



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 13, 2015
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Petermann Residence - 903 W. George St.
- B. Lytle Residence - 630 S. Beverly Ln.
- C. Promenade of Arlington Heights - 305-349 E. Rand Rd.
- D. Pinney Residence - 310 W. Kirchoff Rd.

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

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

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: Petermann Residence - 903 W. George St.

Department: Planning & Community Development

Approval of Minutes & Findings from the 6/8/15 hearing

ATTACHMENTS:

Description	Type
Minutes 6/8/15 - Petermann	Minutes
Findings 6/8/15 - Petermann	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ZBA#15-008 - PETERMANN RESIDENCE - 903 W. GEORGE STREET

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois
on the 8th day of June, 2015, at the hour of 7:00 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: Good evening, everyone. This is the Zoning Board of Appeal's meeting of June 8th, 2015. Derek, would you call the roll?

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Here.

MR. MACH: Mr. Divito.

(No response.)

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Here.

CHAIRMAN PETRILLO: All right. Seeing that we have a quorum, the first order of business is the Pledge of Allegiance. If you would join us and rise? Please rise and join us for the Pledge of Allegiance.

(Pledge of Allegiance.)

CHAIRMAN PETRILLO: Derek, we don't have any other, we can go directly to old business? We don't any reports to review?

MR. MACH: No.

CHAIRMAN PETRILLO: Old business, I'm sorry, approval of the minutes. Has everyone had an opportunity to review the minutes of the last Board meeting?

(Chorus of yeses.)

CHAIRMAN PETRILLO: Is there a motion?

MR. SELBKA: I'll move.

MR. SIAVELIS: Second.

CHAIRMAN PETRILLO: Move to approve I assume?

MR. SELBKA: Yes.

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

(Chorus of ayes.)

CHAIRMAN PETRILLO: Any opposed?

(No response.)

CHAIRMAN PETRILLO: I believe we have one abstention?

MR. SIAVELIS: One abstain.

CHAIRMAN PETRILLO: Okay, we have one abstention. This evening, folks, you've made a petition before the Board and before the Staff in reviewing your applications. This evening, we would ask, first, has everyone had the chance to sign in? That would be the first

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step. When you come up to the podium to address your petition, if you would, anybody that's going to provide testimony, will you please sign in? Then I will swear you in and then we'll ask you to make a presentation that addresses three criteria for us to consider in approving your variance.

The first criteria, that the property in question cannot yield a reasonable return if the permitted use is only under the condition allowed by the regulations in this zone. So, you have to give us some indication that, or testimony and evidence that, you know, there is something detrimental, you can't get a return on your investment. There is something different about the lot that, if we apply the code strictly, that it would have some type of financial impact on you. That the plight of the owner is due to unique circumstances, and that if the variation is granted, that it will not alter the essential character of the locality.

Okay, so those three criteria: reasonable return on your investment; unique circumstances; and that the variance if granted, whatever alteration you're making won't take away from the character of the neighborhood. Really that first item is your hardship, what are you going to endure if we apply the code to its strict terms. Okay?

Does anybody have any questions before we proceed on any of those? Okay, great.

The first petition is the Petermann Residence, 903 West George Street. All those who are going to testify on this petition, if you would step up to the podium, sign in?

If you would, identify yourselves and your address.
Ladies first.

MS. GRDVANGEN: I'm Julie Grdvangen, I'm vice president at Delta Renovations and working with Petermann's on their project.

MR. PETERMANN: Michael Petermann, resident at 903 West George.

MR. BADEA: Christian Badea, I'm the architect on the project.

CHAIRMAN PETRILLO: As soon as he's done signing in, I'll swear the three of you in. If you would raise your right hand?

(Witnesses sworn.)

CHAIRMAN PETRILLO: Whatever order you'd like to go on.

MS. GRDVANGEN: All right. The proposed project is to add an extended family room to the rear of the house. They're a corner lot and we're asking for 3.7 feet into the rear yard for the great room addition portion of the project.

The current house has, as a lot of Arlington Heights homes, a very small family room with a kitchen, and they have a very large family here in Arlington. All the brothers and sisters are here with extended families. So, they have a lot of gatherings, and in

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order for us to accommodate that amount of space that they needed, we're pushing out that room, sizeable enough that it will work for them.

MR. PETERMANN: Yes, I mean that's spot on. I do, I come from a very large family. A brother that lives at the 600 block at South Ridge, a sister at 512 South Kennicott. We're all within walking distance. We get together often. My current family room is 11 by 11 feet. They all have children. There's really no space for us to gather.

You know, I was born and raised here in Arlington Heights. Spent six years working at Public Works during my summers. This is where I want to raise my family, right here, and bring everyone together at my house.

CHAIRMAN PETRILLO: What is the size of the household right now?

MR. PETERMANN: Total square footage?

CHAIRMAN PETRILLO: No, I'm sorry, the number of individuals residing in the house.

MR. PETERMANN: Right now, there are four of us with three-year-old twins, and more on the way. Then of course my siblings live locally and they all have multiple children as well.

CHAIRMAN PETRILLO: In reviewing your plans, it's my calculation roughly 630 some odd feet addition, somewhere in that proximity. If this variance is granted, you can still do an addition that's right around 500 square feet, a difference in my calculation of 132 square feet. What type of hardship would you endure if you don't have that additional 132 square feet?

MR. PETERMANN: To be quite honest, I don't think my family would fit in that space. Not to mention, that would make the new family room about, because it's actually two rooms, about 16 feet in width by 20, I believe.

MS. GRDVANGEN: Right.

MR. PETERMANN: And we tried to make that work at a sibling's home and it's pretty tight, a project that was done just last year.

CHAIRMAN PETRILLO: I noticed your lot is a lot smaller than the lots in your area, about 108 feet in depth where most of the homes in your area are 132. If you were at 132, you wouldn't be here before us. So, you have kind of a unique situation in the size of the lot width, I would say you're one of the smaller, or a smaller home that kind of fits that lot now, so you've outgrown it as a family and especially with the extended family.

MR. PETERMANN: Yes.

CHAIRMAN PETRILLO: Okay.

MR. SIAVELIS: Have you talked to your neighbors to the south of you?

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MR. PETERMANN: Yes. The Bienvenidos, yes, they fully support it. I've actually etched it out for them and brought them over to the property, and they fully support it. All the neighbors do actually.

MR. SIAVELIS: And the neighbors to the west of you?

MR. PETERMANN: Yes. Nolans, absolutely.

CHAIRMAN PETRILLO: Are there any other questions from any other Board member? None being heard, I'll just open it up. If there is anyone in the audience that wishes to address this petition, would you step forward and raise your hand?

None being seen, I think with this small lot and the size of the family and being able to take in relatives, the lot does pose some challenges. But they do have I think a need for the additional space as the Petitioner has testified. So, I don't have any issues in voting an affirmative for this petition.

MR. SIAVELIS: Yes, I concur with you, Tony. I think that the lot definitely provides a hardship here. 108 is the dimension of the depth there.

CHAIRMAN PETRILLO: Yes.

MR. SIAVELIS: That's pretty shallow even by our standards here. What they're seeking is, as far as room addition, is not ostentatious, it's not excessive to my eyes. Certainly over the years we've granted far greater, but within the four corners of this petition it's certainly reasonable and I would support it as well.

MR. GEISEL: Agreed, and the fact that it's on a corner has an impact as well, so I would support this.

MR. SELBKA: I agree as well.

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

MR. SIAVELIS: I'll move.

MR. GEISEL: Second.

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

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MR. PETERMANN: Thank you.

CHAIRMAN PETRILLO: If you had a halfway decent day, you

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could have broke ground.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 8, 2015

PETITIONER: Petermann Residence
ADDRESS OF PROPERTY: 903 W. George St.
VARIATION: 5.1-2.7 (Required Minimum Yards), 5.4 (Table of Required Minimum Yards)

A 3.8 foot variance from Chapter 28, Section 5.1-2.7 & 5.4, to allow an addition with a rear yard setback of 26.2 feet from the south property line instead of the minimum 30.0 feet and an additional 1.0 feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing an addition in the rear yard. The petitioner testified that their lot is 108 feet deep. The petitioner testified that due to the limited lot depth and the placement of the existing home they are requesting a variation to encroach into the required rear yard setback.

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. Siavelis, and seconded by Mr. Geisel. 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: Lytle Residence - 630 S. Beverly Ln.

Department: Lytle Residence - 630 S. Beverly Ln.

Approval of Minutes & Findings from the 6/8/15 hearing.

ATTACHMENTS:

Description	Type
Minutes 6/8/15 - Lytle	Minutes
Findings 6/8/15 - Lytle	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: ZBA#15-009 - LYTTLE RESIDENCE - 630 S. BEVERLY LANE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois
on the 8th day of June, 2015, at the hour of 7:12 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: The next petition on the agenda is the Lytle, is that correct? If you would, step forward and sign in and then I'll swear you in.

MS. GRDVANGEN: Do I have to sign in again?

CHAIRMAN PETRILLO: I'm sorry?

MS. GRDVANGEN: Shall I sign in again?

CHAIRMAN PETRILLO: You're up again, okay. No, you don't have to sign in and you won't be sworn in.

MS. GRDVANGEN: Okay.

CHAIRMAN PETRILLO: Would you just state your name and address for the record, ma'am?

MRS. LYTLE: Lici Lytle, 630 South Beverly Lane, Arlington Heights.

CHAIRMAN PETRILLO: I'll swear you in.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you.

MS. GRDVANGEN: Okay. This is an addition to the rear, and they are existing nonconforming on the north side of the property. This is a three-lot property, and so the far lot to the south has not been built on, and the house was originally built under the five feet, 4.96, on the north side. So, they are looking to add on garage space, a mud room, laundry room, and a family room.

We have looked at other design options as far as putting it in the middle of the house, but then the kitchen would have to be remodeled and it's already been remodeled and it would become an interior space. So, in order for the garage space and everything to work, that's what we have designed around.

We have letters from their neighbors, especially to the north, about how they feel about the project that I can give to you.

CHAIRMAN PETRILLO: Thank you.

MS. GRDVANGEN: It is a hardship to move it in farther to what the setback would be because of the three-lot circumstance. It would be 15 feet and that's more than half of their existing garage dimension, which then pushes everything over.

They are also doing a master suite upstairs and a home office. Mr. Lytle works from home when he's not traveling. They have two children and they're looking for places as the enter their teenage years to be at home and have a place that they can --

CHAIRMAN PETRILLO: What are the ages of the children?

MRS. LYTLE: 12 and 10.

CHAIRMAN PETRILLO: Is there a, so, a second-story addition above the garage, all right, and an existing nonconforming, not encroaching any farther on the eave, the one-foot eave. When the existing home is, what's the depth or the length of the eave?

MS. GRDVANGEN: The depth of the eave would be --

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CHAIRMAN PETRILLO: That would be on the garage.

MS. GRDVANGEN: The existing garage eave?

CHAIRMAN PETRILLO: Yes.

MR. BADEA: I believe also one foot. We were trying to match the existing --

MS. GRDVANGEN: Condition.

MR. BADEA: Condition, thank you. One foot and then existing also one foot, so it wouldn't be encroaching any farther.

CHAIRMAN PETRILLO: Right, so that eave would stay in line with the --

MR. BADEA: Correct.

CHAIRMAN PETRILLO: Okay.

MS. GRDVANGEN: We're also doing everything brick. It's all, the first floor is all brick and that whole side would be brick to the north and brick across the front.

CHAIRMAN PETRILLO: This, the one-story addition, what will that be utilized for, I'm sorry?

MS. GRDVANGEN: An additional garage space because they have a very small two-car garage currently. Then as they come in from the garage, they'll go into a laundry room and then a family room to the rear.

CHAIRMAN PETRILLO: Okay.

MS. GRDVANGEN: Connected by where they already have like a breeze way in the garage and the kitchen for a mud room.

CHAIRMAN PETRILLO: So, to reconstruct a garage in a larger garage, you would have to take it to another location.

MRS. LYTLE: Right.

CHAIRMAN PETRILLO: And that is quite a bit more expensive than taking this type of design and solving the problem, okay. Are there any other questions or comments from any member of the Board?

MR. SIAVELIS: I've got a couple of just quick questions. The one letter that was distributed at the outset, that's from the Duffles, that's their neighbor to the north, is that correct?

MS. GRDVANGEN: Yes.

MR. SIAVELIS: Okay, and from the overhead view that we have here, their property looks to be a fair distance from your --

MR. BADEA: There's approximately 31 feet from this property to their property. So, when you're looking at it on the street, the houses are separated, it's just that the lot lines don't line up there. All the houses are shifted to the north.

MR. SIAVELIS: 30 plus feet between the two houses.

CHAIRMAN PETRILLO: And that house sits, yes, it's in a different direction, facing a different direction.

MR. SIAVELIS: Yes, that's almost, that's three fifths of a standard lot, okay.

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CHAIRMAN PETRILLO: Any other comments or questions from any member of the Board? Is there anyone in the audience that wishes to address this petition? Would you please, you can, I'm sorry, you're free to go whenever you want, I know the hockey game is on. Okay, okay.

All right. Seeing that there is no one in the audience that wishes to address this, you know, I understand I did not, prior to the testimony, understand that the additional space was also going to be used as the garage. Therefore, I feel that the hardship criteria, in my opinion, has been met. Seeing that there is no objections from the resident directly to the north and the situation of that, the way the house is situated on that lot I think doesn't pose any burden on the sight lines, where they are from the curb line insofar as the unique circumstances or taking from the characteristics of the neighborhood.

