



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
33 S. Arlington Heights Rd.
July 12, 2021
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 4239 N. Salem Dr. - 6/14/21
- B. 606 E. Park St. - 6/14/21
- C. 103 N. Pine Ave. - 6/14/21
- D. 1015 S. Highland Ave. - 6/14/21
- E. 515 W. Palatine Rd. - 6/14/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 1905 E. Grove St. - ZBA#21-021
- B. 436 S. Prindle Ave. - ZBA#21-022
- C. 1818 S. Ridge Dr. - ZBA#21-023
- D. 307 S. Dwyer Ave. - ZBA#21-024

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.



**Zoning Board of Appeals
7/12/2021**

Item: 4239 N. Salem Dr. - 6/14/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
4239 N Salem Dr - Minutes 6/14/21	Minutes
4239 N Salem Dr - Findings 6/14/21	Minutes

ZONING BOARD

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

OF APPEALS

RE: 4239 NORTH SALEM DRIVE - ZBA #21-016

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones on the 14th day of June, 2021 at the hour of
7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
DAVID DIVITO
THOMAS DRAKE
BENJAMIN JAFFE
JOSEPH GEISEL
JEFF LANAGHAN
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner
JAKE SCHMIDT, Development Planner

CHAIRPERSON SIAVELIS: Good evening, everyone. Thank you, everyone, for joining. Welcome to the June 14th, 2021 Zoning Board of Appeals meeting. I'm going to call the meeting to order. I'm Peter Siavelis, I am the Chairman of the Zoning Board of Appeals.

We have some housekeeping matters to attend to at the outset of the meeting before we get to the substantive issues, so let's tackle those.

First, I find that the public health concerns related to the Corona virus pandemic render in-person attendance at the regular meeting not feasible.

Okay, I'm going to ask anybody participating who is not speaking to get your microphone on mute because there's too much background noise and it's going to slow us down.

After the petitioner's presentation, as part of the comments from the audience, public attendees will have the opportunity to speak. Please select the Raise Your Hand icon on your display and wait for the Chairman, who is myself, to call on you one at a time. Please provide concise and pointed remarks so we can hear what you have to say, but please be mindful of other people's time as well.

To all participants, please mute your microphone, like I just said, when you're speaking to avoid the background noise. During the meeting, if the Staff liaison who is also the host loses connection, please remain in the meeting until the host can rejoin and resume the meeting. If a participant loses connection, you can rejoin using the original meeting link that was provided to you and that you accessed at the start of this session.

So, with that said, let's now proceed to the roll call.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Here.

CHAIRPERSON SIAVELIS: Great, thank you. It sounds like we have everyone here, good to see.

Next item up is the Pledge of Allegiance. So, please rise.

Derek, can you display the flag? Great, thank you.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: Great. Thank you, everyone, appreciate it.

Okay, next item of business is the approval of the prior meeting's minutes. Before we actually, before I ask for a motion to approve, members of the ZBA,

do you have any revisions, edits or clarifications to the minutes that were circulated to us recently?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, do we have a motion to approve?

COMMISSIONER DIVITO: I'll motion to approve.

COMMISSIONER DRAKE: Second.

CHAIRPERSON SIAVELIS: Mr. Divito and I think, who's the second, was that Tom? Was that you?

COMMISSIONER DRAKE: That was me, yes.

CHAIRPERSON SIAVELIS: Okay, thank you, Mr. Drake.

So, Derek, did you get that? Divito motioning and Drake seconding?

MR. MACH: I did, thank you. Chairman Siavelis.

CHAIRPERSON SIAVELIS: I'm going to abstain since I was not at the prior meeting.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes. Sorry about that.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

CHAIRPERSON SIAVELIS: Great, thank you very much. We have approval of the minutes.

Let's move on to the hearing procedures, and this is really for the benefit of the petitioners and any representatives who are going to speak and any folks out there and the members of the public who wish to speak. If less than six members of the Board are present, the petitioner has the option to continue the meeting. Obviously, that is not the situation here today. We have a full Board.

Please note that it takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. You need four Board members to approve each and every variance sought. If a variance is denied, a petitioner cannot apply, or re-apply, excuse me, for an entire year, okay?

Also, as part of the procedures, we're going to have a Staff presentation where Derek provides a project overview and description of the variance, okay.

There are four elements that must be established by the petitioner for each variance sought in order for the Board to be able to grant that variance. Again, I want to make sure this is clear. These are the four elements that must be established by the petitioner. These are not elements that the Board needs to establish. It is the

petitioner's responsibility to establish these to the satisfaction of the Board, and they are as follows:

1. That the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property;
2. That the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of Chapter 28 of the code; and
4. That the variance requested is the minimum variance necessary to allow for reasonable use of the property.

Again, the variance shall be permitted only if the evidence in the judgment of this Board sustains each of the four conditions enumerated.

Okay, that said, let's begin. We have five petitions tonight I believe.

First item is Petition #21-016, address is 4239 North Salem Drive.

Okay, who is going to be speaking on behalf of this petition and presenting?

MR. MACH: Chairman, Jake will be presenting.

CHAIRPERSON SIAVELIS: Okay, great. Appreciate that.

Derek, so, Jake is going to be providing the Staff overview, is that what you're saying?

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: Okay, and from the audience, do you have somebody, Derek, queued up?

MR. MACH: Yes, it's Mr. Ira Finn.

CHAIRPERSON SIAVELIS: Okay, great.

All right, so Jake, go ahead, give the overview, and then we'll swear in the Petitioner.

MR. SCHMIDT: Certainly.

So, the subject property is zoned R-3 Residential Single-Family. The Petitioner is seeking to increase the width of the asphalt driveway in order to accommodate a third car spot, and also install brick pavers on the sides of the driveway. However, this results in a driveway with a width of 34 feet where a maximum width of 22 feet is permitted.

Therefore, the Petitioner is seeking a 12-foot variation from Chapter 28, Section 10.2-11.1b, *Parking in Yards - Driveway Width*, to allow a driveway with a maximum width of 34 feet where a maximum width of 22 feet is permitted.

CHAIRPERSON SIAVELIS: Great. Thanks a lot, Jake, appreciate that.

Okay, is Mr. Finn ready to speak on this petition?

MR. FINN: Yes, I am.

CHAIRPERSON SIAVELIS: Great. Let's swear you in, Mr. Finn, and then you have the floor, okay? Can you raise your right hand please? Great, thank you.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, please proceed.

MR. FINN: Yes, we are looking to, we bought this house about 18-19 years ago, and our driveway needs replacing. We're looking to replace the asphalt driveway and then put siding along the edges of the driveway, or pavers along the side. Then it will

increase the width and it would make a third parking spot for our children and getting in and out. We live on a cul de sac, so we have the land and the space, and it wouldn't interfere with any of the neighbors and would also be in line with the neighborhood. Hoping for your approval tonight.

CHAIRPERSON SIAVELIS: Okay, Ben, I believe you have lead on this petition, is that correct?

COMMISSIONER JAFFE: I do.

So, Mr. Finn, just a couple of questions after reading your papers. So, first, how many vehicles do you need to park?

MR. FINN: We have four vehicles.

COMMISSIONER JAFFE: Then I read the packet, it looks like there were some correspondence with your neighbors. I'm just curious, did you actually speak with any of them? What kind of feedback did they provide you?

MR. FINN: Absolutely. So, I spoke to the neighbors in our direct, so our next-door neighbor, across the street neighbor, parallel neighbor, and they had no objection to us increasing the driveway.

COMMISSIONER JAFFE: Mr. Chairman, those are all my questions. I'll open it up to any of the other Board members.

CHAIRPERSON SIAVELIS: So, are there any other questions from other Board members?

(No response.)

CHAIRPERSON SIAVELIS: Mr. Finn, I just have a question or two to ask you real quickly. I apologize, it's between a couple of different items. So, you said you have four cars. How many drivers do you have?

MR. FINN: We have four drivers.

CHAIRPERSON SIAVELIS: Four drivers, okay. So, space is at a premium?

MR. FINN: Absolutely.

CHAIRPERSON SIAVELIS: All right, any other questions from Board members?

(No response.)

CHAIRPERSON SIAVELIS: Okay, at this point in time, let's see if there's any comments from the audience. Audience members, if you want to speak in regards to this petition, please click the Raise Your Hand button or icon. Now is the time for that.

Derek, anyone? Do you see anyone trying to speak from the public?

MR. MACH: There's no hands at this time.

CHAIRPERSON SIAVELIS: Okay, thank you very much.

Okay, then we're going to close this down for deliberation by the Board given that there were no other comments from the public, or no comments at all from the public.

Ben, do you want to open deliberations?

COMMISSIONER JAFFE: Sure. I think it's a straight-forward request. The Petitioner has stated he's lived in the Village for nearly 20 years. His family has grown. He needs to expand his parking. Neighbors aren't concerned. There's no impact to the square footage or impervious coverage area to the property. So, I'd be willing to support

it as presented.

CHAIRPERSON SIAVELIS: Very well.

Do other Board members wish to comment? That's my dog, I apologize. He doesn't have anything meaningful to add to this discussion.

COMMISSIONER DIVITO: I agree with Ben's summary. Pretty straightforward.

CHAIRPERSON SIAVELIS: Thanks, Mr. Divito.

Any other comments from the Board members? If not, do we have a motion?

COMMISSIONER LANAGHAN: I move to approve the request as presented.

CHAIRPERSON SIAVELIS: Mr. Lanaghan, thank you very much.

Do we have a second?

COMMISSIONER DIVITO: I'll second.

CHAIRPERSON SIAVELIS: Mr. Divito with the second.

MR. SCHMIDT: I have Mr. Lanaghan with the motion and Mr. Divito with the second.

Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. SCHMIDT: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. SCHMIDT: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. SCHMIDT: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. SCHMIDT: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. SCHMIDT: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. SCHMIDT: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, Mr. Finn. Your variance has been approved.

MR. FINN: Thank you so much for your time.

CHAIRPERSON SIAVELIS: Certainly. You need not, you know, stay on the call if your business is done, but if you'd like to listen in and stay on, be my guest.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 14, 2021

PETITIONER: Finn Residence

ADDRESS OF PROPERTY: 4239 N. Salem Dr.

VARIATION: 10.2-11.1b (Parking in Yards-Driveway Width)

A 12' variation to allow a driveway with a maximum width of 34' where a maximum width of 22' is permitted.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing a driveway with pavers along the side. The new driveway would be widened to accommodate a third parking spot. The petitioner explained that they live on the corner of a cul-de-sac, and have adequate space to widen the driveway. The driveway would be distanced from the neighbors, and in speaking with the neighbors immediately adjacent to the property there were no objections to the proposal raised. The petitioner also explained that they need the parking space, as they have 4 vehicles and 4 drivers. The petitioner testified that the proposal is in line with the existing driveways of other homes in the area.

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. Lanaghan and seconded by Mr. Divito. Thereafter, the Board voted 7-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 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.

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
7/12/2021**

Item: 606 E. Park St. - 6/14/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
606 E Park St - Minutes 6/14/21	Minutes
606 E Park St - Findings 6/14/21	Minutes

ZONING BOARD

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

OF APPEALS

RE: 606 EAST PARK STREET - ZBA #21-017

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones on the 14th day of June, 2021 at the hour of
7:13 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
DAVID DIVITO
THOMAS DRAKE
BENJAMIN JAFFE
JOSEPH GEISEL
JEFF LANAGHAN
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner
JAKE SCHMIDT, Development Planner

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CHAIRPERSON SIAVELIS: Okay, so I think we lost the display. Here we go, are we back in? All right, the next item is ZBA Petition #21-017, 606 East Park Street.

Derek, overview?

MR. MACH: Thank you, Chairman.

The property is zoned R-3 and has a total land area of 11,475 square feet. The Petitioner is proposing to expand the existing two-car attached garage and create a three-car attached garage with a living space above the new garage bay. The proposed garage expansion requires a zoning variation to allow a side yard setback of 6.3 feet where 13.6 feet is required and a 0.7 foot variance for the front yard encroachment.

Therefore, the Petitioner is requesting a 7.3-foot variation from Chapter 28, Section 5.1-3.2 to allow a garage addition along the west property line with a side yard setback of 6.3 feet instead of the required 13.6 feet and an additional 1.5 feet for the eave.

In addition, they're requesting a 0.7-foot variation from Chapter 28, Section 5.1-3.2 to allow a garage addition with a front yard setback of 24.9 feet instead of the required 25.6 feet and an additional 1.5 feet for the eave.

It should be noted that a small portion of the addition is in an easement and the Petitioner is required to provide releases at time of the building permit if the Zoning Board is supportive of the variation requests. Also, a permit was approved in May for a code compliant patio in the rear yard. With the patio and the proposed addition, the Petitioner is meeting the allowable impervious surface coverage.

CHAIRPERSON SIAVELIS: Okay, thank you, Derek. That is a utility easement I assume?

MR. MACH: Yes, it is.

CHAIRPERSON SIAVELIS: All right, I think there was somebody else who had commented right when I was speaking. Is that right or do you guys wish to speak?

(No response.)

CHAIRPERSON SIAVELIS: Okay, if not, who is speaking on behalf of this petition tonight?

MR. GINNODO: Keith Ginnodo, the architect.

CHAIRPERSON SIAVELIS: Hello, Keith. Let's get you sworn in and you can proceed. Can you raise your right hand please?

(Witness sworn.)

CHAIRPERSON SIAVELIS: All right, please proceed.

MR. GINNODO: All right, so there are some pushes and pulls on the site that kind of are prohibiting a normal garage addition. First of all, I should indicate that the garage that they have has a very odd dimension. You know, the house was built quite a while ago and there was no such thing as standards as opposed to as of late. So, they can get one car in the garage, and if you take a look at the site plan there, you can see that there's quite a lot of frontage there and it's a substantial home. So, a one-car garage is kind of a strange circumstance. So, the goal is to add another car so they would have two cars parked indoors.

So, the idea was to match the materials of the house and place the

garage so that it did not project any more forward from the current face of the building. The current face of the building is currently a little bit over the average setback for the front yard, so we're already noncompliant in that respect. But we figured if we aligned it, it would be architecturally cohesive. So, the goal is always here to make the house, you know, compatible with itself and not strange for the neighborhood. In that way, it's not altering the character at all.

So, in the process of that, the garage is also designed to the smallest viable single-car garage that's still usable. So, the interior depth was the 21-foot four inches, and the interior width that I'm remembering off the top of my head 12-foot 10 inches right now. So, that complies with the old garage standards which I understand aren't anymore anyway. The attempt was to make it, you know, no more than it needed to be to satisfy the needs of the clients and no more than it needed to be to satisfy just the usability.

So, as you can see from the diagram on here or the site plan, also the lot is kind of strangely shaped as the neighborhood is all over the place in Scarsdale. So, that put this kind of crazy boundary on the northwest side of the lot. So, in order to kind of get those things all to work, you know, we have to design a small garage and it has to go over the side yard requirement there. So, we're asking for a couple of feet there, and then in the front, it's just 0.7 foot to project forward.

Again, the whole objective here is to maintain the harmony not only of the house but of the neighborhood. We feel like it's in keeping with all those things. Because we've kind of designed to the scale that's there, we feel like this is the minimum variance that would make sense for them to get a second car for this lot.

CHAIRPERSON SIAVELIS: Okay, thanks a lot, Keith. Appreciate that.

I have lead on this petition, and I don't have many questions for you Keith. I live very close to this house. I walk by this house frequently, and I don't take issue with anything you've said there. I think that the rear lot, right, is a real challenge, it presents a real challenge with how it cuts in on a diagonal. So, you know, this is trying to make do with that, and I recognize that the existing garage is, you know, would be a stretch for two cars even if they were like MINI Coopers, right? It would be really tight to fit those in there to work. So, this makes sense to me.

A couple of things, Keith. How many folks live in this home?

MR. GINNODO: There are five, three small children.

CHAIRPERSON SIAVELIS: Three small children, okay. So, in the future, they'll be drivers and a two-car garage makes sense.

MR. GINNODO: That's correct.

CHAIRPERSON SIAVELIS: Derek, correct me if I'm wrong, we did receive feedback from the neighbors just today that was provided to the Board, correct?

MR. MACH: That's correct.

CHAIRPERSON SIAVELIS: Yes, there it is. It was positive feedback, I see that. Those are the immediate neighbors, some of them who I know personally. I would imagine if they didn't want that, I would have gotten a phone call from them to express any opposition.

So, this makes sense to me. I understand what's being requested and I think it's logical.

So, let's see if there's any other questions or comments from the Board.

COMMISSIONER LANAGHAN: I had a couple actually, Peter, if I could.

CHAIRPERSON SIAVELIS: Okay, go ahead, Jeff.

COMMISSIONER LANAGHAN: Yes, I know, I get what's going on here. I think it's been done tastefully. I am a little concerned with the fact that we're intruding, we're better than 50 percent into a designated rear lot. I'm comforted a bit that the neighbors are on board but just had a couple of quick questions.

Was there any consideration or was any plans or thought about just expanding the existing garage as opposed to adding on a separate structure?

MR. GINNODO: Yes, if you take a look at the floor plan there, you'll see that that would actually make the situation worse from the setback condition. That second kind of corner along the edge there is the back of the garage, and extending it up that way would just make things worse in the backyard. If you understand it, if you just took that line straight out, it would just be more of an encroachment.

COMMISSIONER LANAGHAN: It would be tighter to that side yard setback that's kind of diving in there. There are some very odd shaped lots in that part of the world which I understand. So, by pulling it forward, you're actually minimizing how much you're encroaching into that setback?

MR. GINNODO: Thank you. That's correct, yes.

COMMISSIONER LANAGHAN: Okay, that's all I had. Thank you.

CHAIRPERSON SIAVELIS: Right, and Keith, trying to put the garage on the east side of the house, that wouldn't make any sense, correct?

MR. GINNODO: Well, they have some limitations down at that end. It would be just an odd situation to have, you know, flanking garages for the way they use the house.

CHAIRPERSON SIAVELIS: Yes, makes sense.

MR. GINNODO: Thanks for asking.

CHAIRPERSON SIAVELIS: Okay, any other comments from Board members?

COMMISSIONER GEISEL: It's Joe Geisel. Just given the shape of the lot and the undersized nature of the existing garage, I think this really works well.

CHAIRPERSON SIAVELIS: Okay, great. So, anyone else?

(No response.)

CHAIRPERSON SIAVELIS: Okay, let's go to the audience and see if there's any comments from audience participants. If there are, please click on the Raise Your Hand button or icon.

MR. MACH: Chairman, I do have one member of the audience that is asking to speak.

CHAIRPERSON SIAVELIS: He's asking to speak, Derek, you said?

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: All right.

MS. FITZGERALD: Hi, this is Julia Fitzgerald. I'm the neighbor to the west. We've seen the plans and we think it's going to work out beautifully. It shouldn't encroach upon where the yards come together, and it looks beautiful with the house. So,

we're very supportive of it.

CHAIRPERSON SIAVELIS: Julia, just to clarify, you are the neighbor directly to the west of the subject property, is that correct?

MS. FITZGERALD: Correct.

CHAIRPERSON SIAVELIS: Okay, thank you very much. Okay, any other comments, Julia?

MS. FITZGERALD: No, I think that's it. I mean, we're in favor.

CHAIRPERSON SIAVELIS: Okay, sounds good. Appreciate it.

All right, Derek, anyone else?

MR. MACH: There's one other member in the audience that is asking to speak, Chairman.

CHAIRPERSON SIAVELIS: All right, fire them up.

MRS. JOHNSON: Hi, this is Katie and Adam Johnson. We live kitty kind of cross diagonal across the street at 707. We have also seen the plans and we think that it's going to work beautifully and it's going to make everything look great on their house. So, we are for it.

CHAIRPERSON SIAVELIS: Great, thank you very much. We appreciate it.

Derek, any other folks in the audience who wish to comment?

MR. MACH: There's no other hands, Chairman.

CHAIRPERSON SIAVELIS: All right, thank you very much.

Let's move now to deliberation of the Board members. I guess I can start.

Consistent with what I said at the earlier stage and echoed by Mr. Geisel, I think this is reasonable. It makes sense to me. It has strong neighbor support, and frankly the existing situation is untenable, and there is no other place really to put a second garage. So, I strongly support it.

Any other thoughts or comments from other Board members supporting or disapproving?

(No response.)

CHAIRPERSON SIAVELIS: Okay, is there a motion to approve?

COMMISSIONER DIVITO: I'll motion to approve.

COMMISSIONER SELBKA: Second.

MR. MACH: I have Mr. Divito put the motion forward and Mr. Selbka seconded the motion.

Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, your variances, both variances are granted. You may continue to listen in or you may drop. No hard feelings if you drop.

MR. GINNODO: Thank you very much.

CHAIRPERSON SIAVELIS: Certainly.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:26 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 14, 2021

PETITIONER: Jarrett Residence

ADDRESS OF PROPERTY: 606 E. Park St.

VARIATION: 5.1-3.2 (Required Minimum Yards)

A 7.3' variation to allow a garage addition along the west property line with a side yard setback of 6.3' instead of the required 13.6' and an additional 1.5' for the eave; A 0.7' variation to allow a garage addition with a front yard setback of 24.9' instead of the required 25.6' and an additional 1.5' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the existing garage can only accommodate one car. The petitioner testified that the garage addition will match the existing house and that the garage is designed to accommodate the smallest viable single-car garage that's still usable. The petitioner further testified that the lot is irregular in shape.

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

Thereafter, a motion was made by Mr. Divito and seconded by Mr. Selbka. Thereafter, the Board voted 7-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 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.

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
7/12/2021**

Item: 103 N. Pine Ave. - 6/14/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
103 N Pine Ave - Minutes 6/14/21	Minutes
103 N Pine Ave - Findings 6/14/21	Minutes

ZONING BOARD

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

OF APPEALS

RE: 103 NORTH PINE AVENUE - ZBA #21-018

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones on the 14th day of June, 2021 at the hour of
7:26 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
DAVID DIVITO
THOMAS DRAKE
BENJAMIN JAFFE
JOSEPH GEISEL
JEFF LANAGHAN
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner
JAKE SCHMIDT, Development Planner

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CHAIRPERSON SIAVELIS: Moving on to the next item of business, ZBA Petition #21-018, 103 North Pine Avenue.

Derek?

MR. MACH: Thank you, Chairman.

The property is zoned R-3 and has a land area of approximately 8,712 square feet. The residence is approximately 3,750 square feet. In 2016, a variation was granted by the Zoning Board of Appeals for the house along the exterior side yard which is encroaching.

The Petitioner is proposing to expand the existing two-car attached garage. The proposed addition requires a zoning variation to allow a setback along the exterior side yard along Wing of 17.5 feet where 21.4 feet is required. In addition, the Petitioner is proposing a new shed that's encroaching into the side and rear setback.

Therefore, the Petitioner is requesting a 6.8-foot variation from Chapter 28, Section 5.1-3.2 to allow a garage addition with a rear yard setback of 23.2 feet instead of the required 30 feet and an additional one foot for the eave; and a 3.9-foot variation from Chapter 28, Section 5.1-3.2 to allow a garage addition with a setback of 17.5 feet along the exterior side yard instead of the required 21.4 feet and an additional one foot for the eave.

In addition, they're requesting for the shed a one-foot variation from Chapter 28, Section 6.5-2 to allow a shed with a side yard setback of two feet from the north property line where a minimum of three feet is required; and a three-foot variation from Chapter 28, Section 6.5-2 to allow a shed with a rear yard setback of two feet from the east property line where a minimum of five feet is required. Thank you, Chairman.

CHAIRPERSON SIAVELIS: Thank you very much, Derek.

Who's speaking on behalf of this petition tonight or for variances sought?

MS. WILSON: Hi, I'm Erica Wilson, I'm with ALA Architects.

CHAIRPERSON SIAVELIS: Good evening, Erica. Let's get you sworn in and then we can proceed. Please raise your right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Great, thank you. You have the floor.

MS. WILSON: Okay, the clients or the property owners bought the house thinking that they had a fully usable two-car garage. They found as they started living in the house that the interior stairs going into the residence, when you park both cars, it was blocking the stairway so you weren't really able to park both cars in the garage at once and be able to get in through that entrance.

So, they're requesting that that garage be expanded to allow a minimum of three feet in front of the stair, and then so that would shift the door over and then have a little bit of, you know, just center the door and then with the width of the garage, it would, you know, there would be a little bit of storage on the one side. So, that's for the garage addition.

It would essentially mimic what's there, it would just be slightly wider. The peak of the garage would remain at the same height that it is now. It will just, you know, be wider and, you know, it would be very little difference. Same with the garage

door.

Then as far as the shed, they're requesting the variances for the rear and side, or, yes, the rear and north lot line because, you know, they are in fact there because it's a corner lot, it's already pretty minimal. So, by putting the shed, the shed would essentially be in the middle of their remaining yard that's left. So, that's why they're requesting the variations for this utility shed.

CHAIRPERSON SIAVELIS: Okay, Mr. Selbka, I believe you have lead for this petition?

COMMISSIONER SELBKA: Yes.

I did have a few questions. First off, I noticed that the house had a variance attached that was granted in 2016. Is it true that, is there any way to do an addition to the garage without asking for a variance, or is this a non-conforming property as it is?

MS. WILSON: I believe it's non-conforming from when the house was constructed. We're keeping in line with what the existing garage is. We're not asking to more forward of that, we're just asking to extend it.

COMMISSIONER SELBKA: Okay, and then the other thing was there was nothing in the petition that had any hardship as to the shed. You did state that you would put it in the middle of the yard, but you're only asking for about a foot. What exactly is the hardship that one foot would change I guess is the issue?

MS. WILSON: I believe we're asking for one foot from the north and we're asking for three feet from the east. So, it would be minimizing it in both directions as much as we could just to keep as much yard available to the family as possible.

COMMISSIONER SELBKA: Okay, and I'm sort of looking, is that their, I'm looking at the proposed shed, is that then their backyard? That's their backyard then is where that shed would be going?

MS. WILSON: Yes, it would be in the northeast corner because the property is on a corner lot. So, the site is kind of more constrained because of that reason also, so it's sort of an awkward configuration, you know, for that because it's on the corner.

COMMISSIONER SELBKA: Okay, have the property owners spoken to the neighbors at all in regard to the proposed variances?

MS. WILSON: I believe they have. I think they've gotten letters from the property owners saying that they're in favor.

MR. ZITTERGRUEN: That's correct. Yes, hi, this is Tyler and Katie. We've spoken to both neighbors and gotten approval and have written letters from both of them.

COMMISSIONER SELBKA: We're those submitted? Actually, could we swear you in, Mr. Zittergruen?

MR. ZITTERGRUEN: Yes, no problem.

COMMISSIONER SELBKA: Peter, do you want to do it?

CHAIRPERSON SIAVELIS: Sure.

