7/10/15

ZAHN & ASSOCIATES
LAND SURVEYORS

7514 BEVERLY WAY
SPRING GROVE, IL 60081
(815)675-2774
D.F.P.R. #184003386

PLAT OF SURVEY

LOT 164 IN FAIRVIEW, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

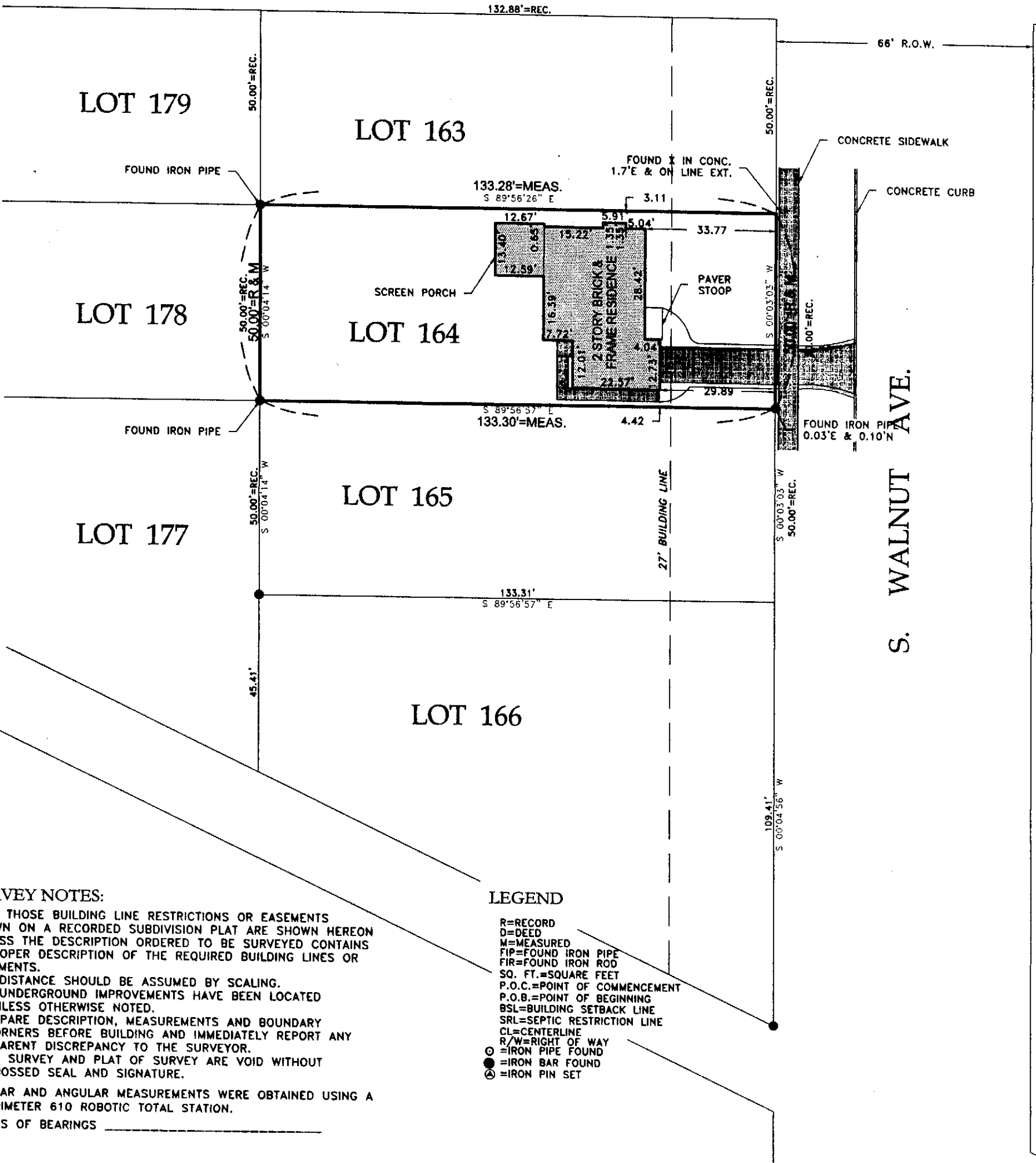


RECEIVED

JUL 10 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

MAPLE STREET



SURVEY NOTES:

ONLY THOSE BUILDING LINE RESTRICTIONS OR EASEMENTS SHOWN ON A RECORDED SUBDIVISION PLAT ARE SHOWN HEREON UNLESS THE DESCRIPTION ORDERED TO BE SURVEYED CONTAINS A PROPER DESCRIPTION OF THE REQUIRED BUILDING LINES OR EASEMENTS.
*NO DISTANCE SHOULD BE ASSUMED BY SCALING.
*NO UNDERGROUND IMPROVEMENTS HAVE BEEN LOCATED UNLESS OTHERWISE NOTED.
*COMPARE DESCRIPTION, MEASUREMENTS AND BOUNDARY CORNERS BEFORE BUILDING AND IMMEDIATELY REPORT ANY APPARENT DISCREPANCY TO THE SURVEYOR.
*THIS SURVEY AND PLAT OF SURVEY ARE VOID WITHOUT EMBOSSED SEAL AND SIGNATURE.
*LINEAR AND ANGULAR MEASUREMENTS WERE OBTAINED USING A GEODIMETER 610 ROBOTIC TOTAL STATION.
*BASIS OF BEARINGS

LEGEND

R=RECORD
D=DEED
M=MEASURED
FIP=FOUND IRON PIPE
FIR=FOUND IRON ROD
SQ. FT.=SQUARE FEET
P.O.C.=POINT OF COMMENCEMENT
P.O.B.=POINT OF BEGINNING
BSL=BUILDING SETBACK LINE
SRL=SEPTIC RESTRICTION LINE
CL=CENTERLINE
R/W=RIGHT OF WAY
○=IRON PIPE FOUND
●=IRON BAR FOUND
△=IRON PIN SET



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

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS }
COUNTY OF McHENRY } S.S.
I HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY IN ACCORDANCE WITH THE OFFICIAL RECORDS, AND THAT THE PLAT DRAWN HEREON IS A CORRECT REPRESENTATION OF SAID SURVEY. SIGNED AND SEALED AT SPRING GROVE, McHENRY COUNTY, ILLINOIS THIS 6TH DAY OF FEBRUARY, 2013.
Frederick W. Zahn
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2623

CLIENT: **LEHN G. SHEPHERD -ATTY.**
DRAWN BY: CAD CHECKED BY: FWZ
SCALE: 1" = 30'
JOB NUMBER: **2013-007**
PROPERTY ADDRESS: 806 S. WALNUT, ARLINGTON HTS.

Scope Of Work:

- * Rear garage storage room addition
- * Above garage Master Suite addition
- * New covered front porch addition
- * Extend roof over new Master Suite addition
- * New roofing
- * New 2nd floor siding
- * New 1st floor painted brick

A1.00	Site & Existing Plans
A1.01	Proposed Plans
A2.00	Elevations
A4.00	Sections
MEP1.00	Mechanical, Electrical & Plumbing
S1.00	Structural

<u>Zoning Calculations</u>		3760 S.F.	FAR	Allowable House Area
Zoning District	R-3			
FAR	.45			
Lot Area	60'	133.3'	6664 S.F.	.45
				2999 S.F.
Existing 1st. Floor				930 S.F.
Existing 2nd Floor				763 S.F.
New 1st Floor				92 S.F.
New 2nd Floor				400 S.F.
<u>Total Building Area</u>				2186 S.F.
Existing Garage				284 S.F.
<u>Lot Coverage Allowed: .35</u>				
6664 s.f. x .35= 2332.4 s.f.				
Total Lot Coverage: 1305.8 s.f.				
	Req'd .	Req'd	Actual	
Front Yard Setback	25'	25'	29.86'	
Rear Yard Setback	30'	30'	60.45'	
Side Yard Setback	10%	5'	4.42'	