So, I feel, in my opinion, that they've met the first criteria. Any comments from the Board?

MR. SIAVELIS: I concur again, that's two for two.

CHAIRMAN PETRILLO: All right. Is there a motion?

MR. SELBKA: Motion to approve.

CHAIRMAN PETRILLO: We have a motion to approve. Is there a second?

MR. GEISEL: Second.

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

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Two for two.

MS. GRDVANGEN: Thank you.

MRS. LYTLE: Thank you very much.

(Whereupon, the meeting on the above-mentioned petition was adjourned at

7:19 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 8, 2015

PETITIONER: Lytle Residence
ADDRESS OF PROPERTY: 630 S. Beverly Ln.
VARIATION: 5.1-3.6 (Required Minimum Yards), 5.4 (Table of Required Minimum Yards)

A 10.2 foot variance from Chapter 28, Section 5.1-3.6 & 5.4, to allow an addition with a side yard setback of 4.8 feet from the north property line instead of the minimum 15.0 feet and an additional 1.0 feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing an addition that includes a garage expansion with a second story above and a one story addition in the rear of the home. The petitioner testified that options were explored for constructing a code compliant addition. The petitioner explained that due to the configuration of the existing floor plan, a code compliant option is not feasible. The petitioner presented a letter of support from the neighbor to the north.

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

Thereafter, a motion was made by Mr. Selbka, and seconded by Mr. Geisel. 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: Promenade of Arlington Heights - 305-349 E. Rand Rd.

Department: Planning & Community Development

Approval of Minutes & Findings from the 6/8/15 hearing.

ATTACHMENTS:

Description	Type
Minutes 6/8/15 - Promenade of Arlington Heights	Minutes
Findings 6/8/15 - Promenade of Arlington Heights	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ZBA#15-010 - PROMENADE OF ARLINGTON HEIGHTS
305-349 E. RAND ROAD

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois
on the 8th day of June, 2015, at the hour of 7:19 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Landscape Planner

CHAIRMAN PETRILLO: The next petition is the Promenade of

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Arlington Heights. Those individuals involved with that, would you step forward please? And if you haven't signed in, please do so.

MR. SELBKA: At this time, I'm going to recuse from this petition. Excuse me, who's the representative for Arlington Heights Promenade? Are you represented by Waltz Palmer Dawson?

MR. MILLMAN: I'm sorry?

MR. SELBKA: Are you represented by Waltz Palmer Dawson in a litigation matter?

MR. FARIS: No.

MR. SELBKA: No?

MR. FARIS: That's the attorney's firm. Yes, that's the attorney's firm.

CHAIRMAN PETRILLO: Is that the firm that represents you?

MR. FARIS: No.

MR. SELBKA: No? Okay. Then I guess it's okay. Never mind it, all right.

CHAIRMAN PETRILLO: Okay. He thought there might be, that he might have a conflict and he would have to recuse himself.

MR. SELBKA: Yes. I work with a law firm that represents the Arlington Heights Promenade, but maybe it's a different promenade.

MR. MILLMAN: We're represented by William Mathis.

MR. SELBKA: Okay, never mind then.

MR. MILLMAN: Have been for several years.

MR. SELBKA: Okay.

MR. MILLMAN: Will we be swearing in?

CHAIRMAN PETRILLO: Yes, I was going to wait for the two individuals to sign in and then I'll swear you in. But if you would, sir, state your name for the record and your address and your affiliation or involvement with this petition?

MR. MILLMAN: Sure. I'm Barry Millman. I'm a principal with Horizon Realty Services. We are the real estate brokers for this property. Our address is 1130 Lake Cook Road, Buffalo Grove, Illinois 60089.

CHAIRMAN PETRILLO: And sir?

MR. ISSABEY: Tiglat Issabey, I live at 1826 North Highway, Arlington Heights. We're trying to have a dental office in this location.

CHAIRMAN PETRILLO: You sir?

MR. FARIS: Mike Faris, 22499 Aster Drive in Frankfort.

CHAIRMAN PETRILLO: How are you affiliated with this petition?

MR. FARIS: I'm the manager of the property.

CHAIRMAN PETRILLO: Okay. If you would raise your right hand?

(Witnesses sworn.)

DRAFT

CHAIRMAN PETRILLO: Whoever would like to begin.

MR. MILLMAN: I guess I'm first up.

CHAIRMAN PETRILLO: Okay.

MR. MILLMAN: As mentioned, I'm Barry Millman, I'm a real estate broker representing the property Arlington Promenade. I've been a real estate broker in the Arlington Heights-Buffalo Grove-Palatine area for 22 years and have done leases in many of the properties in this area. Our company represents currently 70 properties in the Chicago area, and we manage about two-and-a-half-million square feet. So, we're familiar with the retail scene in Arlington Heights and the current structure of the economics of retail real estate in the area.

We were engaged to lease this property approximately a year ago, maybe 18 months. Prior to our being engaged, the property had been vacant for over two years. Previous tenant was CD1 Price Dry Cleaners. They closed at the end of their lease, they decided not to renew.

The other tenants in the center include Family Christian occupying about 5,000 square feet; a Chinese carry-out, Wing Wa, 1,800 square feet; Capelli Salon which is about 3,400 square feet; a Dominos which is primarily carry-out. There's a vacancy, we had Wild Bird, Comfort Shoes, Tropical Smoothies, UPS Store, and then this last space which is 3,285 square feet fronting Arlington Heights Road. The reason why I mentioned those tenants who are occupying the center is so you have an idea of the hardship as well as the impact that this particular tenant would have on the property.

We have been marketing the property now, as I indicated, for about 18 months. During that time, we have had approximately 15 showings from various retailers. This particular space being 3,285 square feet is too big for most of the 'ma and pa' type retailers who would typically occupy a space at this type of property, and is too small for the big junior box type properties that typically want 5,000 to 10,000 square feet. So, we are what we call a tweener in the retail real estate milieu.

Oftentimes, when a property is this size, our best bet to find a tenant for that type of property is medical. As you drive around Arlington Heights, and I would imagine as you drive around most multi-tenant shopping centers, you're beginning to see at least one dentist in the shopping center, perhaps another medical type facility.

Unfortunately, as the number of brick and mortar retailers begin to decline due to the internet and the economy, these spaces are being taken up by medical providers.

This is good, and the reason why I say it's good is the beauty of a dentist coming to a particular shopping center is, as you know, we are in the world of cosmetic dentistry, patients have to come back to the property often. They come and visit. As they come and visit, they go to the Tropical Smoothie, they go to the hair salon.

DRAFT

They take a pizza home after their visit to the dentist. So, in effect, the unique characteristic of this tenant improves the overall nature of the property.

Without him, however, the property is suffering a severe hardship. As you can imagine right now, tenants are looking for rent reductions. We are in a situation where some tenants are coming to the end of their lease. We're not sure whether they're going to renew or not.

The dentist has come along, and I should preface this by saying we met with Dr. Tiglat almost eight months ago and he offered to lease the property. Ownership had decided let's hold off, let's see if we can get somebody that we do not have to get a special use for that might achieve what we're looking for. But unfortunately, the hardship continues, and this was a very good option to improve the property.

So, our primary reason for being here is because we were more or less inclined to go towards a medical use in order to fill the space since we had very few other options if none per se. We are now under-parked, and that's the reason why we're here. According to calculations based on the parking that's available in the property right now versus what we are going to be using, calculations are we're approximately 21 properties under-parked.

Derek has been really helpful in helping us assess where we are and what we've done. We've done a preliminary parking study. We used four days, we used a Thursday, Friday, Saturday and a Monday. So, we tried to spread it out over probably the most significant retail days. In summary, we found that typically there's about 20 spaces available in the property throughout the hours that Dr. T is going to be operating, approximately 10:00 to 4:00. So, a dentist can only so many patients within an hour, and Dr. T indicates that he'll be seeing maybe five patients within an hour, because there will be more than one dentist in the space. In doing so, those five patients are not going to significantly impact the parking that's available in the shopping center.

I might say one in addition, there is one tenant, the 5,000 square foot tenant whose lease is over in October, we do not expect that they will renew. We are working with another tenant right now to take that space who will be a low, who will not require any special use but will be a low impact parking user. Unfortunately, they won't let me disclose their name yet because of competitive factors within the market, but it will be somebody that is a national tenant, I can say that, and they like the space.

So, basically, Dr. T's use will not impact the property on a negative basis. In effect, it will basically alleviate a significant hardship on the property right now, and that's a fact that the space has been empty for two-and-a-half years.

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I should mention one other thing. When CD1 Price left, they left the place as a wreck. The space will require, and Dr. T will tell you, approximately an investment of --

MR. ISSABEY: \$500,000 to \$700,000.

MR. SIAVELIS: The number again please?

MR. MILLMAN: \$500,000 to \$700,000. He will be here on a 10 year lease. The space, you know, as you know, building a dental office is a pretty expensive investment. So, that's part of the improvement that will be made in this property. By doing so, he has made a commitment to lease the space for 10 years, which will provide a positive impact to the rest of the property.

From the community standpoint, this property fronts Arlington Heights Road. It's right across from the McDonald's. Instead of looking at dirty windows and an empty space, people driving up and down the road will have the improvement of having a viable tenant operating in that space. I think I've kind of gone through I hope --

CHAIRMAN PETRILLO: Yes, you want to take one additional space for a sign?

MR. MILLMAN: Yes, that's, Derek is, we have a ground sign there right now, is that correct?

MR. FARIS: We have one on Rand Road, yes.

MR. MACH: And you indicated that you were considering pursuing a variation for another ground sign.

MR. FARIS: On Arlington Heights Road.

MR. MILLMAN: On the Arlington Heights Road side so we could, the benefit of that is, the hardship is, the way the property is situated, and you can see it on the plan, it's kind of a V shape. It has access from Arlington Heights Road and Rand Road. Obviously, Rand Road has the higher volume of traffic. There is no left turn into the property for southbound Arlington Heights Road. So we're trying to get just better visibility so people know, all who are traveling on Arlington Heights Road, know all the tenants that are on the Rand Road side that they can't see.

CHAIRMAN PETRILLO: The only effect that it has on this petition is one additional space?

MR. MACH: Correct, it would eliminate one additional space. Currently, there are 79 spaces out there. That would reduce it to 78.

MR. SIAVELIS: The proposed signage would reduce it.

MR. MACH: Correct. If the variation was approved by the Village Board.

CHAIRMAN PETRILLO: I'm sorry, did you have anything else?

MR. MILLMAN: That's it.

CHAIRMAN PETRILLO: A question for the doctor. Where is your current location?

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MR. ISSABEY: Actually, I want to correct my friend. I'm not a doctor, actually I'm the technician and I'm one of the partners. I've been in dentistry for 32 years and one of our locations is in Des Plaines on Lee Street. Other location is in 26th Street in Chicago.

CHAIRMAN PETRILLO: Which location, are you expanding or you're moving?

MR. ISSABEY: No, we're expanding.

CHAIRMAN PETRILLO: You're expanding. How many chairs will there be in this office, patient chairs?

MR. ISSABEY: Depending on the way we design it, probably seven to eight.

CHAIRMAN PETRILLO: Seven to eight. So, you could have seven minimum, eight maximum patients sitting in chairs. I've always experienced a delay, I've never gotten into a dentist appointment on time. How many people, you know, you have seven or eight sitting, you have let's say two or three waiting, that's a maximum of ten. What's the size of the staff?

MR. ISSABEY: Usually, with a dental office, what we do, if we have eight rooms, we try to have always one open room because things can change very fast and you have to have at least one room open. So, at a maximum, we will have seven patients seated.

CHAIRMAN PETRILLO: Okay.

MR. ISSABEY: A lot of times, families come together, so we might be seeing a child and a mom or a dad or a brother or sister, so they might be traveling in the same vehicle. People waiting in the waiting room usually are going to be, at the maximum, I know you've waited in dental offices, but maybe half of the people that are seated, maybe if you have seven people seated, maybe three people are waiting in the waiting room.

CHAIRMAN PETRILLO: So, it's close on ten.

MR. ISSABEY: Yes.

CHAIRMAN PETRILLO: And the staff, if you could just describe for me how many people will be staffing this location? How many dentists, how many dental hygienists, how many assistants, office personnel and whatever other personnel comes along with this?

MR. ISSABEY: The numbers I give you, it's probably in three years not now because it will take time to take the business to that point. But usually we have about two front desk and three assistants, if it's really busy, maybe an extra assistant to be as a staff, and two doctors.

MR. SIAVELIS: So, seven.

CHAIRMAN PETRILLO: So, seven plus ten, bringing that to 17. Okay. What are the, I guess it depends on the work, but what are the frequency of the appointments on a --

MR. ISSABEY: We go by season, right. It's very hard to say

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because sometimes somebody comes in just for a check and, you know, X-rays and exam will take maybe a half hour or 20 minutes. A procedure can take an hour or hour-and-a-half. It all depends on what we do.

MR. SELBKA: You're going to add 10 spaces to the rear of the property then?

MR. ISSABEY: Yes.

CHAIRMAN PETRILLO: Well, there is no --

MR. MACH: They wouldn't meet code, the spaces. I mean that space is fire lane. I mean it's utilized, I believe the trash is back there.

CHAIRMAN PETRILLO: They would require separate approval for that as a space?

MR. MACH: Well, it wouldn't be included because it wouldn't be code.

MR. SCHWINGBECK: So, there won't be any parking in the rear at all?

MR. MACH: It's my understanding that they do use it.