Can you raise your right hand, Mr. Zittergruen?

(Witness sworn.)

MR. ZITTERGRUEN: I do. Sorry, I'm muting. We've got three kids five and under, so I'm dealing with some background noise.

CHAIRPERSON SIAVELIS: No worries. Proceed.

COMMISSIONER SELBKA: Okay, so Derek, were those actually submitted? I didn't see them in the petition packet.

MR. MACH: They should have been in the packets.

MR. ZITTERGRUEN: Yes, I can re-forward them, but we sent them across.

MR. MACH: Mr. Zittergruen, do you have them with you by chance?

MR. ZITTERGRUEN: Yes, I can send them. Give me five minutes so I can just pull them up and re-send them.

MR. MACH: Or if you can do both as well? Yes.

MR. ZITTERGRUEN: Yes, I can do that. That's no problem at all. Yes, I mean, I think really for us, guys, we can only fit one car in our garage. We've got three kids, five and under, so all three kids are in car seats. So, we sent a picture, too, like our whole wall has got door dings. Our other car sits outside year round. So, we didn't want to do a full three-car garage because our view was we didn't want to lose too much of our yard. As you can see in the picture, we basically have no backyard at all.

So, the thought process was what do we do to extend it at least six or seven feet so we can actually fit our second car into the garage and not have to, you know, not be able to open the door in order to get the kids out. So, just trying to be as thoughtful about it as possible. So, instead of doing a full three-car, we just had six or seven feet extension and so we still have room, because right now we can't fit our car in the garage as is. The steps come outside, and so there's literally no room to fit it in.

COMMISSIONER SELBKA: Okay, those are the only questions I have, Peter.

CHAIRPERSON SIAVELIS: Thank you very much, Joe. Appreciate it.

Any other questions from Board members?

COMMISSIONER LANAGHAN: Yes, I had just a couple of quick ones if you don't mind. I completely understand the request for the garage expansion. I am struggling a little bit with the shed, although from kind of having looked at the property, and this is mainly for the other Board members, I'm going to start off saying I'm on a corner site also so I'm very sympathetic to people who have kind of, you know, dealt with setbacks on both sides. It's very difficult, I get it.

Your neighbor to the north, is there basically a fence between your property and theirs? Is that kind of what I'm seeing?

MR. ZITTERGRUEN: Correct.

COMMISSIONER LANAGHAN: Then your neighbor to the east, there's also their garage. So, actually that shed is kind of tucked into a natural corner by the fence and the garage.

MRS. ZITTERGRUEN: Yes.

MR. ZITTERGRUEN: Exactly right.

COMMISSIONER LANAGHAN: Yes, I mean, your plans make it look like it's kind of standing out in the middle of nowhere and it's like, okay, why can't you shift it over a little bit, but actually, I think it makes a lot of sense to kind of tuck it into that corner.

So, the only thing I'd comment I guess is it looks like you have some nice bushes or trees in that area. Are you thinking about replacing them or relocating

them or anything?

MR. ZITTERGRUEN: Yes, we're just going to remove as few as we can, so two or three at the most, and we'll move them somewhere else. So, that's already in the works once we hopefully get approval.

MRS. ZITTERGRUEN: And the idea is to re-landscape around it so it's going to look nice and it's going to match the house and everything. We just, you know, we need some extra space because all of the kids' stuff is out of control and we can't, there's nowhere to put anything.

COMMISSIONER LANAGHAN: I can imagine.

MRS. ZITTERGRUEN: Yes.

COMMISSIONER LANAGHAN: That's all the questions I had. Thank you, Peter.

CHAIRPERSON SIAVELIS: All right, any other questions from Board members?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, any comments from the audience?

Derek, anyone?

MR. MACH: I'm not showing any hands at this time.

CHAIRPERSON SIAVELIS: Okay, thank you very much.

Let's now move into the deliberation of the Board, please.

Mr. Selbka, do you want to lead the deliberation portion here?

COMMISSIONER SELBKA: Yes, no problem.

I know this property pretty well, it's on my block. I'm sympathetic to the request for more garage space and the variances associated with that. Originally coming in, I was a bit concerned about the variances related to the shed because there was no statement as to what the hardships were for the shed. But the architect and the owner made that point. Also, I was a little concerned that there was nothing from the neighbors, but it appears that the neighbors are on board with this.

So, I am going to vote in favor of all four variances at this point in time.

CHAIRPERSON SIAVELIS: Thank you, Mr. Selbka.

Any other comments from Board members?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, do we have a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER JAFFE: Seconded.

MR. MACH: I have Mr. Selbka put the motion forward and Mr. Jaffe seconded the motion.

Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.
COMMISSIONER LANAGHAN: Yes.
MR. MACH: Mr. Selbka.
COMMISSIONER SELBKA: Yes.
MR. MACH: Mr. Divito.
COMMISSIONER DIVITO: Yes.
MR. MACH: Chairman Siavelis.
CHAIRPERSON SIAVELIS: Yes.

Congratulations, your four variances are granted. Like I said to the prior petitioners, you may depart or choose to stay, it's your call. We are moving on to the next item.

MS. WILSON: Thank you very much..
MRS. ZITTERGRUEN: Thank you.
MR. ZITTERGRUEN: Thank you.
CHAIRPERSON SIAVELIS: You're welcome.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:39 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 14, 2021

PETITIONER: Zittergruen Residence

ADDRESS OF PROPERTY: 103 N. Pine Ave.

VARIATION: 5.1-3.2 (Required Minimum Yards), 6.5-2

A 6.8' variation to allow a garage addition with a rear yard setback of 23.2' instead of the required 30.0' and an additional 1.0' for the eave; A 3.9' variation to allow a garage addition with a setback of 17.5' along the exterior side yard (Wing Street) instead of the required 21.4' and an additional 1.0' for the eave; A 1.0' variation to allow a shed with a side yard setback of 2.0' from the north property line where a minimum of 3.0' is required; A 3.0' variation to allow a shed with a rear yard setback of 2.0' from the east property line where a minimum of 5.0' is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to widen the existing two car attached garage. The petitioner testified that the interior stairs is blocked by the vehicles which makes the garage entrance unusable. The petitioner also testified that there will not be an increase to the height of the garage.

The petitioner explained that they are also requesting variances for the rear and side yard encroachment for a new shed. The petitioner testified that there is limited yard therefore, the encroachment is necessary.

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. Jaffe. Thereafter, the Board voted 7-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 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.

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
7/12/2021**

Item: 1015 S. Highland Ave. - 6/14/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1015 S. Highland Ave. - Minutes 6/14/21	Minutes
1015 S. Highland Ave - Findings 6/14/21	Minutes

ZONING BOARD

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

OF APPEALS

RE: 1015 SOUTH HIGHLAND AVENUE - ZBA #21-019

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones on the 14th day of June, 2021 at the hour of
7:39 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
DAVID DIVITO
THOMAS DRAKE
BENJAMIN JAFFE
JOSEPH GEISEL
JEFF LANAGHAN
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner
JAKE SCHMIDT, Development Planner

CHAIRPERSON SIAVELIS: Next item is ZBA Petition #21-019, address is 1015 South Highland Avenue.

MR. SCHMIDT: Jake is doing this one.

CHAIRPERSON SIAVELIS: Okay, all right. Thanks, Jake. Can you present this?

MR. SCHMIDT: The subject property is zoned R-3 Residential Single-Family. The Petitioner is seeking to construct a new detached garage to the rear of their home and add a driveway to access the garage. However, this results in a driveway with a width of 47.8 feet at the widest point where a maximum width of 22 feet is permitted. There is existing evergreen shrubbery adjacent to the north property line that would screen this driveway. However, if approval of the request is granted by the Board, Staff encourages the Zoning Board to add a condition requiring additional evergreen screening north of the driveway. This would supplement the existing screening and maintain screening should the existing evergreen shrubbery be removed.

The Petitioner requests only one variation, that being a 25.8-foot variation from Chapter 28, Section 10.2-11.1b, *Parking in Yards - Driveway Width*, to allow a driveway with a maximum width of 47.8 feet where a maximum width of 22 feet is permitted.

CHAIRPERSON SIAVELIS: Thank you very much, Jake.

All right, so who is speaking on behalf of this petition tonight?

MS. CARLSON-NOFSINGER: Hi, I'm the property owner and I'll be speaking in addition to my architect, Dan Poloz, if you have specific questions about the plan.

CHAIRPERSON SIAVELIS: Okay, so Carol, let's swear you in, okay. Then if we need comments and feedback from your architect, we'll swear him or her in, okay?

MS. CARLSON-NOFSINGER: Okay, great.

CHAIRPERSON SIAVELIS: Okay, can you raise your right hand please? Oh, you already did, you beat me to it, all right.

(Witness sworn.)

CHAIRPERSON SIAVELIS: All right, great. You have the floor.

MS. CARLSON-NOFSINGER: Okay, so I'll just go through the four requirements or standards as they apply to the project. So, the first one, to basically state that the proposal will not alter the essential character of the locality and be compatible with the existing uses. The short width of the new driveway that's paired with the existing driveway is compatible with existing uses in the neighborhood.

As a matter of fact, I added three photos to the application. One is the photo of the property immediately across the street from us which has a circular drive, two curb cuts and two entrances. Then a block away west from that property is a property adjacent with our property if you go a block west, that's 1015 South Chestnut, and they also have a circular drive, two curb cuts and two entrances. A couple of houses down from that at 1045 South Chestnut, they have basically the same thing, a circular driveway, two curb cuts and two entrances.

By proposing the driveway in this manner, we were trying to avoid an additional curb cut and just piggyback off the existing driveway. So, we actually would have a shorter width where the new driveway meets the existing driveway than these

other properties that I sent you photos of. My architect also included some Google Map area views and identified a number of properties, of driveways in the neighborhood that don't comply with the current standard. So, that's number one.

Number two states that the plight of the owner is due to unique circumstances. So, a couple of things on the hardship. I bought the property on October 18th of 2019. Before my husband and I sat down to make the offer on the property, because we always intended on building a garage next to the house, I actually called the Village and I talked to Michael Mertes, M-e-r-t-e-s. I hope I'm not mispronouncing his name. But I called him on October 2nd before we made the offer, and I explained to him that we wanted to, you know, build this garage next to the existing house and put a driveway in to the garage. He asked me to e-mail him a copy of the plat of survey which the seller was providing to the buyer, so I e-mailed him that plat of survey.

Then he responded in an e-mail to me on October 3rd and we had spoken on the phone as well where he said that he did not see any problem with putting the garage in or putting the driveway in as long as we didn't make the curb cut from the street and put the driveway in straight because his lone concern was the parkway tree. There's a very large parkway tree that would either have to be removed or it could be damaged if a driveway was put in with a new curb cut immediately adjacent to that parkway tree. So, the way that we have the plans, it's avoiding that tree completely and we're preserving that tree. So, we went ahead and we made an offer on the house and purchased, you know, based on the fact that he had looked at the plat of survey and talked to us about what he thought would be approved and appropriate for the property.

Also, we own a truck that does not fit in our current garage. It's too tall and too wide to go into the garage. So, it has to sit out in the driveway because it can't fit in that garage. So, in building the new garage, it would fit in that new garage. The new garage does not require any variance whatsoever, it's completely going to be built within the code. But obviously we need a driveway to get to the garage or it's not very practical.

We also own a classic car that we intend on putting in the new garage. So, again, you know, the driveway is the means to get to the garage and, you know, that's why we're asking for this variance.

The third item is that the proposed variation is in harmony with the spirit and intent of the chapter. Actually, the majority of the new driveway does conform to the code, and it's just that small section, you can see on your screen, where the driveway curves, the new driveway will curve to meet the existing driveway that we have an area where it's going to be wider than the 22-foot code requirement. So, the majority of the driveway does actually comply with the current zoning.

The last item is that the variance requested is the minimum variance necessary to allow a reasonable use of the property. So, again the new proposed driveway doesn't exceed the 22-foot width required by the code for at least the majority of the driveway, but it's, you know, it has to either go straight to the street with an additional curb cut or basically turn and curve to meet the existing driveway which is what creates the issue. So, the alternative, really the only alternative to the plan that we're proposing is to create a second driveway with a new curb cut and that could impact the health of that existing tree in the parkway which we were taking into consideration because we like the

tree and we want to preserve the tree. Also, a second curb cut would increase the impervious surface on the property, creating more water runoff and more water, you know, in the municipality water retention system.

So, do you have any questions for me?

CHAIRPERSON SIAVELIS: I personally do not, although I do believe, Mr. Drake, you have lead on this petition, is that correct?

COMMISSIONER DRAKE: I do, Peter, thank you.

I do have a few questions. First of all, thank you for the detailed explanation on what you're trying to do.

Just how many vehicles do you have? You mentioned a truck and a classic car. How many vehicles all together?

MS. CARLSON-NOFSINGER: We own three vehicles and a trailer.

COMMISSIONER DRAKE: Okay, and what about talking with your neighbors?

MS. CARLSON-NOFSINGER: Yes, I talked to my next-door neighbor, spoke to them and they have no objections whatsoever. I talked to our neighbors across the street, and they said they're one hundred percent in favor of the project. They are happy with the fact that we're improving the property and they think it's going to look nice.

COMMISSIONER DRAKE: Okay, now there was a photo that was included with our packet, or it's an illustration; I'm not sure. Is that what that garage is going to look like? Does it match your home or does it complement the way the frontage of your home looks? I couldn't tell from the photo that it did.

MS. CARLSON-NOFSINGER: Yes. So, the garage, that's going to be the new garage. Actually, the facade has the red brick that matches our current existing home structure. So, yes, it's meant to, you know, look like it's part of the property and blend in with the property.

COMMISSIONER DRAKE: Okay, the Staff had recommended that you add some additional evergreens in the back north of where you want to place that driveway, some additional screening, advised the Board to consider putting that qualification on approving the variance. Is that something that you'd be agreeable to?

MS. CARLSON-NOFSINGER: So, we have some yews, very tall and very wide yews that are partly on our property and partly on the neighbor's property to the north. I would say they're probably maybe three-quarters or a half on her property and maybe one quarter or a half on our property that run the whole north side of the property line. So, I guess I'm just trying to clarify what you're asking us to do. Would you be asking us to put additional yews next to that, or I mean, they're very large, they're probably maybe 15 feet tall and probably maybe 10 feet wide.

So, I guess I'm just curious about, I mean, we're more than willing to put some additional landscaping on the west side of the property to connect with those bushes so you wouldn't see the driveway necessarily from the street side. But I guess when you're asking me about the north side, I don't quite understand what you mean by that.

COMMISSIONER DRAKE: Well, two things. One is the evergreens are obviously very mature and they give you a lot of privacy in that yard. I live not too far from your property, so I'm quite familiar with where you're at.

Derek or maybe Jake, one of you, could you maybe comment on what you were thinking there?

MR. POLOZ: So, I do have a comment actually, as the architect, if you want to swear me in?

CHAIRPERSON SIAVELIS: Yes. Yes, actually let's swear you in. Can you raise your right hand please?

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, go ahead.

MR. POLOZ: So, you know, if you kind of go back to the site plan, you know, for that second, the new driveway actually is pretty far away from the, you know, I guess the front lot. So, there's quite a bit of distance there, so it's not the, I guess the area where it's going to be connecting to the existing driveway is not going to be just, you know, as soon as you kind of come in you're going to see it. You're going to go up probably a solid, you know, 20 feet or so, probably more before you have that curvature to the new driveway.

So, it's not going to be sort of like visually very, I'd say very intrusive. Also, you know, the garage itself is far enough back from the front where it's virtually going to be not visible unless you're literally standing at the street looking directly at it from, you know, you have a short window, a small window that you'll actually see it. So, if you're coming either from the north side or from the south side, from the north side you'll have, there's enough, you know, tall bushes and trees that are going to, you know, block a lot of that view. If you're coming from the south, you're going to have majority of the house that's going to block your view anyways of that garage and the driveway.

So, you know, majority of both the driveway and the garage is going to be not visible really from the street. You know, it's not something that's going to be very clear cut like, oh, hey, there's, you know, clearly a new garage, you know. It's going to take some effort to actually see it, you know.

COMMISSIONER DRAKE: Well, mathematically, a majority can be 51 percent I suppose. I mean, how much of it, could you give me like a ball park number of how much of it would be covered? I don't mean to be smart in my comment, just trying to understand it better.

MR. POLOZ: You mean in terms of how of the garage is going to be covered or how much is the --

COMMISSIONER DRAKE: Well, no, how much of the driveway. You said the majority would not be visible. What ball park, what percentage would not be visible?

MR. POLOZ: I would say a solid 50 percent of it would probably not. I mean, if you look at the site plan, I could probably guesstimate it if you go down a little bit. So, well, actually, would you mind if you share my screen? Because I could probably maybe then give you guys a better idea of how it might look.

CHAIRPERSON SIAVELIS: The problem with doing that, what's on your screen may not be in the record.

MR. POLOZ: Oh, okay, understood. Understood.

CHAIRPERSON SIAVELIS: I don't think we want to do that. So, you're going to have to speak to the materials that are in the record.

MR. POLOZ: That's fine. I would say that, if you go back to the site plan,

the 3D site plan that we have there, so if you look at, you know, along the north edge of that where we have that same thing, the existing lot line, along that entire edge you have these tall evergreen trees growing, you know. Then you have an additional tree kind of almost at the junction where the two of them meet, you know, probably like eight feet to 10 feet, you know, probably west of that. So, you have a good amount of that driveway that's going to be blocked. I would say probably 50 to 60 percent of that existing driveway is going to be not visible by people, or I should say not noticeable. It's not going to be something that you're going to just drive by and see it sticking out. It's going to be pretty behind the scenes I would say, because again, this is just their property line, there's an existing, you know, 20 feet of lot kind of in front of that, if that makes sense. So, it's farther back.

COMMISSIONER DRAKE: Okay, fair enough. I appreciate the explanation.

Derek, could maybe you or Jake could just comment on exactly what the Staff was thinking as far as that additional landscaping, just so everybody is clear?

MR. SCHMIDT: Sure.

MR. MACH: There's some uncertainty as to whose the yews that the Petitioner was referring to, the evergreens along the property line, I think there was some uncertainty. They appear to be the neighbors', but it sounds like they're, you know, pretty much along the property line. The thought was just, you know, Staff was just recommending that, wanted to make certain that there is some type of screening along that shared property line. But as the Petitioner indicated, it sounds like they're along the property line, shared property line I should say.

COMMISSIONER DRAKE: Yes, I guess we'll find out if there are any neighbors that want to speak later on in the discussion, you know, that have an issue with it. They could speak to that.

I only have one more question, and I appreciate all the feedback. Did you see the comments that Engineering had about, you know, grading requirements at permit time. That was really the only Staff comment other than the landscaping.

MR. SCHMIDT: Yes, that's typical of them. They just want to make sure there's proper drainage after the garage is installed. They always review grading as part of the building permit, so that's just more of a note of caution and a note for the Applicant as they proceed forward.

COMMISSIONER DRAKE: Okay, very good. Those are the only questions I have. Thanks to everybody.

MR. POLOZ: Thank you.

CHAIRPERSON SIABELIS: Okay, any other further questions from Board members before we turn it over to see if there's any audience comments?

(No response.)

CHAIRPERSON SIABELIS: Okay, hearing none, anybody in the audience wishes to speak and provide concise comments if any to this petition?

Derek or Jake, do you see anybody?

MR. MACH: Chairman, I'm not showing any hands at this time.

CHAIRPERSON SIABELIS: Okay, let's now, actually, before we go to the deliberation of the Board members, I think the Petitioner at the outset of this mentioned

three photographs. Did you not?

MS. CARLSON-NOFSINGER: Yes, I did. I'm sorry, yes.

CHAIRPERSON SIAVELIS: Okay. All right, Derek, if you can scroll through the packet real quick or the materials? I don't recall seeing any photographs. Did I miss them or are they not part of the record?

MR. SCHMIDT: Yes, it looks like they weren't added to the agenda, but I do have them here for view. This is one.

CHAIRPERSON SIAVELIS: Yes, that's the large driveway the Petitioner referenced, she mentioned a circular driveway and she referenced that. I recall that.

MS. CARLSON-NOFSINGER: That's one block from us.

CHAIRPERSON SIAVELIS: Okay, next?

MS. CARLSON-NOFSINGER: That one was 1015 South Chestnut.

CHAIRPERSON SIAVELIS: Okay, can you scroll down so we can kind of reset the image?

MR. SCHMIDT: Is that better?

CHAIRPERSON SIAVELIS: Yes, I think we're just loading.

MS. CARLSON-NOFSINGER: It cutting off the driveway.

CHAIRPERSON SIAVELIS: There you go.

MS. CARLSON-NOFSINGER: There it is.

CHAIRPERSON SIAVELIS: Okay, so --

MS. CARLSON-NOFSINGER: That's the house on 1045 South Chestnut.

CHAIRPERSON SIAVELIS: What was your point in regards to this driveway?

MS. CARLSON-NOFSINGER: I'm sorry?

CHAIRPERSON SIAVELIS: Yes, I'm sorry, let me restate for you. You were obviously making, what is your point in regards to this driveway? Another large driveway that --

MS. CARLSON-NOFSINGER: You know, if you're talking about a driveway that's very wide, this driveway would be way wider than our driveway that we're proposing.

CHAIRPERSON SIAVELIS: Okay, and what's the distance to your house from this?

MS. CARLSON-NOFSINGER: One block.

CHAIRPERSON SIAVELIS: Great. Okay, and then the third one, Jake?

MR. SCHMIDT: There were only two that were included within the submission. Those are the two that are displayed here.

CHAIRPERSON SIAVELIS: Okay, so, and just to clarify the procedure here, these were included in the submission, but they weren't provided to us in the packet?

MR. SCHMIDT: Yes, I don't know why they weren't included with the packet. They should have been. Maybe this would -- what exactly they were referencing.

CHAIRPERSON SIAVELIS: Okay, understood. Since they were submitted, and Jake and Derek, were these timely submitted, these images?

MR. MACH: Yes, they were submitted as part of the petition.

CHAIRPERSON SIAVELIS: Okay, great. That's good to know. All right, let's move on now to the deliberation phase.

Mr. Drake, can you take lead on deliberations please?

COMMISSIONER DRAKE: Sure, I'm happy to do that.

Well, first of all, I think it's a big ask in terms of, you know, the variance, the size and the percentage, et cetera, but I also think at the same time that the Petitioner has made a good case. I think one of the tipping points for me is having a truck that would not fit into the current garage among other things and then the amount of vehicles that they have. Those lots over in that neck of the woods in Arlington Heights are, you know, sizeable lots. The homes all throughout that neighborhood are custom built.

I think given that there are no Staff objections, there are no neighbor objections, I would be in support of this, you know. As long as the garage that they're putting in the back is going to match up nicely with the house and complement it, I think it's a reasonable request and I would support it.

CHAIRPERSON SIAVELIS: Thank you, Mr. Drake.

Derek, can you, or Jake, can you display the site plan please? That's a tongue twister there. All right, thank you.

All right, any other comments from Board members? Do we have a motion?

COMMISSIONER DRAKE: I would move approval of the petition.

COMMISSIONER DIVITO: I second it.

CHAIRPERSON SIAVELIS: Mr. Drake and Mr. Divito.

MR. SCHMIDT: I have Mr. Drake with the motion and Mr. Divito with the second.

CHAIRPERSON SIAVELIS: All right, roll call.

MR. SCHMIDT: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. SCHMIDT: Mr. Geisel.

CHAIRPERSON SIAVELIS: Joe, you're offline, or actually you're on mute before we get your vote.

COMMISSIONER GEISEL: If I missed that, my apologies. It went in and out just a little bit there. But yes is my vote.

CHAIRPERSON SIAVELIS: Thank you..

MR. SCHMIDT: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. SCHMIDT: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. SCHMIDT: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. SCHMIDT: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. SCHMIDT: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, your variance is granted.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:03 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 14, 2021

PETITIONER: Carlson-Nofsinger Residence

ADDRESS OF PROPERTY: 1015 S. Highland Ave.

VARIATION: 10.2-11.1b (Parking in Yards – Driveway Width)

A 25.8' variation to allow a driveway with a maximum width of 47.8' where a maximum width of 22' is permitted.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the proposed driveway is compatible with the neighborhood, where there are several large driveways. The petitioner stated that they are trying to avoid an additional curb cut and a parkway tree by tying into the existing driveway, which results in a shorter width where the new driveway meets the existing driveway than other properties in the vicinity. The driveway is needed to connect to a new detached garage, which is needed to store a truck that does not fit in the current garage. The petitioner testified that there are existing yews that would screen the driveway from the northern neighbor's view.

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

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Divito. Thereafter, the Board voted 7-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 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.

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
7/12/2021**

Item: 515 W. Palatine Rd. - 6/14/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
515 E. Palatine Rd. - Minutes 6/14/21	Minutes
515 E Palatine Rd - Findings 6/14/21	Minutes

ZONING BOARD

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

OF APPEALS

RE: 515 WEST PALATINE ROAD - ZBA #21-020

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones on the 14th day of June, 2021 at the hour of
8:03 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
DAVID DIVITO
THOMAS DRAKE
BENJAMIN JAFFE
JOSEPH GEISEL
JEFF LANAGHAN
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner
JAKE SCHMIDT, Development Planner

CHAIRPERSON SIAVELIS: We'll move on to the next item. As we approach five after 8:00, I want to try and keep this moving. Next petition is ZBA Reference #21-020, 515 West Palatine Road.

Derek?

MR. MACH: Thank you, Chairman.

The Petitioner is proposing to install a four-foot tall open fence in the front yard where code limits the height of fences to three feet. In addition, they are also proposing to install a six-foot tall solid fence in the rear yard along the north property line; however, a five-foot setback with landscaping on the street side of the fence is required.

Therefore, the Petitioner is requesting a five-foot variation from Chapter 28, Section 6.13-3c to allow a six-foot tall, solid fence in the exterior side yard to be zero feet from the property line where a setback of five feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

In addition, they're requesting a one-foot variation from Chapter 28, Section 6.13-3 and Chapter 28, Section 6.13-3a to allow a four-foot tall open fence in the front yard where code allows a three-foot tall open fence. Thank you, Chairman.

CHAIRPERSON SIAVELIS: Thank you very much, Derek.

Okay, who is going to be speaking tonight in regards to this petition?

MR. MACH: Mr. Deiab, could you proceed?

CHAIRPERSON SIAVELIS: We lost you by the way. We lost your video, Mr. Deiab.

MR. DEIAB: Hello?

CHAIRPERSON SIAVELIS: Yes, we've got you back.

MR. DEIAB: Hi, how are you doing?

CHAIRPERSON SIAVELIS: Well, thank you. Can you identify yourself please?

MR. DEIAB: My name is Aasem Deiab, and I live at 515 West Palatine Road.

