



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
July 11, 2022
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 824 N Dunton Ave - 6/13/22
- B. 622 S Dryden Pl - 6/13/22
- C. 22 N Belmont Ave - 6/13/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 515 S Beverly Ln - ZBA#22-013
- B. 825-865 W. University Dr. - ZBA#22-016

VII. OTHER BUSINESS

- A. Public Comment

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 Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



**Zoning Board of Appeals
7/11/2022**

Item: 824 N Dunton Ave - 6/13/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
824 N Dunton Ave - 6/13/22 Findings	Minutes
824 N Dunton Ave - 6/13/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 13, 2022

PETITIONER: Hill Residence

ADDRESS OF PROPERTY 824 N. Dunton Ave.

VARIATION: 6.5-2, 6.5-6, 5.1-3.5

A 1.0' variance for a detached garage with a side yard setback of 2.0' instead of the minimum required 3.0' and an additional 1.0' for the eave; A 5.0' variance for a detached garage with a rear yard setback of 0' instead of the minimum required 5.0'; A 1.3' variation to allow a detached garage with a peak height of 16.3' above grade where a maximum peak height of 15.0' is allowed; A 189 sf variation to allow 3,627 sf of impervious surface coverage where 3,438 sf is allowed.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that there is a 14-foot unimproved alley at the rear of the property. The petitioner explained that they are proposing to place the detached garage up to the unimproved alley (rear property line) instead of setting the garage back five feet from the rear property line. The petitioner further explained that they are proposing to place the garage 2 feet from the side property line which is consistent with the setback of the existing detached garage. The petitioner testified that the variance is necessary in order for vehicle movement between the detached garage and the house. The petitioner explained that if the garage is any closer to the house that vehicle turning movement would be challenging. The petitioner also testified that the existing unimproved alley is green space but that it is not contributing to the allowable impervious surface coverage and setbacks. The petitioner explained that the height variance would allow the proposed garage to match the house.

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. Lanaghan. Thereafter, the Board voted 4-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-0 to grant the variance.

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.

Benjamin Jaffe, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD

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

OF APPEALS

RE: 824 NORTH DUNTON AVENUE - ZBA #22-012

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 13th day of June, 2022 at the hour of
7:00 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Acting Chairperson
FRANK PORTERO
JEFFREY LANAGHAN
TOM DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRPERSON JAFFE: All right, so I'm going to call this meeting of the Zoning Board of Appeals to order for June 13th, 2022. Let's start with roll call.

MR. MACH: Mr. Siavelis.

(No response.)

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

(No response.)

MR. MACH: Mr. Jaffe.

ACTING CHAIRPERSON JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

(No response.)

MR. MACH: Mr. Portero.

COMMISSIONER PORTERO: Here.

ACTING CHAIRPERSON JAFFE: Let's go with the Pledge of Allegiance next, please.

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON JAFFE: Next, we need to approve the minutes from the May meeting.

Have the members present been able to review those minutes? Any changes or modifications needed?

(No response.)

ACTING CHAIRPERSON JAFFE: Derek, it's just a voice, correct?

MR. MACH: Correct.

ACTING CHAIRPERSON JAFFE: Is there a motion to approve the minutes?

COMMISSIONER DRAKE: So moved.

ACTING CHAIRPERSON JAFFE: Is there a second?

COMMISSIONER LANAGHAN: Second.

ACTING CHAIRPERSON JAFFE: All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON JAFFE: All opposed?

(No response.)

ACTING CHAIRPERSON JAFFE: Okay, now we get to the procedures of the meeting. By the way, being on the record, I want to thank everybody for showing up tonight with the extreme weather. We got a bit of a late start, but we'll make up some time.

So, first, from a particular perspective, it takes four members to establish a quorum which allows us to actually hold a meeting, but if there are less than six members present, the petitioner has a right to ask for a continuance, because you need four affirmative votes for your petition to be approved. So, tonight you need to go four for four. So, if any of the petitioners would like a continuance, they can be granted to you; otherwise, we can continue to carry on with the meeting given that we have a quorum with the members.

So, next for each petition, there will first be a Staff presentation that

will be read by Derek Mach. After that is read, we need each of the petitioners as part of your proposal to make sure you cover the four elements clearly, concisely, and completely. Those four elements are: (a) that the proposed use will not alter the essential character or locality and be compatible with the existing uses and zoning of nearby property; (b) 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; (c) that the proposed variation is in harmony with the spirit and intent of this chapter; and finally, (d) that 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.

Now, all the paperwork has been submitted, but as you present out, please make sure you cover all four of those. It's not the responsibility of the Board to extract the information out of you, okay?

So, with that being said, we'll move to new business with the first petition being 824 North Dunton Avenue.

MRS. HILL: We assume you want us to stand up and come to the podium?

ACTING CHAIRPERSON JAFFE: We do, and we need to swear you in as well. So, if both of you are going to be speaking, could you state your names and addresses for the record?

MRS. HILL: My name is Megan E. Hill. I live at 824 North Dunton Avenue and have lived there since 1999.

MR. HILL: Douglas Hill, 824 North Dunton Avenue, Arlington Heights, Illinois. I've lived there with my wife since --

MRS. HILL: 1999.

MR. HILL: Actually '98.

MRS. HILL: '98, well, it was, right.

MR. HILL: Technically.

MRS. HILL: Technically, in December.

(Witnesses sworn.)

ACTING CHAIRPERSON JAFFE: Derek?

MR. MACH: Thank you.

The property is zoned R-3 and has a total land area of 6,250 square feet. The Petitioner is proposing to replace an existing detached garage. The new garage will encroach into the required side yard setback and the required rear yard setback. In addition, the Petitioner is requesting a variance for impervious surface coverage and the height of the garage. There is an existing 14-foot wide unimproved alley at the rear of the property which consists of green space and utilities.

The Petitioner is requesting the following variations:

- A one-foot variance from Chapter 28, Section 6.5-2 for a detached garage with a side yard setback of two feet instead of the minimum required three feet, and an additional one foot for the eave;
- A five-foot setback variance from Chapter 28, Section 6.5-2 for a detached garage with a rear yard setback of zero feet instead of the minimum required five feet;
- A 1.3-foot variance from Chapter 28, Section 6.5-6 to allow a detached garage with a peak height of 16.3 feet above grade where the maximum peak height of 15 feet is allowed; and additionally,

- A 189 square-foot variance from Chapter 28, Section 5.1-3.5 to allow 3,627 square feet of impervious surface coverage where 3,438 square feet is allowed.

Thank you, Chairman.

ACTING CHAIRPERSON JAFFE: You may proceed.

MRS. HILL: Yes, do you have questions for us regarding our petition?

ACTING CHAIRPERSON JAFFE: Well, what I'd first like to hear is to cover those four elements, and then if we go through that, I'm sure myself and the other Board members are going to have questions.

MRS. HILL: Okay, so four elements being --

MR. HILL: Do you want me to go?

MRS. HILL: Yes. Yes.

MR. HILL: So, as far as the variances are concerned, we're trying to keep within the spirit of the existing property. Essentially, we did a remodel back roughly 10 years ago. So, at that time we had a single-story house, made it into a two-story. We definitely wanted it to fit within the neighborhood. So, we are part of the HANA historic district so it's important to us, basically, that we have a home that didn't necessarily look as though it was a remodeled home. So, we're really proud of what we accomplished there so we're looking to continue over to the garage.

There are some aesthetic aspects to the garage that we are going to try and mirror as far as the house is concerned. So, that is one of the variances that we're asking for is we would like a taller, a foot-three inches to go beyond where the existing approval is so that we can have taller side walls which mirror the way the home is now. On the first floor, we have 10-foot high ceilings, and then obviously we have the artistic shingle and then cement stucco up on the sides. So, as far as the garage is concerned, we'd like the side walls to be a little bit taller to sort of match, and then we also designed it so that the pitch of the roof matches the pitch of the home as well.

So, we're trying to keep within the style of home so that obviously those two marry each other.

MRS. HILL: Yes, and make it the most aesthetically pleasing that we possibly can due to the constraints that we have to work within.

MR. HILL: As far as the variances are concerned, so that's one of the reasons for the height variance, is to basically get those higher side walls, keep the same roof pitch. Then it also gives us a little bit of extra storage obviously on top of the garage as far as a minor attic space is concerned.

We do do a lot of gardening, so if any of you had passed by, you sort of saw somewhat of a garden in place. So, we have a lot of tools, things of that nature. I'm very much into decorating for Christmas and Halloween, and so I have a lot of storage.

Being that we are obviously at a maximum for our surface area ratio, we cannot have a shed probably in the backyard, because again, then that would encroach on the existing space. So, that's another reason for the height.

As far as the side variance is concerned which would be to the north of us, for the three-foot setback, we're actually not moving any more into the side yard than what we already have in place. So, it's basically in existence of the garage going back on the same line that already exists.

MRS. HILL: Yes. The continuation of the line of the driveway and I believe part of the variance is the overhang of the roof line of the garage because I think that

maybe we are in line with our variance for the structure itself, but the overhang of the roof is what we're looking for the variance for, which in essence inevitably would wind up being, because we'll have gutters on the garage being an asset for water runoff, because it will go on to the driveway and out to the front of the street.

MR. HILL: So, the side yard setback basically already exists as far as if you considered it an encroachment. It's already preexisting. So, we're just asking that we be able to move the new garage farther back on that same line.

As far as the rear yard setback is concerned, the reason we're asking for the rear yard setback is due to the nature of our property. For those of you that have driven by, you may have seen that. Our driveway and the neighbor's driveway basically sit right next to each other. They have the same issue with their garage placement.

MRS. HILL: Yes.

MR. HILL: In that you have to really whip around the corner to get around the rear part of the house. So, the farther back we can move the garage, then the less of a radius turn. One of our, our daughter that is 17 would need to navigate, or obviously my wife and I, I drive a Toyota Sequoia, it's a rather long vehicle. It's 17 feet long, it's kind of a beast to move around. So, the farther that we can move the garage back, we think the safer that it would be to navigate around the corner being that the garage also is not as wide as we originally intended because we basically submitted some information before to have a wider garage. It was commented that basically we might want to try and scale things down, so we made it a little bit narrower, so we wouldn't have as much of a turn coming out.

The other thing is we do have an unvacated alley, so there is nothing necessarily that should be taking place back there. A neighbor two houses to the north of us, as you can see, has their garage actually --

MRS. HILL: On the alley.

MR. HILL: -- inside of the unvacated alley. So, we wouldn't be encroaching any more than what is already existing with another neighbor.

As far as the actual surface ratio is concerned, we're asking --

MRS. HILL: To the south, you can see the other garage.

MR. HILL: We're asking for an exception on the surface area ratio. Again, for those of you that may have walked the property or passed by, you may not have seen it but where the neighbor's garage is versus where our proposed garage would be, they have that entire area concreted already. So, from an aesthetic standpoint, from a filling in, from a usability, we're asking for the impervious surface for that particular area.

We don't believe that it goes in excess of what already exists with our neighbor. It actually would fall sort of, you know, within compliance I guess you could say with what they already have. We really strive to try and have a great project that's going to mirror what the house already has in place from an artistic standpoint. We think it would fit in great with the existing house.