133.30'

133.28'

12.01'

2.00'

12.58'

13.40'

SCREEN PORCH

12.67'

133.30'

16.39'

0.65'

15.22'

1.35'

5.91'

3.11'

1.35'

5.04'

28.39'

4.42'

12.73'

1.04'

29.88'

33.77'

133.28'

806 N WALNUT

Area of 2nd Floor Addition

New Rear Garage Laundry Room Addition

Existing 1 Car Garage

New Covered Concrete Porch

EXISTING CONCRETE SIDEWALK (TO REMAIN)

EXISTING POP UP DRAIN

EXISTING EXTERIOR DOOR (TO BE REMOVED)

EXISTING DOORWAY OPENING TO BE USED FOR NEW INTERIOR DOOR.

EXISTING POSTS & HANDRAILS

EXISTING CEMENT STUCCO & BRICK (TO BE REMOVED)

RECEIVED

JUL 10 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

EXISTING EXTERIOR DOOR
(TO BE REMOVED)

EXISTING DOORWAY OPENING
TO BE USED FOR NEW INTERIOR
DOOR.

EXISTING POSTS & HANDRAILS
(TO BE REMOVED)

EXISTING ROOF MEMBRANE
(TO BE REMOVED)
CLEAN & PREP FOR NEW
LEVELING STRUCTURE

EXISTING SIDING &
BUILDING WRAP
(TO BE REMOVED)
CLEAN & PREP FOR NEW
DRYWALL

EXISTING WINDOW
(TO BE REMOVED)
SALVAGE FOR NEW
MASTER BATHROOM
WINDOW OPENING

ARCHITECTURAL ASPHALT
30 YEAR SHINGLES

OVERSIZED ALUMINUM GUTTERS
AND DOWNSPOUTS W/ SNAP LEAF
GUARDS

ALUMINUM FASCIA BOARD

ALUMINUM SOFFIT

WINDOW NOTE:
* WINDOW SILL 12" A.F.F.
* PROVIDE OPERABLE UPPER SASH FOR
VENTILATION.
* PROVIDE WINDOW GAUDES THAT COMPLY WITH
ASTM F2002-00 OR ASTM F2002-08 OR WINDOW
CONTROL DEVICES THAT COMPLY WITH ASTM
F2002-08. THE WOOD MUST LIMIT THE INITIAL
OPENING OF THE WINDOW TO NO MORE THAN 4
INCHES, BUT MUST BE RELEASABLE WITH NO
MORE THAN 15 POUNDS FORCE TO OPEN MORE
FULLY TO MEET THE EMERGENCY ESCAPE AND
RESCUE OPENING REQUIREMENTS.
* PROVIDE TEMPERED GLASS & MEET EGRESS
REQUIREMENTS.

LOUISIANA PACIFIC SHAKE
SMART SIDE SIDING (TYP)

1X8 CEDAR CORNER BOARD

1X8 CEDAR WINDOW TRIM

4" ALUMINUM FLASHING
UNDER SIDING

SHALLOW BARREL VAULT

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NEW DRAIN TILE FOR
DOWNSPOUT, TIE INTO
EXISTING DRAIN TILE LINE.

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CONTINUOUS RIDGE VENT

ARCHITECTURAL ASPHALT
30 YEAR SHINGLES

OVERSIZED ALUMINUM
GUTTERS AND DOWNSPOUTS
W/ SNAP LEAF GAUDES

ALUMINUM FASCIA BOARD

ALUMINUM SOFFIT

1P HORIZONTAL SMART
SIDE SIDING (TYP)

1X8 CEDAR CORNER BOARD

1X8 CEDAR WINDOW TRIM

4" ALUMINUM FLASHING
UNDER SIDING

LOUISIANA PACIFIC
HORIZONTAL
SMART SIDE SIDING (TYP)

CORBELS UNDER CANTILEVER

UNDERSIDE OF POCH
STAINED BOARD &
BEAD (TYP)

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

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

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

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

312.493.2051
630.384.9262
wheatonarchitect@gmail.com
George G. Aravosis A.I.A.
814 N. Cross Street
Wheaton, Illinois 60187

York Residence
Master Suite Addition

806 S. Walnut
Arlington Heights, IL

I HEREBY CERTIFY THAT THESE PLANS WERE PROVIDED UNDER MY
DIRECT SUPERVISION AND THAT TO THE BEST OF MY
PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF
ARLINGTON HEIGHTS BUILDING CODE.