CHAIRPERSON SIAVELIS: Okay, let's swear you in and then we'll proceed, okay? Raise your right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: All right, you've got --

MR. DEIAB: It's breaking up. I cannot, can you hear me?

CHAIRPERSON SIAVELIS: Yes, we can hear you.

MR. DEIAB: Can you repeat your question please?

CHAIRPERSON SIAVELIS: Okay, so you've been sworn in, so now it's your turn, your chance to present information and establish the four elements that are necessary for your petition or for your variance so we can vote on your variance. Okay?

MR. DEIAB: Yes. Right now, I have an existing fence that's four feet tall. I have a disabled child who's 13 years old. I want to keep it the same tall as it has been for, I think like 50 years ago it's been the same size, same tall. I need to keep the same size for his safety and security.

For the other, the front one, I need to keep privacy for him, so that's the only way he can play in front of my house. He cannot go anywhere for safety issue. He cannot go like to a park or play anywhere. I'm very old to keep watching him. Plus,

my wife, she's not in a good health condition. So, the only way he can enjoy and get some fresh air is to stay outside within a privacy fence.

CHAIRPERSON SIAVELIS: Okay, understood.

All right, Mr. Geisel, I believe you have lead on this petition?

COMMISSIONER GEISEL: Yes, thank you.

So, the issue that you noted with a child with special needs is definitely noted. Clearly, your location along Palatine Road and your frontage, I don't think, it's one that we all understand but I don't think you've made reference to. But in looking at the photos and the material that you've presented, I think what the Petitioner has requested under the circumstances would suit their needs.

CHAIRPERSON SIAVELIS: All right, anything else, Mr. Geisel.

COMMISSIONER GEISEL: Again, I think the only thing that, if you note from the aerial, there is a pool at the home that's adjacent. I think one of the photos shows yet another fence that's probably six-foot because of that pool. So, I guess what I'm suggesting is that yet another fence, particularly facing Palatine Road, we wouldn't want to normally see a fence of six-foot height located in such a manner. But under the circumstances, I don't think it's problematic.

CHAIRPERSON SIAVELIS: Okay, Mr. Deiab, do you have any comments in regards to what Mr. Geisel was saying?

MR. DEIAB: I didn't hear, what was the question?

CHAIRPERSON SIAVELIS: Well, I'm not, Mr. Geisel, I don't believe you posed a direct question but given what you were saying, you know, I wanted to give Mr. Deiab to respond or further comment. I think that that was appropriate.

So, Mr. Deiab, do you have any follow-up comments or thoughts on what Mr. Geisel was saying in regards to your petition, in regards to your home location and the hardship you mentioned?

MR. DEIAB: Yes, it's just like I say, my son is very delayed, and I just want to make sure he's going to be safe. He's growing up, getting older and older, and I cannot control him, too. So, I just want to make sure he's a safe and secure, he cannot go anywhere.

CHAIRPERSON SIAVELIS: Understood.

All right, any other questions from Board members?

COMMISSIONER LANAGHAN: I just have one and it's really more to Staff. In this particular instance, which street is the 'front' yard? Is it Palatine or is it the side street?

MR. MACH: It's the side street. Fernandez would be defined as the front yard.

COMMISSIONER LANAGHAN: That's the front yard. So, the zero lot line is actually in the side yard, am I understanding that correctly?

MR. MACH: Correct, along Palatine Road.

COMMISSIONER LANAGHAN: Okay, yes, considering that there is a fairly large fence along Palatine for the lot next door, you know, I think this is appropriate to kind of, to Joe's point. Palatine Road being the busy road that it is, it certainly makes sense to kind of provide a fence for this gentleman's son.

CHAIRPERSON SIAVELIS: Do both of you, Mr. Geisel and Mr. Lanaghan,

do you agree with the nuance or the concept about waiving the requirement to provide landscaping on the street side of the fence? Are you, do you have any qualms with that?

COMMISSIONER LANAGHAN: Given the -- go ahead. Go ahead, Mr. Geisel.

COMMISSIONER GEISEL: Given the proximity to Palatine Road, I don't know that landscaping would fair very well there.

COMMISSIONER LANAGHAN: Yes, I don't disagree. Again, the fence immediately adjacent to the east around that pool has a zero setback as well. So, you know, it doesn't seem appropriate to me to pull this back five feet when the one next door has a zero setback.

CHAIRPERSON SIAVELIS: Understood.

Dave?

COMMISSIONER DIVITO: One quick question for the Petitioner. Mr. Deiab, you don't have any other patio located on this property except that one that's near the front door, is that correct?

MR. DEIAB: Yes, there is no other one.

COMMISSIONER DIVITO: Okay, and the new proposed fence, you're going to be enclosing that?

MR. DEIAB: It's going to be by the driveway and the front one by Palatine.

COMMISSIONER DIVITO: Right, you'll be able to fence in that, so that the existing fence stops at the house --

MR. DEIAB: Right.

COMMISSIONER DIVITO: -- by the new drive that's going forward to Palatine Road, the frontage road, and continue in front and enclose that patio that you have set up, right?

MR. DEIAB: Yes. So, that's for his safety so he cannot go anywhere. I just want him to stay outside with our fenced door, and that way he can, that's the only way he can get fresh air, because he's been telling me everyday I'm bored. He needs to go outside. He's been locked in for a long time, you know, and I always worry about him a lot.

CHAIRPERSON SIAVELIS: Right, we understand, Mr. Deiab. It makes a lot of sense to us. Mr. Divito was just asking for clarification that the fence would essentially wrap around or enclose the patio. So, that's what it sounds like and that's what you can see from the diagram.

MR. DEIAB: Yes.

CHAIRPERSON SIAVELIS: Appreciate that, thank you.

So, let's move on to the phase, if there's any comments from the audience, Derek or Jake, do we have anybody in the audience wishing to speak?

MR. MACH: Chairman, I'm not showing any hands.

CHAIRPERSON SIAVELIS: Okay, great.

Mr. Deiab, I assume, did you get any feedback from any of your neighbors in regards to seeing the sign, or did they provide any comments to you?

MR. DEIAB: No, no. No. There's a couple of people walking by, I explained. They were very agreeable about, because they've seen the existing one, same tall and doesn't bother any view or vision or blocking anybody from seeing around

the corner. It's far away.

CHAIRPERSON SIAVELIS: Understood, okay.

All right, let's open deliberations among the Board.

Mr. Geisel?

COMMISSIONER GEISEL: Thank you.

Again, I'm just going to restate that given the needs and given the location, the site issues that they're facing, I believe what he has requested is something that I would support.

CHAIRPERSON SIAVELIS: Given the presentation and the information that were provided.

COMMISSIONER DIVITO: Yes, and just to chime in here, I'm not a fan for zero foot away from the street like this, but Palatine Road being as busy as it is, having the taller fence, having the privacy fence makes sense. I asked specifically around that patio because really there's no outdoor area where the family can kind of congregate together, any nice patio area. So, knowing that he's going to be closing that up just, you know, further makes sense for the desire and need to have this type of project.

COMMISSIONER GEISEL: And that's a good point that I failed to make, so thank you for doing so, David.

CHAIRPERSON SIAVELIS: Okay, any other points to raise or discuss amongst the Board?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, do we have a motion?

COMMISSIONER GEISEL: I'll move approval.

COMMISSIONER DIVITO: I'll second.

MR. MACH: Mr. Geisel put the motion forward, and Mr. Divito seconded the motion. Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, Mr. Deiab. Your variance has been granted. Good luck with the project. If he's still there, but I think we've reached the end right now.

Derek, I know there's a couple of housekeeping matters. Before we adjourn, there's the statement of economic interest. I believe myself, Mr. Divito and Mr. Selbka, we need to submit our statements.

But Derek, is there anything else you wish to add on that?

MR. MACH: No, the Village Clerk put it on the agenda just as a reminder, you know, if you could submit.

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER DIVITO: No way to change the dates in the --

COMMISSIONER GEISEL: Right along with your ethics.

CHAIRPERSON SIAVELIS: Were you asking for a way to finagle on the economic disclosure, is that it?

COMMISSIONER DIVITO: The sad part is I literally shredded it. I filled it out and I just never submitted it. It's been sitting on my desk for a month and I just never submitted it. So, I'm --

CHAIRPERSON SIAVELIS: That's not how you pay your bills.

All right, I think, gentlemen, we've reached the end. Derek, are there any other items?

Joe, are you raising your hand there?

COMMISSIONER SELBKA: No, sorry.

CHAIRPERSON SIAVELIS: All right, Derek, are there any other items, housekeeping items?

MR. MACH: There are no other items, thank you.

CHAIRPERSON SIAVELIS: All right, do we have a motion to adjourn?

COMMISSIONER SELBKA: Motion to adjourn.

COMMISSIONER JAFFE: Seconded.

MR. MACH: I have Mr. Selbka and Mr. Jaffe. Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

All right, thank you, everyone, for your time. Appreciate it. Enjoy the rest of your week.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:19 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 14, 2021

PETITIONER: Deiab Residence

ADDRESS OF PROPERTY: 515 W. Palatine Rd.

VARIATION: 6.13-3c (Location of Fences-Exterior Side Yard), 6.13-3 (Location of Fences),
6.13-3a (Location of Fences-Front Yard)

A 5' variation to allow a 6' tall solid fence in the exterior side yard to be 8' from the property line where a setback of 5' is required, and to waive the requirement to provide landscaping on the street side of the fence; A 1.0' variation to allow a 4' tall open fence in the front yard, where code allows a 3' tall fence of open design.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are requesting a fence variance for the front and exterior side yard. The petitioner testified that they have a child with special needs and the additional height is necessary for safety reasons.

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. Geisel and seconded by Mr. Divito. Thereafter, the Board voted 7-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 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.

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
7/12/2021**

Item: 1905 E. Grove St. - ZBA#21-021

Department: Planning & Community Development

REQUEST

A 7.1 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards) and Section 6.6-5.1 (Table of Permitted Obstructions) to allow a front porch with an exterior side yard setback of 14.8 feet where 21.9 feet is required, and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 14, 2021
Date Prepared: July 7, 2021
Project Title: Olsen/McCarte Residence
Address: 1905 E. Grove St.

Background Information

Petition Number: ZBA #21-021
Petitioner: Kevin Purdom – JRC Design Build
Address: 1275 E. Davis St.
Arlington Heights IL 60005

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

The subject property is zoned R-3, One-Family Dwelling District. The property has a total land area of 7,541 square feet. The petitioner is proposing to add a porch addition to the existing home. The proposed porch is 5.0 feet by 25.0 feet and the proposed setback is 14.8 feet to the exterior side yard property line; however, per code a setback of 21.9 feet is required. Therefore, the petitioner requests the following variation:

- A 7.1 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards) and Section 6.6-5.1 (Table of Permitted Obstructions) to allow a front porch with an exterior side yard setback of 14.8 feet where 21.9 feet is required, and an additional 1.0 feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four 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	✓	6/23/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/23/21	
3. Letter that was Mailed	✓	6/23/21	
4. Photographs of Sign on Property	✓	6/23/21	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: McCarte Residence

Project Address: 1905 E Grove St.

ZBA #: 21-021

Date: June 25, 2021

Derek:

I have reviewed the request for the following variance:

- A 7.1-foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards) to allow a front porch with an exterior side yard setback of 14.8 feet where 21.9 feet is required, and an additional 1.0 feet for the eave.

and have no objections or comments to the request.

ZBA# 21-021
1905 E Grove St- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: June 4, 2021
Received by Planning:
Transmitted to Engineering: June 23, 2021
Completed: July 6, 2021
ZBA Meeting Date: July 12, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A 7.1 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards) to allow a front porch with an exterior side yard setback of 14.8 feet where 21.9 feet is required, and an additional 1.0 feet for the eave.

The Engineering Division has NO COMMENT on the variance request for Required Minimum Yards.

NOTE: An updated Plat of Survey will be required for permit submittals. Plat of survey submitted does not show the addition at the southeast corner of the house.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: McCarte Residence

Project Address: 1905 E. Grove Street

ZBA #: 21-021

ZBA Hearing Date: July 12th, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 23, 2021

- A 7.1 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards) to allow a front porch with an exterior side yard setback of 14.8 feet where 21.9 feet is required, and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: The proposed front porch is nicely designed, and fits well with the existing house.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than July 2, 2021.

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 if the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner Kevin Purdom of JRC Design Build

being the owner of the property commonly know as: 1905 E Grove St

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.2 (c)

Chapter 28, of the Arlington Heights Municipal Code, in order to: build a covered porch entry 14.8' from exterior side setback
where 21.88' is required.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): We plan to keep the design simple
and true to the neighborhood and existing house. All design guidelines have been met.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The existing house is already encroaching on the exterior sideyard setback
based on the average of house of the neighbors. In order to add anything to the side yard we will need a variance.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain):
All design guidelines are to be followed per the village. design adds just a covered porch that actually increases the appeal
the street

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): in order to achieve the desired covered porch entry from door to edge of building the porch will only run
from door to edge of building. The continuous roofline dictate the porch and 5'-0" depth porch is minimum that would provide
desired use

Signed: _____

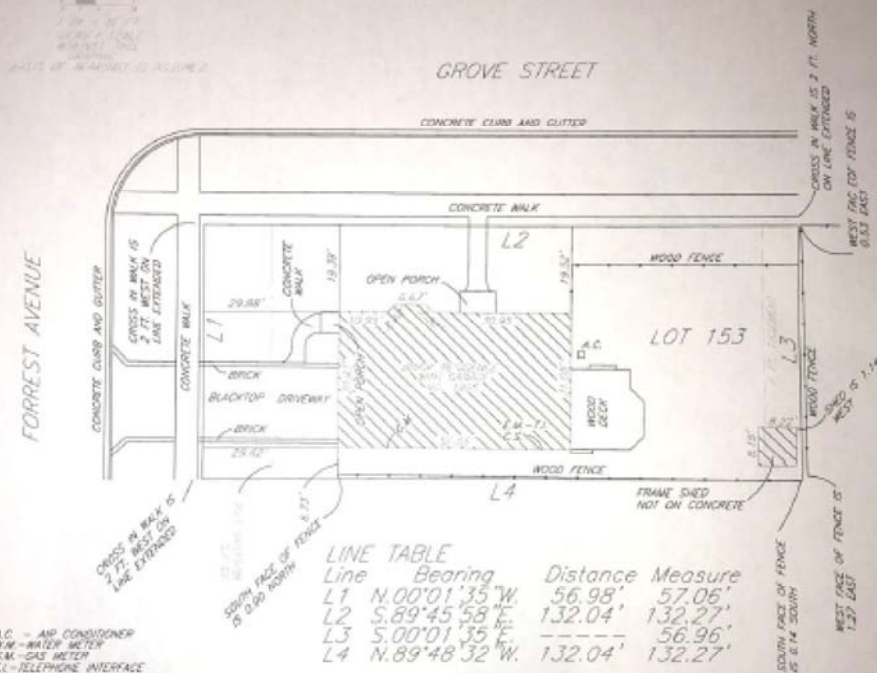


Petitioner

Date: 06/04/2021

Property located at: _____
Legally described as: _____

LOT 153 IN M. ROY BERRY COMPANY'S ARLINGTON ACRES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED APRIL 23, 1926 AS DOCUMENT NUMBER 289758, IN COOK COUNTY, ILLINOIS



A.C. = AIR CONDITIONER
W.M. = WATER METER
G.M. = GAS METER
T.I. = TELEPHONE INTERFACE
C.S. = CABLE SERVICE
E.M. = ELECTRIC METER

Survey ordered by: Law Offices of Kusia and Kusia

Scale of Illinois
County of Du Page)

Michael J. Eversen surveys, Inc. does hereby certify that we have surveyed the above described property and prepared the plat herein drawn. The legal description shown herein is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Discrepancies not noted herein shall not be assumed by selling or otherwise. Compare all points before building and report any discrepancies. This professional survey conforms to the current Illinois Minimum Standards for a Boundary Survey.
Date of field survey: May 28, 2014

Dated this 28th day of May, 2014

By: _____ President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2014
Professional Design Firm Land Surveyor Corporation No. 184,904W

[illegible]

original plat is in colors
Michael J. Emsert Survey, Inc.

PROJECT DATA

PROJECT LOCATION:	1905 E GROVE ST
ZONING DISTRICT:	R-3
LOT AREA:	7605 SF
PIN:	03-33-113-001-0000
MAX IMPERVIOUS COVERAGE (50%)	3802 SF
PROPOSED IMPERVIOUS COVERAGE:	2340 SF

APPLICABLE CODES

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:	
BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE, 2018
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2018 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS

ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.

MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.

ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.

ENERGY CODE COMPLIANCE NOTES

1.
ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR: 0.30
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR: 0.55
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49 (BLOWN)
MIN. FRAME WALL R-VALUE: 20 OR 13+5
ACTUAL WALL R-VALUE: 15 + 5 (BATT & RIGID)
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE: N/A
MIN. BASEMENT R-VALUE: 15/19
ACTUAL BASEMENT R-VALUE: 21
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS. SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.
2.
ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2018 IECC REQUIREMENTS.
ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM.
ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.
3.
ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.
4.
ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.
5.
PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.
6.
ALL DUCTWORK SHALL BE ADEQUATELY SEALED. ALL SUPPLY DUCTWORK IN UNCONDITIONED ATTIC TO HAVE R-8 INSULATION. ALL OTHER DUCTWORK TO HAVE R-6 INSULATION. HVAC CONTRACTOR SHALL PROVIDE EITHER POST-CONSTRUCTION OR ROUGH-IN TEST OF TOTAL AIR LEAKAGE FOR DUCT SYSTEMS.
7.
ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.
8.
ALL ACCESS HATCHES/DOORS TO UNCONDITIONED SPACE SHALL BE INSULATED & WEATHERSTRIPPED.
9.
AT LEAST 90% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA													
GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ	FLOOD HAZARDS CHAPTER 15 OF VILLAGE CODE	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WTHRNG	FROST LINE DEPTH	TERMITE					
25	115	NO	NO	NO	b	SEVERE	42"	MOD -TO- HEAVY	-4	YES	NOV 6 2000	2000	47.6

SHEET INDEX - ARCHITECTURAL		
A0.0	COVER SHEET	1- 06/02/2021
A1.0	SITE PLAN	1- 06/02/2021
A2.1	FIRST FLOOR PLAN	1- 06/02/2021
A2.3	ROOF PLAN & STAIR DETAILS	1- 06/02/2021
A3.0	ELEVATIONS	1- 06/02/2021

DESIGN CRITERIA

FLOOR	
SLEEPING ROOMS	40# LL - 10# DL
OTHER ROOMS	40# LL - 10# DL
VEH. GARAGES	50# LL - 10# DL
WALL	
	60# PLF OR ACTUAL LOAD
	20 PSF WIND 0'-20' HEIGHT
	25 PSF WIND 21'-29' HEIGHT
	30 PSF WIND 30' HEIGHT AND ABOVE
CEILING	
UNHAB W/O STOR	10# LL - 10# DL
UNHAB LIM STOR	20# LL - 10# DL
HAB W/ FIX STAIR	30# LL - 10# DL
WIND SPEED	
NOMINAL	115 MPH 3 SECOND GUST & 89
ROOF	
	30# LL (SNOW) - 10# DL (ALL SLOPES)
FROST DEPTH	
	42" (3'-6")

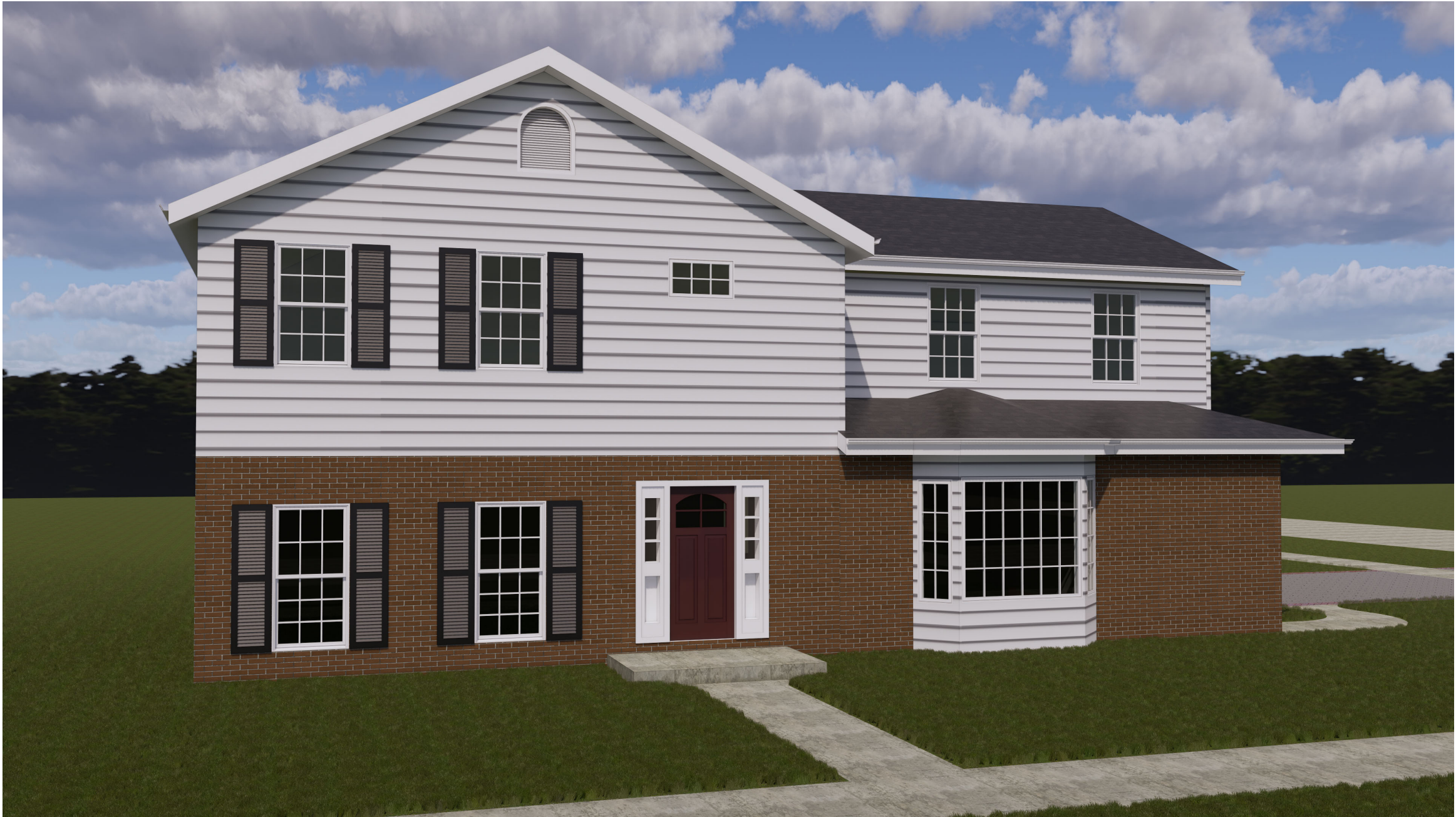
STRUCTURAL FRAMING LUMBER
BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)
GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER

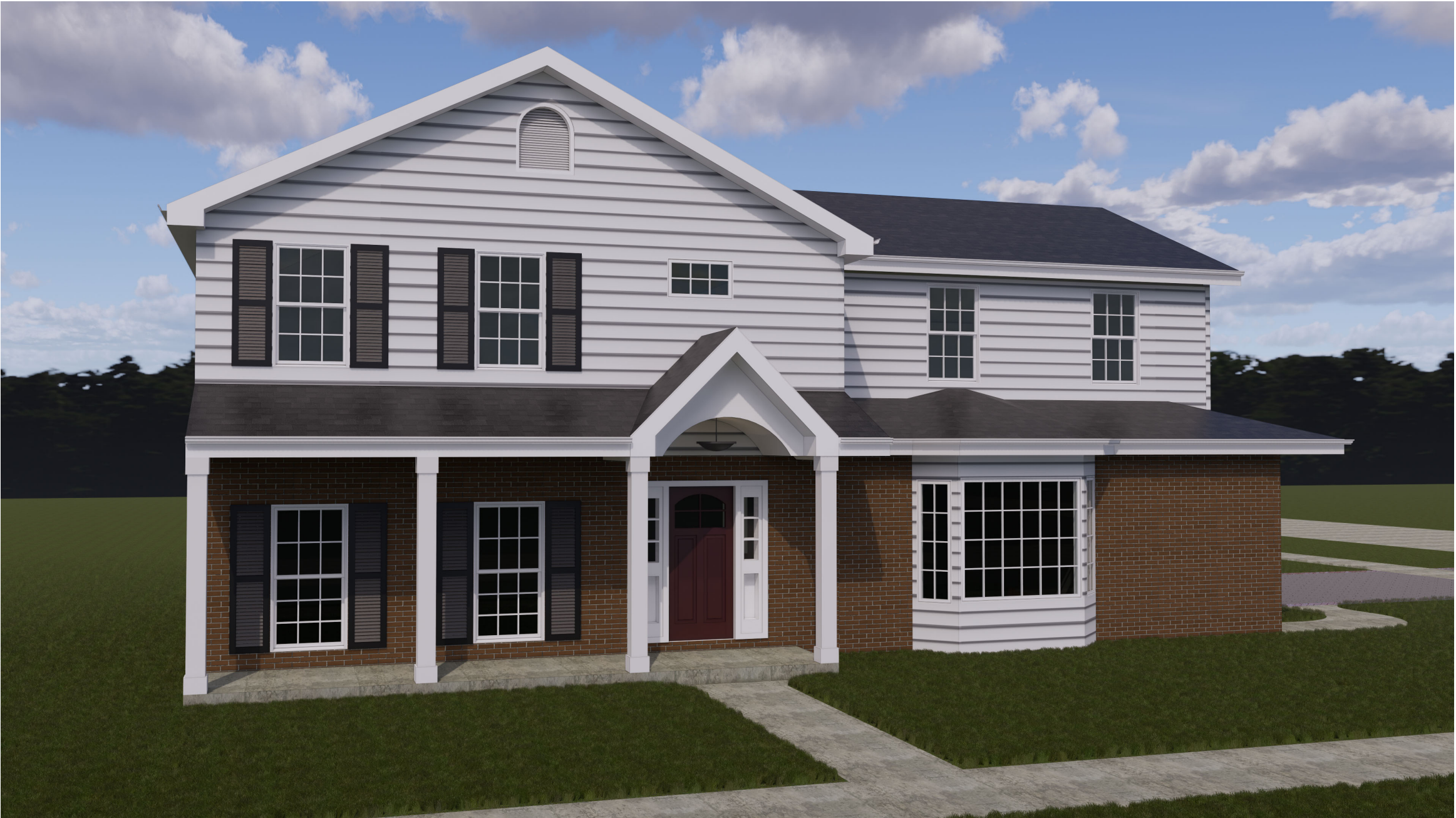
MANUFACTURER - TRUS-JOIST
PRODUCT - LVL HEADERS & BEAMS MICRO-LAM



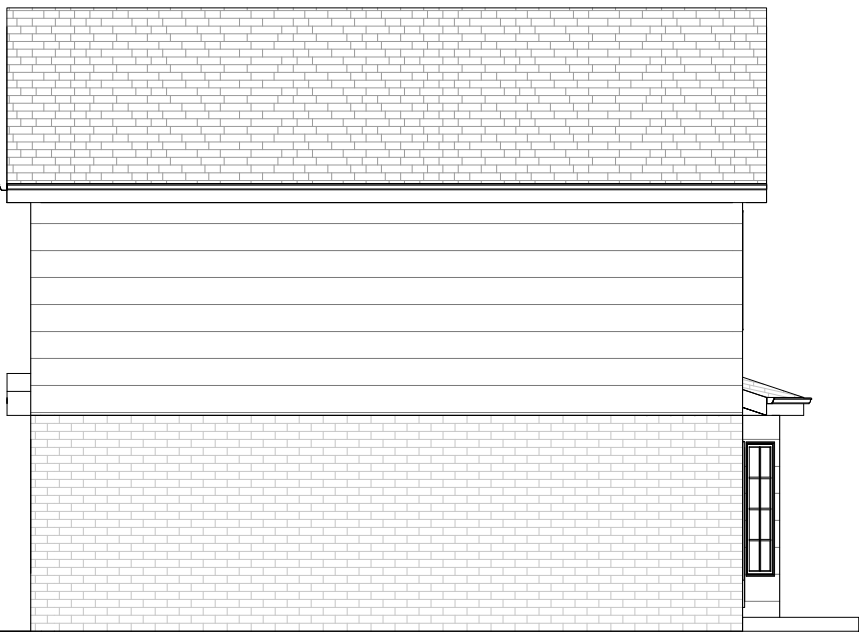
EXISTING FRONT ELEVATION



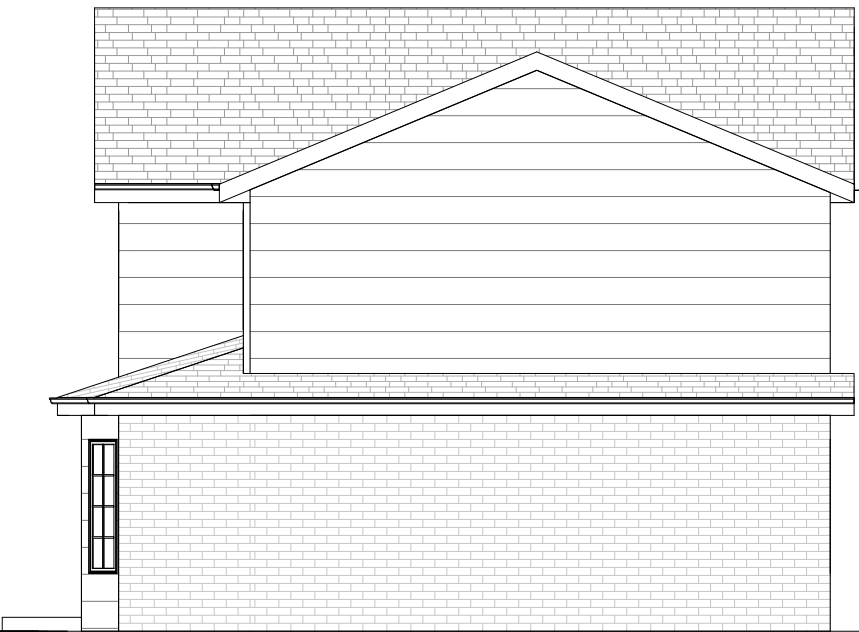
EXISTING FRONT 3D RENDER



PROPOSED FRONT 3D RENDER



EXISTING SIDE ELEVATION



EXISTING SIDE ELEVATION

PORCH ADDITION TO OLSEN RESIDENCE



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COVERED PORCH ADDITION
OLSEN RESIDENCE
1905 E GROVE ST
ARLINGTON HEIGHTS, IL

DATE	1- 06/02/2021
ISSUE DATE	1- 06/02/2021
	1 - BID

THESE DRAWINGS ARE NOT FOR CONSTRUCTION AND ARE FOR CONCEPT ONLY. DIMENSIONS, HEIGHTS, AND WALL LOCATIONS TO BE VERIFIED.

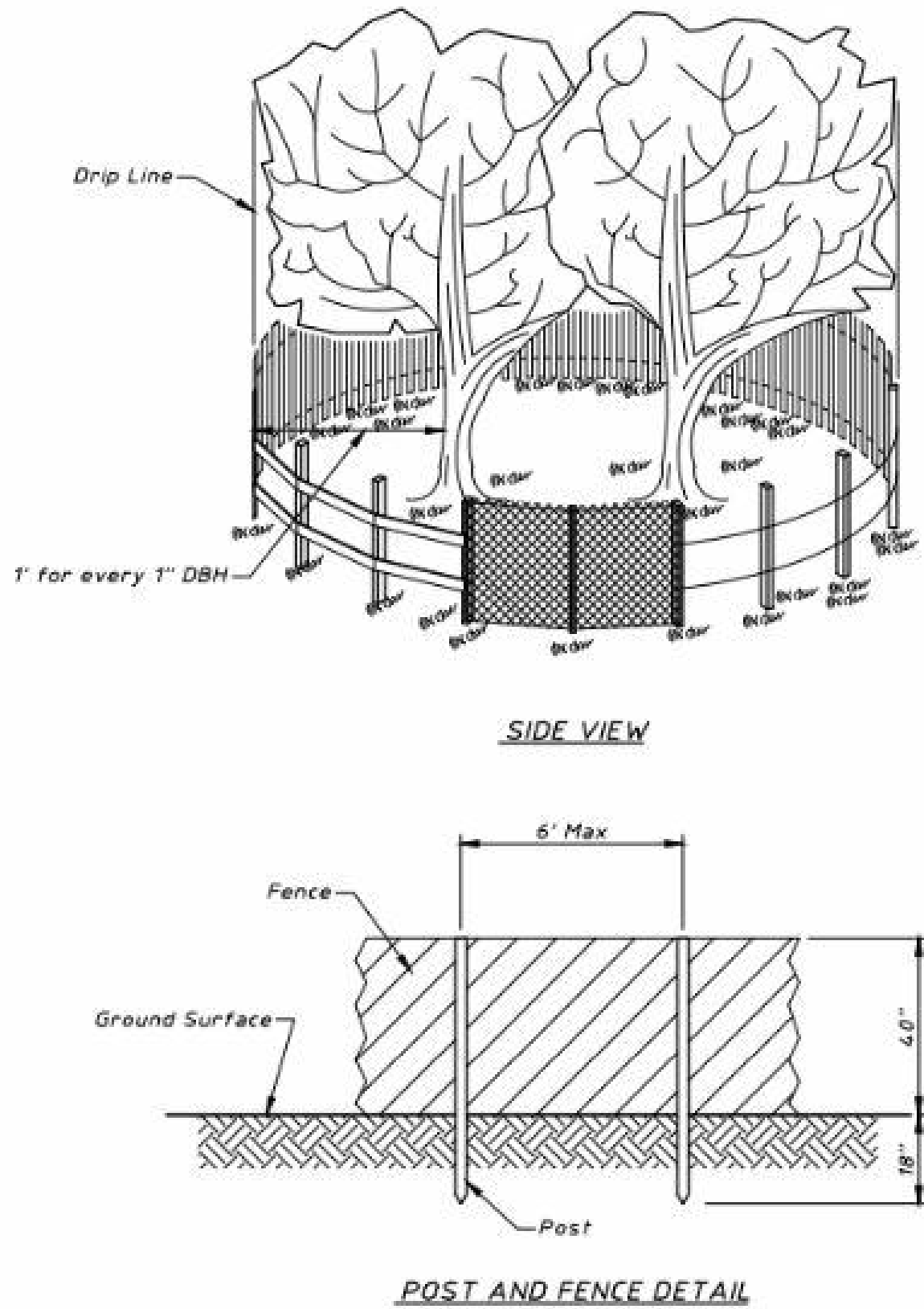
SHEET TITLE	COVER SHEET
SHEET NUMBER	A0.0

SITE SETBACKS (R-3)		
	REQUIRED	PROPOSED
FRONTYARD	25'-0"	29'-9"
EXTERIOR SIDEYARD	10'-0"	19'-8"
INTERIOR SIDEYARD 10% LOT WIDTH	6'-8"	6'-9"
REARYARD	30'-0"	50'-9"
HEIGHT - MEAN	MAX 25'-0"	EX - NO CHANGE

SITE PLAN LEGEND & NOTES

- INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ARCHITECTURAL SITE PLAN IN FOR SCHEMATIC PURPOSES ONLY. SEE SITE ENGINEERING PLAN AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION.
- VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
- PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES.
- PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION, TO GREATEST EXTENT POSSIBLE.
- PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS. HEIGHT AS REQ'D BY LOCAL CODES.
- VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
- PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
- STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOUR NOTICE IS REQUIRED.
- THE HOUSE SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
- CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
- ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
- ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
- SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'-0". PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
- TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
- PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
- PROVIDE AND MAINTAIN A 5'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
- ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.
- ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING FOR EVERY 1" OF TREE DIAMETER. MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.

- · — · — PROPERTY LINE
- — — — — SETBACK LINE
- · — · — EASEMENT LINE
- E — ELECTRIC SERVICE
- G — GAS SERVICE
- (— (— STORM SEWER
- < — < — SANITARY SEWER
- W — WATER SERVICE
- X — FENCE

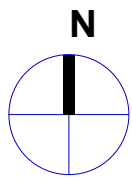
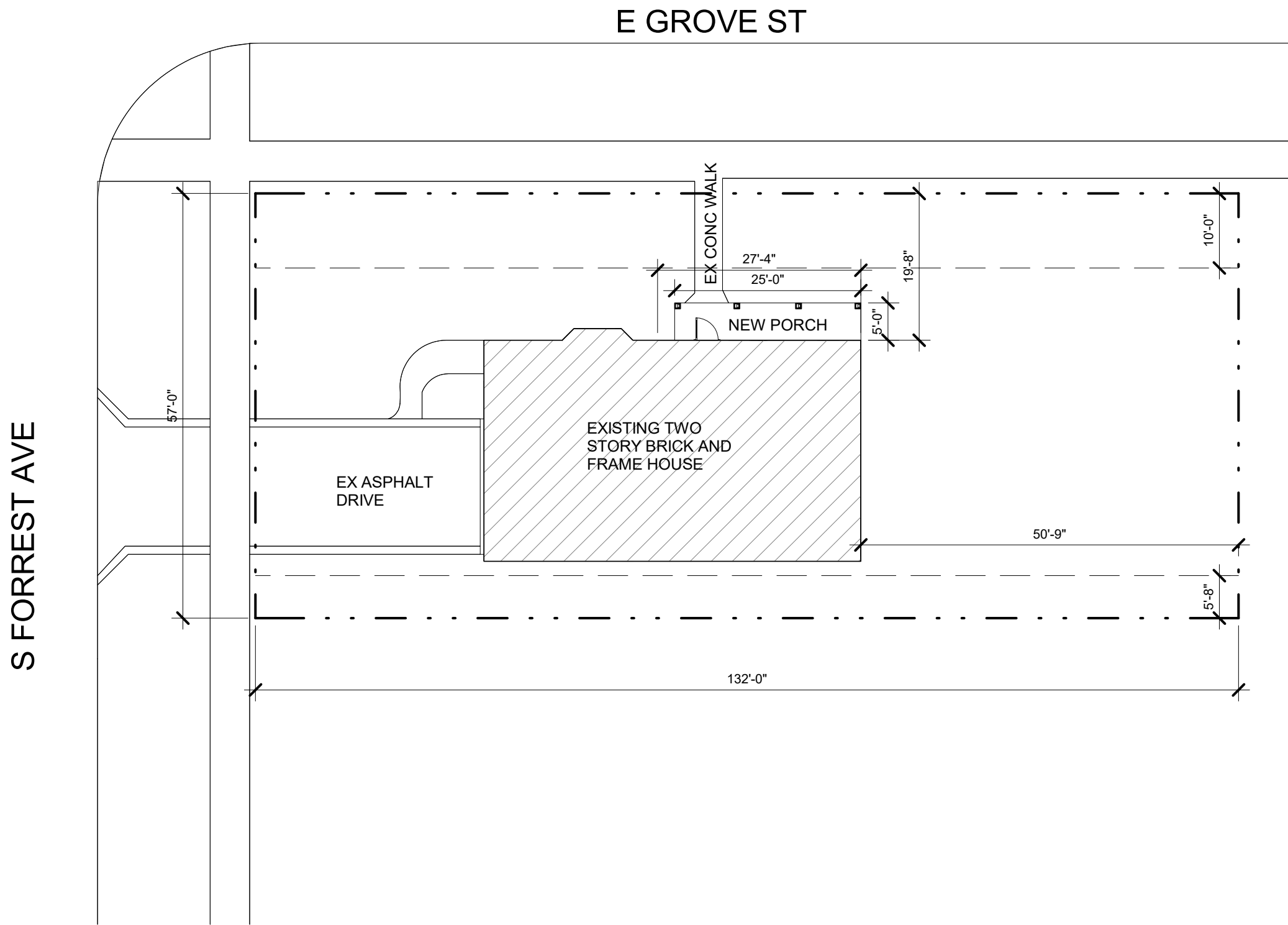


NOTES:

- The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree.
- Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in..
- The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer.

TREE PROTECTION - FENCING

1 SITE PLAN - EXISTING
A1.0 1/16" = 1'-0"



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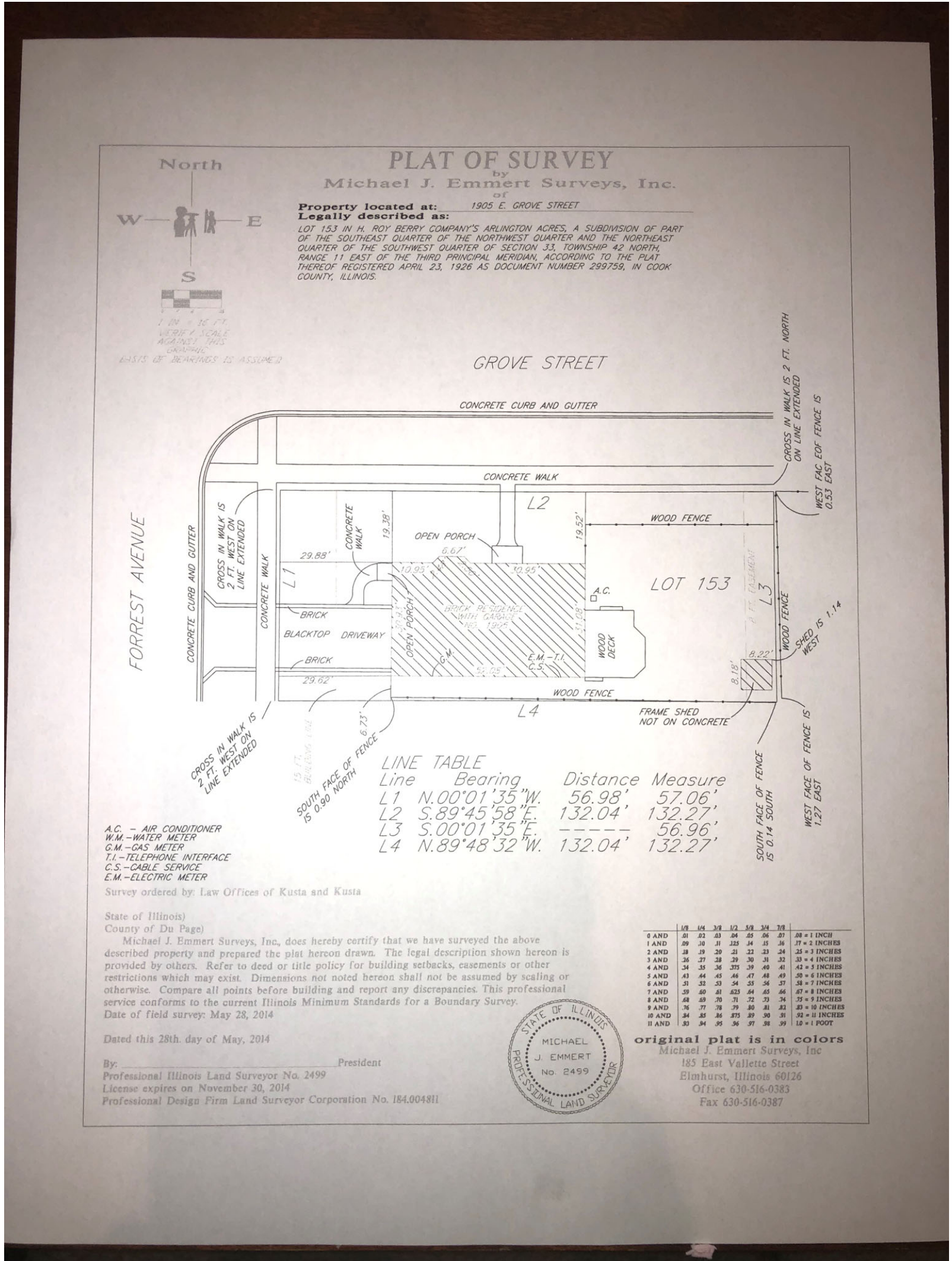
COVERED PORCH
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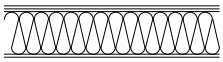
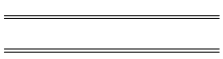
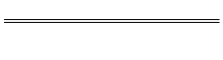
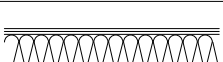
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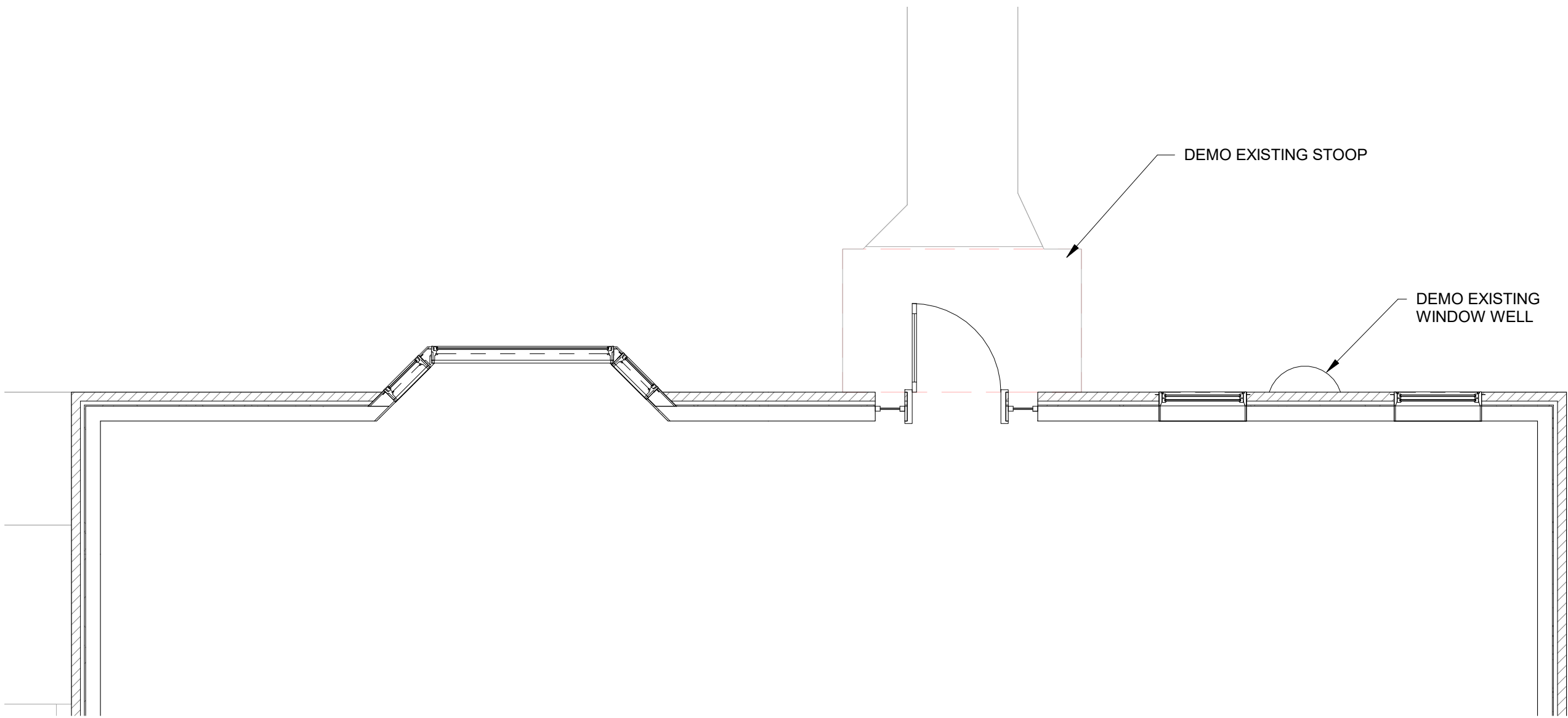
SHEET TITLE
SITE PLAN

SHEET NUMBER

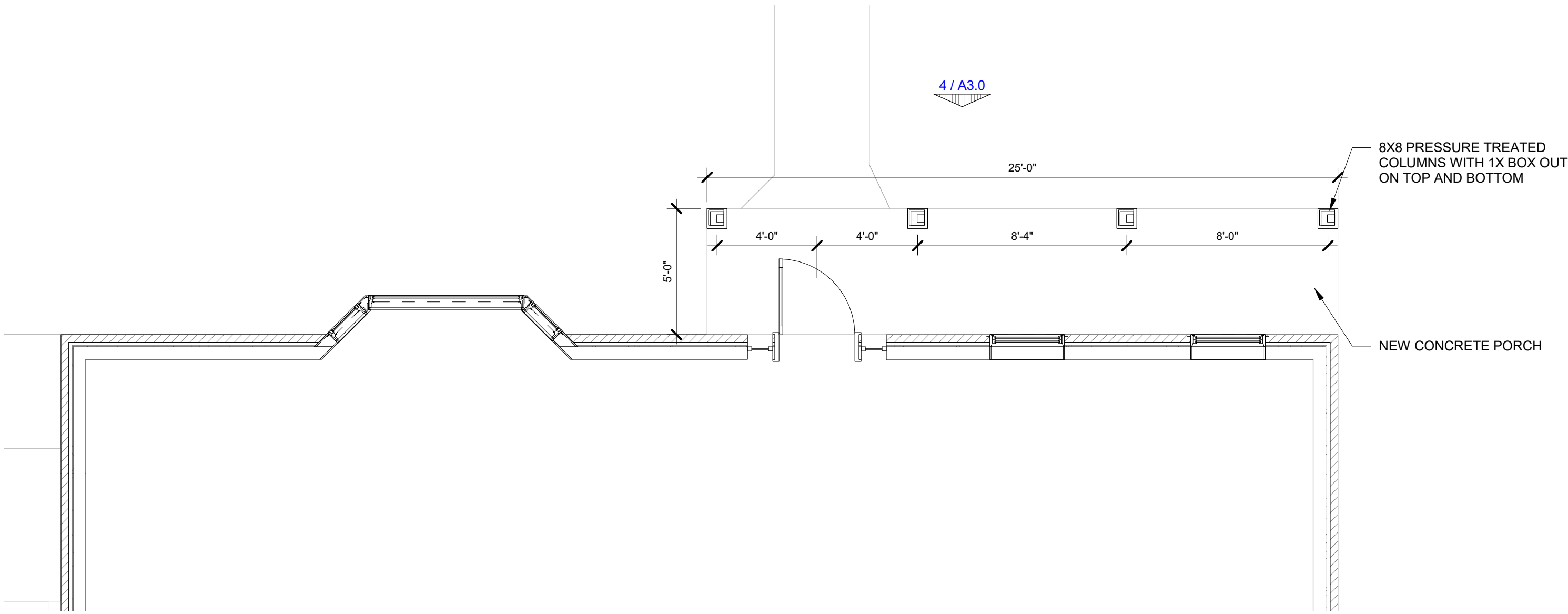
A1.0

WALL LEGEND - FIRST + SECOND FLOORS

LOCATION	U.L. NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	---	---		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT) [R-21] CAVITY INSULATION
EXTERIOR (GARAGE)	---	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT)
INTERIOR - 1	---	---		2 X 4 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 2 (PLUMBING)	---	---		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 3 (GARAGE)	---	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 5/8" "X" (GAR) [R-21] CAVITY INSULATION
EXISTING WALLS	---	---		
NEW CONSTRUCTION	---	---		