We plan on remodeling, not remodeling but re-landscaping the backyard. It's all part of this master plan if you will, as well as the front yard. So, with the front yard, we do have some impervious surface area there that we actually plan to pull out and replace with pavers, in that particular area. That would be, yes, you don't see it there, in the front yard.

MRS. HILL: Yes, that is our garage. So, yes, we will be replacing 179

square feet of impervious surface in the front of our property. Our understanding is that we are over our limit by 189 square feet.

ACTING CHAIRPERSON JAFFE: So, you're looking to do what you're describing as part of this project?

MR. HILL: No. The front yard, no.

MRS. HILL: Well, if we had all the money in the world, yes, we would. But by having to pay a landscape architect to continually go back and redesign something before we get permission for the garage is not within our economic, is not economically feasible for us.

ACTING CHAIRPERSON JAFFE: Derek, is the current impervious surface coverage above or below 3,438?

MR. MACH: The proposed site plan that you see here is for the 3,627 square feet.

ACTING CHAIRPERSON JAFFE: Right, but without, as is their property today?

MR. MACH: As it is?

ACTING CHAIRPERSON JAFFE: Yes. I'm trying to understand if they're an existing nonconforming.

MR. MACH: They are conforming, they are close to being maxed out. However, pushing the garage back and adding the additional driveway is pushing the impervious coverage over.

MRS. HILL: So, we are willing, we are going to clear out all of the concrete that we have in our front yard and replace that with pavers to support the impervious to pervious ratio.

ACTING CHAIRPERSON JAFFE: But not part of this project though?

MRS. HILL: We can't afford --

ACTING CHAIRPERSON JAFFE: That's fine. I just want to, let's separate that, right? Because that's not under --

MRS. HILL: Correct.

ACTING CHAIRPERSON JAFFE: We're here to make a ruling on this variance.

MRS. HILL: To just do the garage, I understand.

ACTING CHAIRPERSON JAFFE: What you're potentially proposing to do in the future has honestly no relevance for this proposal.

MRS. HILL: I understand, but it is beyond our economic means to be able to hire a landscape architect to create these plans and then pay them \$100 an hour to then reconstruct the plans as how you all see fit as to what you think we need to do. So, that is why we have not done that part.

ACTING CHAIRPERSON JAFFE: Okay, Mr. and Mrs. Hill, I noticed on page seven of the application, you left the question about your plight or hardship blank.

Derek, you want to pull that up?

MRS. HILL: Yes, if you could please pull that up? Let me see, what I see here is the plat of survey page?

ACTING CHAIRPERSON JAFFE: No, page seven where it says 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. This is basically the

hardship clause. So, would you help the Board understand?

MRS. HILL: The hardship?

ACTING CHAIRPERSON JAFFE: The plight of the, yes, the plight of the owner.

MRS. HILL: The plight or the hardship is partially because we live in a spot in our block where we have, we do have drainage water that comes down from a higher point. If we were to have a pervious surface, that would just seem like it would trickle into the footprint of the rest of the neighborhood. But if we could extract that water with concrete that would put it to the street, that's my thinking. I mean, I'm not an engineer, but as a homeowner who has lived there for 22 plus years, you see the way the water flows and you see the best way to get it out, and a concrete impervious surface with a rim or a curb seems to be the best way to flow the water.

MR. HILL: So, I think that, I don't know why it was left blank, we've filled out the petition a couple of different times so I apologize. As far as the project as a whole, what we're trying to do is we're trying not to encroach into the unvacated alley. I understand that by placing the garage back, that gives us more of an ability to get around the back of the house.

So, the neighbor that lives across the street from us, they have the same issue. Their daughter actually sideswiped the side of their house with their van. The neighbor to the north of us, the Robinsons, had also had similar issues. So, the farther back that we can move the garage, we believe the better that we will be and our cars will be in being able to navigate around the back end of the house.

That is why we're asking for the rear yard, the side yard, and then also the farther we can keep the garage towards that north side, then the less that we have to come around. You'll also see from the garage plans that we've moved the garage farther to the north, so we have a four-foot section on the south side, we have a two-foot section on the north side. So, we're trying to do everything possible while also keeping the design aesthetically pleasing to offset the garage to move it over.

MRS. HILL: And we have shrunk the size of the garage. This is the third shrinking of the size, so this is like the minimum amount of space that we can fit our vehicles in which --

MR. HILL: So, from an impervious standpoint, I think we're focused on that because we've read the notes ahead of time, so we know that that is probably the largest concern that the Committee has, obviously, based upon Engineering's comments. I would just say that, you know, in keeping with the spirit of the area and what's going on, to have a slight sliver of paved area versus an entire driveway of concrete doesn't necessarily fit within an aesthetic appeal from a, you know, from a driveway standpoint. If it's something that, you know, that we have to do then, you know, we're probably going to just have to bite the bullet and do it. But I think that aesthetically, it's going to look better to have the concrete.

We can also design the concrete such that, as my wife indicated which we already have, is we have a lip between the two neighbors. So, the neighbor to the north of us has a lip in the middle, just small, but basically any water that comes off of the rain gutter allows that, controls the gutter effect if you will in the middle. That allows the water to stay on their side, and then we have the same thing on our side so that we can actually, as my wife indicated, direct the water towards the front of the house so that it

goes down into the gutter.

MRS. HILL: Right, and snow as well in the wintertime --

MR. HILL: That is correct.

MRS. HILL: -- because the only way to get rid of the snow on our property on the driveway is to snowblow all of the snow to the street, because there is no place for it to go otherwise.

ACTING CHAIRPERSON JAFFE: What other questions does the Board have for the Petitioners?

COMMISSIONER DRAKE: I want to just be clear on this impervious issue. So, are you saying that you, I think you just said that you were willing to do that if that's what we asked you to do but you'd really prefer to not do it. I just don't understand why if the water needs to go somewhere you want to push it in the street versus into the ground?

MR. HILL: Well, under the ground it comes into our house, right? I mean, we have a sump pump.

MRS. HILL: Right, we already have two sump pumps.

MR. HILL: So, we're essentially inviting it into the house.

MRS. HILL: Right.

MR. HILL: And then we're creating another issue if something were to fail there.

MRS. HILL: Right, and --

MR. HILL: Rather than actually removing the water, rather than allowing it to get into the soil and get into the house.

MRS. HILL: To get to where it needs to go.

MR. HILL: So, we would rather control the water to move it towards, you know, the front of the street.

MRS. HILL: To mitigate the situation.

COMMISSIONER DRAKE: So, you're currently getting water within the driveway the way it is?

MR. HILL: No.

MRS. HILL: No. No, we don't because we have the lips on the side and that's one of the concerns that we have. The fact that, so aesthetically it will break up the visual path, that's an issue, and we have concrete sidewalks that go up to the front of our house, from the sidewalk, from the main Arlington Heights sidewalk and from where you see this car that goes up to the street. We are going to be eliminating that concrete which is 179 --

MR. HILL: 71.

MRS. HILL: 171 square feet, is that what you said?

ACTING CHAIRPERSON JAFFE: As part of this project?

MRS. HILL: Well, like I said, I know, I understand, but --

MR. HILL: So, you can't bring it up.

MRS. HILL: So, I can't bring it up. So, yes, but I --

ACTING CHAIRPERSON JAFFE: Okay, I understand.

MR. HILL: We would rather try to control the water.

MRS. HILL: Right, for the expense of having to do pavers that have to be replaced over a period of time, that if you have a chipmunk family that burrows underneath them, they're going to sink. That going right into my driveway, into my garage, that's a

slippery slope.

MR. HILL: So, the interesting thing about pavers as well is am I allowed then to use the cement sand mix so that my pavers stay in place? Because if I am, then essentially I'm creating one surface, right? I mean, there is no way for the water to permeate through the areas because I just sealed it all so that my pavers don't move around and I don't have to re-adjust them all the time or they don't pop because of winter or things of that nature. That's what most people do, right, is they want that to stay in place.

So, I'm essentially creating a driveway, a cemented driveway by using pavers and utilizing the sand and cement mix to keep them in place.

MRS. HILL: Which is what --

MR. HILL: So, we would rather utilize concrete which then we think we can control the water much better than trying to design pavers such that we still want to try and move the water to the front of the house.

MRS. HILL: Right, and it would as well be more aesthetically pleasing to the eye. So, all of a sudden I come upon a driveway and then it's like we have these bizarre pavers and then we have this garage. I do personally believe that the pavers will sink over time.

ACTING CHAIRPERSON JAFFE: Jeff? Frank?

COMMISSIONER LANAGHAN: You've got to have to, I'm struggling with a couple of items here. Trying to get the water to the front of the house when I'm looking at the grades that apparently you're taking on your existing lot. Everything around it's lower --

MRS. HILL: But it's going to be based on --

COMMISSIONER LANAGHAN: Unless you build everything up and --

MRS. HILL: It is. That should be in all of the information here with the --

MR. HILL: So, the idea is that we would be on par with the neighbor.

MRS. HILL: We would be at the same grade level at the neighbor.

MR. HILL: So, we're not going --

COMMISSIONER LANAGHAN: I have nothing here to see what the neighbors' are, I mean, I can only see the one sheet --

MRS. HILL: Well, you can only, well, I don't know that we are allowed to submit what the neighbor's grade is, but we have our grade information that should be in here, because we have our plat of survey and then they did do a grading measurement which --

MR. MACH: Please note that if the Zoning Board supports the variances, the Petitioner would have to satisfy Engineering's requirements as part of the, you know, permitting process.

COMMISSIONER LANAGHAN: You're right, I'm assuming that, yes. So, the garage, you said you've shrunk it three or four times. It's a little bit bigger than what you have currently, but you've shrunk it a few times, is that kind of what --

MRS. HILL: Yes. It's a one-car garage that you can't put a car in.

MR. HILL: So, yes, it was --

COMMISSIONER LANAGHAN: Your existing one you're saying?

MRS. HILL: Correct.

COMMISSIONER LANAGHAN: Got it.

MRS. HILL: It was built in 1926.

MR. HILL: So, the neighbor's garage is 22 by 22.

COMMISSIONER LANAGHAN: I appreciate that your neighbor has a bigger one, but it really doesn't --

MR. HILL: No, so we --

MRS. HILL: We don't care. I mean, we --

MR. HILL: We originally --

COMMISSIONER LANAGHAN: We can't really look at that and I don't know why, if they got zoning approval or not, that's not why we're here.

MR. HILL: No, no, no, no. I was going to say, so the original --

MRS. HILL: They were smart and they did this before all of these other things existed.

COMMISSIONER LANAGHAN: I see.

MR. HILL: So, originally, we submitted some paperwork, or at least the garage company did for a 22 by 28 garage. So, at that point in time, obviously that widened the impervious surface more as far as the driveway skirt, right, coming up. So, one of the things that we did in the spirit of, you know, wanting to move the project forward was shrunk the garage which then shrunk the square footage of the cement for the garage as well as the skirt then for the garage as well.

