



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
July 14, 2014
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Williams Residence -917 E. Olive St.
- B. Peterson Residence - 115 S. Mitchell Ave.
- C. Konrad Residence - 830 S. Walnut Ave.
- D. Semerau Residence - 2100 E. Lilac Terrace
- E. Hernandez Residence - 2635 N. Raleigh St.

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

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

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Williams Minutes - 6/09/14

Department: Planning & Community Development

Approval of Minutes and Findings from the 6/09/14 hearing.

ATTACHMENTS:

Description

Minutes 6/9/14 - Williams

Findings 6/9/14 - Williams

Type

[Minutes](#)

[Minutes](#)

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ZONING BOARD

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

OF APPEALS

RE: WILLIAMS RESIDENCE; ZBA #14-007

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Beuchner Room, Arlington Heights, Illinois on
the 9th day of June, 2014, at the hour of 7:00 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
DAVID DIVITO
CARL ANFENSON
BARBARA LIVERMORE
JOSEPH GEISEL

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: Good evening, everyone. We will call the June 9, 2014, Zoning Board of Appeals meeting to order. The first order of business is the roll call.

MR. MACH: Chairman Petrillo?

CHAIRMAN PETRILLO: Here.

MR. MACH: Mrs. Livermore?

MRS. LIVERMORE: Here.

MR. MACH: Mr. Anfenson?

MR. ANFENSON: Here.

MR. MACH: Mr. Siavelis? Mr. Geisel?

MR. GEISEL: Here.

MR. MACH: Mr. DiVito?

MR. DIVITO: Here.

MR. MACH: Mr. Selbka?

CHAIRMAN PETRILLO: Okay. Seeing that we have a majority of the Board are here, the next order of business is the Pledge of Allegiance. Please rise and join us in saying the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRMAN PETRILLO: Good evening, everyone. We have two orders of business prior to getting to your petitions. Has everyone had a chance to review the meeting minutes of the May 12, 2014, Board meeting? Are there any changes, matters of clarification? Motion on the Board to approve?

MR. ANFENSON: Move to approve.

CHAIRMAN PETRILLO: We have a first.

MR. DIVITO: I'll second.

CHAIRMAN PETRILLO: And second. All those in favor.

(Chorus of Ayes.)

CHAIRMAN PETRILLO: Any opposed? Motion passes.

We have on the agenda, Reports. Derek is there --

MR. ANFENSON: The electronic reports, yes.

MR. MACH: Chairman Anfenson, can we discuss under --

MRS. LIVERMORE: Petrillo.

MR. MACH: Petrillo, I'm sorry, Petrillo, at the end of the meeting?

CHAIRMAN PETRILLO: Sure, we'll get to old business. Are we out of order on the agenda? Any old business that we have to cover Derek?

MR. MACH: Just approval of the findings.

CHAIRMAN PETRILLO: We just did that.

MR. MACH: Okay.

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CHAIRMAN PETRILLO: New business this evening, we have five petitions on the agenda for this evening. We are normally a seven panel Board, or seven-member Board. This evening, we have five members present. Each petition requires at least the four affirmative votes. So you would need four out of five this evening. Seeing that there are two of the members not present, is there anyone that would wish to defer until next month to have their petition heard with a full, are we expecting a full Board?

MR. ANFENSON: We're not sure at this time.

CHAIRMAN PETRILLO: We may end up with the same members. But I just wanted to make you aware that you do have that option, but there is no guarantee that there would be a full panel or full member Board here at our July meeting. If no one wishes to defer to the next meeting, we'll move forward and start to hear petitions.

This evening you'll be asked to present your petitions to the Board, and when you present your petition, if you would articulate the hardship that you would sustain to the property or to the ability to achieve a reasonable return on your investment on the property, that the uniqueness of your situation, and that the petition, if granted, would not alter the character of the neighborhood. Does anybody have any questions before we proceed on those three burdens of proof for each of the petitions?

The first petition on this evening's agenda is the Williams petition. Would you please step forward, anybody representing the Williams' petition.

MR. GEBELHOFF: Hi, my names Robert Gebelhoff.

CHAIRMAN PETRILLO: Would you sign in, sir, and then I will swear you in. All right. Could you state your name for the record, sir.

(Witness sworn.)

MR. GEBELHOFF: Yes, Robert Gebelhoff.

CHAIRMAN PETRILLO: Thank you. If you would proceed then. If you have any questions over the three criteria, we'll answer those for you.

MR. GEBELHOFF: Yes. This is a residence at 917 East Olive Street owned by Philip and Megan Williams. They've been living there for five, six years, and they have a little girl, and maybe an expanding family. And it's a little ranch with two bedrooms currently, and they'd like to add a second story on the existing ranch that was built in 1953.

The house, the existing house was built about, a little over two feet off of the east property line. So, when we thought about designing a second story on top of this, we're going to go straight up, the east side would be encroaching over the five-foot setback that was by Arlington Heights which, obviously, wasn't a five-foot setback back

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in 1953. So the hardship is to build straight up would require a variance. And that's why we're in front of the Board.

We explored other options to try to set the second story over to stay within the five-foot setback, but then it would look awkward to have the first floor at the certain width and then stepping in with some top of roof structure on the side. It would look off-centered and awkward. So we decided to go for the variance and go straight up. And I believe you have the plans and the exteriors.

They're adding a front porch on the front of the house to try to keep in the style of how a lot of the homes are looking in the neighborhood. So we believe that it would be very in keeping with the neighborhood, and giving the owners what they need, which is another three bedrooms upstairs and a couple baths.

CHAIRMAN PETRILLO: And there's a second variance, as well, for the chimney in the setback.

MR. GEBELHOFF: The chimney, yes. There's a current brick chimney that runs up the east side. And we are adding a second, a fireplace in the corner on that side, and having a pre-fab fireplace chimney, framed chimney that mirrors that right along the same side, going the same depth, and not projecting any further than the existing chimney that's there. And you can see that on the east elevation.

CHAIRMAN PETRILLO: And then is that going all the way to the ground, correct?

MR. GEBELHOFF: No, because it's a pre-fab fireplace, it doesn't necessarily need to. But we could run it down if we had to.

CHAIRMAN PETRILLO: Are there any questions from members of the Board for petitioner?

MR. ANFENSON: I'm curious if you've spoken to the neighbors about the plans. Have there been any concerns?

MR. GEBELHOFF: No. One of the neighbors is right next, east is here, is a Williams also, no relation, Paul Williams.

MR. ANFENSON: So have you heard any concerns?

MR. WILLIAMS: No, we're looking forward to it. It'll improve the quality of the neighborhood.

MR. ANFENSON: So the neighbors are looking forward to it, believe it will improve the quality of the neighborhood.

CHAIRMAN PETRILLO: Any questions?

MR. GEISEL: No.

CHAIRMAN PETRILLO: Okay, thank you, sir. I see this as being an existing non-compliance structure, and I see that there are no comments from any of the neighbors or negative comments from the neighbors. I think this is a very reasonable request, and that granting a variance in this case is suitable solution for this petitioner.

MR. ANFENSON: Do you want to see if there are any audience

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members who do want to speak?

CHAIRMAN PETRILLO: Are there any other audience members who would like to speak to this petition?

MR. ANFENSON: Just wanted to make sure.

CHAIRMAN PETRILLO: Any other comments from members of the Board? Is there a motion?

MRS. LIVERMORE: I move approval.

MR. ANFENSON: I'll second.

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

MR. MACH: Mrs. Livermore.

MS. LIVERMORE: Yes.

MR. MACH: Mr. Anfenson?

MR. ANFENSON: Yes.

MR. MACH: Mr. DiVito?

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel?

MR. GEISEL: Yes.

MR. MACH: Chairman Petrillo?

CHAIRMAN PETRILLO: Yes. Congratulations, you've been approved. you don't have to stay for the rest of the evening. Enjoy the nice weather.

(Whereupon, the above-mentioned hearing was adjourned at 7:11 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 9, 2014

PETITIONER: Williams Petition

ADDRESS OF PROPERTY: 917 E. Olive St.

VARIATION: 5.1-3.6, 5.4, 6.6-5 (Required Minimum Yards & Permitted Obstructions)

A 2.2' variance to allow a second-story addition with a sideyard setback of 2.8' from the east property line instead of the minimum 5' and an additional 1' for the eave; A 1.3' variance for the chimney extension with a setback of 2' from the east property line instead of the minimum required 3.3'.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a second floor addition to their existing home. The petitioner explained that the existing footprint of the home is non-conforming therefore in order to build the addition above the existing wall, a variation is necessary. The petitioner further testified that the height of the non-conforming chimney will need to be increased as a result of the second floor addition.

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 Ms. Livermore and seconded by Mr. Anfenson. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 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: Peterson Minutes - 6/09/14

Department: Planning & Community Development

Approval of Minutes & Findings from 6/09/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 6/9/14 - Peterson	Minutes
Findings 6/9/14 - Peterson	Minutes

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ZONING BOARD

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

OF APPEALS

RE: PETERSON RESIDENCE; ZBA #14-008

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Beuchner Room, Arlington Heights, Illinois on
the 9th day of June, 2014, at the hour of 7:11 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
DAVID DIVITO
CARL ANFENSON
BARBARA LIVERMORE
JOSEPH GEISEL

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: The next petition on the agenda is the Peterson petition. Could you step forward, please and, if you haven't signed in, would you please sign in.

MS. PETERSON: Good evening.

CHAIRMAN PETRILLO: Will there be two individuals?

MR. SPIMSINO: I'm, she's going to speak introductions.

CHAIRMAN PETRILLO: Okay. Why don't I swear you both in right away. Ma'am if you could state your name.

MS. PETERSON: Danielle Peterson.

CHAIRMAN PETRILLO: And sir.

MR. SPIMSINO: Joe Spimsino.

(Witnesses sworn.)

CHAIRMAN PETRILLO: Thank you. You may proceed.

MS. PETERSON: Okay. Like I said, my name is Danielle Peterson. I live at 115 South Mitchell. I am here to request a variance from Chapter 28, Section 5.136 and Section 5.4. In other words, for everyone else who's attending, to construct a front porch. I have, in addition to filling out the required application, I have talked to many of my neighbors and showed them my plans. And a few of them are here in support of my variance, which thank you all for coming.

My house is very old, and is built on an extremely scale, and I would like the opportunity to make it more contemporary and up to date. I plan on staying in Arlington Heights for the rest of my life. I have a business here that I grew up in, a family business, which is also construction. And I love the neighborhood and have great neighbors, so I really want to make the most of my house.

I'm requesting a front porch that is eight-foot wide, which in my opinion is the minimum functional porch step. If a porch is less than eight-foot wide, it seems to be just decoration, like fake shutters. It's my intention and my vision to build something beautiful, and to be able to have functional living space and gathering space.

I would like to request eight-foot in order to have furniture out there such as a swing, a rocking chair. Be able to sit down, extend my legs and have several feet to get up and move around and have a passerby lane within the front porch. It was also taken into consideration to have extra footage so that your furniture is not up against the windowpane and you can actually have the opportunity to walk around and have it be functional.

In addition to the application, I know I have included, I've taken walks around the neighborhood and included addresses of similar homes that had constructed front porches similar to the one that I am requesting. Also, in addition to that, over the weekend, I took a walk around the block and down the streets, and I have taken

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measurements of homes that have, from the sidewalk up to the front porch and steps, and some of them range from one-foot to 10-feet to 17 feet. And if you want to pass these around, I have an example picture of the measurement space that I took from the beginning of the sidewalk up to people's front steps or porch beginnings.

So, with the construction of the front porch that I'm hoping to have, it will increase the value of my home, and also increase the value of this wonderful town of Arlington Heights.

CHAIRMAN PETRILLO: What's your hardship? I'm trying to discern what that is. If this variance isn't granted, what type of hardship would be imposed or would be incurred?

MS. PETERSON: Sure. Well, like I mentioned before, I plan on living in Arlington Heights forever in my home. I love my house. But it's very small, and I plan on having a family one-day. And I would really like to have more functional living space.

MR. ANFENSON: How many live in the home now?

MS. PETERSON: Just one.

MRS. LIVERMORE: As far as the comparables, that doesn't mean anything at all.

MS. PETERSON: Okay.

MRS. LIVERMORE: Each case is individual.

MS. PETERSON: Okay.

MR. ANFENSON: How long have you lived in the home?

MS. PETERSON: This is my fourth year.

CHAIRMAN PETRILLO: I saw in your petition you also stated that this would increase the value of your home. How would one-foot, or the width of one, I'll have to ask first, let me ask this question. The additional foot for the eaves, what is, Derek, is that, if the, is that for the front eave?

MR. SPIMSINO: Well, we can have 12 inches in the front, and we cannot line up with the existing eave on the sides. Because we frame it from the face of the --

CHAIRMAN PETRILLO: But is that additional foot for the front?

MR. SPIMSINO: Twelve inches overhang.

MR. MACH: For the eave.

MRS. LIVERMORE: Overhang.

MR. MACH: Overhang, yeah. So it's an eight-foot wide front porch with a one-foot eave.

CHAIRMAN PETRILLO: Right, okay, that's what I thought.

MR. SPIMSINO: But we can reduce it if it is problem if it was approved six to eight.

CHAIRMAN PETRILLO: No, I just wanted that clarification before I asked a couple questions.

MR. SPIMSINO: But it's a standard 12-inch eave.

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CHAIRMAN PETRILLO: So how would that one-foot affect the value of your home if you gain it, or if you don't, what is the value? You stated in your application that it would increase the value of your home. How did you quantify that?

MS. PETERSON: Well, I was referring to, you know, making an addition of a front porch, in general. And having, I mean, anything you do in addition, it increases the value of your home. Do renovations with kitchen, for example.

MR. ANFENSON: So it's not the size of the porch, right, that's the variance. It's just the setback. The required setback is 22.4 feet.

MR. MACH: Correct.

MR. ANFENSON: As determined by the average on the block.

MR. MACH: Yes.

CHAIRMAN PETRILLO: So she wants to go five plus another foot for the eave. So I just look at it as six feet.

MR. ANFENSON: But if it was, if it, really, I mean, what is the minimum size for a porch? Is there a minimum?

CHAIRMAN PETRILLO: You're allowed an eight-foot by four-foot, I'm sorry, is it eight-foot by four-foot stoop?

MR. MACH: Correct.

CHAIRMAN PETRILLO: And then you're also allowed to span a certain distance?

MR. MACH: Well, the home is approximately three feet behind the required front yard setback. And the petitioner is proposing to come forward eight feet. Therefore, the 5.2-foot --

MR. ANFENSON: So the house is setback, only allows for a three-foot porch today to stay within the code.

MR. MACH: Correct.

MR. ANFENSON: So don't anybody who could live with a three-foot porch, right?

MR. SPIMSINO: No.

MR. ANFENSON: So it's a question of if a porch is even reasonable to request. If it is a hardship even to get a porch. Some kind of variance has to be allowed, whether it's a foot, you know, three feet, five feet, whatever it is.

CHAIRMAN PETRILLO: Right. And then the additional, and then be able to span the full width of the home, correct?

MR. ANFENSON: Is that part of this variance, though?

MR. MACH: No. I mean, it's the front yard encroachment.

CHAIRMAN PETRILLO: You mean if it spans the full 30 feet of the home?

MR. MACH: We include that just for clarification. CHAIRMAN PETRILLO: Oh.

MR. ANFENSON: But that's not a variance.

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MR. MACH: No. It's the 5.2 feet encroaching into the required front yard setback. Whether it be the entire span or smaller.

MR. ANFENSON: Right.

MR. GEISEL: But at some level right now, for example, you have no cover whatsoever for guests, packages, anything with your current --

MS. PETERSON: I'm sorry. Could you repeat that?

MR. GEISEL: With the current construction, you have no cover whatsoever for guests, for packages, for anything. It's just all out in the open.

MS. PETERSON: Correct.

CHAIRMAN PETRILLO: I'm sorry, again, if this is, let's say we would grant a four-foot encroachment and, instead of the full six-foot, how does that one or two feet make a difference to you in establishing the value of your home?

Ms. PETERSON: Well, like I said, I would love to create a functional living space. And for four feet, I mean, I don't think you would even be able to fit a rocking chair without being able to move around in it. And, for a financial perspective, if I'm going to spend the money in creating a nice front porch, I want to be able to do it right, and have something nice and liveable and be able to sit out there and enjoy it.

So, I mean a six-foot front porch, for example, compared to an eight foot, I mean, two feet really makes a large difference when you plan on having furniture out there, a living space.

CHAIRMAN PETRILLO: I could see the significance in four-foot to six-foot; that is significant. Six-foot to eight-foot, I question that. I have a front porch, which is, it's smaller than that, and we manage and function with a large family of nine. So I'm going to defer to the other Board members to maybe query you, ask questions of the petitioner.

MRS. LIVERMORE: Maybe the neighbors want to talk.

CHAIRMAN PETRILLO: No questions? Yeah, for these folks.

MR. ANFENSON: Well, so the porch has a functional use of probably providing some kind of protection on the front, from the elements as you come up to the front door, cause there's nothing there now, correct?

MR. SPIMSINO: No. There's nothing there.

MR. ANFENSON: So, if we agree that there's a hardship that a front porch is something reasonable to request, some kind of variance is going to be needed because a three-foot wouldn't work out. So, in my mind, there should be some level of variance that should be acceptable. Whether that's, you know, five feet plus one-foot for the overhang, or whether it's, you know one-foot plus one-foot for the

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overhang, I'm not sure.

You know, there's a, they'd like to, the petitioner would like to be able to provide living space, and be able to use the porch. Is there, there's a large back yard, right? Do you have a patio?

MS. PETERSON: I do. I do have a back yard.

MR. ANFENSON: So you do have some outdoor space to enjoy.

MS. PETERSON: Sure. But, I mean, everyone has their own opinion on what's enjoyable. And to me, I've always loved front porches, and the ability to sit outside.

MR. ANFENSON: For us and the Board, first, you know, having a hardship and, you know, suffering without having it, or is it nice to have? Yeah, it would be nice to have, but it's hard to approve a variance from code just for something that would make it more enjoyable.

CHAIRMAN PETRILLO: And I think you touched on a point that is unanswered from me from the petitioner, is the necessity of having it. If there is, you know, a shelter, slipping coming up and down steps. You need to be able to get in and out of there in some way with some versatility, I could see something larger and a hardship in there. And you haven't really touched on that.

MS. PETERSON: Well, except for the fact that my house is built on a small scale, like I said, and I would like to expand when I have a family. And just to build on an addition and have extra living space. But, I mean, I don't --

CHAIRMAN PETRILLO: But wouldn't an enclosed living, air conditioned, weather-type space accomplish that also, off the back of the home?

MS. PETERSON: I mean, it could, yes.

CHAIRMAN PETRILLO: I'm trying to understand your hardship and I just, I don't see it here. And you're not giving us any information that, you know, that there's something that is rectified, there's a problem that's cured by granting this variance. If you're coming in and out and you're not sheltered, and you're getting rained on and you're not able to go through your garage, and you have to come outside. And there's opportunity for a slip and fall or something along those lines.

MS. PETERSON: Well, as you can see, I don't have an overhang. So, I mean, there is no protection from the elements. And my garage is unattached. So there's no entrance to it from there. So that could be part of the hardship.

CHAIRMAN PETRILLO: Any other questions for the petitioner?

MRS. LIVERMORE: Actually, I think something much smaller and covering the entrance would protect your packages that get left, and

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your guests coming in and so forth.

MR. SPIMSINO: Well, one of the major reasons, you can see that the house is very small. This is exterior addition with the covered roof would provide sort of a, I don't say four seasonal living. But in summertime, it can be a useable space. And besides this, it increases the value and gives it some architectural identification for the time being and I'm feeling better the neighbors.

Because most of the people along Mitchell Avenue there, changed the front of their house. Put in a front porch. And this would dress up and increase it, like Danielle had mentioned, the value of the house. And make it comfortable, decent living. Because the interior of the house the whole interior including the garage is 139 square feet, 139, and this will give a little more space to move around and feel comfortable even though it's an exterior addition. It's not full time, four seasonal space. But in the summer give the possibility of use of the space in the summer.

CHAIRMAN PETRILLO: Why wouldn't five feet accomplish that?

MR. SPIMSINO: It's very small. Because if you leave some furniture, you're going to have a passage way, a walkway around, it would make it too crowded.

CHAIRMAN PETRILLO: Why wouldn't six feet accomplish that?

MR. SPIMSINO: Well, I understand. But, based on the --

CHAIRMAN PETRILLO: So, why would, would 10 feet accomplish it better than eight?

MR. SPIMSINO: Now, the --

MS. PETERSON: Of course.

MR. SPIMSINO: There's some financial additional, increase the expenditures away from the proposed budget. But she feels comfortable to satisfy the requirements since she's right now a single person.

MR. ANFENSON: We'll have to wait until, they're requested other people to testify. This will change the average setback for the block, too, right? Then this will add to the average.

MR. MACH: Correct.

CHAIRMAN PETRILLO: Are there any other questions for the petitioner? Is there anyone from the audience that would like to speak to this petition? Okay, if you would step forward, you may have a seat. Thank you.

MR. KINGSBURY: Do I sign in, as well?

CHAIRMAN PETRILLO: Yes please. State your name for the record, please.

MR. KINGSBURY: Sure.

CHAIRMAN PETRILLO: And your address.

MR. KINGSBURY: Sure. It's Joel Kingsbury, 121 South Mitchell Avenue, so we're directly next door.

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(Witness sworn.)

CHAIRMAN PETRILLO: Thank you. You may proceed.

MR. KINGSBURY: Sure. So we moved in approximately the same time that Danielle did, four, four and-a-half years ago and our two children. And we're, we actually bought the home, redid the front. We put new siding in and we took off some of the old awning. There was a lot of overgrowth. We put a lot of money into it. And the thing we really wanted to do is really invest in our home.

And so it's exciting to see Danielle make the decision to go through with this. I don't know all the details as far as footage and setbacks, everything. I'm just speaking from a neighborly perspective.

We're kind of a front door neighborhood. So we spend a lot of time, my children, out in front, playing and there's some other children in the neighborhood that play up and down the sidewalk.

So it's a great, I think it's a great thing, visually. And I know that when I look out across the, kind of the, I guess you'll say setback if that's the term, there's other homes that stand out farther than mine. Specifically the one, I don't know my south and north, but to the left of my home. It stands out deeper. And so, visually, a, my own home, homeowner, I just want to make sure my house doesn't get kind of washed in.

But I do actually really enjoy the plan. I went over it with Danielle and kind of looked at it. And we spaced it out in the grass and looked at it. Just as a selfish homeowner, I was kind of looking at my house to see how it would look, too. So, overall, it's an improvement for the neighborhood. So, I'm excited for it.

CHAIRMAN PETRILLO: Any questions. Thank you very much. Is there anyone else in the audience who would like to speak to this petition. If you would sign in.

MR. CHAPPELE: Sure.

CHAIRMAN PETRILLO: Thank you. Can you state your name and address for the record, please.

MR. CHAPPELE: My name is James Chappelle, and I live at 122 S. Mitchell, which is just kind of kitty corner from her, right across the street.

(Witness sworn.)

MR. CHAPPELE: The first thing I'd like to point out is that our neighborhood does have a lot of children, and we do spend a lot of time out front. And, because there's so many kids, I think the idea of having more people out front, and I think that if a porch isn't big enough that she has furniture and comfortable out there, we're not going to see her out there as much.

And I just, for the safety reason I like it. Because I've got a little one on the left of me, a little on the right of me, two in front, and is there another one?

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MR. KINGSBURY: Yeah, kind of down the street.

MR. CHAPPELE: Oh yeah, kind of down the street. So for that reason I'd like to see that to get more people out front. I also am one of those homes that my porch goes way out front. And I like the look of it. And I think it, you know, I think it adds to the attractiveness of the neighborhood, as well.

MR. ANFENSON: Do you know the depth of your porch?

MR. CHAPPELE: I have no idea. I moved in two years ago, and it was that way. But it's probably, I don't know.

MS. PETERSON: It might be on my measurement sheet.

MR. CHAPPELE: Yeah, it's probably on the measurement sheet. So that's it.

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

MS. PETERSON: My name is Lorraine Peterson.

CHAIRMAN PETRILLO: Sign in. I used to coach soccer a long time ago, and I always wanted to avoid soccer moms, so if you see me flee, that's why.

(Witness sworn.)

CHAIRMAN PETRILLO: And you address, I'm sorry ma'am.

MS. PETERSON: I live in Florida, but I spend the summers here with Danielle. I found it interesting that she said only one is living in the house, because it will soon be two, though, because she is getting engaged. Not far to have children. So she is planning a family, and she does plan on staying in this home. And we like front porches.

And if you, I'm an interior designer, and if you look at the, we should have brought the dimensions. But if you sit a rocker or a swing, and if you sit, we're all tall, 5'10", you hardly, you have to have room to walk. Otherwise, you've got your furniture smashed up against the window, you're moving stuff. You're like moving in and out of people.

Everybody on Mitchell Avenue, they entertain out in front. Come on over, have a margarita or sit down, have a glass of iced tea. And it's true about the children. And the kids always seem to be over down at Danielle's, because everybody loves Danielle. And we're not going to do anything cheap. It's going to be beautiful. I mean, when we walk around the neighborhood, you can see new homes going up, new homes that are being built. And they have wide porches, eight to 10 feet. And that's new construction, so I'd like to know how they were able to that.

And there's plenty of old homes that have, we were out there measuring everything, ringing doorbells, telling them what we were doing. They're eight feet. They're there. They're existing. So why can't we make an improvement and do it? That's all I've got to

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say.

CHAIRMAN PETRILLO: Thank you. Is there anyone else in the audience that would like to speak to this? None being heard, I'll just, I believe there's a necessity, and I think it would be a nice add to have a porch there. I'm just not convinced that the petitioner met the burden for the full amount. I'd like to be able to give some amount to the petitioner, but I am one vote, and that is my opinion. So I will open it to the floor for the rest of the Board to weigh in.

MRS. LIVERMORE: I would join you in saying I don't see a hardship here.

MR. DIVITO: I like the idea of a porch. A porch would be nice. Eight feet, I'm just trying to think, dimension-wise looking at this table, which is about six, seven feet. I mean, you should be able to function within that. So, within the six-foot porch, I see no problem with that. So I wish there was a way of, or is there a way to approve it, but with a smaller dimension?

CHAIRMAN PETRILLO: We could do that.

MR. ANFENSON: Sure.

CHAIRMAN PETRILLO: We've done that on other occasions.

MR. DIVITO: I mean, I know that would screw up the drawings and everything, but you know, is that an option. Or are we just going to for the eight feet? I guess \ that's --

CHAIRMAN PETRILLO: I think we could grant the variance if the petitioner decides to move forward with that. Or wait a year, and come back I think would be the other option.

MR. DIVITO: Okay.

MR. ANFENSON: Barb, is your feeling that there is a hardship to get the porch in some shape or form; it's just a matter of how much over the setback?

MRS. LIVERMORE: I don't see granting a variance for this kind of thing. This is too much. It's covering the front door's --

MR. ANFENSON: So without a variance, all you can do is three feet.

