



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 8, 2016
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 319 S. Walnut Ave. - 7/11/16
- B. 1017 N. Beverly Ln. - 7/11/16
- C. 124 S. Walnut Ave. - 7/11/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Little Residence - 614 W. Tanglewood Dr.
- B. 501-571 W. Golf Rd. / 702-778 W. Algonquin Rd.
- C. Ward Residence - 820 N. Mitchell Ave.
- D. Malcom-Do Residence - 820 N. Belmont Ave.
- E. Shah Residence - 904 S. Mitchell Ave.
- F. Shein-Arce Residence - 902 N. Beverly Ln.

VII. OTHER BUSINESS

- A. 2017 Budget

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: 319 S. Walnut Ave. - 7/11/16

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes 7/11/16 - Banks	Minutes
Findings 7/11/16 - Banks	Minutes

DRAFT

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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: BANKS RESIDENCE - 319 S. WALNUT AVENUE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Buechner Room,
Arlington Heights, Illinois on the 11th day of July, 2016 at the hour of 7:00 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM DRAKE
TOM SCHWINGBECK
DAVID DIVITO
JOSEPH GEISEL
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: Okay, we'll call the meeting of the Village of Arlington Heights Zoning Board of Appeals July 11th, 2016 meeting to order. Derek, would you call the roll please?

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Here.

MR. MACH: Mr. Divito.

(No response.)

MR. MACH: Mr. Drake.

MR. DRAKE: 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: I think we have a quorum. We'll rise and join us in the pledge of allegiance.

(Pledge of allegiance.)

CHAIRMAN PETRILLO: The next order of business is the approval of the minutes from the June 13th, 2016 meeting. Has everybody had an opportunity to review those minutes? Changes or comments tendered at this juncture? None being heard, is there a motion for the approval of the minutes?

MR. SELBKA: Motion to approve.

CHAIRMAN PETRILLO: We have a motion. A second?

MR. DRAKE: 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.

MR. MACH: In addition, Chairman, the Zoning Board needs to still approve the May meeting.

CHAIRMAN PETRILLO: Oh, we deferred that last time, didn't we? Yes. I was not present at that meeting but we still have a quorum. Has everybody had an opportunity to review the May meeting minutes? Any changes or comments? None being heard, is there a motion?

MR. DRAKE: Motion to approve.

CHAIRMAN PETRILLO: And a second?

MR. SELBKA: Second.

CHAIRMAN PETRILLO: And a second. All those in favor say aye.

(Chorus of ayes.)

CHAIRMAN PETRILLO: Any opposed say nay.

(No response.)

CHAIRMAN PETRILLO: With one abstention, Derek.

MR. MACH: Yes.

CHAIRMAN PETRILLO: Okay, thank you. Thanks for that clarification.

Tonight, we have three petitions on the agenda. Folks that are seeking the Board to address their petition, we'll ask you to address three issues for us in order to weigh the variance will be granted or not. The first is that if the strict use of the code is applied to your variance request, that the owner will not be able to yield a reasonable return on their investment. Second condition is that there are unique circumstances to your petition, so if you explain those and elaborate on those for us. Third, that the new design or that the variation will not detract from the character of the neighborhood.

Does anybody have any questions or comments in the audience over those issues we're asking you to address?

Okay, the first petition this evening is the Banks petition, 319 South Walnut. Would you step forward, whoever is going to address that?

Have you had an opportunity to sign in, sir?

MR. PIMENTO: No.

CHAIRMAN PETRILLO: Would you state your name, address and affiliation to the Petitioner please if you're not the Petitioner?

MR. PIMENTO: Jonathan Pimento with PMPC Architects, and the address is 558 West Carlton.

CHAIRMAN PETRILLO: Can I swear you in?

MR. PIMENTO: Yes.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you. All right, sir, if you would proceed to address those three areas that I articulated a few minutes ago?

MR. PIMENTO: So, we're the architects for the property. Our client Ryan Banks is building a brand new home here. One of the things that we are requesting is for relief to the front yard setback. Currently, the setback for this house is about 79 feet. We're proposing a new setback of 24 feet three inches. This is to be able to have a little bit more of the rear setback because of their garage. At this point, they'll need more room to be able to get into the garage and drive through there. Because of the existing setback, the average setback would be at 30 feet two inches. So, we're requesting relief for that.

The neighborhood currently right now has an average of 30 feet overall the average. They range from 22 feet to 24 feet, so it would not be out of character for this house to have the setback that we're requesting at this point.

CHAIRMAN PETRILLO: In relation to the setback, that setback calculation is somewhat skewed because of the existing setback, correct?

MR. PIMENTO: That is correct. Correct.

CHAIRMAN PETRILLO: Sorry, go ahead. Would you address the hardship? What hardship is imposed on the Petitioner under the current conditions that exist that can't be resolved with a, you know, a design? Why couldn't you comply?

MR. PIMENTO: If we were to stay with the average setback, the house

would be set back, we would only have a rear yard of less than 40 feet. So, then that would kind of be close for us to be able to get into their garage. So, that would be one of the hardships that we're asking for relief.

CHAIRMAN PETRILLO: What is the current address of the Petitioners?

MR. BANKS: 424 South Dunton where we're staying now.

CHAIRMAN PETRILLO: Is that, if you're going to provide testimony or if you're going to answer, you can answer through your --

MR. BANKS: I'm sorry.

CHAIRMAN PETRILLO: Otherwise I'll be happy to swear you in if you want to answer the questions.

MR. BANKS: Okay.

CHAIRMAN PETRILLO: Would you step forward? Let's just do that. It will be a little bit easier. You sign in and then I'll swear you in.

Could you state your name and address for the record please?

MR. BANKS: Ryan Banks, and it's 424 South Dunton.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you. I'm sorry, your address currently is 424 South Dunton?

MR. BANKS: Yes.

CHAIRMAN PETRILLO: Are you the property owner there?

MR. BANKS: No, we're renting that house right now.

CHAIRMAN PETRILLO: So, your interest is you own this current piece of property?

MR. BANKS: Yes.

CHAIRMAN PETRILLO: And you're seeking to petition to build a new home on that property.

MR. BANKS: Yes.

CHAIRMAN PETRILLO: The existing home doesn't, why isn't the existing home suitable towards your needs?

MR. BANKS: Why is it not suitable?

CHAIRMAN PETRILLO: Yes.

MR. BANKS: Well, I don't think it's livable right now. It was built in the 40's maybe, I'm not sure. But it's, you would have to go and see it to believe it.

CHAIRMAN PETRILLO: I've been by there. So, it needs to be leveled and then --

MR. BANKS: Yes, yes.

CHAIRMAN PETRILLO: So you'll make it habitable before you --

MR. BANKS: Yes.

CHAIRMAN PETRILLO: I assume, since you're buying in Arlington Heights, I assume that your intention is to reside there?

MR. BANKS: Yes.

CHAIRMAN PETRILLO: And the design fits your needs?

MR. BANKS: Yes.

CHAIRMAN PETRILLO: Okay. Could you address the design elements consistent with the existing neighborhood?

MR. PIMENTO: Sure. So, we tried to keep a lot of the same character from the neighborhood as well. One of the things that our client wanted to do is to keep that front porch that some of the houses around the area have. We tried to keep the same pitch. We're not going over the height limitations, so that's one of the other things we kind of want to keep throughout the house.

CHAIRMAN PETRILLO: The size, two-story, floor area ratio is very similar to what's existing in the neighborhood?

MR. PIMENTO: That's correct, yes.

CHAIRMAN PETRILLO: Design elements on the exterior?

MR. PIMENTO: Yes, will all have the same kind of siding and trim work. We wanted to keep that throughout the house. We'll make it very, a lot of the trim around the house and everything will be consistent with what's there.

CHAIRMAN PETRILLO: Are there any questions from any of the other Commissioners?

MR. GEISEL: You said that the average of the other homes was 22-24 feet?

MR. PIMENTO: Correct.

MR. GEISEL: So, did you by chance do a calculation excepting out the 79?

MR. PIMENTO: Yes, yes.

MR. GEISEL: What is that?

MR. PIMENTO: If we're not including that, the average would be 23 feet two inches. Right now, including our property, it would be 30 feet two inches.

MR. GEISEL: Well, that's what I'm saying, the number is greatly skewed because you're including the current.

MR. PIMENTO: Right.

MR. GEISEL: If you took that out, the average would be 23.

MR. PIMENTO: It will be 23. 23, correct. The one that we're asking for is 24 feet.

MR. GEISEL: It's only about a one foot difference from existing front elevation.

MR. PIMENTO: Correct. So, we kept it even farther a little.

CHAIRMAN PETRILLO: Any other questions or comments from any member of the Board?

MR. DRAKE: Have you had contact with any of the neighbors about the project and your plans and what's been their reaction?

MR. BANKS: It's all been positive. We've talked to the neighbors on all sides of us and we've gone over there. We've shown them our plans and they were very receptive to it. None of them brought up any issues as far as, you know, we explained the setback and what was going on here. They all agreed. You know, there are a couple here of the neighbors.

MR. DRAKE: Thank you.

CHAIRMAN PETRILLO: Any other questions? None being heard, is there anyone, you could have a seat please.

MR. BANKS: Okay.

CHAIRMAN PETRILLO: Is there anyone in the audience that wishes to address this petition?

AUDIENCE MEMBER: There was a shared driveway. I'm just curious on how Arlington Heights handles the shared driveway. It's like we have an issue, I'm just curious about how that's handled.

CHAIRMAN PETRILLO: Well, that's all done through the review, permit review process through the Building Department. So, they'll address those distances or how those elevations and so forth are created, water runoff and those types of things.

MR. MACH: Yes, I think it's, right, it's my understanding that a portion of the neighbor's driveway is on the subject property. The homeowner can probably speak better to this, but I think there has been an agreement so that they can maintain that.

MR. BANKS: Yes, right now --

AUDIENCE MEMBER: They just agree with the property, that whoever lives next door, that's what you have?

MR. BANKS: Yes.

AUDIENCE MEMBER: I didn't know if there was --

MR. BANKS: We gave them an easement so they can still get access to it.

MR. MACH: Okay, that was my understanding for that.

CHAIRMAN PETRILLO: All right. If no one from the audience wishes to address this, we'll move to Commissioner comments. Any Commission like to lead with their comments? David?

MR. DIVITO: It looks good. It's pretty straightforward. You know, taking the subject property out of the equation definitely makes perfect sense and he's not even extending beyond that.

CHAIRMAN PETRILLO: Anyone else?

MR. DRAKE: I think it's a nice design. I think it will add to the neighborhood and I'm in favor.

CHAIRMAN PETRILLO: Is there a motion on the floor then?

MR. DIVITO: I'll motion.

MR. SELBKA: Second.

CHAIRMAN PETRILLO: That's a motion for, which, for approval?

MR. DIVITO: For approval.

CHAIRMAN PETRILLO: And we have a second. Derek, would you call the roll please?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Good weather, go at it.

MR. PIMENTO: Thank you.

DRAFT

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MR. BANKS: Thank you very much.

CHAIRMAN PETRILLO: All right, you're free to leave, folks. You don't have to stay. Thank you.

(Whereupon, the above-mentioned petition adjourned at 7:13 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS July 11, 2016

PETITIONER: Banks Residence
ADDRESS OF PROPERTY: 319 S. Walnut Ave.
VARIATION: 5.1-3.6, 5.4

A 5.9' variance to allow a new home with a front yard setback of 24.3' from the west property line instead of the minimum 30.2' and an additional 1.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are constructing a new home. The petitioner explained that the setback for the existing home is 79 feet which is skewing the average for the block. The petitioner explained that the new home would comply with the average front yard setback if the existing home which is setback 79 feet was removed from the average.

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

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

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

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

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

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



Item: 1017 N. Beverly Ln. - 7/11/16

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes 7/11/16 - 1017 N. Beverly Ln.	Minutes
Findings 7/11/16 - Findings	Minutes

ZONING BOARD

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

OF APPEALS

RE: 1017 N. BEVERLY LANE RESIDENCE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Buechner Room,
Arlington Heights, Illinois on the 11th day of July, 2016, at the hour of 7:13 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM DRAKE
TOM SCHWINGBECK
DAVID DIVITO
JOSEPH GEISEL
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: The next petition is the, let's see, Stonefield Custom Homes, Gary Wronkiewicz?

MR. GARY WRONKIEWICZ: Wronkiewicz.

MR. JEFF WRONKIEWICZ: Jeff Wronkiewicz.

CHAIRMAN PETRILLO: Okay, have you both signed in?

MR. GARY WRONKIEWICZ: Yes.

MR. JEFF WRONKIEWICZ: Yes.

CHAIRMAN PETRILLO: I'll swear both you in just in case you have some testimony to give. Could you state your name, address and affiliation to the Petitioner?

MR. JEFF WRONKIEWICZ: Yes. Jeff Wronkiewicz. Address is 1000 South Broadway Street in Palatine. My affiliation to the Petitioner is I'm the director of the company.

CHAIRMAN PETRILLO: Sir, your name?

MR. GARY WRONKIEWICZ: Gary Wronkiewicz, 1000 South Broadway in Palatine. I'm the owner of the company.

CHAIRMAN PETRILLO: Raise your right hand, I'll swear you in.
(Witnesses sworn.)

CHAIRMAN PETRILLO: Okay, thank you. Do you need, to address those three elements, do you need me to repeat them?

MR. JEFF WRONKIEWICZ: No.

CHAIRMAN PETRILLO: Okay, you may proceed.

MR. JEFF WRONKIEWICZ: Okay. Basically, what we have here is a corner lot at 1017 North Beverly that we're seeking to have the side yard setback be reduced from the average of the homes along Oakton Street down to 10 feet. The reason for this is in order to build a new house on the property, if we had the average setbacks, the house would only be about 20 feet wide which is pretty much undoable. You know, there's really not a buyer that wants a 20-foot wide house.

MR. GARY WRONKIEWICZ: It would just be a hallway and a room basically.

MR. JEFF WRONKIEWICZ: Yes. As far as the unique circumstances, if I remember correctly, normally the side yard setback on a corner lot is 10 feet. However, there are three houses along Oakton Street that have their front yards facing Oakton Street, and so we're subject to doing a setback of their average front yard setback on the side yard. Our property is also smaller than the required minimum square footage for a corner lot.

As far as if the variance is granted, I'm actually going to pass out to Derek here some of the houses in the neighborhood so you guys can see, including 901 North Hickory Avenue. Hickory is a block farther west, that we built a house there. You know, we did something that conforms with the style of the neighborhood.

Here are some pictures of sample homes that we could do.

MR. GARY WRONKIEWICZ: Concepts.

CHAIRMAN PETRILLO: Yes, the porch on that 901 North Hickory is fantastic.

MR. JEFF WRONKIEWICZ: It is beautiful, yes.

MR. GARY WRONKIEWICZ: Expensive.

CHAIRMAN PETRILLO: Yes. Okay, so the way the, sir, you've purchased this home or this property to develop it?

MR. GARY WRONKIEWICZ: Correct, yes.

CHAIRMAN PETRILLO: You have other properties and I think you have a couple of other corner lots. At least I know that 901 North Hickory is.

MR. GARY WRONKIEWICZ: Oh, yes, we did another one, yes.

CHAIRMAN PETRILLO: Is a corner lot. What are the dimensions on that house?

MR. GARY WRONKIEWICZ: Hickory?

CHAIRMAN PETRILLO: Yes, it's similar in width?

MR. GARY WRONKIEWICZ: Yes, it's similar. I think it was 47 by 128.

CHAIRMAN PETRILLO: Not the lot, the house itself.

MR. GARY WRONKIEWICZ: Oh, the dimensions on the house over there?

CHAIRMAN PETRILLO: Yes.

MR. GARY WRONKIEWICZ: Was 37-38, I can't remember the depth.

CHAIRMAN PETRILLO: But you have similar setbacks on that lot?

MR. GARY WRONKIEWICZ: Yes, yes. We got a variance for that one, too. That was actually a 10-foot side yard in that one.

CHAIRMAN PETRILLO: How many properties have you developed in Arlington Heights would you estimate?

MR. GARY WRONKIEWICZ: Four.

CHAIRMAN PETRILLO: Four?

MR. GARY WRONKIEWICZ: Yes.

CHAIRMAN PETRILLO: How many of those require variances?

MR. GARY WRONKIEWICZ: Just the last one we did at 901 Hickory that I can remember.

CHAIRMAN PETRILLO: So, you kind of bought some insurance rolling the dice on the variance being requested before you --

MR. GARY WRONKIEWICZ: They're different sized lots. The first two lots we did was one on Dunton down the street from the library which is for sale now. I can say that our people live in their houses a long time. These people are in there 16 years, they're just selling their house now. The other one we did was on --

MR. JEFF WRONKIEWICZ: Douglas.

MR. GARY WRONKIEWICZ: Douglas, yes, and that was a wider lot also so we didn't need the variances. But these ones that we're dealing with are 50-foot wide lots, so that's why they require the variance. They don't meet the requirements for square footage also of the typical lots that were favored.

CHAIRMAN PETRILLO: What would be your intentions with the property if this variance is not granted?

MR. GARY WRONKIEWICZ: Pardon me?

CHAIRMAN PETRILLO: What would be your intentions with the property if this variance is not granted?

MR. GARY WRONKIEWICZ: Well, we wouldn't go through with the contract. So, we're a contract purchaser.

CHAIRMAN PETRILLO: So, you're under contract now?

MR. GARY WRONKIEWICZ: We're under contract, yes.

CHAIRMAN PETRILLO: Derek, is a contract, does that qualify him as a petitioner?

MR. MACH: Yes, yes.

CHAIRMAN PETRILLO: Okay. Any other questions from any member of the Board?

MR. GARY WRONKIEWICZ: Currently, the house that's on it right now is just a two-bedroom, kitchen, living room. It's a small house, no basement.

MR. SCHWINGBECK: So, if I understood this correctly, the garage and the front entry is going to be facing Beverly, is that correct?

MR. GARY WRONKIEWICZ: With the concepts that we've done, we're not sure yet. You know, one of them would be that way, but we also have a possibility of maybe coming off of Oakton. But they don't like that because it would be a short driveway, so we'll probably come off of Beverly.

MR. SCHWINGBECK: Okay, because I was just looking at the plat of survey you had there and you are really proposing to, I think be only about 10-foot from the sidewalk?

MR. GARY WRONKIEWICZ: Correct, yes. Yes, that's right. It would be tough to get a driveway off of Beverly.

CHAIRMAN PETRILLO: You mean off of Oakton?

MR. JEFF WRONKIEWICZ: Oakton.

MR. GARY WRONKIEWICZ: Oakton, right, yes. Sorry, I got turned around.

MR. SCHWINGBECK: When they say here, I think it was Steve Hautzinger said the garage facing the corner is undesirable, Derek, is he talking about that garage facing Oakton?

CHAIRMAN PETRILLO: No, I think he wants to see it flipped.

MR. SCHWINGBECK: Or does he want it facing Oakton?

MR. MACH: Ah, that was his preference. Really that's a recommendation.

MR. SCHWINGBECK: Right.

CHAIRMAN PETRILLO: Is the recommendation though, is it to flip it though? So, it would be farther away from Oakton, correct? Then the entrance closer to Oakton but not off of Oakton. But that would be handled through the building design process review.

MR. MACH: Right, correct.

MR. SCHWINGBECK: Yes, I was just a little confused on what are we actually approving. Are we approving the plat of survey like you have here with the entrance and garage facing Beverly?

MR. GARY WRONKIEWICZ: No. No, you're approving the 10-foot side yard, correct?

MR. MACH: Correct. The variation in front of the Zoning Board is for the 10-foot side yard setback.

MR. SCHWINGBECK: So, regardless of which way you turn this, you still are just seeking the 10-foot setback on the sidewalk side of Oakton Street.

MR. GARY WRONKIEWICZ: Yes, so the house fits right in there with the variance parameters there. The reason I kind of did that is because there's a tree over

there. So, we've got to look at a tree that's going to be in the way of a driveway, that's why I kind of flipped it and just kind of playing around with it. I know you guys don't like us to cut the trees.

MR. MACH: No, we'd the tree to remain.

MR. GARY WRONKIEWICZ: So, that's something we'll talk about with them. If we flip it, then we'll probably have to wind the drive a little bit.

MR. GEISEL: I guess I took that comment to infer the driveway would be preferred --

MR. MACH: Off of Oakton.

MR. GEISEL: No, that wasn't my inference.

MR. GARY WRONKIEWICZ: Well, I don't know if we have a preference.

MR. GEISEL: Can I finish? I guess, as I said, the inference I had was that you would move the driveway farther south so that it would be as close to the corner because as proposed you're extremely close to that corner.

MR. GARY WRONKIEWICZ: Yes.

MR. GEISEL: So, I thought that's what he meant if you flip it that way, more so than flip it onto Oakton.

MR. MACH: You're correct.

MR. GEISEL: But either way, regardless of which way the house faces, the variance would be the same, is that correct?

MR. MACH: Yes.

MR. GEISEL: Okay, and your existing structure is 10 feet as is right now.

MR. GARY WRONKIEWICZ: Correct, yes.

MR. GEISEL: So, I think the new north elevation would go up in essentially out of the same plane.

MR. GARY WRONKIEWICZ: Correct, yes. One of the pictures I had passing around there is kind of getting into these concepts as we're approved, but we show the garage flipped to the other side and the concept of it.

CHAIRMAN PETRILLO: Then the second element is if we deem this a buildable lot, that's the second --

MR. GARY WRONKIEWICZ: Right, yes.

CHAIRMAN PETRILLO: Any other questions or comments for the Petitioner from any member of the Board? None being heard, is there anyone in the audience that wishes to address this petition? Yes, ma'am, would you step forward?

MS. MARTEN: Hi, my name is Beth Marten. I live in 1101 North Beverly which is directly across the street, across Oakton.

CHAIRMAN PETRILLO: Can I swear you in, ma'am?

MS. MARTEN: Yes, you may.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you.

MS. MARTEN: I have no problem with the house being built, that's fine with me. But I think I did talk to Derek earlier, I am concerned with the tree. You mentioned it just briefly. It's a beautiful tree, big old pine. Not all pine trees in the Village are that pretty, but it is.

So, really I'm just concerned that with the variance, or I'm sure that

the building itself might adversely affect this tree anyway, but I realize that, you know, our codes are our codes. If he is within code, then there's not much we can do about it. But my hopes is just we don't allow anything further, you know, to harm this tree, that at least when we look at building a house, we keep that in mind, that we've lost so many trees to disease and aggressive ComEd pruning and everything else, that when you have a tree of that

statute, that we keep that in mind when we build this house. That's really all I'm concerned with and hope that you're concerned with it, too.

CHAIRMAN PETRILLO: Derek, I think I heard you state that the parkway tree --

MR. MACH: Must remain.

CHAIRMAN PETRILLO: -- must remain to be preserved. I think the only difference in this is that this might be a two-story taller building than what is there now.

MS. MARTEN: Yes, right. So, I mean I get that, you know, I don't know what, I think I'm more concerned maybe with, I'm sure if they're building a basement, with more the root system of the tree. It's withstood a lot, it's been here for a long time. I've never seen, I've been here 30 years, I've never seen a branch come off it. It's a pretty strong tree, but I don't know what digging a basement through its roots would do.

MR. GEISEL: Based upon what they have proposed, the new foundation shouldn't be substantially different from the existing.

MS. MARTEN: But I think it's on a slab right now, is that correct? I mean do they not plan on building a basement?

MR. GEISEL: That still has a foundation wall that goes down --

MS. MARTEN: Yes, so, okay. Okay, like I said, I'm not concerned with the building. I get that they're going to build a house, so that's fine. I just wanted everyone to be aware of the tree and keep that in mind. Because obviously his first thing, you know, he did say it, you're not going to let us cut it down. Well, you know, I was just worried, a builder sometimes, no offense, will do things and apologize after. So, just so we make it clear that, you know, the tree isn't coming down.

MR. GEISEL: The tree is not within our purview though.

MS. MARTEN: Yes, but, well, I mean you're doing nothing --

MR. GEISEL: The tree is still not in purview.

MS. MARTEN: Well, you know, I tried to call the Forestry Department but they put me off to the Building Department. Correct?

MR. MACH: Planning, yes.

MS. MARTEN: Yes, I e-mailed the Forestry Department and it was Derek that called me back. So, my assumption, that it was in your ballpark.

CHAIRMAN PETRILLO: We thank you for bringing that to our attention. We appreciate it.

MR. MACH: Staff, I did coordinate with the Village forester and the Petitioner is very aware, too, that care will need to be taken if the variance was granted.

MS. MARTEN: Okay, great. Thank you. Thank you for your time.

MR. GARY WRONKIEWICZ: Just for the record, you know, we've been going about 27-30 years, I haven't lost a tree yet.

MS. MARTEN: Okay, and that's all I'm concerned here.

MR. GARY WRONKIEWICZ: So, yes, we take care of them, yes.

MS. MARTEN: It's a beautiful tree.

MR. GARY WRONKIEWICZ: Yes, and I already

platted --

MS. MARTEN: I'm not a traditional tree hugger --

MR. GARY WRONKIEWICZ: I already platted that one but it's way out of the way. So, that one's good.

MS. MARTEN: That's great. I'm real glad to hear that.

CHAIRMAN PETRILLO: Excuse me, we just, all dialogue is to be directed between Petitioner and/or, I appreciate you expressing your opinion back and forth though.

MR. GARY WRONKIEWICZ: Okay, I was just --

CHAIRMAN PETRILLO: Okay, thank you. Thank you, ma'am.

MS. MARTEN: Thank you very much.

CHAIRMAN PETRILLO: Thank you, have a nice evening.

MS. MARTEN: You, too.

CHAIRMAN PETRILLO: Are there any other questions or comments for the Petitioner with those comments being heard? Any neighbor? None being heard, is there any member that would like to begin expressing their opinion on this petition?

MR. DIVITO: This is pretty similar to the previous one where it's really straightforward, to make this into a usable lot within the parameters that they're confined with. I think that it's a reasonable request.

CHAIRMAN PETRILLO: Okay.

MR. GEISEL: Agreed. I would agree.

CHAIRMAN PETRILLO: So, is there a motion?

MR. SELBKA: Motion to approve.

CHAIRMAN PETRILLO: Second?

MR. SCHWINGBECK: Second.

CHAIRMAN PETRILLO: There is a second. Derek, would you call the roll?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Motion passes.

(Whereupon, the above-mentioned petition was adjourned at 7:29 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS July 11, 2016

PETITIONER: 1017 N. Beverly Ln.

ADDRESS OF PROPERTY: 1017 N. Beverly Ln.

VARIATION: 5.1-3.6, 5.4

A 13.3' variance to allow a new home with an exterior side yard setback of 10.0' from the north property line instead of the minimum 23.3' and an additional 1.0' for the eave; A variance to allow a 50' wide, 6,958 SF lot to be buildable, where 70' wide, 8,750 SF is required.

The petitioner explained that the site is a corner lot and the existing home is setback 10 feet along the exterior side yard. The petitioner explained that they are proposing to construct a new home with a 10 foot setback along the exterior side yard. The petitioner testified that in order to build a new house on the property that met the required exterior side yard setback, the house would be approximately 20 feet wide which is not feasible. The petitioner explained that the lot is a reverse corner lot and the three houses along Oakton Street have their front yards facing Oakton Street which are setback much further and skewing the average. The petitioner explained that the subject lot is 50 feet in width.