So, we still need space, we still have four drivers. We still need a garage that at least holds one car plus all of the other things that we own. So, that's why we had the garage then a little bit deeper, right, is to make up for that space because my truck is 17 feet long. So, then in front of that, you know, you have a couple of more feet for all of the miscellaneous stuff that we own and what have you.

So, that, you know, did help obviously reduce the amount of skirt space and then impervious surface as well. So, we're trying, we understand that there's concerns, so yes.

MRS. HILL: But we are trying our best.

ACTING CHAIRPERSON JAFFE: Have you discussed this project with your neighbors?

MR. HILL: Yes.

MRS. HILL: Yes.

ACTING CHAIRPERSON JAFFE: And what did they say?

MRS. HILL: None of them are here tonight to object.

MR. HILL: They were excited about it. They're probably ready for the old garage to go. It's a little dilapidated. It probably is, it was built around 1926 when the house was built.

MRS. HILL: Right.

MR. HILL: So, you know, for them, I mean, basically it's going to get aesthetics. The Robinsons, which are the ones that we share, you know, don't share a driveway with but the driveways abut, just did a project where they painted their house. So, they're pretty excited for us to have a new garage and all the benefits.

MRS. HILL: Because they also have four cars, so that means there's a whole lot of jockeying around. So, if we could at least get one car off the driveway into a garage and, you know, it just alleviates a lot of congestion. Also, living on a busy street, you know, it becomes more stressful.

ACTING CHAIRPERSON JAFFE: Any other questions?

(No response.)

ACTING CHAIRPERSON JAFFE: All right, so at this point, we're going to see if there's any comments from the audience. If there are, you'll be given the opportunity to respond to them. If not, we'll close it down for Board deliberation.

Are there any questions or comments from the audience?

(No response.)

ACTING CHAIRPERSON JAFFE: So, we're going to close it down for Board deliberation. If we have any other questions, we'll ask you, but you can be seated at this point.

MR. HILL: Okay, thank you.

MRS. HILL: Okay, cool.

ACTING CHAIRPERSON JAFFE: Does anybody want to initiate the discussion?

COMMISSIONER DRAKE: I'll start. I appreciate the fact that they're sensitive to the historic district and they're not wanting to disrupt the character, that's great. I understand the plight of having four drivers, trying to juggle cars on what looks like a pretty narrow driveway into a garage that dates back to 1926. I'm a little disappointed that that hardship question was left unanswered. You know, the petition has four questions on there and I think we would like to see answers on all of them.

I'm not sure I agree completely on your answer on the pervious nature of the driveway. I kind of get it but I kind of don't get it. So, maybe these other gentlemen can help me clear it up.

I'm glad that you're committed to living in Arlington for this long. It's a great community and you want to invest in your house and so that's where I'm at right now. So, I want to hear what the other Board members think and go from there.

COMMISSIONER LANAGHAN: I'll jump in next. You know, taking them individually, I don't know that I have a ton of problems with any of the impervious. It's always a tough one. It's something we're trying to control, flooding around the Village. So, it's, you know, adding more impervious surface, you know, just creates further problems which is why Engineering always brings it up.

The variance on the side yard, you know, I get it that it was basically the existing condition. I mean, you could have shifted it over a foot, I don't know, but that, I heard what you said on the drivers and trying to keep a straight shot. I'm not sure that a foot makes that big a difference, but I'll take your word for it.

The one that I probably have the most heartburn on personally is just the zero setback. Even though I know there's an alley to the back, you know, just basically ignoring the lot lines and setbacks just doesn't sit well with me in general.

The height variance, again, in the Historic District, I understand what you're trying to do. I appreciate that, so that one I probably can get by with.

With the impervious one, I'm not exactly sure how to approach that one, but I heard what you said on taking out the sidewalk, so that's a great move. I wish you could do it at the same time where we could say, oh, yes, it's only an 11-foot difference and not a 189-foot difference. That would be helpful.

So, that's where I'm at right now.

COMMISSIONER PORTERO: It's tough, too, with the impervious surface

now that they have concrete to really tell if there is a flooding problem if pavers go in. It doesn't sound like there is too much experience or history of flooding because there's concrete directly now, so it's kind of tough to guess what's going to happen if pavers were to go in, if we were to require pavers to go in.

ACTING CHAIRPERSON JAFFE: Derek, if this is granted and then if the Petitioner wants to do what they were describing in the front, they're going to need a variance for that, right? Because at that point they're going to be out of code from the impervious surface coverage perspective?

MR. MACH: Yes, I mean, if they're increasing it. If they're just replacing one for one, then no, if the variance was granted but, you know, the calculation was based on the site plan that was provided.

ACTING CHAIRPERSON JAFFE: Yes, look, two things that stuck out, and Mr. Drake called out one of them. I mean, you know, I know it was an oversight but getting those four answers completed, it what we asked for, right? So, that was a disappointment.

Then on the impervious surface coverage, I know there's no easy solution given the current property profile, but you have lived there for 22 years, there were no neighbors that expressed any concern about this. So, Jeff, I mean, you summed it up. I mean, individually, you know, not a big deal. When you think about it aggregately, it's not perfect but I don't know if I'd be willing to say, you know, no and come back in a year.

COMMISSIONER LANAGHAN: No, I hear you. I hear you.

ACTING CHAIRPERSON JAFFE: Is there a motion?

COMMISSIONER DRAKE: I move approval of this petition.

COMMISSIONER LANAGHAN: Second.

MR. MACH: Just to clarify, as the project presented or with any condition being imposed?

ACTING CHAIRPERSON JAFFE: So, then procedurally, does Tom have to take it back and then resubmit it, calling out that it's being approved and supported as presented?

COMMISSIONER DRAKE: My motion was based on approving all four of the variances as presented.

MR. MACH: Okay, just to clarify.

ACTING CHAIRPERSON JAFFE: So, does he need to redo that?

MR. MACH: You do not, no.

COMMISSIONER LANAGHAN: No, that's what was presented.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Portero.

COMMISSIONER PORTERO: Yes.

MR. MACH: Acting Chairman Jaffe.

ACTING CHAIRPERSON JAFFE: Yes.

Congratulations, your variances have been approved and you don't need to stay for the rest of the meeting.

(Whereupon, the public hearing on the above-mentioned

petition was adjourned at 7:33 p.m.)



Zoning Board of Appeals 7/11/2022

Item: 622 S Dryden Pl - 6/13/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
622 S Dryden Pl - 6/13/22 Findings	Minutes
622 S Dryden Pl - 6/13/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 13, 2022

PETITIONER: Dubberke Residence

ADDRESS OF PROPERTY 622 S. Dryden Pl.

VARIATION: 6.6-5.1 (Table of Permitted Obstructions)

A variation to allow two air conditioning units with a side yard setback of 2.5' from the north property line where 5.0' is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are constructing an addition and as part of the project they are proposing to place two air conditioning units in the required side yard along the north property line. The proposed air conditioning units would be located 2.5 feet from the side yard property line where a minimum setback of 5.0 feet (ten percent of lot width) is required. The petitioner explained that the AC units in the side yard will keep the integrity of the Scarsdale neighborhood since they will not be viewable from the backyard or from the street. The petitioner testified that the units will be located between the home and the neighbor's garage. The petitioner testified that they spoke to the neighbor and that there were no objections.

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. Lanaghan. Thereafter, the Board voted 4-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-0 to grant the variance.

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.

Benjamin Jaffe, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD

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

RE: 622 SOUTH DRYDEN PLACE - ZBA #22-014

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 13th day of June, 2022 at the hour of
7:33 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Acting Chairperson
FRANK PORTERO
JEFFREY LANAGHAN
TOM DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRPERSON JAFFE: Okay, 622 South Dryden. For the record, I know the Petitioner. He's a former co-worker of mine, but I don't feel the need to recuse or abstain myself from the variance hearing.

Go ahead. I'm sorry, Staff report first.

MR. MACH: Thank you, Chairman.

The property is zoned R-3 and has a total land area of 6,582 square feet. Previously, the Petitioner received a variance for an addition that is encroaching into the required side yard setback along the south property line. As part of the project, the Petitioner is proposing to replace two air conditioning units in the required side yard along the north property line. The proposed A/C units would be located 2.5 feet from the side yard where a minimum setback of five feet is required.

Therefore, they're requesting a variation from Chapter 28, Section 6.6-5.1 to allow two air conditioning units with a side yard setback of 2.5 feet from the north property line where five feet is required.

Thank you.

MR. DUBBERKE: Great. Yes, we learned about this issue when we were planning for our building permits. Thank you, Derek, for getting that information out.

So, we immediately applied for another variance to be able to put these A/C units in between our new addition as well as the neighbor's garage next door. Most importantly, what this will do, this will keep the integrity of the Scarsdale neighborhood where we live. It will not be viewable from the backyard or from the street. It will be in between our home and the neighbor's garage.

Currently, there is a fence there that is going to be torn down that we built in 2014. So, this will go in place of that.

As far as the aesthetics goes also, what we were told when we were planning for permits was that A/C units can go in the back of the house. Obviously, that causes a problem for aesthetic reasons because they'd be viewable from the yard. They're going to create more noise for our neighbors and, ironically, Ryan and Rachel next door who's got the garage in question.

Also, since our lot is only 50 feet wide, these two AC units not only make a lot of noise, but they also take up precious yard space which we're losing with our large addition. I just want to emphasize that the AC units, they fall in compliance with what's there already. It's just we would like to be able to put those on the side.

When I talked to Ryan and Rachel, our neighbors, about it, they agreed. It's going to cause less noise if it's in between what will be our family room and their garage versus the proposed change of putting it on the back. It would actually cause noise in their yard as well as our yard. So, they were all for this. Yes, as Derek mentioned, two feet five inches from the neighbor's place and there is a fence there currently.

ACTING CHAIRPERSON JAFFE: Do you have two A/C units now or is this an incremental A/C unit you're installing?

MR. DUBBERKE: Yes, with the square footage that we're getting in our new home, there will be a second. As of right now, we have one for our house but it's only 1,200 square feet so one is sufficient, but it won't be for our new, and currently it's on the back of the home and it's been a nuisance since we bought the home with noise.

addition? ACTING CHAIRPERSON JAFFE: And what's the square footage with the

MR. DUBBERKE: I believe it's 2,400 ballpark.

the home? ACTING CHAIRPERSON JAFFE: So, basically, you're doubling the size of

MR. DUBBERKE: Yes, sir. Yes.

members? ACTING CHAIRPERSON JAFFE: Okay, any questions from the Board

COMMISSIONER LANAGHAN: Not really. I mean, based on what you said with the neighbors, they're on board with it. It's already fenced which is great, so it's not going to be an eyesore with anybody. Obviously, you're doubling the size of your house so you're going to have to double the number of your air conditioning units, so that makes a ton of sense to me. I don't really have any issues with this one.

COMMISSIONER PORTERO: You said that the neighbors are on board?

MR. DUBBERKE: Yes, sir.

COMMISSIONER PORTERO: And you know, we don't want you putting a noisy air conditioner in somebody else's backyard. Basically, it's out of the way and I'm fine with that.