MRS. LIVERMORE: That's fine. It covers the front door. That's what the necessity would be. Porches are trendy, and I think this is where this is coming from, frankly. I don't see a hardship. There's one person in this house, mostly.

MS. PETERSON: Well, soon to be more.

CHAIRMAN PETRILLO: I think, I agree on the, I think that we were able to extract some information out of the petitioner that I think that there is a covered porch that is needed, larger than the eight-foot by, is it eight-foot by four-foot that's allowed by code?

MR. MACH: Correct.

CHAIRMAN PETRILLO: Eight by four. Larger than that, but I

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don't believe that eight-foot is a necessity to be able to accomplish being able to get in and out of the house with packages, whatever it might be, or additional people. And/or having the ability to spend time out in the neighborhood. With a small house like this, I think in the summer people enjoy it. That is something that is, you know, necessary to be able to sit and communicate with your neighbors and be a part of a bedroom community. But I think the house is a little outdated, and there is improvement needed into the front part of the home.

MR. ANFENSON: I would agree with that. I agree that the community is a front yard community. We've heard that from petitioners in the past in this area. Children out front, and I have no reason to doubt that they plan to, as the petitioner is married, going to stay in the house and start a family here. So I believe that it is reasonable to request, and would be a nice addition on the home.

In my mind, you know, I think a variance to some degree is warranted. Whether it's an eight-foot porch, or as a six-foot porch. Something that is still, something that is useable, can have furniture on it and, you know, useable.

MRS. LIVERMORE: Do you see a hardship here in not having a porch?

MR. ANFENSON: I can see, I see a hardship in, yeah, I think the porch, when you look at the home just for protection from the elements. I mean, you look at the front of the home, I think a porch is something that is warranted.

MRS. LIVERMORE: A covering of some kind.

CHAIRMAN PETRILLO: She doesn't have a pass-through to go directly from the garage to her home.

MRS. LIVERMORE: It's a detached garage.

CHAIRMAN PETRILLO: And if she, can I just ask you one question. How many vehicles park, use the garage and the driveway, would you say, consistently? And I'm sorry, did you testify there was, you were engaged, and there would be other people moving into the home?

MS. PETERSON: Yes.

CHAIRMAN PETRILLO: So you'll have more than one car moving in and out. So you're going to have multiple people going in and out without shelter.

MS. PETERSON: He has his own car. I have my own car. When my mom's here, she's the third car. She spends every summer here, too.

CHAIRMAN PETRILLO: Okay. Is there any other comments by the Board?

MR. GEISEL: Have you considered, you know, something slightly smaller, because obviously you're getting some push back at eight feet.

MS. PETERSON: Right, but --

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MR. GEISEL: So, at six feet or something like that? Because if you've got three feet, you know, for a couch, you can still walk in front of that with three feet. I think there's some hesitancy, clearly, to project out that far.

MS. PETERSON: Well, based on what David was saying when he came back saying would you guys agree upon a six or a seven-foot. So that's you guys, I mean, I take it. But then, like you said, if you want to just do a variance at seven feet, then it would be my choice to go forward with it or not.

MR. ANFENSON: What would be your plans if the variance wasn't approved at all?

MS. PETERSON: Then I wouldn't put any upgrades on the house. I mean, yeah. If I'm going to invest in something, I want to invest properly. You know, I'm in the construction industry myself, so I know the processes. People want a nice product. They want a nice finalized product. That's what my vision is.

CHAIRMAN PETRILLO: All right. And for me one of the issues is, you know, six-foot, eight-foot, there's no value established that you're not going to get a return on your investment in that lesser amount. So I'll just cut to the chase, and I would be willing to entertain a motion for a six-foot porch, shortening the variance by two feet.

MR. ANFENSON: Let's go with that.

CHAIRMAN PETRILLO: And I'll make a motion.

MR. MACH: Chairman, one of the commissioners have to.

MR. DIVITO: All right, so I'll motion for, motion for the six-foot.

MR. ANFENSON: So the variance is a 3.2-foot variance.

MR. DIVITO: Right.

MR. ANFENSON: And one extra foot for the overhang? Is that right?

MR. DIVITO: That would be correct.

CHAIRMAN PETRILLO: Is there a second?

MR. ANFENSON: I will second.

CHAIRMAN PETRILLO: We have a motion and a second on the floor for a, correct me if I'm wrong, Derek, it's a 3.2-foot setback with an additional one-foot for the eave?

MR. MACH: Correct.

CHAIRMAN PETRILLO: Okay. Would you take the role, please?

MR. MACH: Mrs. Livermore?

MRS. LIVERMORE: No.

MR. MACH: Mr. Anfenson?

MR. ANFENSON: Yes.

MR. MACH: Mr. DiVito?

MR. DIVITO: Yes.

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MR. MACH: Mr. Geisel?

MR. GEISEL: Yes.

MR. MACH: Chairman Petrillo?

CHAIRMAN PETRILLO: Yes. So you've been approved for a variance of a 3.2-foot setback and a one-foot additional, additional one-foot for the eave.

MS. PETERSON: So that --

MR. SPIMSINO: What will be the total extension, which is approved? Because if you look at --

CHAIRMAN PETRILLO: Well, however you architecturally design it, you could be, you could extend that, what is it, it takes, what does it take the setback to, Derek?

MR. MACH: 19.4.

CHAIRMAN PETRILLO: 19.4, 19.4, right?

MR. MACH: Correct. 19.2.

CHAIRMAN PETRILLO: 19.2, I'm sorry. 19.2 feet.

MR. SPIMSINO: From the property line, right?

CHAIRMAN PETRILLO: Correct. And you have, right, and then additional one-foot for the eave. So the eave, you have your one-foot eave, as well.

MR. SPIMSINO: The clearance on the porch will be six feet clear from the face of the column, would be the face of the, including the eave.

CHAIRMAN PETRILLO: The structure has to be, it has to meet the setback requirements. However you achieve that, that's up to you.

MR. SPIMSINO: In other words, you're going to leave us six feet clearance of the space. You know, the columns will be part of that.

CHAIRMAN PETRILLO: As long as you meet the setback requirement, whether the column is inset or however you choose to do that. You could get the extra eight inches if you were going to have the column extending. I'm not really sure how you're going to work with it.

MR. SPIMSINO: You said it was?

CHAIRMAN PETRILLO: 19.2 feet.

MR. SPIMSINO: From the face of the column, not to the overhang.

CHAIRMAN PETRILLO: From the structure. The overhang gives you an additional one-foot. We approved additional one-foot for the eave.

MR. SPIMSINO. That don't count for the overhang.

MS. PETERSON: So the overhang and the 19.2.

CHAIRMAN PETRILLO: Correct. You have a one-foot eave. You can extend one-foot beyond the 19.2 feet.

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MR. SPIMSINO: If I compare that to my dimension on the drawings, it is 17 feet, right. It would be 1.10.

MRS. LIVERMORE: The Design Commission --

CHAIRMAN PETRILLO: The building department, when you make your application for your building permit, they'll walk you through all the details.

MR. SPIMSINO: Okay.

CHAIRMAN PETRILLO: I don't want to give you something that's misleading. But they'll be able to do it very precisely for you.

MR. SPIMSINO: Okay.

CHAIRMAN PETRILLO: Okay.

(Whereupon, the above-mentioned hearing was adjourned at 7:45.p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 9, 2014

PETITIONER: Peterson Petition

ADDRESS OF PROPERTY: 115 S. Mitchell Ave.

VARIATION: 5.1-3.6, 5.4(Required Minimum Yards & Table of Required Minimum Yards)

A 3.2' variance to allow a 30.5' wide covered front porch with a frontyard setback of 19.2' from the west property line instead of the minimum 22.4' and an additional 1' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that are proposing to expand their living space by creating a front porch. The petitioner explained that a porch would provide protection/cover from the elements.

After much discussion, the Zoning Board of Appeals was in support of a smaller variation request. The Zoning Board of Appeals was generally in support of a 3.2 foot variance which would allow a six foot wide front porch.

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. Anfenson. Thereafter, the Board voted 4-1 to approve the variance request for a 3.2 foot front yard encroachment. Ms. Livermore voted against the motion.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-1 to grant a variance to allow a 6' wide front porch.

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: Konrad Minutes - 6/09/14

Department: Planning & Community Development

Approval of Minutes and Findings from 6/9/14 hearing

ATTACHMENTS:

Description	Type
Minutes 6/9/14 - Konrad	Minutes
Findings 6/9/14 - Konrad	Minutes

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ZONING BOARD

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

OF APPEALS

RE: KONRAD RESIDENCE; ZBA #14-009

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Beuchner Room, Arlington Heights, Illinois on
the 9th day of June, 2014, at the hour of 7:45 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
DAVID DIVITO
CARL ANFENSON
BARBARA LIVERMORE
JOSEPH GEISEL

ALSO PRESENT:

DEREK MACH, Landscape Planner

CHAIRMAN PETRILLO: All right, next on the agenda is the

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Konrad petition. If you would state your name and address, ma'am.

MS. KONRAD: Suzanne Konrad. I live at 830 S. Walnut Avenue.

MR. KONRAD: And Brian Konrad, 830 S. Walnut Avenue.

CHAIRMAN PETRILLO: I'll swear you both in.

(Witnesses sworn.)

MS. KONRAD: So we're requesting a variance from Chapter 28 of the Zoning Code of the Municipal Code. And, basically, we have a current six-foot fence, and I have a couple pictures in our application. There is a six-foot fence, and there's a lot of landscaping kind of built around that, which also I tried to take some pictures to show that.

And under the current code, basically, we want to enclose our backyard, because we have a dog and two small babies. And we live right off of Kirchoff there by the hospital, so there's, you know, a decent amount of traffic. And it's not really, the three-foot open fence is not really an option for us because of those things. So the only other option we have is the 11-foot setback.

But, because of all the current landscaping and everything that's there, it would be a pretty significant hardship for us. We'd have to probably get all those beds removed, and then have it re-sodded and re-leveled, and then still add more landscaping. Because I think some bushes are required if we do the setback.

And also, when we bought the house, you know, the fence was where it is right now. And so, we feel it would, you know, potentially decrease the value of our property to have to, you know, knock off 11 feet of our backyard. And if we don't get the variance, our plan is just to connect up the rest of the yard with a five-foot fence. But the current fence is six feet, so in our opinion, it would look nicer to have a newer, shorter fence that's, you know, the same height all the way around, as opposed to just a six-foot tall fence with, you know, a newer, shorter pieces connected it the rest of the way.

CHAIRMAN PETRILLO: The existing fence, you're going to come off the back corners of your home, and then go, let me see, is that going to be, that's kind of, I'll just call it an easterly direction and a westerly direction. You're not going to take that and move it an easterly or take it towards the house where the existing is, the split-rail fence, correct? Coming off the back of the home?

MS. KONRAD: Sorry.

MR. GEISEL: I think that exhibit actually shows it right.

CHAIRMAN PETRILLO: Yes. So your current fence comes out to about here.

MS. KONRAD: Yeah. We're actually going to get rid of that. And just have the fence right here. Because part of this fence is a

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little bit old anyway, and it needs to be replaced.

CHAIRMAN PETRILLO: And how old are your children?

MS. KONRAD: Nine and-a-half months.

MR. KONRAD: One boy and one girl.

MS. KONRAD: Grandma's at home with them right now.

CHAIRMAN PETRILLO: I'm sorry, how old are both of them?

MR. KONRAD: They're nine months. They're twins.

CHAIRMAN PETRILLO: Oh, they're twins. Okay, I thought I missed one there. Oh boy. You've need an eight-foot fence. A boy and a girl?

MR. KONRAD: That's right.

MS. KONRAD: Yeah.

MRS. LIVERMORE: How nice.

CHAIRMAN PETRILLO: Yeah.

MS. KONRAD: They get along so far. We'll see.

MRS. LIVERMORE: The reason you have a six-foot fence is because it's allowed around a busy road like Kirchoff.

MR. KONRAD: At least it was when we moved into the house when the fence was built. It was there when we got there.

MRS. LIVERMORE: And now you want that to be --

MS. KONRAD: Just one-foot lower and newer.

MRS. LIVERMORE: And newer.

MS. KONRAD: Because, actually our, part of our fence has come off twice already in the wind storms the last couple of years. So we just want, you know, a newer, more sound fence, and one that kind of matches the rest of the yard all the way around. And we feel that would be nicer looking for the neighborhood. Especially since we're right off Kirchoff there by the hospital. I think the look is a little bit important there.

And we have discussed this with a few of our neighbors.

I know none of them could attend. Some of them have small kids, as well.

MR. KONRAD: Yeah, there wouldn't be any objections because, as long as we're going to put a shorter fence, it looks nice.

CHAIRMAN PETRILLO: And you're still able to maintain the privacy, because that's a busy road and Walnut gets a lot of traffic.

MS. KONRAD: We think the five feet would be fine for us. I mean, our kids aren't going to be that tall any time soon.

CHAIRMAN PETRILLO: They will climb. They will use ropes. They will stand things up. I've got seven kids.

MR. KONRAD: With five, they at least have to work for it a little bit.

CHAIRMAN PETRILLO: Okay. Are there any questions for the petitioners? Is there anyone from the audience that would like to be heard or speak to this petition? None being heard, is there any other

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comment from the Board, or a motion to approve?

MR. DIVITO: So moved.

MRS. LIVERMORE: I'll second.

CHAIRMAN PETRILLO: There's a motion on floor and a second.

MR. MACH: Mrs. Livermore?

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Anfenson?

MR. ANFENSON: Yes.

MR. MACH: Mr. DiVito?

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel?

MR. GEISEL: Yes.

MR. MACH: Chairman Petrillo?

CHAIRMAN PETRILLO: Yes.

MS. KONRAD: Great, thank you.

(Whereupon, the above-mentioned hearing was adjourned at
7:50 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 9, 2014

PETITIONER: Konrad Petition

ADDRESS OF PROPERTY: 830 S. Walnut Ave.

VARIATION: 6.13-3

A 2.' Height variance to allow a 5' tall semi-open fence in the exterior side yard along the perimeter of the lot where a 3' open fence is allowed.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that their side yard is along Kirchhoff and that they have two small children. The petitioner further explained that the fence would conflict with a few existing mature trees if it was setback to meet code.

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 Ms. Livermore. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 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: Semerau Minutes - 6/09/14

Department: Planning & Community Development

Approval of Minutes and Findings from 6/09/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 6/9/14 - Semerau	Minutes
Findings 6/9/14 - Semerau	Minutes

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ZONING BOARD

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

OF APPEALS

RE: SEMERAU RESIDENCE; ZBA #14-010

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Beuchner Room, Arlington Heights, Illinois on
the 9th day of June, 2014, at the hour of 7:50 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
DAVID DIVITO
CARL ANFENSON
BARBARA LIVERMORE
JOSEPH GEISEL

ALSO PRESENT:

DEREK MACH, Landscape Planner

CHAIRMAN PETRILLO: The next petition is the Semerau, or

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Semerau, did I say that?

MR. SEMERAU: Semerau.

CHAIRMAN PETRILLO: Semerau, sorry. Name and address, sir.

MR. SEMERAU: Steve Semerau, 2100 East Lilac Terrace.

(Witness sworn.)

MR. SEMERAU: I'm Steve Semerau. I've lived in Arlington Heights for the majority of my life, 41 years. I grew up in the house next door to the house that I live in now, and my parents are still there. He's been here for 41 years in the same home. So our family's been here for a while, and we plan on staying.

My wife and I and our two children live at 2100, and what we plan on, what we want to do is I want, we have a house, it's a ranch, small ranch within an existing attached one-car garage. In our neighborhood, there are three or four different models of home. One of them was the ranch, three-bedroom ranch, one or two baths, with this small, one-car attached garage.

The existing garage is, I measured it last night. It's 11'1" by 20'3", which doesn't even meet today's standard in your code.

The current standard for an interior dimension of a garage is 12'1" by 21'4". I have a pick-up truck, my wife has an SUV. It seems like everybody has an SUV now. Neither one of those fit in the garage.

What I'm proposing to do, and what several people in the neighborhood have already done, is take that one-car garage, make that part of the interior living space of the home. Transform that so that it's an existing, the existing garage would no longer be attached. And add a detached garage in the backyard. Several homes in the neighborhood have done this already.

What I understand is that prior to 2007 I wouldn't have needed to request this variance. The driveway, if you look at the house, if you look to the east, or to the, what is that, the left side of the page, you can see this existing garage at the home next to it, or at least the driveway of the next to it. At one point, I think it's, if you look, the setback for that driveway is closer than the three feet allowed. Because what I'm asking for is a two-foot variance, approximately from Section 11.2-11.1 to allow the driveway, just the driveway so that the driveway's setback approximately a foot from the east property line.

So the driveway would be entirely on my property. It would actually be one-foot off. There are 16 homes in the neighborhood that have detached garages with the driveway along the side like the home that I have. Some of whom, obviously, have different, closer or farther from the property line. But most of them are over the setback.

I took photos of them all if you guys, if you would want to look at them. I also labeled them.

We our Vista neighborhood guide or directory. Those are

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all the houses, I may have looked at them for a good duration. Those are the houses that currently have my style of home that either added, added like a second floor and incorporated that one-garage into the home, or you know just added the garage in the back and incorporated the rest of the space into the home.

I know one of the hardships is the garage is unreasonable. It's nothing more than an attached shed. For today's standards, you know, I would say the majority of the homes built today have got two-car garages, if not three. We just want a place where we can park both of our cars out of the weather. The only other option for that is to either, well, there is really no other option. I'd have to have a variance, anyway you slice it, to add a second-car garage.

We're going to make that current garage useable, because I am currently only, it's 10.04 feet off the property line, and it's 7.5 side-yard setback. So I would only be able to add about three feet to the existing house to the east.

CHAIRMAN PETRILLO: Either way you'd need a variance.

MR. SEMERAU: I'd need a variance anyway you slice it.

CHAIRMAN PETRILLO: How many people reside in the home?

MR. SEMERAU: Four of us. There's me and my wife and my two kids.

CHAIRMAN PETRILLO: So your kids, with your truck in the driveway and your car in the driveway, they have really no, they can't play basketball, hockey.

MR. SEMERAU: There's no room. There's no room for anything. That's why he's next door.

CHAIRMAN PETRILLO: Yeah, those grandchildren are a pain, aren't they?

MR. SEMERAU: So, like I said, I've grown up in the neighborhood, you know. I went to the school. I came back because I love Arlington Heights. I know one of the concerns, and I've already addressed this with, I call him Mr. Uramkin. I grew up with him and he's known my parents my whole life. His name's Steve, his first name. He lives to the east of me. And his driveway is, it's a unique situation.

MRS. LIVERMORE: It's recessed.

MR. SEMERAU: It's recessed, yes. And there's some water issues. And we've discussed it already, and I've come up with two options, two solutions to that. One would be to put either a curb in or, the other, I have that one-foot there. What I was thinking of doing with they're excavating is digging a small trench, putting a filter sock in there, like you would around the house. So that I could divert the water down closer to the street, so he wouldn't run into his house.

That way, you know, any runoff from my driveway would

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run down to the street, along with the gutters and everything. I mean, I know it's Arlington code, but the gutters have either go to go to the backyard of the front yard. I understand that you don't want to put you water into your neighbor's house.

CHAIRMAN PETRILLO: And part of our review package also states that the building department would also ensure that if the variance is approved, that that would have to be satisfied.

MR. SEMERAU: Yeah. And I have no problem. I've already thought that through.

CHAIRMAN PETRILLO: So if your neighbor was concerned about that, it would part of his building permit and the requirements that he would have to meet. Retention or water shedding.

MR. URAMKIN: Yeah, and if Steve's done, I'd like to make just a few words, and I would be satisfied.

MR. SEMERAU: Yeah, so I mean, that's the hardship. That's, keeping in character with the neighborhood. I mean, I think I touched on it all.

CHAIRMAN PETRILLO: Any questions for the petitioner from members of the Board? No. Anybody in the audience that would like to speak? Steve you wanted to speak.

MR. URAMKIN: Just a few words.

CHAIRMAN PETRILLO: If you would, sir, sign in and I'll swear you in.

MR. URAMKIN: Okay, first of all I would like to say --

CHAIRMAN PETRILLO: I'm sorry, can I swear you in first? Please state your name and address for the record, sir.

MR. URAMKIN: Stephen J. Uramkin, 2104 East Lilac Terrace, Arlington Heights.

(Witness sworn.)

MR. URAMKIN: I would like to first say that I do not have any objection to Steve putting in his side drive and his rear garage. I have no objection whatsoever. I do have some concerns that I would like, the only reason I'm here is I would like to voice these, and also in writing to just express some of my concerns that I would hope the Village would make certain that these concerns are addressed.

I've been living in the house for 35 years. I've known Tom and Steve for that same amount of time. I'm sorry, excuse me. As my little concerns here read, I'm concerned about how the driveway will be pitched. Obviously, I wouldn't expect the driveway to be pitched toward Steve's house, but at least to the front or the back.

And we have a lot more room, if you will, to accumulate water in the back of the house than in the front. So my suggestion, and it's just a suggestion. I know, obviously, the Village engineers would know best. But my suggestion would be that the driveway be pitched from the front of the house to the back of the house. And from the

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front where it exists right now to the street. This would, as it reads, would prevent anymore water from going to the street, excuse me. Charge battery, yeah okay.

I was a little bit concerned would the nine-foot driveway include the width of the curb? I'm just asking. Because it reads, at the very bottom, that the driveway will be a total of nine feet on the east side of the house. But does that include the curb?

MR. SEMERAU: Well, the driveway area would have to be nine feet. That's the --

CHAIRMAN PETRILLO: Sir, we're approving a setback at a certain distance. So he cannot exceed that distance. Whether there is the decision to put a curb in or not, the curb in for the drainage issue, or you know, a non-curbed driveway with other accommodations for drainage and so forth, those are the issues that the engineering department would approve.

MR. URAMKIN: So you're saying the total width of the driveway is to be nine feet, period.

MRS. LIVERMORE: We don't determine that.

CHAIRMAN PETRILLO: We have the setback.

MRS. LIVERMORE: Engineering gets into that.

CHAIRMAN PETRILLO: We would approve his setback to allow a two-foot variance, allowing him to be one-foot from the property line.

MR. SEMERAU: Right. So 10 feet, so the entire thing would be nine.

CHAIRMAN PETRILLO: So if he decides to put a curb, he cannot take nine feet, or let's just call it nine feet plus the curb. He has to stay that distance from the property line.

MR. URAMKIN: So he has to include a curb? Yeah, that's what it sounds like. I'm just, that's why I'm asking.

MR. SEMERAU: A one-foot setback would make the width to the driveway 9.04 feet, whatever the .04 is. 9.10, 10.04 feet on the setback. So whatever .04 is, that's what needs to be made.

MR. URAMKIN: I was just concerned about that, it was just a question that I had. What will be the height and width of the curb to prevent water from flowing onto our property? What will be the length of the curb, and where will it start and where will it end? I'm not asking for answers right now, as we speak. I'm just saying I'd like to have somewhat of an idea.

Because I would not want this project to take place and then be all finished. And then all of a sudden we get a heavy rain, and then I end with water running down my driveway. That's, I'm just concerned about that. That's all.

CHAIRMAN PETRILLO: Derek, I'm sorry, did you want to say something?

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MR. MACH: Pursuant to code, the minimum driveway width is nine feet. So, if a curb is necessary, it needs to be accounted for in the variance request. For example, if the curb is above the driveway, then the encroachment is going to be closer to the property line.

MR. SEMERAU: I understand. I mean, if, can you guys approve like the, I mean, I don't know how much, I don't know how big the engineering department. If they, in fact, say that I have to put it a curb in, then there --

CHAIRMAN PETRILLO: And they have noted, we do have a notation in here from the department that you would have to meet whatever requirement they may have to ensure that your neighbor does not get water into his driveway.

MR. SEMERAU: They have to tell me what I have to do.

MRS. LIVERMORE: No, it doesn't.

CHAIRMAN PETRILLO: Yeah, they'll have to tell you. We only are dealing with the setback.

MR. SEMERAU: I understand.

CHAIRMAN PETRILLO: The variance.

MR. URAMKIN: Oh, okay.

CHAIRMAN PETRILLO: So we're not, I'm not, we're not, this Board doesn't function in that manner to incorporate requirements on --

MR. SEMERAU: No, I understand. But if they require me to put in, whatever, a four-inch curb, you know, whatever, a four inches high by four inches wide, whatever the curbs are out here. Let's say they say you have to put in a curb out here, will they pull my --

MR. URAMKIN: Let's put it this way, I would be concerned if there was no curb at all.

MR. SEMERAU: I understand what you're saying.

MR. URAMKIN: You know what I'm talking about Tom.

MR. SEMERAU: No, I do.

CHAIRMAN PETRILLO: But what we're addressing is that this --

MR. URAMKIN: Yeah, okay.

MR. SEMERAU: But what I'm asking is if they come back and tell me I need four more inches, can we accommodate in writing, or do I have to wait a year, or what do I have to do?

CHAIRMAN PETRILLO: Are they able to amend the request for the variance without having it posted?

MR. MACH: No. However, the Zoning Board could make a contingent if the curb is necessary.

MR. ANFENSON: As determined by the engineering department.

MR. MACH: Yeah.

MRS. LIVERMORE: You can take this to the engineering people.

MR. URAMKIN: I have the original, sweetheart, you can keep that.

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MRS. LIVERMORE: Okay. Tell them of your concerns.

MR. URAMKIN: Correct.

MR. SEMERAU: And I feel the same way. There's no way, like Steve said, I've known him for 35 years, pretty much my whole life. There's no way I would want, you know, flood his house.

MR. URAMKIN: Yeah, it's unfortunate that my driveway leads into my house. And all the water that runs down my driveway, I have to pump out from my sump pump into my backyard. I can't tolerate anymore water coming down my driveway. So, I mean, I'm just concerned about this project be accomplished such that there will be no additional water running down my driveway. That's all I'm talking about.

CHAIRMAN PETRILLO: And those will be addressed by the engineering department.

MR. URAMKIN: Okay. How do I go about it, making certain that --

CHAIRMAN PETRILLO: You could express that to them. They are cognizant of it. It is mentioned here in our packets that with the driveway. And I think, Derek, if he were to call the engineering department, or you know ask, if you're working with Steve when he's pulling his permit, that they're able to comment on that. And they would probably have a direct dialogue with you.

MR. URAMKIN: Is there someone you could give me?

CHAIRMAN PETRILLO: I know Jim Massarelli is the head of the building department.

MR. MACH: Correct. Or Mike Pagones, the Deputy Director.

MR. URAMKIN: I'm sorry, Mike what?

MR. MACH: Pagones.

MR. URAMKIN: Could you spell that, please?

MR. MACH: P-a-g-o-n-e-s.

MR. URAMKIN: Pagones, okay. And what was the other gentleman's name?

MR. MACH: Jim Massarelli is the Director of Engineering.

MR. URAMKIN: I'll just spell that phonetically. Okay. All right, that's all I'm concerned about. Like I said, I have no objection to what Steve wants to do. I wish him well with the project. I'm just concerned that we won't get anymore water.