MR. MILLMAN: When we intend to add that parking, it's parallel parking to the rear of the space. There is room to do it and we could still retain the fire lane. We've had that checked and still retain the pickup for trash.

CHAIRMAN PETRILLO: Do you have --

MR. MILLMAN: But it would be employees only.

CHAIRMAN PETRILLO: Do you have any evidence of that? Because I don't see anything in the packet other than it's something they would like to do that would require, in order to have parallel parking back there, it requires some other action?

MR. MACH: It's not meeting code for parking as far as drive aisle width and the width of the parallel parking spaces. So, we wouldn't include it as part of the parking.

CHAIRMAN PETRILLO: So, we should set that aside for this purpose.

MR. SIAVELIS: We shouldn't consider that, right?

MR. MACH: Right.

CHAIRMAN PETRILLO: Okay.

MR. SCHWINGBECK: So, the 99 parking spots are all in the middle there?

MR. MILLMAN: I think it's 78.

MR. SCHWINGBECK: 78, but the 99 that Derek talked about required, the 78 are all in that middle part there?

MR. MILLMAN: Are part of the current parking field.

CHAIRMAN PETRILLO: So, there's 79 there now, correct?

MR. MILLMAN: Yes.

CHAIRMAN PETRILLO: This request requires an additional, how many spaces, Derek?

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MR. MACH: 21 spaces.

CHAIRMAN PETRILLO: 21 spaces which takes it to --

MR. GEISEL: 91?

CHAIRMAN PETRILLO: No, 21 spaces takes it to 100.

MR. MACH: Well, it takes it to 99.

CHAIRMAN PETRILLO: No, no, there's 79 there now.

MR. MACH: Yes, they need --

MR. MILLMAN: We're going to lose one for the sign so it's
78.

MR. GEISEL: 99 required, shortage of 21.

MR. SIAVELIS: That's 100. That's right, there's a little
bit of a math issue there, right? Because they're at 79 right now, and
they're 21, oh, you're going to lose one more.

CHAIRMAN PETRILLO: We've got 78, right.

MR. SIAVELIS: So, 21 is 99.

CHAIRMAN PETRILLO: Yes, but I was still counting the one.
Okay, anyway.

MR. SIAVELIS: So, you're existing nonconforming to the
extent of 20, right?

MR. FARIS: Yes. Correct.

MR. SIAVELIS: So, when you take one down and pass it around
--

MR. MILLMAN: And in our studies, we've never had less than
21 spaces available.

CHAIRMAN PETRILLO: Well, you also have a vacant storefront
there. Well, there's two now, right? Then I'm assuming that this one
would be taken, you still have a vacant spot there.

MR. MILLMAN: The one smaller.

CHAIRMAN PETRILLO: So, your counts don't include the two
vacant storefronts. So, you're at 67, you add the height and you add
in, what did I just calculate, 17 for the dental staff and patients.
You're already 84, you're already backed over the amount of parking
spaces. Then if you rent that other vacant unit, that's 1,350, we're
back seeking another variance and I don't know if it has any weight or
bearing but are they currently under a variance now, Derek?

MR. MACH: They did receive a variance back in '05 for --

MR. FARIS: Quiznos.

MR. MACH: Quiznos, at 12-space variance. However, since
they're coming through this as a new request, we're looking at it.

CHAIRMAN PETRILLO: Okay, okay, revisiting the entire, okay.

MR. SIAVELIS: So, the existing vacancy at 1,350 square feet
is calculated into the 99-space requirement?

MR. MACH: Right, and another 300 for the retail, correct.

MR. MILLMAN: We probably, with that 1,300, would not be
coming back for a parking variance.

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MR. SIAVELIS: Okay, hold on one second. I want to make sure Derek's testimony is put on the record, then I will follow up with you on that.

MR. MILLMAN: Sure.

MR. MACH: It was included on the --

MR. SIAVELIS: The worksheet?

MR. MACH: Yes, the summary, at one to 300 for retail type uses. If they were going to pursue a tenant that had a higher demand such as medical or beauty, they would need another variation at that time.

CHAIRMAN PETRILLO: See, that's my concern is if there's a variance that's granted now, it's already, just by my calculation on the 84 with the staff and the patients that have been provided, we're already over that. Then if another business moves in, we're adding a load to that. Where are these folks going to go? They're going to have to go over to Pep Boys lot and walk around.

MR. SIAVELIS: Yes, I mean the one thing that, actually, you know what, you had a follow-up point, right? We cut you off on your follow-up point. Do you want to elaborate on that?

MR. MILLMAN: Oh, the 1,350. I think Derek clarified it. We can't do beauty, so that kind of takes away part of it. We will, obviously we'll have a non-compete for dental, but I can't commit to what kind of tenant that --

CHAIRMAN PETRILLO: But it is your intention to lease that space.

MR. MILLMAN: Absolutely.

CHAIRMAN PETRILLO: So, we're increasing, could increase that load if that changes from retail to something else.

MR. SIAVELIS: How long has that property been vacant, the 1,350?

MR. FARIS: Two years.

MR. SIAVELIS: Two years?

MR. FARIS: It's a problem store because it's not long, it's like a bowling alley, you know. It has only like 13 feet frontage or 12 feet frontage and deep. So, it's only good for a dentist or an insurance company or something like that, an office space. But we have not been lucky to try --

MR. SIAVELIS: That's the space between Wild Bird and Dominos Pizza, correct?

MR. FARIS: Yes.

CHAIRMAN PETRILLO: How often, I guess it depends upon the work, it's kind of the same ask as the average length of stay, the frequency that appointments are scheduled.

MR. ISSABEY: Yes, and again it's difficult to say because we have major procedures that could take an hour, hour-and-a-half. We

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have minor procedures that could go 20 minutes to 30 minutes, and then simple exams, same thing, 20 minutes to 30 minutes.

MR. SIAVELIS: Have you looked at other locations for the signage that does not, that would not necessitate removal of one parking spot?

MR. FARIS: That was, I mean based on, and I've been working with the Village for over a year and we think that was the best spot for the sign. We tried to put a sign on the wall of the vacant store along Arlington Heights Road, but the Village said that will defeat the purpose because if you go north on Arlington Heights Road, you will not see the building until you're there. You pass it and it's too late, you know. So, if we put a sign over there before you pass it, we'll get people that know here we are, you know, and that's the problem we had.

Coming south on Arlington Heights Road, you cannot make a left turn onto the property. So, if you go north and you miss it, you're out of luck.

MR. SCHWINGBECK: And you think it is essential to have a sign?

MR. FARIS: Yes.

MR. SCHWINGBECK: Because I know the dentist office, the two that we've used in the past have no signs. I mean you're going there word of mouth. You're going there because that particular dentist is in your plan.

MR. FARIS: Really, it's not mostly the sign for the dentist because the dentist is going to have two big frontage, one facing this side and one facing Arlington Heights Road. Really, the hardship right now for the sign is for the people like the Tropical Smoothies, the café, the Wild Bird, all these people that nobody knows, you know, they are there until they pass them.

MR. SCHWINGBECK: Well, and I guess, you know, what I am concerned about here, because we have other strip mall type locations like this around the Village, and there is always one store in a particular strip mall that monopolizes the parking spots. What ends up happening is the other businesses get upset, they go to the landlord, there's a lot of infighting between the stores. Normally what happens is the places that people can't get in to see, I don't think it's going to be the dental office, it's going to be Tropical Smoothies. They'll stop going there. I think some of these other stores are going to suffer. So, people will start pulling back and not wanting to go there.

I appreciate the fact that you did this study here with the parking spots where you've got half of the spots unutilized. But I think that's going to change dramatically when the dental office goes in if all of a sudden 16-18 spots start filling up on a daily basis.

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MR. SIAVELIS: Yes, but even assuming that that's correct and also assuming that the data in your report which I do want to ask a couple of questions about is accurate, worst case scenario, if you're up at 16 or 18 new spots, new parkers, you're still going to have a significant number of vacancies, assuming you're showing vacancies in the last column of this report. So, with that in mind, I want to ask you, Mr. Millman, your name is at the bottom of this report.

MR. MILLMAN: Correct.

MR. SIAVELIS: Did you conduct this report yourself?

MR. MILLMAN: I conducted two days, Mike conducted one day, and I had a person in my office conduct another.

MR. SIAVELIS: Conduct another. Which of the two days did you conduct?

MR. MILLMAN: The first two.

MR. SIAVELIS: The first two, May 28th and May 29th?

MR. MILLMAN: Yes.

MR. SIAVELIS: What days of the week are those?

MR. MILLMAN: 28th was a Friday, I believe, and Saturday was the 29th.

MR. FARIS: I think Thursday-Friday.

MR. MILLMAN: Yes, you're right. Thursday-Friday.

MR. SIAVELIS: 28th was the first, and that's at 2015, correct?

MR. MILLMAN: Yes.

MR. SIAVELIS: So, the 28th was Thursday, 29th was Friday, June 1 was Monday, and the second was obviously Tuesday. So, do you think that the data here is representative of what you'd see over the course of an average week?

MR. MILLMAN: I think it's, the reason we selected a Thursday, Friday, Monday, Tuesday is to do a good cross section of various days of the week and how parking is utilized. We do know from our studies with just being in retail and managing a lot of properties, the tenant mix in this particular property doesn't, you know, as you can see, 10:00 o'clock in the morning we're not busy at all parking-wise which probably would be a busy time for the dental office.

CHAIRMAN PETRILLO: Let me stop you, those are your counts for 10:00 o'clock in the morning?

MR. MILLMAN: Pardon me?

MR. SIAVELIS: No, used as in, the last column is vacant.

CHAIRMAN PETRILLO: Oh, okay.

MR. SIAVELIS: So, it's used-vacant.

MR. MILLMAN: Correct. So, the point being there is a lot of obviously different times of usage. The busiest times of day are the midday time, you know, when Tropical Smoothie gets people coming in for lunch. But other than that, it's pretty wide open throughout the day.

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The tenant mix, for example, UPS is a onesie, twosie. It's not like they have five people coming into the store. Tropical Smoothie is a quick serve type restaurant, so they don't come in there and sit for an hour-and-a-half. They come in, they get what they need and they leave.

Right now, the Christian bookstore is really, since that will be ultimately gone, that's not going to be an issue. The salon does take up space but we're not going to add any other spaces. Chinese is a quick in and out.

The Comfort Shoes Store is a destination store. They don't usually get people coming in to browse. Most of their customers are repeat customers who come in. It's a unique retail operation because most of their customers are repeat who come in who have a specific fit problem, typically an older customer who will probably more likely use a handicap space as opposed to one of the operating spaces. So, they'll come in, they'll reorder what they already have, and they typically do not stay for more than 10 or 15 minutes.

Wild Bird is a pickup store. People come in, they buy what they need for their home and they leave. So, the beauty of the tenant mix here is you don't have a lot of long-term parkers. Typically what you have is people coming in, they are destination type, they're repeat users, and then they vacate the property.

CHAIRMAN PETRILLO: How many handicap spaces are located on there?

MR. MILLMAN: Four.

CHAIRMAN PETRILLO: Four.

MR. SIAVELIS: Is one of the spaces to be removed by the sign a handicap space?

MR. MILLMAN: No.

MR. FARIS: No.

CHAIRMAN PETRILLO: Does this type of business change that dynamic there? It's a certain number of handicap spots per total or there's a ratio?

MR. MACH: There's a ratio and it would not impact that.

CHAIRMAN PETRILLO: Okay.

MR. SIAVELIS: And they're in compliance with that?

MR. MACH: They are currently, yes.

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

MR. SCHWINGBECK: The only other question that I have is if all of a sudden that business mix changes on these stores, and they get somebody in there who is utilizing a lot of spaces, can that be readdressed then? If this gets approved and, say the Dominos moved out which is just a carry-out, and somebody moves in there who all of a sudden needs more spaces?

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MR. MACH: If it's a higher demand, they'll need to pursue a variation. If it's a retail type use, which is what we would consider the base, one to 300, they could submit for a business license.

MR. SCHWINGBECK: So long as it doesn't change the required parking where it jumps it up from four to ten?

MR. MACH: Correct. Correct. Based on the zoning, the code's parking ratios that's outlined in the summary.

MR. SCHWINGBECK: Okay.

MR. SELBKA: I have a question. In order to actually make it to the 78, would all of these spaces have to be retail? I'm trying to think of a mix that could bring them down to 78.

MR. MILLMAN: Where we would be occupying the spaces 100 percent?

MR. SELBKA: Right.

MR. MILLMAN: The most likely other use that would create that scenario would most likely be a restaurant with tables and sit-down service.

MR. FARIS: Or a beauty shop.

MR. MILLMAN: Or a beauty shop. Other than that, typical retail uses are, you know, pretty much in and out. You know, this is not like the property across the street where you go to the grocery store and then from the grocery store you go looking at another store and you might stay there for an hour or two. This is typically destination customers. They come, they have their service provided and they leave.

MR. SELBKA: Yes, the question I had was what mix of renters could actually get you at 78 spots?

MR. GEISEL: It would have to be all retail.

MR. SELBKA: It would just have to be all retail?

MR. GEISEL: At 24,327 square feet, if you multiply that by 300 --

MR. SELBKA: Yes, the only way for them to conform would be to have all retail.

MR. GEISEL: Pure retail.

MR. SELBKA: Okay.

MR. SIAVELIS: I have a quick question. Sir, how long have you been the property manager for it?

MR. FARIS: We've had the property since '93.

MR. SIAVELIS: You personally?