MR. DUBBERKE: Yes, they would rather have it where we're proposing to put it than on the back, because it would be sitting on their property line on the back of our home. They entertain a lot. They have people in their yard all the time. They have small children like we do, so there's a noise concern there as well.

ACTING CHAIRPERSON JAFFE: If there aren't any other questions, I'll open it up for comments from the audience.

(No response.)

ACTING CHAIRPERSON JAFFE: It doesn't look like there are any. So, we will close it down for deliberation, so you can have a seat, Ryan, and we'll deliberate.

MR. DUBBERKE: Thank you.

COMMISSIONER DRAKE: I'll go. I think this is a completely legitimate and easy, at least for me, vote of yes. I always like it when all of our Staff departments weigh in with no objections, and it helps me weigh in thinking about it, so I'm in favor.

ACTING CHAIRPERSON JAFFE: Yes, as Jeff said, it's very straightforward and the Petitioner checked all the boxes, so no concerns here.

Frank, anything?

COMMISSIONER PORTERO: No.

ACTING CHAIRPERSON JAFFE: All right, is there a motion?

COMMISSIONER LANAGHAN: I move to approve as presented.

COMMISSIONER DRAKE: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Portero.

COMMISSIONER PORTERO: Yes.

MR. MACH: Acting Chairman Jaffe.

ACTING CHAIRPERSON JAFFE: Yes.

Congratulations, your petition is approved.
MR. DUBBERKE: Thank you, gentlemen.
(Whereupon, the public hearing on the above-mentioned
petition was adjourned at 7:40 p.m.)



Zoning Board of Appeals 7/11/2022

Item: 22 N Belmont Ave - 6/13/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
22 N Belmont Ave - 6/13/22 Findings	Minutes
22 N Belmont Ave - 6/13/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 13, 2022

PETITIONER: Forrest Residence

ADDRESS OF PROPERTY 22 N. Belmont Ave.

VARIATION: 5.1-4.1, 5.1-4.2 (Minimum Lot Size & Width)

A variation to allow a lot with an area of 8,712 sf to be buildable where 8,750 sf is required; A 4' variation to allow a lot with a width of 66' to be buildable where 70' is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing an addition to the existing one-and-a-half story single family residence. The petitioner explained that the subject site is zoned R-4, Two Family Dwelling District and that the property has a total land area of 8,712 square feet. The petitioner explained that the project requires approval from the Zoning Board for a variance for lot width and lot size due to the existing 66' wide lot with 8,712 square feet not meeting the minimum required 70 foot width and 8,750 square feet. The petitioner testified that the project design does comply with all other zoning requirements.

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. Drake. Thereafter, the Board voted 4-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-0 to grant the variance.

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.

Benjamin Jaffe, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD

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

RE: 22 NORTH BELMONT AVENUE - ZBA #22-015

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 13th day of June, 2022 at the hour of
7:40 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Acting Chairperson
FRANK PORTERO
JEFFREY LANAGHAN
TOM DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRPERSON JAFFE: All right, and finally to wrap this up, 22 North Belmont.

Hey, Derek, I didn't swear in the second Petitioner. So, I'm going to swear in both of you, so I don't forget.

MR. FORREST: All right.

ACTING CHAIRPERSON JAFFE: State your name first.

MR. FORREST: I'm Brian Forrest.

ACTING CHAIRPERSON JAFFE: And address?

MR. FORREST: I'm the homeowner at 22 North Belmont in Arlington Heights.

(Witness sworn.)

MR. ROGNER: Paul Rogner, I'm the Architect, 825 East Rand, Suite 230, Arlington Heights.

(Witness sworn.)

ACTING CHAIRPERSON JAFFE: Proceed. Oh, I'm sorry, that's why Acting is in front of my name.

MR. MACH: The project requires approval from the Zoning Board for a variance for lot width and lot size due to the existing 66 feet wide lot and 8,712 square feet not meeting the minimum required 70-foot width and 8,750 square feet. The project does comply with all other zoning requirements.

They are requesting a variance from Chapter 28, Section 5.1-4.1 to allow a lot with an area of 8,712 square feet to be buildable where 8,750 square feet is required. In addition, they're requesting a four-foot variation from Chapter 28, Section 5.1-4.2 to allow a lot with a width of 66 feet to be buildable where 70 feet is required.

Thank you.

ACTING CHAIRPERSON JAFFE: I'm sorry, you may proceed.

MR. FORREST: Thanks for hearing me tonight. Also, I'm representing my wife Erin who is at home with our daughter. Basically, we want to do this project because we're a young, growing family and we want to live in a house that has the old character of, you know, a 1925 Craftsman home that's updated for modern day-to-day life.

A couple of things about the house right now, there is just one bathroom, it's on the first floor. There are bedrooms on the second floor, so we would like to add bathrooms, you know, because we have our family up there. It has a very small kitchen, kind of line with the era. We're looking to expand that.

We have family that lives out of town. We often host family holidays so it would be very helpful to have, you know, the expanded kitchen, larger house along with the bathrooms.

We've lived in Arlington Heights for five years now and, you know, are here to stay. We are looking for this type of house, you know, to live in with our family as it grows. We were excited to find a house that had this character and we're very committed to maintaining that, especially in the historic, you know, rec park area.

So, what Paul has helped us design I think really does that. Yes, that's all I really have to say, thanks.

MR. ROGNER: Unique circumstances here obviously is the lot itself, lot size, square footage and width. Maybe Derek could speak to this, but all of the lots on that block are approximately the same size. They're all narrow width, and even the block that

backs up to it has the same scenario. So, they all have this narrow width to them that wouldn't meet, and in fact if you can see there, even the ones behind our lot are much narrower, you know, within the same zoning district. So, it's just kind of a unique area.

I've been working in Arlington Heights for many years, decades now.

This is kind of the first time I've ever run across this where all these lots don't meet the requirement. So, that's kind of the unique circumstance we run into.

We did work hard to maintain all the other zoning parameters. So, setbacks are achieved and square footages are all maintained, impervious surfaces and so forth.

As far as the house itself, we're actually really excited to do this project because one of the things that we're pursuing with this is to bring this home back, not only to add on the space, the additional square footage they're looking for with the new family room and master bedroom, but also to bring the character of this house back to what it was when it was originally built. It's a really interesting, I don't know, Derek, if you have the elevations? It's a really interesting Craftsman style house that over the years, you know, they put some aluminum siding on it and, you know, so that's the elevation view. They put some aluminum siding on it and they enclosed the front porch.

So, part of what we're going to be doing is to restore that look of that Craftsman style house on the front, opening up that porch, emphasizing the Craftsman details. Then everything that we've added to the back is really pushed to the back so from the street you don't really see much of it. Even on the south side, if you look at that front elevation on the upper right there, the addition on the south just kind of peeks out from the side but that's pushed back. So, again, you really don't see much.

So, that's what we were trying to do in terms of adding value to the neighborhood, which is a great neighborhood. I don't know if you're familiar with some of the houses along this street. There's really some interesting properties along that street. So, I think this really complements that and works with that.

ACTING CHAIRPERSON JAFFE: One question, I don't know if it's for either of you or Derek for clarification on page five. What does Engineering mean when they say existing lot with proposed addition being placed over an existing concrete patio and sidewalk?

MR. ROGNER: So, currently on the back of the house, there is a concrete patio and then there is a sidewalk that extends to the south side. Those will both be eliminated.

ACTING CHAIRPERSON JAFFE: So, you're tearing it up?

MR. ROGNER: The patio so that we can place the addition which is a family room addition with a master suite above. So, we'll put that there, and then a new patio would be placed behind that. Again, all within the current zoning parameters.

ACTING CHAIRPERSON JAFFE: Thank you.

Questions from the Board?

COMMISSIONER LANAGHAN: I really have none. I mean, it's a 66-foot lot which is, I mean, it's already got a house on it. I'm sure that the laws and the zoning rules changed sometime along the way. Obviously, we can't tell you to tear the house down and move out, you know, it's crazy. So, and you've done a nice job with the style. I think this will be a great project. So, I have no issues.

ACTING CHAIRPERSON JAFFE: Did you have a chance to speak with any

of the neighbors?

MR. FORREST: Yes, I spoke with a few of the neighbors on the block. I'd gotten to know them over the past years, and so people are really excited I think that we're kind of reinvesting in and revitalizing a nice house in the neighborhood. Everyone has been supportive that I've talked to.

ACTING CHAIRPERSON JAFFE: Tom or Frank?

COMMISSIONER PORTERO: I have no questions.

ACTING CHAIRPERSON JAFFE: All right, so we'll close this and see if there's any questions from the audience.

(No response.)

ACTING CHAIRPERSON JAFFE: I don't think there are, so we'll go straight to Board deliberation.

Anybody want to start this off?

COMMISSIONER DRAKE: I think Jeff sums it up well, I would agree with all of that. Nice project and I'm in favor.

COMMISSIONER PORTERO: I agree.

ACTING CHAIRPERSON JAFFE: Is there a motion?

COMMISSIONER LANAGHAN: So moved.

COMMISSIONER DRAKE: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Portero.

COMMISSIONER PORTERO: Yes.

MR. MACH: Acting Chairman Jaffe.

ACTING CHAIRPERSON JAFFE: Yes.

Congratulations, your variance is approved.

MR. FORREST: Thank you very much.

MR. ROGNER: Thank you.

ACTING CHAIRPERSON JAFFE: Have a good night.

Derek, is there any other business?

MR. MACH: No. No, there isn't.

ACTING CHAIRPERSON JAFFE: All right, is there a motion to adjourn?

COMMISSIONER DRAKE: So moved.

COMMISSIONER LANAGHAN: Second.

ACTING CHAIRPERSON JAFFE: All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON JAFFE: All opposed?

(No response.)

ACTING CHAIRPERSON JAFFE: This meeting is adjourned.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:55 p.m.)



**Zoning Board of Appeals
7/11/2022**

Item: 515 S Beverly Ln - ZBA#22-013

Department: Planning & Community Development

REQUEST

A 234 square-foot variation from Chapter 28, Section 5.1-3.4 (Maximum Floor Area Ratio) to allow an addition resulting in a floor area of 3,196 square feet where 2,962 square-feet is allowed.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 6, 2022
Date Prepared: June 13, 2022
Project Title: Smith Residence
Address: 515 S. Beverly Ln.