CHAIRMAN PETRILLO: We understand. Thank you. We appreciate it. Thank you.

MR. URAMKIN: Thank you.

CHAIRMAN PETRILLO: Any questions or comments from the Board? Is there anyone else in the audience? Any questions or comments from the Board?

MR. DIVITO: If we make a move to approve this, are we making it with the ability to add the curb, as contingent to the engineering to support it?

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CHAIRMAN PETRILLO: I would be supportive of that, as well.

MR. URAMKIN: I would like, truthfully, some contingency that the whole project would be approved with some means of preventing any water whatsoever, whatever that consists of.

MRS. LIVERMORE: That's --

CHAIRMAN PETRILLO: Again, we're not in a position to be able to dictate that. What we can do is contingent upon the engineering department's approval.

Mr. URAMKIN: There you go. That would be fine, sure.

CHAIRMAN PETRILLO: Am I correct here?

MR. MACH: Yes.

CHAIRMAN PETRILLO: Was that a formal motion?

MR. DIVITO: So, yes that was my formal motion to approve with the contingency of the engineering department's approval of a gutter.

MR. ANFENSON: So the variance, it's a, to allow one-foot setback, but it could be less depending on engineering's recommendation to prevent any further water runoff.

MR. DIVITO: Yes.

CHAIRMAN PETRILLO: Is there a second?

MRS. LIVERMORE: Yes, second.

CHAIRMAN PETRILLO: We have a motion and a second on the floor. Derek.

MR. MACH: Mrs. Livermore?

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Anfenson?

MR. ANFENSON: Yes.

MR. MACH: Mr. DiVito?

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel?

MR. GEISEL: Yes.

MR. MACH: Chairman Petrillo?

CHAIRMAN PETRILLO: Yes. Good luck.

MR. SEMERAU: Take care.

(Whereupon, the above-mentioned hearing was adjourned at 8:09 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 9, 2014

PETITIONER: Semerau Petition
ADDRESS OF PROPERTY: 2100 E. Lilac Terrace
VARIATION: 11.2-11.1e

A 2' variance to allow a driveway with a sideyard setback of 1' from the east property line instead of the minimum 3'.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the existing attached garage is non-conforming in size and that neither of their vehicles can fit within the garage. The petitioner explained that they are proposing to expand the driveway in order to accommodate another vehicle. The petitioner testified that in order to expand the drive, a setback variance is necessary from the side property line.

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

Thereafter, a motion was made by Mr. Divito and seconded by Ms. Livermore. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 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: Hernandez Minutes - 6/09/14

Department: Planning & Community Development

Approval of Minutes and Findings from 6/09/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 6/9/14 - Hernandez	Minutes
Findings 6/9/14 - Hernandez	Minutes

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ZONING BOARD

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

OF APPEALS

RE: HERNANDEZ RESIDENCE; ZBA #14-011

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Beuchner Room, Arlington Heights, Illinois on
the 9th day of June, 2014, at the hour of 8:09 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
DAVID DIVITO
CARL ANFENSON
BARBARA LIVERMORE
JOSEPH GEISEL

ALSO PRESENT:

DEREK MACH, Landscape Planner

CHAIRMAN PETRILLO: The next petition is the

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Hernandez petition. If you would step forward, please. And did you have a chance to sign in yet?

MS. HERNANDEZ: I'll do it right now.

CHAIRMAN PETRILLO: Ma'am, would you state your name and address.

MS. HERNANDEZ: Sure. Belen Hernandez, 2635 Raleigh Street, and I'm actually the daughter of Pedro Hernandez, which is the owner.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you. Do you need a refresher on any of the requirements of the hardship or anything?

MS. HERNANDEZ: No.

CHAIRMAN PETRILLO: Okay.

MS. HERNANDEZ: No, after hearing everything everybody else is saying, I 'm all confused.

CHAIRMAN PETRILLO: Now, you're prepped. You got a lot of good ideas.

MS. HERNANDEZ: And on top of that I'm confused. I'm like what am I supposed to say now? Okay, I'm here to take advantage, what we're trying to do is build, or rebuild, actually, a six-foot fence all around the house. As you can see, I pulled some pictures for the current fence. The one actually facing Wilke is falling apart because of the wind.

And the one on the back is only three feet, but it's, you know, falling apart, too because of the wind. And then we have a big tree that fell off. So it's broken already. So what we're trying to do is get a six-foot fence because we want to make it even.

The house, it wouldn't look, to us it wouldn't look really nice to have a six-foot fence on the Wilke area, and a three-foot fence on the back. It just looks off. And what we're also looking, it's a little bit more privacy because there is a lot of traffic going on. We have 53 going, we have Wilke, and there's a lot of pedestrians walking around. They walk their dogs. They're either, you know, running or something.

So what we're trying to do is a little bit more privacy on the house. And then, also protecting the neighbors. We have three dogs, and they're not dangerous, but it's just, you know, like what they do is they walk around the house. And then the fence on the back is only three feet. What we're trying to prevent is one of the dogs jumping over the fence. Which, it hasn't happened yet, but there's two of the dogs that are puppies yet. So we're not sure, you know, how is that going to affect the thing.

The other thing is that on the papers it says that if we do build a six-foot fence, we have to take it back 12.4-foot back. And then, on one of the pictures, we have exactly a big tree that, it's exactly at 12 feet and-a-half. So if we do take it back, we're going to

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have to tear it down. It's that picture that you're looking at.

CHAIRMAN PETRILLO: Right.

MS. HERNANDEZ: So, if we have to take the fence back, we're going to have to take the tree down, which is, you know, a really nice tree that we don't want to take it down.

CHAIRMAN PETRILLO: And what type of fence are you proposing? I'm sorry, if you had it here somewhere I didn't see it.

MS. HERNANDEZ: A semi-open fence.

CHAIRMAN PETRILLO: Okay.

MS. HERNANDEZ: An the pictures are showing that it's kind of like a semi-open fence. It's something similar. And then we walk around the neighborhood, and we saw a lot of the neighbors that replaced their fence. And they're pretty much on Wilke Road. And they have, all of them, they have a six-foot fence.

So we're not sure if they came here to get an, you know, an approval for that, or they just, you know, rebuilt them on their own. We don't even know. We didn't even talk to them. But pretty much all the houses, when you drive on Wilke Road, going to Palatine, they all have a six-foot fence.

MR. ANFENSON: I think that's considered a main thoroughfare. So you're actually allowed a six-foot fence on a busy road like that.

MRS. LIVERMORE: Tell me again, what is behind you? I mean behind your house.

MS. HERNANDEZ: It's an open field. Yeah, it's an open field. There is nothing.

MRS. LIVERMORE: Nothing.

MS. HERNANDEZ: It's like an empty lot.

CHAIRMAN PETRILLO: Is it retention?

MS. HERNANDEZ: There's power lines going on there. And there is like, there is apartments next to it. There's a little pond. But it's like an open field in there. And it's a big open field. So, and then what we, I didn't know that, but my dad just told me when we were going talk to you guys about it. Before we moved in in 2008, I think in 2007, they had an attempted robbery, too, in that house.

So that's, you know, the house came with an alarm on it. And then, since we moved in, the fence has been the same. We haven't made any improvements. So that's why we're trying to fix it.

MRS. LIVERMORE: Well, from my point of view, you sure do need to replace that fence. It looks terrible.

MS. HERNANDEZ: Yeah, and the house looks bad, too. I mean, you look at the house and it's like, a bad fence. And then you look at the house, and it's like a nice house.

MRS. LIVERMORE: It is.

MS. HERNANDEZ: It doesn't make any sense. So we want to make it, you know, look nice. Because, actually, it's the first house

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on Raleigh and Wilke. So when you look at it, it's like oh, this is a bad neighborhood, I guess. And then when you walk around it's like okay, all the nice houses are around. What's wrong with this fence, now.

MRS. LIVERMORE: Yeah, right.

CHAIRMAN PETRILLO: Is there any questions or comments from the Board for this witness? Anybody else from the audience want to speak?

MR. HERNANDEZ: Just approve it.

CHAIRMAN PETRILLO: Just the boss, okay? How many people live in the home?

MS. HERNANDEZ: Five, including my son. He's seven years old. So he plays in the backyard with the dogs.

CHAIRMAN PETRILLO: Okay. Any other questions or comments? Okay, thank you very much, we'll put it up for a discussion amongst the Board.

MRS. LIVERMORE: To me its a no brainer.

CHAIRMAN PETRILLO: Yeah.

MR. ANFENSON: It makes sense.

CHAIRMAN PETRILLO: Is there a motion there?

MRS. LIVERMORE: It's a motion.

CHAIRMAN PETRILLO: All right. Is there a second?

MRS. LIVERMORE: I move to approve.

CHAIRMAN PETRILLO: Is there a second?

MR. ANFENSON: I will second.

CHAIRMAN PETRILLO: All right, Derek.

MR. MACH: Mrs. Livermore?

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Anfenson?

MR. ANFENSON: Yes.

MR. MACH: Mr. DiVito?

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel?

MR. GEISEL: Yes.

MR. MACH: Chairman Petrillo?

CHAIRMAN PETRILLO: Yes. Congratulations.

(Whereupon, the above-mentioned hearing was adjourned at 8:15 p.m.)

CHAIRMAN PETRILLO: All right. Derek, I think we had one issue of record you wanted to address later on in the meeting here.

MR. MACH: Yes, thank you, Chairman Petrillo. I just wanted to bring to the attention of the Zoning Board that a new electronic Novus System is being implemented by Village staff that allow electronic meeting packets to be distributed to the Zoning Board, and to be

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accessed by the public.

These packets are intended to replace the hard copy packets provided to commissioners for each meeting. The commissioners are encouraged to bring their personal electronic device, tablet or iPad to each meeting to access and review the projects. I just wanted to share with the Zoning Board. I could show you, if you'd like, where you would access that.

MR. ANFENSON: Is there still an option to receive the paper reports? Because I, for one, do not have an electronic pad, iPad, so I wouldn't be able to view them here.

MR. MACH: Sure.

MR. ANFENSON: So I would like to have paper in front of me.

MR. MACH: Sure.

MR. ANFENSON: Unless the Village were to, of course, to provide a tablet that I could use.

MR. MACH: Okay. It's something we can discuss. I don't know if we have tablets, or I sense there's interest in some paper packets available.

MR. DIVITO: Or at least a projector to present the, you know, findings. I know District 59's doing the same thing.

MRS. LIVERMORE: Well, will we have access to the internet?

MR. MACH: Yes.

MRS. LIVERMORE: Okay.

MR. ANFENSON: There's a thing here on the memo, so you go to that link.

MRS. LIVERMORE: Oh I got the memo tonight.

CHAIRMAN PETRILLO: Yeah, we'll be able to view it from here. I think this is a lock. Is there a public method, or is there a password?

MR. MACH: There is a password, and I can show you. I don't know if any, if you're familiar where the Village Board agendas are. But, the Zoning Board will be listed in that area. And you just click, and all the attachments, the agenda and each petitioner's staff report and attachments will come up. You know, you can scroll through the packet.

MR. GEISEL: Will all the material be identical to what's currently presented on paper?

MR. MACH: Yes.

CHAIRMAN PETRILLO: In our case, so I wouldn't have to worry about glasses.

MR. GEISEL: The other thing is, quite frankly, using paper. I pull it up on my iPad and I'm using my iPad for the purposes of, you know, viewing the maps, so you know.

MR. DIVITO: I pulled up the map a few times tonight just to look at adjacent properties and stuff.

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MR. MACH: Sure.

MR. ANFENSON: I guess I just would like an option.

MR. MACH: Okay.

MR. ANFENSON: To get the paper if that's possible.

CHAIRMAN PETRILLO: Father's Day's coming up. And I think we just found your present. I'll call Mrs. Anfenson.

MR. ANFENSON: I've got enough electronic stuff.

CHAIRMAN PETRILLO: My kids now have it for school. That's all, the public schools are all turning over. Private schools are. Now it's required in the private schools.

MR. MACH: Please let me know if you have any questions, or if you'd like me to show you where it's at. If you have any questions about it.

MR. DIVITO: Can we start with that next week?

MR. MACH: It's actually out there, this packet. But, the idea is, yeah, to go paperless.

CHAIRMAN PETRILLO: Do we need a motion to adjourn?

MR. MACH: Sure.

CHAIRMAN PETRILLO: Is there a motion to adjourn?

CHAIRMAN PETRILLO: Second?

MR. DIVITO: I'll second.

CHAIRMAN PETRILLO: All those in favor.

(Chorus of Ayes.)

CHAIRMAN PETRILLO: Any opposed.

(Whereupon, the meeting was adjourned
at 8:23 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 9, 2014

PETITIONER: Hernandez Petition
ADDRESS OF PROPERTY: 2635 N. Raleigh St.
VARIATION: 6.13-3c1 (Exterior Side Yards) & 6.13-3b (Location of Fences)

An 11' setback variance to allow a 6' tall fence in the exterior sideyard that is 1' from the west property line with no street side landscaping where a 12.4' setback is required; And a 1' variance to allow an increase to the maximum fence height from 5' to 6', for a fence located along the rear (north) and side (east) property line.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a six foot high solid fence along the property line of the exterior side yard. The petitioner testified that their exterior side yard is adjacent to Wilke Road which is adjacent to Route 53. The petitioner testified that if the fence was setback half the distance to meet code that it would conflict with an existing mature tree.

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 Ms. Livermore and seconded by Mr. Anfenson. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 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: ZBA#14-012 - Sterrenberg Residence - 300 S. Bristol Ln.

Department: Planning & Community Development

1. A 14.9 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 15.1 feet from the south property line instead of the minimum 30.0 feet and an additional 1 foot for the eave.
2. A 568 square foot variance from Section 5.1-3.7 (Maximum Floor Area Ratio) & Section 5.3-2 to allow an addition to exceed the maximum allowed floor area ratio of 2,812 square feet.
3. A 205 square foot variance from Chapter 28, Section 5.1-3.8 (Maximum Building Lot Coverage) and Table 5.3-2 (Building Coverage) to allow 2,392 square feet of building lot coverage where a maximum of 2,187 square feet is allowed.

ATTACHMENTS:

Description

Staff Report

Supporting Documents & Drawings

Department Comments

Type

[Report](#)

[Exhibits](#)

[Correspondence](#)

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 14, 2014
Date Prepared: July 7, 2014
Project Title: Sterrenberg Petition
Address: 300 S. Bristol Lane

Background Information

Petition Number: ZBA #14-012
Petitioner: Walter & Mary Sterrenberg
Address: 300 S. Bristol Lane
Arlington Heights, IL 60005
Existing Zoning: R-3, Residential Single-Family

Requested Action/Background Information

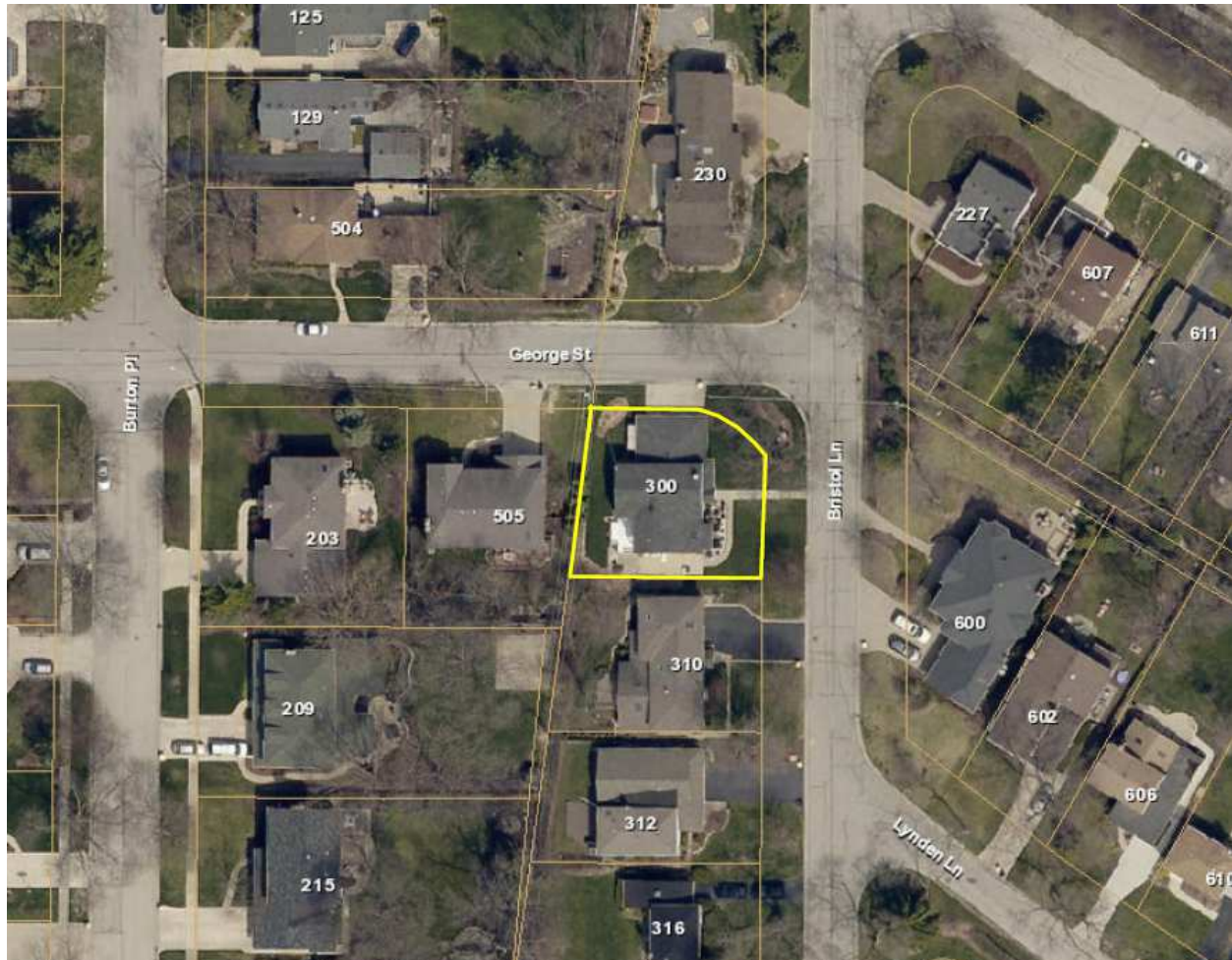
The petitioner proposes to construct an addition in the rear of the home. The petitioner is proposing to expand the dining area and create a sun room utilizing an existing foundation. The proposed addition is encroaching into the required rear yard, exceeds the allowable building lot coverage and the floor area ratio. Therefore, the petitioner requests the following variations:

- A 14.9 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 15.1 feet from the south property line instead of the minimum 30.0 feet and an additional 1 foot for the eave.
- A 332 square foot variance from Section 5.1-3.7 (Maximum Floor Area Ratio) & Section 5.3-2 to allow an addition to exceed the maximum allowed floor area ratio of 2,812 square feet.
- A 99 square foot variance from Chapter 28, Section 5.1-3.8 (Maximum Building Lot Coverage) and Table 5.3-2 (Building Coverage) to allow 2,286 square feet of building lot coverage where a maximum of 2,187 square feet is allowed.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/27/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/27/14	
3. Letter that was Mailed	✓	6/27/14	
4. Photographs of Sign on Property	✓	6/27/14	

Photograph of Existing Structure



PETITION

NOW COMES the Petitioner(s) Walter J. and Mary F. Sterrenberg

Being the owners of the property commonly known as: 300 S. Bristol Lane, Arlington Heights, IL 60005

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to: use the existing foundation to enlarge the eating area to accommodate a larger family and enhance wheelchair mobility. The traffic pattern through the dining and seating area would also improve, enhancing the accessibility of elderly, mobility-challenged relatives.

I hereby state that the following hardship would exist if the variation were not granted: We would be unable to accommodate for a disabled father's wheelchair/walker and open the traffic flow in the kitchen.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: We have worked with the architect to preserve the character, and this plan meets impervious surface coverage. The area needing the variance is very small—we are just filling in a corner cut which measures 1 square yard in total. The lines of the addition follow the lines of the house, and the addition, when finished, will blend in with the existing home. The lot is irregularly shaped. The project is in the back corner, and hidden from the street. Furthermore, we have discussed our specific plans with immediate neighbors on both sides, adjacent to the project, and we all agree that character of the neighborhood and our area would be preserved. The house was built in the 1940s. We have live here since 1986, and we know and respect the appearance of our neighborhood community.

Signed: _____

Walter J. Sterrenberg
Mary F. Sterrenberg

Date: _____

7/3/14

Date: _____

7/3/14

RECEIVED

JUL 03 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



PLAT OF SURVEY

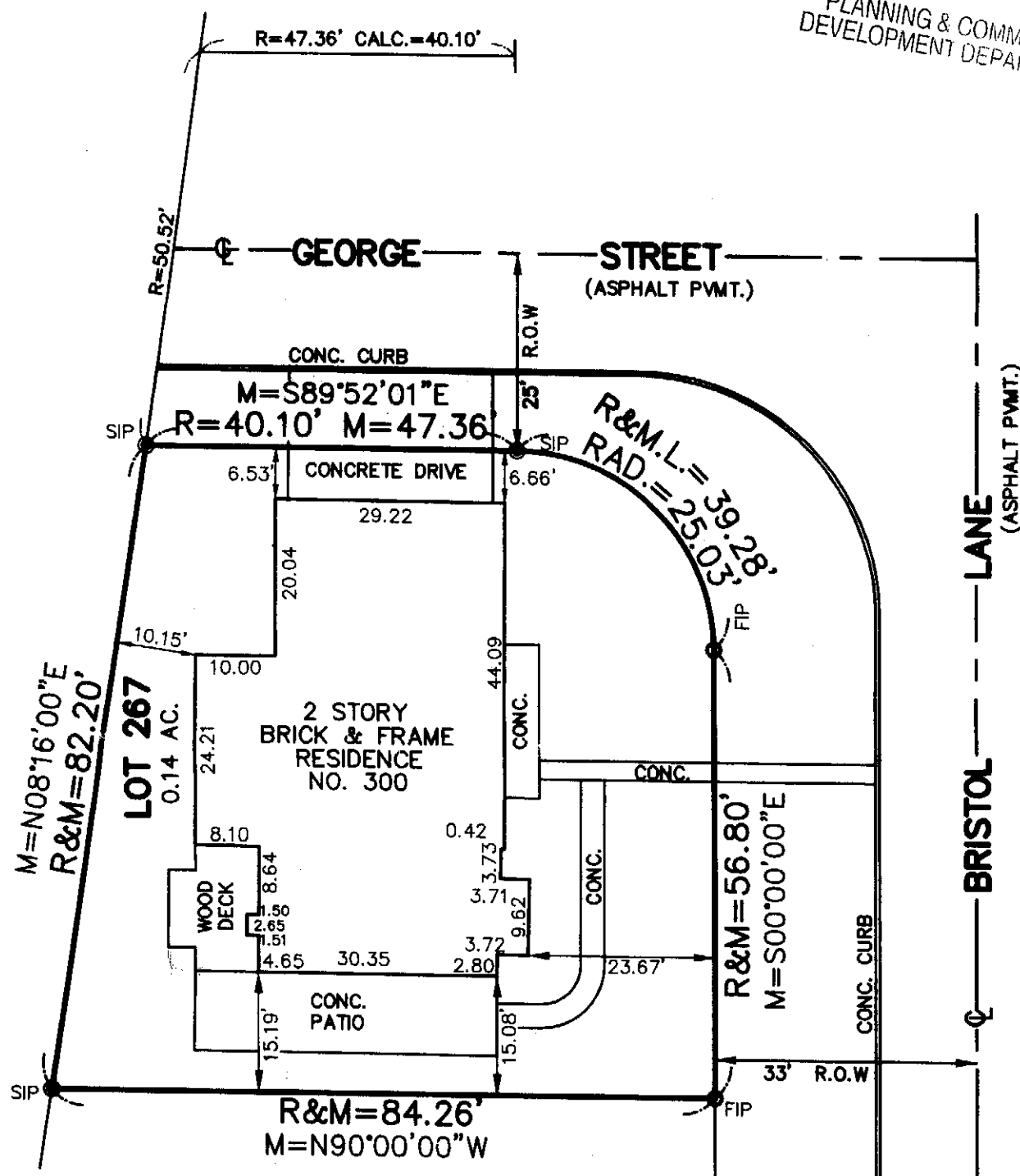
LOT 267 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



RECEIVED

JUN 13 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



LEGEND

FIP ☐ FOUND IRON PIPE

SIP ☒ SET IRON PIPE

PRECISION LAND SURVEYORS, INC.
d.b.a. **TERATEK, INC.**

PROFESSIONAL DESIGN FIRM
LICENSE #184-004383 EXPIRES: 4/30/2015
603 E. BURNETT ROAD
ISLAND LAKE, IL. 60042
(847) 487-0500

DRAWING NO.: _____ P910423-2B

ORDERED BY: MICHAELS

DRAWN BY:_____ **TG**

FIELDWORK COMPLETED: 5/1/2014

RECORDS FROM: PLAT OF SUBDIVISION

BASIS OF BEARINGS: **ASSUMED**

SCALE: _____ **1' = 20'**

COMPARE LEGAL DESCRIPTION ABOVE AND
DRAWING WITH DEED. FOR BUILDING
RESTRICTIONS AND EASEMENTS NOT
SHOWN, REFER TO DEED, ABSTRACT
SOURCES AND LOCAL MUNICIPAL CODES.
NOTIFY SURVEYOR IMMEDIATELY OF ANY
DISCREPANCY.

STATE OF ILLINOIS) S.S.
COUNTY OF LAKE)

I, DAVID A. HEMBD, AN ILLINOIS REGISTERED LAND SURVEYOR, CERTIFY THAT THIS SURVEY WAS MADE ON GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS FOUND AT THE TIME OF THE SURVEY AND THAT MY PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 12th DAY OF MAY, 2019

DAVID A. HEMBD, I.P.L.S.
REGISTRATION NO. 035-002747
EXPIRES 11-30-14

PROJECT: REAR ADDITION AND KITCHEN REMODEL: 300 BRISTOL LN, STERRENBURG RESIDENCE
ARCHITECT: SEAN B. MCCORMACK LICENSE: 001-018810

APPLICABLE BUILDING CODES:

ARLINGTON HEIGHTS:
INTERNATIONAL RESIDENTIAL CODE 2009
AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 23
STATE OF ILLINOIS ENERGY CONSERVATION CODE
2012 IECC AND 2017 ASHRAE 90.1-1
INTERNATIONAL FIRE CODE 2009
AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 27
NATIONAL ELECTRICAL CODE 2005 (NEC)
ARLINGTON HEIGHTS CHAPTER 25
INTERNATIONAL MECHANICAL CODE 2009
AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 23
STATE OF ILLINOIS PLUMBING CODE 2004
AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 24
INTERNATIONAL PROPERTY MAINTENANCE CODE 2009
AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 26

PROJECT SCOPE:

THE FOLLOWING DOCUMENTATION PERTAINS TO AN
ADDITION OF APPROXIMATELY 170 SF OVER AN
EXISTING FULL FOUNDATION. THE SCOPE ALSO
INCLUDES A KITCHEN REMODEL. THE FOOTPRINT OF
THE BUILDING IS TO REMAIN UNCHANGED. LIKEWISE
THE IMPERVIOUS SURFACES AND RUN OFF
CALCULATIONS ARE TO REMAIN UNCHANGED.