MR. FARIS: Yes.

MR. SIAVELIS: Since '93?

MR. FARIS: Yes.

MR. SIAVELIS: 22 years?

MR. FARIS: Yes.

MR. SIAVELIS: And you, sir, how long have you been

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representing the, you know, doing the --

MR. MILLMAN: 18 months.

MR. SIAVELIS: 18 months.

MR. FARIS: We had another, Alleron Realty, and he gave up. He said I cannot rent it anymore, find somebody else. That's when we went to Millman.

MR. SIAVELIS: Sir, based on your experience of 20 plus years managing this space and interacting with the folks who rent that space, do you think it's reasonable for this property to lose a space count by one?

MR. FARIS: We never had any complaints about the parking, that there's too many cars in the parking lot. Never ever in the past 22 years. As a matter of fact, I was there today from 11:00 o'clock until I came here at 6:30. At any one time, there was maybe, maybe 15 cars in the parking lot today, Monday. And I visit the property quite frequently, in the last few months it's been like a ghost town. I mean really, really, really vacant. That's maybe due to the Family Christian Store business going down, you know, the vacancies. But we never had in the past 22 years any one tenant coming and telling me I can't find a parking spot.

MR. GEISEL: You said you're replacing Family Christian, I can't recall, did you say that that was with another retail user?

MR. MILLMAN: That's correct. So, it will be another --

MR. GEISEL: I know you can't disclose the name of them. Can you provide what's their use? Can you describe that?

MR. FARIS: Very minimal use.

MR. MILLMAN: Home furnishing is the category.

CHAIRMAN PETRILLO: Any other questions? Is there anyone in the audience that wishes to speak to this petition? Seeing that no one has raised, we'll close this to Board comments.

This is one I'm conflicted on because I look at percentages and ratios and it's a 20 percent reduction. But also, that in order to meet these requirements, it's retail only. My concern was something that Tom had raised is that if we don't control the mix, then what's going to be happening next? Are we creating, or solving a problem now that could create another one later? That's the unanswered question we won't be able to do today.

MR. SIAVELIS: Right, and I understand those points and we're talking about a reduction of one. That's why I asked the specific question to the property manager. I'm sorry, I forgot your name.

MR. FARIS: Mike.

MR. SIAVELIS: Okay, and I wanted to know how long he's been managing that property, what's his experience telling him, what are the tenants saying. In my eyes, if the property manager who has been there for two plus decades says we need this, we need to do this and we don't

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have tenant push-back or tenant complaints about parking availability, that to me is a strong indicator.

And I have driven by your mall a number of times in the last four to six months in the year and it is sparse car traffic there.

So, I don't, from personal experience plus this traffic study plus the testimony of the property manager indicate to me that traffic is down, availability is not an issue, and I doubt that they would be looking to create more issues for their tenants in this economy. That to me is an underlining theme.

CHAIRMAN PETRILLO: But my one concern is that if a problem does occur, how is it remediated? Not having those spaces behind the facilities or the buildings, you know, I don't see any other way that that occurs because --

MR. GEISEL: I think the owner bears the consequence because when other tenants get ticked off and they leave, they leave.

MR. SIAVELIS: Right, they go and --

MR. GEISEL: The owner is going to live with the ultimate consequence, you know, I would suggest to you.

MR. FARIS: Today, one of the tenants, which is the Comfort Shoes, I'm sorry, go ahead.

MR. SIAVELIS: So, we're technically closed for comment.

CHAIRMAN PETRILLO: Yes, from Petitioner. This is just Board comment only.

MR. SIAVELIS: Right. And you're right, if the tenants get upset, they go and they leave.

MR. GEISEL: Derek, is this variance conditional to the space?

MR. MACH: It can be.

MR. SIAVELIS: To usage, is that to usage type?

MR. GEISEL: I think that, you know, I mean I know that they're suggesting a significant investment as a dental office, you know, what build-out would be. But if they, you know, if they left in five years as opposed to ten, you know, you wouldn't want this variance to continue to benefit the property when it was intended to benefit this user.

CHAIRMAN PETRILLO: Yes, with this mix.

MR. GEISEL: Because then all of a sudden you've got, you know --

CHAIRMAN PETRILLO: Because as soon as they rent the vacant space, if that count changes, they're back in here for another variance or they're not going to be able to utilize that tenant, they'd have to find a new tenant.

MR. MACH: Correct, it is tied with the tenant here.

MR. SELBKA: So, we'd have to be do it conditionally. It seems to me there's a really strong hardship here because, you know,

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one of the things I noticed was this vacancy was there for two years. There is no way that they're going to conform except with pure retail, and with the reach of the internet, those days are gone.

MR. GEISEL: That's hard to say. This was under-parked when it was built, that three per thousand. I mean the normal is four-and-a-half to five.

MR. SIAVELIS: I think the underlining point though is that there is hardship here.

MR. GEISEL: Yes.

MR. SIAVELIS: And some of it is the design of the street, right, determining the configuration, and we have pretty good evidence here on the record that traffic is low. This is not the most scientific of studies but --

MR. GEISEL: And it's missing Saturday.

MR. SIAVELIS: Yes, it's missing Saturday but you've got four other days in a five-day, six-day period.

MR. GEISEL: Monday-Tuesday are light days. I mean Saturday would be, I do not voluntarily drive through Arlington Heights Road, Palatine and Rand on a Saturday if I can help it. But to your point, this particular shopping center doesn't appear to be over-parked at any given time.

MR. SIAVELIS: Yes, concur.

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

MR. SIAVELIS: I'll move.

CHAIRMAN PETRILLO: Is there a second?

MR. GEISEL: Second.

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

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes. Can I say that, we talked about maybe making this conditional to the space.

CHAIRMAN PETRILLO: So, do we have to continue to vote on this or does Robert's Rules allow us to amend it at this juncture after we have a first and a second? Do you know that?

MR. SIAVELIS: We can, well, I think I can retract since we haven't had --

CHAIRMAN PETRILLO: Since you made the motion, you could amend it?

MR. SIAVELIS: I think I can amend it. But you know, here is the thing though. I'm willing to move without conditions, and I am willing to move with the condition. So, amongst the Board members, I'll move either way.

MR. SELBKA: Why don't we vote on both?

MR. SIAVELIS: As long as there is no preemptor effect of --

CHAIRMAN PETRILLO: Yes, I don't know how you establish then.

DRAFT

MR. SELBKA: You just go without conditions first, and then with conditions second if the without conditions --

MR. SIAVELIS: Let's flip the order. Let's flip the order, that way, remember, because if there's a denial --

CHAIRMAN PETRILLO: We still have the motion, whether we can amend the motion or not to deal with.

MR. SIAVELIS: I'm 90 percent certain I can withdraw my motion.

CHAIRMAN PETRILLO: Okay, and then get a second to it?

MR. SIAVELIS: Yes, right.

CHAIRMAN PETRILLO: Okay. Let's do that.

MR. SIAVELIS: Let's flip the order though because we know with the condition we're good, right? And then we'll vote the unconditional, okay?

MR. SELBKA: Okay.

MR. SIAVELIS: So, now I'll move to retract or withdraw my motion. It now needs to be seconded.

MR. GEISEL: Second.

CHAIRMAN PETRILLO: All those in favor?

(Chorus of ayes.)

CHAIRMAN PETRILLO: Any opposed?

(No response.)

CHAIRMAN PETRILLO: None being heard, motion passes. And we're back in the record readdressing the petition for the Promenade of Arlington relative to the number of parking.

MR. SIAVELIS: Right. So, now I'll move with the condition that Mr. Geisel identified where the variance is tied to a doctor's medical professional usage of this space discussed in the record.

CHAIRMAN PETRILLO: Is there a second?

MR. SELBKA: Doctor or dentist.

MR. SIAVELIS: Doctor or dentist, yes.

CHAIRMAN PETRILLO: Medical/dental, okay.

MR. SIAVELIS: Right.

CHAIRMAN PETRILLO: Is there a second?

MR. SELBKA: Second.

CHAIRMAN PETRILLO: Derek?

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

DRAFT

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Okay, I don't know how we open that for another motion.

MR. SIAVELIS: Well, it's not officially closed, right?

CHAIRMAN PETRILLO: We've already passed the motion to approve.

MR. SIAVELIS: Yes, but that's with the condition.

MR. SELBKA: With the condition.

CHAIRMAN PETRILLO: Now, we would have a motion to move, can we do that, a motion to amend because you're virtually amending the motion that was just passed.

MR. SELBKA: No, it would be for without conditions.

CHAIRMAN PETRILLO: Right.

MR. SELBKA: It would be two variances on the same petition.

CHAIRMAN PETRILLO: I don't think we can do that.

MR. MACH: I don't actually think so either, and I'm sorry for not speaking sooner.

MR. SIAVELIS: Well, we are operating on the assumption that we could do that.

CHAIRMAN PETRILLO: They always have the opportunity to come back.

MR. SIAVELIS: Because they've got a successful vote.

CHAIRMAN PETRILLO: Yes, right.

MR. SIAVELIS: Right, they're not precluded by a denial for a year.

CHAIRMAN PETRILLO: Right. They could always come back.

MR. SIAVELIS: So, if the lease with the dental group falls through, they can repetition us.

CHAIRMAN PETRILLO: Right.

MR. SIAVELIS: Without a preclusive year.

CHAIRMAN PETRILLO: Right, okay.

MR. MILLMAN: That's acceptable.

MR. SIAVELIS: You understand what we're saying, right? So, if you lose the motion, you had to wait for a preclusive effect of a year.

MR. MILLMAN: I understand.

MR. SIAVELIS: The motion as conditioned, your petition as conditioned passed. If the condition now is not satisfied, right, with this --

CHAIRMAN PETRILLO: Right, with the dental --

MR. SIAVELIS: Then you understand you can repetition.

CHAIRMAN PETRILLO: Right, yes. If he comes in retail, he's okay.

MR. MILLMAN: Yes.

CHAIRMAN PETRILLO: All right. I think that concludes that.

DRAFT

MR. MILLMAN: Thank you.

MR. FARIS: Thank you.

CHAIRMAN PETRILLO: Good luck, guys.

(Whereupon, the meeting on the above-mentioned petition
was adjourned at
8:04 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 8, 2015

PETITIONER: Promenade of Arlington Heights

ADDRESS OF PROPERTY: 307 E. Rand Rd.

VARIATION: 11.4 (Schedule of Parking Requirement)

A variation from Chapter 28, Section 11.4, to allow a reduction to the minimum required parking from 99 to 78 parking spaces. Out of the 21 parking space variation, five of the parking spaces are for a medical office and shall only apply to a medical use at 305 E. Rand Road.

The petitioner testified that pursuant to the zoning code there is a deficit of 21 parking spaces for the Promenade of Arlington Heights shopping center. The petitioner explained that the previous tenant was CD One Dry Cleaners which requires 11 parking spaces and they are proposing a dental office which requires 16 parking spaces. The petitioner further explained that the plan is to utilize one of the parking spaces for a ground sign. The petitioner commented that a variation from the Village Board is required for a second ground sign and that they are going to pursue the sign variation in the near future. The petitioner testified that they have been marketing the property for over 18 months and they would like to fill the space with a dental office since there has been no interest from retail type uses. The petitioner testified that the unique characteristic of a medical tenant improves the overall nature of the property. The petitioner explained that a parking study was conducted and in summary, there are over 20 spaces available on the property throughout the hours that the dental practice will be operating which is approximately 10:00 am to 4:00 pm. The petitioner also stated that there is a tenant in the center whose lease is over in October, and they are not going to renew. The petitioner testified that the dental office will not negatively impact the property.

Per the Zoning Code, 11 parking spaces are required for a retail use at 305 E. Rand Road and the proposed medical office requires 16 parking spaces since the subject space is 3,285 square feet in size. The Zoning Board of Appeals discussed that 5 of the 21 parking space deficit, shall only apply to a medical type use at 305 E. Rand Road. The Zoning Board of Appeals agreed to condition the approval for the five parking spaces at 305 E. Rand Road for a medical office or dental office.

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. Siavelis and seconded by Mr. Schwingbeck. 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 with a condition that five of the parking spaces are tied to a dental office located at 305 E. Rand Road.

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: Pinney Residence - 310 W. Kirchoff Rd,

Department: Planning & Community Development

Approval of Minutes & Findings from the 6/8/15 hearing.

ATTACHMENTS:

Description	Type
Minutes 6/8/15 - Pinney	Minutes
Findings 6/8/15 - Pinney	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ZBA#15-011 - PINNEY RESIDENCE - 310 W. KIRCHOFF ROAD

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois
on the 8th day of June, 2015, at the hour of 8:04 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: All right. Then we have Pinney Residence, and we're sorry for the wait. Did you get the Hawk score? It's kind of the first question.

MR. PINNEY: I have not.

CHAIRMAN PETRILLO: If you would just sign in and then you'll state your name and address?

MR. PINNEY: Sure.

CHAIRMAN PETRILLO: Were you present when we articulated the three criteria?

MR. PINNEY: Yes.

CHAIRMAN PETRILLO: Okay. If you'd state your name and address for the record please?

MR. PINNEY: Michael Pinney, 310 West Kirchhoff Road, Arlington Heights.

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

CHAIRMAN PETRILLO: Thank you.

MR. PINNEY: So, I'm here on behalf of my wife and myself petitioning the Board for a variance for driveway width. We live on Kirchhoff Road and our particular hardship is the traffic along Kirchhoff is busy. It's two lanes with a turn lane in the middle. So, when we're backing out, it's difficult to get out there at certain times of the day. Additionally, we're in a portion of Kirchhoff where our sidewalk is directly on Kirchhoff, so sometimes you get a clearing in traffic, you have pedestrians coming also and we're trying to avoid those issues.