Background Information

Petition Number: ZBA #22-013
Petitioner: Kimberly Deering – Downey Szafarz Architects
Address: 13705 W. Irma Lee Ct, Suite 100
Lake Forest, IL 60045

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

Requested Action/Background Information

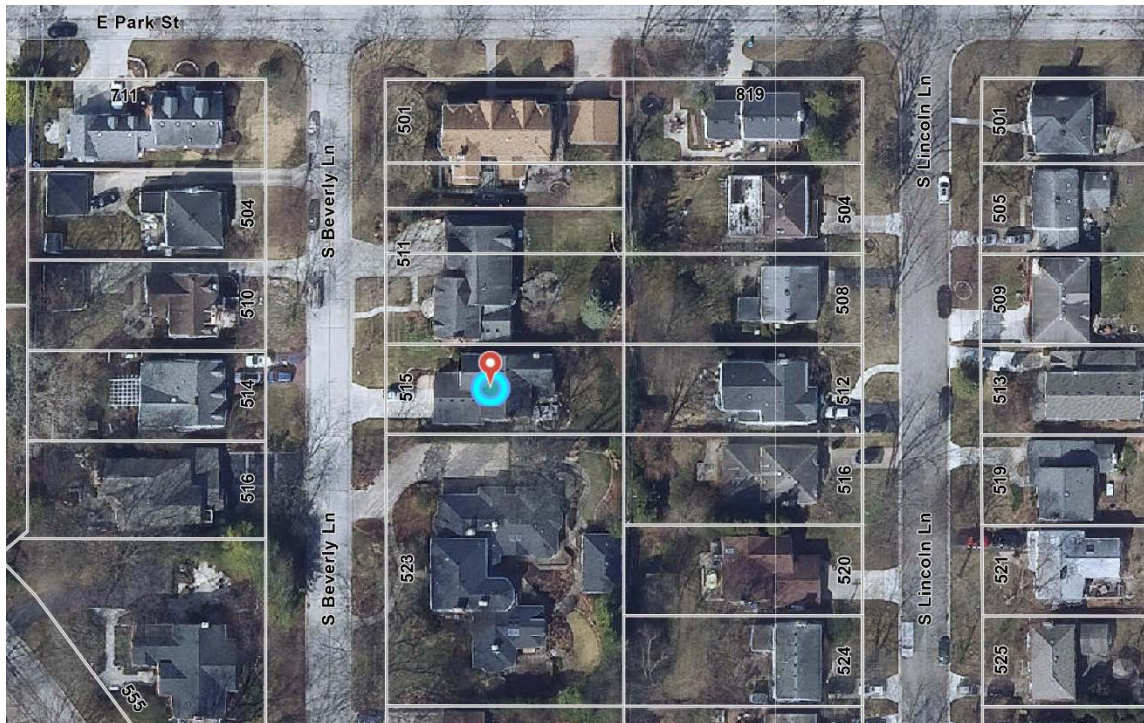
The petitioner is proposing an addition above the existing attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,582 square feet and the proposed residence with the addition will be 3,196 square feet. Therefore, the petitioner is requesting the following variation:

- A 234 square-foot variation from Chapter 28, Section 5.1-3.4 (Maximum Floor Area Ratio) to allow an addition resulting in a floor area of 3,196 square feet where 2,962 square-feet is allowed.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	6/24/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/24/22	
3. Letter that was Mailed	✓	6/24/22	
4. Photographs of Sign on Property	✓	6/24/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Smith Residence

Project Address: 515 S. Beverly Lane

ZBA #: #22-013

Date: June 30, 2022

Derek:

I have reviewed the request for the following variance:

- **A 234 square-foot variation from Chapter 28, Section 5.1-3.4 (Maximum Floor Area Ratio) to allow an addition resulting in a floor area of 3,196 square feet where 2,962 square-feet is allowed.**

I do not have any objections to the request.

ZBA# 22-013
515 S Beverly Ln - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: May 11, 2022
Received by Planning:
Transmitted to Engineering: June 23, 2022
Completed: June 29, 2022

The proposed ZBA application indicates that the petitioner is seeking:

A 234 square-foot variation from Chapter 28, Section 5.1-3.4 (Maximum Floor Area Ratio) to allow an addition resulting in a floor area of 3,196 square feet where 2,962 square-feet is allowed.

The Engineering Division has NO OBJECTION on the proposed variances for Maximum Floor Area Ratio.

NOTES: The proposed area will be over the existing garage and will not enlarge the footprint of the house.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Smith Residence

Project Address: 515 S. Beverly Lane

ZBA #: 22-013

ZBA Hearing Date: July 11, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: June 23, 2022

- A 234 square-foot variation from Chapter 28, Section 5.1-3.4 (Maximum Floor Area Ratio) to allow an addition resulting in a floor area of 3,196 square feet where 2,962 square-feet is allowed.

Attached are the Petitioner's:

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

Comments:

The proposed design is nicely done, and is a nice enhancement to the home's exterior appearance.

Staff intends to administratively approve the design, pending the outcome of the ZBA review.

- Steve Hautzinger, Design Planner

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.)

PETITION

NOW COMES the Petitioner Jennifer & Stephen Smith

being the owner of the property commonly known as: 515 S. Beverly Rd.

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1- 3.4a

Chapter 28, of the Arlington Heights Municipal Code, in order to: exceed max. F.A.R. by 184 sf.

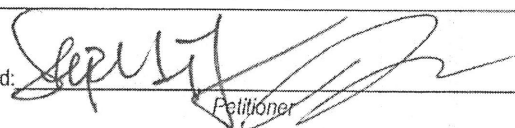
to use space above existing garage footprint

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 proposed use will not alter the essential character of the locality. The granting of this variance will not change the massing or exterior envelope. The exterior envelope was approved by the Design Commission on 5/11/22. If the variance is granted, it will allow the owners to build out an office above the garage.

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 unique circumstance is the zoning code allows the space above the garage to be built as shown, but as soon as the owners finish the space it counts against the FAR. The purpose of the zoning codes are to limit the size and volume, height and massing of buildings. In this unique circumstance, the building envelope of the house does not change, but the FAR does.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The proposed variation is in harmony with the spirit of this Chapter because it doesn't change the exterior envelope at all by allowing this variance.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Since Covid, more people are working out of their home and in this case, both owners are now working out of their home, making it necessary to add an office. The Owners are undertaking an exterior renovation of their home, and this is an opportunity to gain an additional office space above the unfinished garage space.

Signed: 

Petitioner

Date: 5/12/2022

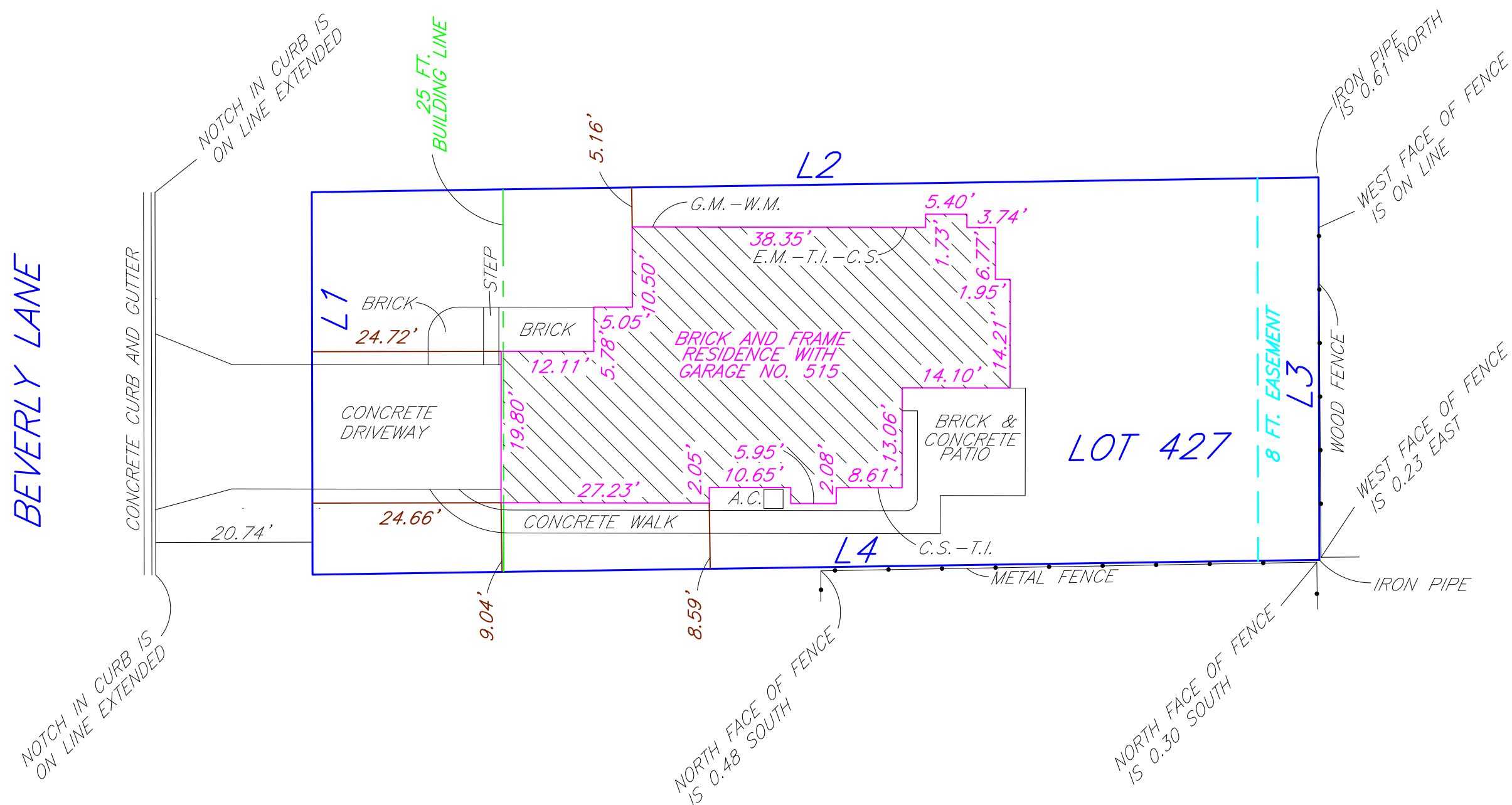
by
Michael J. Emmert Surveys, Inc.
of

LOT 427 IN SCARSDALE, A SUBDIVISION OF PART OF THE WEST HALF OF THE
EAST HALF OF THE WEST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



1 IN. = 16 FT.
VERIFY SCALE
AGAINST THIS
GRAPHIC

BASIS OF BEARINGS IS ASSUMED



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: Stephen Smith

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of field survey: April 5, 2022

TE OF

Dated this 5th. day of April, 2022

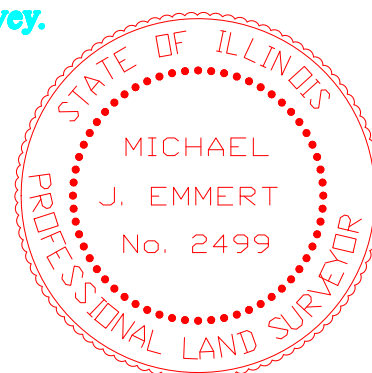
By: [Signature] President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2022
Professional Design Firm Land Surveyor Corporation No. 184.004811