The petitioner also explained that that the property has a total land area of 6,958 square feet and a lot width of 50 feet. The petitioner explained that the lot is substandard in width and lot area and that per code the minimum lot size and width requirements for the R-3 District are 70 feet in width and 8,750 square feet in area. As part of Chapter 28, Section 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. There is no majority of substandard lots on the block.

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

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

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

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

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

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



Item: 124 S. Walnut Ave. - 7/11/16

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes 7/11/16 - Vittore	Minutes
Findings 7/11/16 - Vittore	Minutes

ZONING BOARD

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

OF APPEALS

RE: VITTORE RESIDENCE - 124 S. WALNUT AVENUE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Buechner Room,
Arlington Heights, Illinois on the 11th day of July, 2016, at the hour of 7:29 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM DRAKE
TOM SCHWINGBECK
DAVID DIVITO
JOSEPH GEISEL
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: The next petition is the Vittore, 124 South Walnut.

MR. VITTORE: Good evening, everyone.

CHAIRMAN PETRILLO: Good evening. If you haven't, sign in please.

MR. VITTORE: Yes.

CHAIRMAN PETRILLO: Sir, would you state your name and address for the record?

MR. VITTORE: My name is Nick Vittore, I live at 124 South Walnut, Arlington Heights.

(Witness sworn.)

CHAIRMAN PETRILLO: I don't know if you were here at the beginning when we ask that you address three elements for us to consider with your petition.

MR. VITTORE: Sure.

CHAIRMAN PETRILLO: That the strict interpretation of the code if applied keeps you from yielding a reasonable return on your investment, that it's due to unique circumstances or convening circumstances surrounding the application of the code, and that the design elements will not detract from the character of the neighborhood.

MR. VITTORE: Sure. I'll address the design elements first.

CHAIRMAN PETRILLO: Sure.

MR. VITTORE: I believe that my plan is to put a four-foot by eight-foot wooden porch in place of the current approximately four-foot by eight-foot paver porch that's there now. That is in tune with the neighborhood and the porches especially going north on the west side of Walnut which is the side that our house is on. I do not believe that it will change the character of the street. I think that a wooden porch is probably a little bit more in tune with the construction of the house being a wood house.

The other element of concern is I purchased the house in August of 2013. The paver porch looked very nice, we liked the paver porch. But in the last three years, it has fallen apart dramatically. I've had several contractors come out to repair the porch which they have done, only to fall apart again. It seems that the porch is sitting just on a pile of gravel with the pavers sitting on top of that. So, it's moving around a lot.

Since moving in, the neighbors have told me that the porch has always been an issue and people have fallen on the porch. So, I don't have any more avenues left to repair it. It would be a complete scrape, and to put back an actual paver porch, the numbers I'm getting are north of \$15,000 for the same size.

I'm just looking for the third element. I guess the third element is my wife would like to sit on the porch more as the kids go up and down the sidewalk. It's probably the biggest motivator to get it done.

CHAIRMAN PETRILLO: And you are not exceeding the current distances that is already occupied?

MR. VITTORE: I would like to put the same, roughly the same size within six inches of what's there now. Yes, we're not looking to go any bigger really.

CHAIRMAN PETRILLO: Okay, so it's in disrepair and this is a much more economical solution. I couldn't tell, but you're only replacing it and there's no roofline that's being extended? There is no side elevation?

MR. VITTORE: I'm not adding a roof, no.

CHAIRMAN PETRILLO: Okay.

MR. VITTORE: I am concerned about people, you know, walking up and down, that is a concern, a huge concern.

CHAIRMAN PETRILLO: So, there are safety issues with the crumbling.

MR. VITTORE: A hundred percent.

CHAIRMAN PETRILLO: And financial issues with replacing the same with the same.

MR. VITTORE: Correct.

CHAIRMAN PETRILLO: You're getting an economical and a more desirable design for your family needs, okay. Any other questions for the Petitioner?

MR. GEISEL: Just a brief question. Did you see the conceptual design that was suggested by the --

MR. VITTORE: I did not. But I'd like to take a look at it now, sir.

MR. GEISEL: Yes. Apparently, Steve Hautzinger from the Design Committee suggested something.

MR. MACH: He's recommending it be widened a little bit to align with the corners of the house.

MR. VITTORE: Was he talking to my wife? What is --

MR. GEISEL: I didn't know if you had seen the comments.

MR. VITTORE: I did not see this. No, it looks nice. It looks very nice and this is right on. We'd like the entrance to be, the stairs to go straight with the door. We think it makes a little bit more sense, and she wants a bigger porch so that's fine. It looks nice.

MR. GEISEL: Free design as well.

MR. VITTORE: Great!

MR. SCHWINGBECK: So, you're talking about not only the steps that are all crumbling, but you're going to tear that whole front portion off and redo the whole thing, correct?

MR. VITTORE: Correct, yes.

MR. SCHWINGBECK: That variance that you're seeking which is only going to be 16.2 from that east property line instead of the 24, it's not going to come out any farther than where those steps are?

MR. VITTORE: It shouldn't. It would be a nominal amount if it did. I'm looking to have the actual floor area of the porch, if we go with my plan, it would be four by eight. This would probably, this plan would be something like four by 12, 14, something like that. So, the steps coming I guess east, I don't plan on pushing that out any farther.

MR. SCHWINGBECK: But the porch itself won't come out any farther than the existing porch?

MR. VITTORE: No, correct. Correct.

MR. SCHWINGBECK: Yes, I mean I like the design. I think it looks a lot nicer than what you have.

MR. VITTORE: Yes, thank you.

CHAIRMAN PETRILLO: Any other questions or comments from any member of the Board? None being heard, we'll open it up to members' comments. Joe,

would you like to lead this one?

MR. SELBKA: This seems like it's a pretty straightforward variance. I think it makes sense. I think the porch will look much better and be much safer than the paver porch. Therefore, I would vote in favor of this variance.

CHAIRMAN PETRILLO: Any other comments from any other member of the Board? None being heard, is there a motion?

MR. DIVITO: Motion.

MR. GEISEL: 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. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Is there any other business?

MR. VITTORE: Thank you.

CHAIRMAN PETRILLO: Congratulations, have at it.

MR. VITTORE: Can I have this? Thank you.

CHAIRMAN PETRILLO: You submit that back to Derek now as part of your permit, you're done. You've got an architect design.

MR. VITTORE: I know. I have to show it to my wife.

CHAIRMAN PETRILLO: Is there any other business?

MR. GEISEL: Design Committee should like it.

CHAIRMAN PETRILLO: Yes. If no other business, is there a motion to adjourn?

MR. GEISEL: Move to adjourn.

CHAIRMAN PETRILLO: Second?

MR. SELBKA: Second.

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

(Chorus of ayes.)

CHAIRMAN PETRILLO: Opposed say nay.

(No response.)

CHAIRMAN PETRILLO: Motion passes. Thank you.

(Whereupon, the above-mentioned petition was adjourned at 7:36 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS July 11, 2016

PETITIONER: Vittore Residence
ADDRESS OF PROPERTY: 124 S. Walnut Ave.
VARIATION: 5.1-3.6, 5.4

A 8.4' variance to allow an open air front porch with a front yard setback of 16.2' from the east property line instead of the minimum 24.6'.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to replace the existing open air porch with a wooden porch. The petitioner testified that the existing porch is deteriorating. The petitioner explained that the porch will be similar to other porches on the block.

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

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

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

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

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

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



Item: Little Residence - 614 W. Tanglewood Dr.

Department: Planning & Community Development

REQUEST

A 1-foot variance from Chapter 28, Section 6.13-3b2 (Location of Fences) and Section 6.15-2.2 to allow an increase to the maximum fence height from 6-feet to 7-feet, for a fence located in the rear yard.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents

Type

Board or Commission Report
Correspondence
Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 8, 2016
Date Prepared: August 3, 2016
Project Title: Little Residence
Address: 614 W.Tanglewood Dr.

Background Information

Petition Number: ZBA #16-027
Petitioner: Jeff Little
Address: 614 W. Tanglewood Dr.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner is proposing a new seven foot tall fence that is located along the rear property line. Therefore, the petitioner requests the following variation:

- **A 1 foot variance from Chapter 28, Section 6.13-3b2 (Location of Fences) and Section 6.15-2.2 to allow an increase to the maximum fence height from 6-feet to 7-feet, for a fence located in the rear yard along the rear property line.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	7/11/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/11/16	
3. Letter that was Mailed	✓	7/11/16	
4. Photographs of Sign on Property	✓	7/11/16	

Photograph of Existing Structure



ZBA# 16-027
614 W Tanglewood - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: July 22, 2016
Completed: July 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 1 ft variance to allow an increase to the maximum fence height from 6 ft to 7 ft for a fence located in the rear yard.

The residential home backs up to a commercial property on University Ave, neighbor has an 8 ft fence.

The Engineering Department has NO COMMENT to the proposed variation.

RECEIVED
JUL 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

July 28, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-027 - Little Residence

Building Department Comment(s):

No objection to the variance.

RECEIVED
JUL 28 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Little Residence

Project Address: 614 W. Tanglewood Dr.

ZBA #: 16-027

ZBA Hearing Date: August 8, 2016

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, 2016

- A 1 foot variance from Chapter 28, Section 6.13-3b2 (Location of Fences) and Section 6.15-2.2 to allow an increase to the maximum fence height from 6-feet to 7-feet, for a fence located in the rear yard.

Attached are the Petitioner's:

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

Comments: _____

No Comment. - STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, July 29, 2016.

PETITION

NOW COMES the Petitioner Jeffrey A. Little being the owner of the property commonly known as: 614 W. Tanglewood Drive, Arlington Heights Il. 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.15-2, Chapter 28, of the Arlington Heights Municipal Code, in order to: Install a solid seven (7) foot fence at the rear of the property.

I hereby state that the following hardship would continue to exist if the variation were not granted: Excessive foot traffic with no privacy to the back yard and the kitchen of my house. Might also cut down on the noise of the cars in the parking lot and the music being played loudly by some of the employees. (I have called the police to lower the volume as well as asking them personally)

I hereby state the following unique circumstances exist: Both neighbors have had like problems as I have. The previous neighbors to my left had so many complaints about the business directly behind them that the business erected a twelve (12) foot wooden fence, the neighbor to my right had a solid eight (8) foot fence installed for privacy and noise control.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: My current fence is six (6) feet high already and in need of replacement, it being held up by metal pipes where the post have been broken, it is rotten in places and is unsightly as is. The new white vinyl seven (7) foot fence will only enhance the appearance of the property from either side of the fence.

Signed: _____

Jeffrey A. Little

Date: 7-6-16

RECEIVED
JUL 06 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

1216 E Central Road
Arlington Heights, IL 60005
Phone: 847-392-7600
Fax: 847-392-7719



E-MAIL AND INTERNET ADDRESSES
http://www.matc.com AND sales@matc.com

218 N. County Street
Waukegan, IL 60085
Phone: 847-336-2473
Fax: 847-336-2113

9800 S. Roberts Road
Palos Hills, IL 60465
Phone: 708-430-4077
Fax: 708-598-0696

PLAT OF SURVEY

LOT 52 IN BLOCK 1 IN BERKLEY SQUARE UNIT 8, A SUBDIVISION
OF PART OF THE SOUTHEAST QUARTER OF SECTION 7, TOWNSHIP 42
NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

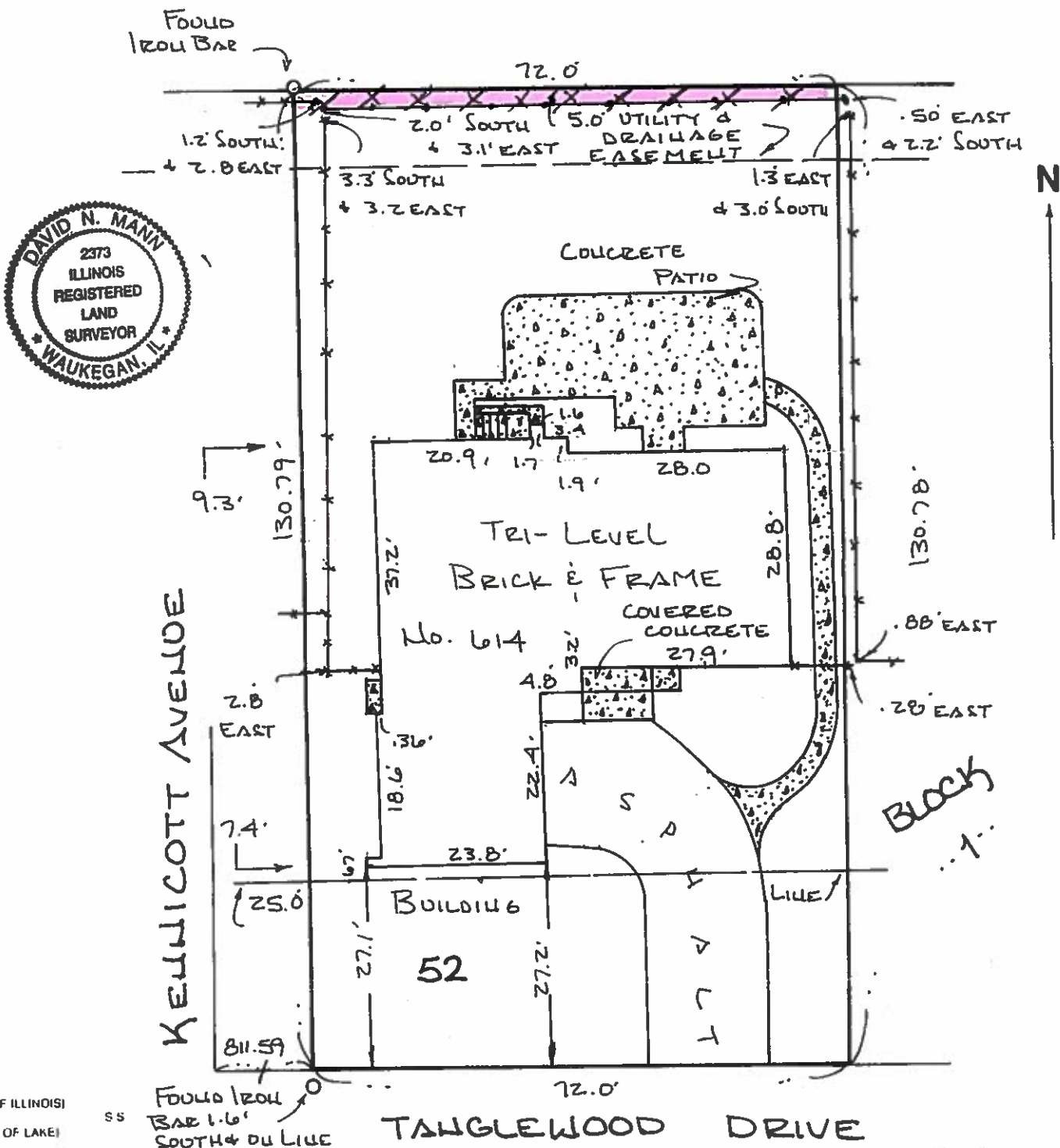
460 S. County Farm Road
Wheaton, IL 60187
Phone: 630-690-3733
Fax: 630-690-3735

RECEIVED

JUL 06 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

XXX Proposed 7' high solid fence with lattice top



STATE OF ILLINOIS
COUNTY OF LAKE

SS

FOULD IRON BAR 1.6'
SOUTH & DU LIEU

TANGLEWOOD DRIVE

On behalf of MID AMERICA SURVEY COMPANY, I hereby certify that the building(s) on property shown are within the property lines as monumented and that the adjoining buildings do not

encroach unless shown Dated MARCH 3, 1999 19

All distances shown are in feet & decimal parts
thereof. No angles or distances are to be
determined by scaling

Scale 1" = 20'

Job No. 57453

Address 614 N. Tanglewood Dr.

ARLINGTON HTS, IL

PIN 03-07-413-012

Surveyor WHEELING

Ordered By DANIEL LEVY

NOTES:

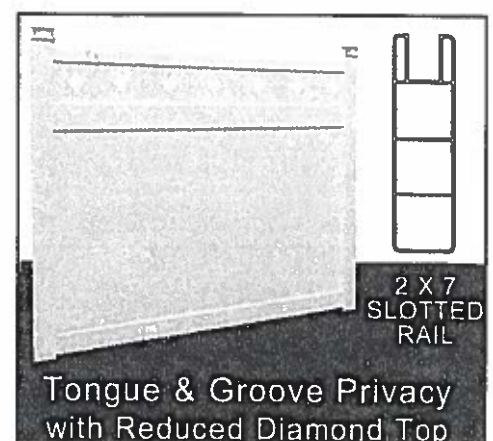
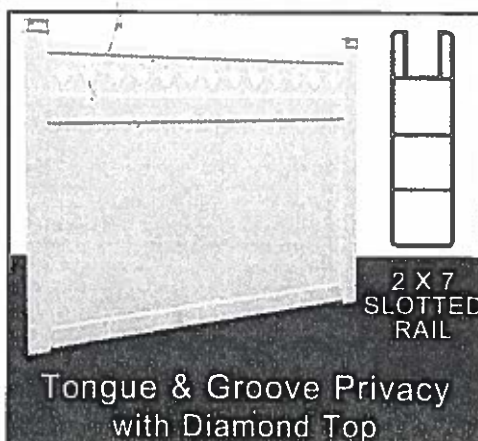
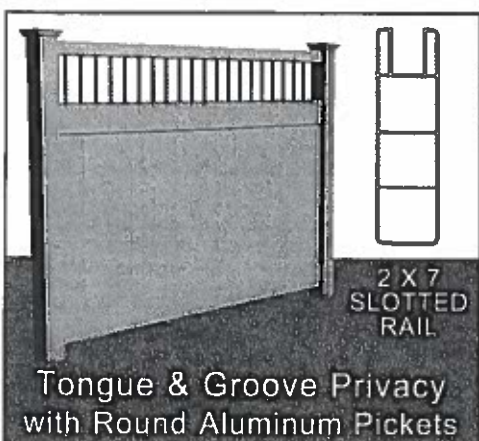
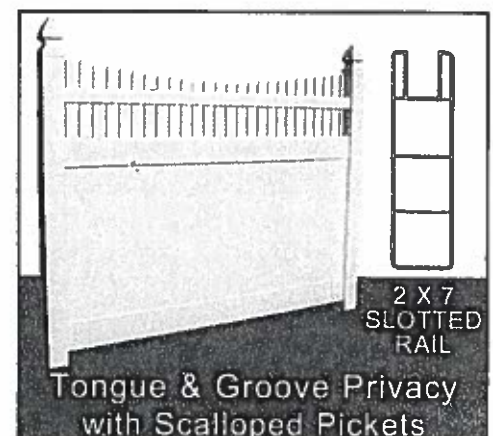
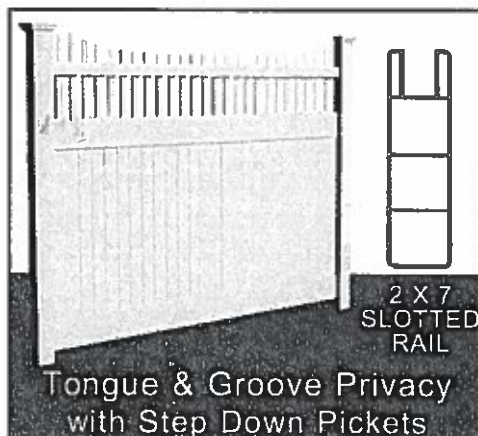
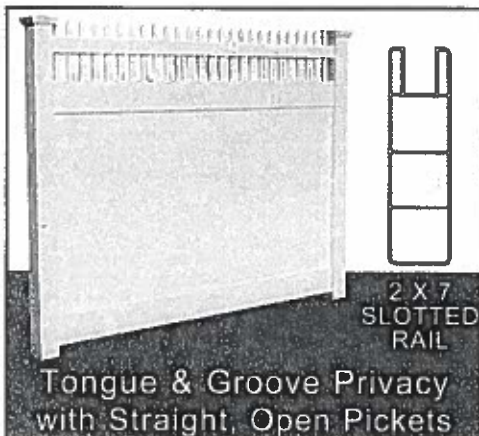
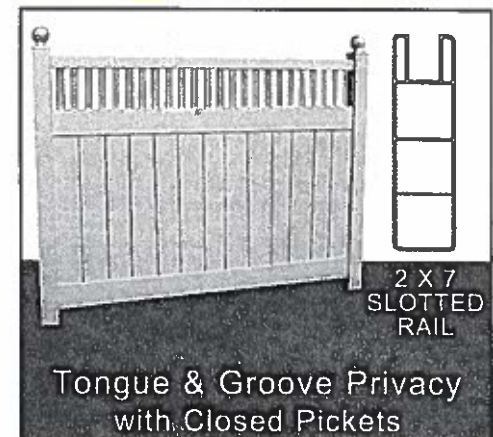
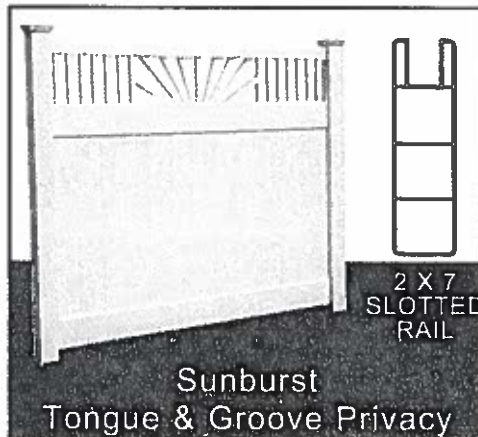
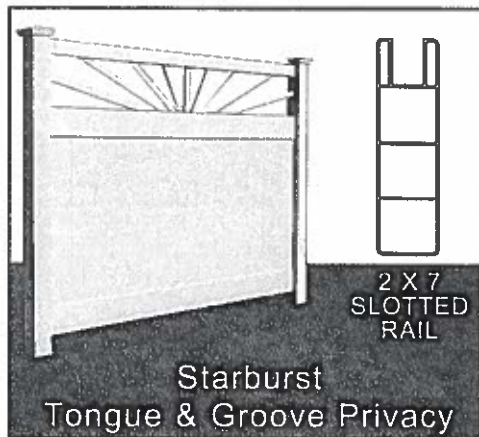
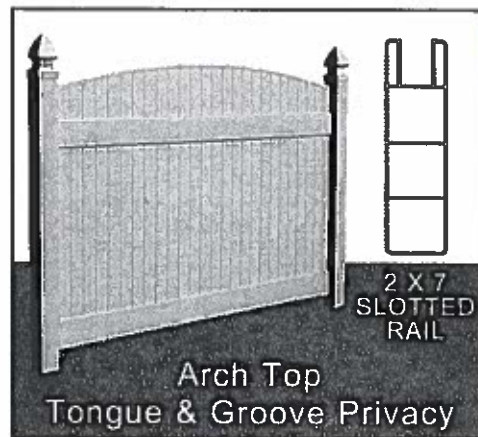
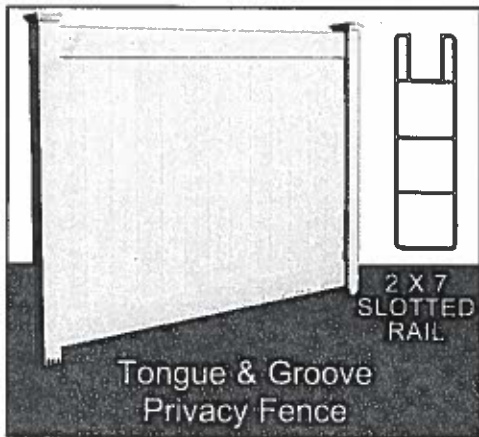
This plat has been made for use in a mortgage loan transaction and is not to be used for
construction. Unless otherwise noted, lot dimensions shown are record or deed dimensions

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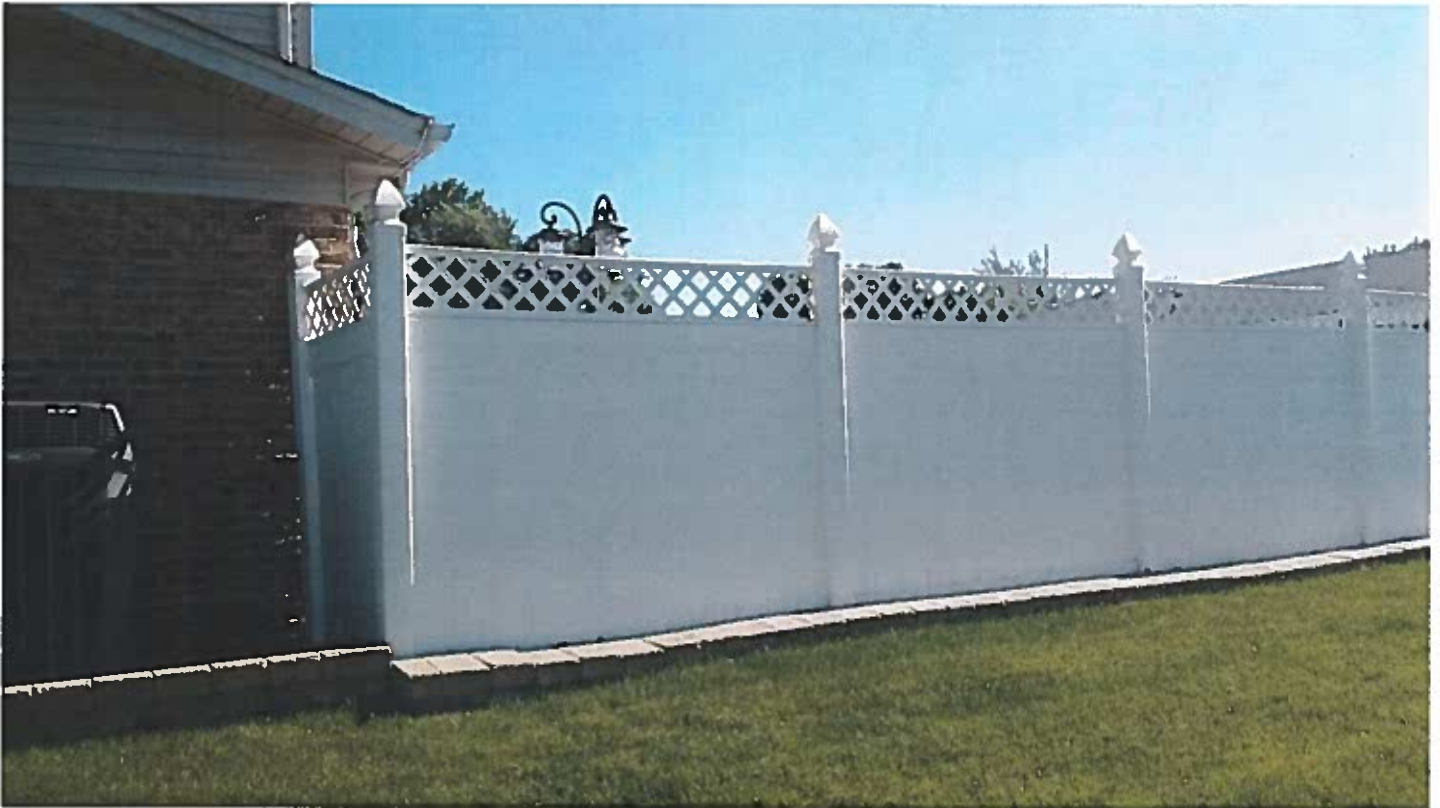
By MID AMERICA SURVEY COMPANY
Registered Illinois Land Surveyor

Compare your description and site markings
with this plat and at once report any discrep-
ancies which you may find

8' WIDE PRIVACY PANELS • WHITE • ALMOND • KHAKI



This is the type of new fence planned.