BUILDING AREA:

LOWER LEVEL MORE THAN 50% BELOW GRADE
FIRST FLOOR: 1638 SF
SECOND FLOOR: 1272 SF
2910 SF TOTAL

ENERGY CODE COMPLIANCE STATEMENT

I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP).
I ALSO CERTIFY THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE
ATTACHED PLANS FOR

(ADDRESS) 300 Bristol Lane

FULLY COMPLY WITH THE REQUIREMENTS OF CHAPTER 18-13, ENERGY CONSERVATION
CODE OF CHICAGO, EFFECTIVE JULY 1ST, 2015 (2012 IECC)

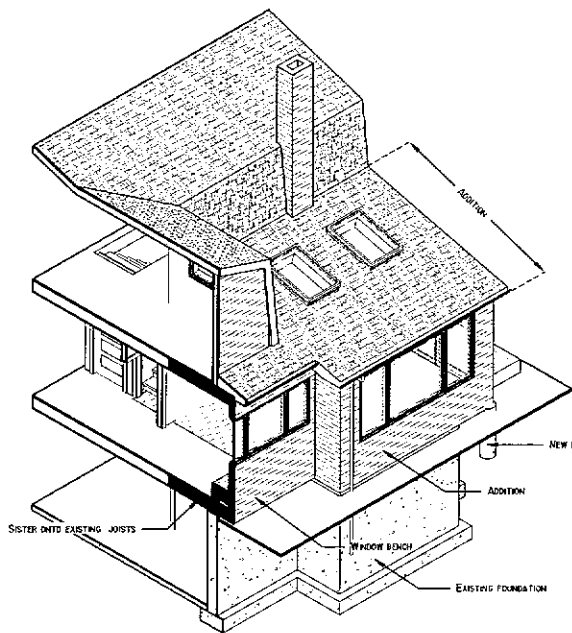
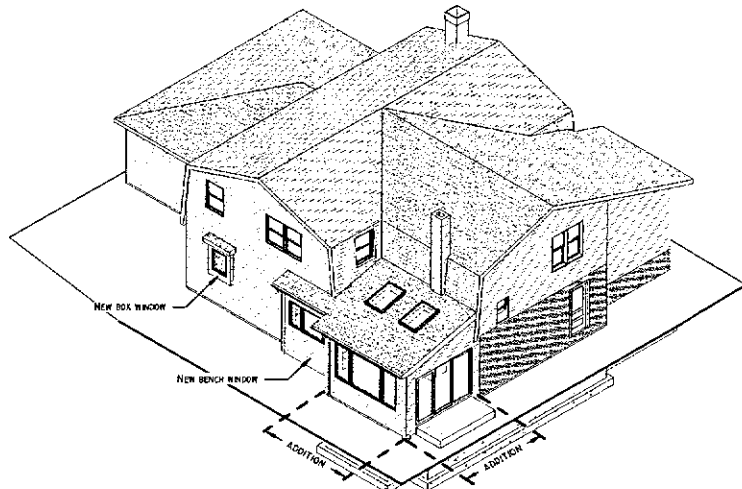
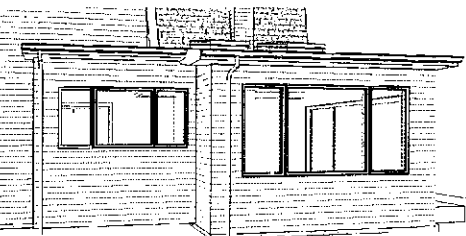
Signed: [Signature] Date:

(ARCH, S.E. OR P.E.) ILLINOIS LICENSE NUMBER: 001-018810

AFTER ORIGINAL
PROFESSIONAL WET-
INK SEAL HERE

ENERGY CONSERVATION CODE MATERIAL LIST:

WINDOWS / PATIO DOORS: U = .30
REAR DOOR: U = .30
CEILING: R = 5.0
FLOOR WALL: R = 20
FURNACE: 92.5 AFUE
AIR CONDITIONER: 13.0 SEER

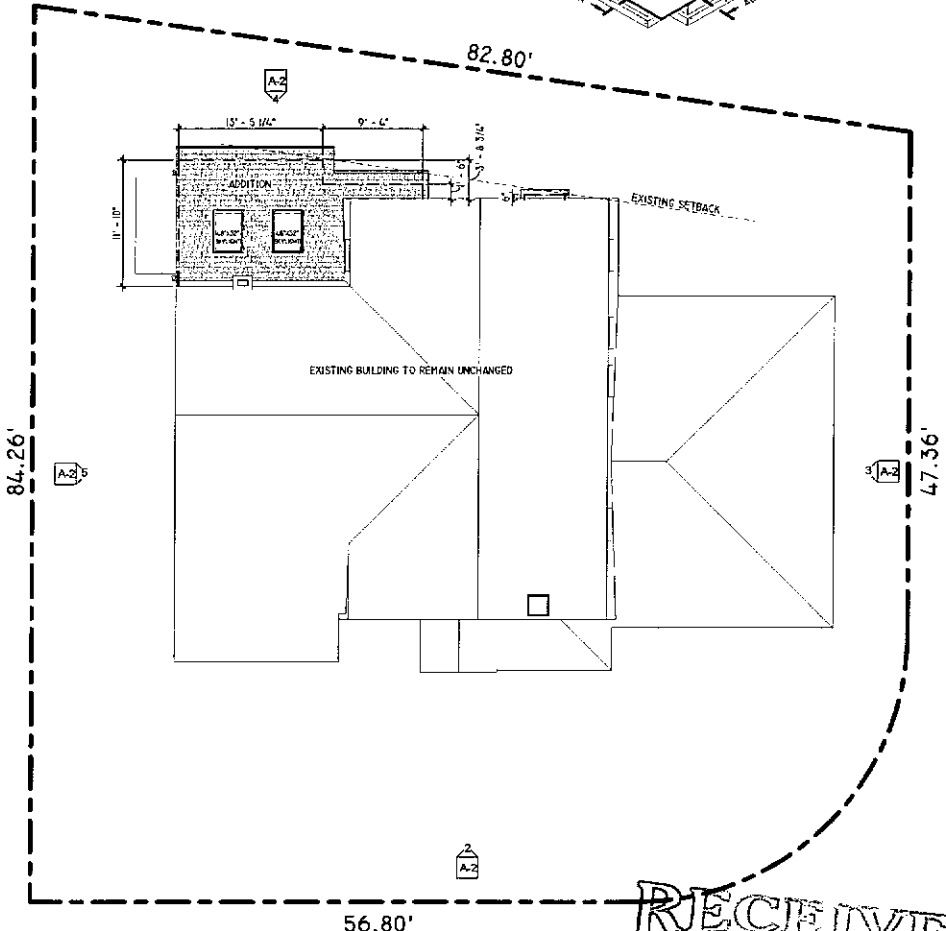


CONSTRUCTION KEY

NEW WALL-FLOOR-ROOF
EXISTING CONSTRUCTION
TO BE REMOVED

1 DEMO PLAN
1/8" = 1'-0"

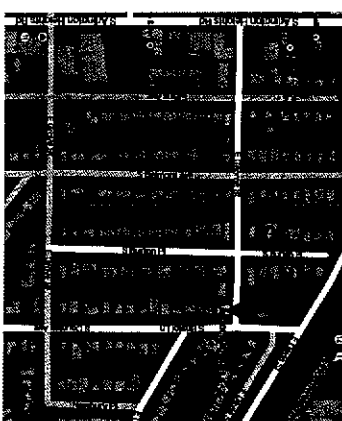
2 SITE PLAN
1/8" = 1'-0"



DRAWING LIST	
SHEET NUMBER	SHEET NAME
A-1	COVER SHEET, SITE AND DEMO
A-2	FLOOR PLAN AND ELEVATIONS
A-3	BUILDING SECTIONS AND DETAILS
A-4	ELECTRICAL AND MECHANICAL
A-5	PARTIAL FLOOR PLAN

CONTRACTOR RESPONSIBILITIES:
CONTRACTOR IS RESPONSIBLE FOR SITE INSPECTION AND TO VERIFY
CONTINGENTS AND DIMENSIONS WITH THE REQUIREMENTS OF THE CONSTRUCTION
DOCUMENTS.
ANY ERRORS, INCONSISTENCIES OR OMISSIONS DISCOVERED BY THE
CONTRACTOR SHALL BE REPORTED TO THE ARCHITECT PROMPTLY.
THE CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION AND
DEMOLITION METHODS AND TO PROVIDE ADEQUATE SAFETY PRECAUTIONS.
THE CONTRACTOR IS RESPONSIBLE FOR AND HAVE CONTROL OVER THE
CONSTRUCTION METHOD, TECHNIQUES, SEQUENCES AND PROCEDURES
FOR COORDINATING ALL PORTIONS OF THE WORK.
THE CONTRACTOR SHALL PROVIDE AND PAY FOR LABOR, MATERIALS,
EQUIPMENT, TOOLS, CONSTRUCTION EQUIPMENT, MAINTENANCE, WATER, HEAT,
UTILITIES, TRANSPORTATION AND OTHER FACILITIES AND SERVICES NECESSARY
FOR PROPER EXECUTION AND COMPLETION OF THE WORK.
THE CONTRACTOR WARRANTS TO THE OWNER AND ARCHITECT THAT
ALL MATERIALS AND CONSTRUCTION WILL BE OF GOOD QUALITY AND NEW UNLESS
OTHERWISE REQUIRED OR PERMITTED.
THE CONTRACTOR SHALL SECURE AND PAY FOR THE BUILDING PERMITS
REQUIRED TO COMPLETE THE WORK.
THE CONTRACTOR SHALL REVIEW FOR COMPLIANCE WITH THE
CONTRACT DOCUMENTS ALL SHOP DRAWINGS, PRODUCT DATA, SAMPLES AND
SIMILAR SUBMITTALS REQUIRED FOR THE COMPLETION OF THE CONTRACT
DOCUMENTS.
UPON REVIEWING AND ACCEPTING SUCH SUBMITTALS, THE CONTRACTOR
REPRESENTS THAT THEY HAVE COORDINATED SUCH SUBMITTALS WITH THE
REQUIREMENTS OF THE WORK AND THE CONSTRUCTION DOCUMENTS.
THE CONTRACTOR SHALL KEEP THE PREMISES AND SURROUNDING AREA
FREE FROM ACCUMULATION OF WASTE OR RUBBISH CAUSED BY OPERATION
UNDER THE CONTRACT.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING,
MAINTAINING, AND SUPERVISING ALL SAFETY PRECAUTIONS AND PROGRAMS IN
CONNECTION WITH THE PERFORMANCE OF THE CONTRACT DOCUMENTS.
THE CONTRACTOR IS RESPONSIBLE FOR IDENTIFICATION AND REMOVAL
OF ASBESTOS AND/OR HAZARDOUS MATERIALS.
IN THE CASE OF AN EMERGENCY AFFECTING SAFETY OF PERSONS OR
PROPERTY, THE CONTRACTOR SHALL ACT AT THE CONTRACTOR'S DISCRETION TO
PREVENT THREATENED DAMAGE, INJURY OR LOSS.

GENERAL NOTES:
1. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE
ARCHITECTURAL DESIGN CONCEPT, DIMENSIONS, PLUMBING AND ELECTRICAL. THESE
DRAWINGS DO NOT NECESSARILY INDICATE OR ASSURE ALL WORK REQUIRED FOR THE FULL
COMPLETION OF THE PROJECT. ALL SUBCONTRACTORS SHALL FURNISH ALL THEIR ITEMS AND
LABOR REQUIRED FOR THE FULL COMPLETION OF THE PROJECT IN FIRST CLASS WORKMANSHIP
MANNER.
2. SHOW DETAILING SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS AND AS REQUIRED BY
THE GOVERNING BUILDING CODE.
3. INTERIOR FINISHES SHALL NOT EXCEED CLASS 1, 0-25 PLYMOUTH, 200 SHALE.
4. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL
APPLICABLE CODES AND ORDINANCES AND ALL WORK MUST COMPLY WITH ARLINGTON HEIGHTS
BUILDING CODE.
5. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ITS RELATED
INCOMING UTILITY.
6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE COMMENCING ANY WORK. DO NOT SCALE
DRAWINGS. WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALE DIMENSIONS.
7. EACH SUBCONTRACTOR SHALL:
A. IN NO WAY DAMAGE OR WEAR THE STRUCTURAL STRENGTH OF THE BUILDING.
B. REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE OCCUPATIONAL SAFETY
AND HEALTH ACT, LATEST EDITION.
C. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION OF ALL
WORK.
D. PLASTER THROUGHOUT THE CONSTRUCTION PERIOD. A CERTIFICATE OF INSURANCE FOR ALL
LIABILITIES, WITH A \$500,000 GENERAL LIABILITY COVER AND \$500,000 AUTOMOBILE
LIABILITY.
E. RELEASED FURNITURE IN INSULATED THERMS MUST BE APPROVED FOR INSULATED GLAZES AS
NEEDED.
F. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS AND PARTITIONS. PROVIDE DOUBLE
TRIMMING EACH SIDE OF OPENING.
G. PROVIDE 4" X 8" PLYWOOD OR 1" X 6" LATH-16 MEMBERS FOR WIND BRACING AT ALL EXTERIOR
CORNERS.
H. ALL SHEET METAL FLASHING TO BE 26 GA. GALVANIZED STEEL. FLASH EXTERIOR OPENINGS
AT LEAST 3" UP UNDER THE BUILDING DRIGHTING MATERIALS.
I. MECHANICAL DESIGN, ENGINEERING AND DRAWINGS BY SUBCONTRACTORS.
J. VERIFY LOCATION OF EXISTING UTILITIES AND ALL UTILITY COMPANY REQUIREMENTS BEFORE
COMMENCING EXCAVATION.



I HEREBY CERTIFY UNDER OATH THAT THESE PLANS WERE
PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND TO THE
BEST OF MY KNOWLEDGE COMPLY WITH THE GOVERNING BUILDING
CODE, ZONING ORDINANCE, AND OTHER APPLICABLE CODES AND
ORDINANCES DETERMINED BY GOVERNING BODIES.

SEAN BACCUS MCCORMACK - ARCHITECT NO. 001-018810

SEAN BACCUS MCCORMACK
ARCHITECT
LICENSE # 001-018810

No.	Description/Sheet	Date

REAR ADDITION AND KITCHEN REMODEL
300 BRISTOL LANE, STERRENBURG RESIDENCE

ISSUED FOR
CONSTRUCTION
ISSUE DATE: JUNE 10, 2014

COVER SHEET, SITE AND DEMO
A-1
SCALE: 1/8" = 1'-0"

GENERAL NOTES

1. THESE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT IN TERMS OF THE ARCHITECTURAL DESIGN CONCEPT. DIMENSIONS, MAJOR ELEMENTS AND MATERIALS. THESE DRAWINGS DO NOT NECESSARILY INDICATE OR DESCRIBE ALL WORK REQUIRED FOR THE FULL COMPLETION OF THE PROJECT. ALL SUBCONTRACTORS SHALL FURNISH ALL THOSE ITEMS AND LABOR REQUIRED FOR THE FULL COMPLETION OF THE PROJECT IN FIRST CLASS WORKMANSHIP MANNER.

2. SMOKE DETECTORS SHALL BE INSTALLED AS SHOWN ON THE DRAWINGS AND AS REQUIRED BY THE GOVERNING CODES.

3. INTERIOR FINISHES SHALL NOT EXCEED CLASS I, 0-25 FLAMESPREAD, 200 SMOKE.

4. THE CONTRACTOR AND ALL SUBCONTRACTORS SHALL BE RESPONSIBLE FOR ADHERENCE TO ALL APPLICABLE CODES AND ORDINANCES.

5. EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR THE COORDINATION OF ITS RELATED INCOMING UTILITY.

6. VERIFY ALL DIMENSIONS AND CONDITIONS BEFORE COMMENCING ANY WORK. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS HOLD PREFERENCE OVER SCALE DIMENSIONS.

7. EACH SUBCONTRACTOR SHALL:
A. IN NO WAY DAMAGE OR WEAKEN THE STRUCTURAL STRENGTH OF THE BUILDING.
B. REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE OCCUPATIONAL SAFETY AND HEALTH ACT, LATEST EDITION.
C. ALL WORK SHALL BE GUARANTEED FOR ONE YEAR AFTER SUBSTANTIAL COMPLETION OF ALL WORK.
D. MAINTAIN THROUGHOUT THE CONSTRUCTION PERIOD, A CERTIFICATE OF INSURANCE FOR ALL LIABILITIES, WITH A HOLD HARMLESS CLAUSE, NAMING OWNER AND ARCHITECT AS ADDITIONAL INSUREES.

9. DESIGN FLOOR LIVE LOAD = 40 P.S.F.; DESIGN ROOF LIVE LOAD = 30 P.S.F. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS AND BATHUBS. PROVIDE DOUBLE TRIMMERS EACH SIDE OF OPENINGS.

11. ALL SHEET METAL FLASHING TO BE 26 GA. GALVANIZED STEEL. FLASH EXTERIOR OPENINGS AT LEAST 3" UP UNDER THE BUILDING SHEATHING MATERIAL.

12. MECHANICAL DESIGN, ENGINEERING AND DRAWINGS BY SUBCONTRACTORS.

13. VERIFY LOCATION OF EXISTING UTILITIES AND ALL UTILITY COMPANY REQUIREMENTS BEFORE COMMENCING EXCAVATION.

NOTE:
WINDOW SUPPLIER TO VERIFY EGRESS REQUIREMENTS ARE MET IN AT LEAST ONE WINDOW PER BEDROOM.
WINDOW SUPPLIER TO PROVIDE TINTED GLASS AS PER (2009 INTERNATIONAL RESIDENTIAL CODE)

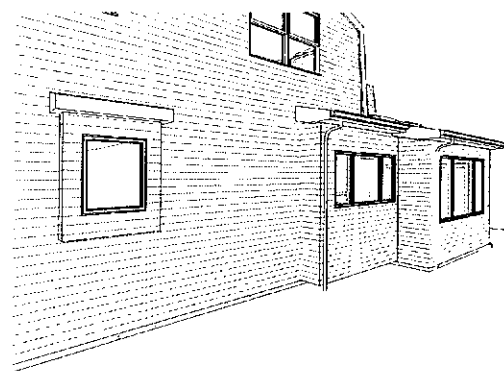
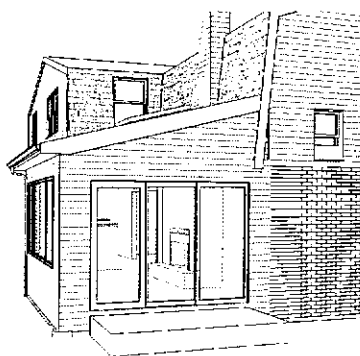
STEP 3:
A. APPLY CONTINUOUS BEAD OF WEATHERIZATION SEALANT AT THE WINDOW HEAD AND JAMBS TO WALL OR BACK SIDE OF WINDOW MOUNTING FLANGE. DO NOT APPLY CONTINUOUS SEALANT HEAD AGAINST BOTTOM SILL TO ALLOW FOR DRAINAGE.

STEP 4:
A. INSTALL WINDOW ACCORDING TO MANUFACTURER'S INSTRUCTIONS.
B. CUT TWO PIECES OF DUFONT STRAIGHTFLASH® OR DUFONT FLEXIFLASH® FOR SASH FLASHING EXTENDING 1" ABOVE WINDOW HEAD FLANGE AND BELOW BOTTOM EDGE OF SILL FLASHING. REMOVE RELEASE PAPER AND PRESS TIGHTLY ALONG SIDES OF WINDOW FRAME.
C. CUT A PIECE OF STRAIGHTFLASH® OR FLEXIFLASH® FOR HEAD FLASHING, WHICH EXTENDS BEYOND OUTER EDGES OF JAMB FLASHINGS. REMOVE RELEASE PAPER AND INSTALL COMPLETELY COVERING MOUNTING FLANGE AND ADHERING TO EXPOSED SHEATHING OR FRAMING MEMBERS.

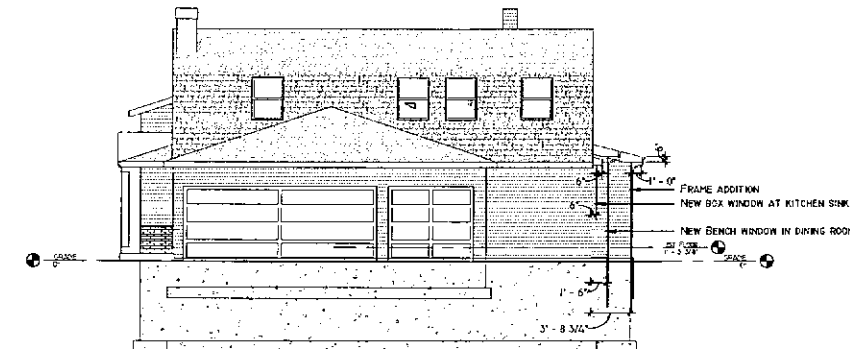
NOTE: DO NOT REVERSE SHINGLE. STRAIGHTFLASH® MUST OVERLAP FLEXIFLASH® AND ADHERE TO THE SUBSTRATE.

STEP 5:
A. FLIP DOWN UPPER FLAP OF TYVER® SO IT LAYS FLAT ACROSS HEAD FLASHING.
B. TAPE DOWN DIAGONAL SEAMS OF TYVER®.
C. TAPE SEAMS AS SHOWN. DO NOT TAPE AT BOTTOM OF WINDOW. AT THE HEAD, CONTINUOUS TAPE SEAMS AS SHOWN WITH DUFONT TYVER® TAPE. IF AN AIR BARRIER IS NOT REQUIRED OR IF ADDITIONAL DRAINAGE IS DESIRED, THEN SUB-TAPE AT THE HEAD.

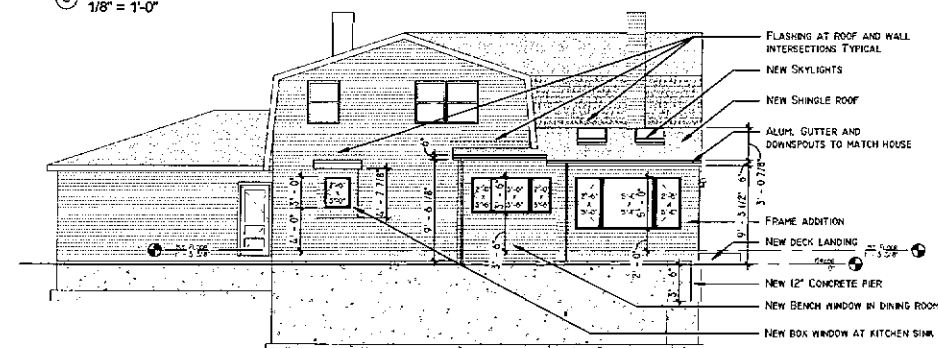
6 Window Flashing Detail 2
1/4" = 1'-0"



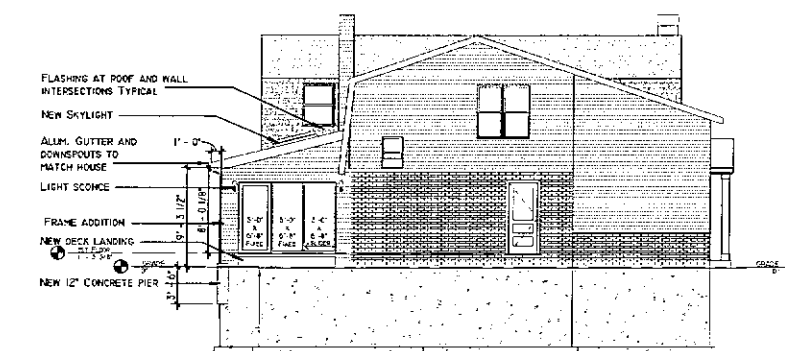
2 Front Elevation (EXISTING UNCHANGED)
1/8" = 1'-0"



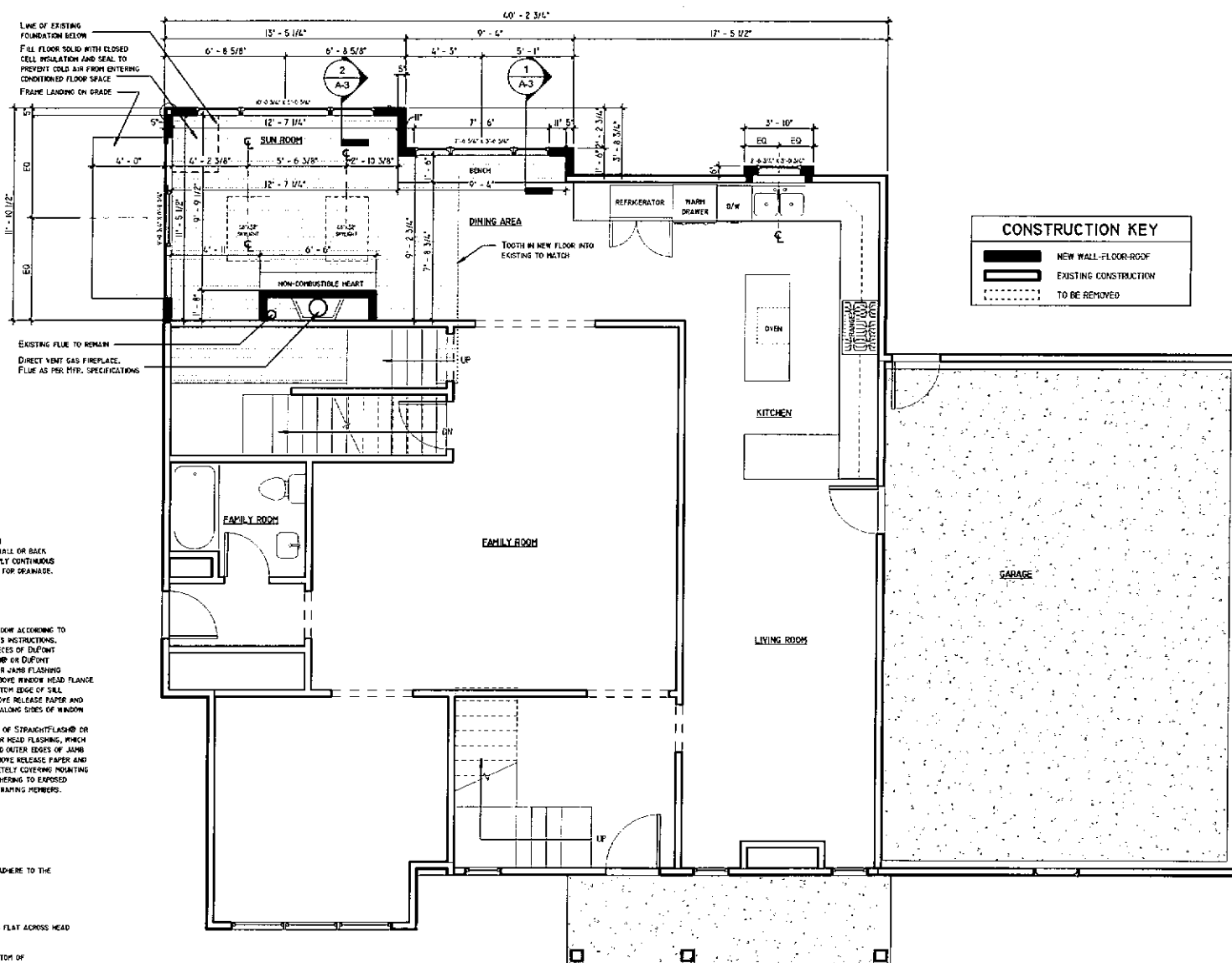
3 Right Elevation
1/8" = 1'-0"



4 Rear Elevation
1/8" = 1'-0"



5 Left Elevation
1/8" = 1'-0"



CONSTRUCTION KEY
 [Solid Line] NEW WALL-FLOOR-ROOF
 [Dashed Line] EXISTING CONSTRUCTION
 [Dotted Line] TO BE REMOVED

1 1st Floor
1/4" = 1'-0"

SEAN BACOUS MCCORMACK
ARCHITECT
LICENSE # 001-01810

No.	Description/Sheet	Date

REAR ADDITION AND KITCHEN REMODEL

300 BRISTOL LANE, STERRENBURG RESIDENCE

ISSUED FOR
CONSTRUCTION

ISSUE DATE: JUNE 10, 2014

FLOOR PLAN AND ELEVATIONS

A-2

SCALE: AS NOTED

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Sterrenberg Residence

Project Address: 300 S. Bristol Ln.