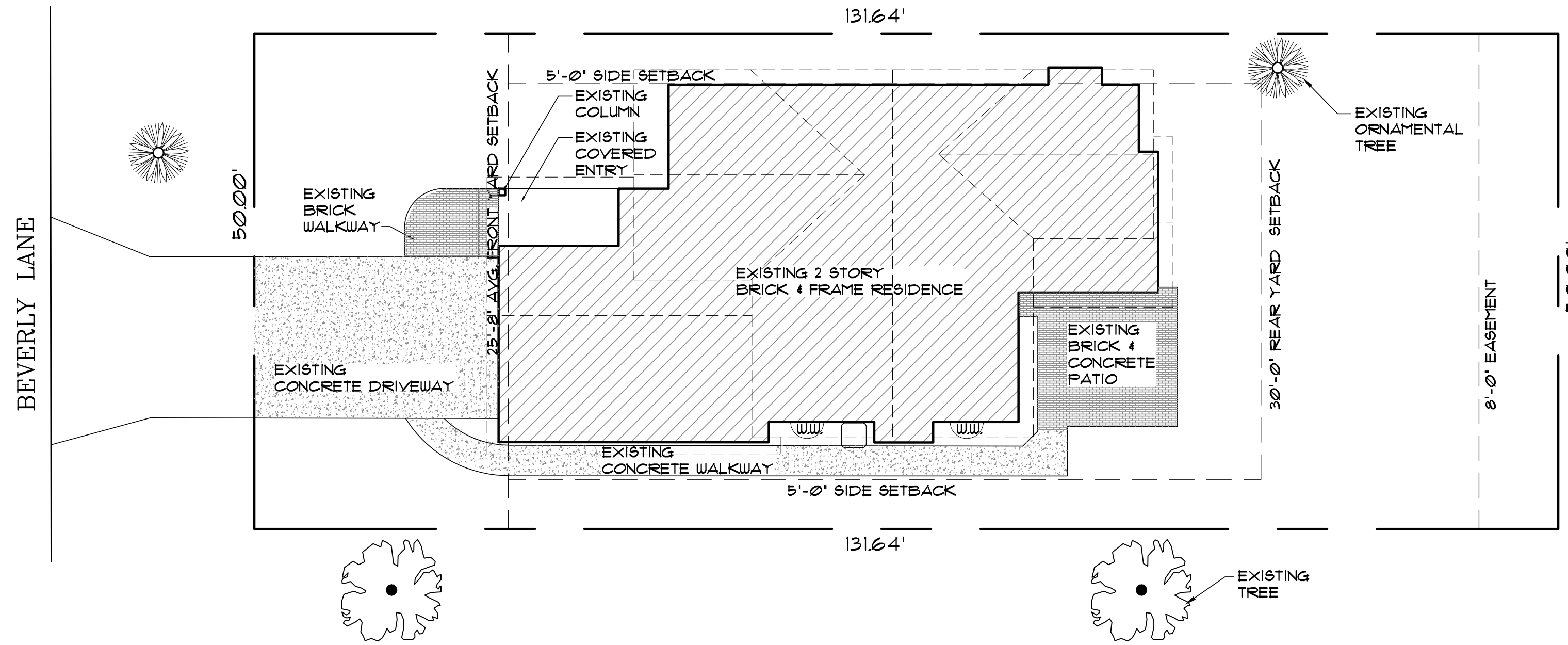
LINE TABLE

Line	Bearing	Distance	Measure
L1	N.00°06'47"W.	50.00'	50.00'
L2	N.89°09'30"E.	131.64'	131.64'
L3	S.00°06'47"E.	50.00'	50.00'
L4	S.89°09'30"W.	131.64'	131.64'

	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383
Fax 630-516-0387





2

1"=10'-0"

NORTH

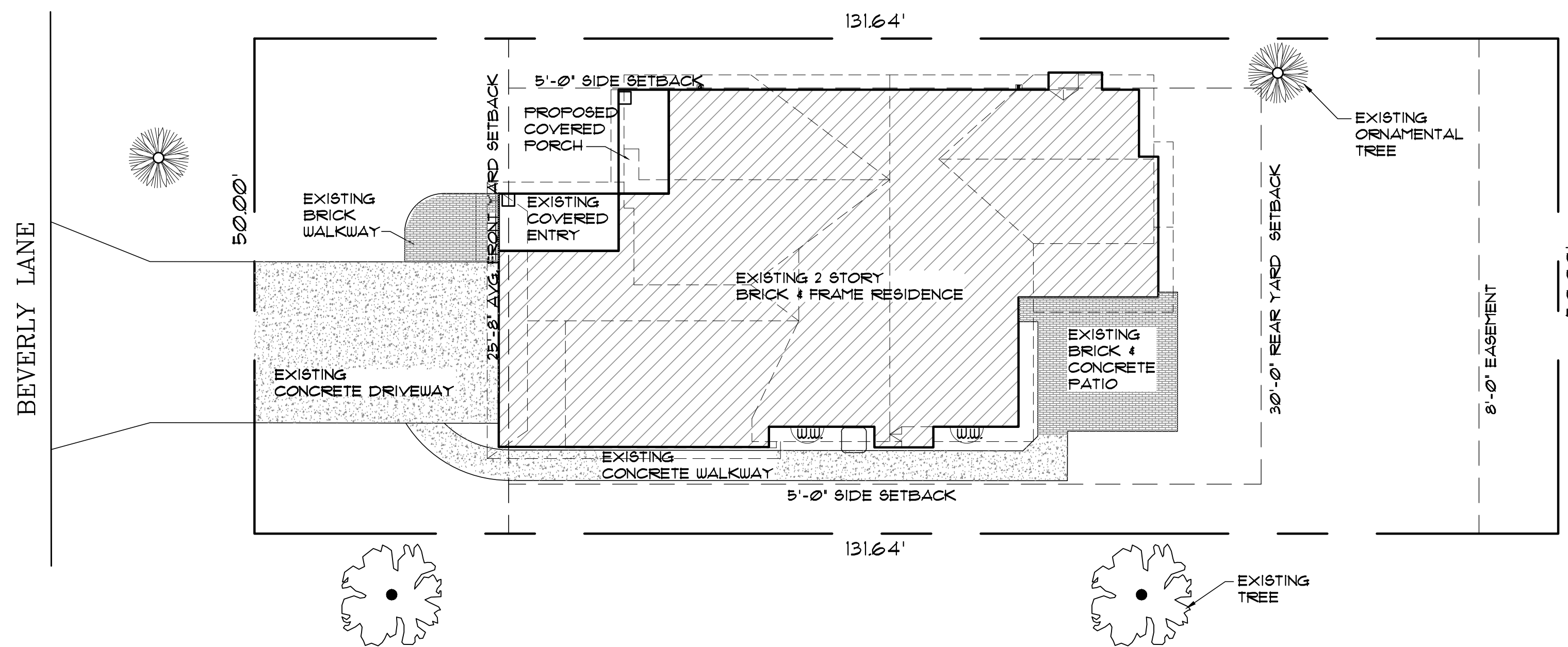
EXISTING IMPERVIOUS SURFACE CALCULATIONS:

EXIST. BUILDING COVERAGE =	1897 SF
EXISTING DRIVEWAY =	401 SF
EXISTING BRICK WALKWAY =	61 SF
EXISTING COVERED FRONT ENTRY =	10 SF
EXISTING CONCRETE WALKWAY =	205 SF
EXISTING BRICK & CONG. PATIO =	198 SF
TOTAL =	2,832 SF

MAXIMUM ALLOWED
6582 SF X .55 = 3,620 SF

FRONT YARD IMPERVIOUS SURFACE CALCULATIONS:

EXISTING COVERAGE =	402 SF
MAXIMUM ALLOWED 1250 SF X .5 =	625 SF



2

1"=10'-0"

NORTH

PROPOSED IMPERVIOUS SURFACE CALCULATIONS:

EXIST. BUILDING COVERAGE =	1897 SF
EXISTING DRIVEWAY =	401 SF
EXISTING BRICK WALKWAY =	61 SF
COVERED FRONT ENTRY =	10 SF
PROPOSED COVERED PORCH =	53 SF
EXISTING CONCRETE WALKWAY =	205 SF
EXISTING BRICK & CONG. PATIO =	198 SF
TOTAL =	2,885 SF

MAXIMUM ALLOWED
6582 SF X .55 = 3,620 SF

FRONT YARD IMPERVIOUS SURFACE CALCULATIONS:

EXISTING COVERAGE (NO CHANGE) =	402 SF
MAXIMUM ALLOWED 1250 SF X .5 =	625 SF



Smith revised front elev.
06.08.2022



PROPOSED WEST (FRONT) ELEVATION

1/4"=1'-0"

MATERIAL SCHEDULE			
ITEM	MATERIAL	MANUFACTURER	COLOR
ROOF	ASPHALT SHINGLES	CERTAINTED	WEATHERED WOOD
ROOF	METAL ROOF	PAC-CLAD	BURNISHED SLATE
VERTICAL SIDING	FIBER CEMENT	JAMES HARDIE	COBBLE STONE
SHAKE SIDING	FIBER CEMENT	JAMES HARDIE	COBBLE STONE
HORIZONTAL SIDING	FIBER CEMENT	JAMES HARDIE	COBBLE STONE
EXISTING BRICK	EXISTING	EXISTING	STAIN TO MATCH COBBLE STONE
MASONRY	STONE	HALQUIST STONE	BASSWOOD- BUFF
GARAGE DOOR	WOOD	RAYNOR	STAIN TO MATCH COBBLE STONE
WINDOWS	FIBERGLASS	MARVIN- ELEVATE	EBONY BLACK
TRIM/FASCIA	FIBER CEMENT	JAMES HARDIE	ARTIC WHITE
GUTTERS	ALUMINUM	REYNOLDS	SIERRA