This is the existing fence, showing the truck parked in a handicap space.



This shows the neighbors to my right, they have an 8 foot fence.



This shows the neighbors and business to my left they have a 4 and 12 foot fence.



This is the view out of my kitchen window, of course they can also see in.



This is the handicap parking spot with the rolling billboard, it used to be parked out front or to the side of the building and not seen.





Item: 501-571 W. Golf Rd. / 702-778 W. Algonquin Rd.

Department: Planning & Community Development

REQUEST

A variation from Chapter 28, Section 11.4, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 390 to 325 parking spaces.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents

Type

Board or Commission Report
Correspondence
Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 8, 2016
Date Prepared: August 3, 2016
Project Title: 501-571 W. Golf Rd / 702-778 W. Algonquin Rd.
Address: 501-571 W. Golf Rd. / 702-778 W. Algonquin Rd.

Background Information

Petition Number: ZBA #16-029
Petitioner: Brigid Walsh / Value Industrial Partners LLC
Address: 970 N. Oaklawn Ave.
Elmhurst, IL 60126

Existing Zoning: M-2, Limited Heavy Manufacturing District

Requested Action/Background Information

Chapter 28, Section 12.1-b4, allows the Zoning Board of Appeals to waive the parking requirements when the character or use of the building is such as to make unnecessary the full provision of parking facilities, or where such regulations would impose an unreasonable hardship upon the use of the lot, as merely granting an advantage or convenience.

Parking Summary

Tenant	Space	Address	SF	Empl	Vehicles	Parking Ratio	Spaces
China Gel	501	W Golf Rd	1,855	5	0	1/2 emp & 1 per vehicle	3
Mechanical Design Consultants	503	W Golf Rd	1,820	5	0	1/300	6
Huang's Trading Company	505	W Golf Rd	2,261	5	0	1/300	8
Jujitsu	507	W Golf Rd	3,224	0	0	30% of capacity	19
Doors in Motion	509	W Golf Rd	2,904	5	5	1/2 emp & 1 per vehicle	8
TCH International	511	W Golf Rd	3,224	3	0	1/2 emp & 1 per vehicle	2
ThreadWorks Embroidery	515	W Golf Rd	3,224	4	0	1/2 emp & 1 per vehicle	2
A Perfect Petal / Beautiful Bride	517	W Golf Rd	2,904	3	0	1/2 emp & 1 per vehicle	2
Midwest Pharmacy Associates	519	W Golf Rd	2,946	2	0	1/2 emp & 1 per vehicle; 1/300 (office space)	6
Alpine Cleaning Equipment	521	W Golf Rd	5,757	2	0	1/2 emp & 1 per vehicle	1
Wholesale Sports Daily	523 & 525	W Golf Rd	6,448	7	0	1/2 emp & 1 per vehicle; 1/300 (office space)	3
Miyakawa America Corp.	527	W Golf Rd	3,544	3	0	1/2 emp & 1 per vehicle; 1/300 (office space)	6
Family Benefits Mailing Corp	529	W Golf Rd	3,544	4	0	1/2 emp & 1 per vehicle	2
VACANT	531	W Golf Rd	3,224	0	0	1/300	11
Lucky Yuppy Puppy	533 & 535	W Golf Rd	7,339	5	0	1/2 emp & 1 per vehicle	3
Reliable High Performance Prod	537, 551 & 555	W Golf Rd	3,612	5	0	1/2 emp & 1 per vehicle	3
Technical Doctor, Inc.	539	W Golf Rd	2,037	7	0	1/300	7
Framing For Yourself	541	W Golf Rd	2,037	3	0	1/300	7
IGT Testing Systems, Inc.	543	W Golf Rd	2,037	4	0	1/2 emp & 1 per vehicle	2
VACANT	545	W Golf Rd	1,762	0	0	1/300	6
Thompson & Walsh, LLC	547 & 549	W Golf Rd	2,749	3	0	1/2 emp & 1 per vehicle	2
Revolution Taekwondo	557	W Golf Rd	4,116	1	0	30% of capacity	25
American Freedom Insurance	553, 559 & 561	W Golf Rd	6,448	20	0	1/300	21
Tri-Guards, LLC	563	W Golf Rd	3,544	5	1	1/2 emp & 1 per vehicle; 1/300 (office space)	4
Benefax - Fax Machine Repair	565	W Golf Rd	3,544	4	2	1/2 emp & 1 per vehicle	4
Academy Engraving Company	567	W Golf Rd	3,224	2	0	1/2 emp & 1 per vehicle	1
Three60Fit	569	W Golf Rd	3,224	2	0	1/250	13
Daugherty Sales	571	W Golf Rd	4,962	5	0	1/300	17

Tenant	Space	Address	SF	Empl	Vehicles	Req	Spaces
Vito Fryfilter	702	702-78 W Algon Rd	3,227	1	0	1/2 emp & 1 per vehicle	1
A&C Electric	704	702-78 W Algon Rd	2,904	3	3	1/2 emp & 1 per vehicle	5
Beijing Zonggoc	706	702-78 W Algon Rd	2,904	1	0	1/2 emp & 1 per vehicle	1
SCC Pumps, Inc.	708	702-78 W Algon Rd	3,262	3	2	1/2 emp & 1 per vehicle	4
VACANT	710	702-78 W Algon Rd	5,757	0	0	1/300	19
B&J Sportscards	712	702-78 W Algon Rd	3,224	1	0	1/2 emp & 1 per vehicle	1
VACANT	714	702-78 W Algon Rd	3,224	0	0	1/300	11
VACANT	716	702-78 W Algon Rd	3,544	0	0	1/300	12
Trescal d/b/a Dynamic Tech	718	702-78 W Algon Rd	3,544	6	3	1/2 emp & 1 per vehicle	6
Agilent Technology	720	702-78 W Algon Rd	3,224	4	1	1/2 emp & 1 per vehicle	3
VACANT	722	702-78 W Algon Rd	3,224	0	0	1/300	11
Boba Direct, Inc.	724	702-78 W Algon Rd	4,116	3	0	1/2 emp & 1 per vehicle	2
JCS Comp Resource Corp.	726	702-78 W Algon Rd	1,788	3	0	1/300	6
American Family Insurance	728	702-78 W Algon Rd	1,610	2	0	1/300	5
Door to Door Shipp, Inc.	730	702-78 W Algon Rd	1,610	1	0	1/2 emp & 1 per vehicle	1
PlusPillow, Inc.	732	702-78 W Algon Rd	1,610	0	0	1/2 emp & 1 per vehicle	1
Madoov European Hardware	734	702-78 W Algon Rd	1,633	2	1	1/2 emp & 1 per vehicle	2
VACANT	736	702-78 W Algon Rd	1,851	0	0	1/300	6
Edmonds Construction	738	702-78 W Algon Rd	1,825	2	2	1/300	6
VACANT	740	702-78 W Algon Rd	1,825	0	0	1/300	6
VACANT	742	702-78 W Algon Rd	1,825	0	0	1/300	6
Tokens & Tankards	744	702-78 W Algon Rd	1,834	2	0	1/2 emp & 1 per vehicle	1
Earth Sports, LLC	746	702-78 W Algon Rd	4,115	8	0	1/2 emp & 1 per vehicle	4
Traxess USA, Inc.	748	702-78 W Algon Rd	3,224	5	0	1/2 emp & 1 per vehicle	3
Stanil Holdings	750	702-78 W Algon Rd	3,224	2	2	1/2 emp & 1 per vehicle	3
Kyoto America Inc.	752	702-78 W Algon Rd	3,544	4	0		2
Erdmann Construction	754-756	702-78 W Algon Rd	6,768	7	3	1/300	23
Cosmos Sunglasses	758-760	702-78 W Algon Rd	9,301	4	0	1/2 emp & 1 per vehicle	2
Techgator.com	762	702-78 W Algon Rd	2,946	3	0	1/2 emp & 1 per vehicle	2
Victory Martial Arts	764	702-78 W Algon Rd	2,904	2	2	30% of capacity	17
Elias Shaker & Company	766	702-78 W Algon Rd	3,224	6	0	1/300	11
ID3	768	702-78 W Algon Rd	3,224	2	0	1/2 emp & 1 per vehicle	1
Taehwatrans America, Inc.	770	702-78 W Algon Rd	2,904	2	2	1/2 emp & 1 per vehicle	3
VACANT	772	702-78 W Algon Rd	2,915	0	0	1/300	10
Midwest Audio	774-776	702-78 W Algon Rd	4,185	6	0	1/2 emp & 1 per vehicle	3
Elektro Physik, Inc.	778	702-78 W Algon Rd	1,847	2	0	1/2 emp & 1 per vehicle	1

TOTAL **334 spaces provided** **required spaces 390**

The parking ratios set forth in Chapter 28, Section 11.4, the Zoning Ordinance requires one space for every 300 square feet for office type uses, for wholesale, production and storage type uses one space for each two employees plus one space for each vehicle used in the conduct of the enterprise is required and for recreational facilities, spaces equal in number to 30% of capacity is required. The current site provides 334 parking spaces, with a parking requirement of 390 spaces. The petitioner surveyed the parking for a few days during the week at various times. The maximum amount of parked cars at any one time occurred on Friday, July 29, 2016, with 242 cars parked on the property around 9:15 a.m. (leaving 92 vacant spaces).

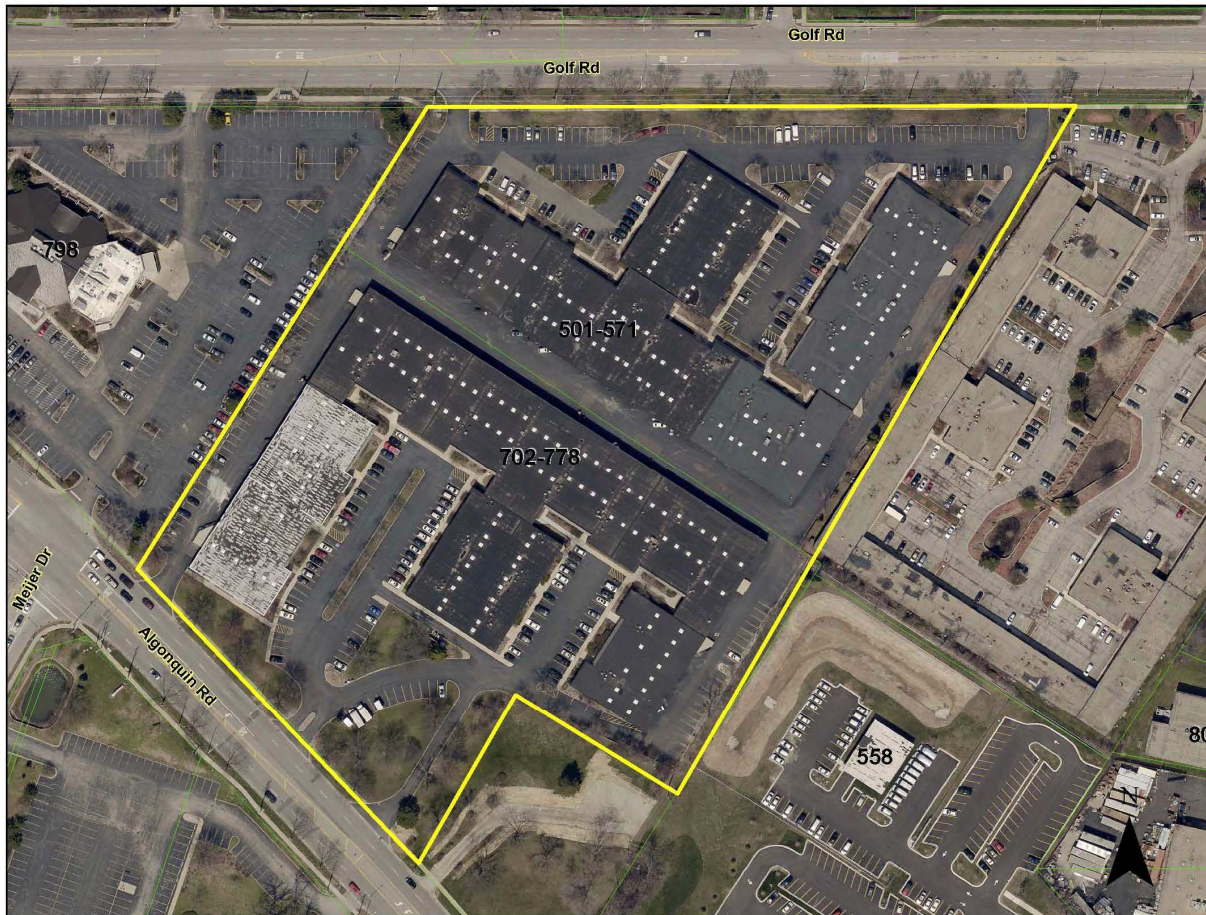
Based on the square footage for the businesses, the number of employees and the type of business, the total number of parking stalls required for the site is 390 spaces. At this time, the site has a total of 334 parking spaces, thereby resulting in a deficit of 56 parking stalls. Therefore, the petitioner requests the following variance:

- **A variation from Chapter 28, Section 11.4, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 390 to 334 parking spaces.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	7/22/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/22/16	
3. Letter that was Mailed	✓	7/22/16	
4. Photographs of Sign on Property	✓	7/22/16	

Photograph of Existing Structure



Algonquin Road -Looking North



Golf Road -Looking Southwest

MLP

Rev. Eng: Michael L. Pagones, PE ZBA #16-029
Address: 501-571 W. Golf Rd./702-778 W. Algonquin Rd.

Round 1 – Review Date 07-25-16

Rejected – 07-25-16

07-25-16 – There is insufficient information on the total parking demand to render an opinion. In speaking with Derek Mach, the petitioner is to provide additional parking information.

07-29-16 – No additional information has been provided. At this point, the request for variation from Chapter 28, Section 11.4, to allow a reduction to the minimum required parking from 390 to 325 parking spaces is rejected.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 501-571 W. Golf Rd / 702-778 W. Algonquin Rd.

Project Address: 501-571 W. Golf Rd./702-778 W. Algonquin Rd.

ZBA #: 16-029

ZBA Hearing Date: August 8, 2016

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, 2016

- A variation from Chapter 28, Section 11.4, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 390 to 325 parking spaces.

Attached are the Petitioner's:

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

Comments: _____

NO COMMENT. - STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, July 29, 2016.

July 28, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-029 - 501-571 W Golf Rd / 702-778 W Algonquin Rd.

Building Department Comment(s):

No objection to the variance.

RECEIVED
JUL 28 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the Petitioner Golf Algonquin LLC, managed by Value Industrial Partners, LLC being the owner of the property commonly known as: Golf Algonquin and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 11.4 , Chapter 28, of the Arlington Heights Municipal Code, in order to: secure a parking variation for this building, specifically for unit 507 W. Golf as we have a prospective tenant that owns a jujitsu business who would like to lease this space. Per the attached parking spreadsheet, there are 168 known parking spaces around this building (Golf side) in the complex and per our count there are 46 available units during normal business hours. This tenant will be using the majority of their parking (10-15 cars) after 5 pm during the week and on the weekends. Therefore, it will not coincide with the majority of our tenants who work and utilize parking during normal business hours. They only intend to have 2-3 cars there during normal business hours.

I hereby state that the following hardship would exist if the variation were not granted: we would be losing a good quality tenant for this space that is due to become vacant on 07/31/2016. We have a tenant that would like to lease the space and we would like to lease it to them.

I hereby state that the following unique circumstances exist: the tenant will be using the majority of their parking during non-normal business hours so we see this as posing no problem to the current parking situation.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: the current tenants parking situations will not be compromised as there are 46 available and this prospective tenant only intends to use more than 2-3 cars during weeknights and weekends which should not pose a problem to the other businesses currently here.

Signed: _____

B. Walsh

Date: _____

07/06/16

RECEIVED

JUL 11 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Mach, Derek

From: Brigid Walsh <BWalsh@ValueIndustrialPartners.com>
Sent: Friday, July 29, 2016 1:31 PM
To: Mach, Derek
Subject: RE: Parking Variation Application

Hi Derek:

See below for 3 parking counts for the building:

07/19/2016 @ 11:00 am

Golf: 39 available (168 total)

Algonquin: 57 available (166 total)

07/20/2016 @ 2:00 pm

Golf: 50 available (168 total)

Algonquin: 95 available (166 total)

07/29/2016 @ 9:15 am

Golf: 40 available (168 total)

Algonquin: 52 available (166 total)

Please let me know if you require anything additional at this time. Thank you and have a nice weekend.

Brigid Walsh
Value Industrial Partners
970 N. Oaklawn Avenue, Suite 300
Elmhurst, IL 60126

Main Line: 630-333-1900
Direct Line: 630-333-1985
Mobile: 708-738-9451
Fax: 630-333-1910
Email: BWalsh@valueindustrialpartners.com



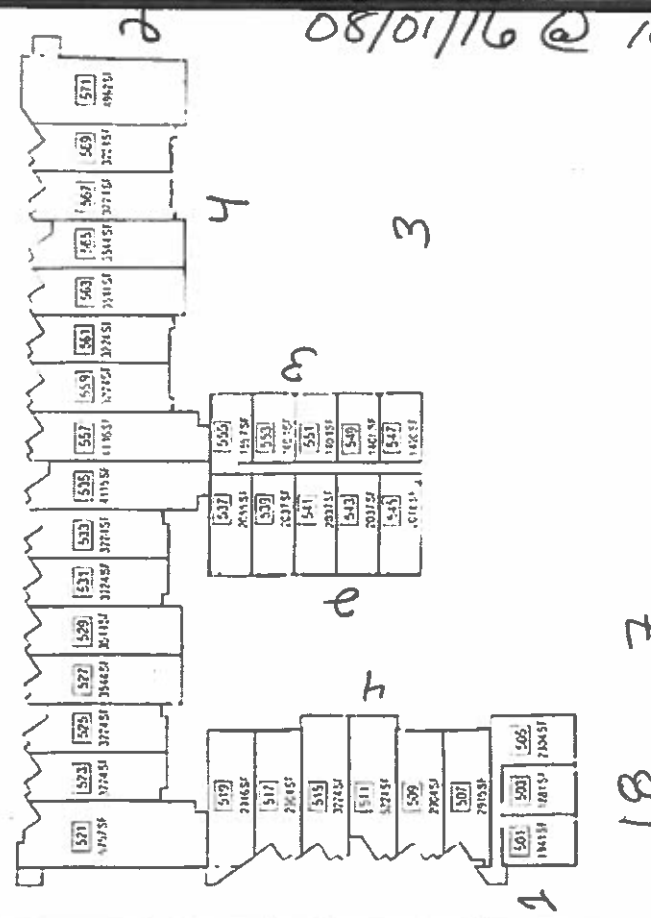
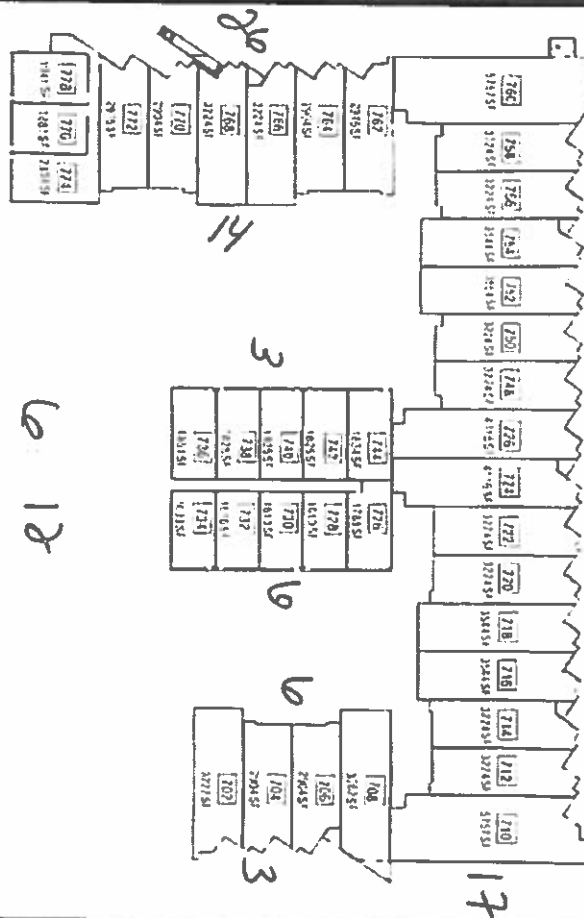
**VALUE
INDUSTRIAL
PARTNERS, LLC**

Industrial Real Estate Investment, Brokerage and Management

From: Mach, Derek [mailto:dmach@vah.com]
Sent: Friday, July 29, 2016 1:29 PM
To: Brigid Walsh <BWalsh@ValueIndustrialPartners.com>
Subject: RE: Parking Variation Application

ARLINGTON CENTER
 501—571 W. Golf Road
 702—778 W. Algonquin Road
 Arlington Heights, Illinois

93 open (166 total)



08/01/16 @ 10:20 AM

44 open spots
 (168 total)



**VALUE
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Industrial Real Estate Investments, Brokerage and Management

970 N. Oaklawn Avenue, Suite 300, Elmhurst, Illinois 60126
 TEL: 630-333-1900 www.valueindustrialpartners.com

For Further Information, Please Contact:

BRIAN P. GEDVILAS
 Director of Leasing
 bgedvilas@valueindustrialpartners.com
 630-333-1900

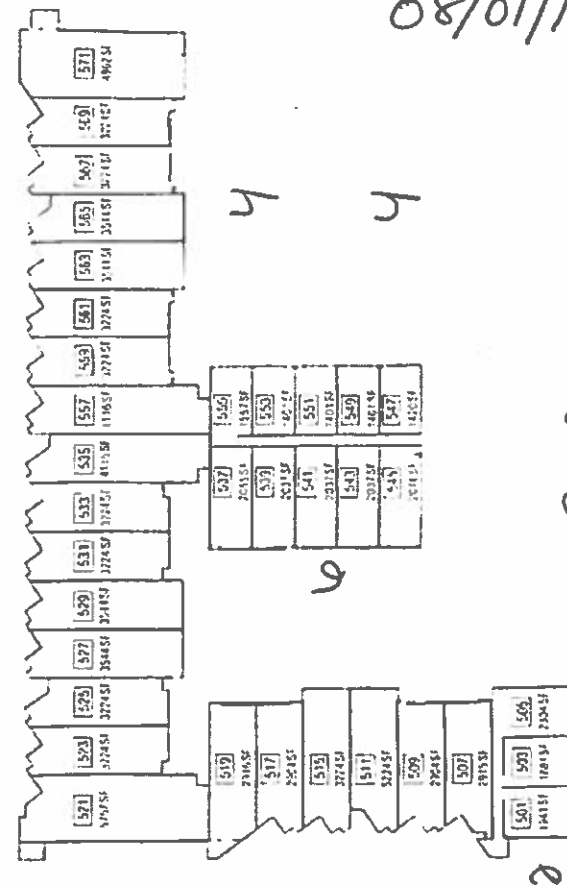
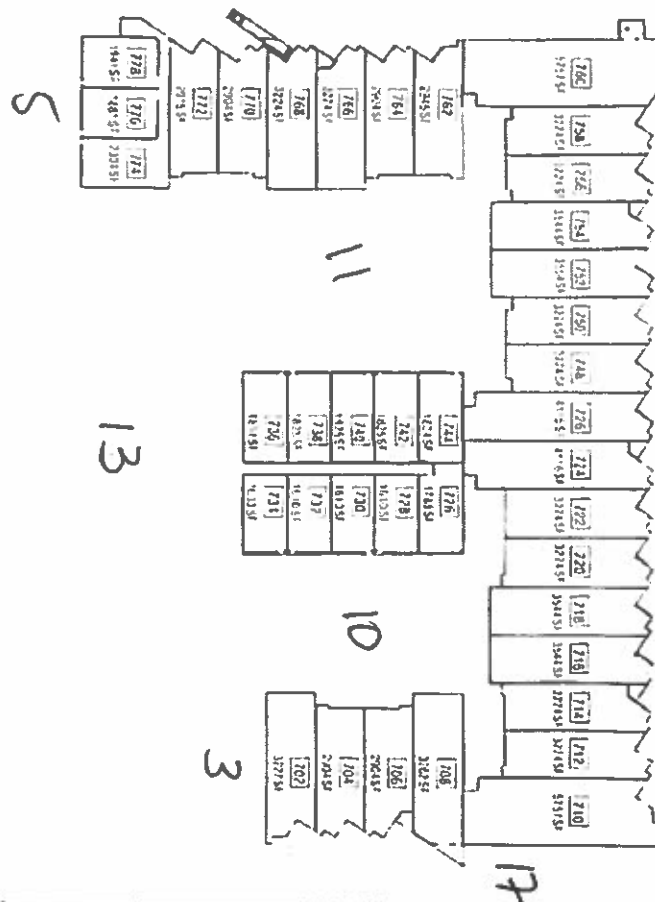
BRIGID M. WALSH
 Leasing/Marketing Associate
 Bm1iston@valueindustrialpartners.com
 630-333-1900

Officers of the firm have an ownership interest in this property.
 Submitted subject to error, change in status or withdrawal without notice.