So, in general, we're trying to, the hardship is the danger to traffic and to pedestrians and to the property owner while backing out of our driveway. Our unique circumstance is that Kirchhoff's speed limit and traffic patterns during rush hour are particularly difficult. Additionally, since our sidewalk is directly on Kirchhoff, one of the neighbors which is kind of right up to the sidewalk there, in winter it's not such a big deal but in summer, when they come in it's difficult to see through there. We have a window but then when you're looking through that window and trying to avoid the pedestrians and you're looking for other traffic, it's difficult.

Additionally, I have, for the local character, I don't, it's a small increase in coverage that we're looking for. Other houses that do face Kirchhoff have circular drives that they have put in, larger coverage on there. I brought an aerial view that shows all the other ones if that's something you'd like to see.

CHAIRMAN PETRILLO: Sure, and they do that? They're allowed that because they're a wider lot width? Is that what allows a certain --

MR. MACH: Engineering allows a second curb cut for lots that

DRAFT

100 feet and wider.

CHAIRMAN PETRILLO: Then I observed that there is landscaping that when in full bloom is near that --

MR. PINNEY: Yes.

CHAIRMAN PETRILLO: As you're driving out.

MR. PINNEY: Right.

CHAIRMAN PETRILLO: Okay. The driveway, you're not asking for it to go all the way up, you're only asking for a certain width and a certain depth to it?

MR. PINNEY: Correct.

CHAIRMAN PETRILLO: What is that depth?

MR. PINNEY: The depth we're asking for is an additional 16 feet from what it is which is, I don't have that exactly, but in total it would make it 34 feet wide.

CHAIRMAN PETRILLO: Then, but you're not extending all the way to the street?

MR. PINNEY: No. No, our intention is to back out, back into that and come out going forward.

MR. SCHWINGBECK: This is in front of your house?

MR. PINNEY: It's in front of our house, correct.

MR. SCHWINGBECK: You're not planning on doing anything, I drove by today, you're not planning on doing anything with those trees there?

MR. PINNEY: No. The trees that we have left, we lost three ash trees unfortunately, but the trees that are there we'd like to keep. We did recently lose one that's kind of in that blue section, so we also, we looked at, looking at it, just kind of making that a straight line rather than jogging around to miss a tree.

CHAIRMAN PETRILLO: That resident to the east, I mean you're set back so far, that's --

MR. PINNEY: Yes.

CHAIRMAN PETRILLO: I would assume, I shouldn't say, is that a visual barrier as you're backing out?

MR. PINNEY: It is. Their fence comes up, it's an existing that comes right up to the edge of what's allowed. The neighbor on the other side, it's not an issue. But that's the one where the bushes connect almost to the fence when they're in bloom.

CHAIRMAN PETRILLO: Is there any other questions from any other member of the Board?

MR. SIAVELIS: It's pretty straightforward.

CHAIRMAN PETRILLO: As I have observed this lot, my son lives on a very similar lot on Central Avenue. He has the T, and I just pulled out of there today and I'm glad he had the T because backing out with that traffic barreling down on you is a huge safety issue.

MR. SIAVELIS: Right.

DRAFT

CHAIRMAN PETRILLO: He has some landscaping as a visual barrier that in my estimation is less than what this Petitioner is incurring. So, I'd be in favor of granting this petition.

MR. SIAVELIS: Agreed. The public safety factor alone will warrant this.

MR. GEISEL: Yes.

CHAIRMAN PETRILLO: Is there a motion?

MR. SIAVELIS: Motion to approve.

CHAIRMAN PETRILLO: We have a motion. Is there a second?

MR. GEISEL: Second.

CHAIRMAN PETRILLO: Derek, would you call the roll?

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MR. PINNEY: Thank you.

CHAIRMAN PETRILLO: Seeing that there is no other business, is there a motion to adjourn?

MR. SIAVELIS: Yes.

CHAIRMAN PETRILLO: Is there a second?

MR. GEISEL: Second.

CHAIRMAN PETRILLO: All in favor say aye.

(Chorus of ayes.)

CHAIRMAN PETRILLO: Opposed?

(No response.)

CHAIRMAN PETRILLO: None being heard, we're adjourned.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 8, 2015

PETITIONER: Pinney Residence
ADDRESS OF PROPERTY: 310 W. Kirchhoff Rd.
VARIATION: 11.2-11.1b, 11.2-9

A 12.0 foot variance from Chapter 28, Section 11.2-11.1b, and Section 11.2-9, to allow a 34.0 foot wide driveway where the maximum width is 22-feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they live on Kirchhoff Road and that they are seeking a variation for driveway width to allow an area for a three point turn. The petitioner testified that during rush hour it is very difficult to back out of the driveway.

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

Thereafter, a motion was made by Mr. Selbka and seconded by Mr. Geisel. 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#15-012 - Greenberg Residence - 4010 N. Proctor Circle

Department: Planning & Community Development

REQUEST

1. A 2-foot height variance from Chapter 28, Section 6.13-3 to allow a 5-foot tall solid fence in the front yard where 3-feet is the maximum height.
2. A variation from Chapter 28, Section 6.13-3 to allow a semi-open fence in the front yard where only an open fence is permitted.
3. A 4.8-foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow an air conditioning unit and a generator in the required front yard setback of 27.5-feet from the west property line instead of the minimum required 32.3-feet.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents & Drawings

Type

Board or Commission Report
Correspondence
Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 13, 2015
Date Prepared: July 8, 2015
Project Title: Greenberg Residence
Address: 4010 N. Proctor Circle

Background Information

Petition Number: ZBA #15-012
Petitioner: Michele Greenberg
Address: 4010 N. Proctor Circle
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner is proposing a generator and an air conditioning unit within the required front yard setback. In addition, the petitioner is proposing a five foot high fence in the front yard. Pursuant to Chapter 28, Section 3.2-220, the front yard on a corner lot is the smaller of the two dimensions adjacent to a street. The smaller of the two dimensions for the subject site is the frontage along Highland Avenue and not Proctor Circle. The petitioner requests the following variations:

- **A 2 foot height variance from Chapter 28, Section 6.13-3 to allow a 5 foot tall fence in the front yard where 3 feet is the maximum height.**
- **A variation from Chapter 28, Section 6.13-3 to allow a semi-open fence in the front yard where only an open fence is permitted.**
- **A 4.8 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow an air conditioning unit and a generator in the required front yard setback with a setback of 27.5 feet from the west property line instead of the minimum required 32.3 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	✓	6/25/15	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/25/15	
3. Letter that was Mailed	✓	6/25/15	
4. Photographs of Sign on Property	✓	6/25/15	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Greenberg Residence

Project Address: 4010 N. Proctor Circle

ZBA #: 15-012

ZBA Hearing Date: July 13, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 7, 2015

- A 2 foot height variance from Chapter 28, Section 6.13-3 to allow a 5 foot tall solid fence in the front yard where 3 feet is the maximum height.
- A variation from Chapter 28, Section 6.13-3 to allow a semi-open fence in the front yard where only an open fence is permitted.
- A 4.8 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow an air conditioning unit and a generator in the required front yard setback with a setback of 27.5 feet from the west property line instead of the minimum required 32.3 feet.

Attached are the Petitioner's:

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

Comments: THE GENERATOR IS SHOWN TOO CLOSE TO THE WINDOWS.
MIN. 5' REQUIRED TO ANY OPENING/AIR INTAKE.

Please review, comment, and return to me no later than Tuesday, July 7, 2015.

PROJECT REVIEW TRANSMITTAL

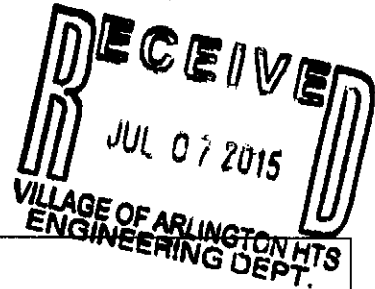
For
Zoning Board of Appeals Review

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Project Address: 4010 N. Proctor Circle

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- A 4.8 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow an air conditioning unit and a generator in the required front yard setback with a setback of 27.5 feet from the west property line instead of the minimum required 32.3 feet.

Attached are the Petitioner's:

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

Comments: _____

Please review, comment, and return to me no later than Tuesday, July 7, 2015.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Greenberg Residence

Project Address: 4010 N. Proctor Circle

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To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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Attached are the Petitioner's:

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

Comments: NO COMMENT.

- S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Tuesday, July 7, 2015.

NOW COMES the Petitioner, **Michele and Jeffrey Greenberg**, being the owners of the property commonly known as: **4010 N Proctor Circle** and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section **6.6-5.1 (for A/C & generator placement)** and **6.13-3 (for a fence)**, Chapter 28, of the Arlington Heights Municipal Code, in order to:

1. Place a generator and air conditioner on zoning defined front yard "exterior side yard" facing Highland Avenue, we are requesting a 8 foot variation. The selected generator is approximately 7 feet after allowing for 3 foot distance from house and asking for slight additional space in case of manufacturing changes.
2. Replace an existing fence:
 - o A 2 foot height variation for a 5 foot fence where a 3 foot fence is permitted.
 - o For a semi open fence in the zoning defined front yard "exterior side yard" facing Highland Avenue where an open fence is permitted. The proposed fence would be set back 4 feet from the direction of the property line on Highland Avenue.

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

Mechanical:

1. The air conditioner and generator would have to be housed in our backyard and limit our patio.
2. It would contribute to additional noise when entertaining outside.
3. It would more directly impact our closest neighbors, whose backyard faces our backyard, located on N Mitchell Dr.

Fence:

1. A fence has been in place since before we took up residence 16 years ago. Current fencing requirements have changed and the fence cannot be replaced even where it is without a variation.
2. The fence being placed where it currently exists would not allow us to take advantage of the spacious exterior side yard especially when several additional feet are taken up by the air conditioner and generator.
3. The workaround is to put in a 3 foot fence. Our yard is at a lower elevation than the neighbors behind us, so this would not allow us privacy or block the air conditioner and generator as well from passing traffic and Highland Avenue, which is a heavily travelled street in the subdivision by cars and people especially those walking dogs and children travelling to & from all 3 nearby schools (Longfellow, Cooper MS & BGHS). Note: bus service is not provided for 2 of the 3 schools, adding to bike and foot traffic.
4. We are losing some of our existing backyard with our addition and required landscaping and would like to reclaim some of our yard. Our boys are 15 and 12 and this area is a perfect area for them to throw around a tennis ball.

I hereby state that the following unique circumstances exist:

Background:

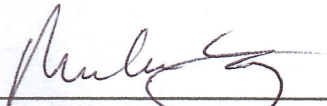
For corner lots, Arlington Heights Zoning Ordinance defines the larger of the two lot dimensions adjacent to the street to be considered the exterior side yard, and the smaller dimension is considered the front yard. Our home was built with the larger lot dimension located on Proctor Circle, our front yard, and the smaller lot dimension located on Highland Avenue, our side yard. Based on the existing conditions inherited when this home was purchased, the "front yard" as defined by the Zoning Ordinance to be on Highland Avenue we ask be considered "exterior side yard" with respect to this zoning appeal. In the same manner, the "side yard" as defined by the zoning ordinance to be on Proctor Circle should actually be considered the front yard.

1. The comparison used to determine the setback is only one house behind us on N Mitchell Dr, which is at a higher elevation.
2. The side yard in question faces Highland Avenue. The closest neighbor is behind us on N Mitchell Dr. Other neighbors near the requested location of the generator and air conditioner face the exterior side yard of our house from across the street on Highland Avenue.
3. Both our house and our neighbors' being used for setback comparison were built with significantly more exterior side yard facing Highland than the interior side yard facing our next door neighbors.
4. Highland Avenue is one of the more heavily traveled streets in our development as it runs parallel to Arlington Heights Road between Lake Cook & Nichols Rd. We would to help block some of the passing activity and noise from view. Also being a more active street, the noise emitted from the air conditioner and generator will not be as intrusive to others as it would be in our backyard.

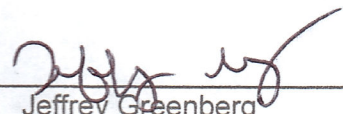
I hereby state that the variation, if granted, will not alter the essential character of the locality because:

1. The air conditioner and generator will be hidden from view and noise muffled by landscaping or possibly a fence.
2. The larger fenced in area will keep our property cleaner as passing refuse is less likely to get into our yard. We will, of course, continue to main the parkway as always.
3. The fence will conform to village requirements with respect to building materials.