(ARCHITECT) 001-05706 (DATE)

Exp. 11/16

No.	ISSUE/REVISION	Date

Elevations

Project Number	Project Number
Date	Issue Date
Drawn by	GGA
Checked by	GGA

A2.00



Item: ZBA#15-016 - Alexander Residence - 115 S. Pine Ave.

Department: Planning & Community Development

This petition was originally scheduled to appear before the Zoning Board of Appeals on August 10, 2015, however, the notification requirements were not completed by the petitioner. Therefore, the petition will be continued to the September 21, 2015 ZBA hearing.

ATTACHMENTS:

Description	Type
Staff Memo	Correspondence

MEMORANDUM

To: Chairman Petrillo and Members of the Zoning Board of Appeals

From: Derek Mach, Staff Liaison

Date: August 3, 2015

Re: Alexander Petition – ZBA 15-016

The purpose of this memo is to inform you that ZBA # 15-016, the Alexander Petition, was originally scheduled to appear before the Zoning Board of Appeals on August 10, 2015; but the notification requirements were not completed. Therefore, their petition will be continued to the September 21, 2015 ZBA hearing. Since the petition was advertised, it has been placed on the August 10 agenda and the Zoning Board of Appeals will need to make a motion to continue the petition after the notification requirements have been fulfilled.

Please feel free to contact me with any questions at (847) 368-5232.

C: *Bill Enright, Deputy Director of Planning and Community Development*
ZBA File 15-016



Item: Budget 2016

Department: Planning & Community Development

ATTACHMENTS:

Description

Budget 2016

Type

Correspondence

MEMORANDUM

To: Chairman Petrillo and Members of the Zoning Board of Appeals

From: Derek Mach, Staff Liaison

Date: August 3, 2015

Re: Budget Request; 2016

The purpose of this memo is to share a draft of the budget for the Zoning Board of Appeals for the 2016 budget year. The budget topic has been placed on the August 10 agenda and the Zoning Board of Appeals will need to make a recommendation to submit a budget request for Village Board consideration. The draft of the budget is comparable to previous years.

Please feel free to contact me with any questions at (847) 368-5232.

At: Draft of Budget

C: Bill Enright, Deputy Director of Planning and Community Development

VILLAGE OF ARLINGTON HEIGHTS

BOARDS & COMMISSIONS 2016 BUDGET REQUESTS

Name of Board or Commission: ZONING BOARD OF APPEALS

Chair: ANTHONY PETRILLO

	2014-15 Actual	8 Month Period Ending Dec. 2015 Adopted Budget	8 Month Period Ending Dec. 2015 Estimated Actual	2016 Proposed Budget	Accounts
COMPENSATION:					
Boards & Commissions	\$955	\$1,200	\$1,200	\$1,700	101-1003-502.10-03
1 Chair x 15 mtg @ \$20 per mtg					
6 Members x 15 mtg @ \$15/pp per mtg					
Social Security	59	100	100	100	101-1003-502.19-11
Medicare	14	100	100	100	101-1003-502.19-12
CONTRACTUAL SERVICES:					
Photocopying	66	500	500	200	101-1003-502.22-15
COMMODITIES:					
Office Supplies	0	100	100	100	101-1003-502.30-05
TOTAL EXPENDITURES	<u>\$1,094</u>	<u>\$2,000</u>	<u>\$2,000</u>	<u>\$2,200</u>	