



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
July 10, 2017
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 1003 E. Talbot St. - 6/12/17
- B. 1419 E. Eton Dr. - 6/12/17
- C. 120 S. Gibbons Ave. - 6/12/17
- D. 1200 E. Woodford Pl. - 6/12/17
- E. 221 S. Evergreen Ave. - 6/12/17

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 628 S. Lincoln Ln. - ZBA#17-024
- B. 406 W. Mueller St. - ZBA#17-020
- C. 2914 N. Dunton Ave. - ZBA#17-021
- D. 725 N. Patton Ave. - ZBA#17-026
- E. 327 S. Phelps Ave. - ZBA#17-027
- F. 218 S. Evergreen Ave. - ZBA#17-028
- G. 929 S. Beverly Ln. - ZBA#17-029
- H. 1019-1023 S. Arlington Heights Rd. - ZBA#17-030
- I. 321 W. Euclid Ave. - ZBA#17-031
- J. 1314 N. Dryden Ave. - ZBA#17-032
- K. 206 S. Mitchell Ave. - ZBA#17-033

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: 1003 E. Talbot St. - 6/12/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes - 6/12/17

Findings - 6/12/17

Type

Minutes

Minutes

ZONING BOARD

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

OF APPEALS

RE: 1003 E. TALBOT ST. - ZBA #17-013

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 12th day of June, 2017 at the hour of
7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: It's 7:00 o'clock, June 12th, ZBA meeting. I would like to call this to order. So, Derek, would you mind calling the roll call?

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake.

MR. DRAKE: Here.

MR. MACH: Mr. Geisel.

(No response.)

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Here.

CHAIRMAN DIVITO: All right. The second order of business is just the pledge of allegiance. So, please stand.

(Pledge of allegiance.)

CHAIRMAN DIVITO: Thank you all for that. The next item on the agenda is the approval of minutes. So, did everyone here have an opportunity to review the minutes from the last meeting? Any changes?

MR. SIAVELIS: No. I move to approve.

CHAIRMAN DIVITO: All right. Is there a second?

MR. DRAKE: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Just all in favor.

CHAIRMAN DIVITO: Oh, that's right. All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: Any opposed?

(No response.)

CHAIRMAN DIVITO: None. Moving right along, for this evening, we have five Board members. It's a seven-member Board, so in order to get an approval for the petition that you're presenting today, I need at least four affirmative votes. So, at this time, I'd like to offer an option to the petitioners to say if you wanted to wait to be heard next month in order to have potentially a more full board, you have that option. Then if there is an issue where you actually do not get approved at this time, you have to wait a year from that point of the petition. So, if anybody wants to exercise that option, they can do that now.

Let's see. This evening, we're going to go through a list of seven items. Each of the petitioners, we ask that you hit the three main points that you're being judged on for the variance. One is you have to sustain a hardship, show that the property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations. Second condition is the uniqueness of the situation. Finally, just, we have to make sure that it does not alter the characteristics of the neighborhood.

So, with all the formalities taken out, let's just move on to the new business here. We'll start with 406 West Mueller. This Petitioner has withdrawn the request, so if anybody is here for that, sorry. The second item is 2914 North Dunton. This Petitioner did not meet all the requirements for this month's meeting, so unfortunately we're not going to be able to pass judgment on that one.

So, we'll move on to C, 1003 East Talbot. How are you doing tonight?

MR. MOREAU: Hi, how are you?

CHAIRMAN DIVITO: All right. So, for everyone's sake, we're going to just ask you to state your name, your address, and then we'll actually swear you in.

MR. MOREAU: My name is Phillip Moreau, my address is 1003 East Talbot Street.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. MOREAU: So, I'm asking for a variance regarding the height and the distance of the fence on the street side of my property. I'd like the Board to consider allowing me to put in a six-foot high fence and then having it a little bit closer to the sidewalk side.

CHAIRMAN DIVITO: Do you mind touching on the different --

MR. MOREAU: Yes. So, the hardship on, I feel, so as you guys already know, Dryden is a main thoroughfare between Route 14 and Rand Road, so Northwest Highway and Rand Road. There are several schools around including high school which is about two blocks away from my house which is St. Viater. There is a lot of automobile and car traffic going through.