1
A2.1
FIRST FLOOR - PROPOSED
1/4" = 1'-0"



2
A2.1
FIRST FLOOR - PROPOSED
1/4" = 1'-0"



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SHEET TITLE

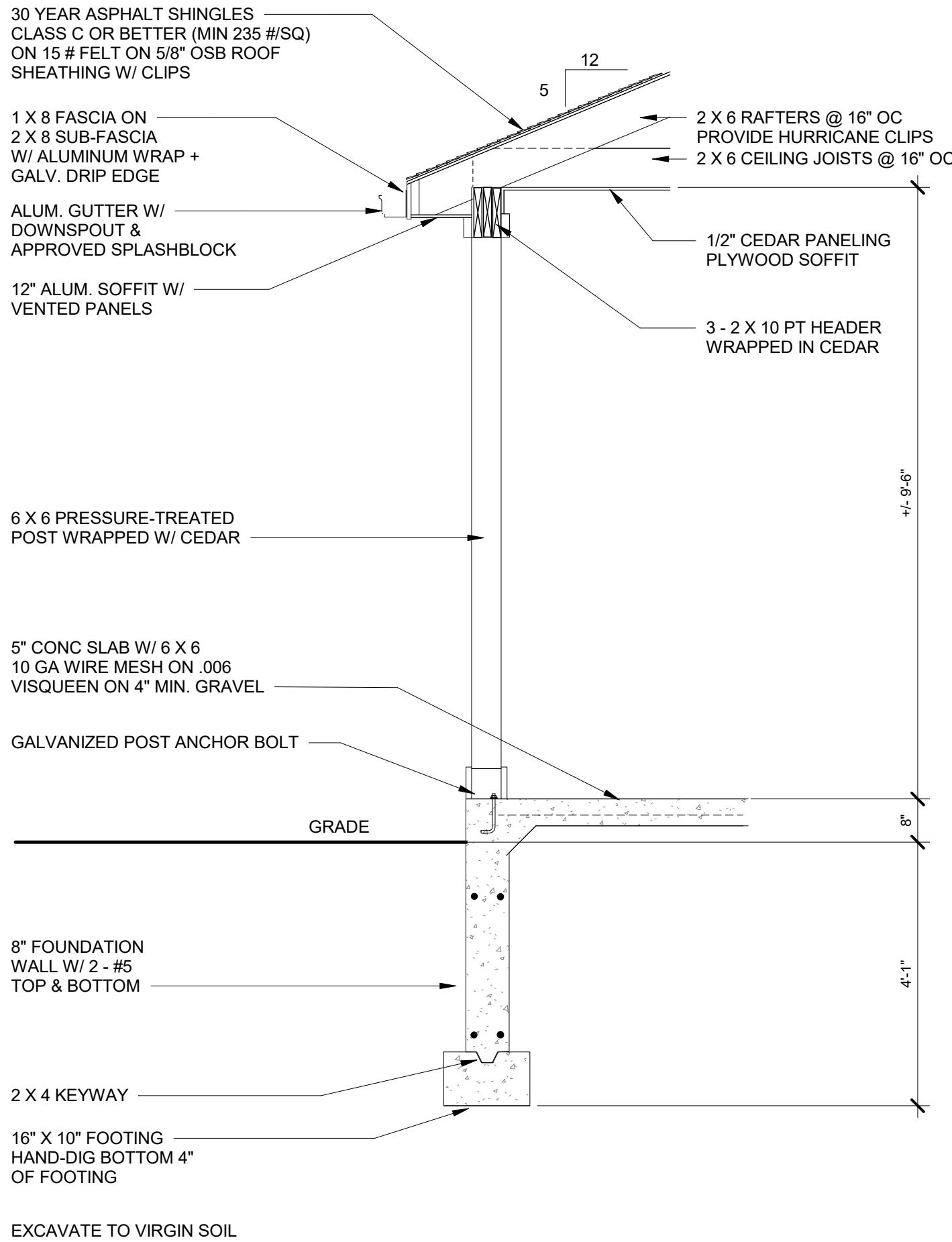
FIRST FLOOR PLAN

SHEET NUMBER

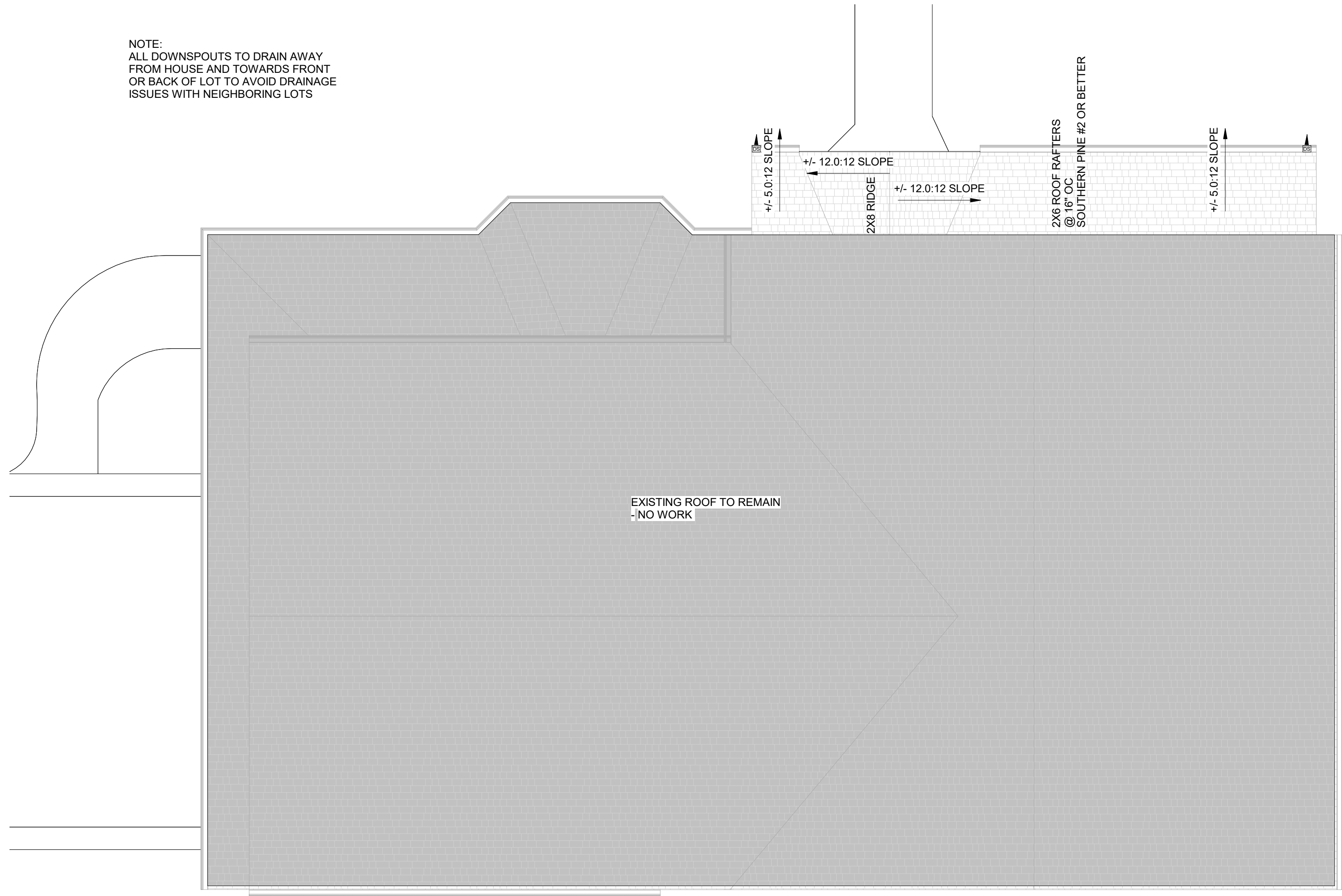
A2.1

R905.1.2 ICE BARRIERS

IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING S BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1), AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLE, WOOD SHINGLES AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWE THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUIDLING. ON ROOF SLOPES WITH SLOPE EQUAL TO OR GREATER THAN 8 UNITS VERTICAL IN 12 UNITS HORIZONTAL, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

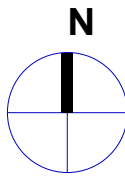


NOTE:
ALL DOWNSPOUTS TO DRAIN AWAY
FROM HOUSE AND TOWARDS FRONT
OR BACK OF LOT TO AVOID DRAINAGE
ISSUES WITH NEIGHBORING LOTS



1
A2.3
WALL SECTION
1/2" = 1'-0"

2
A2.3
ROOF PLAN
1/4" = 1'-0"



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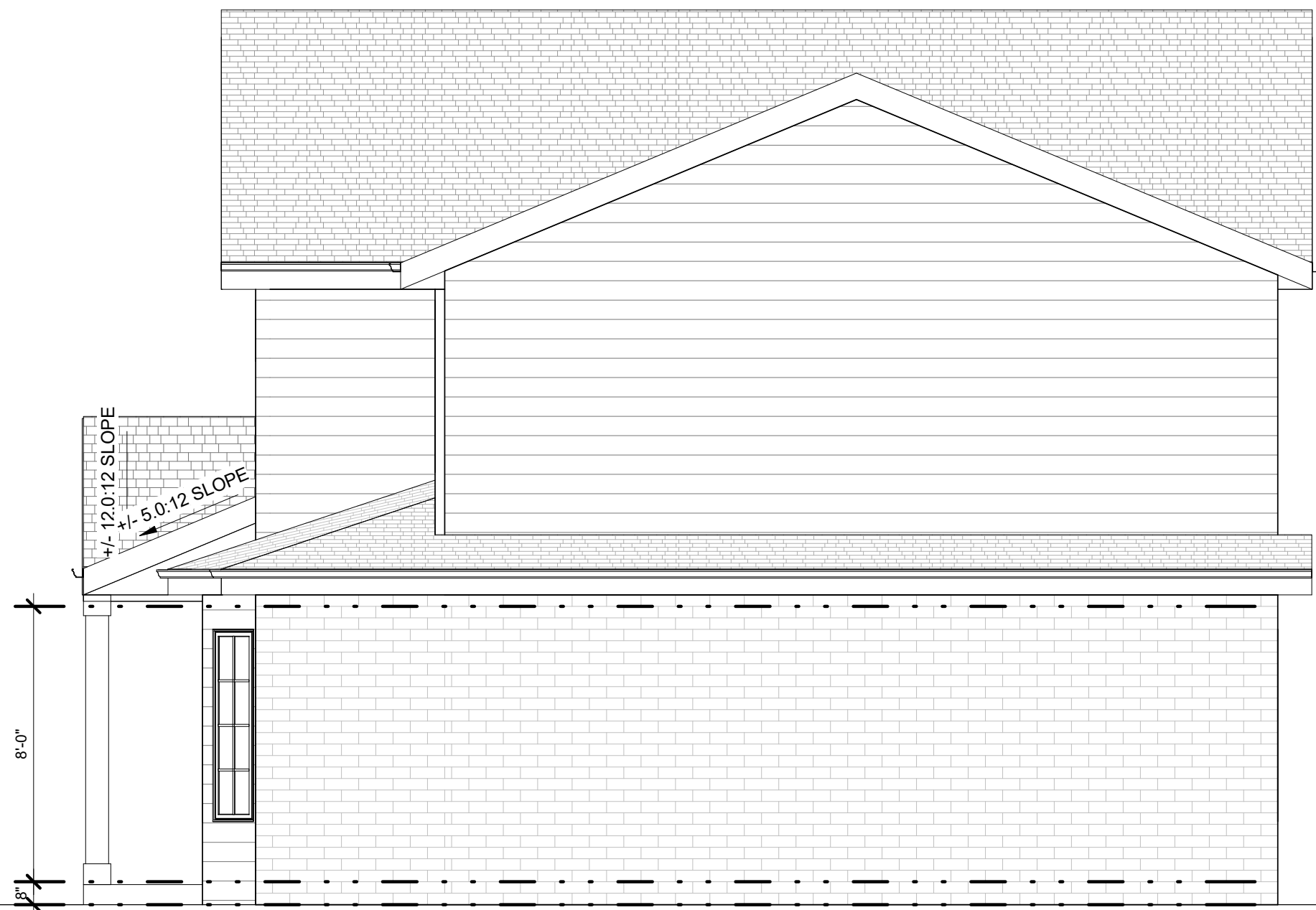
ROOF PLAN & STAIR DETAILS

SHEET NUMBER

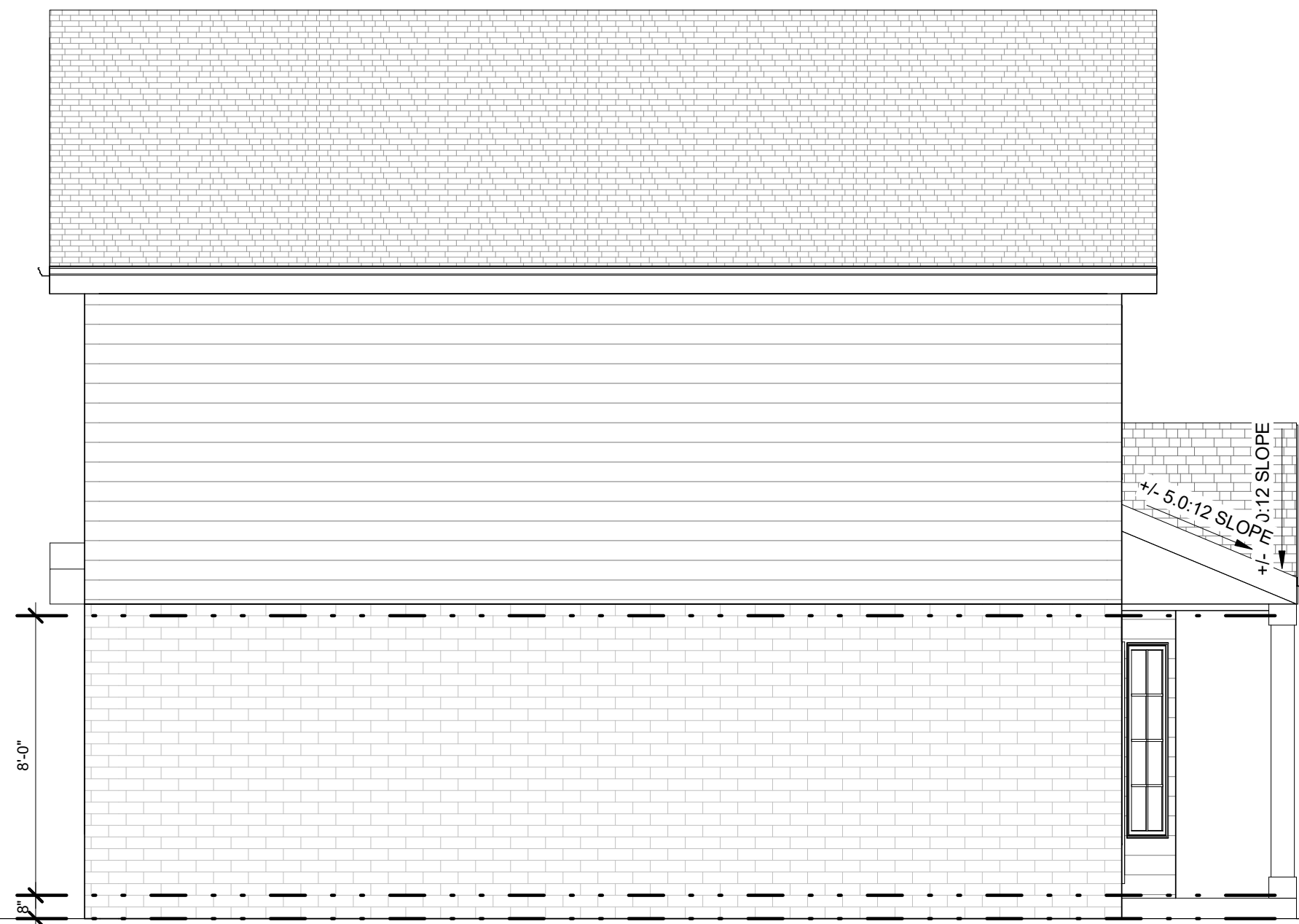
A2.3



4 NORTH ELEVATION - SIDE
A3.0 1/4" = 1'-0"



1 WEST ELEVATION - FRONT
A3.0 1/4" = 1'-0"



2 EAST ELEVATION - BACK
A3.0 1/4" = 1'-0"

ELEVATION MATERIALS							
LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		PATCH SIDING WHERE NECESARY [MATCH EX]		TRIM AND FASCIA		TRIM [WHITE TO MATCH EX.]	
GUTTERS, DOWNSPOUTS		ALUMINUM [WHITE TO MATCH EX.]		SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE TO MATCH EX.]	
ROOFING (1)		ASPHALT SHINGLES [MATCH EX.]		COLUMNS		WHITE	

- WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
- GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
- BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
- WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
- FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS EGRESS WINDOW REQUIREMENTS
PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
A MINIMUM CLEAR WIDTH OF 20"
A MINIMUM CLEAR HEIGHT OF 24"
A SILL HEIGHT OF LESS THAN 44" AFF
- ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30

COVERED PORCH
ADDITION
OLSEN RESIDENCE
1905 E GROVE ST
ARLINGTON HEIGHTS, IL

DATE

1- 06/02/2021

ISSUE DATE

1- 06/02/2021 1 - BID

THESE DRAWINGS ARE NOT FOR
CONSTRUCTION AND ARE FOR CONCEPT ONLY.
DIMENSIONS, HEIGHTS, AND WALL LOCATIONS
TO BE VERIFIED.

SHEET TITLE
ELEVATIONS

SHEET NUMBER

A3.0



Zoning Board of Appeals 7/12/2021

Item: 436 S. Prindle Ave. - ZBA#21-022

Department: Planning & Community Development

REQUEST

1. A 538 square foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow 4,517 square feet of impervious surface coverage where 3,979 square feet is allowed.
2. A 0.6 foot variation from Section 5.1-3.2b and Section 6.6-5.1 (Table of Permitted Obstructions) to allow an addition that is encroaching into the required side yard setback and an additional 1.3 feet for the eave.

ATTACHMENTS:

Description

Supporting Documents
Resident Email_G. Orta
Resident Email_M. Foley

Type

Exhibits
Correspondence
Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 12, 2021
Date Prepared: July 7, 2021
Project Title: Kelly-Schmidt Residence
Address: 436 S. Prindle Ave.

Background Information

Petition Number: ZBA #21-022
Petitioner: Robert Flubacker Architects
Address: 1835 Rohlwing Rd, Suite B
Rolling Meadows, IL 60008

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

The subject property is zoned R-3, One-Family Dwelling District and the single-family home with the proposed addition will be approximately 1,773 square feet. The property has a total land area of 7,958 square-feet and a lot width of 66 feet. The petitioner is proposing to add an addition to the rear of the existing home. However, this would result in a side yard setback of 6.0 feet where 6.6 feet is required. In addition, the total proposed impervious surface coverage is 4,517 square-feet where the maximum coverage allowed is 3,979 square feet. Therefore, the petitioner requests the following variations:

- A 538 square foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow 4,517 square feet of impervious surface coverage where 3,979 square feet is allowed.
- A 0.6 foot variation from Section 5.1-3.2b and Section 6.6-5.1 (Table of Permitted Obstructions) to allow an addition that is encroaching into the required side yard setback and an additional 1.3 feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four 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	✓	6/23/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/23/21	
3. Letter that was Mailed	✓	6/23/21	
4. Photographs of Sign on Property	✓	6/23/21	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Kelly-Schmidt Residence

Project Address: 436 S Prindle Ave

ZBA #: 21-022

Date: June 25, 2021

Derek:

I have reviewed the request for the following variances:

- A 538 square foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow 4,517 square feet of impervious surface coverage where 3,979 square feet is allowed.
- A 0.6 foot variation from Section 5.1-3.2b and Section 6.6-5.1 (Table of Permitted Obstructions) to allow an addition that is encroaching into the required side yard setback and an additional 1.3 feet for the eave.

and have the following comment:

1. The soffit on the south wall shall have a 1-hour fire-resistance rating or solid blocking between the top plate and the roof sheathing.

ZBA# 21-022
436 Prindle Avenue- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: May 28, 2021
Received by Planning:
Transmitted to Engineering: June 23, 2021
Completed: July 6, 2021
ZBA Meeting Date: July 12, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A 538 square foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow 4,517 square feet of impervious surface coverage where 3,979 square feet is allowed.

A 0.6 foot variation from Section 5.1-3.2b and Section 6.6-5.1 (Table of Permitted Obstructions) to allow an addition that is encroaching into the required side yard setback and an additional 1.3 feet for the eave.

The Engineering Division is NOT IN FAVOR of the proposed variance for impervious surface coverage. If the variance for impervious surface coverage is granted, it is recommended that the petitioner be required to use permeable pavers that allows for detention for a portion of the driveway/patio to offset the increase in impervious surface.

The Engineering Division has NO COMMENT to the proposed variance request for required side yard setback.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kelly-Schmidt Residence

Project Address: 436 Prindle Avenue

ZBA #: 21-022

ZBA Hearing Date: July 12th, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 23, 2021

- A 538 square foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow 4,517 square feet of impervious surface coverage where 3,979 square feet is allowed.
- A 0.6 foot variation from Section 5.1-3.2b and Section 6.6-5.1 (Table of Permitted Obstructions) to allow an addition that is encroaching into the required side yard setback and an additional 1.3 feet for the eave.

Attached are the Petitioner's:

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

Comments: The proposed addition is nicely designed, and fits well with the existing house.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than July 2, 2021.

PETITION

NOW COMES the Petitioner, **Robert Flubacker**, being the petitioner of the property commonly known as: **436 Prindle Ave.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from **Section 5.1-3.4 Maximum Building Lot Coverage and Impervious Surface Coverage**, and **Table 6.6-5.1**, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a master suite addition with:

- A. overhang and gutter encroaching an additional 15" beyond the allowed 15" (6'x2.5"/ft) encroachment into the 6'-0" side yard setback
- B. exceeding the allowed 3,979 s.f. impervious surface coverage by 538 sq.ft. (total impervious coverage 4,517 sq.ff.)

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation were not granted:

The proposed project extends the existing house using consistent architectural features, as well as enhancing some materials. As a result, the project will increase in value substantially while maintaining the existing character. The proposed project falls well within the uses and sizes within the local area.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned:

The existing property has the following unique characteristics:

1. The current property exceeds the allowed impervious surface by 231 sq. ft.. Although we are adding 579 sq.ft. to the house the impervious surface is only increasing by 307 sq.ft.
2. The current house is roughly a third of the allowed F.A.R. of the site. The completed project will still be less than half of the allowed F.A.R.
3. The house design is one level with a detached garage in the rear of the lot. Both of these characteristics create a large footprint, which drives the large impervious area.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter:

With the exception of the impervious surface request and overhang projection, the project falls well below the other zoning requirements. The project maintains the character of the neighborhood, while providing the desired expansion of the home the owner needs. The existing eaves, on the south side of the house, currently extend 39 inches into the setback. The proposal matches the existing overhang and will project into the existing 5 inches less.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property:

The design proposal minimizes the impervious surface by eliminating some paved areas as well as minimizing the overhang projection by stepping in the addition.

Signed: _____

Petitioner

Date: _____

6.10.21

P.O. BOX 1463, Arlington Heights, IL 60006
Phone: (847) 702-1845 Fax: (847) 429-1608
tkdlandsurveyors@att.net

LOT 162 IN H. ROY BERRY COMPANY ARLINGTON ACRES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF NORTHWEST HIGHWAY, IN COOK COUNTY, ILLINOIS.



- * All dimensions shown are given in feet & decimal parts thereof
 * No angles or distances are to be assumed by scaling
 * Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1"=20'
Job # 13-208
Address: 436 S. Prindle Ave.
Arlington Heights, IL 60004
P.I.N. 03-33-113-019
Ordered by: Kristen Williams



THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

STATE OF ILLINOIS }
COUNTY OF COOK } ss.

I, Thomas R. Knauber, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Lic. Exp. 11-30-14

Thomas R. Knauber Illinois P.L.S. #035-003405

Dated: July 10, 2013

Field work completed: July 10, 2013

Professional Design Firm Lic. No. 184.005204

This professional service conforms to the current Illinois minimum standards for a boundary survey.

RFA
ROBERT
FLUBACKER
ARCHITECTS
LIMITED

IL Design Firm
#184.001489

ALTERATIONS AND ADDITION FOR
THE SCHMIDT RESIDENCE
436 S. PRINDLE AVE.
ARLINGTON HEIGHTS, ILLINOIS

[illegible]

© 2021 R.F.A. LTD.

Project Number
200

EX-0

●	AT	EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE
▲	ANGLE	F.D.	FLOOR DRAIN	PLYWOOD	PLYWOOD
A/C	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/J.C.	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
A/K	ADJUSTABLE	FIXT.	FIXTURE	PARALLEL	STRAND LUMBER
A.F.F.	Above FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B.	BOTTOM OF	FTS	FOOTING	REF.	REFRIGERATOR
B.O.	BOARD	FURN.	FURNACE	REG.	REGULAR
B.I.	BUILT-IN	GA.	GAUGE	REINF.	REINFORCE
B.D.S.	BUILDING	GALV.	GALVANIZED	ROOM	ROOM
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
B.R.G.	BEARING	GYP.BD.	GYPSSUM BOARD	R.C.	ROD CORE
B.S.	BEST	HST.	HEIGHT	SECT.	SECTION
C.B.	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	HORIZ.	HORIZONTAL	SIM.	SIMILAR
C.J.	CONSTRUCTION JOINTS	HEATING	HEATING	S.P.	SUMP PIT
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION,	SPEC.	SPECIFICATION
CL6	CEILING	H.W.	AIR CONDITIONING	SQ.	SQUARE
CMU.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	STD.	STANDARD
C.O.	CASED OPENING/ CLEAN OUT	INT.	INTERIOR	STL.	STEEL
COL.	COLUMN	L.	LINEN	STOR.	STORAGE
CONC.	CONCRETE	LAM.	LAMINATE	STRUCT.	STRUCTURAL
CONST.	CONSTRUCTION	LAV.	LAVATORY	SUSP.	SUSPENDED
CONT.	CONTINUOUS	L.V.	LONG LEAD VERTICAL	T/	TOP OF
C.W.	CERAMIC TILE	L.V.	LAMINATED VENEER LUMBER	T&B.	TOP & BOTTOM
D.	COLD WATER	MAX.	MAXIMUM	T&G.	TONGUE & GROOVE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	TEL.	TELEPHONE
D.H.	DOUBLE-HUNG CLOSET ROD	MECH.	MEDICAL	T.M.E.	TO MATCH EXIST.
DIA.	DIAMETER	MED.	MEDIUM	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	MICRO.	MICROWAVE	T.V.	TELEVISION
DISP.	DISPOSAL	MIN.	MINIMUM	TYP.	TYPICAL
DN.	DIVISION	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	M.O.	MASONRY OPENING	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SUMP	MTL.	NON-FREEZE HOSE BIBB	VERT.	VERTICAL
D.W.	DISHWASHER	NFHB	NOT IN CONTRACT	VENT	VENT THRU ROOF
E.A.	EACH	NLCR.	NON-FREEZE HOSE BIBB	W.	WITH
E.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	NOM.	NOMINAL	W.G.	WASHER
ELECT.	ELECTRICAL	N.T.S.	NOT TO SCALE	WOOD	WOOD CLOSET
E.P.	ELEVATION	O.A.	OVER ALL	W.D.W.	WINDOW
E.Q.	EJECTOR PITS/UMP	O.C.	ON CENTER	WATER HEATER	WATER HEATER
E.T.	EQUAL	O.H.	OVERHANG	W.I.C.	WALK-IN CLOSET
EQUIV.	EQUIPMENT	OPP.	OPPOSITE	W/O	WITHOUT
EQUIV.	EQUIVALENT	OV.	OVEN	WT	WEIGHT
E.W.	EACH WAY	PERF.	PERFORATED	W.W.F.	WELDED WIRE FABRIC
EXIST.	EXISTING	PL.	PLATE		

1 — DETAIL NUMBER (TYP.)
A-1 — SHEET NUMBER (TYP.)