ARLINGTON CENTER
 501—571 W. Golf Road
 702—778 W. Algonquin Road
 Arlington Heights, Illinois

08/01/16 @ 1:35pm

59 open (166 total)



48 open spots
 (168 total)



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Industrial Real Estate Investments, Brokerage and Management

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For Further Information, Please Contact:

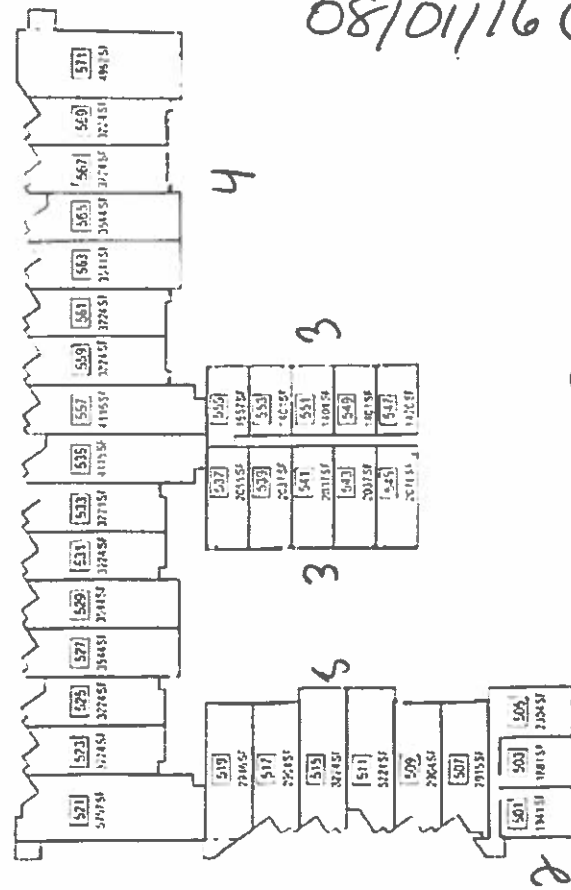
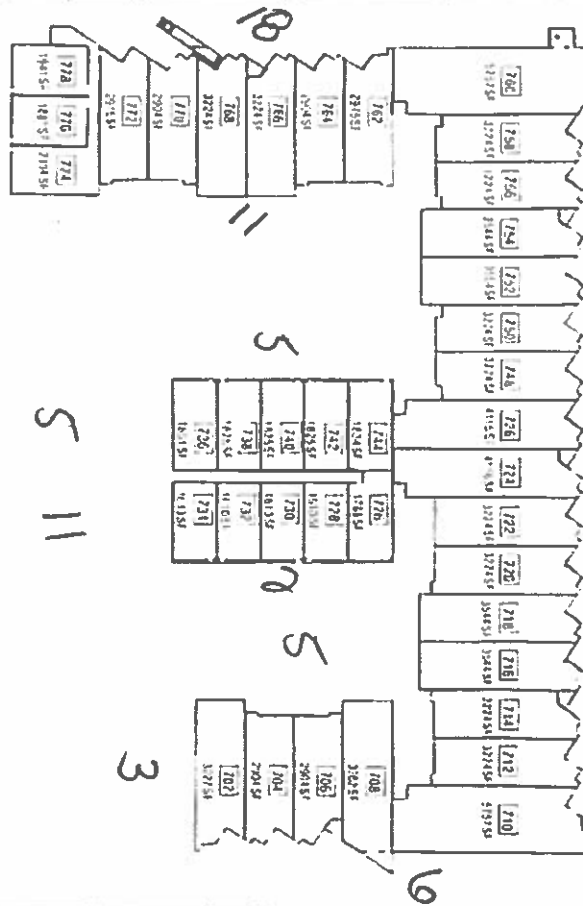
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 bgedvilas@valueindustrialpartners.com
 630-333-1900

BRIGID M. WALSH
 Leasing/Marketing Associate
 Bmfliston@valueindustrialpartners.com
 630-333-1900

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ARLINGTON CENTER
 501—571 W. Golf Road
 702—778 W. Algonquin Road
 Arlington Heights, Illinois

160 open spots
 (160 available)



51 open spots
 (160 total)



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 PARTNERS, LLC**

Industrial Real Estate Investments, Brokerage and Management

970 N. Oaklawn Avenue, Suite 200, Elmhurst, Illinois 60126
 TEL: 630-333-1900 www.valueindustrialpartners.com

For Further Information, Please Contact:

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Director of Leasing

bgedvilas@valueindustrialpartners.com

630-333-1900

BRIGID M. WALSH

Leasing/Marketing Associate

Bmliston@valueindustrialpartners.com

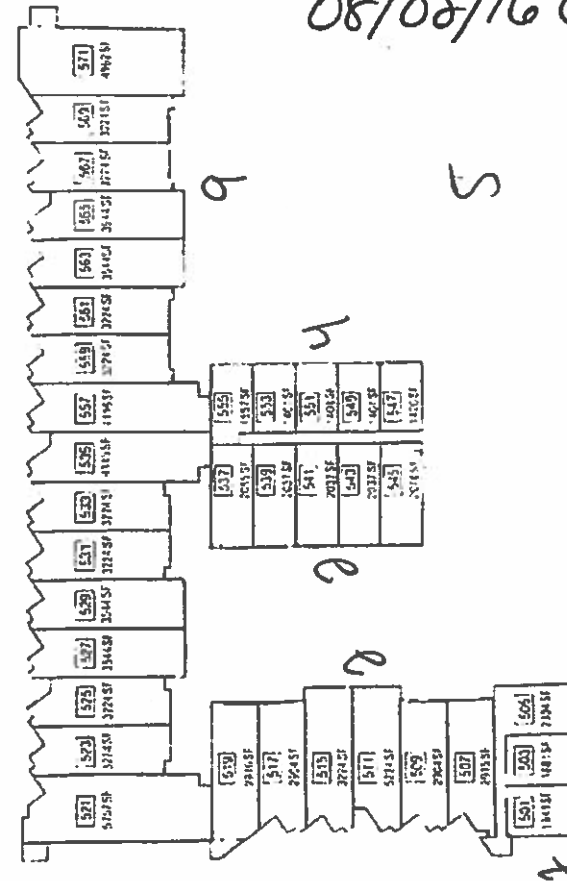
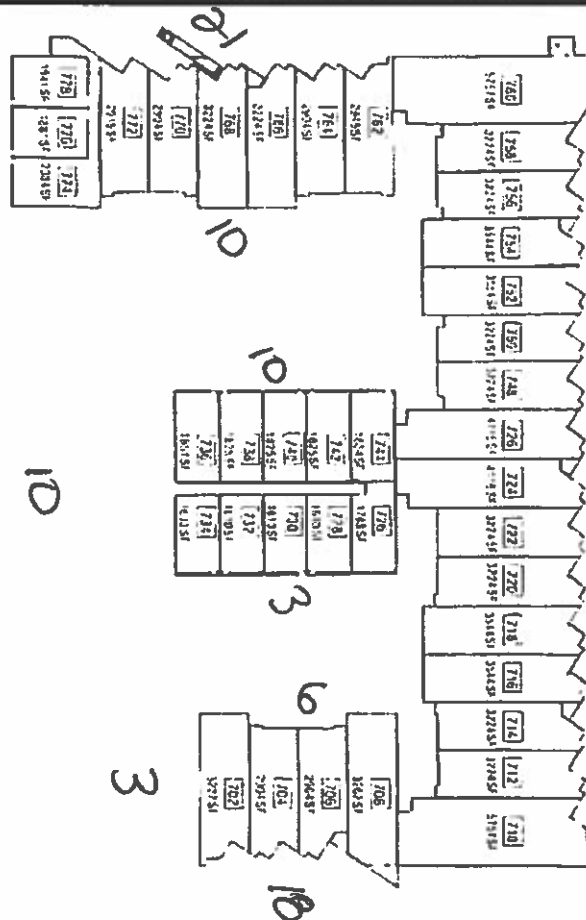
630-333-1900

Officers of the firm have an ownership interest in this property.
 Submitted subject to error, change in status or withdrawal without notice.

ARLINGTON CENTER
 501—571 W. Golf Road
 702—778 W. Algonquin Road
 Arlington Heights, Illinois

08/02/16 @ 8:45 am

81 open
 (168 total)



59 open
 (168 total)



Industrial Real Estate Investments, Brokerage and Management

970 N. Oaklawn Avenue, Suite 300, Elmhurst, Illinois 60126
 TEL: 630-333-1900 www.valueindustrialpartners.com

For Further Information, Please Contact:

BRIAN P. GEDVILAS

Director of Leasing

bgedvilas@valueindustrialpartners.com

630-333-1900

BRIGID M. WALSH

Leasing/Marketing Associate

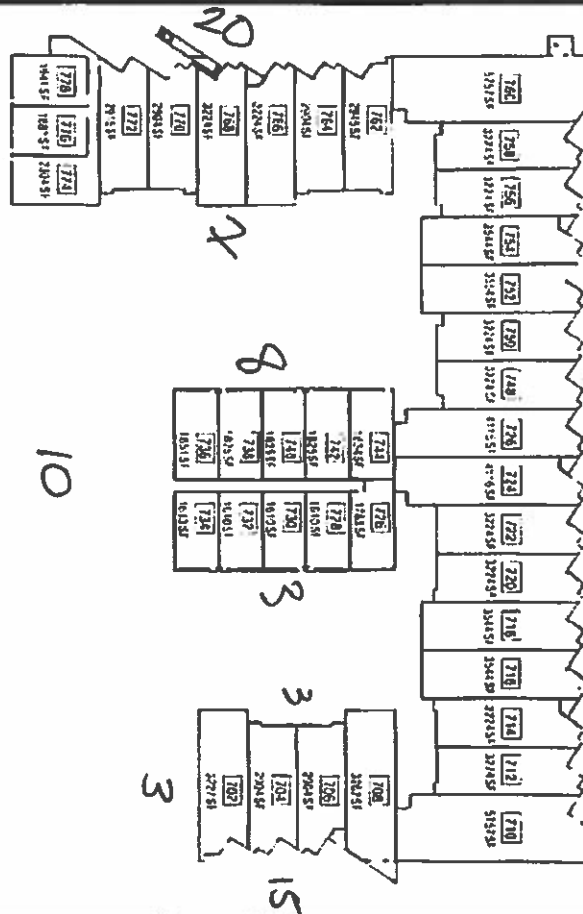
Bmliston@valueindustrialpartners.com

630-333-1900

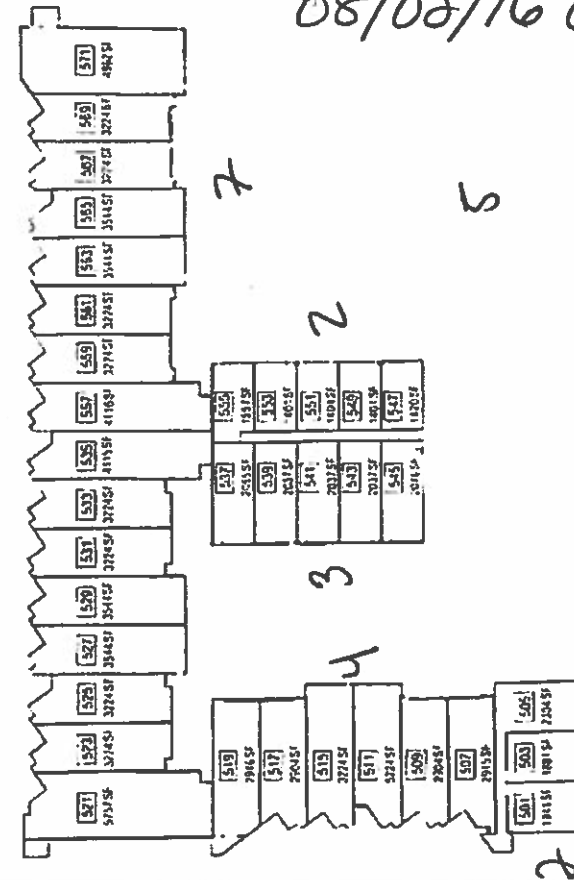
Officers of the Firm have a ownership interest in this property.
 Submitted subject to error, change in status or withdrawal without notice.

ARLINGTON CENTER
501—571 W. Golf Road
702—778 W. Algonquin Road
Arlington Heights, Illinois

69 open
(166 total)



08/08/16 @ 11:45 am



55 open
(168 total)



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bgedvilas@valueindustrialpartners.com

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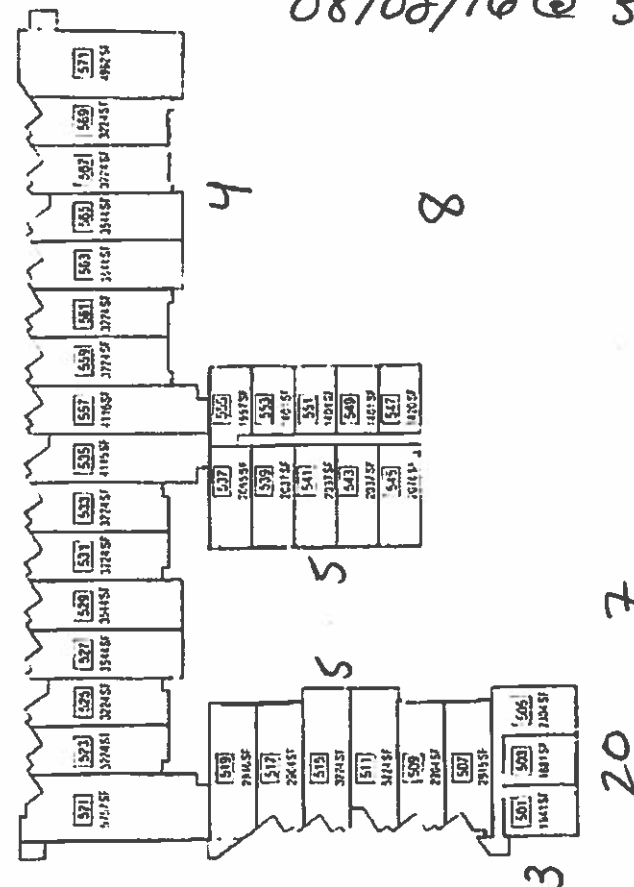
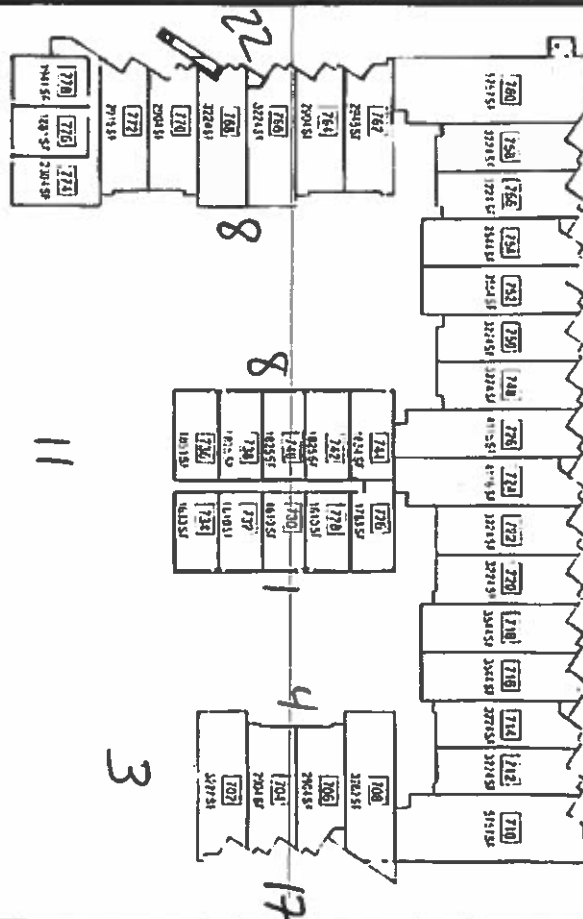
630-333-1900

Offices of the firm have an ownership interest in this property.
Selling subject to prior change in status or withdrawal without notice.

ARLINGTON CENTER
 501—571 W. Golf Road
 702—778 W. Algonquin Road
 Arlington Heights, Illinois

08/02/16 @ 3:15 pm

74 open
 (166 total)



52 open
 (168 total)



**VALUE
 INDUSTRIAL
 PARTNERS, LLC**

Industrial Real Estate Investments, Brokerage and Management

970 N. Oaklawn Avenue, Suite 300, Itasca, Illinois 60143
 TEL: 630-333-1900 www.valueindustrialpartners.com

For Further Information, Please Contact:

BRIAN P. GEDVILAS
 Director of Leasing
 bgedvilas@valueindustrialpartners.com
 630-333-1900

BRIGID M. WALSH
 Leasing/Marketing Associate
 Bmilston@valueindustrialpartners.com
 630-333-1900

Officers of the firm have an ownership interest in this property.
 Submitted subject to error, change or omission without notice.

TENANT	SPACE	ADDRESS	SF	Empl	Vehicles	Type of Business
Vito Fryfilter	702	702-78 W Algonquin Rd	3,227	1	0	Manufacturing, Sales & Distribution of Oil Filtration
A&C Electric	704	702-78 W Algonquin Rd	2,904	3	3	Electronic Services & Repair
Beijing Zodngoc Automatic Technology	706	702-78 W Algonquin Rd	2,904	1	0	Automatic Equipment Manufacturing
SCC Pumps, Inc.	708	702-78 W Algonquin Rd	3,262	3	2	Engineers, Manufactures & Distributes Pumps
VACANT	710	702-78 W Algonquin Rd	5,757	0	0	N/A
B&J Sportscards	712	702-78 W Algonquin Rd	3,224	1	0	Sports Memorabilia
VACANT	714	702-78 W Algonquin Rd	3,224	0	0	N/A
VACANT	716	702-78 W Algonquin Rd	3,544	0	0	N/A
Trescal d/b/a Dynamic Technology	718	702-78 W Algonquin Rd	3,544	6	3	Calibration Services
Agilent Technology	720	702-78 W Algonquin Rd	3,224	4	1	Electronic Services & Repair
Vacant	722	702-78 W Algonquin Rd	3,224	0	0	N/A
Boba Direct, Inc.	724	702-78 W Algonquin Rd	4,116	3	0	Beverage Distribution Company
JCS Computer Resource Corp.	726	702-78 W Algonquin Rd	1,788	3	0	Computer Resource
American Family Insurance	728	702-78 W Algonquin Rd	1,610	2	0	Insurance
Door to Door Shipp, Inc.	730	702-78 W Algonquin Rd	1,610	1	0	Shipping Company
PlusPillow, Inc.	732	702-78 W Algonquin Rd	1,610	0	0	Manufactures Medical Pillows
Madoov European Hardware	734	702-78 W Algonquin Rd	1,633	2	1	Production of door handles
VACANT	736	702-78 W Algonquin Rd	1,851	0	0	N/A
Edmonds Construction	738	702-78 W Algonquin Rd	1,825	2	2	Construction
VACANT	740	702-78 W Algonquin Rd	1,825	0	0	N/A
VACANT	742	702-78 W Algonquin Rd	1,825	0	0	N/A
Tokens & Tankards	744	702-78 W Algonquin Rd	1,834	2	0	Electronic Services & Repair
Earth Sports, LLC	746	702-78 W Algonquin Rd	4,115	8	0	Outdoor Clothing & Suppliesa Retailer
Traxess USA, Inc.	748	702-78 W Algonquin Rd	3,224	5	0	Exporters of Plywood & Millwork
Stanil Holdings	750	702-78 W Algonquin Rd	3,224	2	2	Manufacturing
Kyoto America Inc.	752	702-78 W Algonquin Rd	3,544	4	0	Integrated Systems Provider
Erdmann Construction	754-756	702-78 W Algonquin Rd	6,768	7	3	Construction
Cosmos Sunglasses	758-760	702-78 W Algonquin Rd	9,301	4	0	Merchandise
Techgator.com	762	702-78 W Algonquin Rd	2,946	3	0	Electronics Sales and Distribution
Victory Martial Arts	764	702-78 W Algonquin Rd	2,904	2	2	Mixed Martial Arts Studio
Elias Shaker & Company	766	702-78 W Algonquin Rd	3,224	6	0	Consumer Product Brokerage Firm
ID3	768	702-78 W Algonquin Rd	3,224	2	0	Industrial Equipment Supplier
Taehwatrans America, Inc.	770	702-78 W Algonquin Rd	2,904	2	2	Marketing, Sales & Storage of Electrical Components
VACANT	772	702-78 W Algonquin Rd	2,915	0	0	N/A
Midwest Audio	774-776	702-78 W Algonquin Rd	4,185	6	0	Audio/Visual Equipment Repair
Elektro Physik, Inc.	778	702-78 W Algonquin Rd	1,847	2	0	Manufactures Coating Thickness Testing Gauges

Total known square footage
Total known # of parking spots
Available

113,570
166
58

7/15/2016

Arlington Center (702-78 West Algonquin Road)
Parking Analysis

THIS ANALYSIS IS INCOMPLETE

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DEVELOPMENT DEPARTMENT

TENANT	SPACE	ADDRESS	SF	Empl	Vehicles	Type of Business
China Gel	501	W Golf Road	1,855	5	0	Wholesale Topical Pain Reliever
Mechanical Design Consultants	503	W Golf Road	1,820	5	0	Engineering
Huang's Trading Company	505	W Golf Road	2,261	5	0	Wholesale Jewelry
VACANT	507	W Golf Road	2,915	0	0	N/A
Doors in Motion	509	W Golf Road	2,904	5	5	Garage Door Distribution & Repair
TCH International	511	W Golf Road	3,224	3	0	Computer Technology / Consulting
ThreadWorks Embroidery	515	W Golf Road	3,224	4	0	Embroidery
A Perfect Petal	517	W Golf Road	2,904	3	0	Flower Shop
Midwest Pharmacy Associates	519	W Golf Road	2,946	2	0	Pharmaceutical Merchandise
Alpine Cleaning Equipment	521	W Golf Road	5,757	2	0	Cleaning Equipment & Janitorial Supplies
Wholesale Sports Daily	523 & 525	W Golf Road	6,448	7	0	Wholesale sports memorabilia
Miyakawa America Corp.	527	W Golf Road	3,544	3	0	Sales and distribution of lighting
Family Benefits Mailing Corporation	529	W Golf Road	3,544	4	0	Mailing, printing & distribution
VACANT	531	W Golf Road	3,224	0	0	N/A
Lucky Yuppy Puppy	533 & 535	W Golf Road	7,339	5	0	Manufacturing
Reliable High Performance Products	537, 551 & 555	W Golf Road	3,612	5	0	Apparel
Technical Doctor, Inc.	539	W Golf Road	2,037	7	0	Doctor Education
Framing For Yourself	541	W Golf Road	2,037	3	0	Picture Framing Supplies
IGT Testing Systems, Inc.	543	W Golf Road	2,037	4	0	Development & Manufacturing of printability testing equipment
VACANT	545	W Golf Road	1,762	0	0	N/A
Thompson & Walsh, LLC	547 & 549	W Golf Road	2,749	3	0	Graphic Design & Printer Services
Revolution Taekwondo	557	W Golf Road	4,116	1	0	Martial Arts Center
American Freedom Insurance	553, 559 & 561	W Golf Road	6,448	20	0	office for Insurance
Tri-Guards, LLC	563	W Golf Road	3,544	5	1	Manufacturing, Sales & Storage of Wall Corner Guards
Benefax - Fax Machine Repair	565	W Golf Road	3,544	4	2	Fax Machine Repair
Academy Engraving Company	567	W Golf Road	3,224	2	0	Engraving
Three60Fit	569	W Golf Road	3,224	2	0	Personal fitness training
Daugherty Sales	571	W Golf Road	4,962	5	0	Pumping Equipment & Accessories

Total known square footage

100,393

Total known # of parking spots

168

Available

46

7/5/2016

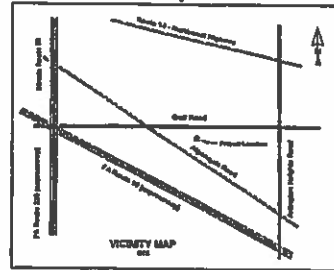
Arlington Center (501-571 W Golf Rd.)

Parking Analysis

THIS ANALYSIS IS INCOMPLETE

RECEIVED
JUL 11 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ALTA/ACSM LAND TITLE SURVEY



LEGEND

- SANITARY MANHOLE
- STORM MANHOLE
- FIRE HYDRANT
- STREET SIGN/TRAFFIC SIGN
- POWER POLE
- HYDRANT VALVE
- MAILBOX
- GAS VALVE
- LIGHT POLE
- VALVE VAULT
- STORM INLET
- L.B.T. RISER
- TRAFFIC SIGNAL MANHOLE
- L.B.T. MANHOLE
- ELEC. TRANSFORMER
- DEPRESSED CURB
- CONCRETE CURB

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JUL 11 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

- NOTES
- 1) 3/4" IRON PIPES SET AT ALL PROPERTY CORNERS UNLESS OTHERWISE NOTED HEREON.
 - 2) ANGLES AND DISTANCE ARE NOT TO BE ASSUMED BY SCALING.
 - 3) DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRELATED TO A TEMPERATURE OF 62° FAHRENHEIT.
 - 4) THE IMPROVEMENTS WHICH MAY OR MAY NOT EXIST OVER THE PORTION OF PARCEL 1 WEST OF THE EXISTING PARKING LOT ON PARCEL 1 CANNOT BE CONFIRMED BECAUSE THAT AREA IS BEING USED AS A STORAGE AREA FOR PINE WOOD, ETC.
 - 5) THE PROPERTY IS IN SCHE "X" ACCORDING TO THE FEMA FLOOD HAZARD RATE MAP COMMUNITY - PANE, NUMBER 17001, CDSH F DATED NOVEMBER 8, 2000.
 - 6) THERE ARE 338 REGULAR PARKING SPACES AND 7 HANDICAP PARKING SPACES. WE HAVE NO KNOWLEDGE OF ANY REQUIREMENTS AS TO THE TOTAL NUMBER OF PARKING SPACES REQUIRED.
 - 7) THE PROPERTY IS ZONED M-2. WE HAVE NO KNOWLEDGE OF ANY FLOOR AREA SPACE RESTRICTIONS OR ANY SETBACK REQUIREMENTS.

AREA:
TOTAL SITE = 508,711 SQ. FT. / 11.67840 ACRES
PARCEL 1 = 272,780 SQ. FT. / 6.26217 ACRES
PARCEL 2 = 235,931 SQ. FT. / 5.41623 ACRES

ARTHUR R. OLSON & COMPANY
LAND SURVEYORS - 965 WESTSHORE DR., FOX LAKE, ILLINOIS, 60020, (847) 651-1150

PARCEL 1:

THAT PART OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT IN THE NORTH LINE OF SECTION 16 AFORESAID, 45 (23.79) LINES WESTERLY OF THE NORTHEAST CORNER OF LOT 4 IN THE SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16 AFORESAID; THENCE SOUTH 33 DEGREES WEST ALONG A LINE HEREINAFTER REFERRED TO AS LINE "A" FOR A DISTANCE OF 238.50 FEET TO THE POINT OF BEGINNING OF LAND HEREON DESCRIBED; THENCE CONTINUING SOUTH 22 DEGREES WEST 432.63 FEET TO A POINT IN THE NORTHEASTERN LINE OF ALGONQUIN ROAD (EXCERPT AS SHOWN ON DOCUMENT 1118675 RECORDED FEBRUARY 12, 1983); THENCE SOUTHEASTERLY ALONG SAID NORTHEASTERN LINE (BEING A CURVED LINE COMING NORTHEASTERLY AND HAVING A RADIUS OF 8948.33 FEET) FOR A DISTANCE OF 443.82 FEET TO A LINE THAT IS 238.50 FEET (AS MEASURED ALONG THE CENTERLINE OF ALGONQUIN ROAD HEREINAFTER DESCRIBED) NORTHWESTERLY OF AND PARALLEL WITH A LINE WHICH MAKES AN ANGLE OF 84 DEGREES MEASURED FROM WEST TO THE SOUTHWEST WITH THE NORTH LINE OF SECTION 16 AFORESAID (DRAWN FROM A POINT IN SAID NORTH LINE 682.33 FEET EASTERLY OF THE NORTH QUARTER CORNER OF SECTION 16 AFORESAID; THENCE NORTH 31 DEGREES 01 MINUTES 45 SECONDS EAST ALONG SAID PARALLEL LINE 258.50 FEET TO A POINT IN THE NORTH LINE OF SECTION 16 AFORESAID; THENCE SOUTH 85 DEGREES 42 MINUTES 18 SECONDS EAST 215.26 FEET TO A POINT IN THE LINE HEREINAFTER DESCRIBED AS MAKING AN ANGLE OF 54 DEGREES WITH THE NORTH LINE OF SECTION 16 AFORESAID; SAID POINT BEING 848.63 FEET SOUTH 21 DEGREES 01 MINUTES 45 SECONDS WEST FROM THE AFORESAID POINT IN THE NORTH LINE OF SECTION 16 AFORESAID; 888.34 FEET EASTERLY OF THE NORTH QUARTER CORNER THEREOF; THENCE NORTH 31 DEGREES 01 MINUTES 45 SECONDS EAST ALONG SAID 888.34 FEET TO A LINE PERPENDICULAR TO LINE "A" HEREINAFTER DESCRIBED AND DRAWN THROUGH THE POINT OF BEGINNING; THENCE NORTH 58 DEGREES WEST ALONG SAID PERPENDICULAR LINE 631.81 FEET TO THE POINT OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 2:

OF THAT PART OF SECTION 16, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SECTION 16 AFORESAID, 888.34 FEET EASTERLY OF THE NORTH QUARTER CORNER THEREOF; THENCE WEST-ONLY ALONG SAID NORTH LINE 724.64 FEET TO A POINT 45 LINES WESTERLY OF THE NORTHEAST CORNER OF LOT 4 IN SCHOOL TRUSTEES' SUBDIVISION OF SECTION 16 AFORESAID; THENCE SOUTH 22 DEGREES WEST ALONG A LINE HEREINAFTER REFERRED TO AS LINE "A" FOR A DISTANCE OF 238.50 FEET; THENCE SOUTH 33 DEGREES EAST PERPENDICULAR TO SAID DESCRIBED LINE 178.50 FEET TO A LINE PARALLEL WITH LINE "A" HEREIN BEFORE MENTIONED AND DRAWN THROUGH THE POINT OF BEGINNING; THENCE NORTH 33 DEGREES EAST ALONG SAID PARALLEL LINE 841.38 FEET TO THE POINT OF BEGINNING, EXCEPT THEREFOR THAT PART DEDICATED FOR GOLF ROAD AS PER DOC. NO. 1048897 RECORDED SEPTEMBER 24, 1928, ALL IN COOK COUNTY, ILLINOIS.