ZBA #: 14-012

ZBA Hearing Date: July 14, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 26, 2014

- A 14.9 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 15.1 feet from the south property line instead of the minimum 30.0 feet and an additional 1 foot for the eave.
- A 568 square foot variance from Section 5.1-3.7 (Maximum Floor Area Ratio) & Section 5.3-2 to allow an addition to exceed the maximum allowed floor area ratio of 2,812 square feet.
- A 205 square foot variance from Chapter 28, Section 5.1-3.8 (Maximum Building Lot Coverage) and Table 5.3-2 (Building Coverage) to allow 2,392 square feet of building lot coverage where a maximum of 2,187 square feet is allowed.

Attached are the Petitioner's:

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

Comments: DESIGN QUALIFIES FOR THE SMALL, SINGLE-FAMILY

DESIGN APPROVAL. NO DESIGN CONCERNS. - S. HAUTZINGER, DESIGN
PLANNER

Please review, comment, and return to me no later than Monday, July 7, 2014.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Sterrenberg Residence

Project Address: 300 S. Bristol Ln.

ZBA #: 14-012

ZBA Hearing Date: July 14, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 26, 2014

RECEIVED

JUN 30 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

- A 14.9 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.3-2 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 15.1 feet from the south property line instead of the minimum 30.0 feet and an additional 1 foot for the eave.
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Attached are the Petitioner's:

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

Comments: NO COMMENTS - CHARLEY CRAIG
PLAN REVIEWER

Please review, comment, and return to me no later than Monday, July 7, 2014.

ZBA# 14-012

300 S Bristol Ln- ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: June 23, 2014

Completed – July 2, 2014



The proposed ZBA application indicates that the petitioner is seeking:

A 14.9 ft variance to allow an addition with a rear yard setback of 15.1 ft from the south property line instead of the minimum 30 ft and an additional 1 ft for the eave; A 568 sq ft variance to allow an addition to exceed the maximum allowed floor area ratio of 2,812 sq ft; a 205 sq ft variance to allow 2,392 sq ft of building lot coverage where a maximum of 2,187 sq ft is allowed.

The proposed addition is in the rear of the property, in the vicinity of an existing patio. The overall impervious area of the home and patio will not be greatly altered.

The Engineering Department has no objection to the requested variance.



Item: ZBA#14-013 - Murphy Residence - 103 E. Suffield Dr.

Department: Planning & Community Development

1. A 2.9 foot variance from Chapter 28, Section 11.2-11.1e to allow a driveway with a side yard setback of 0.1 feet from the west property line instead of the minimum 3.0 feet.

ATTACHMENTS:

Description

Staff Report

Supporting Documents & Drawings

Department Comments

Type

[Report](#)

[Exhibits](#)

[Correspondence](#)

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 14, 2014
Date Prepared: July 7, 2014
Project Title: Murphy Petition
Address: 103 E. Suffield Dr.

Background Information

Petition Number: ZBA #14-013
Petitioner: Kevin Murphy
Address: 103 E. Suffield Dr.
Arlington Heights, IL 60004
Existing Zoning: R-3, Residential Single-Family

Requested Action/Background Information

The petitioner proposes a driveway that is setback 0.1 foot from the west property line. Pursuant to Chapter 28, Section 11.2-11.1e, the driveway must be setback a minimum of 3 feet from the side property line for lots that are 70 feet or greater in width. Therefore, the petitioner requests the following variation:

- **A 2.9 foot variance from Chapter 28, Section 11.2-11.1e to allow a driveway with a side yard setback of 0.1 feet from the west property line instead of the minimum 3.0 feet.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/23/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/23/14	
3. Letter that was Mailed	✓	6/23/14	
4. Photographs of Sign on Property	✓	6/23/14	

Photograph of Existing Structure



PETITION

NOW COMES the petitioner Kevin W. Murphy being owner of the property commonly known as:

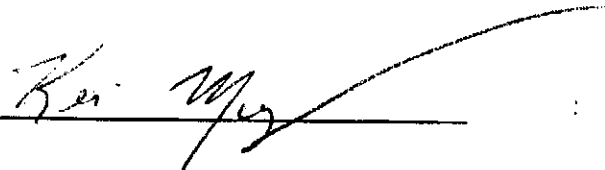
103 E. Suffield Dr. Arlington Heights, IL 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation of Section 11.2-11e for driveway setback Chapter 28, of the Arlington Heights Municipal Code, in order to:

Replace existing driveway and expand from a one (1) car driveway (10' wide) to a two (2) car driveway (17-1/2' wide)

I hereby state that the following hardship would exist if the variation were not granted: We currently have 3 cars but a 1 car garage and 1 car (10' wide) driveway. It has become very difficult to continually move the cars around to allow each driver to exit the driveway. This variation would allow our family to park side by side and avoid this hardship

I hereby state that the variation, if granted, will not alter the essential character of the locality because: The majority of the homes on my block and the surrounding neighborhood currently have this exact same two (2) car driveway (17-1/2' wide)

Signed: _____



Date: 06-13-2014

RECEIVED
JUN 16 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

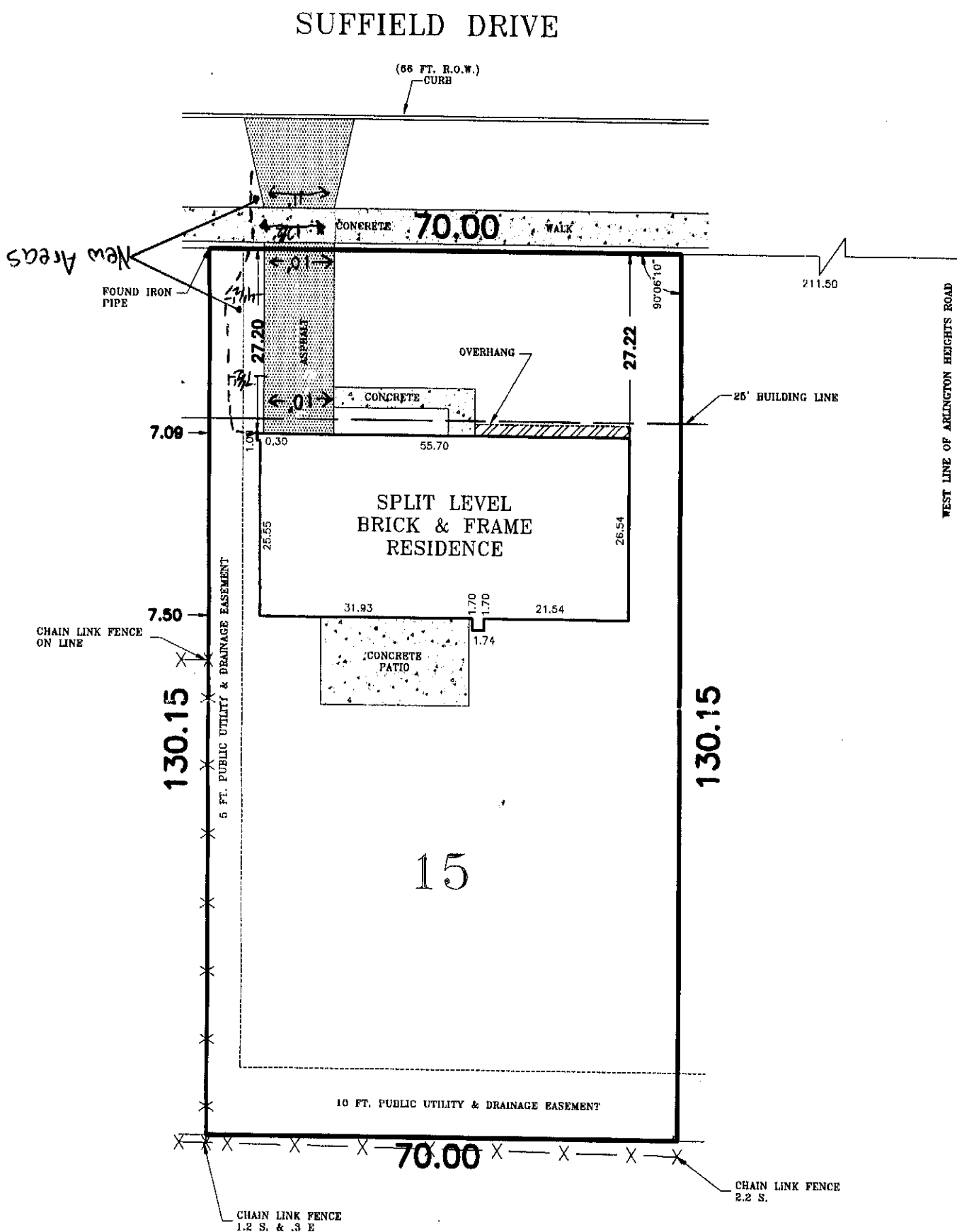
PLAT OF SURVEY

OF LOT 15, BLOCK 1 OF BERKLEY SQUARE UNIT 1, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.

ADDRESS: 103 SUFFIELD DRIVE, ARLINGTON HEIGHTS, ILLINOIS.



SCALE: 1"=20'



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JUN 13 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



TO: THOMAS F. SAMMONS

PROFESSIONAL NATIONAL TITLE NETWORK, INC.

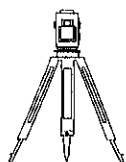
THIS IS TO CERTIFY THAT WE, PREFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY, ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. MY LICENSE RENEWS ON NOVEMBER 30, 2004.

GIVEN UNDER OUR HAND AND SEAL AT GLEN ELLYN, ILLINOIS, THIS 28TH DAY OF JULY A.D. 2003

Michael J. Lopez
ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116

P.S.I. NO. 0340584
P.N.T.N. 3072289

FLD CREW TD/AT
CAD SB



PREFERRED SURVEY, INC.

709 W. Roosevelt Road/Building #4, Suite 305/Glen Ellyn, IL 60137
Phone 630-790-5451 / Fax 630-458-8217

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Murphy Residence

Project Address: 103 E. Suffield Drive

ZBA #: 14-013

ZBA Hearing Date: July 14, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 26, 2014

- A 2.9 foot variance from Chapter 28, Section 11.2-11.1e to allow a driveway with a side yard setback of 0.1 feet from the west property line instead of the minimum 3.0 feet.

Attached are the Petitioner's:

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

Comments: NO DESIGN RELATED CONCERNS.

- S. HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Monday, July 7, 2014.

RECEIVED

JUL - 7 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Murphy Residence

Project Address: 103 E. Suffield Drive

ZBA #: 14-013

ZBA Hearing Date: July 14, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 26, 2014

- A 2.9 foot variance from Chapter 28, Section 11.2-11.1e to allow a driveway with a side yard setback of 0.1 feet from the west property line instead of the minimum 3.0 feet.

Attached are the Petitioner's:

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

Comments: NO COMMENTS

Please review, comment, and return to me no later than Monday, July 7, 2014.

CHARLEY CRAIG
A.B.O.

RECEIVED

JUL - 7 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA# 14-013

103 E Suffield Dr - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: June 23, 2014

Completed – July 7, 2014



The proposed ZBA application indicates that the petitioner is seeking:

A 2.9 ft variance to allow a driveway with a side yard setback of 0.1 ft from the west property line instead of the minimum 3 ft.

The Engineering Department has no objection to the driveway extension to the west, however; the Engineering Department is NOT IN FAVOR of the 0.1 ft setback from the west property line.

RECEIVED

JUL - 8 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Item: ZBA#14-014 - Schwingbeck Residence - 506 E. Orchard St.

Department: Planning & Community Development

1. A 19.4 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5 foot tall semi open fence in the exterior side yard that is along the south property line with no street side landscaping where a 19.4 foot setback is required.
2. A 2 foot height variance from Chapter 28, Section 6.13-3 (Exterior Side Yards) to allow a 5 foot tall fence in the exterior side yard along the perimeter of the lot where a 3 foot high fence is allowed.

ATTACHMENTS:

Description

Staff Report

Supporting Documents & Drawings

Department Comments

Type

[Report](#)

[Exhibits](#)

[Correspondence](#)

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 14, 2014
Date Prepared: July 7, 2014
Project Title: Schwingbeck Petition
Address: 506 E. Orchard St.

Background Information

Petition Number: ZBA #14-014
Petitioner: Thomas Schwingbeck
Address: 506 E. Orchard St.
Arlington Heights, IL 60005
Existing Zoning: R-3, Residential Single-Family

Requested Action/Background Information

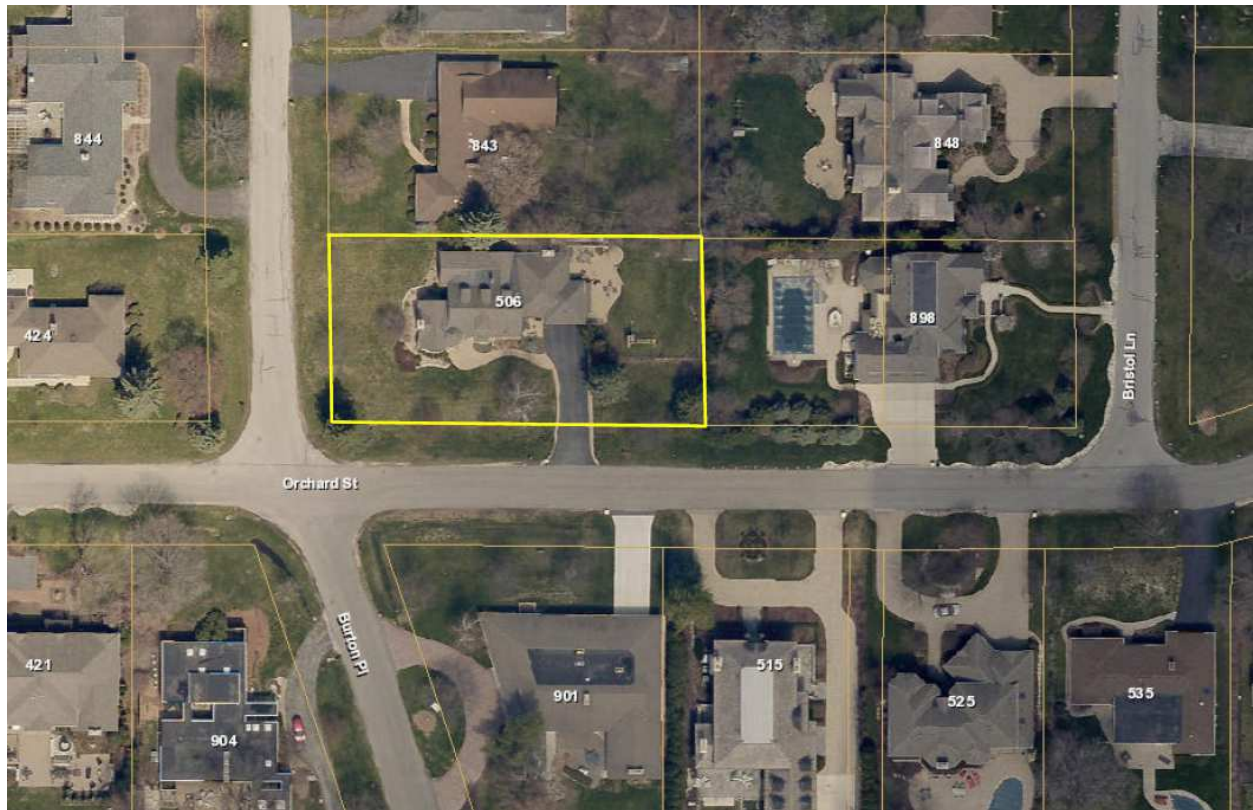
The petitioner proposes to construct a 5' high open decorative metal fence along the exterior side yard where a 19.4 foot setback is required. The petitioner is allowed a three foot high open fence along the exterior side property line; however, if the fence is taller than three feet it must be setback half the distance from the house to the perimeter of the lot. Therefore, the petitioner requests the following variations:

- **A 19.4 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5 foot tall semi open fence in the exterior side yard that is along the south property line with no street side landscaping where a 19.4 foot setback is required.**
- **A 2 foot height variance from Chapter 28, Section 6.13-3 (Exterior Side Yards) to allow a 5 foot tall fence in the exterior side yard along the perimeter of the lot where a 3 foot high fence is allowed.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/26/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/26/24	
3. Letter that was Mailed	✓	6/26/14	
4. Photographs of Sign on Property	✓	6/26/14	

Photograph of Existing Structure



Petition

RECEIVED

JUN 16 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Now Comes the Petitioner Thomas F.W. Schwingbeck Jr. and Renee N. Schwingbeck being the owners of the property commonly known as 506 E. Orchard St. and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.13-3, b.4, Chapter 28, of the Arlington Heights Municipal Code, in order to: build a 5 ft. fence on a corner lot which encloses the portion of the exterior side yard that exceeds the maximum distance outlined in the Arlington Heights Zoning Regulations.

We hereby state that the following hardship would exist if the variation were not granted: We live on a corner lot. Corner lots typically have restricted back yard space for enjoyment. The existing side lot fence was built to encase the perimeter of a pool. The pool was taken out in 1999. The original fence places undue limits on the privacy and enjoyment of the lot on the West side of the house. We have two full size Labrador Retrievers and the current location of the fence restricts the area where they can roam. If we limited the fence to 36 inches our dogs could jump over that height. Taking the fence closer to the property line will still give us 23 feet of green space from the fence to the road as in our subdivision there are no sidewalks.

I hereby state that the following unique circumstances exist: Our neighbor to the East of our property has a fence that was built over the Variation from Section 6.13. We would like to bring our new fence out to tie into and meet with their existing fence line. The fence will in no way obstruct the view on the corner. The proposed fence is in between the two houses, both on corner lots.

I hereby state that the variation, if granted, will not alter the essential character of the locality because it is in keeping with other neighbors on Orchard Street. As stated previously the new fence will tie into the existing fence of our neighbors directly to the East of the property, also a Corner lot. There is also a home with a fence on the corner of Belmont and Orchard, owned by Mary and Gerry Cavanaugh, which is one block to the west that is located closer to the street. Orchard is a short block with three streets that intersect. Only two streets go through to Central. This causes the North side of the block to have several homes that are corner lots that have side yards. If we are not allowed to extend the fence to the neighbor's edge it will cut the space short and appear awkward. The fence that we are proposing will beautify the existing neighborhood.

Signed:

Thomas Schwingbeck Jr.

Date:

6/15/14

Signed:

Renee N. Schwingbeck

Date:

6/15/14

Neighbor Support

RECEIVED

JUN 16 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

June 10, 14

Dear Neighbor:

We are looking to take down our existing chain link fence and replace it with a new iron fence matching the Underwood's property to the West. We would like to tie in the fence with theirs and bring it to the property line to continue the fence along Orchard Street directly in line with their existing fence. This process will require a variance from Section 6.13, Chapter 28 of Arlington Heights Municipal Code in order to build a fence on the exterior side yard that exceeds 36 inches. It is our intent to not alter the essential character of the neighborhood and remain in keeping with our neighbors. We hope that the change will beautify the existing neighborhood and provide us with more privacy and living space.

We are asking you to sign this letter as a show of support for our proposed request.

Thank you for your support in this matter.

Sincerely,

Tom Schwingbeck

Signed: Anmarie C. Brandeisky

Date: 6/11/14

Signed: John B. [Signature]

Date: 6-11-14

Signed: Betty Underwood

Date: 6-11-14

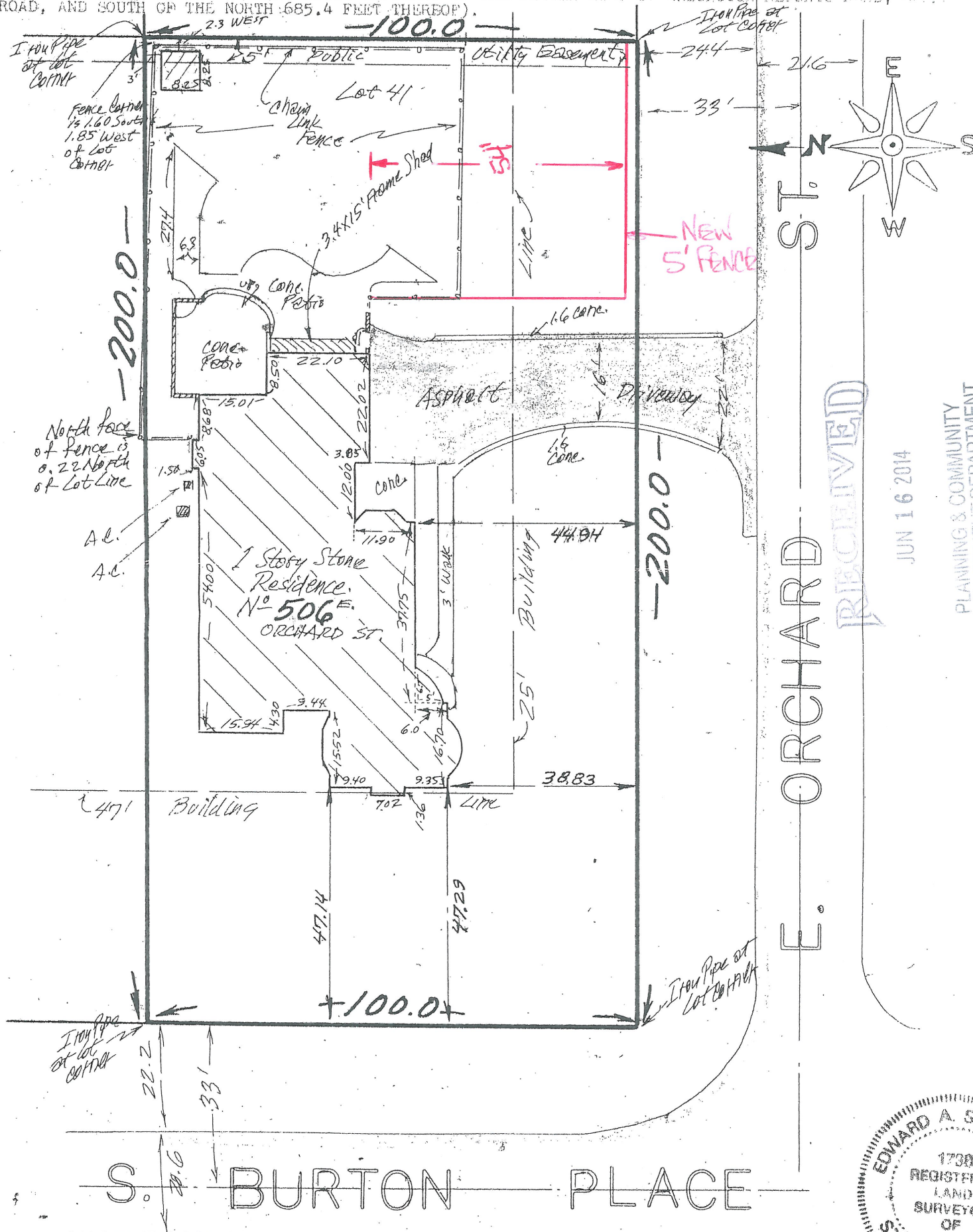
PLAT OF SURVEY

BY
SIEVERTSEN SURVEY SERVICE, INC.

215 SOUTH RIDGE AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60005

OF

LOT 41 IN SCARSDALE ESTATES, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, COOK COUNTY, ILLINOIS (EXCEPT THE NORTH 685.4 FEET THEREOF, ALSO EXCEPT THE EAST 40 ACRES OF THAT WEST 1/2 OF SAID SOUTHWEST 1/4 LYING SOUTH OF THE NORTH 685.4 FEET THEREOF AND ALSO EXCEPT THE EAST 1/2 OF SAID SOUTHWEST 1/4 LYING WESTERLY OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, 60 FEET ROAD, AND SOUTH OF THE NORTH 685.4 FEET THEREOF).



RECEIVED

JUN 16 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

EDWARD A. SIEV
1730
REGISTERED
LAND
SURVEYOR
OF
STATE OF ILLINOIS

FOR JEFFREY H. GOTTLEB, ATTORNEY AT LAW
SCALE: 1" = 20 FT. BOOK 147 PAGE 66

Compare description in this plat with your deed, abstract or certificate of title; also compare all points before starting any excavating or building. It is requested should any discrepancy be found, report same to our office at once. Building lines and easements shown only where they are so recorded in the maps; otherwise refer to your

State of Illinois } S.S.
County of Cook }

I, Edward A. Sievertsen, a Registered Illinois Land Surveyor hereby certify that I have surveyed the property described above, and that the plat shown hereon is a correct representation of said survey.

THIS 13RD DAY OF APRIL 2000



Proposed Fence

RECEIVED

JUN 16 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Proposed Fence

RECEIVED

JUN 16 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Proposed Fence

RECEIVED

JUN 16 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL

for Zoning Board of Appeals Review

Project Name: Schwingbeck Residence

Project Address: 506 E. Orchard Street

ZBA #: 14-014

ZBA Hearing Date: July 14, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 26, 2014

- A 19.4 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5 foot tall semi open fence in the exterior side yard that is along the south property line with no street side landscaping where a 19.4 foot setback is required.
- A 2 foot height variance from Chapter 28, Section 6.13-3 (Exterior Side Yards) to allow a 5 foot tall fence in the exterior side yard along the perimeter of the lot where a 3 foot high fence is allowed.

Attached are the Petitioner's:

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

Comments: NO DESIGN CONCERN.