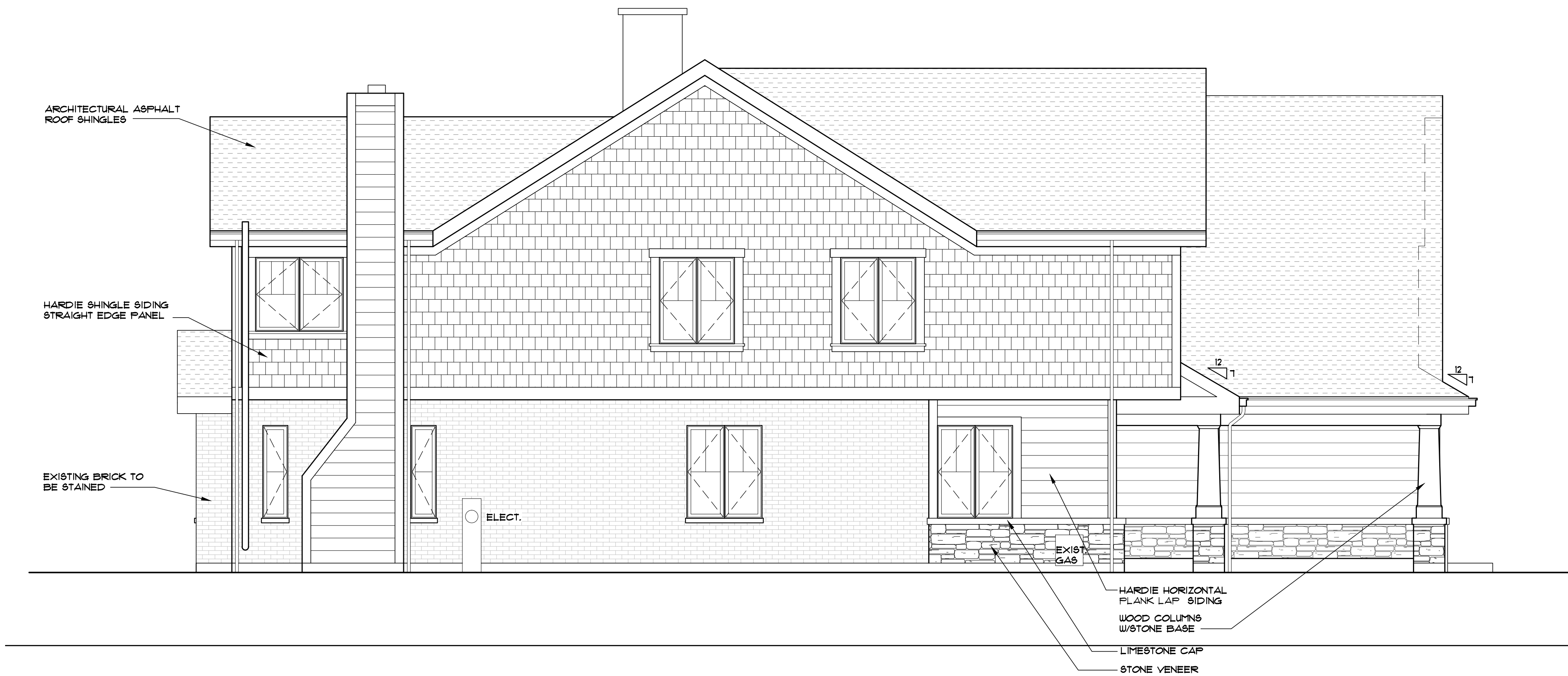


PROPOSED SOUTH (RIGHT) ELEVATION

1/4"=1'-0"



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



2
PROPOSED NORTH (LEFT) ELEVATION
1/4"=1'-0"



Zoning Board of Appeals 7/11/2022

Item: 825-865 W. University Dr - ZBA#22-016

Department: Planning & Community Development

REQUEST

1. A 2.5-foot variation from Chapter 28, Section 6.13-3b (Location of Fences – Side and Rear Yards) to allow an 8.5-foot-tall fence along the rear property line where a 6-foot-tall fence is permitted.
2. An 18-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow provision of 112 parking spaces where 130 spaces are required by code.

ATTACHMENTS:

Description	Type
--------------------	-------------

Supporting Documents	Exhibits
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ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Jake Schmidt, Planner
Hearing Date: July 11, 2022
Date Prepared: July 1, 2022
Project Title: University Commons Condo Association
Address: 825, 835, 845, 855, 865 W. University Dr.

Background Information

Petition Number: ZBA #22-016
Petitioner: Tom Waitzman
Address: 855 W. University Dr.
Arlington Heights IL 60004

Existing Zoning: M-1 – Research, Development & Light Manufacturing District

Requested Action/Background Information

Chapter 28, Section 6.15-2.1 requires that in Manufacturing Districts where a rear lot line or side line coincides with a side or rear lot line of property in adjacent residential districts, screening along such lot line must be provided. The shrubbery along the south service area of the property has been declining in health, necessitating replacement to meet code. Additionally, the Commercial Design Guidelines of the Village state that trash and service areas be concealed from public view. The petitioner has recently installed an 8.5-foot-tall fence at the southeast corner of his property to screen large trash receptacles. The petitioner is seeking to continue this 8.5-foot-tall fence along the rear of the property in order to screen the entirety of the service area, which contains multiple dumpsters, in order to effectively screen the property from the adjoining residences. However, code only permits a maximum fence height of 6 feet tall from grade. Therefore, the petitioner requests the following variation:

- A 2.5-foot variation from Chapter 28, Section 6.13-3b (Location of Fences – Side and Rear Yards) to allow an 8.5-foot-tall fence along the rear property line where a 6-foot-tall fence is permitted.

Additionally, the petitioner has installed a concrete pad at the southeast corner of the property in order to support large trash receptacles. However, in doing so the petitioner removed 6 parking spaces. This has reduced available site parking below the previously granted parking variation in 2021, which was for 118 spaces where 130 were required. The petitioner has provided a parking study, which demonstrates that on-site parking lot utilization did not exceed 68 out of 112 parking spaces, 60.1% of capacity. Therefore, the petitioner requests the following variation:

- An 18-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow provision of 112 parking spaces where 130 spaces are required by code.

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	✓	6/24/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/24/22	
3. Letter that was Mailed	✓	6/24/22	
4. Photographs of Sign on Property	✓	6/24/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: University Commons Condominium Association

Project Address: 825 W University Drive

ZBA #: 22- 016

Date: July 11, 2022

Derek:

I have reviewed the request for the following variance:

- **A 2.5-foot variation from Chapter 28, Section 6.13-3b (Location of Fences – Side and Rear Yards) to allow an 8.5-foot tall fence along the rear property line where a 6-foot tall fence is permitted.**
- **An 18-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow provision of 112 parking spaces where 130 spaces are required by code.**

and have the following comment:

1. No comments on fence height relief request.
2. The number accessible parking spaces, location and design for 112 off street parking spaces shall comply with 2018 Illinois Accessibility Code.

ZBA# 22-016
825-905 W University Drive - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: April 1, 2022
Received by Planning:
Transmitted to Engineering: June 23, 2022
Completed: June 29, 2022

The proposed ZBA application indicates that the petitioner is seeking:

- A 2.5-foot variation from Chapter 28, Section 6.13-3b (Location of Fences – Side and Rear Yards) to allow an 8.5-foot tall fence along the rear property line where a 6-foot tall fence is permitted.
- An 18-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow provision of 112 parking spaces where 130 spaces are required by code.

The Engineering Division has NO OBJECTION on the proposed variance for Location of Fences – Side and Year Yards to allow an 8.5-foot-tall fence.

The Engineering Division has NO OBJECTION on the proposed variation for required parking spaces.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: University Commons Condominium Association

Project Address: 825 W University Drive

ZBA #: 22-016

ZBA Hearing Date: July 11, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: June 23, 2022

- A 2.5-foot variation from Chapter 28, Section 6.13-3b (Location of Fences – Side and Rear Yards) to allow an 8.5-foot tall fence along the rear property line where a 6-foot tall fence is permitted.
- An 18-space variation from Chapter 28, Section 10.4 (Schedule of Parking Requirements) to allow provision of 112 parking spaces where 130 spaces are required by code.

Attached are the Petitioner's:

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

Comments: No Comments.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than July 1, 2022.

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.)

PETITION

NOW COMES the Petitioner Tom Waitzman (President)

being the owner of the property commonly known as: University Commons Condominium Association

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.13-3b & 10.4

Chapter 28, of the Arlington Heights Municipal Code, in order to: 6-13-3b erect a fence that is 8'6" high

10.4 Reduce the number of parking spaces from 130 to 112

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): 6-13-3b this fence height will match the fence of our neighbor on the east side that we will be connected to & 10.4 This will

just decrease the number of parking spots

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): 6.13-3b This will help screen vehicles, the building & dumpsters

10.4 This is the current number of spaces we have

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): _____
This will add additional screening

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): This will help screen vehicles, the building & dumpsters

Signed: _____
Petitioner

Date: _____

Petition Details

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):

6-13-3b Current neighbors have already installed a fence at the proposed height, we are requesting to have our fence match the neighbor fence to look more uniform. This height of fence will also provide better screening and sound warrior for resentilan neighbors.

10.4 You will see in the included parking study that we have more than enough parking spots to service this building, reducing the amount of parking spots will not have any impact on this building.

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:

6-13-3b This varinec will allow us to better screen vehicles, dumpsters and noise from our residential neighbors

10.4 We do not have the ability to add any more parking spaces to this building, we have conducted a parking study to ensure that we will have adequate parking for all tennant and we do.

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

The proposed variances will help to protect our residential neighbors from noise, vehicles and garbage dumpsters.

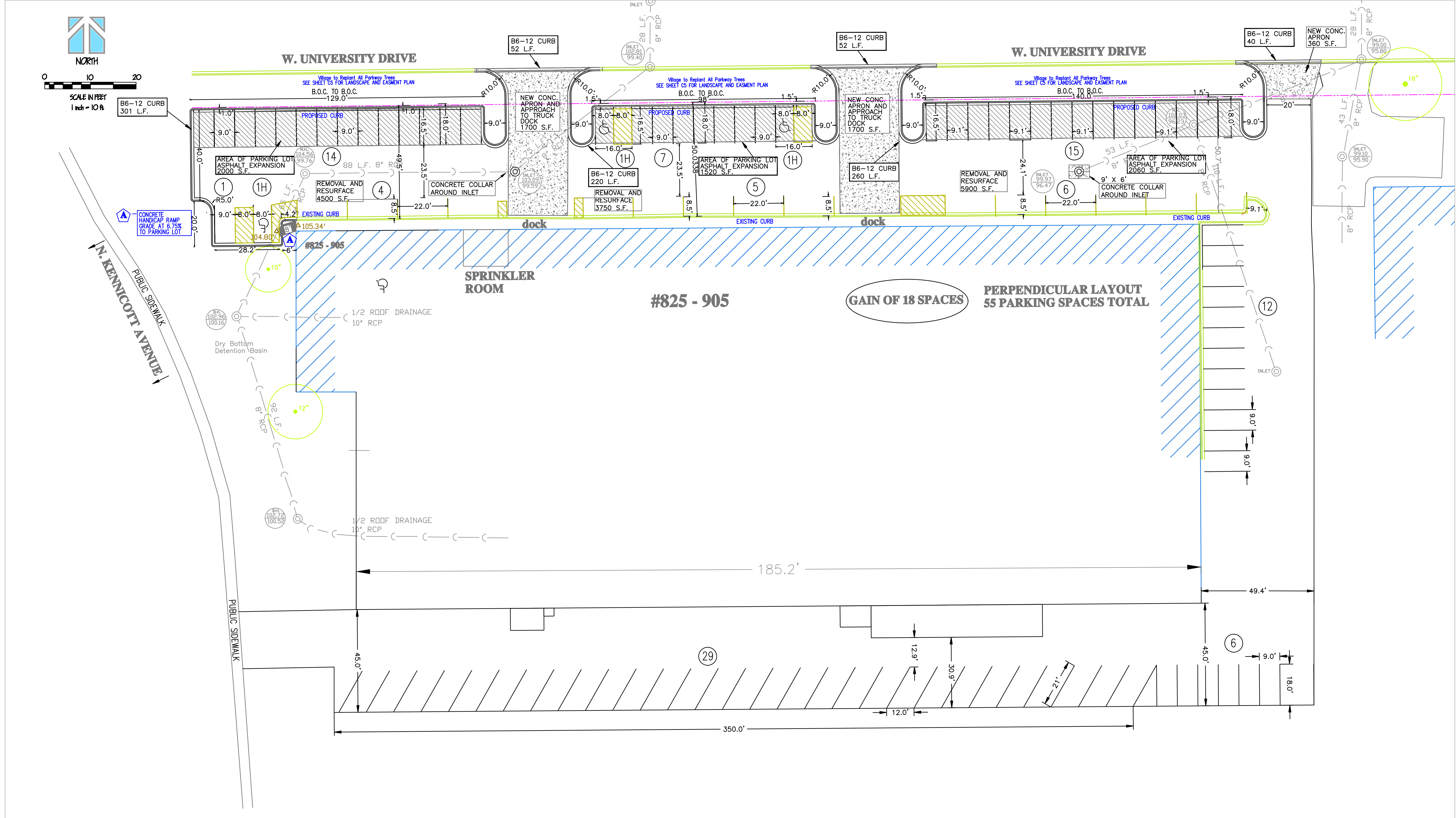
I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property:

We do not have the ability to create more parking spaces or relocate the dumpsters, for these reasons this varinec would be required for us to conduct business.