Signed:



Michele Greenberg



Jeffrey Greenberg

Date:

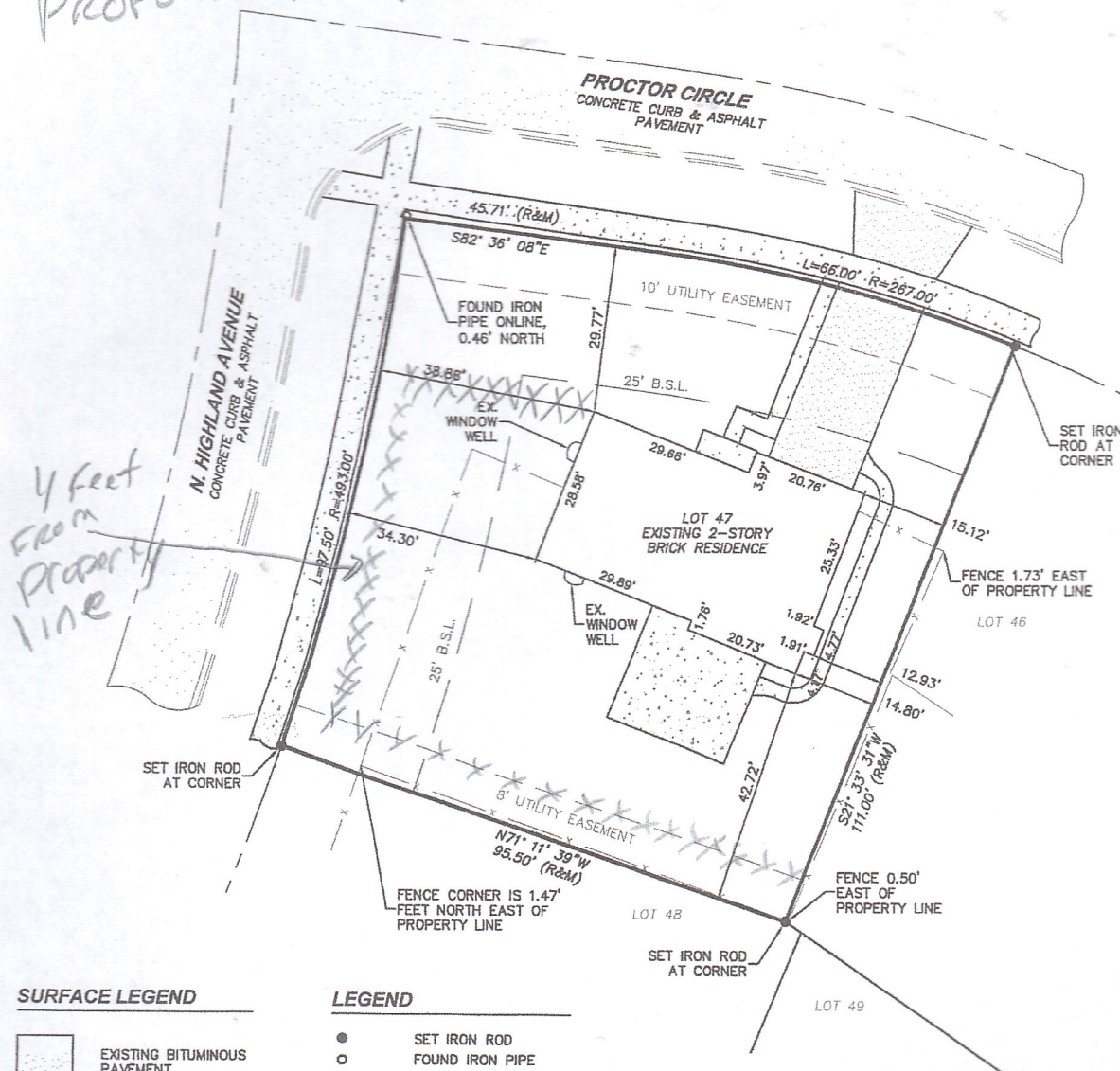
6/8/15

6/8/15

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.

PROPOSED FENCE



SURFACE LEGEND

	EXISTING BITUMINOUS PAVEMENT
	EXISTING CONCRETE PAVEMENT

LEGEND

●	SET IRON ROD
○	FOUND IRON PIPE
---	EASEMENT LINE
⋈	EXISTING UTILITY POLE
[B]	EXISTING B-BOX
x	EXISTING FENCE

SCALE: 1"=20'

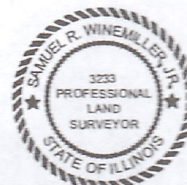
BASIS OF BEARING=APPROVED SUBDIVISION PLAT FOR TERRAMERE OF ARLINGTON HEIGHTS

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.

Index of Drawings:

- Sheet
1. Site Plan
 2. Demolition Plan
 3. Foundation Plan
 4. First Floor Framing Plan
 5. Building Sections
 6. Roof Framing Plan
 7. First Floor Electrical Mechanical/Plumbing Plan
 8. Building Elevations
 9. Drainage Plan

SITE PLAN GENERAL NOTES:

1. ALL DOWN SPOUTS ARE TO SPLASH ON GRADE IN THE FRONTOR REAR DIRECTIONS ONLY AND NOT EXTEND MORE THAN 5'BEYOND THE STRUCTURE.
2. SHALL CENTRAL AVE. DRIVE OR PAVEMENT BE DAMAGED DURINGCONSTRUCTION IT WILL BE RESTORED AS FOLLOWS: ASPHALT PAVEMENTS (2 " BIT. SURFACE COURSE AND 8" BAM); CONCRETE PAVEMENTS (7" PCC CLASS SI WITH #6 BARS DOWELED @ 30" O.C. INTO THE EXISTING ADJACENT PAVEMENT).
3. ALL EXCAVATED SOIL NOT TO BE USED FOR BACK FILL WILL BE IMMEDIATELY REMOVED FROM THE SITE. NO ON-SITE STOCKPILING OF EXCAVATED MATERIALS WILL BE ALLOWED.
4. ALL DISTURBED PARKWAY LAWN AREAS SHALL BE RESTORED WITH SIX INCHES (6") OF TOPSOIL & SOD AND ANY DAMAGED PORTIONS OF PUBLIC SIDEWALK WILL BE RESTORED WITH 5" PCC CLASS SI OVER A 3" CA-6 BASE, IF APPLICABLE.
5. CONTRACTOR TO INSTALL SILT CONTROL FENCING AROUND ALL PERIMETERS OF AREAS THAT WILL BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK.
6. NEW SUMP PUMP DISCHARGE LINES TO BE DIRECTLY CONNECTED TO A STORM SEWER. VERIFY W/ LOCAL REQUIREMENTS
7. THE CONTRACTOR MUST CONTACT THE PUBLIC IMPROVEMENTS INSPECTOR AT LEAST 48 HOURS IN ADVANCE TO SCHEDULE INSPECTIONS FOR ALL PROPOSED STORM SEWER PIPE & RELATED DRAINAGE STRUCTURES AND LAWN GRADING WORK.
8. ALL OPEN EXCAVATIONS WITHIN THE PUBLIC RIGHT OF WAY SHALL BE WATER JETTED PRIOR TO FINAL RESTORATION.
9. ALL SETBACK DIMENSIONS SHALL CONFORM TO THE APPROVED ZONING APPLICATION AS REQ'D FOR THE SUBJECT PROPERTY.
10. CONTRACTOR TO PROVIDE TREE PROTECTION IN ACCORDANCE WITH AN APPROVED TREE PRESERVATION PLAN

Notes for all contractors:

Conform to all Village of Arlington Heights Building and Zoning Codes, Amendments and Ordinances including the International Residential Code - 2009, National Electrical Code - 2005, State of Illinois Plumbing Code - 2004 Edition, and International Energy Conservation Code - 2012 Edition, .

Contractors shall examine and accept existing conditions, verify all dimensions and notify architect of any discrepancies before proceeding with work. Stamped drawings shall be kept on site at all times once construction begins. Provide all materials and accessories needed to complete each item and area of work. Do all trim cutting outside where possible. Sweep and remove debris with a dust pan to an exterior dumpster at the end of each day.

DESIGN CRITERIA

1. ALL STRUCTURAL LUMBER TO BE MIN. HEM FIR NO. 2 OR BETTER, ALL MANUFACTURED LUMBER TO BE TRUSS JOIST OR EQ.
2. 1ST FLOOR STRUCTURE IS DESIGNED FOR 40LBS/SF LIVE LOAD AND 15 LBS/S.F. DEAD LOAD
3. 2ND FLOOR STRUCTURE IS DESIGNED FOR 40 LBS/SF LIVE LOAD AND 15 LBS/S.F. DEAD LOAD
4. ATTIC/CLG JOISTS ARE DESIGNED FOR 15/LBS/S.F. LIVE LOAD AND 10 LBS/S.F. DEAD LOAD
5. ROOF RAFTERS ARE DESIGNED FOR 30/LBS/S.F. LIVE LOAD AND 15 LBS/S.F. DEAD LOAD

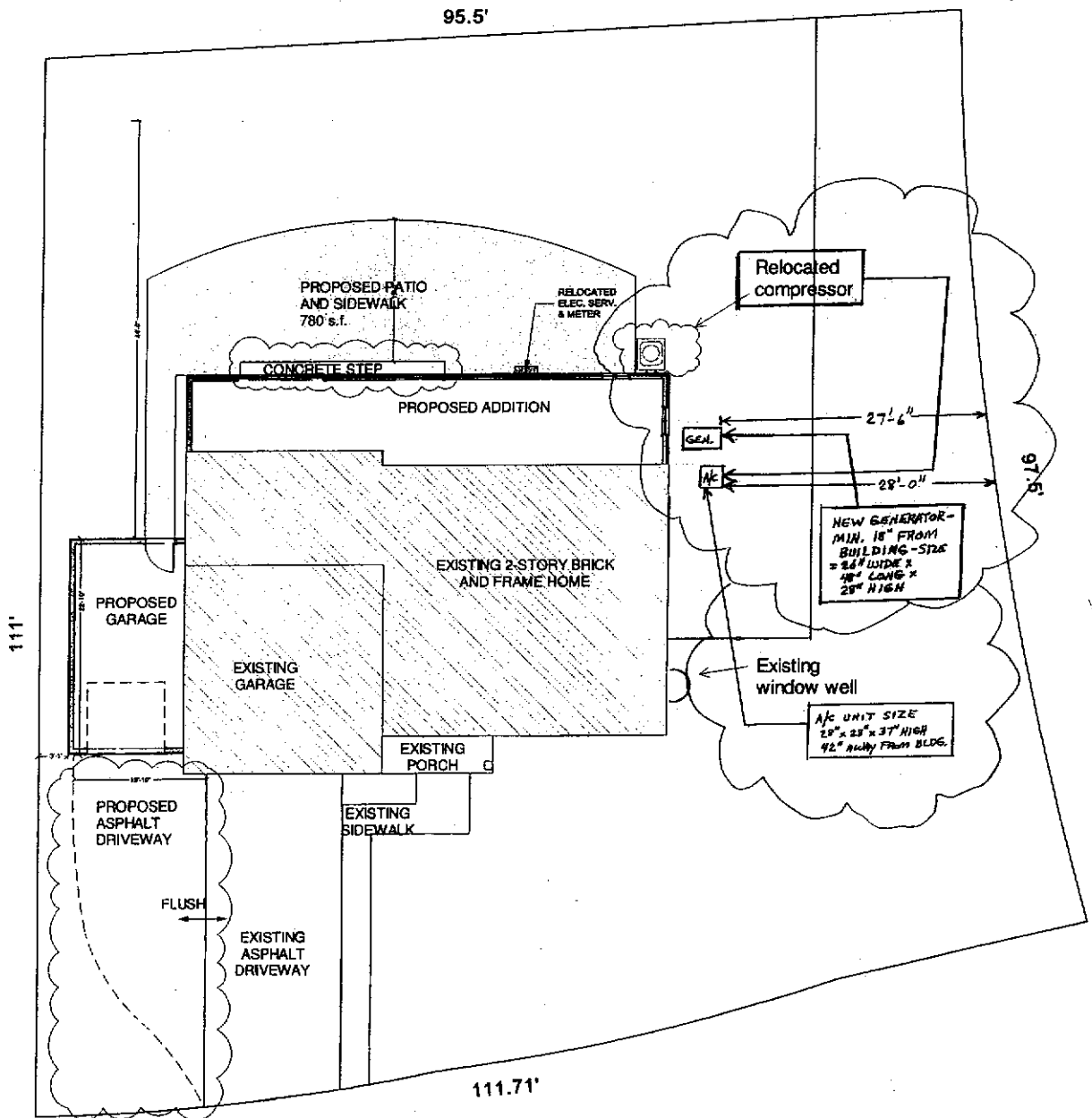
PROJECT SITE DATA

LOT AREA: 10,800 S.F.
ZONING DISTRICT: R3
MAX LOT COVERAGE: LOT AREA X 0.45 = 4860 S.F.
FRONT YARD COVERAGE: 55% OF FRONT YARD AREA
MAX BLDG COVERAGE 35%: 10,800 X 0.35 = 3,780 S.F.
MAX LOT COVERAGE 50%: 10,800 X 0.50 = 5400 S.F.

EXISTING FLR AREA: 1558 S.F.(EXIST. 1ST FLR), 1230 S.F. (EXIST 2ND FLR)
TOTAL EXISTING AREA: 2788 S.F.
PROPOSED ADDITION: 745 S.F.

TOTAL PROPOSED FLOOR AREA: 3533 S.F.

EXISTING BLDG HEIGHT 26'7" (no change)



Addition and Garage

Scale: 1/8" = 1'

RECEIVED

JUN - 2 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED BY OR UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE THEY CONFORM TO THE ARLINGTON HEIGHTS BUILDING CODE.