ELEVATION KEY

1 — BUILDING SECTION KEY
A-1

1 — MAJOR WALL SECTION KEY
A-1

1 — DETAIL KEY
A-1

ELEVATION MARK

ROOM NAME

A — NEW HEADER REFERENCE TAG

EXISTING PARTITION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

NEW FRAMED PARTITION

EXISTING DOOR TO REMAIN

4" TYP. U.O.N. DOOR R.O. NEW DOOR & REFERENCE TAG

A — NEW WINDOW REFERENCE TAG

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

- 2018 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL SWIMMING POOL AND SPA CODE
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2018 ILLINOIS ENERGY CONSERVATION CODE w/ STATE AMENDMENTS
- 2018 ILLINOIS STATE PLUMBING CODE
- 2018 ILLINOIS ACCESSIBILITY CODE
- 2015 NFPA LIFE SAFETY CODE
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

EX-0	TITLE SHEET / SITE PLAN
EX-1	EXISTING FLOOR PLAN
EX-3	EXISTING ELEVATIONS

1 SITE PLAN
EX-0 1" = 20'-0"

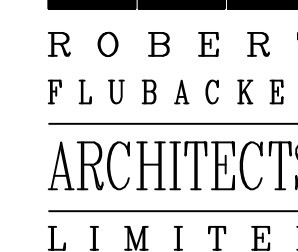
SITE PLAN LEGEND:

- EXIST. CONSTRUCTION TO REMAIN
- PROPERTY LINE
- SETBACK LINE

CODE REVIEW

ZONING	R-3		
LOT AREA	7,958 SQ.FT.		
BUILDING AREAS			
FIRST FLOOR	1,194 SQ.FT.		
DETACHED GARAGE	530 SQ.FT.		
FLOOR AREA RATIO (FAR)	1,194 SQ.FT.	3,581 SQ.FT.	
BUILDING LOT COVERAGE	1,724 SQ.FT.	2,785 SQ.FT.	
IMPERVIOUS SURFACE COVER.	4,210 SQ.FT.	3,979 SQ.FT.	
BUILDING HEIGHT	12 FT.	25 FT.	

ZONING R-3			
LOT AREA		7,958 SQ.FT.	
BUILDING AREAS	EXISTING	ALLOWED	PROPOSED
FIRST FLOOR	1,194 SQ.FT.		
DETACHED GARAGE	530 SQ.FT.		
FLOOR AREA RATIO (FAR)	1,194 SQ.FT.	3,581 SQ.FT.	
BUILDING LOT COVERAGE	1,724 SQ.FT.	2,785 SQ.FT.	
IMPERVIOUS SURFACE COVER.	4,210 SQ.FT.	3,979 SQ.FT.	
BUILDING HEIGHT	12 FT.	25 FT.	



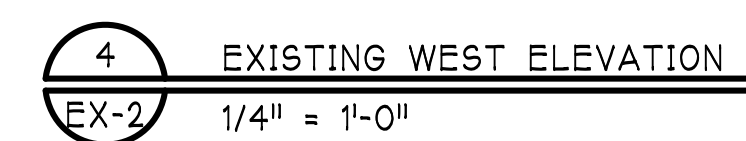
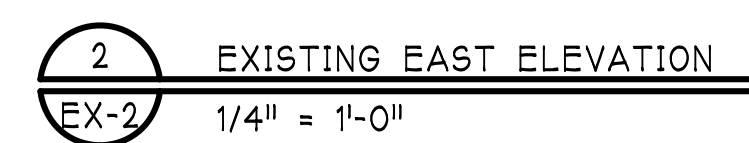
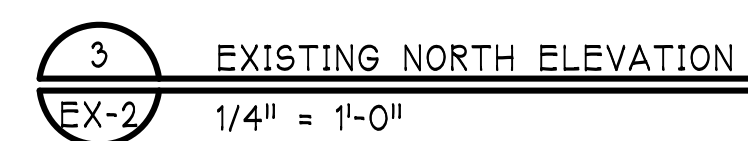
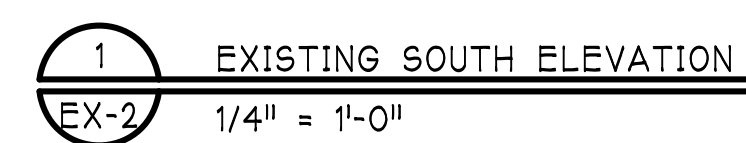
IL Design Firm
#184.001489

ALTERATIONS AND ADDITION FOR
THE SCHMIDT RESIDENCE
436 S. PRINDLE AVE.
ARLINGTON HEIGHTS, ILLINOIS

[illegible]

Project Number
200

EX-2



RFA
ROBERT
FLUBACKER
ARCHITECTS
LIMITED

IL Design Firm
#184.001489

●	AT	EXP.	EXP.	EXPANSION	PLAM	PLASTIC LAMINATE
▲	ANGLE	F.D.	FLOOR	FLOOR DRAIN	PLYWOOD	PLYWOOD
A/S	FIVE SHELVES	F.F.	FINISH	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	FIN.	FINISH	FINISH	P.S.I.	POUNDS PER SQUARE INCH
A/J	ADJUSTABLE	FIXT.	FIXTURE	FIXTURE	PSL	PARALLEL STRAND LUMBER
A.F.F.	ABOUT FINISH FLOOR	FND.	FOUNDATION	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	FACE OF STUD	R.D.	ROD DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING	FOOTING	REBAR.	REINFORCING BAR
B.	BOTTOM OF	FTG.	FOOTING	FOOTING	REF.	REFRIGERATOR
B.D.	BOARD	FURN.	FURNACE	FURNACE	REG.	REGULAR
B.I.	BUILT-IN	GA.	GAUGE	GAUGE	REINF.	REINFORCE
B.L.D.S.	BUILDING	GAL.V.	GALVANIZED	GALVANIZED	ROOM	ROOM
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
B.R.G.	BEARING	GYP.BD.	GYPSUM BOARD	GYPSUM BOARD	S.C.	SOFT CORE
B.S.	CARPET	HGT.	HEIGHT	HEIGHT	SECTION	SECTION
C.B.	CABINET	H.M.	HOLLOW METAL	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	HORIZ.	HORIZONTAL	HORIZONTAL	SIM.	SIMILAR
C.J.	CONSTRUCTION JOINTS	HEAT.	HEATING	HEATING	SUMP PIT	SUMP PIT
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION,	HEATING, VENTILATION,	SPEC.	SPECIFICATION
CL.	CEILING	AIR CONDITIO	AIR CONDITIONING	AIR CONDITIONING	SQ.	SQUARE
C.M.U.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	HOT WATER	STD.	STANDARD
C.O.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	INSULATION	STL.	STEEL
COL.	COLUMN	INT.	INTERIOR	INTERIOR	STOR.	STORAGE
CONC.	CONCRETE	L.	LINEN	LINEN	STRUCT.	STRUCTURAL
CONSTR.	CONSTRUCTION	LAM.	LAMINATE	LAMINATE	SUPERNED.	SUPERNEDED
CONT.	CONTINUOUS	LAV.	LAVATORY	LAVATORY	TOP OF	TOP OF
C.W.	CERAMIC TILE	L.V.L.	LONG LEAD VERTICAL	LONG LEAD VERTICAL	T.B.	TONGUE & BOTTOM
C.D.	COLD WATER	L.V.L.	LAMINATED VENEER LUMBER	LAMINATED VENEER LUMBER	T&G.	TONGUE & GROOVE
D.	DRYER	MAX.	MAXIMUM	MAXIMUM	TEL.	TELEPHONE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
D.H.	DOUBLE-HUNG CLOSET RODS	MECH.	MECHANICAL	MECHANICAL	T.O.P.	TOP OF PLATE
DIA.	DIMENSION	MED.	MEDIUM	MEDIUM	TV.	TELEVISION
DIM.	DIMENSION	MICRO.	MICROWAVE	MICROWAVE	TYP.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DIV.	DIVISION	MISC.	MISCELLANEOUS	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
DN.	DOWN	M.S.	MASONRY OPENING	MASONRY OPENING	VERT.	VERTICAL
D.N.	DOWN SPOUT	M.T.	METAL	METAL	V.T.R.	VENT THRU ROOF
D.W.	DISHWASHER	N.F.B.	NON-FREEZE HOSE BIBB	NON-FREEZE HOSE BIBB	W.	WITH
E.	EACH	NFB	NOT IN CONTRACT	NOT IN CONTRACT	W.	WASHER
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	N.C.	NUMBER	NUMBER	W.C.	WATER CLOSET
		NOM.	NOMINAL	NOMINAL	WD.	WOOD
ELECT.	ELECTRICAL	N.T.S.	NOT TO SCALE	NOT TO SCALE	WDW.	WINDOW
ELEV.	ELEVATION	O.A.	OVER ALL	OVER ALL	WH.	WATER HEATER
EJECTOR	EJECTOR PITSUMP	O.C.	ON CENTER	ON CENTER	W.I.C.	WIRE IN CLOSET
E.Q.	EQUAL	O.V.	OVERHANG	OVERHANG	W/O	WITHOUT
E.Q.	EQUIPMENT	OPP.	OPPOSITE	OPPOSITE	WT.	WEIGHT
EQUIV.	EQUIVALENT	O.V.	OVEN	OVEN	W.W.F.	WELDED WIRE FABRIC
E.W.	EACH WAY	PERF.	PERFORATED	PERFORATED		
EXIST.	EXISTING	PLATE	PLATE	PLATE		

1
A-1
DETAIL NUMBER [TYP.]
SHEET NUMBER [TYP.]
ELEVATION KEY

1
A-1
BUILDING SECTION KEY

1
A-1
MAJOR WALL SECTION KEY

1
A-1
DETAIL KEY

ELEVATION MARK

ROOM NAME

A
NEW HEADER REFERENCE TAG

EXISTING PARTITION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

NEW FRAMED PARTITION

EXISTING DOOR TO REMAIN

4" TYP. U.O.N. DOOR R.O. NEW DOOR & REFERENCE TAG

A
NEW WINDOW REFERENCE TAG

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

- 2018 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL SWIMMING POOL AND SPA CODE
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2018 ILLINOIS ENERGY CONSERVATION CODE w/ STATE AMENDMENTS
- 2018 ILLINOIS STATE PLUMBING CODE
- 2018 ILLINOIS ACCESSIBILITY CODE
- 2015 NFPA LIFE SAFETY CODE
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

A-0	TITLE SHEET / SITE PLAN
A-1	FOUNDATION PLAN
A-2	FIRST FLOOR PLAN
A-3	EXTERIOR ELEVATIONS / SECTION

1 SITE PLAN
A-0 1" = 20'-0"

SITE PLAN LEGEND:

- EXIST. CONSTRUCTION TO REMAIN
- NEW FIRST FLOOR CONSTRUCTION
- PROPERTY LINE
- SETBACK LINE

CODE REVIEW

ZONING	R-3
LOT AREA	7,958 SQ.FT.
BUILDING AREAS	
FIRST FLOOR	1,194 SQ.FT.
DETACHED GARAGE	530 SQ.FT.
FLOOR AREA RATIO (FAR)	1,194 SQ.FT. 3,581 SQ.FT. 1,773 SQ.FT.
BUILDING LOT COVERAGE	1,724 SQ.FT. 2,785 SQ.FT. 2,303 SQ.FT.
IMPERVIOUS SURFACE COVER.	4,210 SQ.FT. 3,979 SQ.FT. 4,517 SQ.FT.
BUILDING HEIGHT	12 FT. 25 FT. 12 FT.

NEW PAVER PATIO (333 SQ.FT.)

NEW CONC. DRIVEWAY (928 SQ.FT.)

EXIST. CONC. DRIVEWAY (782 SQ.FT.)

EXIST. FRAME GARAGE

ONE STORY BRICK & FRAME HOUSE @ 436 S. PRINDLE AVE.

NEW BUILDING ADDITION (579 SQ.FT.)

OVERHANG & GUTTER ENCROACHMENT, HATCHED AREA

CONC. DRIVE TO BE REMOVED, (276 SQ.FT.)

EXIST. CONC. WALK (171 SQ.FT.)

S. PRINDLE AVE.

60.00'

60.35'

6'-0" SIDE YARD SETBACK

6'-0" SIDE YARD SETBACK

REAR YARD SETBACK

132.47'

132.05'

59'-4"

15'-0"

30'-0"

45'-11"

5'-5 1/4"

27'-8"

18'-10"

3'-1 1/4"

22'-4"

31'-2"

27'-8"

14'-4"

13'-4"

8'-0"

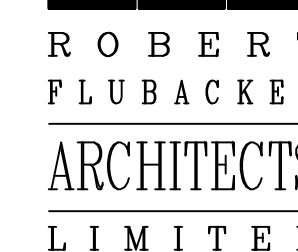
ZONING		R-3	
LOT AREA		7,958 SQ.FT.	
<u>BUILDING AREAS</u>	EXISTING	ALLOWED	PROPOSED
FIRST FLOOR	1,194 SQ.FT.		1,773 SQ.FT.
DETACHED GARAGE	530 SQ.FT.		
<u>FLOOR AREA RATIO (FAR)</u>	1,194 SQ.FT.	3,581 SQ.FT.	1,773 SQ.FT.
<u>BUILDING LOT COVERAGE</u>	1,724 SQ.FT.	2,785 SQ.FT.	2,303 SQ.FT.
<u>IMPERVIOUS SURFACE COVER.</u>	4,210 SQ.FT.	3,979 SQ.FT.	4,517 SQ.FT.
<u>BUILDING HEIGHT</u>	12 FT.	25 FT.	12 FT.

[illegible]

© 2021 R.F.A. LTD.

Project Number
200

A-0



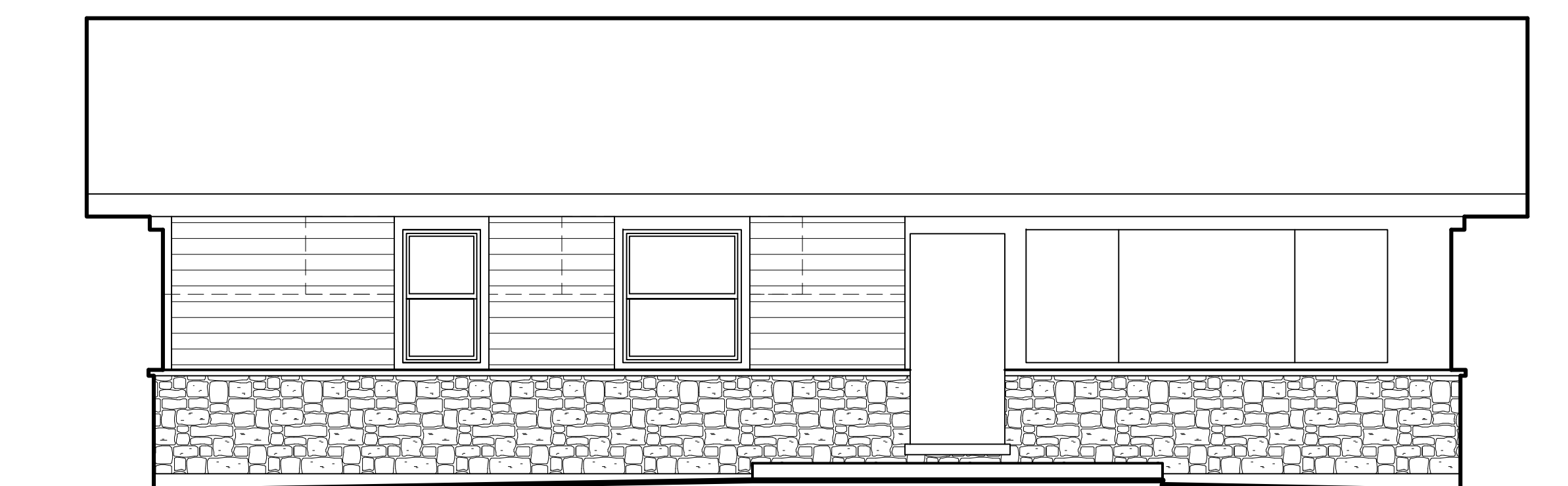
IL Design Firm
#184.001489

ALTERATIONS AND ADDITION FOR
THE SCHMIDT RESIDENCE
436 S. PRINDLE AVE.
ARLINGTON HEIGHTS, ILLINOIS

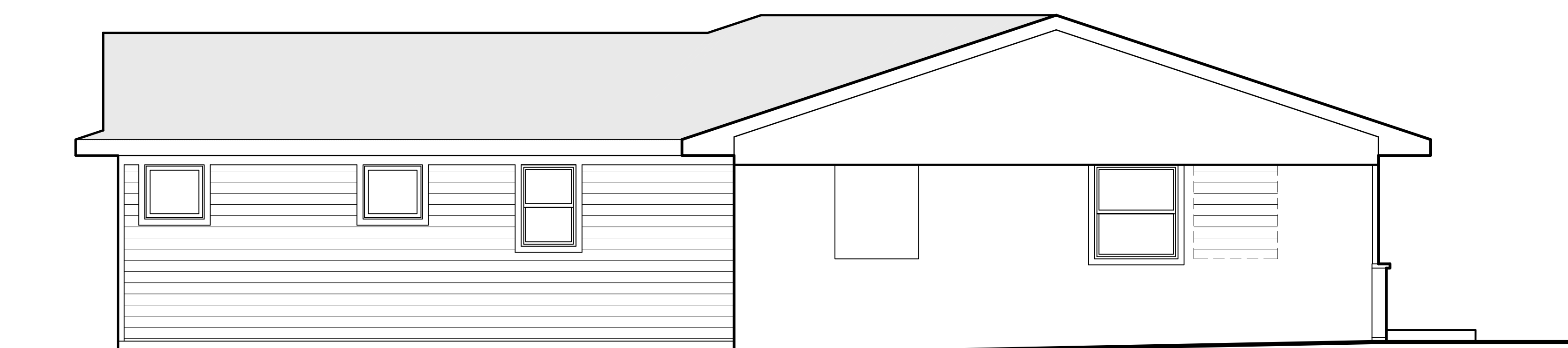
[illegible]

© 2021 R.F.A. LTD
Project Number
200

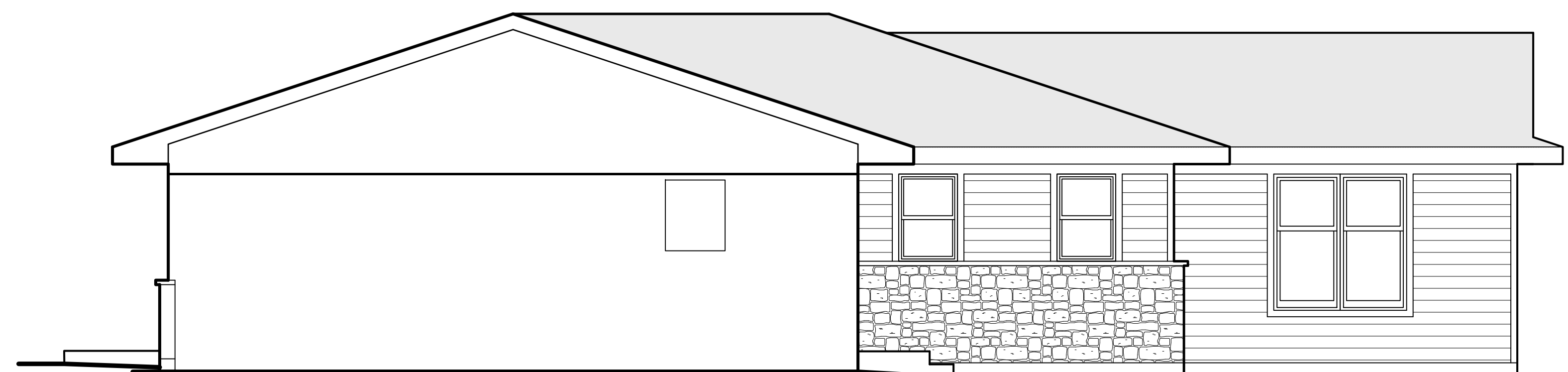
A-3



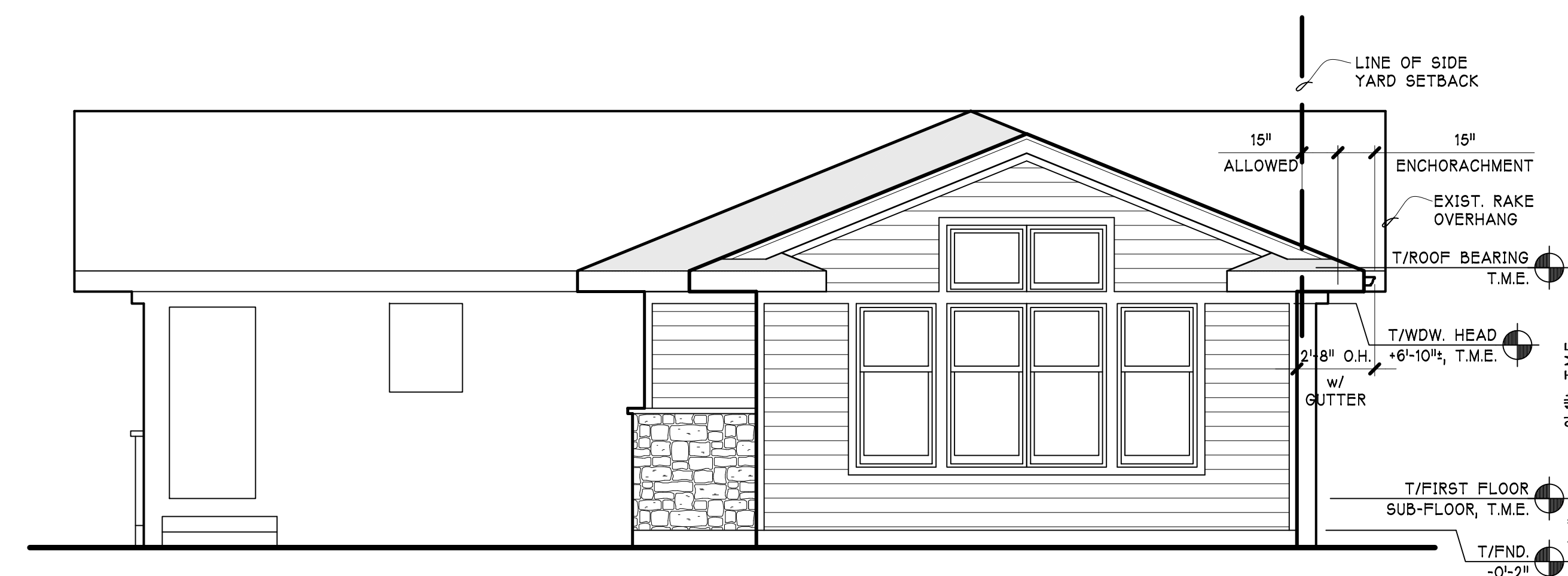
1 EAST ELEVATION
A-3 1/4" = 1'-0"



2 SOUTH ELEVATION
A-3 1/4" = 1'-0"



4 NORTH ELEVATION
A-3 $1/4'' = 1'-0''$



3 WEST ELEVATION
A-3 1/4" = 1'-0"

-----Original Message-----

From: Michael Schmidt [REDACTED]
To: RFA Ltd. [REDACTED]
Sent: Tue, Jul 6, 2021 8:03 pm
Subject: Fwd: New construction

Sent from my iPhone

Begin forwarded message:

From: Godo [REDACTED]
Date: July 6, 2021 at 7:39:35 PM CDT
To: [REDACTED]
Subject: New construction

I, Gregory Orta homeowner at 432 s prindle have no objections for the plans for the new construction at 436 s prindle ave Arlington heights.
Thank you

Sent from my iPhone

-----Original Message-----

From: Michael Schmidt [REDACTED]
To: RFA Ltd. [REDACTED] >
Sent: Tue, Jul 6, 2021 9:32 pm
Subject: Fwd: Public Hearing: 436 S Prindle Ave

Sent from my iPhone

Begin forwarded message:

From: Matthew Foley <[REDACTED]>
Date: July 6, 2021 at 8:11:33 PM CDT
To: Mike Schmidt <[REDACTED]>
Subject: Public Hearing: 436 S Prindle Ave

To Whom It May Concern:

Regarding the public hearing/comment period for 436 S Prindle Ave for variations regarding the following for a proposed addition in their rear yard:

- Increase to allowable impervious surface coverage.
- Eave encroaching into the required side yard.

I am writing to confirm that I have discussed the addition with Mike Schmidt and have been shown the builder diagrams for the addition and have no concerns or questions with the proposed variations as the immediately adjacent neighbor to the South at 440 S. Prindle Ave. I have no objections to these variations or to the addition as described.

Sincerely,

Matthew Foley
[REDACTED]



Zoning Board of Appeals 7/12/2021

Item: 1818 S. Ridge Dr. - ZBA#21-023

Department: Planning & Community Development

REQUEST

A 10.0 foot variation from Chapter 28, Section 5.1-3.2d (Required Minimum Yards) to allow a greenhouse with a rear yard setback of 20.0 feet where 30.0 feet is required.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 12, 2021
Date Prepared: July 7, 2021
Project Title: Kane Residence
Address: 1818 S. Ridge Dr.

Background Information

Petition Number: ZBA #21-023
Petitioner: John F. Kane
Address: 1818 S. Ridge Dr.
Arlington Heights IL 60005

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

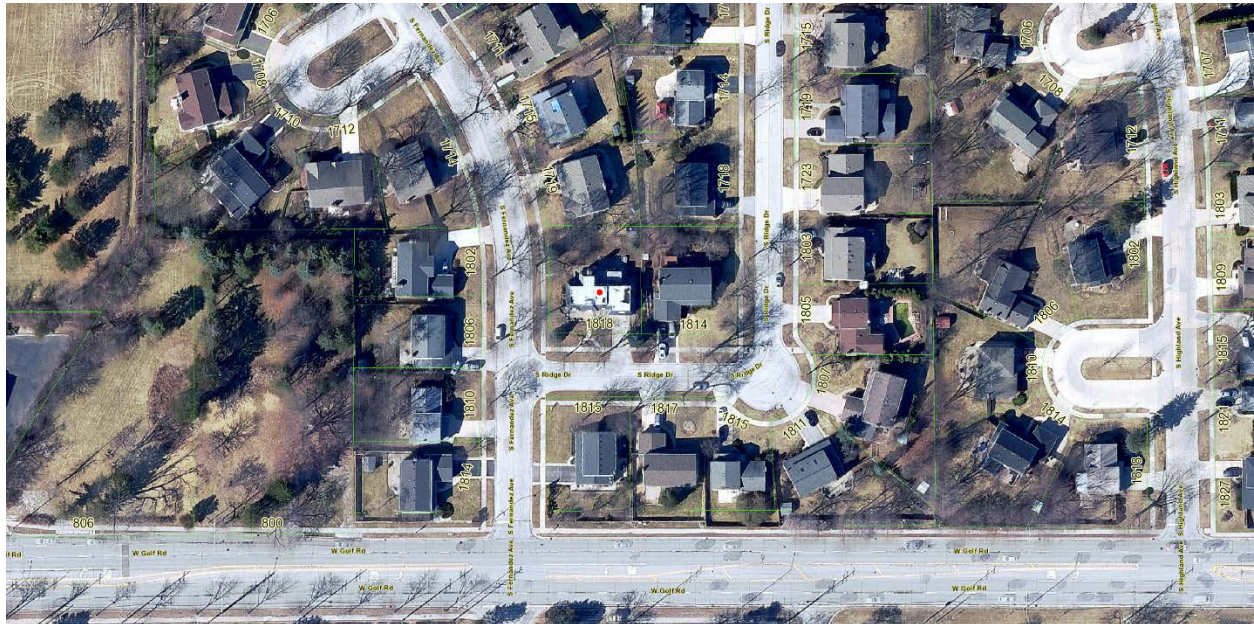
The subject property is zoned R-3, One-Family Dwelling District and includes a single-family home, that is approximately 3,750 square feet. The property has a total land area of 10,165 square-feet and a lot width of 93 feet. The petitioner is proposing to add a greenhouse to the rear of the existing home; however, this would result in a rear yard setback of 20.0 feet where 30.0 feet is required. Therefore, the petitioner requests the following variation:

- A 10.0 foot variation from Chapter 28, Section 5.1-3.2d (Required Minimum Yards) to allow a greenhouse with a rear yard setback of 20.0 feet where 30.0 feet is required.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four 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	✓	6/22/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/22/21	
3. Letter that was Mailed	✓	6/22/21	
4. Photographs of Sign on Property	✓	6/22/21	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Kane Residence

Project Address: 1818 S Ridge Dr.