PARCEL 3:

EASEMENTS FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY PARAGRAPH 304 AND FOR THE BENEFIT OF PARCEL 3 AS CREATED BY PARAGRAPH 305 OF THE STORM SEWER AND DETENTION BASIN EASEMENT AGREEMENT RECORDED JULY 17, 1978, AS DOCUMENT NO. 24338771. (SEE DOCUMENT FOR DETAILS)

SCALE: 1" = 40'

To: 1) Chicago Title Insurance Company 2) Reliance Life Insurance Company, its successors, assigns and participants
3) Chicago Title Land Trust Company as trustee of members 10-37882-89 and 10-32531-89 4) Algonquin Industrial Center LLC

This is to certify that this map or plat and the survey on which it is based were made (1) in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1970, and includes Items 1, 2, 3, 4, 6, 7(a), 7(b)(1), 7(b)(2), 7(b)(3), 7(c), 8, 9, 10, 11(a), 12 and 16 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS, and ALTA and in effect on the date of this certification undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerances.

Dated this 23rd day of September, 2008, at Fox Lake, Illinois.

By: *Arthur R. Olson* (Professional Land Surveyor No. 25-2332)



PROJECT NO.
FILE NO.



Item: Ward Residence - 820 N. Mitchell Ave.

Department: Planning & Community Development

REQUEST

1. A 1.4 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 3.8 feet from the south property line instead of the minimum 5.2 feet and an additional 1.0 feet for the eave.
2. A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 52-ft. wide, 6,500 sq. ft. lot to be buildable, where 70 feet wide, 8,750 sq. ft. is required.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents

Type

Board or Commission Report
Correspondence
Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 8, 2016
Date Prepared: August 3, 2016
Project Title: Ward Residence
Address: 820 N. Mitchell Ave.

Background Information

Petition Number: ZBA #16-030
Petitioner: Ted Ward
Address: 820 N. Mitchell Ave.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner is proposing to construct a second story addition to the existing one story home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,500 square feet and a lot width of 52 feet. The proposed residence will have approximately 2,300 square feet. The proposed addition is encroaching into the required side yard setback.

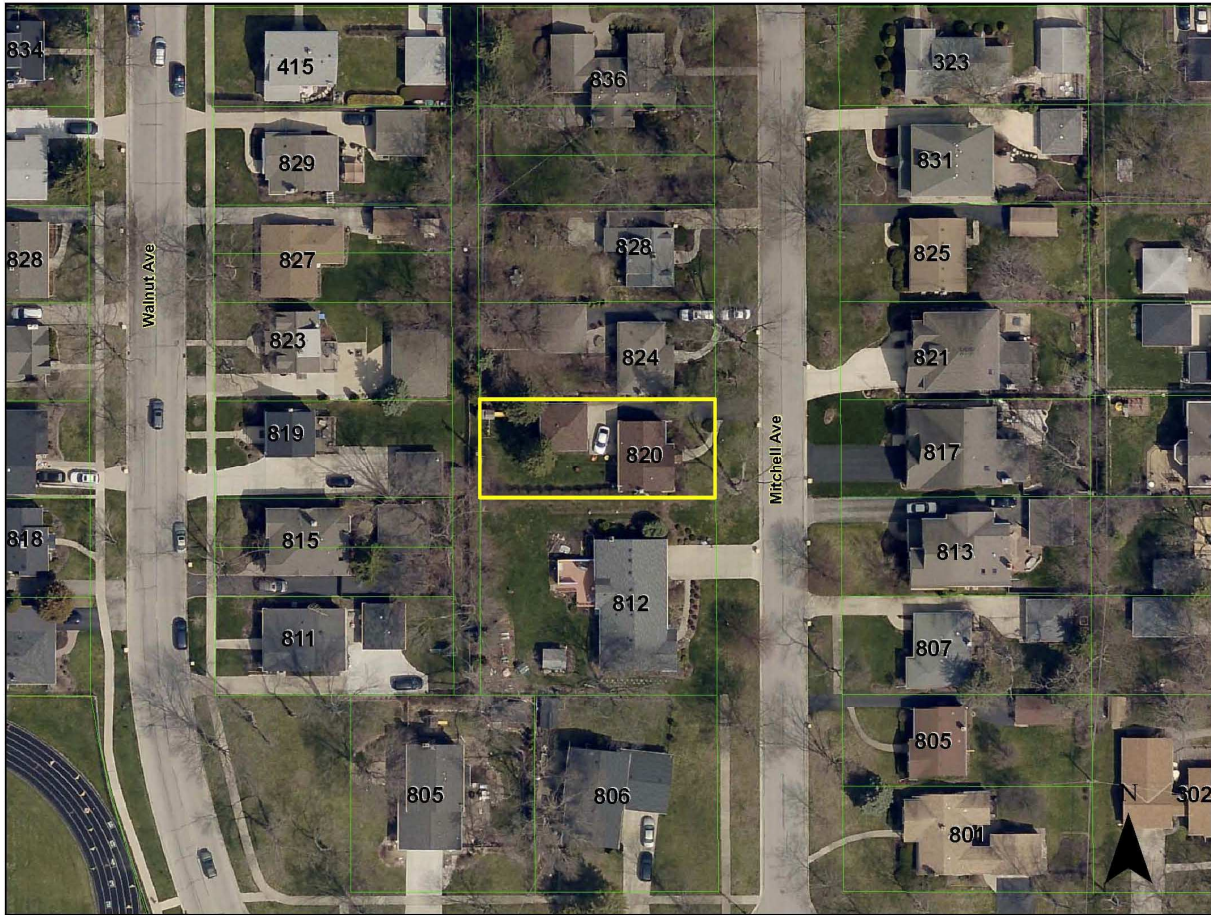
In addition, the lot area and lot width are substandard. Sections 5.1-3.4 and 5.1-3.5 of the Zoning Code set forth minimum lot size and width requirements for the R-3 District which is 70 feet in width and 8,750 square feet in area for an interior lot. As part of 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. The petitioner's property is 52.0 feet wide and 6,500 SF; however, there is no majority of substandard developed lots for lot area and lot width on the same frontage as the subject site. Therefore, the petitioner requests the following variations:

- **A 1.4 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 3.8 feet from the south property line instead of the minimum 5.2 feet and an additional 1.0 feet for the eave.**
- **A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 52-ft. wide, 6,500 sq. ft. lot to be buildable, where 70 feet wide, 8,750 sq. ft. is required**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	7/22/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/22/16	
3. Letter that was Mailed	✓	7/22/16	
4. Photographs of Sign on Property	✓	7/22/16	

Photograph of Existing Structure



ZBA# 16-030
820 N Mitchell - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: July 22, 2016
Completed: July 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 1.4 ft variance to allow an addition with a side yard setback of 3.8 ft from the south property line instead of the minimum 5.2 ft and an additional 1 ft for the eave; and a variance to allow a 52 ft wide, 6,500 sq ft lot to be buildable, where a 70 ft wide, 8,750 sq ft is required.

NOTE: The existing home is non-compliant, and the proposed improvements are for a 2nd floor addition. The proposed improvements would not increase the non-conformity.

The Engineering Department has NO OBJECTION to the proposed variances.

RECEIVED
JUL 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

July 28, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-030 - Ward Residence

Building Department Comment(s):

No objection to the variance.

However, the second floor south wall and portions of each perpendicular wall (east and west) that are less than five (5) feet from the property line shall be designed and constructed with a minimum fire-resistance rating of 1 hour, and the amount of openings in the second floor (south) wall are limited to a maximum of 25% of the total wall area. Per 2009 International Residential Code – Table R302.1

RECEIVED
JUL 28 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Ward Residence

Project Address: 820 N. Mitchell Ave.

ZBA #: 16-030

ZBA Hearing Date: August 8, 2016

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, 2016

- A 1.4 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 3.8 feet from the south property line instead of the minimum 5.2 feet and an additional 1.0 feet for the eave.
- A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 52-ft. wide, 6,500 sq. ft. lot to be buildable, where 70 feet wide, 8,750 sq. ft. is required.

Attached are the Petitioner's:

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

Comments: NICELY DESIGNED ADDITION FITS WELL WITH OTHER 2-STORY

HOME'S ON THE BLOCK. ADMINISTRATIVE DESIGN APPROVAL IS

Please review, comment, and return to me no later than Friday, July 29, 2016.

FAVORABLE, PENDING OUTCOME OF ZBA REVIEW.

-STEVE HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner, Ted Ward

Being the owner of the property commonly known as: 820 N. Mitchell Ave., Arlington Heights, IL

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Sections 5.1-3.4, 5.1-3.5 and 5.1-3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to:

build a second floor addition on a lot with substandard size and width, and reduce the side yard setback from 5.2' to 3.82' in order to build a second floor addition that is in line with the existing 1st floor below.

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

Any addition would not be allowed on a substandard lot.

Strict adherence to the side setback would result in substantial structural difficulties in constructing the addition, impact the size of the addition and potentially alter the layout of the 2nd floor

I hereby state that the following unique circumstances exist:

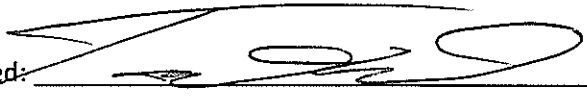
The zoning ordinance does allow for substandard lots to be built on provided the majority of the lots on the block are also substandard. We had no control over how the neighboring homes were developed or on what size lots they were on. Our lot does meet the minimum criteria of 50' in width and 6,250 SF in area otherwise required.

We had no control over how the original home was situated on the property including that one side is within 3.82 feet of the property line. The other side of the home has a side drive to our detached garage and therefore building an addition on that side would not be possible. Also shifting the south wall of our addition approximately 16 inches off line with our home below will cause structural difficulties and impact the layout of our home.

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

Our proposed plan for a second floor addition is very much in keeping with the style and massing of the homes in our neighborhood. Furthermore, the neighbor to the south has a significant side yard. The impact of a reduction in the side yard on this one side will be minimal given the relative distance to the neighboring home.

Signed: _____



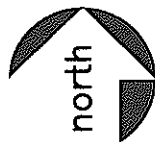
Date: 7-11-16

PLAT OF SURVEY

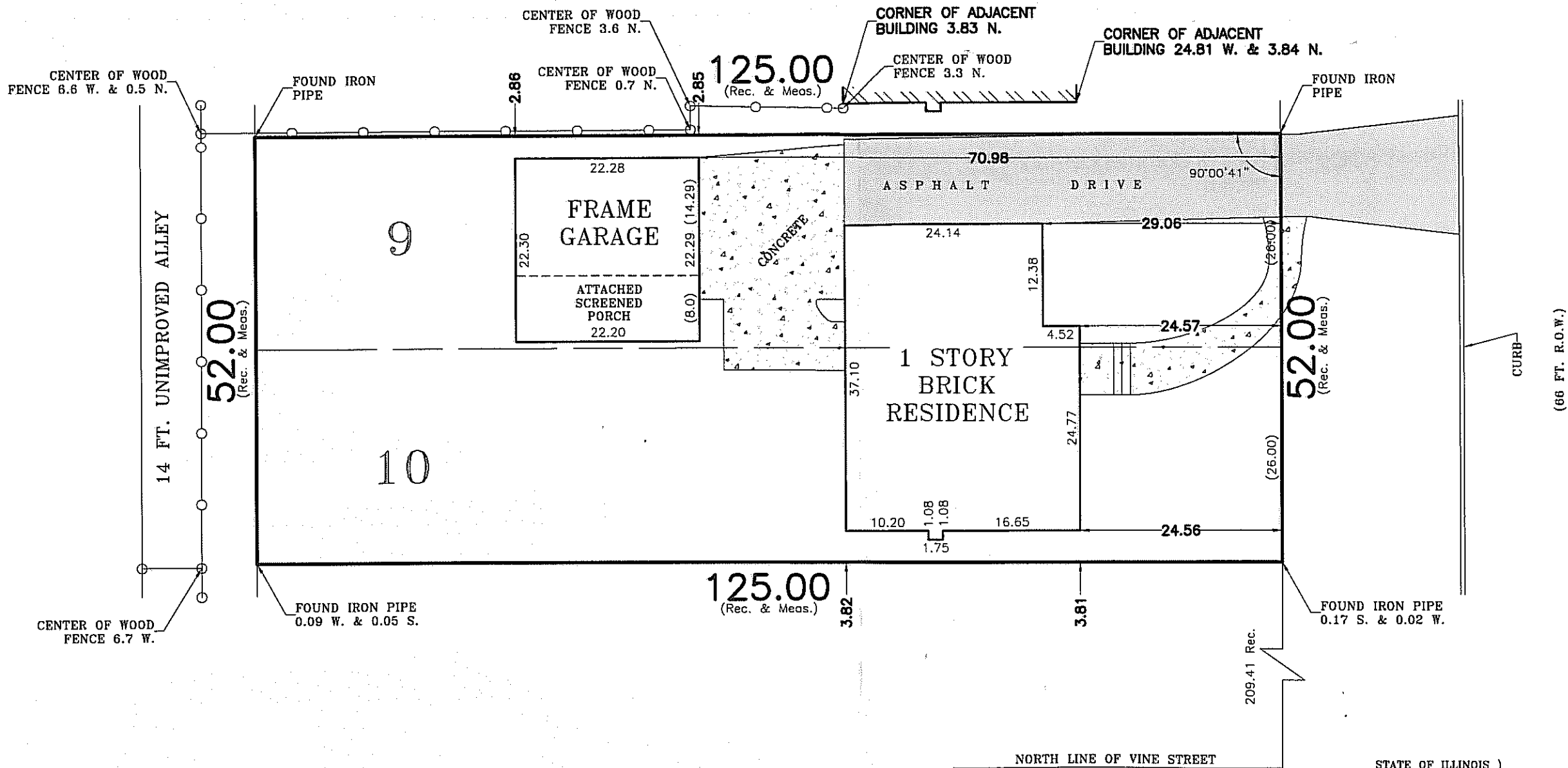
of

LOTS 9 AND 10 IN BLOCK 8 IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 820 N. MITCHELL AVENUE, ARLINGTON HEIGHTS, ILLINOIS



SCALE: 1"=15'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO EXTRAPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS)
COUNTY OF COOK) S.S.

SURVEY ORDERED BY: MICHELE D. MILLER, P.C.

I, JOSEPH P. MAIKISCH, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
26TH DAY OF APRIL

MY LICENSE EXPIRES ON 11/30/12

P.S.I. NO. 1193439

Professional Design Registration #184-002795

PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455

Phone 708-458-7845 / Fax 708-458-7855

www.psisurvey.com



Field Work Completed	04/25/11	FLD CREW:	AM2/RS
Land Area Surveyed	6,500.0 Sq. Ft.	CAD:	SR
Drawing Revised			



PROJECT INFORMATION

PROJECT LOCATION: 820 N MITCHELL AVE
ARLINGTON HEIGHTS, IL 60004

ZONING DISTRICT: R-3
LOT AREA: 6,500
PIN: 03-30-217-016-0000

FAR: 0.45 (2,925 SF)
BUILDING LOT COVERAGE: 0.35 (2,275 SF)
IMPERVIOUS COVERAGE: 0.55 (3,575 SF)
FY COVERAGE: 0.50 (3,250 SF)

FRONTYARD SETBACK: 25'-0"
SIDEYARD SETBACK: 10% (5'-2 1/2")
REARYARD SETBACK: 30'-0"

MAX HEIGHT: 25'-0", 2 1/2 STORIES
(MEAS BETWEEN GRADE & MEAN OF ROOF)

ENTRY/PORTICO ALLOWED, MAX 8' WIDE x 4' DEEP

FLOOR AREA RATIO

EXISTING FLOOR AREA
BASEMENT AREA: 1,011 SF (NOT INCL)
FIRST FLOOR AREA: 1,011 SF
GARAGE AREA: 497 SF
TOTAL EXISTING AREA: 1,508 SF

PROPOSED ADDITION
2ND FL ADDITION AREA: 1,092 SF
TOTAL PROPOSED ADDITION: 1,092 SF

GARAGE CREDIT: -400 SF
TOTAL FLOOR AREA: 2,200 SF
PROPOSED FAR: 0.34

BUILDING LOT COVERAGE

EXISTING FLOOR AREA
FIRST FLOOR AREA: 1,011 SF
GARAGE AREA: 497 SF
TOTAL EXISTING AREA: 1,508 SF
BUILDING LOT COVERAGE: 0.23

IMPERVIOUS COVERAGE

EXISTING COVERAGE
BUILDING: 1,011 SF
GARAGE: 497 SF
PATIO: 429 SF
DRIVEWAY: 586 SF
WALK / STOOP: 100 SF (DEMO)
TOTAL EXISTING AREA: 2,623 SF

PROPOSED ADDITION
WALK / STOOP: 158 SF
TOTAL PROPOSED: 158 SF

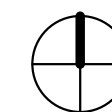
DEMO: -100 SF
TOTAL IMPERVIOUS AREA: 2,681 SF
PROPOSED FAR: 0.41

FRONT YARD COVERAGE

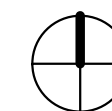
FRONT YARD AREA: 1,300 SF
WALK: 158 SF
DRIVE: 275 SF
TOTAL IMPERVIOUS AREA: 433 SF
PROPOSED FY COVERAGE: 0.33

AVERAGE FRONT YARD SETBACK

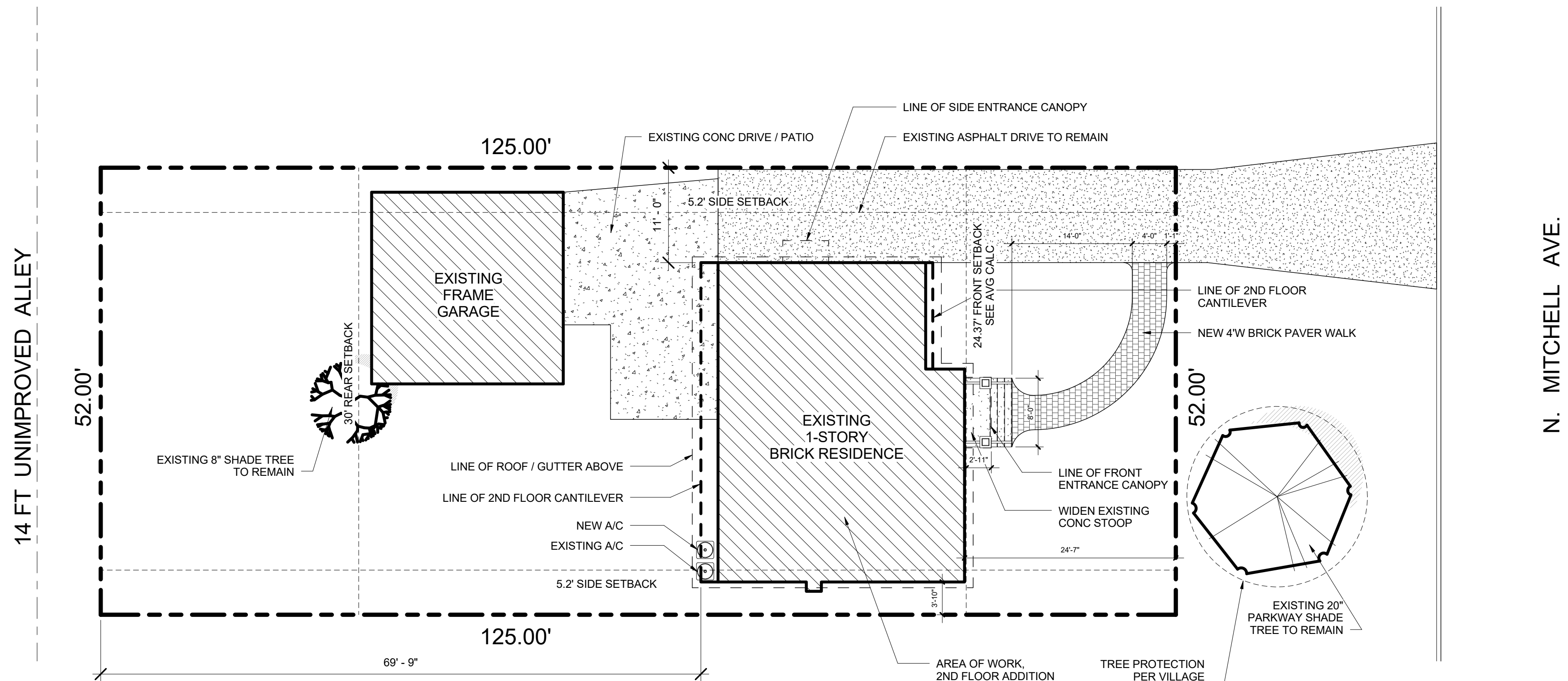
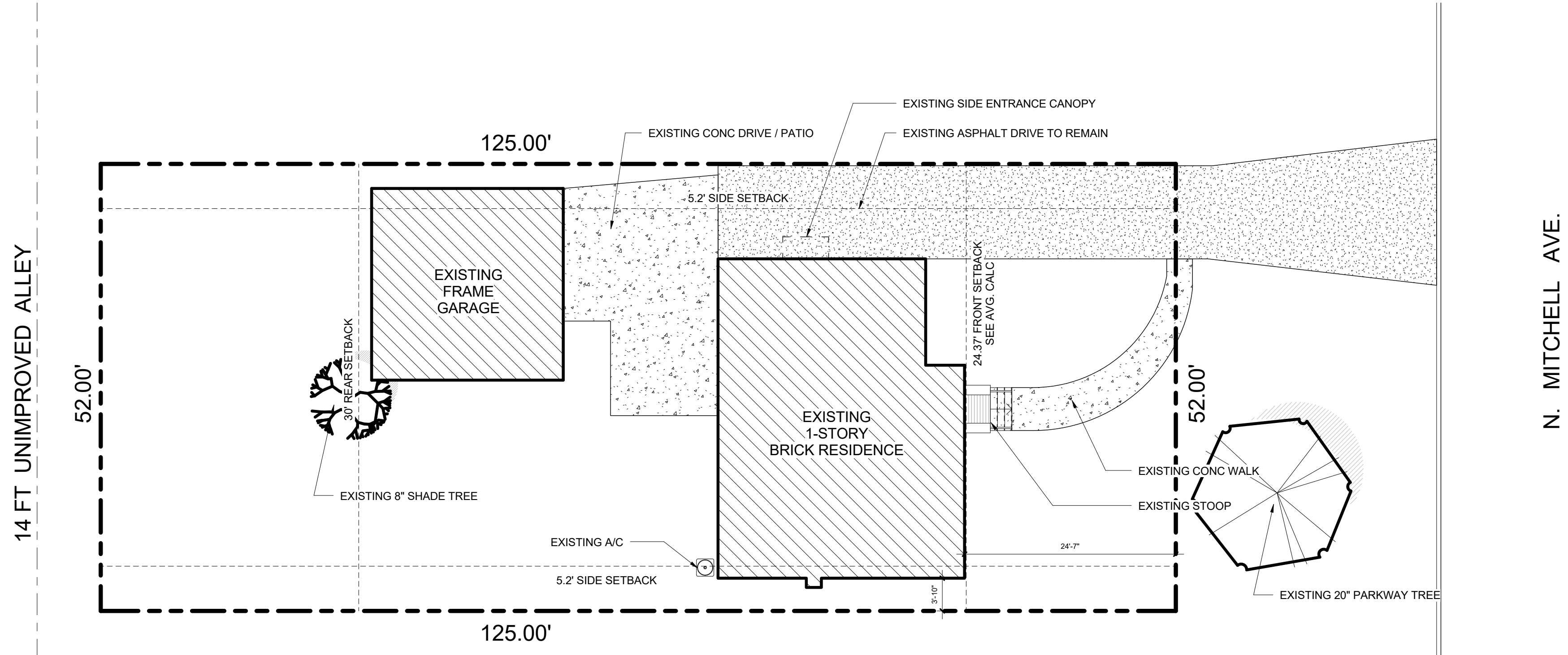
836 MITCHELL 22.1'
828 MITCHELL 24.2'
824 MITCHELL 24.4'
820 MITCHELL 24.5' (SUBJECT PROPERTY)
812 MITCHELL 23.8'
806 MITCHELL 27.2'
AVERAGE 24.37'