- S. HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Monday, July 7, 2014.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Schwingbeck Residence

Project Address: 506 E. Orchard Street

ZBA #: 14-014

ZBA Hearing Date: July 14, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 26, 2014

- A 19.4 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5 foot tall semi open fence in the exterior side yard that is along the south property line with no street side landscaping where a 19.4 foot setback is required.
- A 2 foot height variance from Chapter 28, Section 6.13-3 (Exterior Side Yards) to allow a 5 foot tall fence in the exterior side yard along the perimeter of the lot where a 3 foot high fence is allowed.

Attached are the Petitioner's:

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

Comments: NO COMMENT

Please review, comment, and return to me no later than Monday, July 7, 2014.

CHARLEY CRAIG
A.B.O.

ZBA# 14-014

506 E Orchard st- ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: June 23, 2014

Completed – July 3, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A 19.4 ft setback to allow a 5 ft tall semi open fence in the exterior side yard that is along the south property line with no street side landscaping where a 19.4 ft setback is required; and a 2 ft height variance to allow a 5 ft tall fence in the exterior side yard along the perimeter of the lot where a 3 ft high fence is allowed.

The proposed location ties into an existing fence on the neighboring property to the north, and would not affect the site distance along the street (home is located on a corner lot).

The Engineering Department has no objection to the requested variance.



Item: ZBA#14-015 - Arlington on the Ponds Condominium North - Avon Ct. & Lancaster Ct.

Department: Planning & Community Development

1. A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for 795 lineal feet of fence located along the side (west) property line south of Lillian Avenue.

ATTACHMENTS:

Description

Staff Report

Supporting Documents & Drawings

Department Comments

Type

[Report](#)

[Exhibits](#)

[Correspondence](#)

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 14, 2014
Date Prepared: July 7, 2014
Project Title: Arlington on the Ponds North Petition
Address: 1630, 1626, 1624, 1620, 1616, 1612, 1610, 1606, 1603, 1607, 1609, 1613, 1617, 1621, and 1625 E. Avon Ct. through 1726, 1722, 1718, 1714, 1710, 1704, 1701, 1705, 1707, 1711, 1717, and 1721 N. Landcaster Ct.

Background Information

Petition Number: ZBA #14-015
Petitioner: Gerald J. Kissner, Board President
Address: 1807 N. Normandy Ct.
Arlington Heights, IL 60004
Existing Zoning: R-4, Residential Multi-Family

Requested Action/Background Information

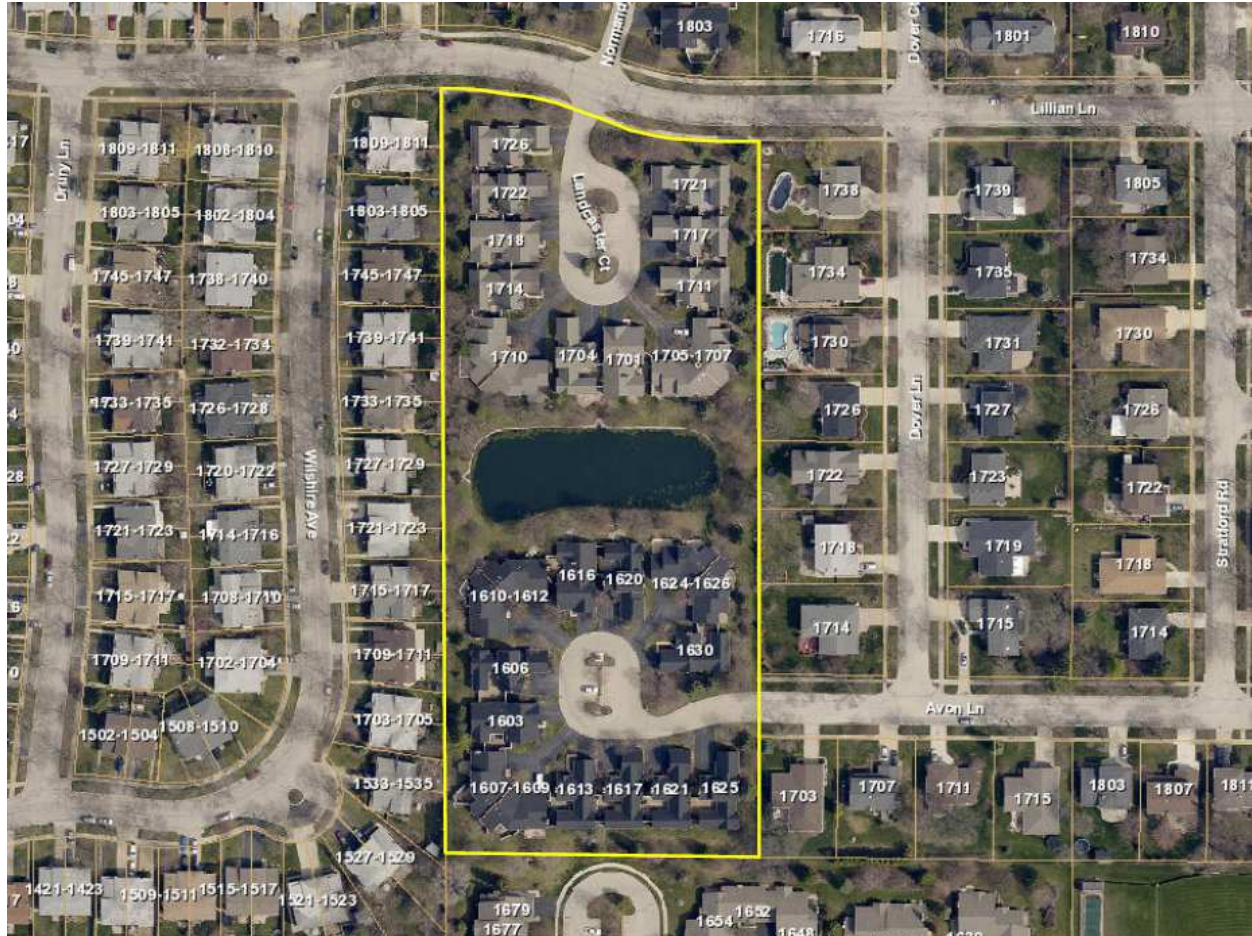
The condominium association is proposing a six foot high semi-open fence along the west property line where a five foot fence is allowed. Therefore the petitioner requests the following variation:

- **A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for 795 lineal feet of fence located along the side (west) property line south of Lillian Avenue.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/27/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/27/14	
3. Letter that was Mailed	✓	6/27/14	
4. Photographs of Sign on Property	✓	6/27/14	

Photograph of Existing Structure



Lillian Lane - Looking South

PETITION

NOW COMES the Petitioner, ARLINGTON ON THE PONDS NORTH CONDOMINIUM ASSOCIATION, being the owner of the property commonly known as ARLINGTON ON THE PONDS NORTH CONDOMINIUMS and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.13, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Item1: Replace +/- 780 feet of existing 6 feet high board-on-board wood fence with a 6 feet high board-on-board wood fence along our west property line on Avon Court and Landcaster Court.

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

Item 1: The existing 6 feet high fence provides increased security and safety for our owners, our common area property and the general public. The fence height discourages students attending Hersey High School from trespassing through the common area property. Our wet detention pond provides a temptation for improper use and can be a life threatening hazard. Swimming is not allowed. Additionally, our homes are located at a higher elevation than our neighbors to the west. The 6 feet high fence provides increased privacy screening for ourselves and our neighbors.

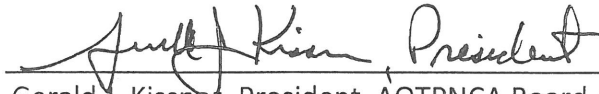
I hereby state that the following unique circumstances exist:

Item 1: The existing 6 feet high wood fence is about 27 years old and requires annual maintenance. It makes economic sense to replace the existing 6 feet high fence with a new 6 feet high fence.

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

Item 1: The height of 6 feet was apparently approved when the subdivision plans were approved by the Village in 1986, although no documentation can be found. The variation requested will allow the Association to improve the look and function of the fence for ourselves and our neighbors without altering the essential character of the locality.

Thank you for your consideration.

Signed:  President Date: June 16, 2014
Gerald J. Kissner, President, AOTPNCA Board of Directors



West Property Line – AOTPN



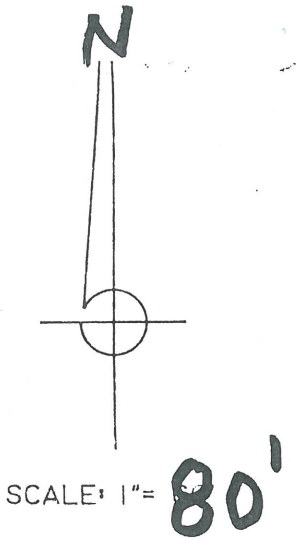
West Property Line – AOTPN



West Property Line – AOTPN

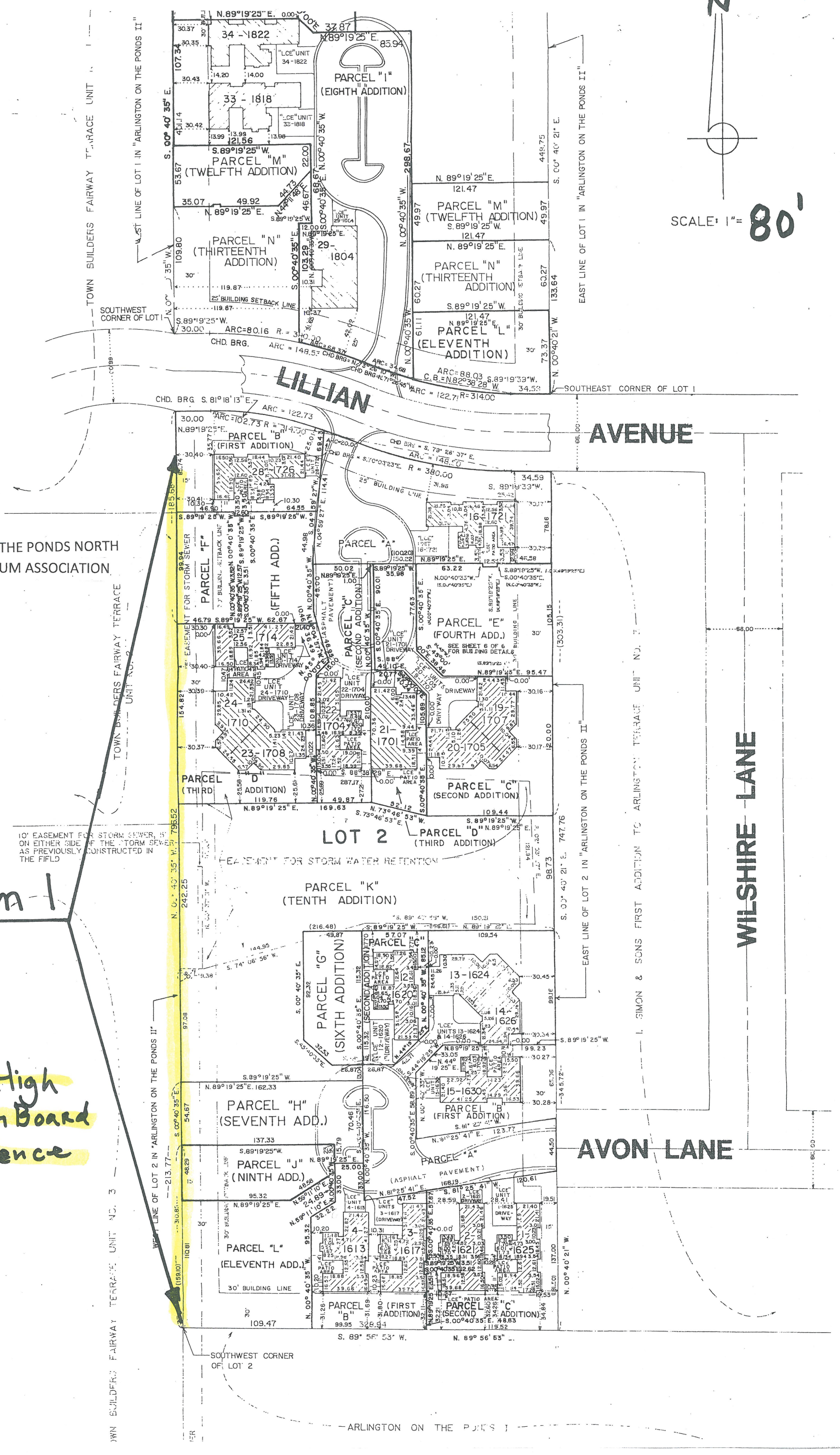


West Property Line – AOTPN



Item 1

6 Feet High Board-on Board Wood Fence

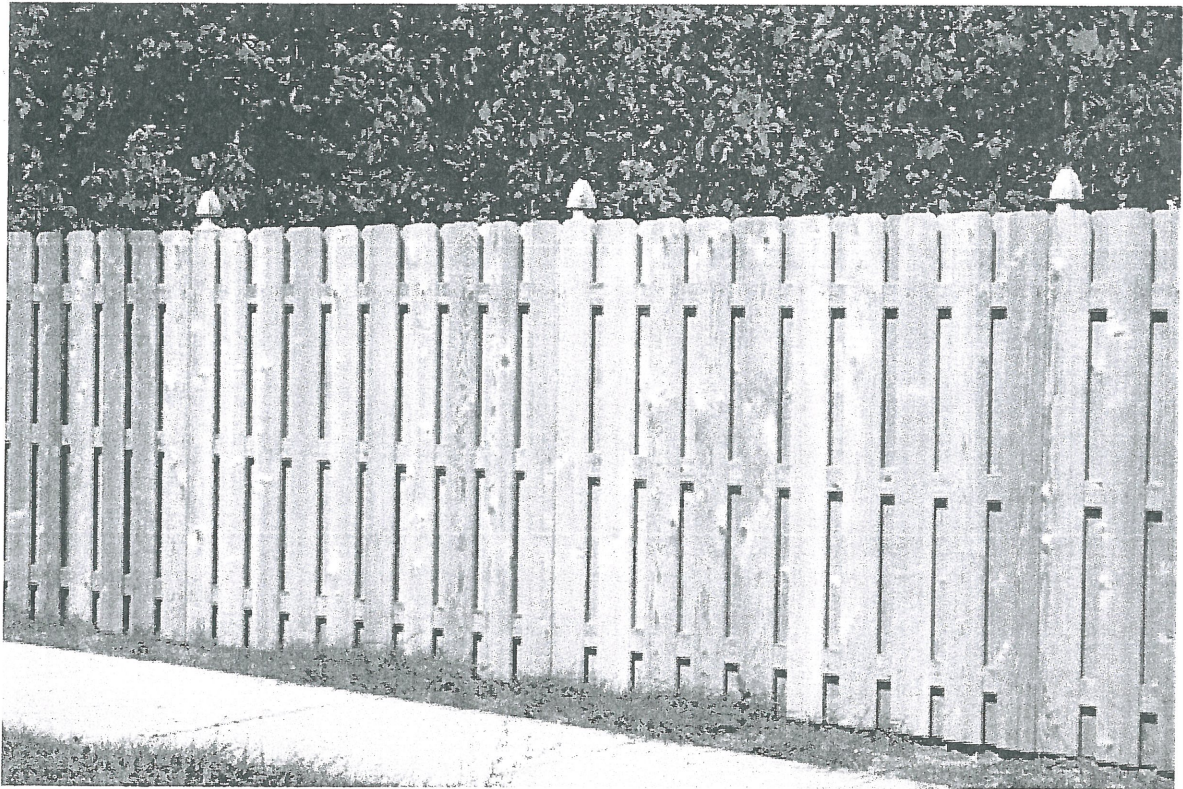


Cedar Rustic Fence Co.

99 Republic Ave.
Joliet, IL 60435

Phone: 800.263.0388
Fax: 815.741.7059

STRAIGHT TOP SHADOW: 1x6 dog ear pickets, 4x4 gothic posts, 2x4 frames, face nail,
6' tall



Item 1 - Typical Detail

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Arlington on the Ponds North Condominiums

Project Address: 1603-1630 E. Avon Ct. & 1701-1726 N. Landcaster Ct.

ZBA #: 14-015

ZBA Hearing Date: July 14, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 26, 2014

- A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for 795 lineal feet of fence located along the side (west) property line south of Lillian Avenue.

Attached are the Petitioner's:

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

Comments: NO COMMENTS.

- S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Monday, July 7, 2014.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Arlington on the Ponds North Condominiums

Project Address: 1603-1630 E. Avon Ct. & 1701-1726 N. Landcaster Ct.

ZBA #: 14-015

ZBA Hearing Date: July 14, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 26, 2014

- A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for 795 lineal feet of fence located along the side (west) property line south of Lillian Avenue.

Attached are the Petitioner's:

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

Comments: NO COMMENT.

Please review, comment, and return to me no later than Monday, July 7, 2014.

CHARLEY CRAIG
A.B.O.

ZBA# 14-015

1603-1630 E Avon Ct & 1701-1726 N Landcaster Ct- ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: June 23, 2014

Completed – July 3, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A 1 ft variance to allow an increase to the maximum height from 5 ft to 6 ft for 795 lineal ft of fence located along the side (west) property line south of Lillian Ave.

Proposed variance is to replace an existing fence with a new fence 1 ft higher in the same location.

The Engineering Department has no comment to the requested variance.



Item: ZBA#14-016 - Greenberg Residence - 4010 N. Proctor Circle

Department: Planning & Community Development

1. A 26.9 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a third car attached garage with a rear yard setback of 3.1 feet from the east property line instead of the minimum 30.0 feet and an additional 1 foot for the eave.
2. A 14.9 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 15.1 feet from the east property line instead of the minimum 30.0 feet and an additional 1 foot for the eave.

ATTACHMENTS:

Description

Staff Report

Supporting Documents & Drawings

Department Comments

Type

[Report](#)

[Exhibits](#)

[Correspondence](#)

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 14, 2014
Date Prepared: July 7, 2014
Project Title: Greenberg Petition
Address: 4010 N. Proctor Circle

Background Information

Petition Number: ZBA #14-016
Petitioner: Linda Brown / Four Seasons Home Services
Address: 14017 Cicero Ave.
Crestwood, IL 60445
Existing Zoning: R-3, Residential Single-Family

Requested Action/Background Information

The petitioner proposes to expand the existing two car attached garage and construct a three car attached garage. The proposed garage addition will encroach 26.9 feet into the required rear yard setback along the east property line. The petitioner is also proposing a room addition in order to expand the family room and kitchen with a rear yard setback of 15.1 feet. Therefore, the petitioner requests the following variations:

- A 26.9 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a third car attached garage with a rear yard setback of 3.1 feet from the east property line instead of the minimum 30.0 feet and an additional 1 foot for the eave.
- A 14.9 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 15.1 feet from the east property line instead of the minimum 30.0 feet and an additional 1 foot for the eave.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/25/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/25/14	
3. Letter that was Mailed	✓	6/25/14	
4. Photographs of Sign on Property	✓	6/28/14	

Photograph of Existing Structure



RECEIVED

JUN 17 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the Petitioner Jeff and Michele Greenberg

being the owners of the property commonly known as: 4010 N. Proctor Circle, Arlington Hts. IL

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

Reduce the rear yard building setback requirement from 30' to 3.08'

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

Our current garage is only 19' wide, which is smaller than a typical two-car garage and does not accommodate one of our utility vehicles. At this time, we own three vehicles and will be adding another in the next year since one of our two teen-aged children will be driving soon. Our goal is to park three cars in the garage rather than leave one or two in the driveway. In addition, we have been seeking a storage solution for several years, and have been challenged by the restrictions imposed on building a shed on a corner lot (shed must be placed on the left side of our back yard, which is where the electrical and cable boxes are located). Adding a garage space would provide a much more aesthetic solution to our storage needs.

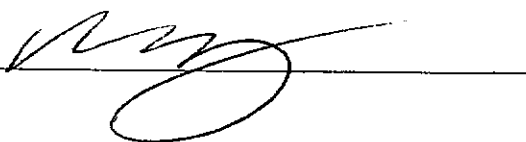
I hereby state that the following unique circumstances exist:

For corner lots, Arlington Heights Zoning Ordinance defines the larger of the two lot dimensions adjacent to the street to be the exterior side yard, and the smaller dimension is defined to be the front yard. It appears that the home did not conform to the Ordinance when it was originally built in 1985, since the larger lot dimension located on Proctor Circle is in fact the front yard, and the smaller lot dimension located on Highland Avenue is in fact the side yard. To further support this logic, the street address (which is typically associated with the front of a house) was assigned as *Proctor Circle* instead of *Highland Avenue*. Based on these pre-existing conditions inherited when we purchased the home in 1999, the "front yard" as defined by the Zoning Ordinance to be on Highland Avenue should actually be considered the "side yard" with respect to this appeal. In the same manner, the "side yard" as defined by the Zoning Ordinance to be on Proctor Circle should be considered the front yard.

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

The front of the house at 4010 N. Proctor Circle is currently facing the direction which is consistent with all of the other houses on Proctor Circle. The brick and cedar materials of the new room addition and garage bay will match the existing home, and will be consistent with the design of the entire Terremere subdivision. In addition, the garage will conform with the neighborhood as several homes on the street and in the nearby area were built with a 3rd car garage bay, or have had them added in recent years.

Signed: _____

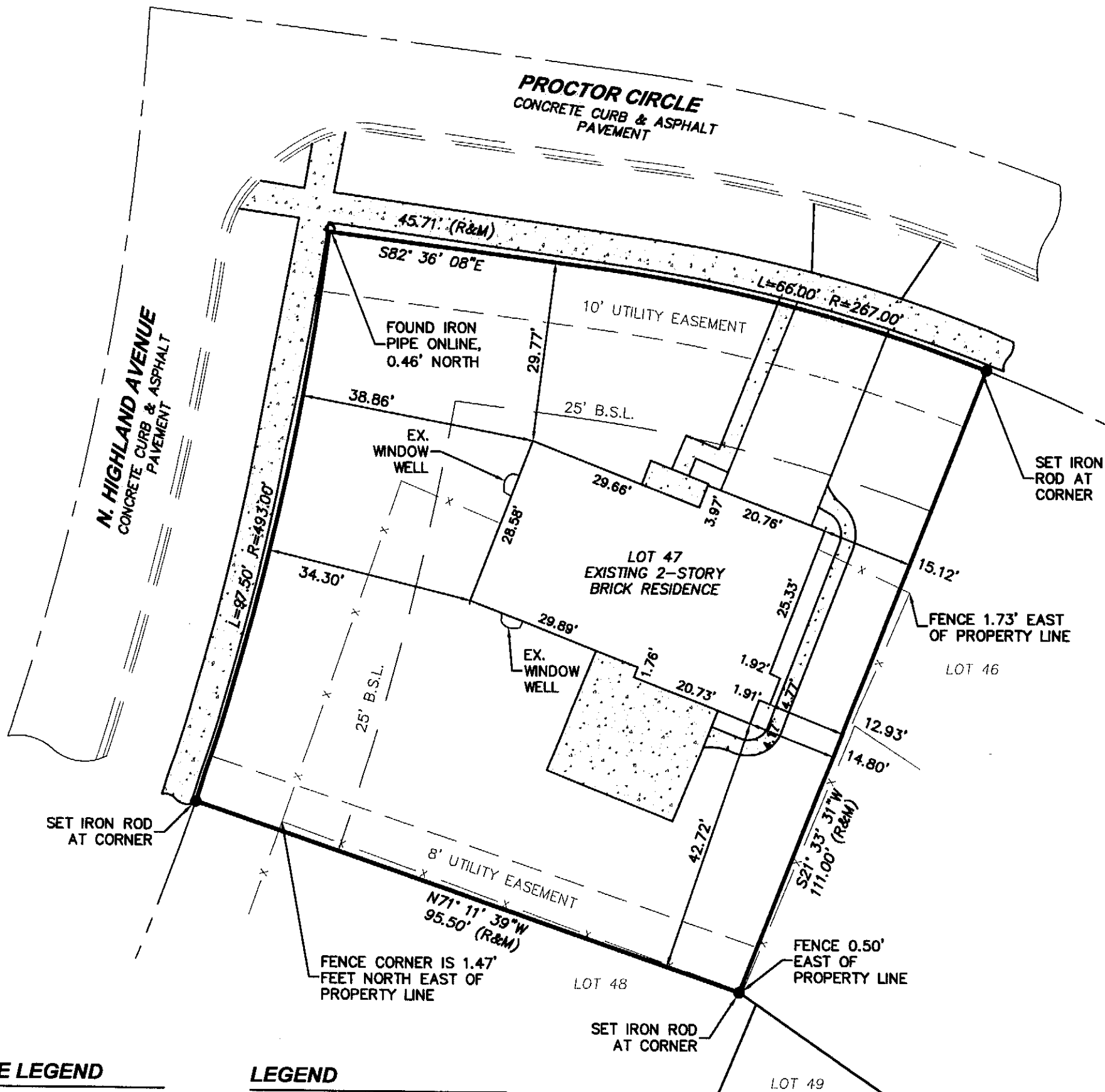


Date: _____

6/17/2014

PLAT OF SURVEY

LOT 47 IN TERRAMERE OF ARLINGTON HEIGHTS UNIT 9, BEING A SUBDIVISION IN THE NORTH 1/2 OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOV. 15, 1984, AS DOCUMENT NUMBER 27338195, IN COOK COUNTY, ILLINOIS.



SURFACE LEGEND

	EXISTING BITUMINOUS PAVEMENT
	EXISTING CONCRETE PAVEMENT

LEGEND

	SET IRON ROD
	FOUND IRON PIPE
	EASEMENT LINE
	EXISTING UTILITY POLE
	EXISTING B-BOX
	EXISTING FENCE

SCALE: 1"=20'

BASIS OF BEARING=APPROVED SUBDIVISION PLAT FOR TERRAMERE OF ARLINGTON HEIGHTS

WINEMILLER & ASSOCIATES
PROFESSIONAL LAND SURVEYORS
ILLINOIS & INDIANA

3340 WEST 194th STREET, HOMEWOOD, ILLINOIS 60430
PHONE (708)799-1098 FAX (708) 799-1698

CLIENT: FOUR SEASONS

ADDRESS: 4010 N. PROCTOR CIRCLE, ARLINGTON HEIGHTS, IL

JOB NO. 14-078

DESCRIPTION: SURVEY

LOT 47 ~ TERRAMERE

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I SAMUEL R. WINEMILLER, CERTIFY THAT I HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

HOMEWOOD, ILLINOIS, JUNE 9, 2014.

LICENSE EXPIRES 11/30/14

PROFESSIONAL LAND SURVEYOR NO. 035-03233

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DIFFERENCES AT ONCE. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, CONTRACT, TITLE POLICY, ZONING ORDINANCE, ETC.