ZBA #: 21-023

Date: June 25, 2021

Derek:

I have reviewed the request for the following variance:

- A 10-foot variation from Chapter 28, Section 5.1-3.2d (Required Minimum Yards) to allow a greenhouse with a rear yard setback of 20 feet where 30 feet is required.

and have no objections or comments to the request.

ZBA# 21-023
1818 S Ridge Ave- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: May 24, 2021
Received by Planning:
Transmitted to Engineering: June 23, 2021
Completed: July 6, 2021
ZBA Meeting Date: July 12, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A 10 foot variation from Chapter 28, Section 5.1-3.2d (Required Minimum Yards) to allow a greenhouse with a rear yard setback of 20 feet where 30 feet is required.

The Engineering Division has NO COMMENT on the variance request for Required Minimum Yards.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kane Residence

Project Address: 1818 S. Ridge Drive

ZBA #: 21-023

ZBA Hearing Date: July 12th, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 23, 2021

- A 10 foot variation from Chapter 28, Section 5.1-3.2d (Required Minimum Yards) to allow a greenhouse with a rear yard setback of 20 feet where 30 feet is required.

Attached are the Petitioner's:

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

Comments: No objection to the design of the proposed small green house addition.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than July 2, 2021.

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

JUN 16 2021

PETITION

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOW COMES the Petitioner John F. Kane

being the owner of the property commonly known as: 1818 S. Ridge Drive Arlington Heights

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: Build a greenhouse

attach to back of our home

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): the greenhouse will not alter the home in any negative way.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): this project will not result in vacant time of property.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): this beautiful "texas-greenhouse" with its surrounding flowers and plants with gentrify our back yard.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The 10' of variance will leave 20' more feet to the edge of the property line.

Signed: _____

Petitioner

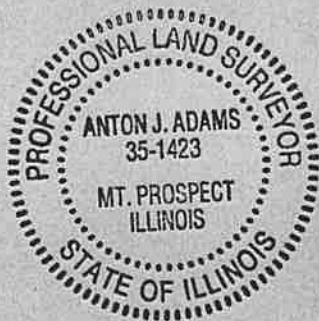
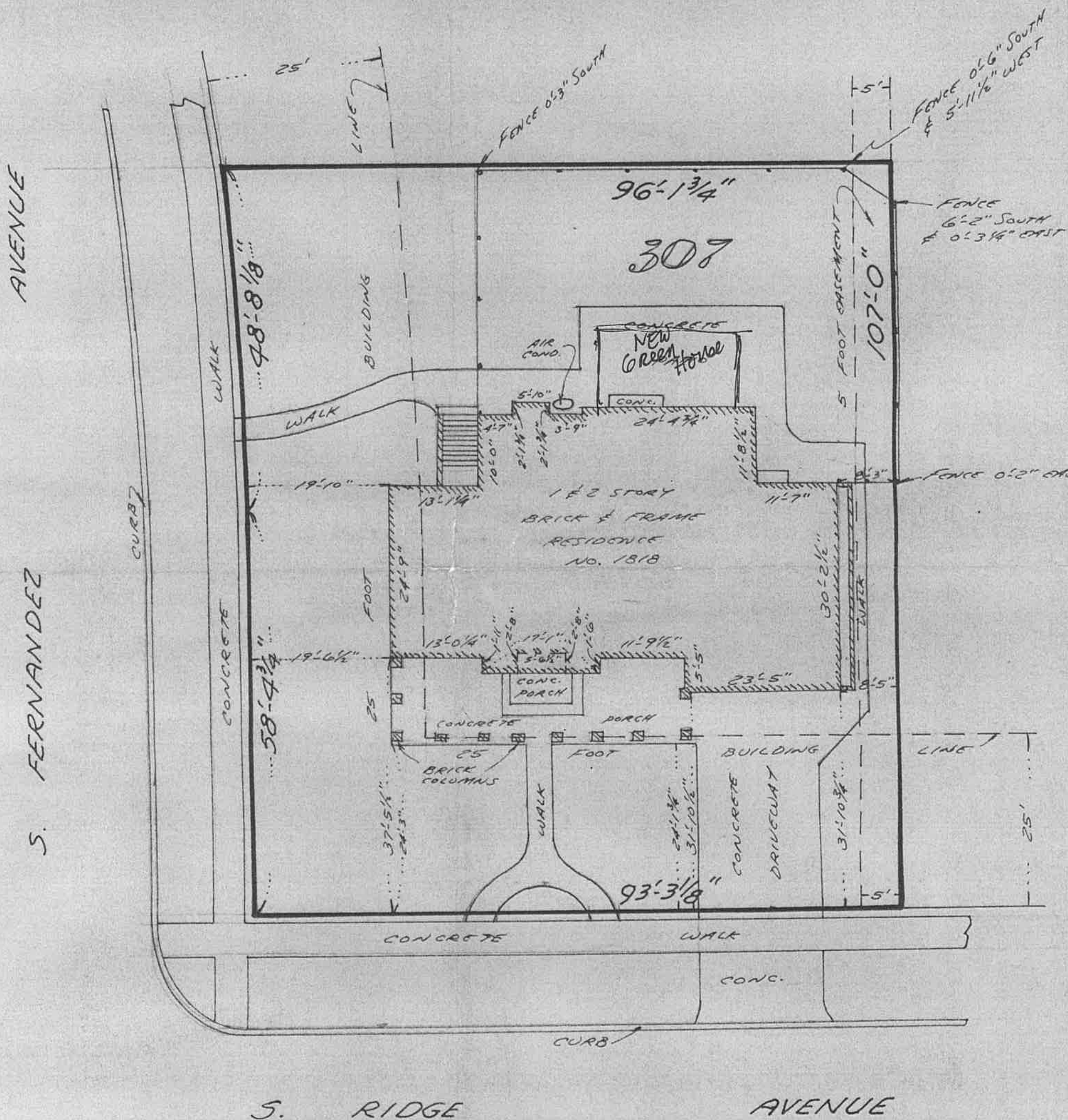
Date: 6/14/2021

Illinois Professional Land Surveyors
PLAT OF SURVEY
OF

301 North White Street
Mount Prospect, Illinois 60056
Phone: (847) 255-3512

Anton Adams #35-2810

Lot 307 in Realcoa Subdivision in Arlington Heights Third Addition, being a Subdivision in Section 9, Township 41 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.



STATE OF ILLINOIS)
COUNTY OF COOK) ss.

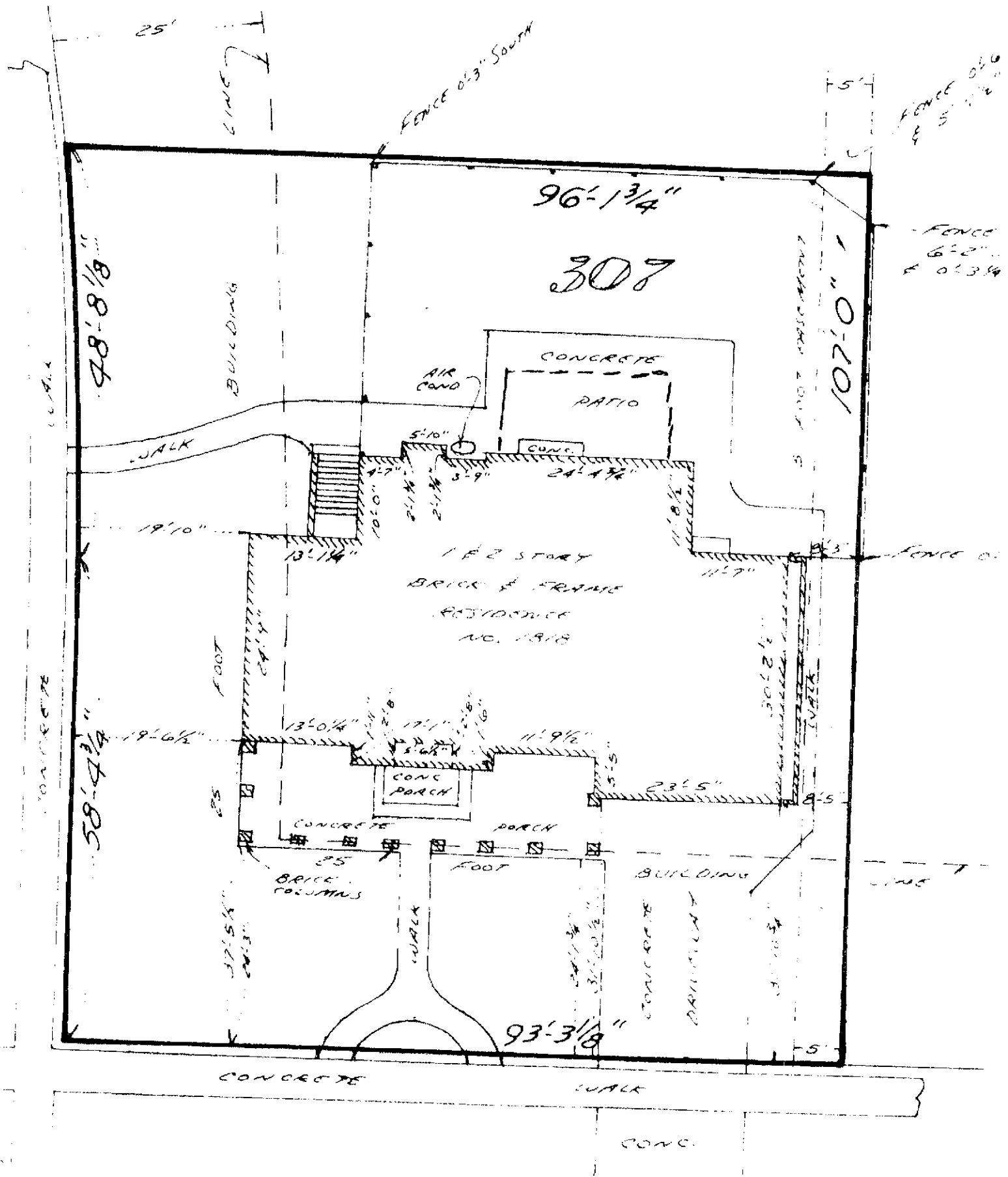
I, ANTON ADAMS, Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and that the plat hereon drawn is a correct representation of said survey.

MOUNT PROSPECT, ILLINOIS, AUGUST 17TH, A.D. 2001

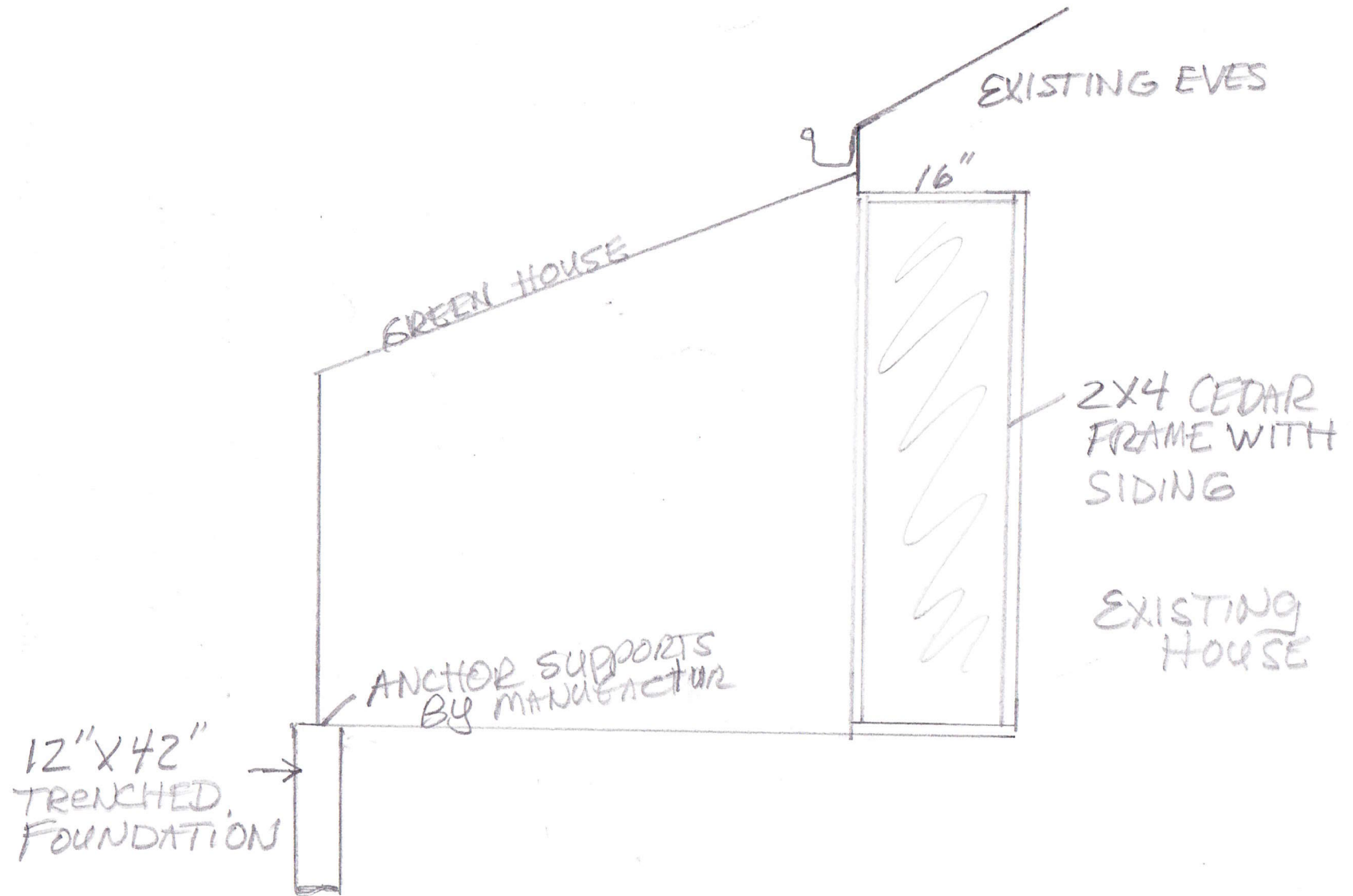
Anton J. Adams
Illinois Professional Land Surveyor

15 FEET
42593
41-11-39 PAGE: 99
GARY LUNDEEN

Description on this plat with deed or title policy. Compare all by same and report any differences at once. Building lines any, are shown as they appear on the recorded plat of se refer to deed, title policy or Zoning ordinances. Distances not be assumed by scaling.



NOTE: SAW CUT EXISTING PATIO SLAB - 5" SLAB.
REMOVE CONCRETE ON OUTER EDGE FOR
TRENCH FOOTINGS



SIDE VIEW



ACF Greenhouses

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Pictures of Cross Country Lean-to

Visit



**Zoning Board of Appeals
7/12/2021**

Item: 307 S. Dwyer Ave. - ZBA#21-024

Department: Planning & Community Development

REQUEST

—
A 3.6 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards) and Section 6.6-5.1 (Table of Permitted Obstructions) to allow an addition for an attached garage with a side yard setback of 3.0 feet instead of the required 6.6 feet and an additional 1.0 foot for the eave.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 12, 2021
Date Prepared: July 7, 2021
Project Title: Kuljanin Residence
Address: 307 S. Dwyer Ave.

Background Information

Petition Number: ZBA #21-024
Petitioner: Slavisa Kuljanin
Address: 307 S. Dwyer Ave.
Arlington Heights IL 60005

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,615 square feet. The petitioner is proposing to remove the existing carport and construct a two-car attached garage. The proposed addition requires a zoning variation to allow a side yard setback of 3.0 feet, where 6.6 feet is required. Therefore, the petitioner requires the following variation:

- A 3.6 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards) and Section 6.6-5.1 (Table of Permitted Obstructions) to allow an addition for an attached garage with a side yard setback of 3.0 feet instead of the required 6.6 feet and an additional 1.0 foot for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four 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	✓	6/21/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/21/21	
3. Letter that was Mailed	✓	6/21/21	
4. Photographs of Sign on Property	✓	6/21/21	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Kuljanin Residence

Project Address: 307 S Dwyer Ave

ZBA #: 21-024

Date: June 25, 2021

Derek:

I have reviewed the request for the following variances:

- A 3.6-foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards) and Section 6.6-5.1 (Table of Permitted Obstructions) to allow an addition for an attached garage with a side yard setback of 3.0 feet instead of the required 6.6 feet and an additional 1.0 feet for the eave.

and have the following comments:

1. The south wall shall have a minimum 1-hour fire-resistance rating.
2. The soffit on the south wall shall have a 1-hour fire-resistance rating or solid blocking between the top plate and the roof sheathing.
3. The maximum allowed openings on the south wall are limited to a total of 25% or the total wall area on the south side.

ZBA# 21-024
307 S Dwyer Avenue- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: June 17, 2021
Received by Planning:
Transmitted to Engineering: June 23, 2021
Completed: July 7, 2021
ZBA Meeting Date: July 12, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A 3.6 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards) and Section 6.6-5.1 (Table of Permitted Obstructions) to allow an addition for an attached garage with a side yard setback of 3.0 feet instead of the required 6.6 feet and an additional 1.0 feet for the eave.

The Engineering Division has NO OBJECTION to the variance request for Required Minimum Yards.

NOTES:

1 - Overall drainage pattern is from the northwest to the southeast and this addition would allow the existing drainage pattern to remain.

2 – No drainage complaints were on file for this property or adjacent properties.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kuljanin Residence

Project Address: 307 S. Dwyer Avenue

ZBA #: 21-024

ZBA Hearing Date: July 12th, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 23, 2021

A 3.6 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards) and Section 6.6-5.1 (Table of Permitted Obstructions) to allow an addition for an attached garage with a side yard setback of 3.0 feet instead of the required 6.6 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: The proposed garage addition is nicely designed and fits well with the existing house.

This project is favorable for an Administrative Design approval, pending the outcome of the ZBA review.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than July 2, 2021.

PETITION

RECEIVED
JUN 17 2021
PLANNING & DEVELOPMENT
VILLAGE OF ARLINGTON HEIGHTS

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner

SLAVISA KULJANIN

being the owner of the property commonly known as: 307 S. Dwyer Ave, Resident Home

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 12

Chapter 28, of the Arlington Heights Municipal Code, in order to: Build a new 2 car attached garage and sunroom - Addition to the south side

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): Proposed use will not change character of this property and will be compatible with nearby properties. There are two houses on our block with exact or very similar designs as ours. On our street - 407 S. Dwyer Ave and on Patton Ave - 211 S. Patton Ave.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): Building detached garage in the southeast or northeast corner would require having concrete driveway next to the house all the way to the garage. More than half of my backyard would be covered in concrete. Furthermore the southeast corner is the low spot. Any time it rains this corner is flooded and submerged in a foot of water.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain):

This proposed variation is in harmony with spirit and intent of this chapter.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Proposed 2 car garage width is minimum width to accommodate 2 car side by side. Our growing family is in a desperate need for garage and sun room. Our current kitchen/dining area is so tiny that we can not accommodate any additional guest/persons.

Signed:

Kuljanin Slava
Petitioner

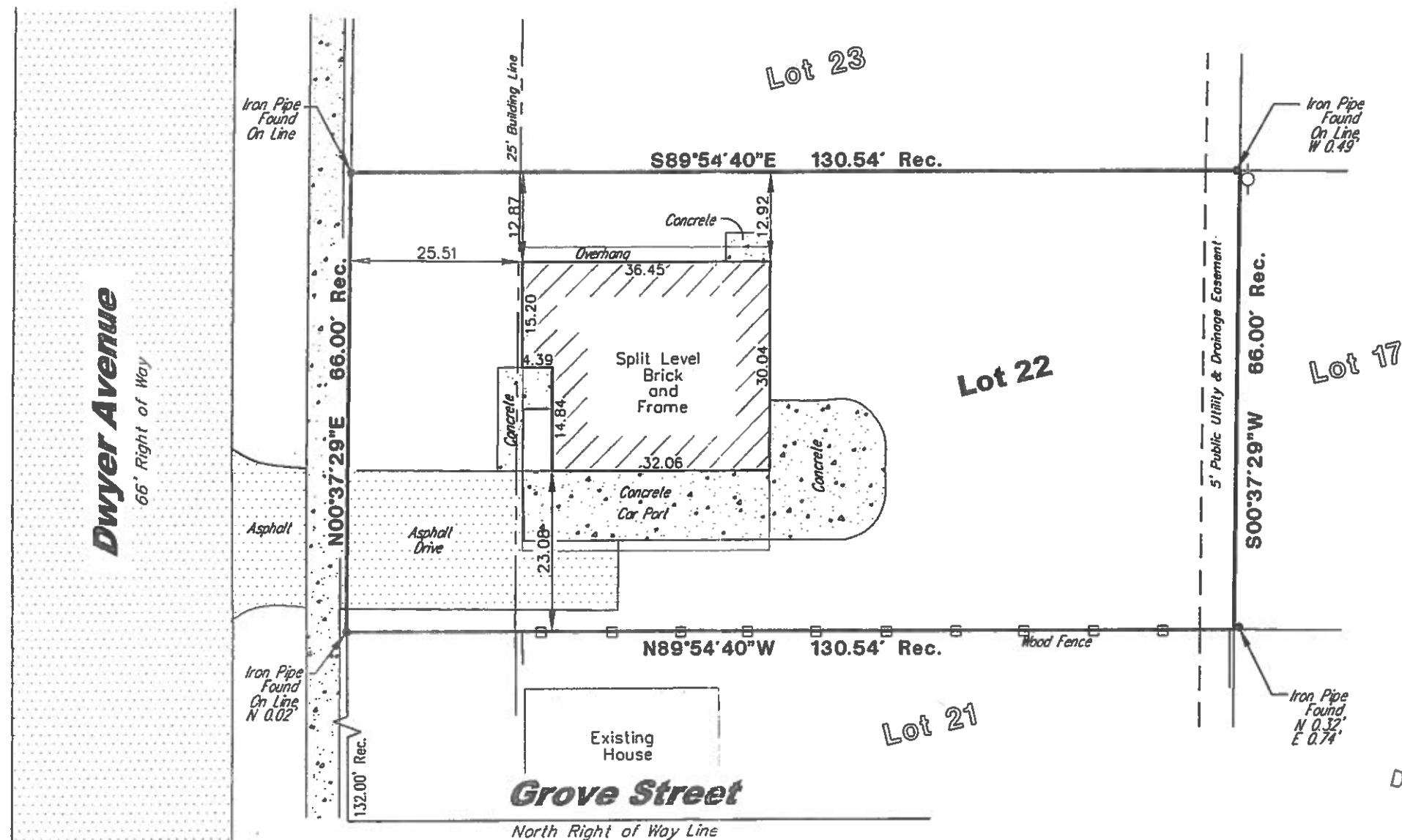
Date:



Scale: 1" = 20'

PLAT OF SURVEY

LOT 22 IN BLOCK 5 IN MINNECI'S ARLINGTON HEIGHTS RESUBDIVISION OF LOTS 2, 5, 6, 7, 10, 11, 12, 13, WEST 1/2 OF 14, WEST 1/2 OF 15, ALL OF LOTS 16, 17, 18, 19, 20, 21, AND 22 IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTION 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 12, 955, AS DOCUMENT NUMBER 1613766.



Legend:

- O-Set 1/2" Iron Pipe
- Found Iron Pipe
- X-Found Cross

Surveyor Notes:

- Field Work Completed on 11-21-2012
- Prepared for Survey Services, for real estate transaction.
- Site Address: 307 South Dwyer Avenue, Arlington Heights, IL 60005
- Pin No.: 03-31-106-017
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.

State of Illinois) SS)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 21st day of November, A.D. 2012, at Palatine, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-12

This professional service conforms to the current Illinois minimum standards for a boundary survey.

RECEIVED
JUN 17 2021
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Drawn By:	LP	Checked By:	GJK
REVISION	DATE	DATE	DATE

Field Work Completed:	11-20-2012
Scale:	1" = 20'
Date:	11-21-2012
Site Address:	307 South Dwyer Ave. Arlington Heights, Illinois

Land Surveying Services, Inc.
Palatine, Illinois 60067
574 W. Calfax Street
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Job Number
LS120601

Sheet Name
PLAT OF SURVEY

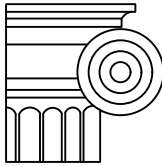
Sheet Number
SURVEY

NEW 1-STORY FRAME ADDITION AT EXISTING SINGLE FAMILY SPLIT LEVEL BRICK & FRAME RESIDENCE W/ BASEMENT
307 S. DWYER AVENUE, ARLINGTON HEIGHTS, IL 60005

MY HOME

ARCHITECTS & ENGINEERS
2952 W. IRVING PARK RD.
CHICAGO, IL 60618

Lic# 184005545
EXP. DATE: 11/30/2020.



NOTES:

BY EXECUTING THE CONTRACT, THE CONTRACTOR REPRESENTS THAT HE HAS VISITED THE SITE AND FAMILIARIZED HIMSELF WITH THE LOCAL CONDITIONS, CODES AND OWNER REQUIREMENTS UNDER WHICH THE WORK IS TO BE PERFORMED AND CORRELATED HIS OBSERVATIONS WITH THE REQUIREMENTS OF THE CONTRACT DOCUMENTS. THIS SHALL BE DONE PRIOR TO BID.