1 SITE PLAN - EXISTING
1" = 10'-0"



2 SITE PLAN - PROPOSED
1" = 10'-0"



No.	Description	Date
	DESIGN REVIEW	06/06/16
	VARIANCE SUBM.	07/11/16

Project Name and Address

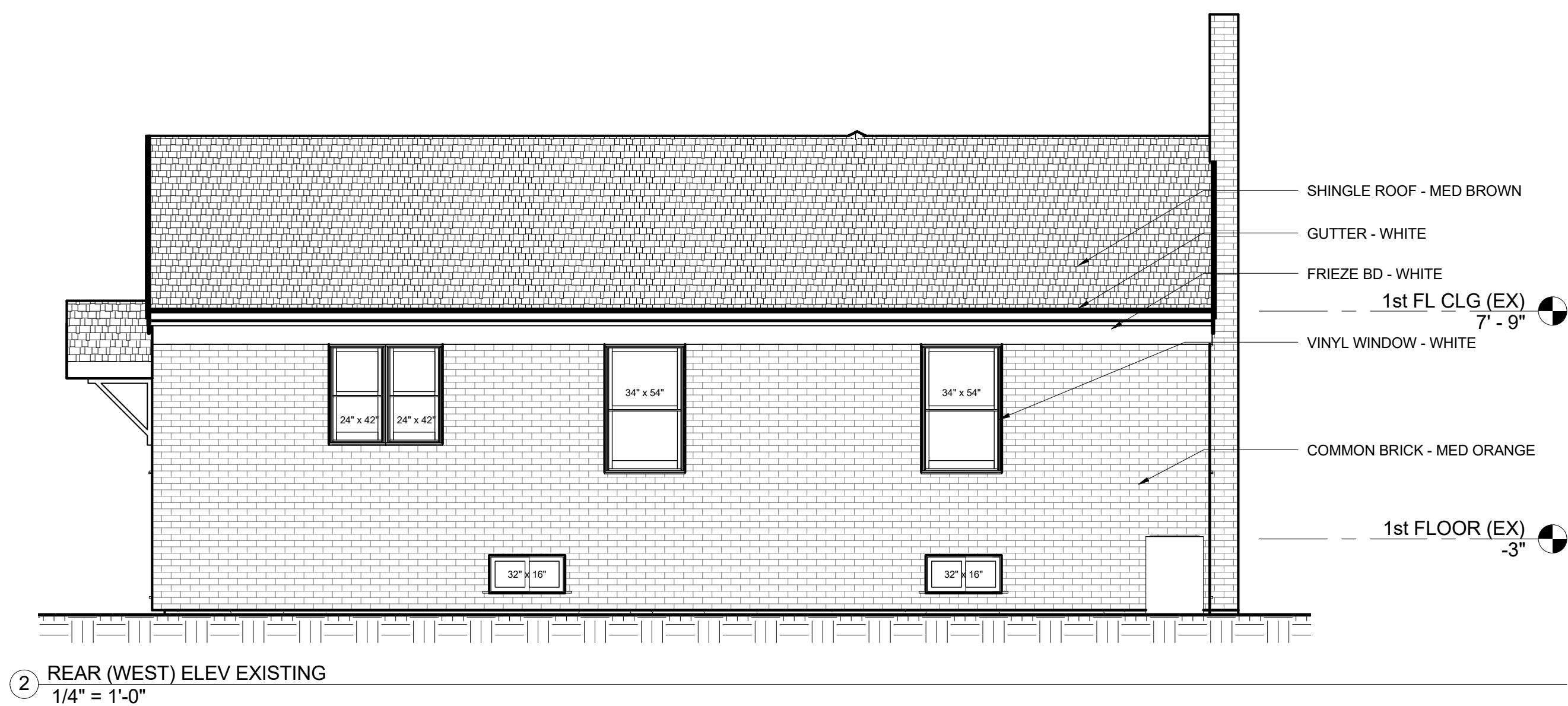
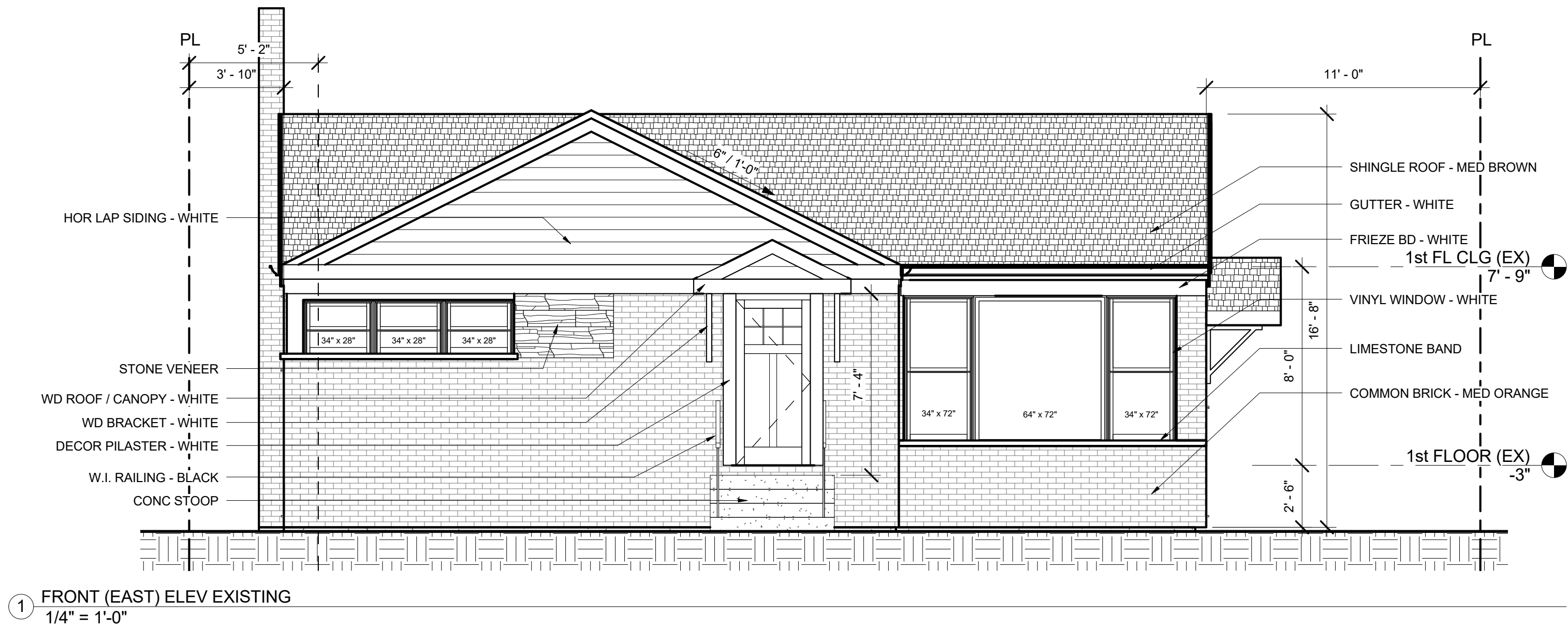
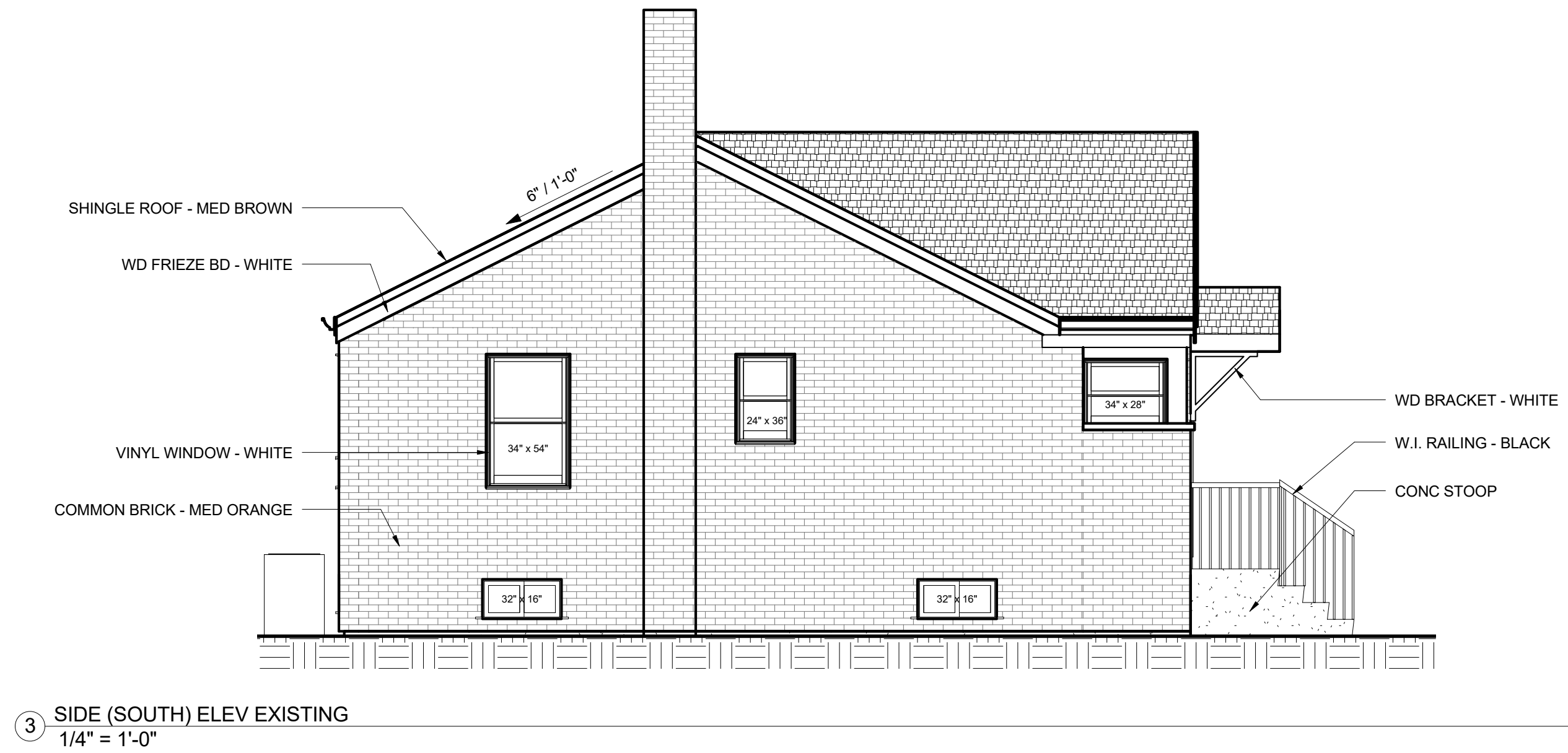
WARD RESIDENCE
2ND FLOOR ADDITION

820 N MITCHELL AVE,
ARLINGTON HEIGHTS, IL
60004

Project No. 16052

Description SITE PLANS

Sheet DC-1



No.	Description	Date
	DESIGN REVIEW	06/06/16
	VARIANCE SUBM.	07/11/16

Project Name and Address

WARD RESIDENCE
2ND FLOOR ADDITION

820 N MITCHELL AVE,
ARLINGTON HEIGHTS, IL
60004

Project No. 16052

Description ELEVATIONS - EXISTING

Sheet DC-2



③ SIDE (NORTH) ELEV PROPOSED
1/4" = 1'-0"



① FRONT (EAST) ELEV PROPOSED
1/4" = 1'-0"



④ SIDE (SOUTH) ELEV PROPOSED
1/4" = 1'-0"



② REAR (WEST) ELEV PROPOSED
1/4" = 1'-0"

MATERIAL SCHEDULE		
MATERIAL TYPE	MANUFACTURER	COLOR
ROOFING	CERTAINTED - LANDMARK PRO ARCH ASPHALT SHINGLES	MOIRE BLACK CHARCOAL
FASCIA, SOFFIT, GUTTER, DOWNSPOUT	ALUMINUM	WHITE
BRICK	EXISTING - COMMON	MED ORANGE
SIDING - HOR	JAMES HARDIE - FIBER CEMENT HOR LAP (SEE ELEV FOR EXP.)	ARCTIC WHITE WHITE
SIDING - TRIM	CABOT	WHITE
WINDOW - ALUM CLAD WOOD	PELLA	WHITE

No.	Description	Date
	DESIGN REVIEW	06/06/16
	VARIANCE SUBM.	07/11/16

Project Name and Address

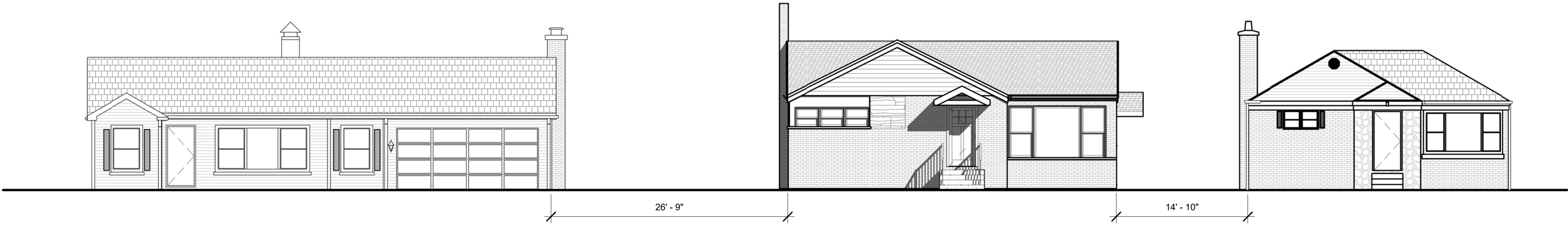
WARD RESIDENCE
2ND FLOOR ADDITION

820 N MITCHELL AVE,
ARLINGTON HEIGHTS, IL
60004

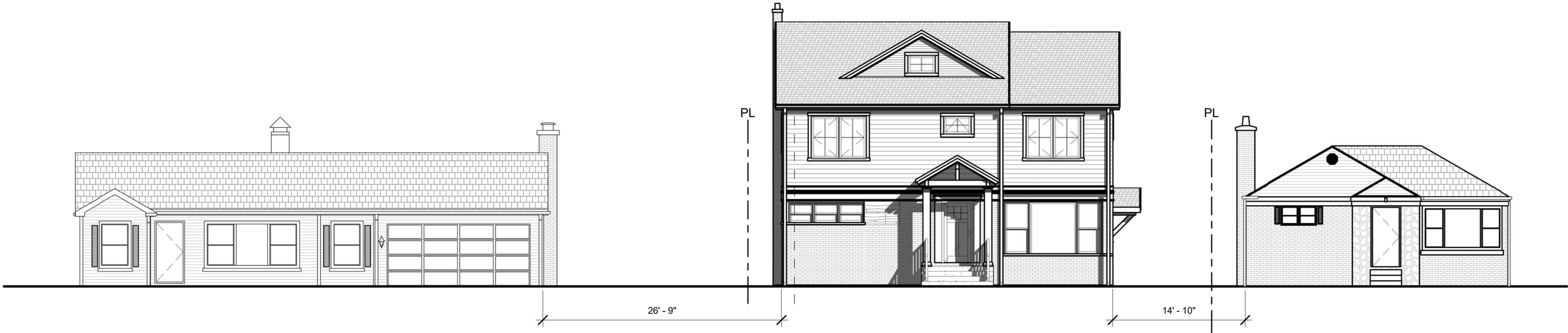
Project No. 16052

Description ELEVATIONS -
PROPOSED

Sheet DC-3



2 CONTEXT ELEVATION - EXISTING
1/8" = 1'-0"



1 CONTEXT ELEVATION - PROPOSED
1/8" = 1'-0"

736 N MITCHELL AVE



VINE ST

806 N MITCHELL AVE



812 N MITCHELL AVE



SUBJECT PROPERTY
820 N MITCHELL AVE



824 N MITCHELL AVE



828 N MITCHELL AVE



836 N MITCHELL AVE



W ELM ST

N MITCHELL AVE



813 N MITCHELL AVE



817 N MITCHELL AVE



821 N MITCHELL AVE

VINE ST

W ELM ST

No.	Description	Date
	DESIGN REVIEW	06/06/16
	VARIANCE SUBM.	07/11/16

Project Name and Address	
WARD RESIDENCE 2ND FLOOR ADDITION	
820 N MITCHELL AVE, ARLINGTON HEIGHTS, IL 60004	
Project No.	16052
Description	SITE CONTEXT / CONTEXT ELEVATION
Sheet	DC-5



Item: Malcom-Do Residence - 820 N. Belmont Ave.

Department: Planning & Community Development

REQUEST

1. A 0.1 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 4.9 feet from the north property line instead of the minimum 5.0 feet and an additional 1.0 feet for the eaves.
2. A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 50-ft. wide, 6,600 sq. ft. lot to be buildable, where 70 feet wide, 8,750 sq. ft. is required.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents

Type

Board or Commission Report
Correspondence
Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 8, 2016
Date Prepared: August 3, 2016
Project Title: Malcom/Do Residence
Address: 820 N. Belmont Ave.

Background Information

Petition Number: ZBA #16-031
Petitioner: Joe Malcom & Lisa Do
Address: 820 N. Belmont Ave.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner is proposing to construct an addition to the existing home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and a lot width of 50 feet. The proposed residence will have approximately 2,600 square feet.

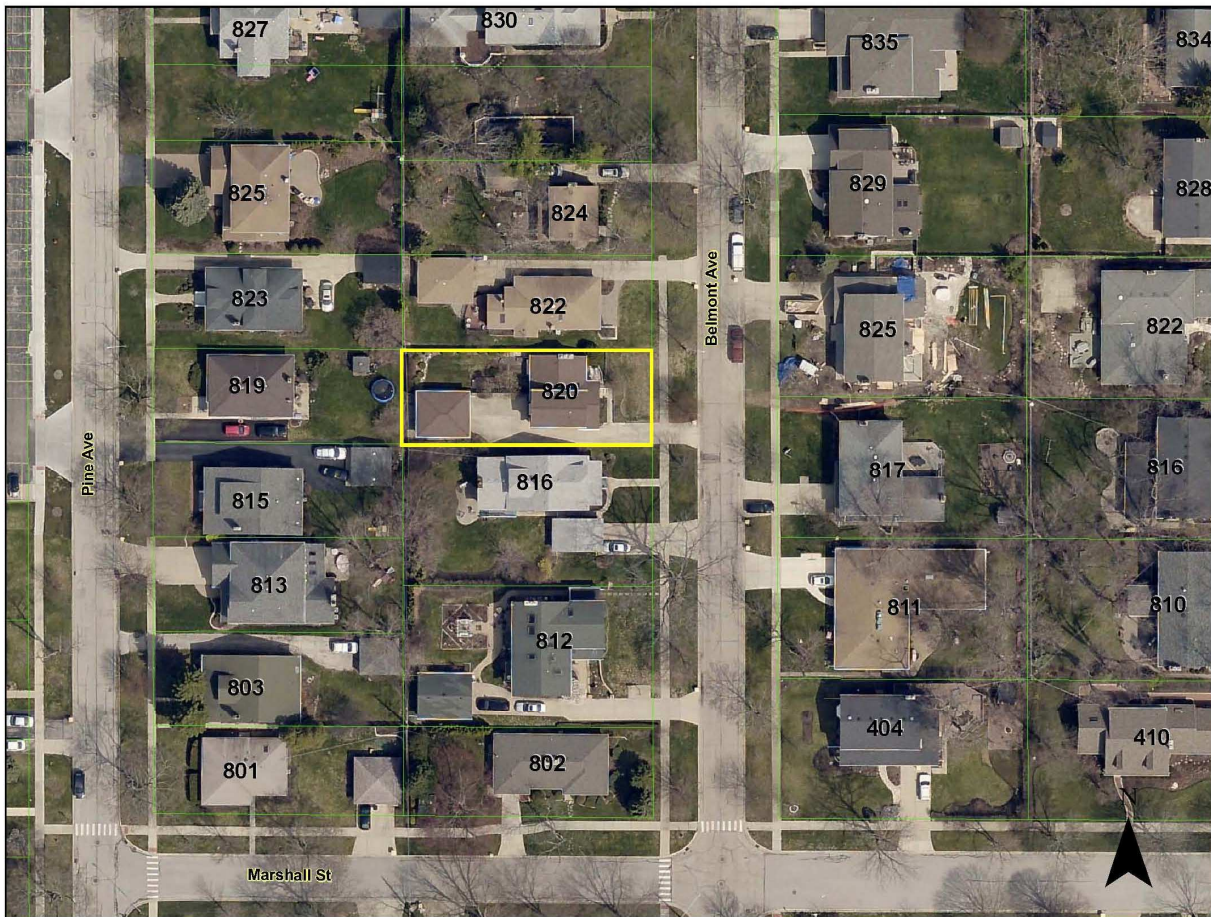
The lot area and lot width are substandard. Sections 5.1-3.4 and 5.1-3.5 of the Zoning Code set forth minimum lot size and width requirements for the R-3 District which is 70 feet in width and 8,750 square feet in area for an interior lot. As part of 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. The petitioner's property is 50.0 feet wide and 6,600 SF; however, there is no majority of substandard developed lots for lot area and lot width on the same frontage as the subject site. Therefore, the petitioner requests the following variations:

- **A 0.1 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 4.9 feet from the north property line instead of the minimum 5.0 feet and an additional 1.0 feet for the eaves.**
- **A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 50-ft. wide, 6,600 sq. ft. lot to be buildable, where 70 feet wide, 8,750 sq. ft. is required.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	7/22/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/22/16	
3. Letter that was Mailed	✓	7/22/16	
4. Photographs of Sign on Property	✓	7/22/16	

Photograph of Existing Structure



ZBA# 16-031
820 N Belmont - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: July 22, 2016
Completed: July 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 0.1 ft variance to allow an addition with a side yard setback of 4.9 ft from the north property line instead of the minimum 5 ft and an additional 1 ft for the eave; and a variance to allow a 50 ft wide, 6,600 sq ft lot to be buildable, where 70 ft, 8,750 sq ft is required.

NOTE: The existing home is non-conforming, and the proposed improvements for a 2nd floor addition and first floor addition in the rear of the home will not increase the non-conformity.

The Engineering Department has NO OBJECTION to the proposed variances.

RECEIVED

JUL 25 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

July 28, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-031 – Malcom/Do Residence

Building Department Comment(s):

No objection to the variance.

However, the north wall of the addition, and the perpendicular wall (west) that are less than five (5) feet from the property line shall be designed and constructed with a minimum fire-resistance rating of 1 hour, and the amount of openings in the north wall of the addition are limited to a maximum of 25% of the total wall area. Per 2009 International Residential Code – Table R302.1

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Malcom/Do Residence

Project Address: 820 N. Belmont Ave.

ZBA #: 16-031

ZBA Hearing Date: August 8, 2016

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, 2016

- A 0.1 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 4.9 feet from the north property line instead of the minimum 5.0 feet and an additional 1.0 feet for the eaves.
- A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 50-ft. wide, 6,600 sq. ft. lot to be buildable, where 70 feet wide, 8,750 sq. ft. is required.

Attached are the Petitioner's:

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

Comments: NICELY DESIGNED ADDITION IS FAVORABLE FOR AN
ADMINISTRATIVE DESIGN APPROVAL, PENDING OUTCOME OF ZBA REVIEW.

Please review, comment, and return to me no later than Friday, July 29, 2016.

-STEVE HAUZINGER, DESIGN PLANNER

Date: 7-11-16

PETITION

NOW COMES the petitioner Joe Malcom and Lisa Do

being the owner of the property known as: 820 N. Belmont Ave, Arl. Heights, IL 60004
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a
Variation from Section 12, Chapter 28, of the Arlington Heights Municipal Code, in
order to: Build a room addition off the back of the house, which is included in a whole
house remodel project.

I hereby state that the following hardship would exist if the variation were not
granted: They wouldn't be able to remodel the house to fit the family's needs.

I hereby state that the following unique circumstances exist: The lot size does not
meet minimum requirements and the yard set back does not meet set back requirements.

I hereby state that the variation, if granted, will not alter the essential character of
the locality because: The additions will mimic or match the style and character using the
same or suitable materials found throughout the existing neighborhood blending in with
other homes and enhancing the home's value thus improving the neighborhood.

Signed:  Date: 7/8/16
Petitioner

RECEIVED

JUL 11 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RECEIVED
JUL 11 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROPERTY ADDRESS: 820 N BELMONT AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004

SURVEY NUMBER: IL1601.2521

FIELD WORK DATE: 1/28/2016
IL1601.2521
BOUNDARY SURVEY
COOK COUNTY

REVISION DATE(S): (REV.0 1/29/2016)

LOT 8 IN BLOCK 4 IN D.W. MILLER'S ARLINGTON HEIGHTS,
ACRES ADDITION IN THE EAST 1/2 OF THE NORTHWEST 1/4
OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF
THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

STATE OF ILLINOIS } 55
COUNTY OF GRUNDY

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS
TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 28TH DAY OF
JANUARY, 2016 AT 316 E. JACKSON STREET IN MORRIS, IL 60450

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 1/30/2016
EXACTA LAND SURVEYORS LB# 5763

KENNETH A. KENNEDY
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS IL
STATE OF ILLINOIS

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE
MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS
SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER
ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT
BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY
THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR
COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE
BOTTOM RIGHT CORNER.

CLIENT NUMBER:

DATE: 1/29/2016

BUYER: JOSEPH M. MALCOM AND LISA DO

SELLER: PAUL M. BIESEMEYER

CERTIFIED TO: JOSEPH M. MALCOM AND LISA DO; PROPER TITLE, LLC.

This is page 1 of 2 and is not valid without all pages.