PARKING LOT EXPANSION

825-905 W. University Drive, Arlington Heights, IL

EXISTING GEOMETRIC SITE PLAN



SHEET:
C3

1. JUNE 15, 2018
2. AUGUST 15, 2018
3. MAY 11, 2018
4. MAY 11, 2018
5. MAY 11, 2018
6. MAY 11, 2018
7. MAY 11, 2018
8. MAY 11, 2018
9. MAY 11, 2018
10. MAY 11, 2018

11. JUNE 15, 2018
12. JUNE 15, 2018
13. JUNE 15, 2018
14. JUNE 15, 2018
15. JUNE 15, 2018
16. JUNE 15, 2018
17. JUNE 15, 2018
18. JUNE 15, 2018
19. JUNE 15, 2018
20. JUNE 15, 2018

G.S. Flooring / Okoh Electric Co
825-905 W. University Drive
Arlington Heights, IL

DEMOLITION AND
GEOMETRIC SITE PLAN

Civil Engineer
Dan Grecco, P.E.
1042 Maple Ave, Suite 130
Lisle, IL 60532
630-745-0524
dgrecco@alm.com

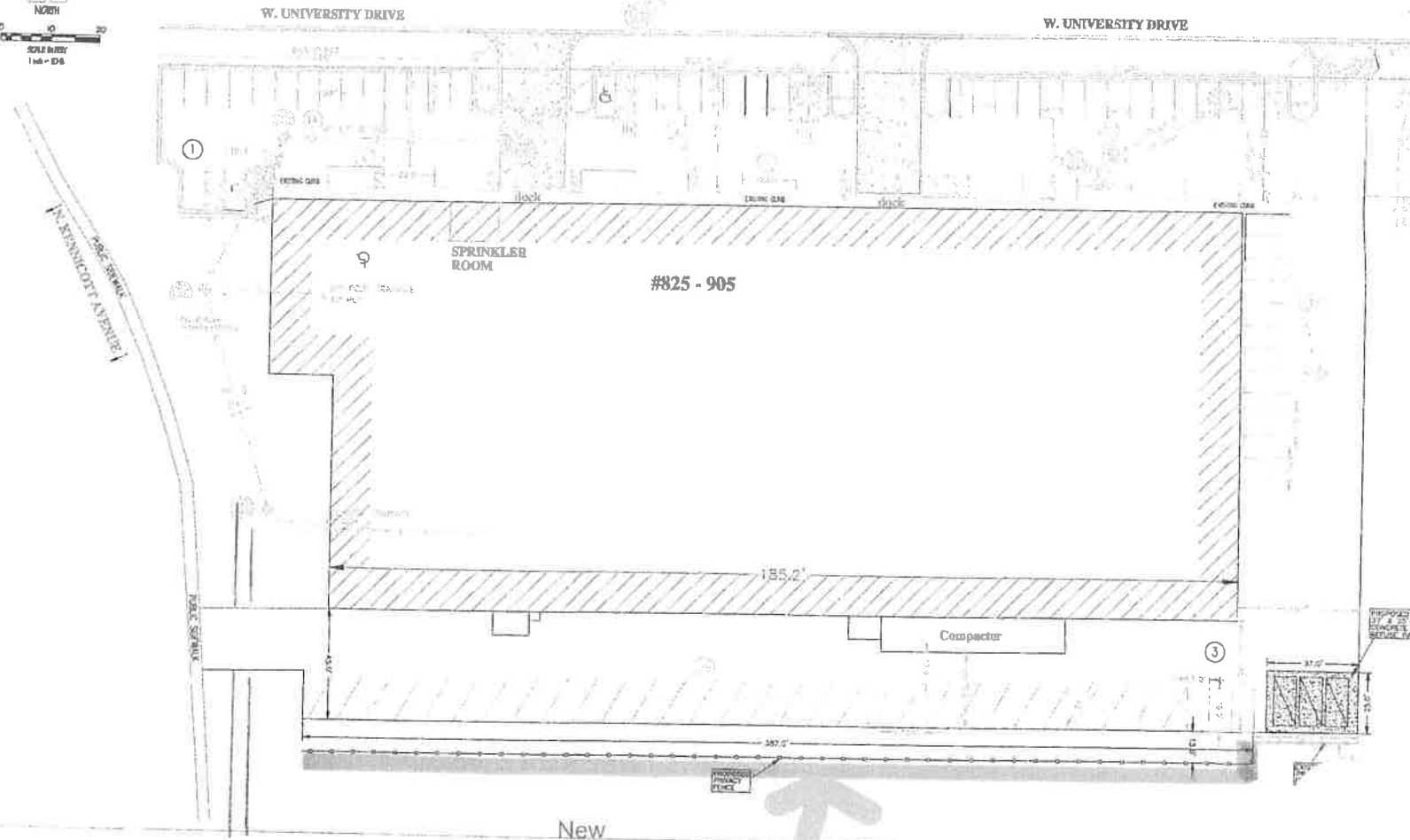
GENERAL CONTRACTOR
John V. Pancorvo, J & J Paving
12 W College Dr
Arlington Heights, IL 60004
847-363-0956
jjpave1992@gmail.com

SCALE
AS SHOWN

SHEET
C3

Date
MAY 10, 2018

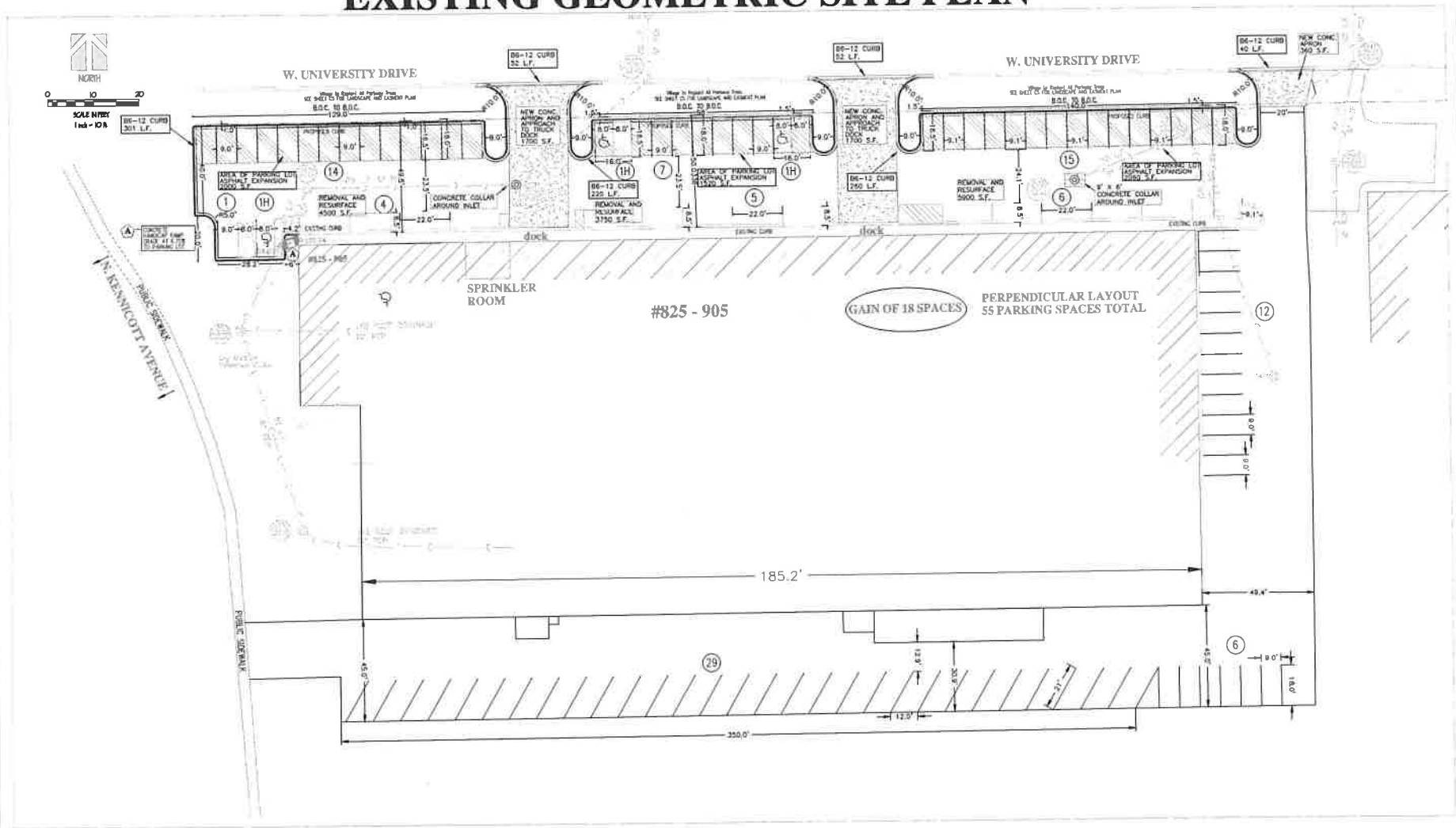
PARKING LOT EXPANSION 825-905 W. University Drive, Arlington Heights, IL PROPOSED GEOMETRIC SITE PLAN



New 8 foot fence in purple

Existing 8 foot fence

C3	SUBJECT:	825-905 W. University Drive Arlington Heights, IL
C3	DATE:	11/11/2011
C3	DRAWN BY:	J. J. RING
C3	CHECKED BY:	J. J. RING
C3	APPROVED BY:	J. J. RING
C3	SCALE:	1" = 20'
C3	SHEET:	1 of 1

[illegible]

University Commons Condominium Association Parking Lot Survey

	Mon, Mar 14, 22	Wed, Mar 16, 22	Fri, Mar 18, 22	Tue, Mar 22, 22	Thu, Mar 24, 22	Fri, Mar 25, 22
7:00 AM	23	31	39	24	33	37
8:00 AM	39	38	52	40	41	52
9:00 AM	52	44	56	47	49	55
10:00 AM	48	46	58	49	53	49
11:00 AM	47	44	57	51	59	51
12:00 PM	51	50	64	54	57	49
1:00 PM	53	65	62	52	55	51
2:00 PM	53	62	57	53	58	53
3:00 PM	54	50	49	56	55	53
4:00 PM	52	52	37	49	38	51
5:00 PM	44	39	68	38	40	42