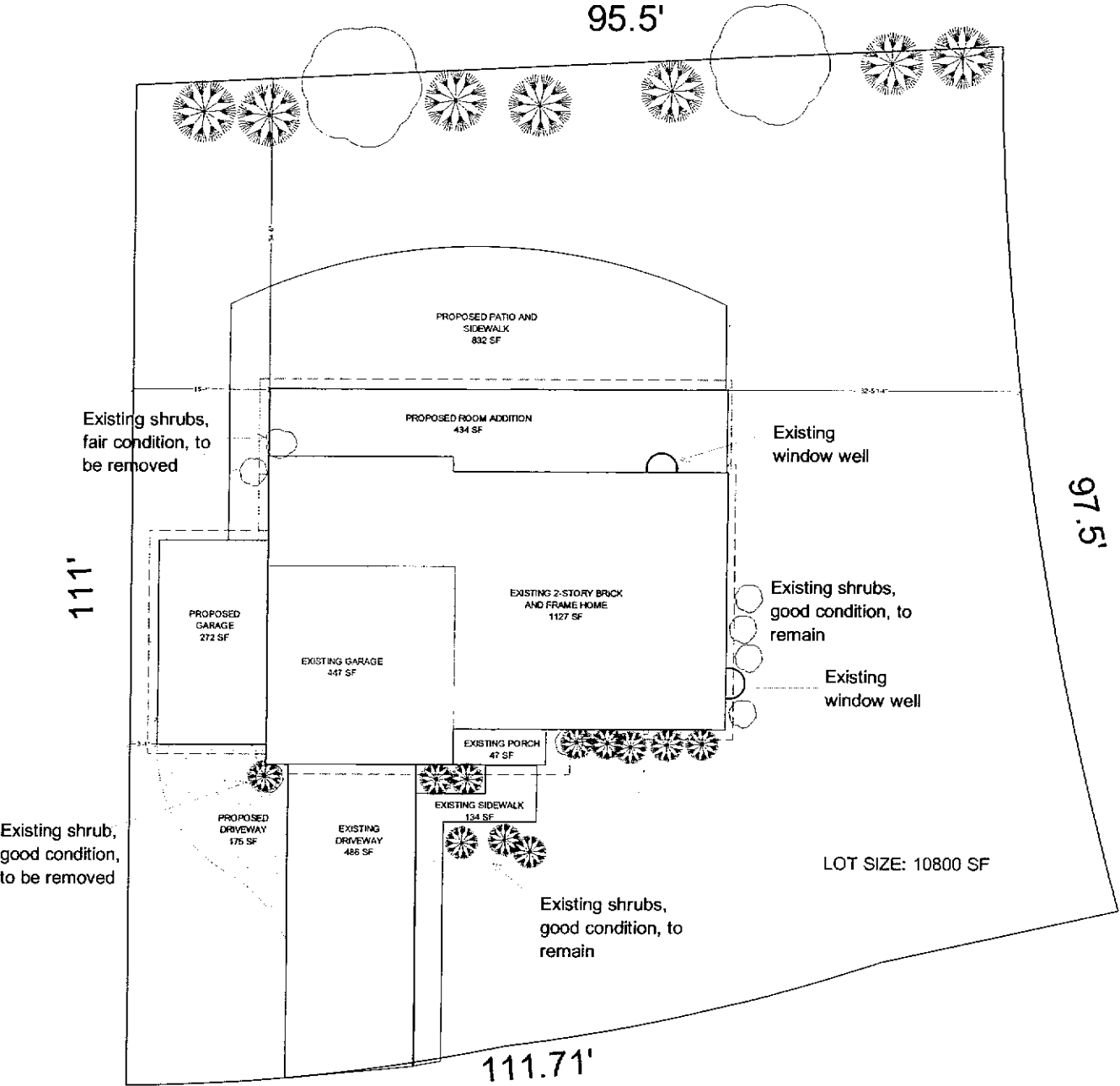
RECEIVED

JUN 17 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Index of Drawings:

- Sheet
- 1 Site Plan
 - 2 Front/North Elevation
 - 3 Rear/South Elevation
 - 4 Side/East Elevation
 - 5 Side/West Elevation
 - 6 Existing First Floor Plan
 - 7 Proposed First Floor Plan
 - 8 Proposed Roof Framing Plan



Site Plan - Proposed Room Addition and Garage

SCALE: 1/8" = 1'

Four Seasons'
HOME SERVICES
14017 S. Cicero
Crestwood, IL 60445

Room Addition and Garage
Jeff and Michele Greenberg
4010 N Proctor Circle
Arlington Hts, IL 60004

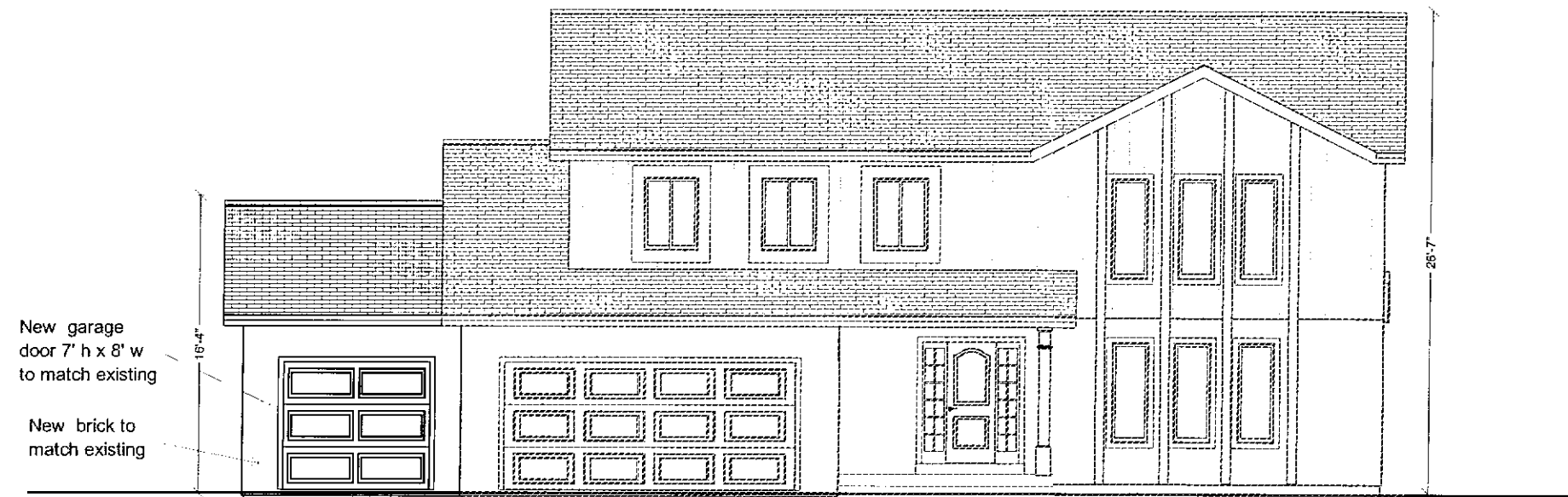
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JUN 17 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

2014
Revision 1:

Sheet No.:
1

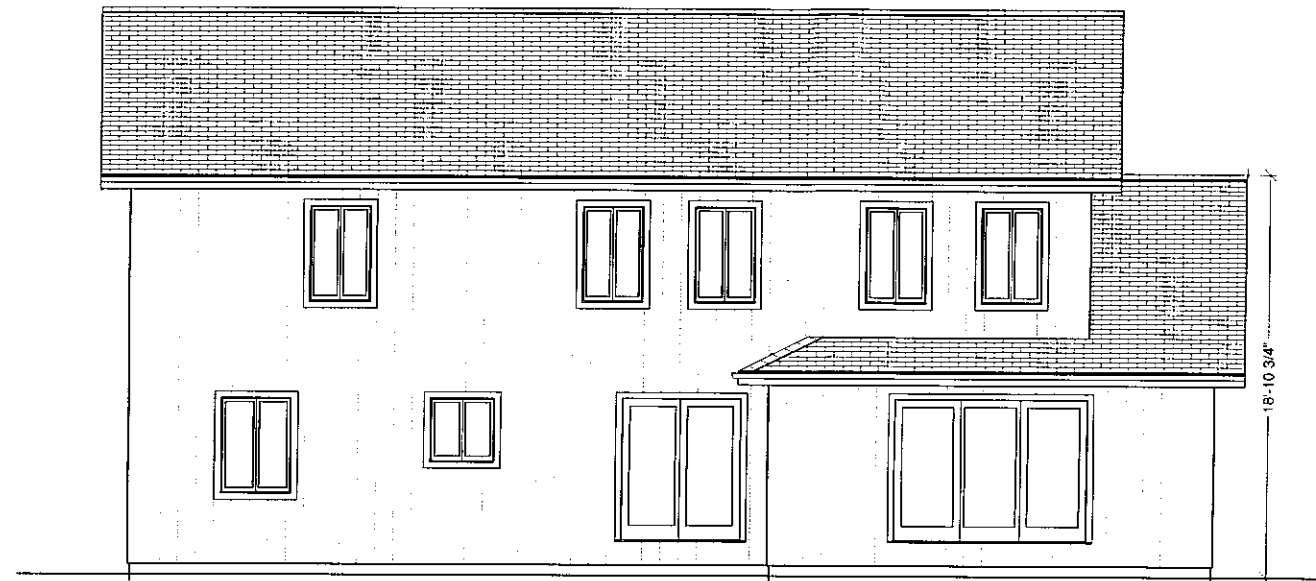


Existing Front/North Elevation

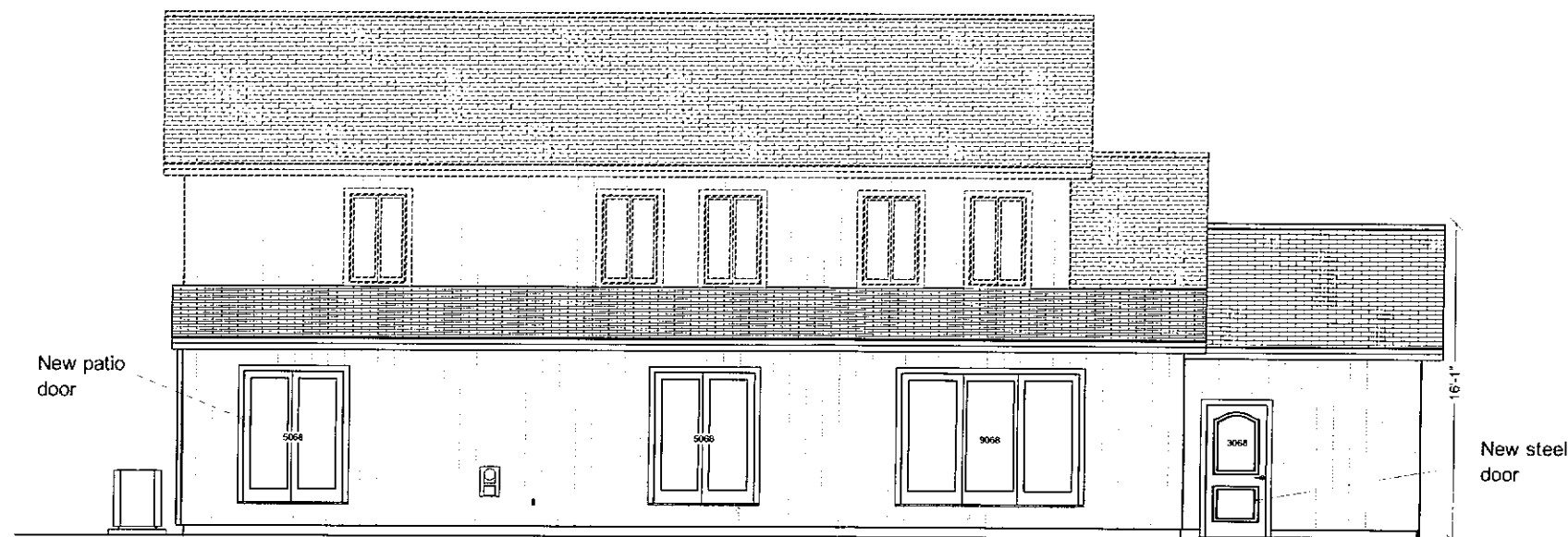


Proposed Front/North Elevation

Scale: 1/4" = 1'

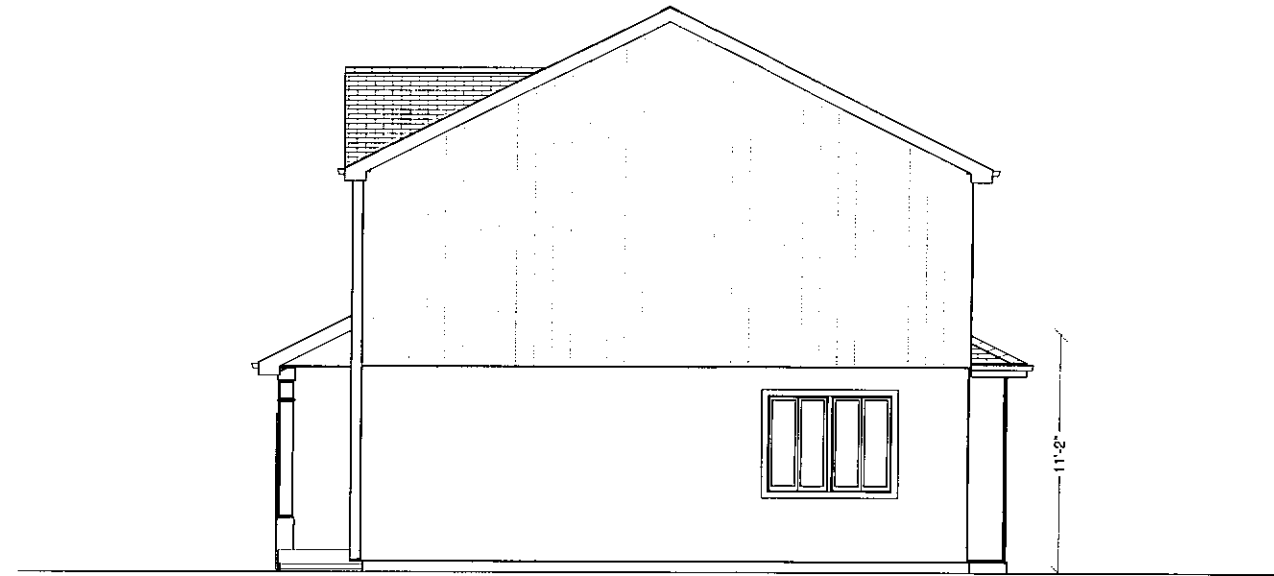


Existing Rear/South Elevation

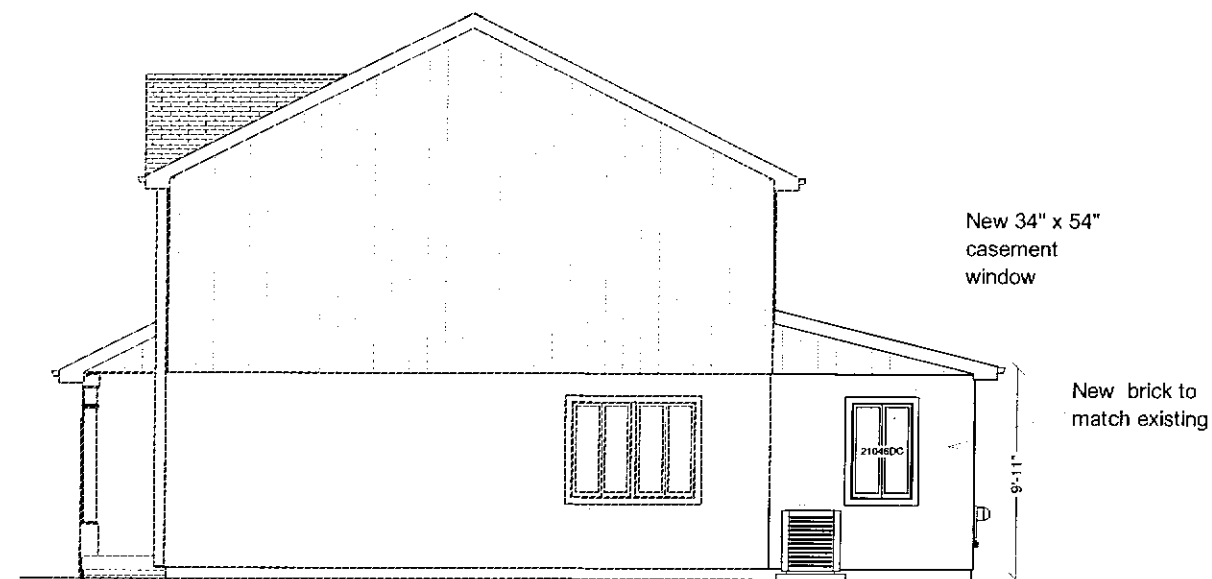


Proposed Rear/South Elevation

Scale: 1/4" = 1'

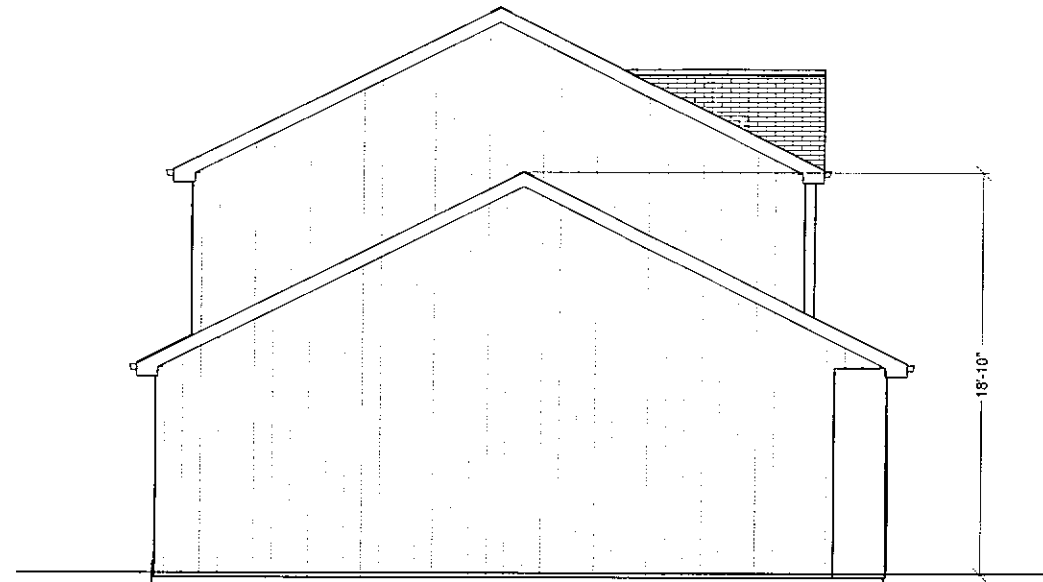


Existing Side/East Elevation

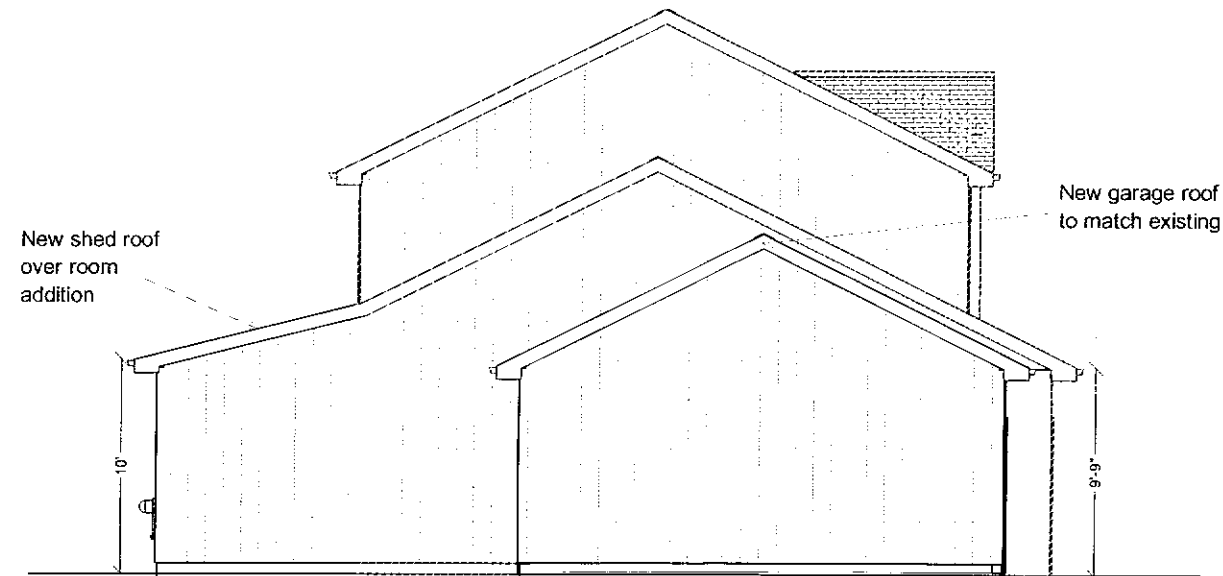


Proposed Side/East Elevation

SCALE: 1/4" = 1'



Existing Side/West Elevation



Proposed Side/West Elevation

SCALE: 1/4" = 1'

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Greenberg Residence

Project Address: 4010 N. Proctor Circle

ZBA #: 14-016

ZBA Hearing Date: July 14, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 26, 2014

- A 26.9 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a third car attached garage with a rear yard setback of 3.1 feet from the east property line instead of the minimum 30.0 feet and an additional 1 foot for the eave.
- A 14.9 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 15.1 feet from the east property line instead of the minimum 30.0 feet and an additional 1 foot for the eave.

Attached are the Petitioner's:

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

Comments: NICELY DESIGNED. THE PROPOSED ADDITIONS WILL RECEIVE ADMINISTRATIVE DESIGN APPROVAL. - S. HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Monday, July 7, 2014.

PROJECT REVIEW TRANSMITTAL

for Zoning Board of Appeals Review

Project Name: Greenberg Residence

Project Address: 4010 N. Proctor Circle

ZBA #: 14-016

ZBA Hearing Date: July 14, 2014

To: Jim Massarelli, Director of Engineering
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- A 14.9 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 15.1 feet from the east property line instead of the minimum 30.0 feet and an additional 1 foot for the eave.

Attached are the Petitioner's:

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

Comments: THE GARAGE SECTION MUST BE A MINIMUM
OF 5' FROM PROPERTY LINE OR FIRE RATED CONSTRUCTION.

Please review, comment, and return to me no later than Monday, July 7, 2014.

SEE 2009 I.R.C. SECTION 302.

CHARLEY CRAIG
A.B.O.

ZBA# 14-016

4010 N Proctor Circle - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: June 23, 2014

Completed – July 3, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A 26.9 ft variance to allow a third car attached garage with a rear yard setback of 3.1 ft from the east property line instead of the minimum 30 ft and an additional 1 ft for the eave; and a 14.9 ft variance to allow an addition with a rear yard setback of 15.1 ft from the east property line instead of the minimum 30 ft and an additional 1 ft for the eave.

The existing home did not conform to the setbacks when it was originally built.

The Engineering Department has no objection to the requested variance.



Item: ZBA#14-017 - Osterhues Residence - 702 S. Mitchell Ave.

Department: Planning & Community Development

1. A 0.6 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 7.4 feet from the west property line instead of the minimum 8.0 feet.
2. A .5 foot variance from Section 5.1-3.9 (Maximum Height) & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a building height of 25.5 feet, instead of the maximum allowed 25 feet.
3. A 0.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a front yard setback of 26.5 feet from the south property line instead of the minimum 27.0 feet.

ATTACHMENTS:

Description

Staff Report

Supporting Documents & Drawings

Department Comments

Type

[Report](#)

[Exhibits](#)

[Correspondence](#)

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 14, 2014
Date Prepared: July 7, 2014
Project Title: Osterhues Petition
Address: 702 S. Mitchell Avenue

Background Information

Petition Number: ZBA #14-017
Petitioner: Greg Osterhues
Address: 702 S. Mitchell Ave..
Arlington Heights, IL 60005
Existing Zoning: R-3, Residential Single-Family

Requested Action/Background Information

The petitioner is proposing to tear down the existing home and construct a new home utilizing part of the existing foundation. The petitioner is seeking a variation for the height, front yard setback and the side yard setback. Therefore the petitioner requests the following variations:

- A 0.6 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 7.4 feet from the west property line instead of the minimum 8.0 feet.
- A 0.5 foot variance from Section 5.1-3.9 (Maximum Height) & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a building height of 25.5 feet, instead of the maximum allowed 25.0 feet.
- A 0.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a front yard setback of 26.5 feet from the south property line instead of the minimum 27.0 feet.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/27/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/27/14	
3. Letter that was Mailed	✓	6/27/14	
4. Photographs of Sign on Property	✓	6/27/14	

Photograph of Existing Structure



RECEIVED

JUL - 1 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the Petitioner Gregory G. Osterhues being the owner of the property commonly known as: 702 S. Mitchell Ave, Arlington Heights, IL 60005 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from the following sections and chapters of the Arlington Heights Municipal Code, in order to:

1. **A 0.6 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 7.4 feet from the south property line instead of the minimum 8.0 feet.**

- a. I hereby state that the following hardship would exist if the variation were not granted:
 - i. higher construction costs associated with an offset from the existing wall and possible lower resale value due to odd design resulting in unsavory visual effect from offset wall.
- b. I hereby state that the following unique circumstances exist:
 - i. The current existing home that was built in the 1950's has a southern garage wall that already does not meet the current code section 5.1-3.6 of having a structure closer than 8 feet off the lot line (10% of the lot width). The new wall that would extend along the same plane as the existing wall would not impede on our southern neighbor.

2. **A 0.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a front yard setback of 26.5 feet from the east property line instead of the minimum 27.0 feet.**

- a. I hereby state that the following hardship would exist if the variation were not granted:
 - i. higher construction costs associated with an extension of the back foundation wall and associated building of home above that extended foundation line.
- b. I hereby state that the following unique circumstances exist:



- i. I would also note that the average set backs that I measured was done with a mechanical wheel and there could be some variation in those measurements due to condition of sidewalk that was used as a baseline.

3. **A .5 foot variance from Section 5.1-3.9 (Maximum Height) & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a building height of 25.5 feet, instead of the maximum allowed 25 feet.**

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

- a. higher construction costs associated with a abnormal roof angle to meet the 25' height.

5. I hereby state that the following unique circumstances exist:

- a. The measurements of my current home at 702 S. Mitchell and homes directly north and south were done with the best possible measuring techniques at my disposal. There is a very good possibility the existing measurements could be off by more than 6" and new home would be no higher than the current home and current neighboring homes.

I hereby state the variation, if granted, will not alter the essential character of the locality because: The current southern wall of the current garage already exceeds the required offset from the lot line as stated above.