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from one generation to the next

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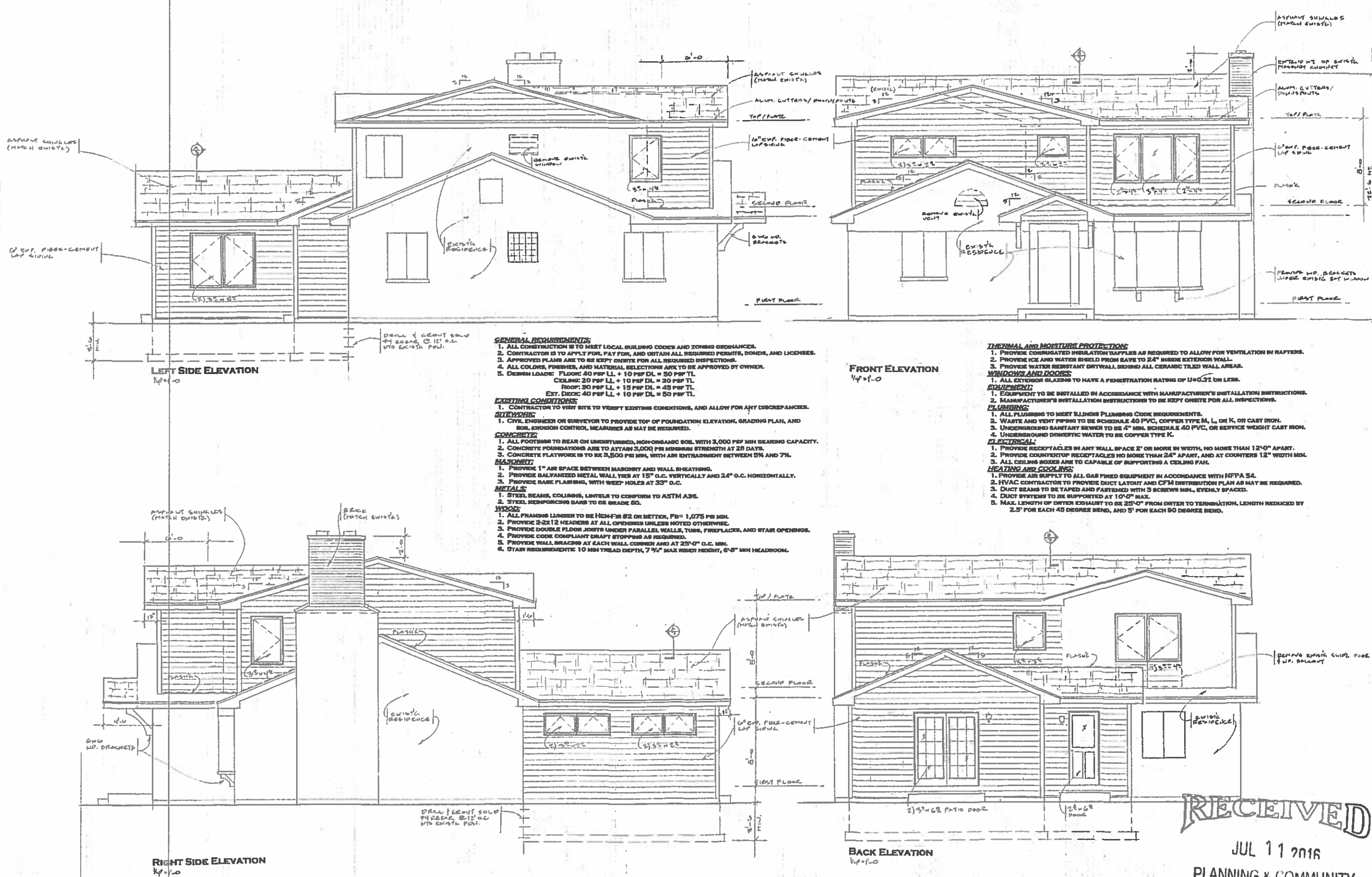
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316 East Jackson Street, Morris, IL 60450

REVISIONS	BY

JOHN M. BEHRENS, ARCHITECT
CRYSTAL LAKE, IL 815-477-9053

PROPOSED ADDITION TO THE EXISTING RESIDENCE OF:
Joe Malcom & Lisa Do
820 N. Belmont Ave., Arlington Heights, IL

Date: JUL 13, 2016
Scale: 1/4" = 1'-0"
Drawn: JMB
Job: MALCOM
Sheet: **A1**
Of 3 Sheets



- GENERAL REQUIREMENTS:**
1. ALL CONSTRUCTION IS TO MEET LOCAL BUILDING CODES AND ZONING ORDINANCES.
 2. CONTRACTOR IS TO APPLY FOR, PAY FOR, AND OBTAIN ALL REQUIRED PERMITS, BONDS, AND LICENSES.
 3. APPROVED PLANS ARE TO BE KEPT ON-SITE FOR ALL REQUIRED INSPECTIONS.
 4. ALL COLORS, FINISHES, AND MATERIAL SELECTIONS ARE TO BE APPROVED BY OWNER.
 5. DESIGN LOADS: FLOOR: 40 PSF LL + 10 PSF DL = 50 PSF TL
CEILING: 20 PSF LL + 10 PSF DL = 30 PSF TL
ROOF: 30 PSF LL + 15 PSF DL = 45 PSF TL
EXT. DECK: 40 PSF LL + 10 PSF DL = 50 PSF TL
- EXISTING CONDITIONS:**
1. CONTRACTOR TO VISIT SITE TO VERIFY EXISTING CONDITIONS, AND ALLOW FOR ANY DISCREPANCIES.
- FOUNDATION:**
1. CIVIL ENGINEER OR SURVEYOR TO PROVIDE TOP OF FOUNDATION ELEVATION, GRADING PLAN, AND SOIL EXPOSURE CONTROL MEASURES AS MAY BE REQUIRED.
- CONCRETE:**
1. ALL FOOTINGS TO BEAR ON UNDISTURBED, NON-ORGANIC SOIL WITH 3,000 PSF MIN BEARING CAPACITY.
 2. CONCRETE FOUNDATIONS ARE TO ATTAIN 3,000 PSI MINIMUM STRENGTH AT 28 DAYS.
 3. CONCRETE SLABWORK IS TO BE 3,500 PSI MIN, WITH AIR ENTRAINMENT BETWEEN 5% AND 7%.
- MASONRY:**
1. PROVIDE 1" AIR SPACE BETWEEN MASONRY AND WALL BRACKETS.
 2. PROVIDE GALVANIZED METAL WALL TIES AT 15" O.C. VERTICALLY AND 24" O.C. HORIZONTALLY.
 3. PROVIDE BASE FLASHING, WITH WEED HOLES AT 33" O.C.
- METALS:**
1. STEEL BEAMS, COLUMNS, LIMBS TO CONFORM TO ASTM A36.
 2. STEEL REINFORCING BARS TO BE GRADE 60.
- WOOD:**
1. ALL FRAMING LUMBER TO BE #1-S1-PF OR BETTER, F_b = 1,075 PSI MIN.
 2. PROVIDE 2x6x12 HEADERS AT ALL OPENINGS UNLESS NOTED OTHERWISE.
 3. PROVIDE DOUBLE FLOOR JOISTS UNDER PARALLEL WALLS, TUBS, FIREPLACES, AND STAIR OPENINGS.
 4. PROVIDE CODE COMPLIANT DRAFT STOPPING AS REQUIRED.
 5. PROVIDE WALL BRACKETS AT EACH WALL CORNER AND AT 25'-0" O.C. MIN.
 6. STAIR REQUIREMENTS: 10 MIN TREAD DEPTH, 7 1/2" MAX RISE HEIGHT, 6'-6" MIN HEADROOM.

- THERMAL AND MOISTURE PROTECTION:**
1. PROVIDE CORRUGATED INSULATION BATTLES AS REQUIRED TO ALLOW FOR VENTILATION IN RAFTERS.
 2. PROVIDE ICE AND WATER SHEED FROM EAVE TO 24" INSIDE EXTERIOR WALL.
 3. PROVIDE WATER RESISTANT DRYWALL BEHIND ALL CERAMIC TILED WALL AREAS.
- WINDOWS AND DOORS:**
1. ALL EXTERIOR GLAZINGS TO HAVE A PENETRATION RATING OF U=0.32 OR LESS.
- EQUIPMENT:**
1. EQUIPMENT TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTALLATION INSTRUCTIONS.
 2. MANUFACTURER'S INSTALLATION INSTRUCTIONS TO BE KEPT ON-SITE FOR ALL INSPECTIONS.
- PLUMBING:**
1. ALL PLUMBING TO MEET ELKHART PLUMBING CODE REQUIREMENTS.
 2. WASTE AND VENT PIPING TO BE SCHEDULE 40 PVC, COPPER TYPE M, L, OR K, OR CAST IRON.
 3. UNDERGROUND SANITARY SEWER TO BE 4" MIN. SCHEDULE 40 PVC, OR SERVICE WEIGHT CAST IRON.
 4. UNDERGROUND DOMESTIC WATER TO BE COPPER TYPE K.
- ELECTRICAL:**
1. PROVIDE RECEPTACLES IN ANY WALL SPACE 2" OR MORE IN WIDTH, NO MORE THAN 12'-0" APART.
 2. PROVIDE COUNTERTOP RECEPTACLES NO MORE THAN 24" APART, AND AT COUNTERS 12" WIDTH MIN.
 3. ALL CEILING BOXES ARE TO BE CAPABLE OF SUPPORTING A CEILING FAN.
- HEATING AND COOLING:**
1. PROVIDE AIR SUPPLY TO ALL GAS FIRED EQUIPMENT IN ACCORDANCE WITH NFPA 54.
 2. HVAC CONTRACTOR TO PROVIDE DUCT LAYOUT AND CFM DISTRIBUTION PLAN AS MAY BE REQUIRED.
 3. DUCT SEAMS TO BE TAPED AND FASTENED WITH 3 SCREWS MIN., EVENLY SPACED.
 4. DUCT SYSTEMS TO BE SUPPORTED AT 10'-0" MAX.
 5. MAX. LENGTH OF DRYER EXHAUST TO BE 25'-0" FROM DRYER TO TERMINATION, LENGTH REDUCED BY 2.5' FOR EACH 45 DEGREE BEND, AND 5' FOR EACH 90 DEGREE BEND.

RECEIVED
JUL 11 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Item: Shah Residence - 904 S. Mitchell Ave.

Department: Planning & Community Development

REQUEST

1. A 2 foot height variance from Chapter 28, Section 6.13-3 to allow a 5 foot tall semi-open fence in the front yard where 3 feet is the maximum height.
2. 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.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents

Type

Board or Commission Report
Correspondence
Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 8, 2016
Date Prepared: August 3, 2016
Project Title: Shah Residence
Address: 904 S. Mitchell Ave.

Background Information

Petition Number: ZBA #16-032
Petitioner: Manush Shah
Address: 904 S. Mitchell Ave.
Arlington Heights, IL 60004
Existing Zoning: R-1, Single-Family District

Requested Action/Background Information

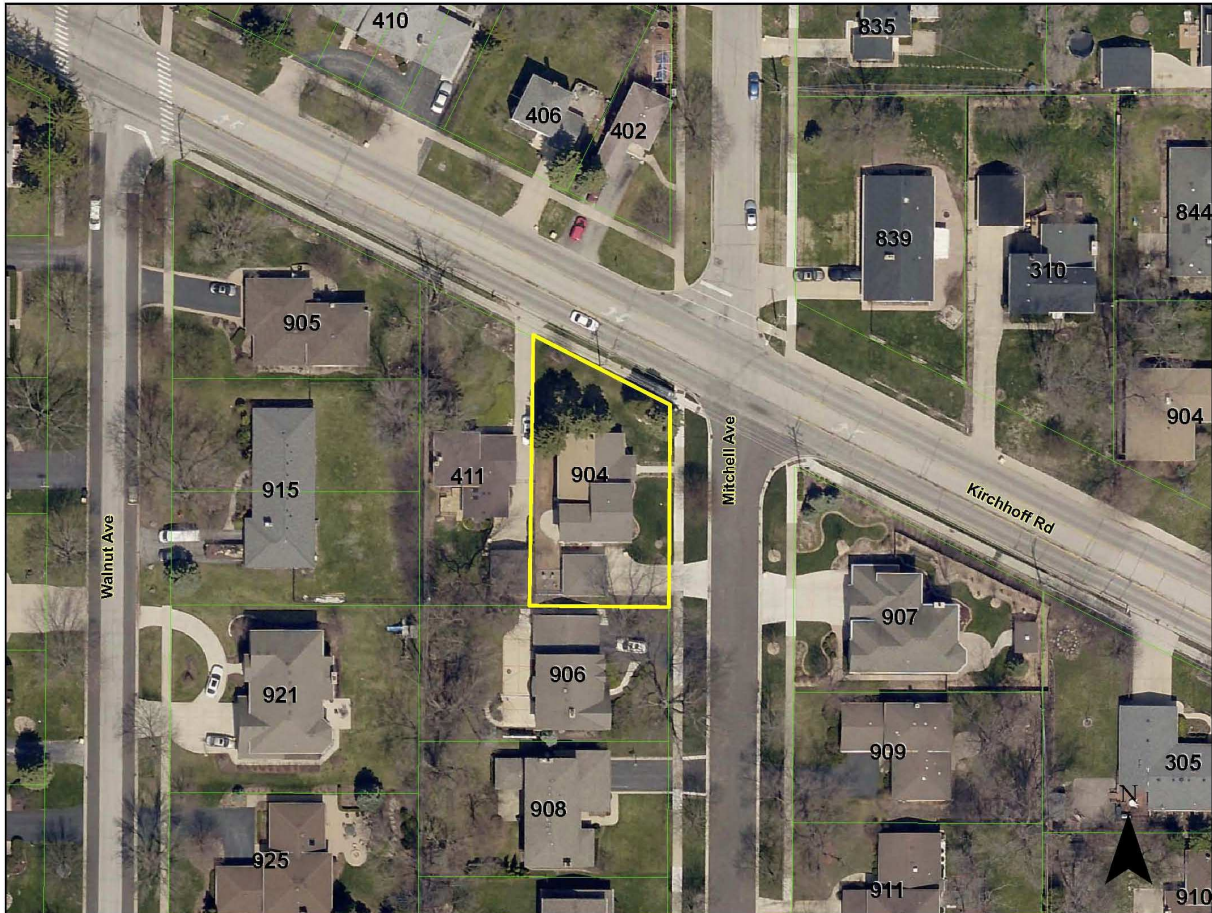
The petitioner is proposing a new five foot tall fence that is located in the front yard along Kirchoff Road. Therefore, the petitioner requests the following variations:

- **A 2 foot height variance from Chapter 28, Section 6.13-3 to allow a 5 foot tall semi-open fence in the front yard where 3 feet is the maximum height.**
- **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.**

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	✓	7/21/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/22/16	
3. Letter that was Mailed	✓	7/21/16	
4. Photographs of Sign on Property	✓	7/21/16	

Photograph of Existing Structure



ZBA# 16-032
904 S Mitchell Ave - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: July 22, 2016
Completed: July 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 2 ft height variance to allow a 5 ft tall semi-open fence in the front yard where 3 ft is the maximum height; and a variance to allow a semi-open fence in the front yard where only an open fence is permitted.

NOTE: Home is located at the intersection of Kirchoff Rd & Mitchell, and the proposed fence would affect the site distance at the intersection.

The Engineering Department is **NOT IN FAVOR** to the proposed variances.

RECEIVED
JUL 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

July 28, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-032 – Shah Residence

Building Department Comment(s):

Being on a corner lot, the height of the proposed fence, even being semi-open, could impede the vision of drivers at the intersection of Mitchell and Kirchoff, especially those drivers trying to cross the intersection from Mitchell to turn left onto Kirchoff.

Therefore, it is the recommendation of the Building Service Department to require the 5 foot high fence be open, and not semi-open as requested.

RECEIVED
JUL 28 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Shah Residence

Project Address: 904 S. Mitchell Ave.

ZBA #: 16-032

ZBA Hearing Date: August 8, 2016

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, 2016

- A 2 foot height variance from Chapter 28, Section 6.13-3 to allow a 5 foot tall semi-open fence in the front yard where 3 feet is the maximum height.
- 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.

Attached are the Petitioner's:

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

Comments: _____

NO COMMENT. STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, July 29, 2016.

NOW COMES the Petitioner Manush and Krishma Shah being the owner of the property commonly known as the Shah Residence and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 28-5.14-2, Chapter 28, of the Arlington Heights Municipal Code, in order to install a 5-foot white, vinyl semi-private fence where a 3-foot open fence is permitted by the Village.

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

We have two children, the ages of one and three. Our children love playing outside and with Kirchoff being a busy street with a speed limit of thirty-five miles an hour we are not comfortable letting our children safely play outside.

I hereby state that the following unique circumstances exist:

Our lot is zoned so that the North side is considered the front of our home when in actuality our home faces East with our back door facing West. This variation, if granted, will allow us to utilize our yard and allow our children to play safely within the new fence.

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

Our neighbors have fences with similar unique circumstances noted above and this white, vinyl semi-private fence will match our home bringing the character of the property out. Basically it will raise the property value.

Signed: Manush Shah Date: July 14 2016
Petitioner

RECEIVED
JUL 15 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

MY PROFESSIONAL LICENSE RENEWAL DATE IS 11/30/05

S-T-R 4-41-11
 Project Number 11487-9
 Client John Renkert, Owner
 Book-Page Number 249-01
 Date of Field Work 12-13-05
 Drawn by GMM

Plat of Survey

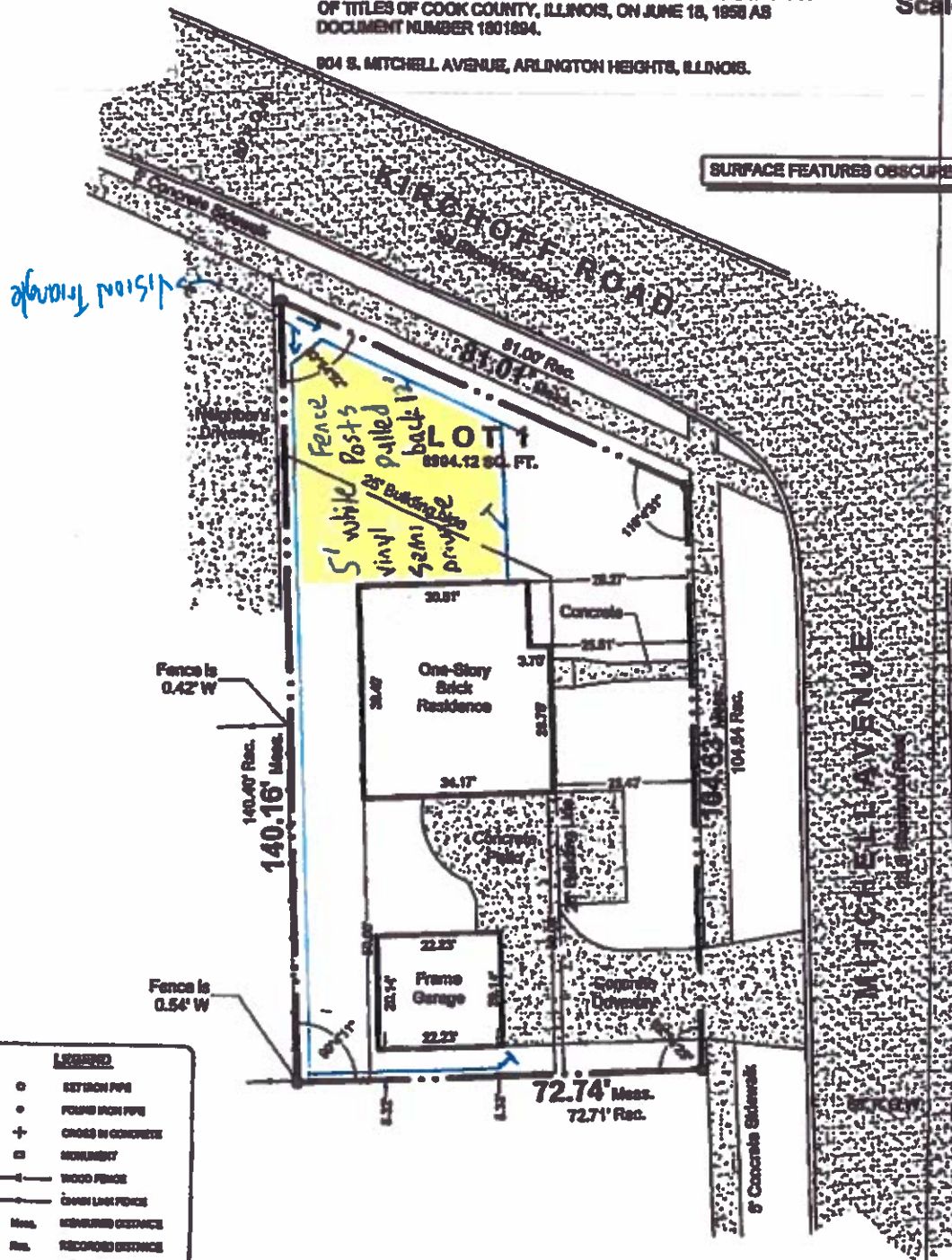
LOT 1 IN MILDRED KRUTY'S RESUBDIVISION OF LOT 65, IN R.A. CEPEKS ARLINGTON HIGHLAND, A SUBDIVISION OF PART OF SECTIONS 4 AND 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PARTS OF SECTIONS 31 AND 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID MILDRED KRUTY'S RESUBDIVISION, REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON JUNE 18, 1958 AS DOCUMENT NUMBER 1801894.



Scale: 1" = 20'

804 S. MITCHELL AVENUE, ARLINGTON HEIGHTS, ILLINOIS.

SURFACE FEATURES OBSCURED BY SNOW



THE LEGAL DESCRIPTION SHOWN HEREON IS THAT WHICH WAS PROVIDED TO BARRINGTON ENGINEERING CONSULTANTS, LTD. BY THE CLIENT.

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE SURVEY PLAT, REFER TO YOUR ABSTRACT, DEED, CONTRACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS.

SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.



**BARRINGTON
 ENGINEERING
 CONSULTANTS, LTD.**
 CIVIL ENGINEERING & LAND SURVEYING

215 E. NORTHWEST HWY. • SUITE 202A • BARRINGTON, IL 60019
 PHONE 847.382.6337 • FAX 847.382.6348
 REGISTRATION NUMBER 154-002623

STATE OF ILLINOIS
 COUNTY OF COOK

I HEREBY CERTIFY THAT WE HAVE SURVEYED THE PREMISES ABOVE DESCRIBED, AND THAT THE PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

BARRINGTON ENGINEERING CONSULTANTS, LTD.
 DATE 12-15-05 BY Keith E. Lacy III
 KEITH E. LACY III, P.L.S.
 PROFESSIONAL LAND SURVEYOR
 ILLINOIS NO. 033-008330

MY PROFESSIONAL LICENSE EXPIRATION DATE IS 11/30/08









Item: Shein-Arce Residence - 902 N. Beverly Ln.

Department: Planning & Community Development

REQUEST

1. A variance from Chapter 28, Section 5.1-3.4 (Minimum Lot Size) to allow a 45-ft. wide lot to be buildable.
2. A 1.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with an exterior side yard setback of 8.5 feet from the south property line instead of the minimum 10.0 feet and an additional 1.3 feet for the eave.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents

Type

Board or Commission Report
Correspondence
Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: August 8, 2016
Date Prepared: August 3, 2016
Project Title: Shein-Arce Residence
Address: 902 N. Beverly Ln.

Background Information

Petition Number: ZBA #16-033
Petitioner: Brian Shein / Jeff Arce
Address: 902 N. Beverly Ln.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner is proposing to construct a new home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,318 square feet and a lot width of 45.5 feet. The proposed residence will have approximately 2,700 square feet. The proposed new house is encroaching into the required exterior side yard setback.

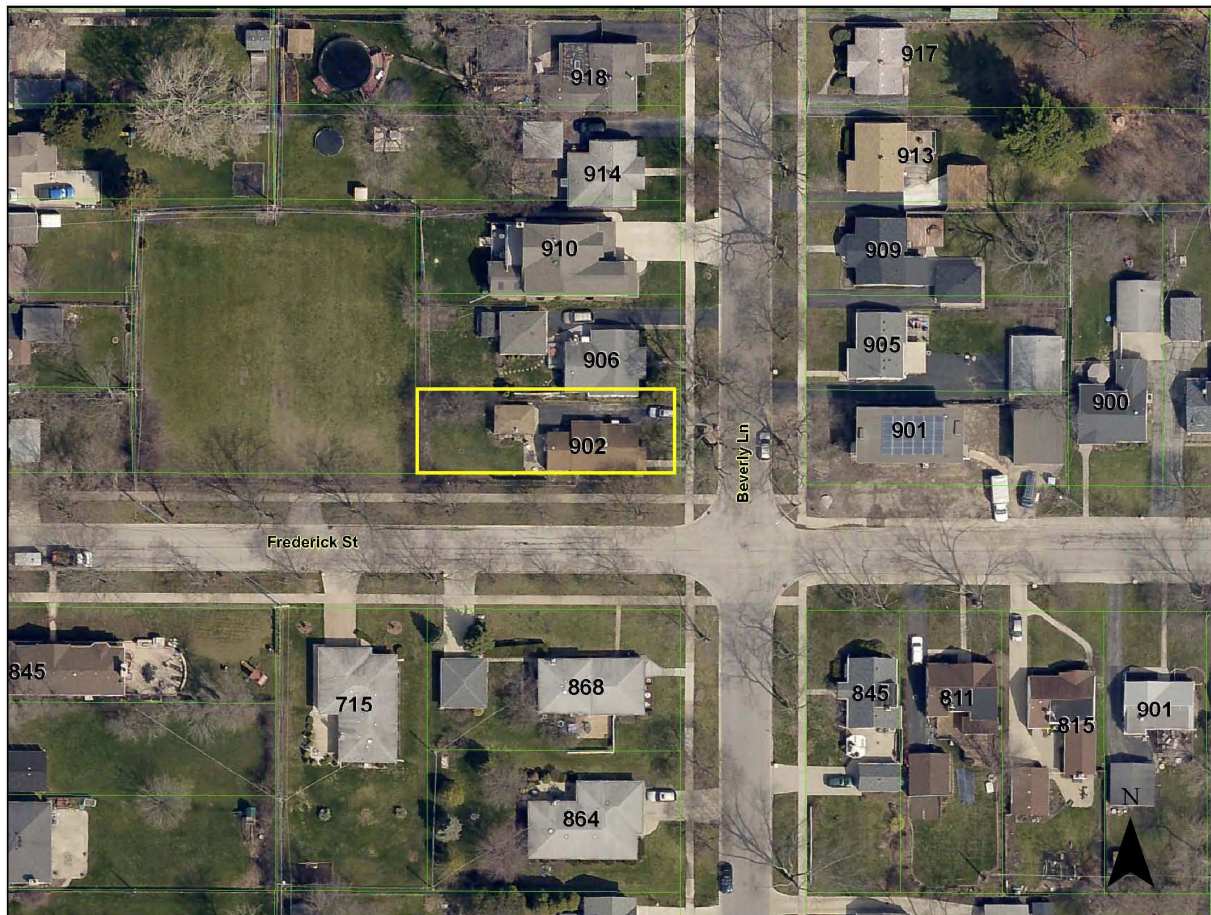
In addition, the lot area and lot width are substandard. Sections 5.1-3.4 and 5.1-3.5 of the Zoning Code set forth minimum lot size and width requirements for the R-3 District which is 90 feet in width and 9,900 square feet in area for a corner lot. As part of 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. The petitioner's property is 45.5 feet wide and 6,318 SF, which does not meet the absolute minimum lot width of 50 feet. Therefore, petitioner requests the following variations:

- **A 2.0 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with an exterior side yard setback of 8.0 feet from the south property line instead of the minimum 10.0 feet and an additional 1.3 feet for the eave.**
- **A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 45.5-ft. wide, 6,318 sq. ft. lot to be buildable, where 90 feet wide, 9,900 sq. ft. is required**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	7/25/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	7/25/16	
3. Letter that was Mailed	✓	7/20/16	
4. Photographs of Sign on Property	✓	7/25/16	

Photographs of Existing Structure



ZBA# 16-033
902 N Beverly Ln - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: July 22, 2016
Completed: July 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A variance to allow a 45 ft wide lot to be buildable; and a 1.5 ft variance to allow a new home with an exterior side yard setback of 8.5 ft from the south property line instead of the minimum 10 ft and an additional 1.3 ft for the eave.

NOTE: The existing lot is non-conforming.

The foundation plan shows windows on the north side, and the window wells are not shown on the plans. **THE PETITIONER SHOULD CHECK THE REQUIRED SETBACKS FOR WINDOW WELLS.**

The Engineering Department has NO OBJECTION to the proposed variances.

RECEIVED
JUL 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

July 28, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-033 – 902 N Beverly Ln., Residence

Building Department Comment(s):

No objection to the variances.

RECEIVED
JUL 28 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 902 N. Beverly Ln. Residence

Project Address: 902 N. Beverly Ln.

ZBA #: 16-033

ZBA Hearing Date: August 8, 2016

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, 2016

- A variance from Chapter 28, Section 5.1-3.4 (Minimum Lot Size) to allow a 45-ft. wide lot to be buildable.
- A 1.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with an exterior side yard setback of 8.5 feet from the south property line instead of the minimum 10.0 feet and an additional 1.3 feet for the eave.

Attached are the Petitioner's:

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

Comments: THE PROPOSED HOUSE IS NICELY DESIGNED AND FAVORABLE
FOR AN ADMINISTRATIVE DESIGN APPROVAL, PENDING THE

Please review, comment, and return to me no later than Friday, July 29, 2016.

OUTCOME OF THE ZBA REVIEW.

STEVE HAUZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner Brian Shein and Jeff Arce being the owner of the property commonly known as 902 N Beverly Ln and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Sections 5.1-3.4 and 5.1-3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to build a home on a lot with a width of 45 feet and an exterior side yard setback of 8.5 feet.

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

- The existing lot width is not currently up to code per the Village of Arlington Heights.
- Decreasing the current floor plan would negatively impact the resale value of the home.

I hereby state that the following unique circumstances exist

- The lot is narrower than 50 feet in width.
- The lot is a corner lot where the property line does not go to the edge of the sidewalk.