THIS INTENT OF THE CONTRACT DOCUMENTS IS TO INCLUDE ALL ITEMS NECESSARY FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK. SHOULD THE CONTRACT DOCUMENTS CONTRADICT EACH OTHER AT ANY POINT, OR REQUIRE CLARIFICATION, THE CONTRACTOR MUST CALL THE SAME TO THE ATTENTION OF THE ARCHITECT, AND HIS DECISION SHALL BE MADE IN BEHALF OF THE CONTRACTOR FOR ERROR OR OBTAINED PRIOR TO SUBMISSION OF BIDS, OTHERWISE THE ARCHITECT'S INTERPRETATION WILL GOVERN THE THE ARCHITECT'S INTERPRETATION WILL GOVERN THE MADE IN BEHALF OF THE CONTRACTOR FOR ERROR OR NEGLIGENCE ON HIS PART IN THIS CONNECTION.

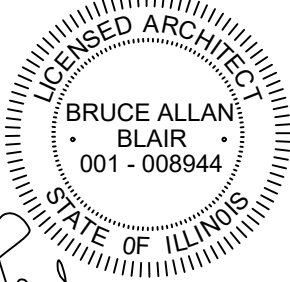
SHOULD ANY ERROR OR INCONSISTENCY APPEAR IN THE DRAWINGS, THE CONTRACTOR, BEFORE PROCEEDING WITH THE WORK, MUST CLEARLY BRING THE SAME TO THE ATTENTION OF THE ARCHITECT FOR PROPER ADJUSTMENT AND IN NO CASE SHALL PROCEED WITH THE WORK IN UNCERTAINTY.

THE CONTRACTOR AND EACH SUBCONTRACTOR SHALL BE RESPONSIBLE FOR VERIFICATION OF ALL MEASUREMENTS AT AND IN THE PROPOSED CONSTRUCTION BUILDING OR SITE. NO CHARGE OR COMPENSATION SHALL BE ALLOWED DUE TO DIFFERENCE BETWEEN ACTUAL DIMENSIONS AND DIMENSIONS INDICATED ON THE DRAWINGS.

REVISIONS

COMPLIANCE:

I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE ARE CONFORMANCE WITH THE BUILDING CODE OF THE VILLAGE OF ARLINGTON HEIGHTS.



Bruce Blair

EXP. DATE: 04/30/2023.

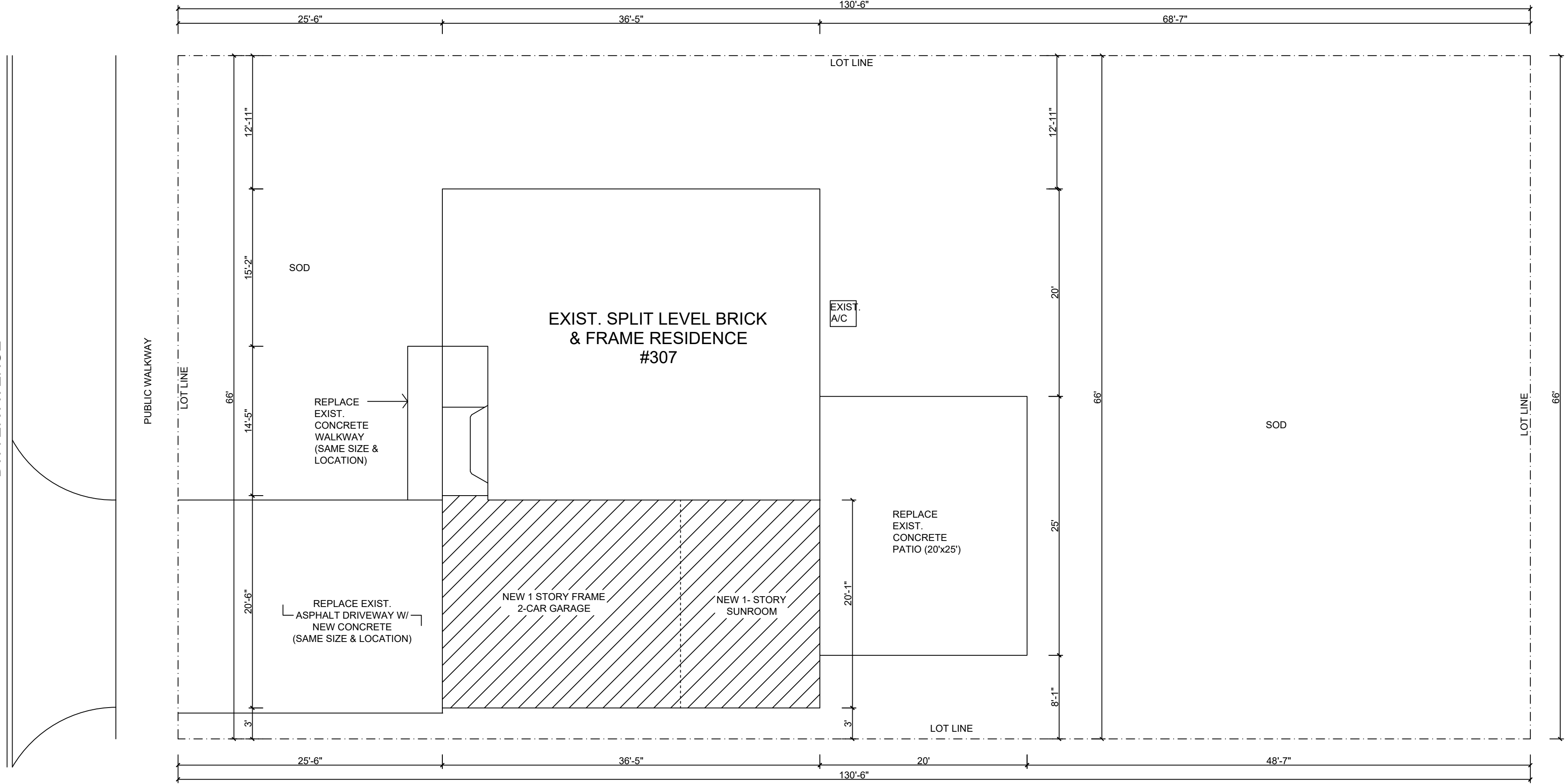
DATE: 05.18.2021.

DRAWN: N.M.

APPROVED: B.A.B.

SITE PLAN

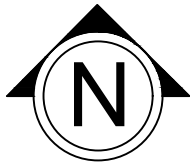
A-0



BUILDING DATA

EXISTING SF:
-1st & 2nd LEVEL:.....1,030.00 SF
-TOTAL:.....1,030.00 SF

PROPOSED ADDITION:
-GARAGE + SUNROOM AREA 734.00 SF
-TOTAL:.....1,764.00 SF

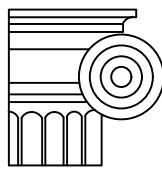


SITE PLAN

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



NEW 1-STORY FRAME ADDITION AT EXISTING SINGLE FAMILY SPLIT LEVEL BRICK & FRAME RESIDENCE W/ BASEMENT
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MY HOME
ARCHITECTS & ENGINEERS
2982 W. IRVING PARK RD.
CHICAGO, IL 60618
Lic# 184005545

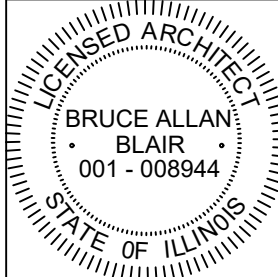
NEW 1-STORY FRAME ADDITION AT EXISTING SINGLE
FAMILY SPLIT LEVEL BRICK & FRAME RESIDENCE W/
BASEMENT
307 S. DWYER AVENUE, ARLINGTON HEIGHTS, IL 60005

REVISIONS

DATE : 05-18-2021.

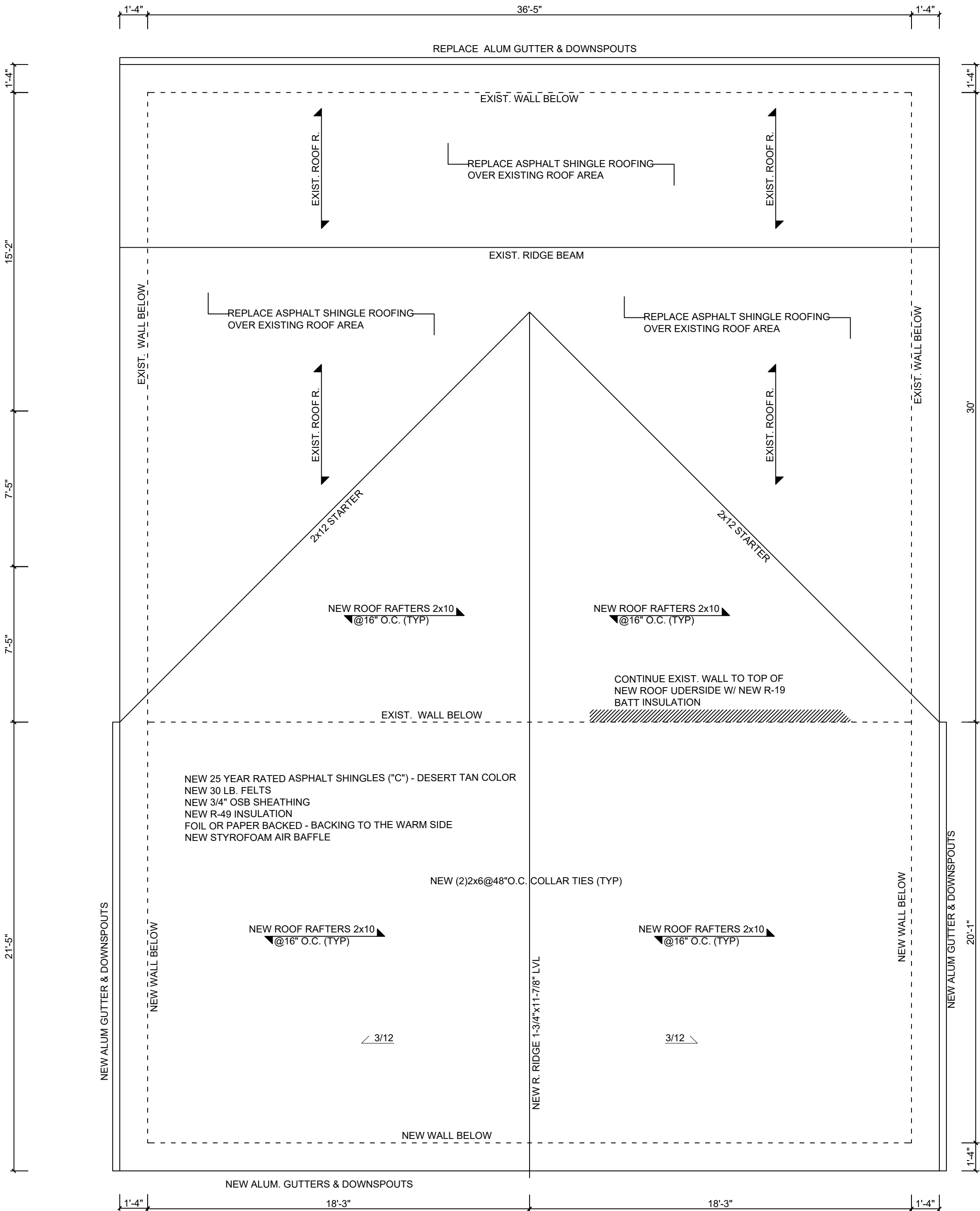
DRAWN : N. M.

APPROVED: B.A.B.



ROOF
PLAN

A-3

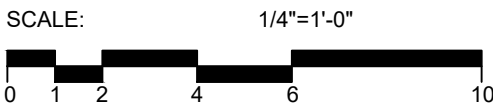


- GENERAL NOTES:
1. PROVIDE MINIMUM SPECIFIED COMPRESSIVE STRENGTH OF CONCRETE (3,500 PSI), W/ MIN. 5% & MAX. 7% AIR ENTRAINED, FOR ALL PORCHES, STEPS, AND GARAGE FLOOR SLABS.
 2. CUTS, NOTCHES & HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR I-JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED.
 3. EXTERIOR OR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STUD SHALL HAVE A GALVANIZED METAL TIE 16 GAGE AND 1-1/2" WIDE FASTENED TO EACH PLATE.
 4. EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE.
 5. FRAMING LUMBER TO BE USED: SPRUCE-PINE-FIR SS.
 6. ALL GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, BATHTUBS AND SHOWERS AND ALL BATHROOMS WINDOWS WHERE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60" SHALL BE SAFETY GLAZING. ALSO, INSTALL SAFETY GLAZING ON ALL WINDOWS WHERE EDGE IS WITHIN 24" OF EITHER EDGE OF SWINGING DOOR.
 7. U-FACTOR FOR ALL WINDOWS IS 0.32 BTU/h
 8. ALL EXTERIOR WALLS, INCLUDING BEHIND BATH TUBS, SHALL HAVE CONTINUOUS AIR BARRIER.
 9. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE AT THE TIME OF INSPECTION.
 10. EACH WINDOW HEADER TO HAVE MIN. (2) 2x6 CRIPPLE AT EACH END OF THE HEADER.
 11. CONTRACTOR TO SHORE UP AND PROTECT EXCAVATION PIT & SITE AS REQUIRED.
 12. ALL INTERIOR LUMBER USED FOR STUDS, CLG. JOISTS AND RAFTERS TO BE SPRUCE-PINE-FIR SS.
 13. ALL EXTERIOR LUMBER USED FOR PORCH/DECK STRUCTURE TO BE TREATED WOOD LUMBER.

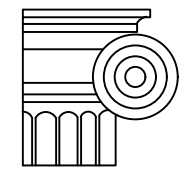
ICE AND WATER SHIELD AT PERIMETER EAVES - 24" UP PAST OUTSIDE FACE OF EXTERIOR WALL AND BACK TO DRIP EDGE, 24" EACH WAY WITH 24" OVERLAP AT VALLEYS. IT NEEDS TO EXTEND HORIZONTALLY MIN. 24" INSIDE THE INSIDE FACE OF THE EXTERIOR WALLS.



ROOF PLAN



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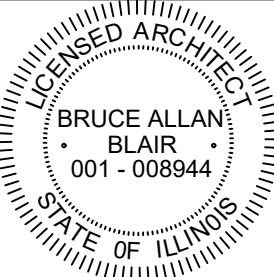
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DATE : 05-18-2021.

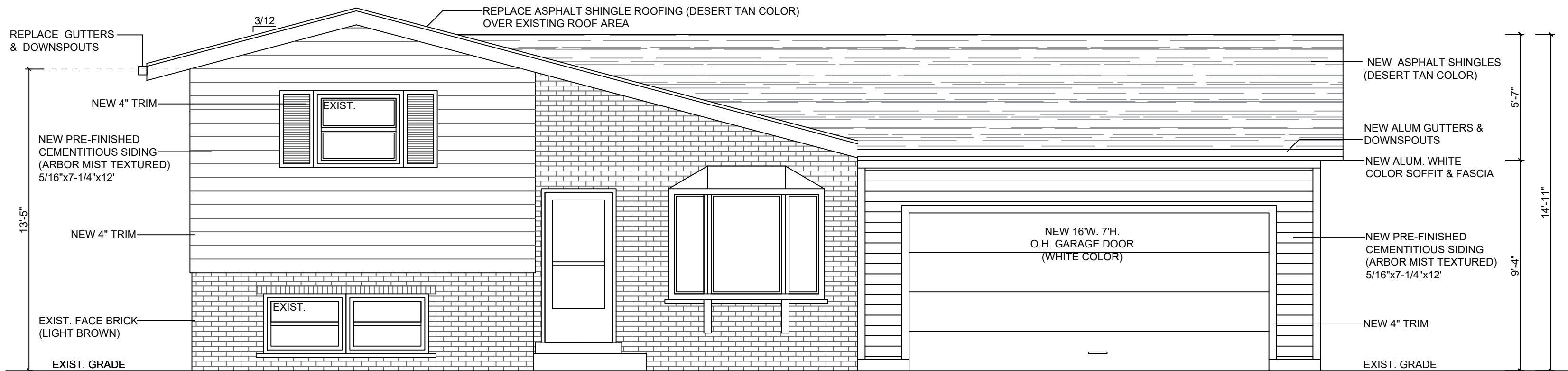
DRAWN : N. M.

APPROVED: B.A.B.



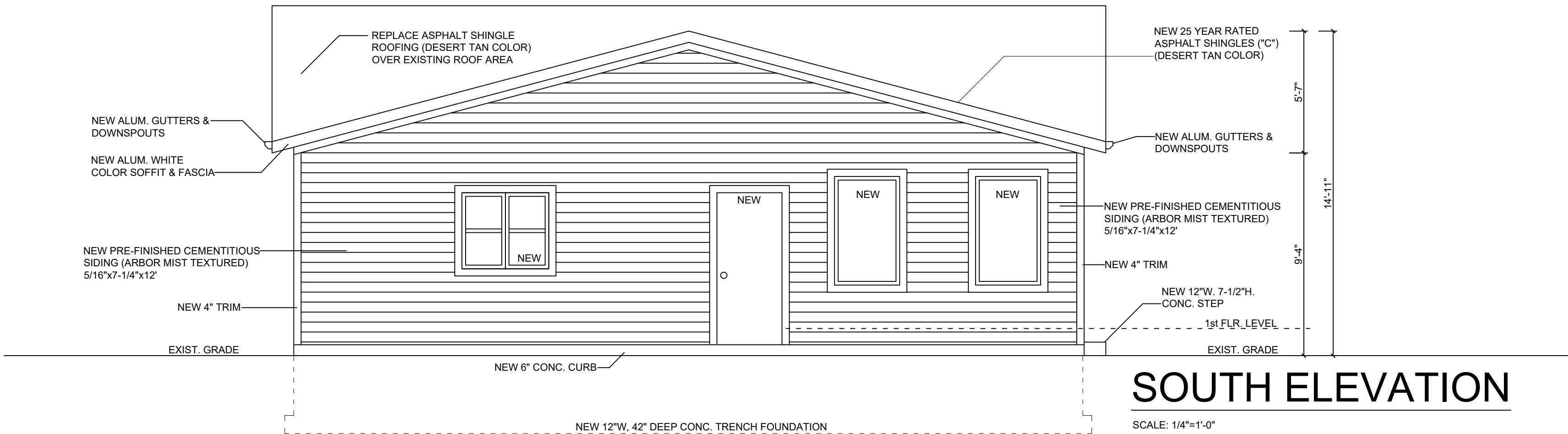
ELEVATIONS

A-4



WEST ELEVATION

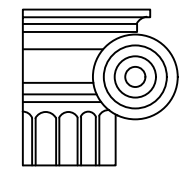
SCALE: 1/4"=1'-0"



SOUTH ELEVATION

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

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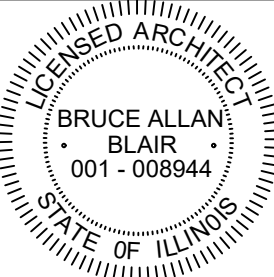
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REVISIONS

DATE : 05-18-2021.

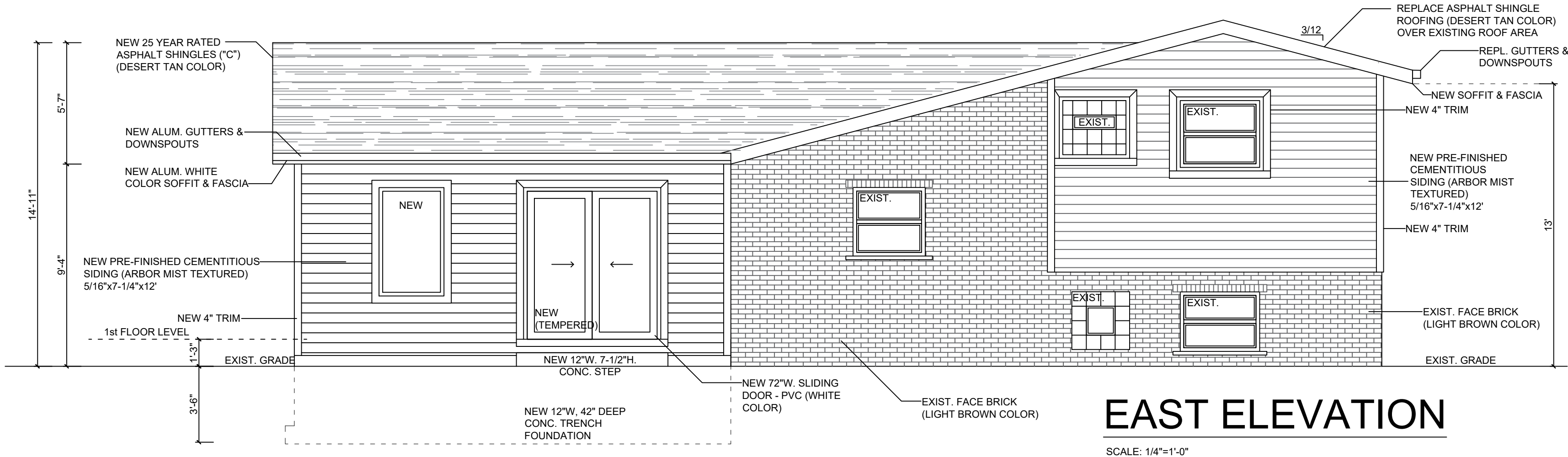
DRAWN : N. M.

APPROVED: B.A.B.



ELEVATIONS

A-5



EAST ELEVATION

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

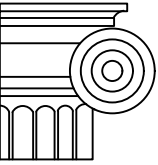


NORTH ELEVATION

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



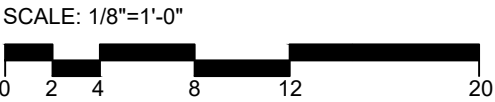
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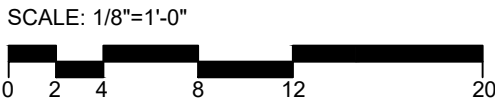
MY HOME
ARCHITECTS & ENGINEERS
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CHICAGO, IL 60618
Lic# 184005545



EXISTING NEIGHBOR STREET-SCAPE ELEVATION



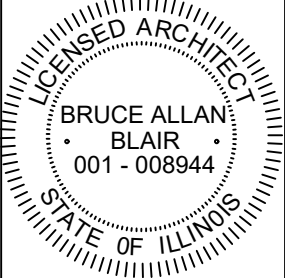
PROPOSED NEIGHBOR STREET-SCAPE ELEVATION



DATE : 05-18-2021.

DRAWN : N. M.

APPROVED: B.A.B.

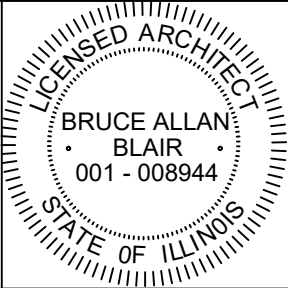


BRUCE ALLAN
BLAIR
001 - 008944
STATE OF ILLINOIS

STREET
ELEVATIONS

A-6

NEW 1-STORY BRICK & FRAME ADDITION W/ NEW CANOPY & BAY WINDOW, NEW 1-STORY FRAME SUNROOM
W/ NEW ROOF DORMER & NEW GARAGE UNDER EXIST. ROOF COVER AT EXISTING SINGLE FAMILY SPLIT
LEVEL BRICK & FRAME RESIDENCE W/ BASEMENT
307 S. DWYER AVENUE, ARLINGTON HEIGHTS, IL 60005



DATE : 10-04-2019.

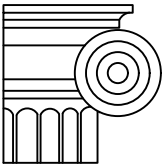
DRAWN : N. M.

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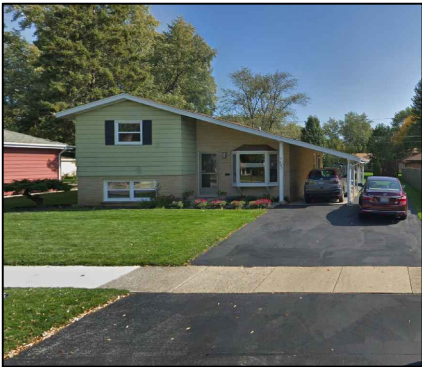
PROPERTY TO LEFT 3
221 S. DWYER AVE.



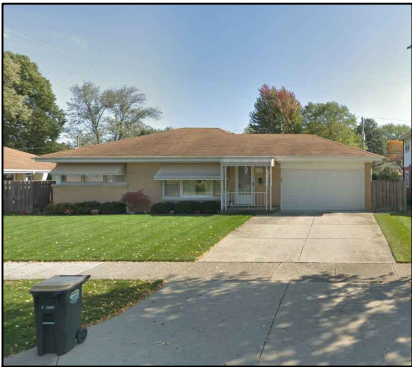
PROPERTY TO LEFT 2
227 S. DWYER AVE.



PROPERTY TO LEFT 1
301 S. DWYER AVE.



SUBJECT PROPERTY
307 S. DWYER AVE.



PROPERTY TO RIGHT 1
311 S. DWYER AVE.



PROPERTY TO RIGHT 2
1114 W. GROVE ST.

W. GROVE ST.

S. DWYER AVENUE

PROPERTY ACROSS 1
302 S. DWYER AVE



PROPERTY ACROSS 2
306 S. DWYER AVE



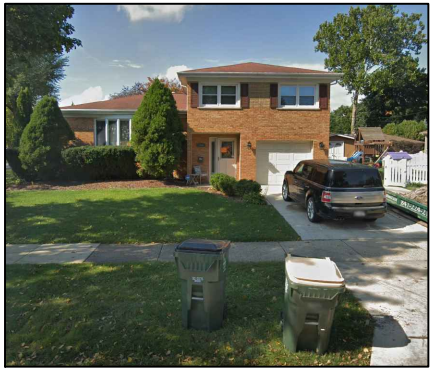
PROPERTY ACROSS 3
310 S. DWYER AVE



PROPERTY ACROSS 4
316 S. DWYER AVE



PROPERTY ACROSS 5
320 S. DWYER AVE



W. GROVE ST.



COLOR PHOTOS OF SURROUNDING
PROPERTIES

MATERIAL SCHEDULE			
ITEM	MATERIAL	MANUFACTURER	COLOR
ROOF	ASPHALT SHINGLES	OWENS CORNING - 25 YEAR	DESERT TAN
SIDING	FIBER CEMENT	PPG	DARK GREEN (ARBOR MIST)
GUTTERS/TRIM/FASCIA	ALUMINUM	SPECTRA METALS	WHITE
WINDOWS	WOOD / ALUMINUM	ANDERSEN	WHITE
GARAGE DOOR	STEEL PANELS	IDEAL DOOR	WHITE
BRICK	CLAY	ILLINOIS BRICK COMPANY	TO MATCH EXISTING