GREGORY GESLICKI, ILLINOIS ARCHITECT
LICENSE NO. 001-015801
LICENSE EXPIRATION: 11/30/2014
OCG ARCHITECTS, LTD., ILLINOIS DESIGN FIRM
LICENSE NO. 184-003979
LICENSE EXPIRATION: 04/30/201

DATED



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

August 28, 2014
Revision: October 14, 2014
Revision 2: November 18, 2014 - Added
drainage plan

Sheet No.:

1

1 of 9

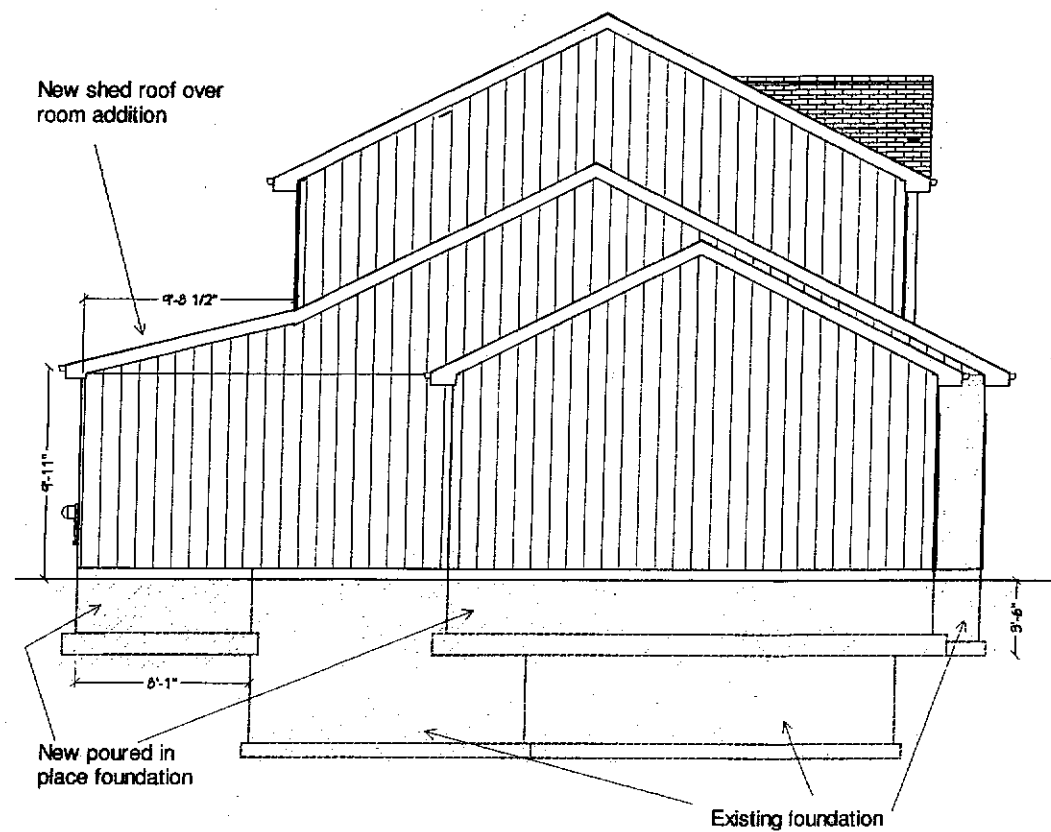
Design
Four Seasons HOME SERVICES
14017 S. Cicero
Crestwood, IL 60445
(708) 653-9430

Architect
601 Skokie Boulevard, Suite 102
Northbrook, IL 60062

Note: All garage building materials to conform to fire code.



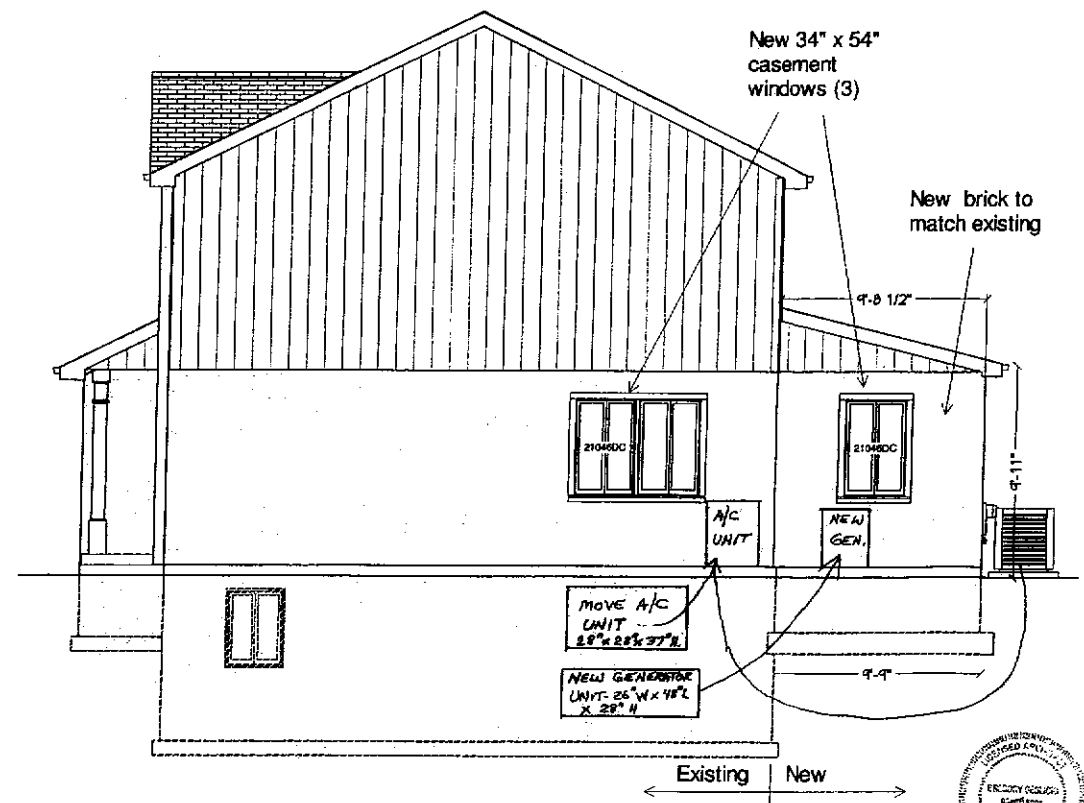
Front/North Elevation



Side/West Elevation



Rear/South Elevation



Side/East Elevation

Scale: 1/4" = 1'0"

Design
Four Seasons
HOME SERVICES
14017 S. Cleary
Crestwood, IL 60445
(708) 653-9430

Architect
601 Skokie Boulevard, Suite 102
Northbrook, IL 60062

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

August 28, 2014
Revision: October 14, 2014

Sheet No.:
8
8 of 8



Item: ZBA#15-013 - O'Brien Residence - 903 E. Crabtree Dr.

Department: Planning & Community Development

REQUEST

A 462 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single-Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 4,400 square feet instead of the maximum allowed 3,938 square feet.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents & Drawings

Type

Board or Commission Report
Correspondence
Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 13, 2015
Date Prepared: July 8, 2015
Project Title: O'Brien Residence
Address: 903 E. Crabtree Dr.

Background Information

Petition Number: ZBA #15-013
Petitioner: Linda O'Brien
Address: 903 E. Crabtree Dr.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner proposes to add an addition in the west corner of the existing home. The addition includes additional bedrooms and storage. The proposed addition exceeds the allowable floor area ratio. Therefore, the petitioner requests the following variation:

- **A 462 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 4,400 square feet instead of the maximum allowed 3,938 square feet.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/23/15	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/23/15	
3. Letter that was Mailed	✓	6/23/15	
4. Photographs of Sign on Property	✓	6/25/15	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: O'Brien Residence

Project Address: 903 E. Crabtree Dr.

ZBA #: 15-013

ZBA Hearing Date: July 13, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 7, 2015

- A 462 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 4,400 square feet instead of the maximum allowed 3,938 square 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 Tuesday, July 7, 2015.

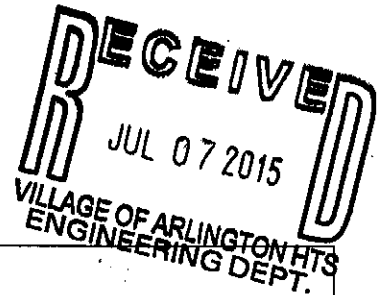
PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: O'Brien Residence

Project Address: 903 E. Crabtree Dr.

ZBA #: 15-013

ZBA Hearing Date: July 13, 2015



To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 7, 2015

OK JOM 7/7/15

- A 462 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 4,400 square feet instead of the maximum allowed 3,938 square feet.

Attached are the Petitioner's:

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

Comments: _____

Please review, comment, and return to me no later than Tuesday, July 7, 2015.

PROJECT REVIEW - VARIANCE

Project Name: O'Brien Residence

Project Address: 903 E. Crabtree Dr.

ZBA #: 15-013

ZBA Hearing Date: July 13, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: July 7, 2015

- A 462 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 4,400 square feet instead of the maximum allowed 3,938 square feet.

Attached are the Petitioner's:

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

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

Please review, comment, and return to me no later than Tuesday, July 7, 2015.

THE OUTCOME OF THE ZBA REVIEW. IT IS RECOMMENDED THAT THE COLOR OF THE SIDING ON THE PROPOSED ADDITION, AND ON THE EXISTING HOUSE, BE CHANGED FROM "MINT GREEN" TO A MORE NEUTRAL EARTH TONE COLOR.

- S. HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner, Linda O'Brien, being the owner of the property commonly known as 903 E. Crabtree Drive, Arlington Heights, IL 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.7, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a two story addition over an existing patio area. The footprint of the proposed construction is approximately 231.08 square feet. Total proposed living area is 462.17 square feet over allowed living space.

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

Phase I of our construction project was completed in 2012. We employed a different architect for Phase II who discovered that the phase I Architect had made mathematical errors while calculating the floor/area ratio.

We relied, to our detriment, on the assertions of our former architect, who stated that we had ample space left to complete Phase II of the project. At this juncture, with Phase I construction completed, we have no recourse to alter the original plans and we are now unable to proceed with Phase II of our project without the approval of this variance. We have currently invested a significant amount of capital in this structure relating to both phases I and II of the project.

The objective of the proposed construction of Phase Two is to remedy various issues, namely:

- The present garage space does not adequately house our vehicles.
- We wish to avoid parking overnight in the driveway.
- The configuration of the property requires our large garbage bins to be stored in the garage. We currently need to remove one car in order to place the garbage receptacle out at the curb or return it to the garage.
- An additional bedroom is required on the upper level to accommodate our elderly members of the family.

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

The proposed construction:

- a) Would neither alter the front façade nor the existing elevation.
- b) Would not encroach on property on either side of the existing structure.
- c) Would be strictly at the back area of the home and would be built over the existing concrete patio area.
- d) Would extend back approximately as far as the home which is adjacent.
- e) Will not affect any trees.
- f) Will not infringe upon any vistas or impair any source of light to surrounding properties. The next door neighbor does not have any windows overlooking the proposed addition.
- g) Will not in any way decrease the value of the properties in the neighborhood.
- h) Will not alter the character nor style of the existing home nor the surrounding areas.
- i) Does not change the amount of impermeability at the site. The addition shall be in place of the existing concrete patio.
- j) Does not exceed Building Lot Coverage allowance and is 395.63 square feet under this allowance.