Signed:  Date: 6/30/14
Petitioner

S-T-R 31-42-11
Project Number 3901-1
Client John O'Brien, Att'y
Book-Page Number 244-15
Date of Field Work 12/19/05
Drawn by PJD, AEB

Plat of Survey

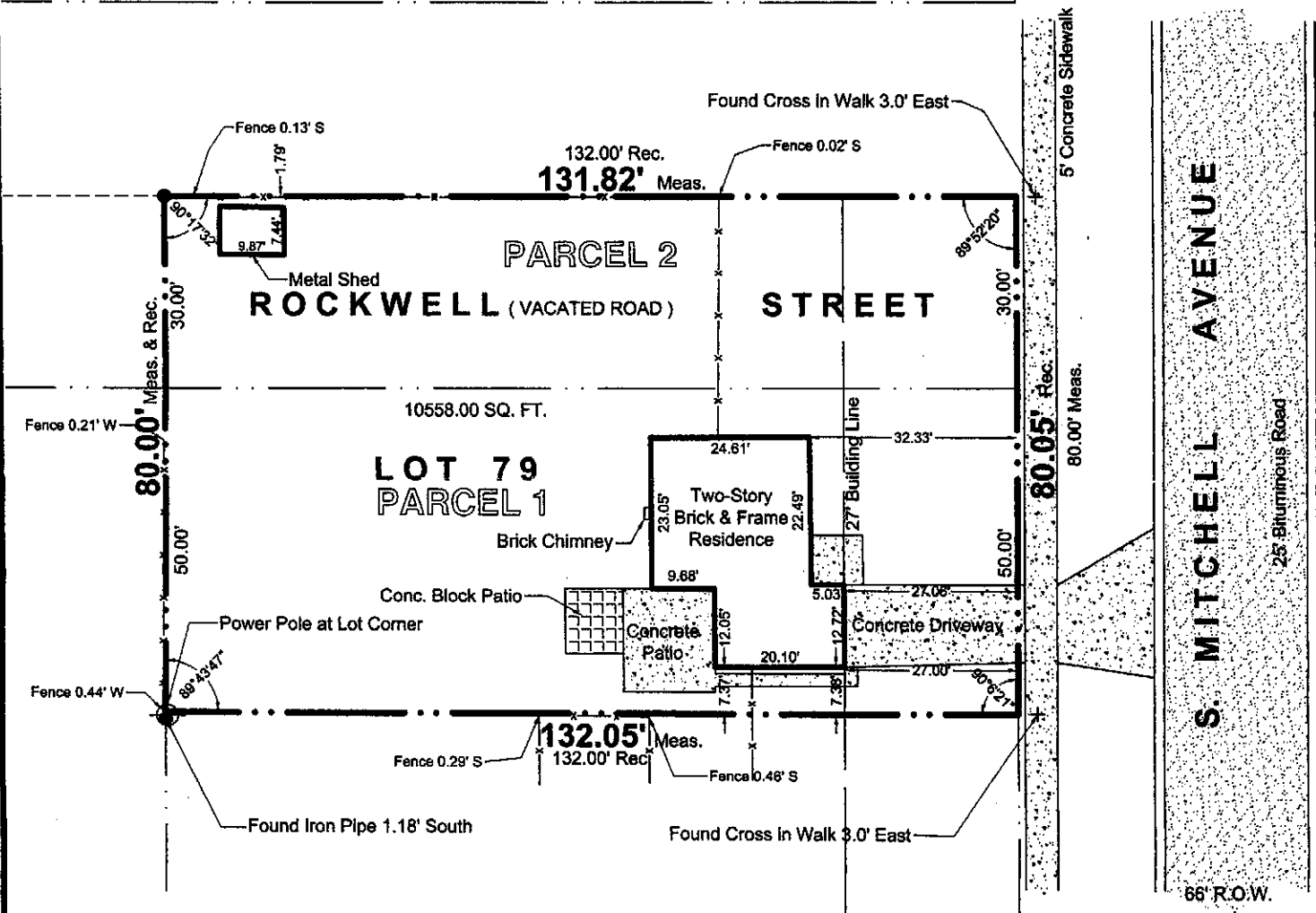


Scale: 1" = 20'

PARCEL 1: LOT 79 IN FAIRVIEW, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH HALF OF ROCKWELL STREET CONTIGUOUS WITH LOT 79 IN FAIRVIEW, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (WHICH WAS VACATED BY ORDINANCE OF THE VILLAGE OF ARLINGTON HEIGHTS ON MARCH 13, 1961, SAID ORDINANCE BEING RECORDED WITH THE OFFICE OF THE RECORDER OF DEEDS OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 18395146), IN COOK COUNTY, ILLINOIS.

702 S. MITCHELL AVENUE, ARLINGTON HEIGHTS, ILLINOIS.



LEGEND

- SET IRON PIPE
- FOUND IRON PIPE
- ✚ CROSS IN CONCRETE
- MONUMENT
- X— WOOD FENCE
- CHAIN LINK FENCE
- Meas. MEASURED DISTANCE
- Rec. RECORDED DISTANCE
- R.O.W. RIGHT OF WAY

SURFACE FEATURES OBSCURED BY SNOW



1. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT WHICH WAS PROVIDED TO BARRINGTON ENGINEERING CONSULTANTS, LTD. BY THE CLIENT.
2. 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.
3. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.



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

215 S. NORTHWEST HWY. • SUITE 202A • BARRINGTON, IL 60010
PHONE: 847.382.6337 • FAX: 847.382.6366
REGISTRATION NUMBER: 184-002883

STATE OF ILLINOIS) ss
COUNTY OF COOK)

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

BARRINGTON ENGINEERING CONSULTANTS, LTD.

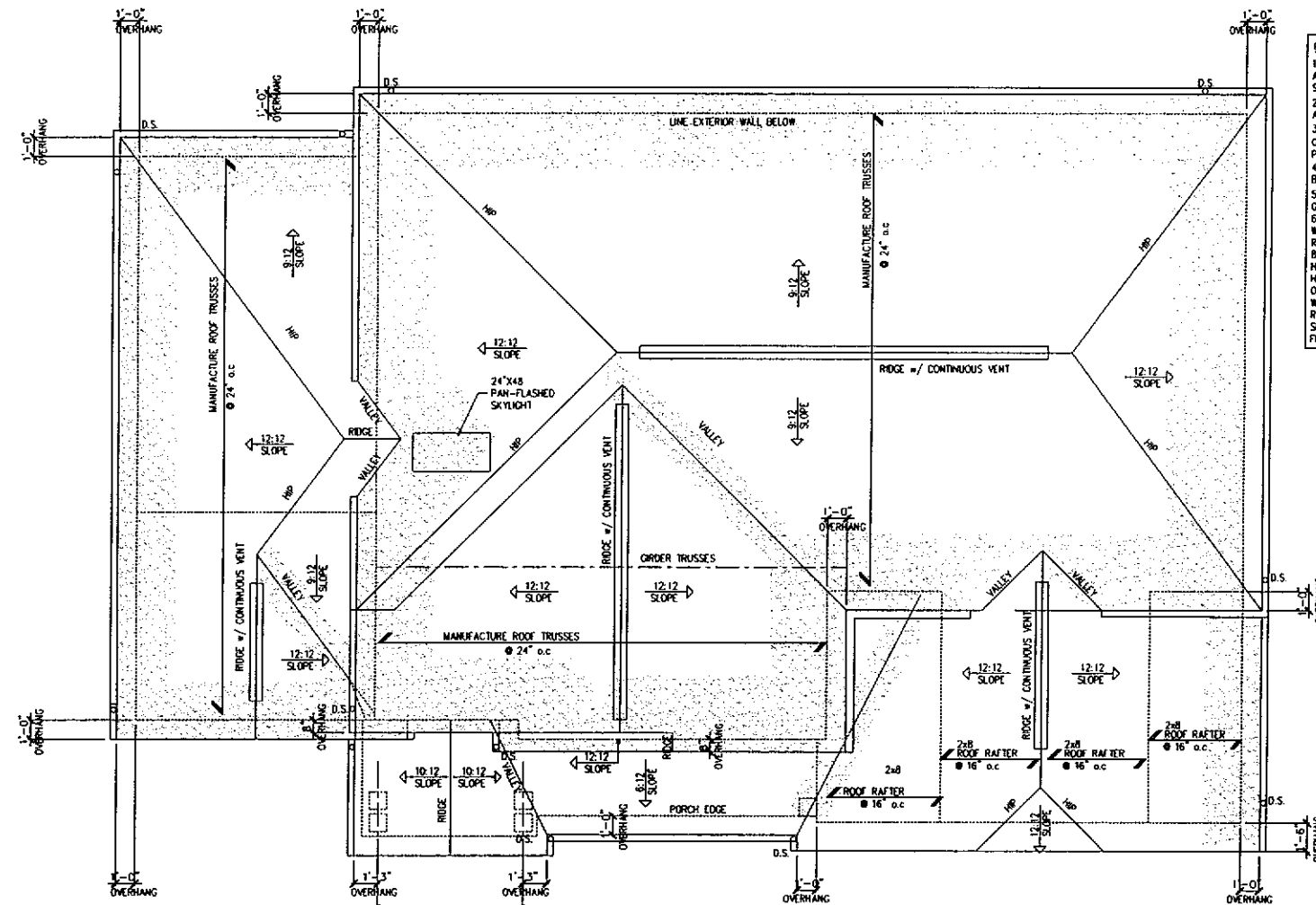
DATE: 01/06/06 BY: Keith E. Lacy III
KEITH E. LACY III, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 035-003330

MY PROFESSIONAL LICENSE RENEWAL DATE IS 11/30/09

RECEIVED

JUN 20 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



- ROOF PLAN N.O.I.F.S.:
1. PROVIDE SPLASH BLOCKS AT ALL DOWN-SPOUTS DISCHARGING AT GRADE. SEE ROOF PLAN FOR LOCATIONS.
 2. PROVIDE DRIP CAPS AT ALL WINDOWS & DOORS.
 3. ALL ROOF SADDLES TO BE OSB SHEATHED w/ BUILDING PAPER AND SHINGLES.
 4. CONTINUOUS RIDGE VENTS TO BE BAFFLED TO PREVENT BACKFLOW.
 5. WRAP BOX EAVES WITH RAIN GUTTER TYP.
 6. FURNACE FLUES TO BE ROUTED WHEN POSSIBLE TO REAR OF ROOF RIDGE.
 7. PROVIDE AND INSTALL FLASHING AT: HEAD OF WINDOW FRAME OPENINGS, HEAD & SILL OF MASONRY VENEER OPENINGS, ROOF VALLEYS, ROOF TO WALL INTERSECTIONS, CHIMNEY TO ROOF INTERSECTIONS AND CONCRETE SLAB INTERSECTIONS WITH WOOD FRAMING.

HATCH REPRESENTS ICE & WATER SHIELD

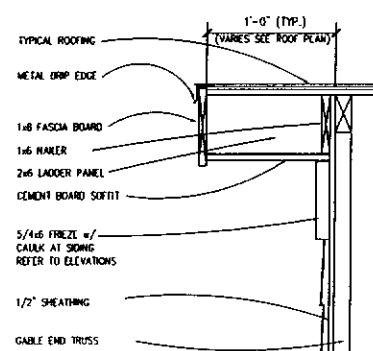
HATCH REPRESENTS OVERFRAMING VERIFY WITH TRUSS MFR.

NOTE:

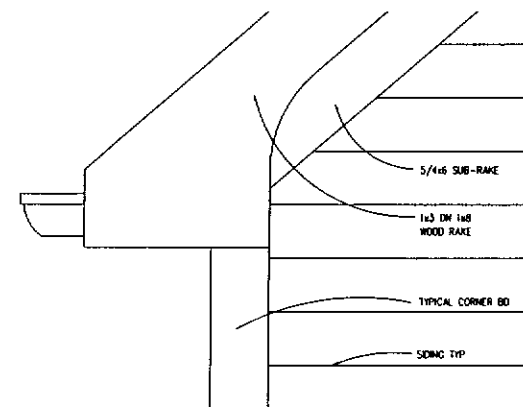
- * REQUIRED NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL ATTIC AREA (SQ FT) IN COLUMN 1 BY 1/300 AND MULTIPLYING BY 144 SQ IN/SQ FT. THEN 50% OF TOTAL NET FREE VENTED AREA IS REQUIRED AT THE RIDGE (HIGH) AND 50% IS REQUIRED AT THE SOFFIT (LOW). WHEN NO "HIGH" ("LOW") VENTING IS PROVIDED THE REQUIRED NET FREE VENTED AREA IS 1/150 OF THE ACTUAL AREA AND 100% OF THIS VENTED AREA IS TO PROVIDED BY "LOW" ("HIGH").
- ** ACTUAL NET FREE VENTED AREAS ARE TO BE DETERMINED BY THE CONTRACTOR.
- *** ACTUAL NET FREE VENTED AREAS ARE CALCULATED BY MULTIPLYING THE ACTUAL LINEAR RIDGE (FT) BY THE MANUFACTURERS' STATED ACTUAL VENTED NET FREE AREA = 18.0 SQ IN/FT MINIMUM. POOL VENTS ACTUAL NET FREE VENTED AREA AS STATED BY THE MANUFACTURERS VENTED NET FREE AREA = 41.0 SQ IN MIN.

PLAN	ATTIC AREA (SQ FT)	TOTAL NET FREE VENTED AREA REQ. (1/300) (SQ IN)	RIDGE (50%) (SQ IN)		SOFFIT (50%) (SQ IN)	
			REQ * MIN	ACT *** OR ****	REQ * MIN	ACT **
MAIN FLOOR	355	170	85	108	85	**
UPPER FLOOR	1421	682	341	666	341	**

1 W/NEW ADDITION
ROOF PLAN
SCALE: 1/4" = 1'-0"



PROJECTED
③ TYPICAL RAKE DETAIL
SCALE: 1 1/2" = 1'-0"



② TYPICAL EAVE ELEVATION
SCALE: 1 1/2" = 1'-0"

PROJECT NAME AND ADDRESS:
MR & MRS GREG OSTERHUES
702 S MITCHELL AVE.
ARLINGTON HEIGHTS, IL 60005

DESIGNERS / BUILDERS
WALSH
FAMILY CONSTRUCTION,
10009 LILJA RD.
HARVARD, IL 60033
Michael@WalshFamily.com
(847) 255-6553 (815) 800-8066(F)

DATE	REVISION #
04-22-14	
MUDROOM / VARIOUS REVISIONS	
06-30-14	
EXTEND GARAGE 4"	

ROOF PLAN & DETAILS

Date	03-20-14	Sheet	A5 of
ALL SHEETS			
Scale	AS NOTED		11



1 W/NEW ADDITION
FRONT ELEVATION (EAST)
SCALE: 1/4" = 1'-0"



2 W/NEW ADDITION
REAR ELEVATION (WEST)
SCALE: 1/4" = 1'-0"

ELEVATION NOTES

- SEE COVER SHEET FOR GENERAL NOTES
1. TYPICAL SIDING SHALL BE CEMENTBOARD.
 2. EXTERIOR TRIM SHALL BE CEMENTBOARD TO MATCH SIDING.
 3. TYPICAL CORNERS SHALL BE 5/4x6 FACING FRONT AND REAR w/ 5/4x4 AT SIDES.
 4. TYPICAL FRIEZE SHALL BE 5/4x8.
 5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
 6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
 7. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/ CONTINUOUSLY VENTED SMART TRIM SOFFIT. SEE DETAIL.
 8. PROJECTED RAKE SHALL BE 1x3 ON 1x8 w/ CEMENTBOARD SOFFIT AND 5/4x8 SUBRAKE.
 9. TYPICAL ROOF SHALL BE DOWNS CORNING DURATION PREMIUM SHINGLES (2x12 TO 2x22 PER SQUARE).
 10. PROVIDE 36" WIDE ICE & WATER SHIELD STARTER AND AT ALL VALLEYS AND EAVES.
 11. PROVIDE ALUMINUM FLASHING AT ALL ROOF/WALL INTERSECTIONS, ABOVE WINDOW/DOOR HEADS AND BAND BOARDS, AND SIMILAR PENETRATIONS.
 12. GUTTERS AND DOWNSPOUTS SHALL BE SEAMLESS ALUMINUM w/ 3" EXTENSIONS AND SPLASHBLOCKS.
 13. PROVIDE CONTINUOUS RIDGE VENT AND / OR 50 sq. ft. ALUM. ROOF VENTS NEAR RIDGE w/ EQUAL AREA OF SOFFIT VENTILATION. MINIMUM 1/300th OF ATTIC AREA.
 14. WINDOW MANUFACTURER TO VERIFY EGRESS WINDOW AREA OF 5.7 sq. ft. PROVIDED IN EACH BEDROOM.
 15. FIREPLACE FLUE TO MEET MANUFACTURER'S CLEARANCE RECOMMENDATIONS.
 16. PROVIDE OSB SADDLES AT ROOF AND WALLS WHERE WATER FLOW OR SNOW BUILDUP MAY CAUSE DAMAGE. PROVIDE ICE AND WATER SHIELD ON ROOF / WALL.
 17. PROVIDE BUILDING WRAP ON ALL WALL SHEATHING. ALL SEAMS TO BE LAPPED AND TAPED PER MANUFACTURER, LAP AND TAPE OVER FLASHING.
 18. TYPICAL WINDOW/DOOR HEAD SHALL BE 1x4 ON 5/4x12 w/ ALUM. FLASHING ABOVE.

PROJECT NAME AND ADDRESS:

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ARLINGTON HEIGHTS, IL 60005

DESIGNERS / BUILDERS

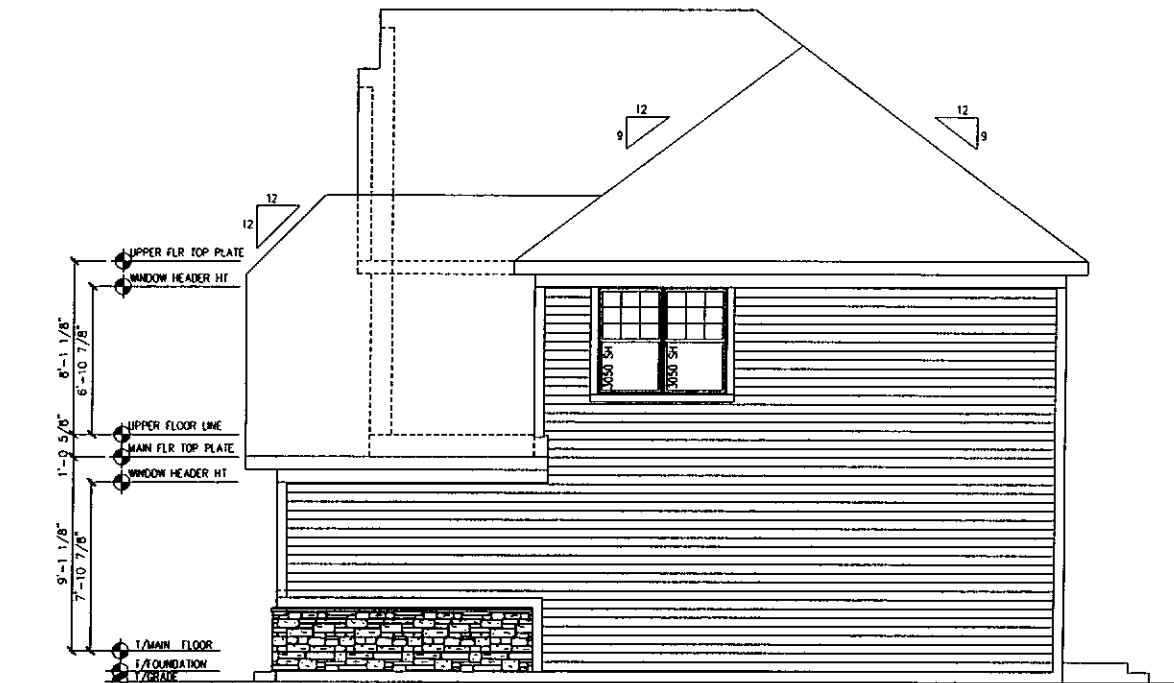
WALSH
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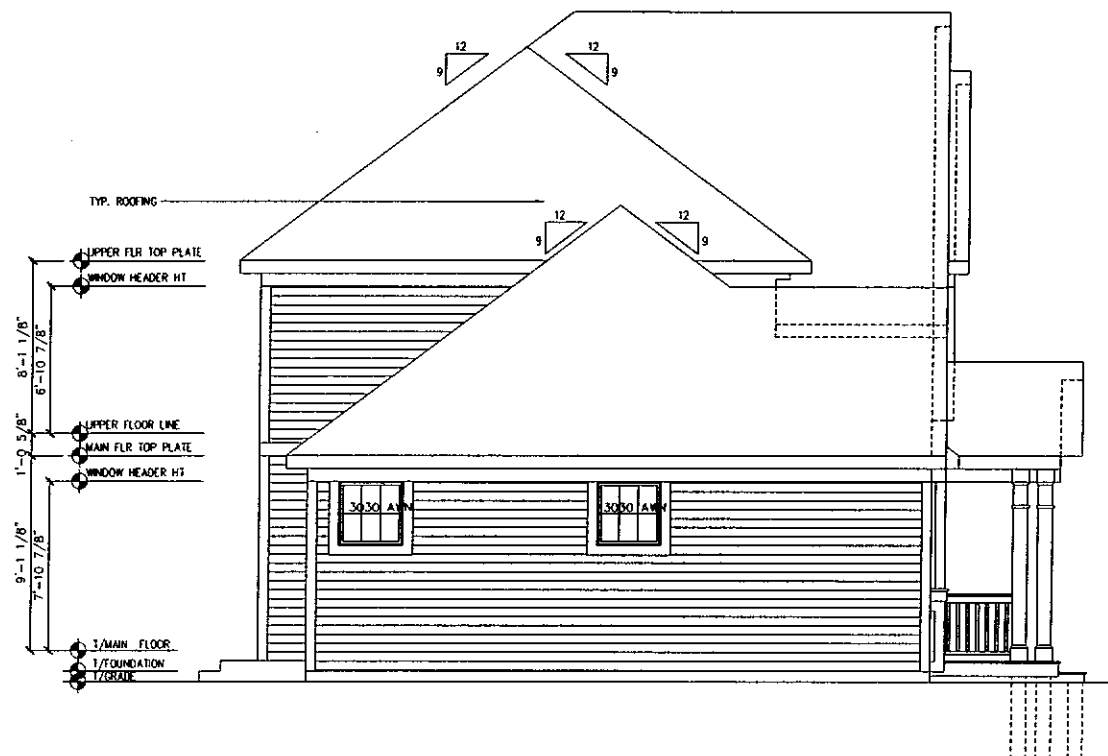
DATE	REVISION #
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06-30-14	
EXTEND GARAGE 4"	

EXTERIOR ELEVATION

Date	03-20-14	Sheet	A6 of
Scale	ALL SHEETS		11
	AS NOTED		



1
W/NEW ADDITION
RIGHT SIDE ELEVATION (NORTH)
SCALE: 1/4" = 1'-0"

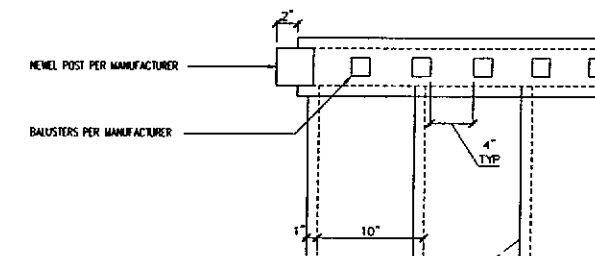


2
W/NEW ADDITION
LEFT SIDE ELEVATION (SOUTH)
SCALE: 1/4" = 1'-0"

NOTE:
STAIRS MUST TO COMPLY
WITH SECTION R311.5 OF THE 2006 IRC:
1. MAXIMUM RISER HEIGHT OF 7\"/>

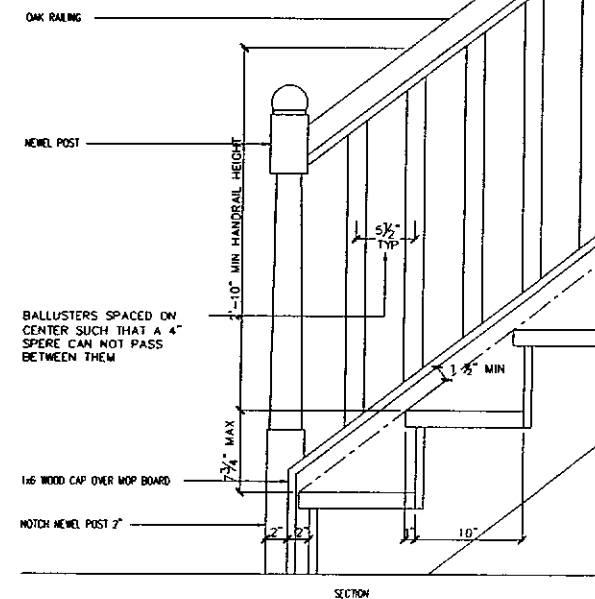
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 2. EXTERIOR TRIM SHALL BE CEMENTBOARD TO MATCH SIDING.
 3. TYPICAL CORNERS SHALL BE 5/4x6
FACING FRONT AND REAR w/ 3/4x4 AT SIDES.
 4. TYPICAL FRIEZE SHALL BE 5/4x6.
 5. TYPICAL WINDOW WRAP/SILL SHALL BE 5/4x4.
 6. TYPICAL DOOR WRAP SHALL BE 5/4x6.
 7. TYPICAL EAVE SHALL BE ALUM. WRAPPED 1x8 w/
CONTINUOUSLY NENTED SMART TRIM SOFFIT. SEE DETAIL.
 8. PROJECTED RAKE SHALL BE 1x3 ON 1x8
w/ CEMENTBOARD SOFFIT AND 5/4x6 SUBRAKE.
 9. TYPICAL ROOF SHALL BE OWENS CORNING DURATION
PREMIUM SHINGLES (2424 TO 2624 PER SQUARE).
 10. PROVIDE 35\"/>



PLAN

6'-8\"/>



SECTION

3 STAIR/ RAILING DETAIL
SCALE: 1 1/2" = 1'-0"

PROJECT NAME AND ADDRESS:

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EXTERIOR ELEVATIONS

Date	03-20-14	Sheet	A7 of
ALL SHEETS			
Scale	AS NOTED		11

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Osterhues Residence

Project Address: 702 S. Mitchell Avenue

ZBA #: 14-017

ZBA Hearing Date: July 14, 2014

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 26, 2014

- A 0.6 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 7.4 feet from the west property line instead of the minimum 8.0 feet.

Attached are the Petitioner's:

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

Comments: NICE DESIGN. NO DESIGN RELATED CONCERN.
- S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Monday, July 7, 2014.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Osterhues Residence

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- ☒ Plat of Survey
- ☒ Site Plan
- ☐ Other: _____
- ☐

Comments: NO COMMENTS.

Please review, comment, and return to me no later than Monday, July 7, 2014.

CHARLEY CRAIG
A.B.O.

ZBA# 14-017

702 S Mitchell - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: June 23, 2014

Completed – July 3, 2014

The proposed ZBA application indicates that the petitioner is seeking:

A 0.6 ft variance to allow an addition with a side yard setback of 7.4 ft from the west property line instead of the minimum 8 ft.

The Engineering Department has no objection to the requested variance, however; the proposed window well along the west property line is not dimensioned and it is assumed that the proposed window well will meet current codes.