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

- Precedence has been set with new construction recently built on similarly sized lots on 901 N Beverly Ln and 901 N Hickory Ave.
- There is an additional 2 feet between the property line and the edge of the sidewalk. As a result, the side yard from the edge of the sidewalk will be 10 feet.
- The garage is set back further than the rest of the house allowing for a larger side yard there.
- The plans exceed the minimum setbacks for the front, side, and rear of the house.

Signed:



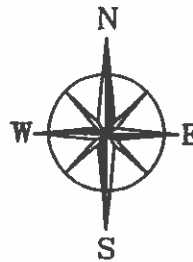
Date: 7.14.16

RECEIVED
JUL 15 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

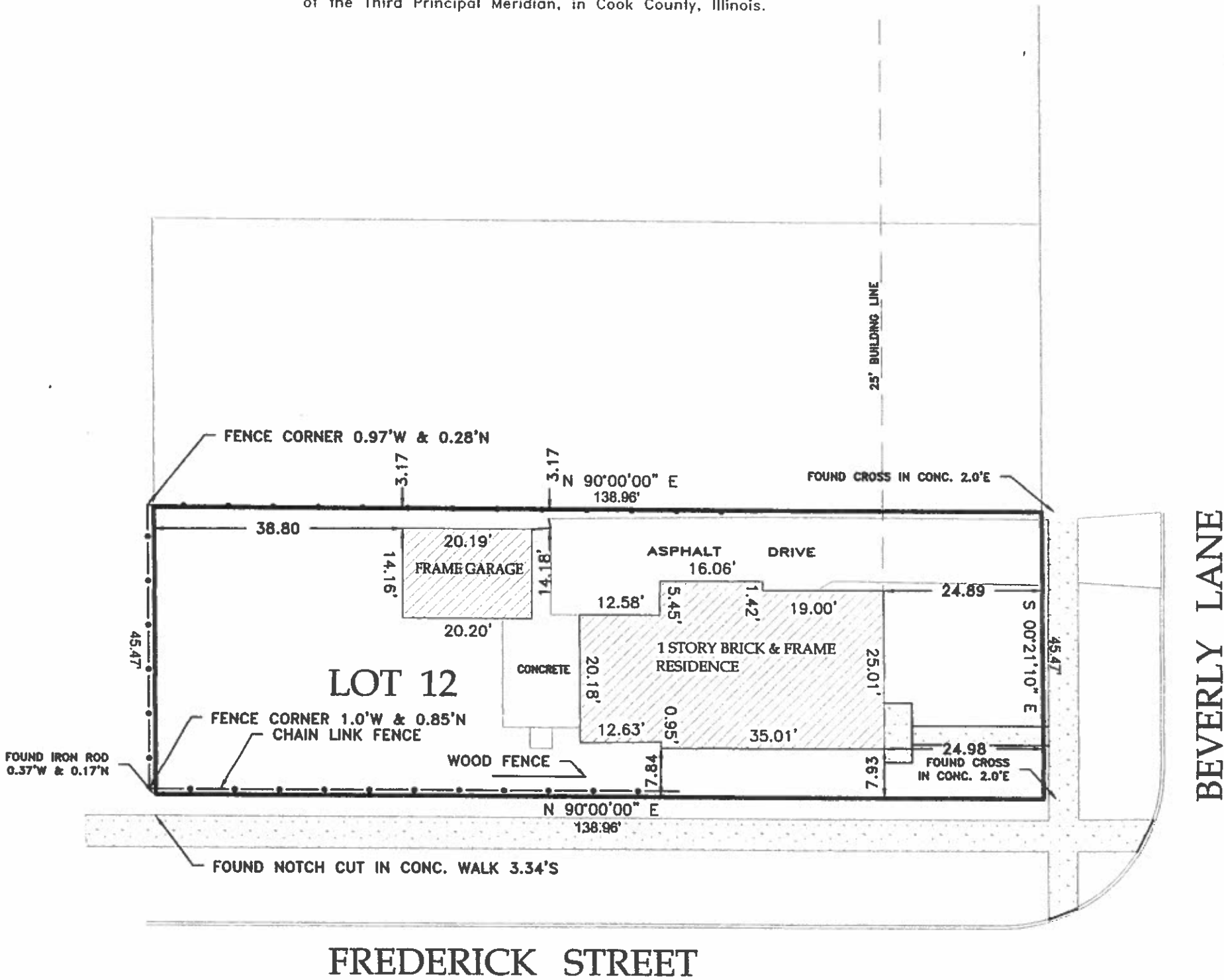
ZAHN & ASSOCIATES
LAND SURVEYORS

7514 BEVERLY WAY
SPRING GROVE, IL 60081
(815)675-2774
D.F.P.R. #184003386

PLAT OF SURVEY



Lot 12 in Block 2 in Charles W. James' Subdivision of Lots 1 to 5, 7 and 8 of Block 1 and Lots 1 to 8 in Block 2 in Arlington Farms, a Subdivision of the East 60 acres of the West 1/2 of the Northeast 1/4 of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.



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 LEICA TCP1203 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



CLIENT: NEIL J. ANDERSON, P.C.

DRAWN BY: CAD CHECKED BY: FWZ

SCALE: 1" = 20'

JOB NUMBER 2016-026

PIN: _____



EXPIRES 11-30-2016

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 15TH DAY OF APRIL, 2016.

Frederick W. Zahn

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2623

GENERAL NOTES FOR PROJECT

1. SCOPE OF WORK
THE SCOPE OF THIS PROJECT IS TO PROVIDE THE ARCHITECTURAL, ENGINEERING, AND CONSTRUCTION SERVICES FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSTRUCTION SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
2. DESIGN RESPONSIBILITY
THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSTRUCTION SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.
3. SUBMITTALS
THE ARCHITECT SHALL SUBMIT THE FOLLOWING TO THE CITY OF ARLINGTON HEIGHTS: ARCHITECTURAL DRAWINGS, ENGINEERING DRAWINGS, AND CONSTRUCTION DOCUMENTS. THE SUBMITTALS SHALL BE IN ACCORDANCE WITH THE CITY OF ARLINGTON HEIGHTS REQUIREMENTS.
4. PERMITS
THE ARCHITECT SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS FROM THE CITY OF ARLINGTON HEIGHTS. THE PERMITS SHALL BE IN ACCORDANCE WITH THE CITY OF ARLINGTON HEIGHTS REQUIREMENTS.
5. UTILITIES
THE ARCHITECT SHALL BE RESPONSIBLE FOR IDENTIFYING ALL UTILITIES AND PROVIDING THE NECESSARY INFORMATION TO THE CITY OF ARLINGTON HEIGHTS. THE UTILITIES SHALL BE IN ACCORDANCE WITH THE CITY OF ARLINGTON HEIGHTS REQUIREMENTS.
6. MATERIALS
THE ARCHITECT SHALL BE RESPONSIBLE FOR SPECIFYING ALL MATERIALS AND PROVIDING THE NECESSARY INFORMATION TO THE CITY OF ARLINGTON HEIGHTS. THE MATERIALS SHALL BE IN ACCORDANCE WITH THE CITY OF ARLINGTON HEIGHTS REQUIREMENTS.
7. LOCATION OF THE PROJECT
THE PROJECT IS LOCATED AT THE CORNER OF FREDERICK STREET AND BEVERLY LANE. THE PROJECT IS A TWO-UNIT RESIDENTIAL BUILDING.
8. EXISTING CONDITIONS
THE ARCHITECT SHALL BE RESPONSIBLE FOR IDENTIFYING ALL EXISTING CONDITIONS AND PROVIDING THE NECESSARY INFORMATION TO THE CITY OF ARLINGTON HEIGHTS. THE EXISTING CONDITIONS SHALL BE IN ACCORDANCE WITH THE CITY OF ARLINGTON HEIGHTS REQUIREMENTS.
9. CONSTRUCTION SCHEDULE
THE ARCHITECT SHALL BE RESPONSIBLE FOR PROVIDING THE NECESSARY INFORMATION TO THE CITY OF ARLINGTON HEIGHTS REGARDING THE CONSTRUCTION SCHEDULE. THE CONSTRUCTION SCHEDULE SHALL BE IN ACCORDANCE WITH THE CITY OF ARLINGTON HEIGHTS REQUIREMENTS.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

MIN. UNIFORMALLY DISTRIBUTED LIVE LOADS	
ATTIC (W/ BATT.) STORAGE	20 PSF
ATTIC WITHOUT STORAGE	10 PSF
DECKS	60 PSF
EXTERIOR BALCONIES	60 PSF
FRONT PORCHES	60 PSF
GUARD RAILS & HAND RAILS	200 PSF
GUARD RAILS FOR ALL COMPONENTS	50 PSF
PASSENGER VEHICLE GARAGE(S)	60 PSF
ROOMS	40 PSF
SLEEPING ROOMS	40 PSF
STAIRS	40 PSF

THE ARCHITECT AND ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ARCHITECT SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE ENGINEER SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT. THE CONSTRUCTION SHALL BE RESPONSIBLE FOR THE DESIGN AND CONSTRUCTION OF THE PROJECT.

INSULATION AND PENETRATION REQUIREMENTS BY COMPONENT
PER 2015 INTERNATIONAL ENERGY CONSERVATION CODE

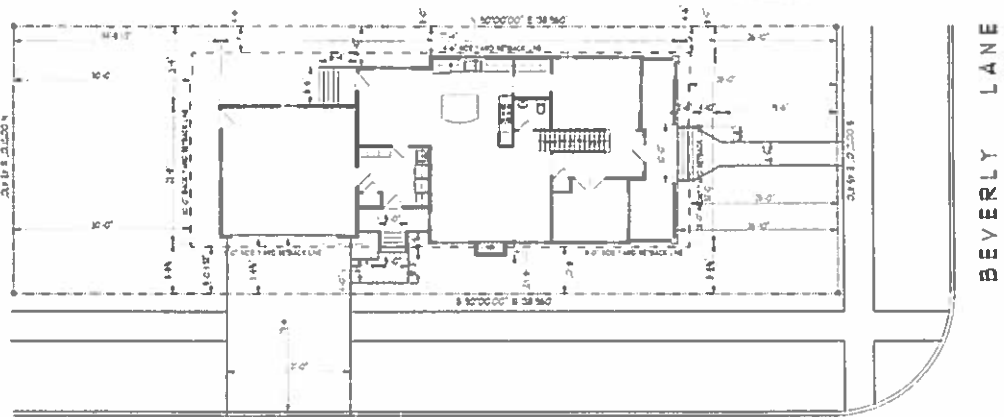
CLIMATE	WALL	CEILING	FLOOR	BASEMENT	GLAZING	DOOR	CHIMNEY	ROOF
3	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01

IECC NOTES:

A PERMANENT CERTIFICATE SHALL BE POSTED ON OR IN THE PROJECT. THE CERTIFICATE SHALL BE IN ACCORDANCE WITH THE CITY OF ARLINGTON HEIGHTS REQUIREMENTS. THE CERTIFICATE SHALL BE IN ACCORDANCE WITH THE CITY OF ARLINGTON HEIGHTS REQUIREMENTS.

THE VILLAGE OF ARLINGTON HEIGHTS, IL
HAS ADOPTED THE FOLLOWING CODES:
(WITH ALL AMENDMENTS)

VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE
INTERNATIONAL BUILDING CODE / 2009
INTERNATIONAL RESIDENTIAL CODE / 2009
NATIONAL ELECTRIC CODE / 2005
INTERNATIONAL ENERGY CONSERVATION CODE / 2009
INTERNATIONAL MECHANICAL CODE / 2009
NATIONAL FIRE CODE / 2009
STATE OF ILL. NO. 5 FIRE CODE / 2014
STATE OF ILL. NO. 5 ACCESSIBILITY CODE / 1991



FREDERICK STREET
SITE PLAN

LOT AREA: 6,318 SQ. FT.
MAXIMUM FLOOR AREA (W/OUT ALLOTTED PARKING): 4,444 SQ. FT.
MAXIMUM LOT COVERAGE ALLOWED: 70.5%

ZONING CALCULATIONS

LOT AREA: 6,318 SQ. FT.
ZONING DISTRICT: R-1

ALLOWABLE GROSS AREA: 2,822 SQ. FT.
ALLOWABLE LOT COVERAGE: 44.0%

PROPOSED FIRST FLOOR AREA: 1,444 SQ. FT.
PROPOSED SECOND FLOOR AREA: 210 SQ. FT.
PROPOSED GARAGE AREA: 914 SQ. FT. - 400 SF ALLOWANCE = 514 SQ. FT.

TOTAL PROPOSED SQUARE FOOTAGE: 2,822 SQ. FT.

ALLOWABLE LOT COVERAGE: 70.5% LOT AREA: 4,444 SQ. FT.

PROPOSED FIRST FLOOR COVERAGE: 44.4 SQ. FT.
PROPOSED GARAGE COVERAGE: 81.4 SQ. FT.
PROPOSED FRONT PORCH COVERAGE: 9.9 SQ. FT.
PROPOSED SIDE PORCH COVERAGE: 4.1 SQ. FT.

TOTAL PROPOSED LOT COVERAGE: 70.5 SQ. FT.

ALLOWABLE IMPERVIOUS SURFACE COVERAGE: 59% LOT AREA: 3,734 SQ. FT.

PROPOSED FIRST FLOOR COVERAGE: 44.4 SQ. FT.
PROPOSED GARAGE COVERAGE: 81.4 SQ. FT.
PROPOSED FRONT PORCH COVERAGE: 9.9 SQ. FT.
PROPOSED SIDE PORCH COVERAGE: 4.1 SQ. FT.
PROPOSED DRIVEWAY COVERAGE: 10.0 SQ. FT.
PROPOSED FRONT YARD COVERAGE: 9.0 SQ. FT.
PROPOSED BACK YARD COVERAGE: 4.9 SQ. FT.
PROPOSED SIDE YARD COVERAGE: 4.9 SQ. FT.

TOTAL PROPOSED IMPERVIOUS LOT COVERAGE: 70.5 SQ. FT. (41.9%)

FRONT AND REAR SIDE YARD AREA: 80.9 SQ. FT.

ALLOWABLE FRONT YARD IMPERVIOUS (50% FRONT YARD AREA): 80.9 SQ. FT.

PROPOSED DRIVEWAY IMPERVIOUS: 10.0 SQ. FT.
PROPOSED FRONT YARD IMPERVIOUS: 9.0 SQ. FT.
PROPOSED SIDE YARD IMPERVIOUS: 4.9 SQ. FT.

TOTAL PROPOSED FRONT YARD IMPERVIOUS: 23.9 SQ. FT.

CERTIFY THAT THESE PLANS WERE DESIGNED AND PREPARED BY ME OR UNDER MY CLOSE PERSONAL SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL APPLICABLE STATE BUILDING CODES AND ALL APPLICABLE ZONING, SETBACK, AND COVENANT REQUIREMENTS OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

DATE: 7-15-16
SIGNATURE: [Signature]
TITLE: ARCHITECT
EXPIRATION DATE: 1-30-2016

STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
ARCHITECTURAL CORPORATION
101 N. LAKE STREET, SUITE 100
Arlington Heights, IL 60010
(847) 464-1111

T.P.C. CONSTRUCTION
11111 N. LAKE STREET, SUITE 100
Arlington Heights, IL 60010
(847) 464-1111

NEW SPEC HOME FOR:
STRATFORD WOOD PROPERTIES, LLC
501 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL

DATE: JUL 15 2016
DRAWN BY: J. MURAN
REVISIONS:

SHEET
A1

RECEIVED
JUL 15 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



RIGHT (NORTH) ELEVATION
(1/4" = 1'-0")



BACK (WEST) ELEVATION
(1/4" = 1'-0")

LETTER	TYPE	MANUFACTURER	COLOR
A	ASPHALT ROOF	S. A. P.	SLATE
B	FIBER CEMENT SIDING	JAMES HARDY BOARD	IRON GREY
C	ALUM. SHUTTERS & DOORBOUTS	RELLEY	WHITE
D	CLAD ENDGUS	CASCO	WHITE
E	STONE VENEER	RONO DU LAC	COUNTRY SQUARE
F	FIBER CEMENT TRIM	JAMES HARDY BOARD	IRON GREY
G	PORCH COLUMNS	NATURAL LIMESTONE	NATURAL LIMESTONE
H	FRONT ENTRY DOOR SYSTEM	PELLA ENTRY DOOR SYSTEM	MASONRY
I	GARAGE DOOR	CLIPART DOOR FROM OVERHEAD DOOR CO.	WHITE
J	FRONT PORCH COLUMNS	MELTON CLASSIC INCORPORATED (LOCAL BIRMINGHAM)	WHITE

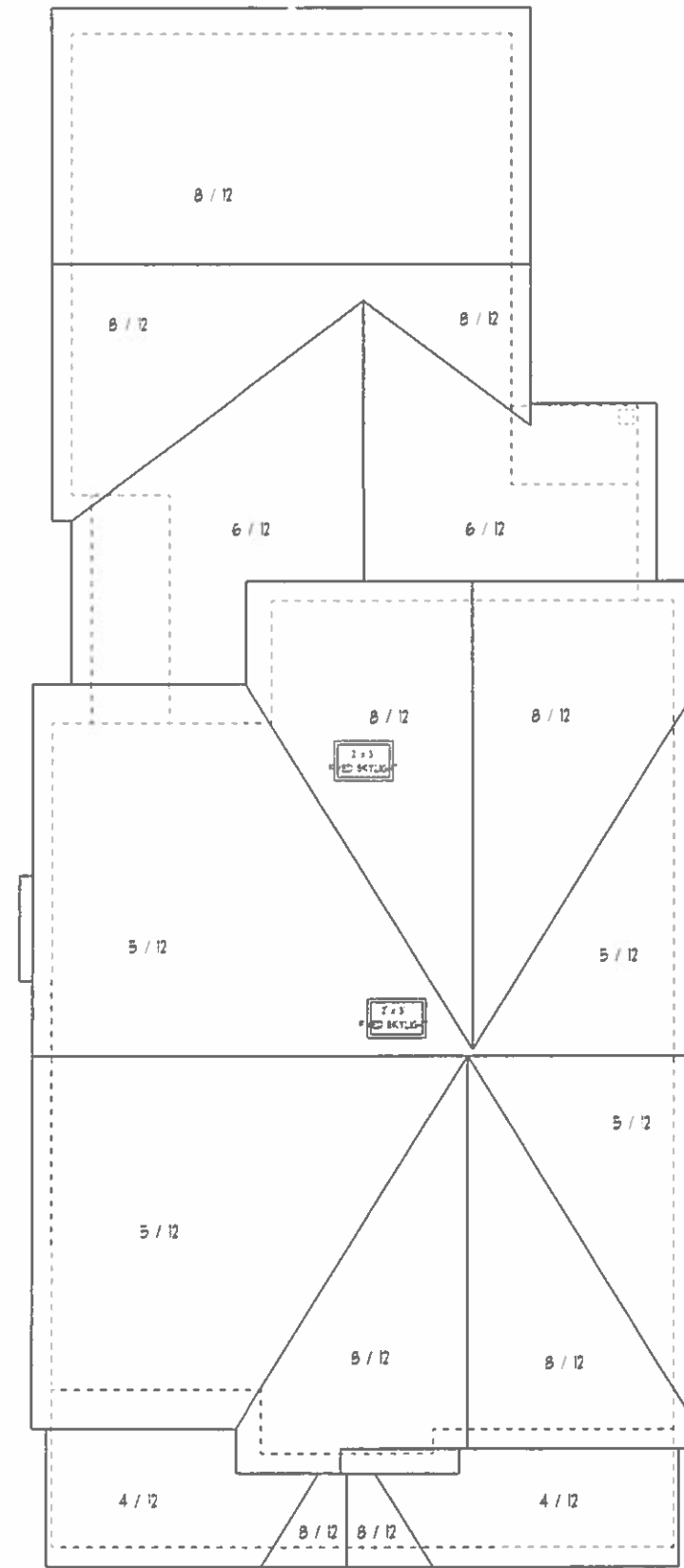


LEFT (SOUTH) ELEVATION
(1/4" = 1'-0")

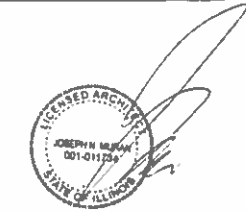


FRONT (EAST) ELEVATION
(1/4" = 1'-0")





ROOF PLAN
(1/4" = 1'-0")



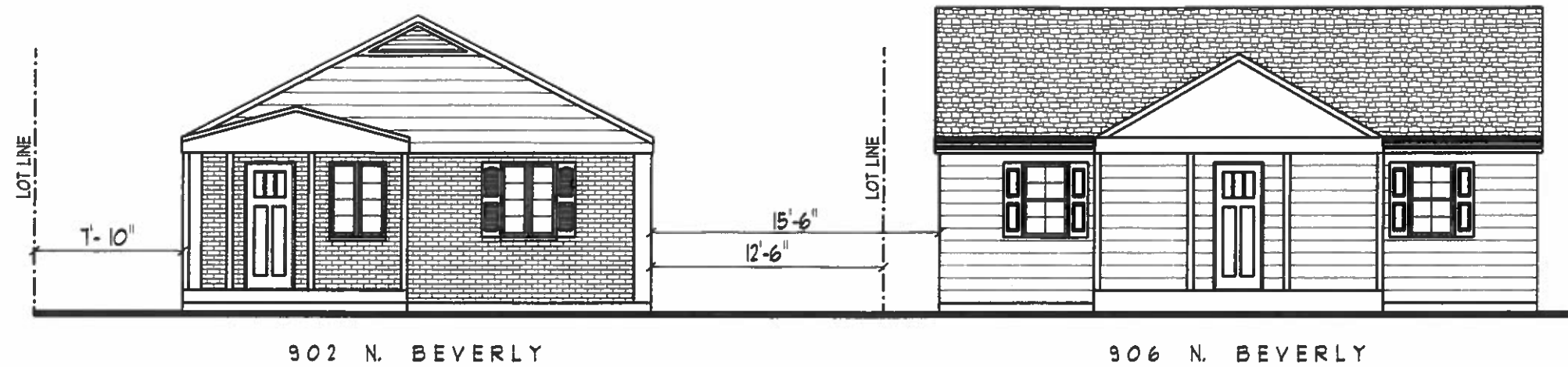
MURAN
ARCHITECTS
WWW.MURAN-ARCHITECTS.COM
146 OLD MICHIGAN RD., LONG GROVE, IL 60047 847.955.9090

T.P.C. CONSTRUCTION
93 STONFIELD CIRCLE
NAPERVILLE, IL
61776-0004

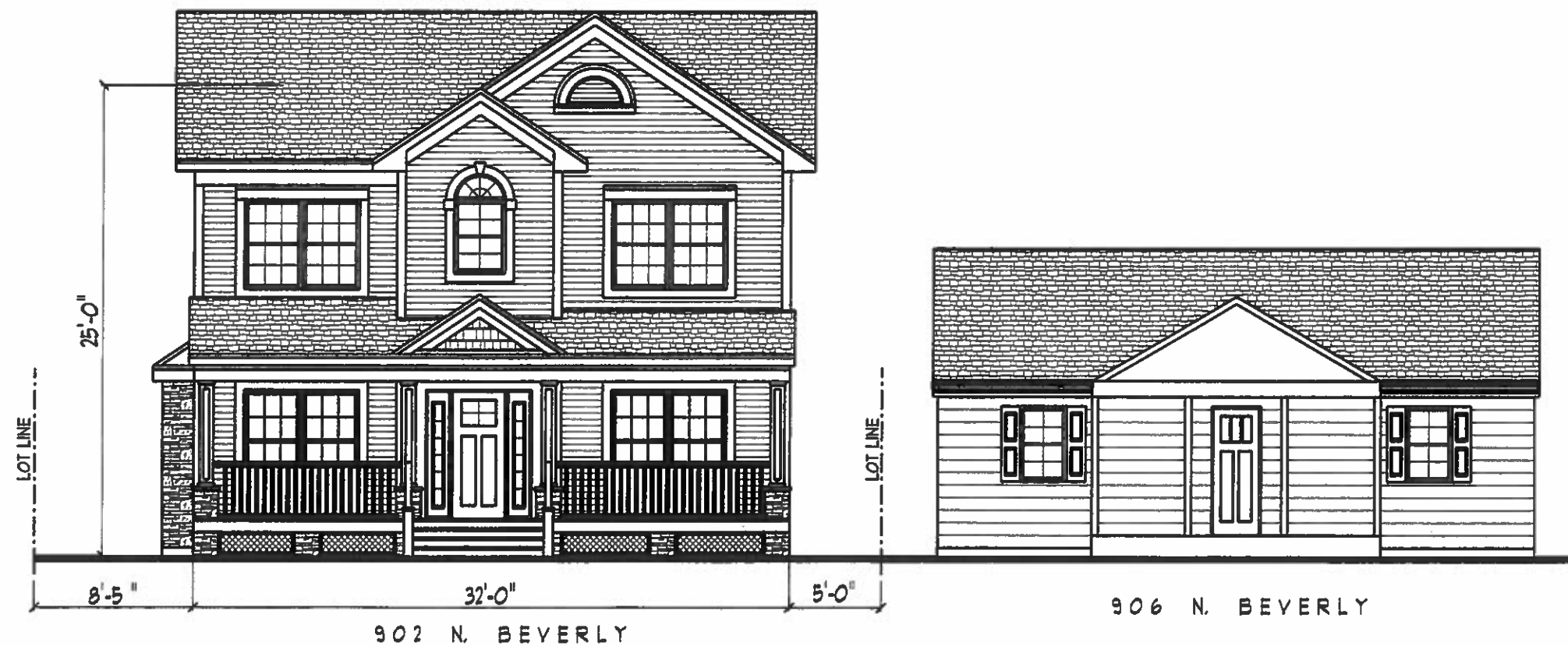
NEW SPEC HOME FOR:
STRATFORD HADDOW PROPERTIES, LLC
902 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL

DATE:
JULY 8, 2016
DRAWN BY:
J N MURAN
REVISIONS:

SHEET
A6



EXISTING ELEVATIONS
(1/8" = 1'-0")



PROPOSED ELEVATIONS
(1/8" = 1'-0")



Item: 2017 Budget

Department: Planning & Community Development

Review and approval of the proposed 2017 budget.

ATTACHMENTS:

Description	Type
2017 Budget	Exhibits

MEMORANDUM

To: Chairman Petrillo and Members of the Zoning Board of Appeals

From: Derek Mach, Staff Liaison 

Date: August 3, 2016

Re: Budget Request; 2017

The purpose of this memo is to share a draft of the budget for the Zoning Board of Appeals for the 2017 budget year. The budget topic has been placed on the August 8 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 2017 BUDGET REQUESTS

Name of Board or Commission: ZONING BOARD OF APPEALS

Chair: ANTHONY PETRILLO

	2014-15 Actual	8 Month Period Ending Dec. 2015 Actual	2016 Adopted Budget	2016 Estimated Actual	2017 Proposed Budget	Accounts
COMPENSATION:						
Boards & Commissions	\$955	\$610	\$1,700	\$1,700	\$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	38	100	100	100	101-1003-502.19-11
Medicare	14	9	100	100	100	101-1003-502.19-12
CONTRACTUAL SERVICES:						
Photocopying	66	34	200	200	200	101-1003-502.22-15
COMMODITIES:						
Office Supplies	0	0	100	100	100	101-1003-502.30-05
TOTAL EXPENDITURES	<u>\$1,094</u>	<u>\$691</u>	<u>\$2,200</u>	<u>\$2,200</u>	<u>\$2,200</u>	