Signed: _____

Linda O'Brien

Petitioner

Date: _____

06 - RECEIVED

JUN 15 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

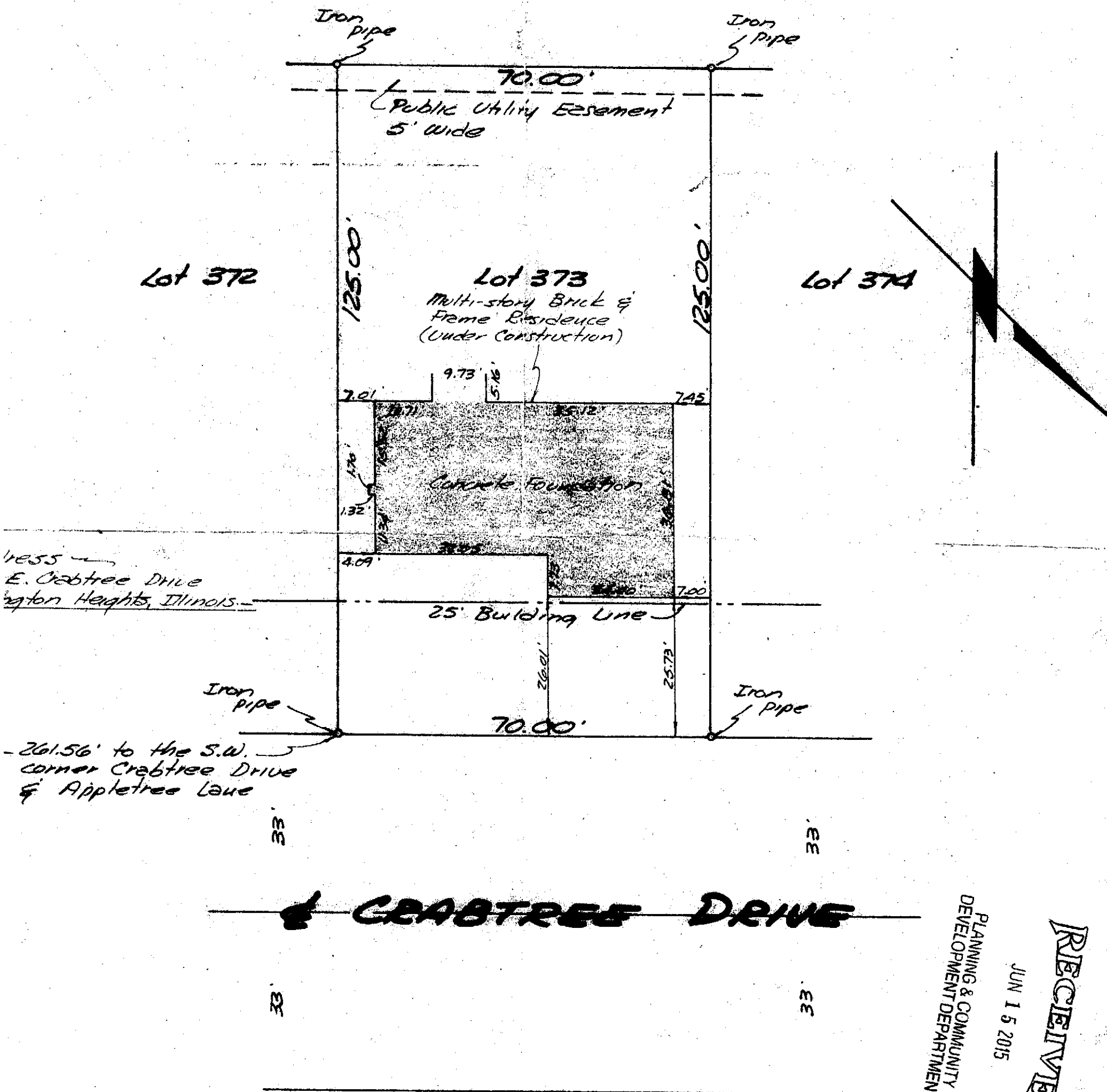
PLAT OF SURVEY

R. E. FREDERICK & ASSOCIATES
LAND SURVEYORS

960 EAST NORTHWEST HIGHWAY

MOUNT PROSPECT, ILLINOIS 60057

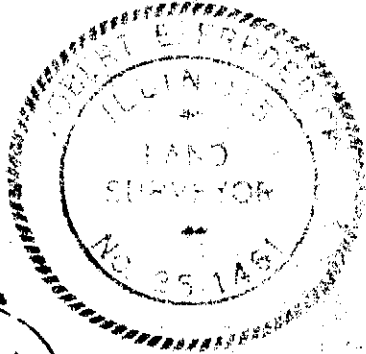
LOT 373 IN IVY HILL SUBDIVISION, UNIT No. 6, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.



Scale: 1" = 20'
COMPARE ALL POINTS BEFORE
DRAWING BY SAME AND AT
REPORT ANY DIFFERENCE.

STRUCTURE LOCATED - July 22, 1967 -

Robert E. Frederick
ILLINOIS REGISTERED LAND SURVEYOR



STATE OF ILLINOIS }
COUNTY OF COOK } SS:

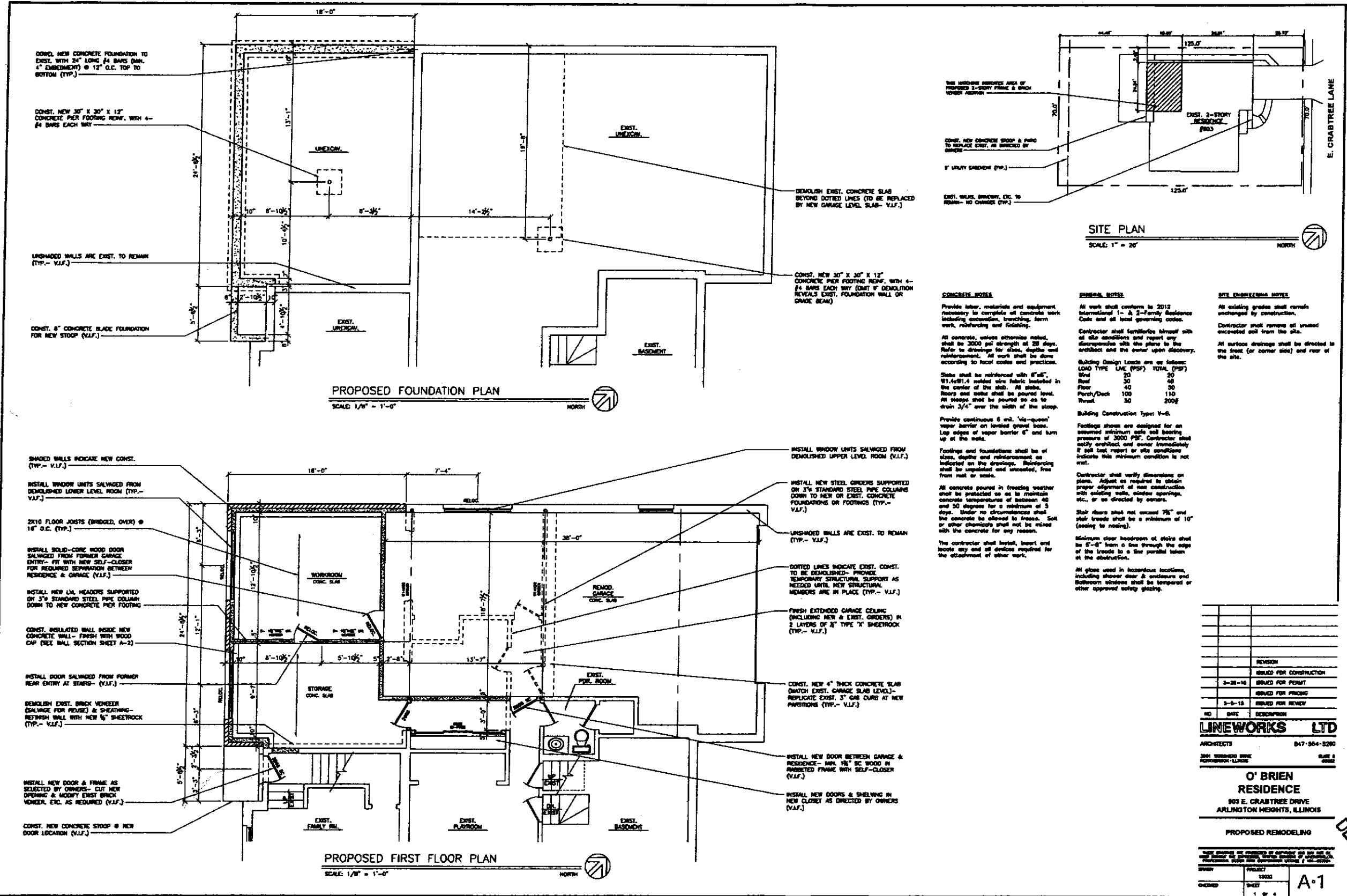
I, ROBERT E. FREDERICK, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, IN THE MANNER REPRESENTED ON THE PLAT HEREON DRAWN.

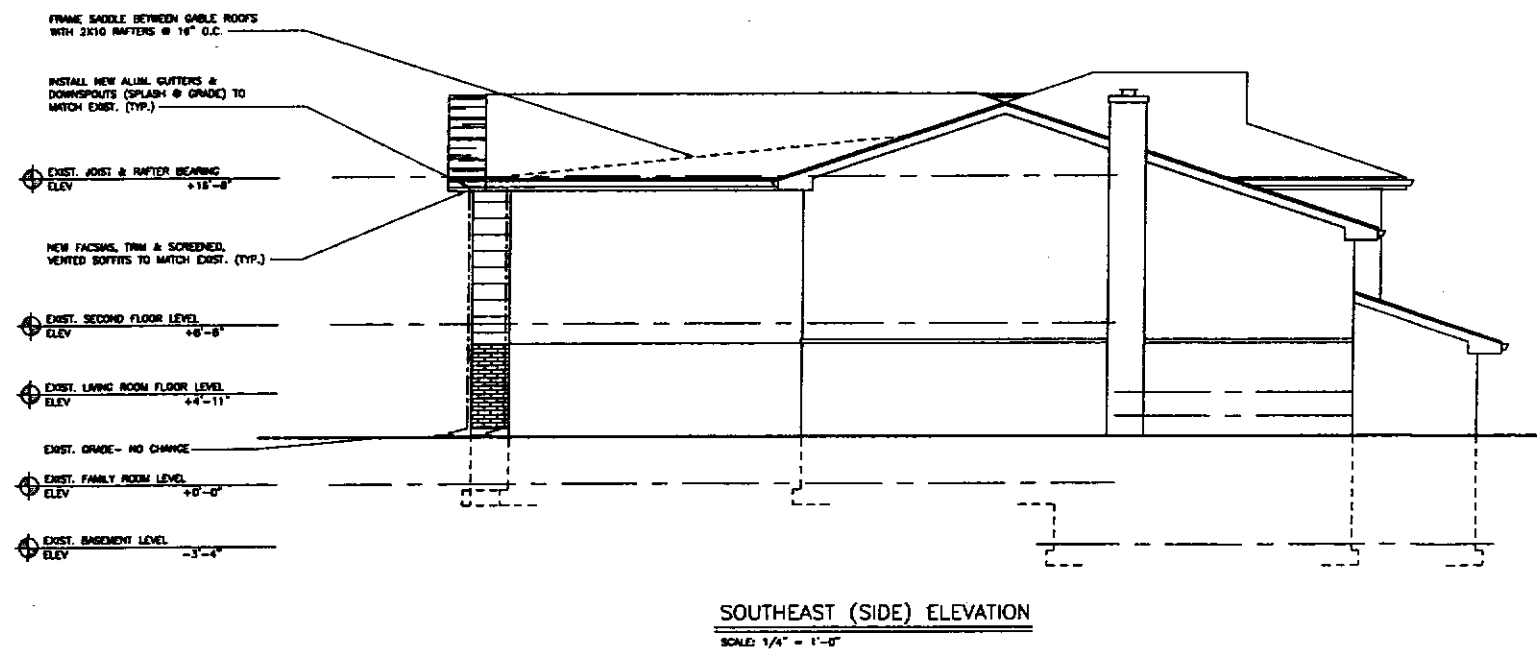
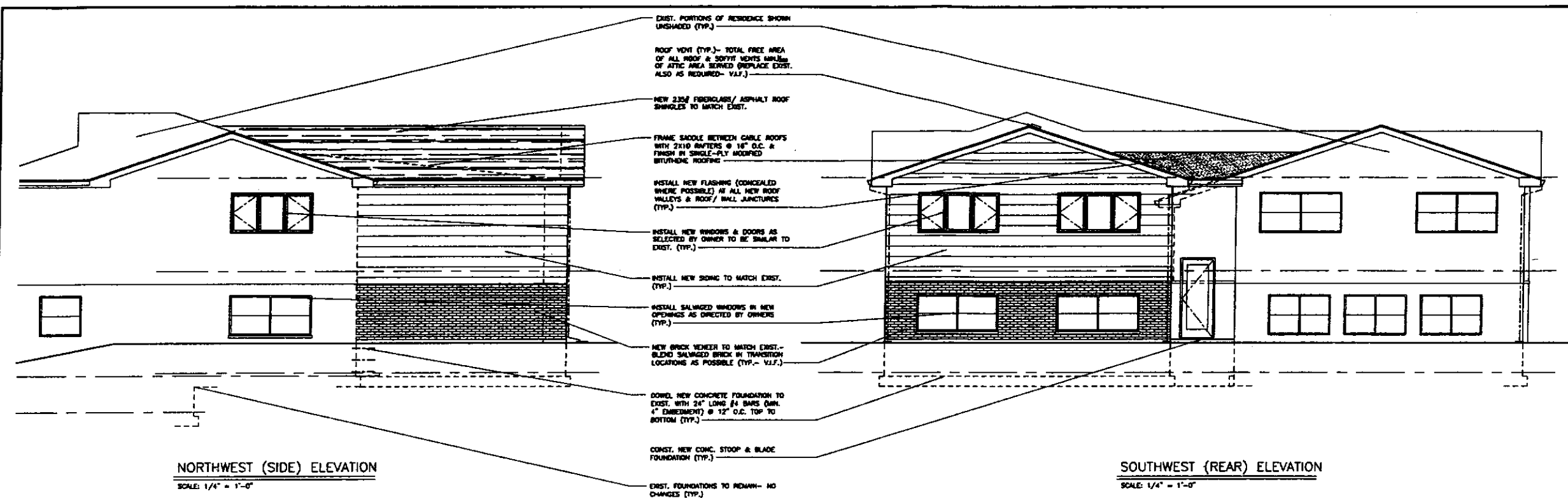
DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

MOUNT PROSPECT, ILLINOIS - July 18, 1966 -

Robert E. Frederick
ILLINOIS REGISTERED LAND SURVEYOR - NO. 251461
WISCONSIN NO. 2-808. PENNSYLVANIA NO. 1200-E

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JUN 15 2015
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT





NO.	DATE	DESCRIPTION
1	3-28-15	ISSUED FOR PERMIT
2	5-5-15	ISSUED FOR PROPOS
3	5-5-15	ISSUED FOR REVIEW

LINEWORKS LTD

ARCHITECTS 847-564-5280

2801 WESTWIND BLVD
NORTHBROOK, ILLINOIS 60062

**O'BRIEN
RESIDENCE**
903 E. CRABTREE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

PROPOSED REMODELING

THIS DRAWING IS PREPARED BY O'BRIEN & ASSOCIATES, INC. FOR THE ARCHITECT. IT IS THE ARCHITECT'S RESPONSIBILITY TO OBTAIN ALL NECESSARY PERMITS AND TO VERIFY THE ACCURACY OF ALL INFORMATION PROVIDED BY THE CLIENT.

DATE	PROJECT	REVISION
05/05/15	903 E. CRABTREE DRIVE	1
05/05/15	903 E. CRABTREE DRIVE	2

A-3