The safety issues and the speed issues are a concern to the neighbors. Also, we're starting to develop a community group to address the safety and the speed issues. It's in the grassroots stages right now but we are concerned enough about it and there is enough speed and traffic going through to have concerns of all the kids. I have three kids, so I have concerns about them playing in the front yard or the side yard because of all the traffic and the speeding.

So, I do have privacy issues and concerns. If the fence were lower, the traffic volume would be high. I wouldn't be able to enjoy my backyard as much. Also, with all the kids, so I have my own kids that play in the yard, I have cousins that come over, I have neighborhood kids that come over, and with all the activity in the back, privacy issues and those concerns are big in my list of concerns. Also, a fence that's lower and farther back, I feel, you know, kids are always playing basketball and baseball in the backyard, a lower fence would be a concern for me, too, that, you know, there would be a higher risk of the ball entering traffic as well.

You know, I just want to point out there is precedent of having higher fences along Dryden. There are several houses on the corner lots that do have six-foot-high fences and closer to the street as well. At least four on the block going from Thomas to Northwest Highway.

CHAIRMAN DIVITO: I think it's pretty clear as far as the height of the

fence. The relationship to the sidewalk, is there any particular reasoning for that?

MR. MOREAU: I think that the main reason is farther distance will also have less likely an event where the ball goes over the fence when we're back there. Also, not being able to use my side yard and my front yard for the kids to enjoy, have a little bit more space would be helpful.

MR. SIAVELIS: Is there a fence there existing?

MR. MOREAU: There is.

MR. SIAVELIS: What size?

MR. MOREAU: Six-foot.

MR. SIAVELIS: Six-foot fence existing on that west property line?

MR. MOREAU: correct.

CHAIRMAN DIVITO: On the line that's drawn there on the plat of survey, but the yellow highlighted section is the proposed?

MR. MOREAU: Correct.

MR. SIAVELIS: So, you're going to match up with --

MR. MOREAU: The height, yes.

MR. SIAVELIS: Okay.

MR. SCHWINGBECK: So, your neighbor to the south just has a small three-foot chain link fence?

MR. MOREAU: Chain link fence, correct.

MR. SCHWINGBECK: Completely covered by bushes?

MR. MOREAU: Correct. The bushes go directly up to the sidewalk line as well. I've had more complaints when people are walking by and asking me about my variance application, there's more complaints about the gentleman's bushes kind of overgrowing in the sidewalk rather than having the idea of my fence slightly closer to the sidewalk.

MR. SIAVELIS: Are you planning on planting bushes external to the fence --

MR. MOREAU: No, I have a -- I'm sorry?

MR. SIAVELIS: Are you planting bushes? If yes, you know, external to the fence or internal to the fence?

MR. MOREAU: So, I have been talking with my landscaper and there are existing trees in between the fence. If I push the fence out, the gentleman said that he would like to be able to relocate those to inside the fence. Also, on the sidewalk, in between the sidewalk and the fence, I thought about putting either just grass or low maintenance, low in height maybe ornamental grass or lavender, something like that.

MR. MACH: Code would require landscaping in the street side 36-inch high between the sidewalk and the fence.

MR. SIAVELIS: What's the minimum between the sidewalk and the fence?

MR. MACH: The Petitioner is proposing 2.5 feet where 9.5 is required by code.

MR. SIAVELIS: From the sidewalk?

MR. MACH: 10.4, I'm sorry, yes, from the property line, half the

distance. Code would require that the fence be set back half the distance between the property line and the home. He's proposing a setback of 2.5 feet.

MR. SIAVELIS: From the property line?

MR. MACH: Yes.

MR. SIAVELIS: Does the code, I can't remember if the code specifies distance from the sidewalk. It doesn't, right?

MR. MACH: It doesn't, no. It must be on his property.

MR. SIAVELIS: You're only putting the fence up on the west side because the neighbor has a fence on the south side?

MR. MOREAU: Correct.

MR. SIAVELIS: So, you just have one run of fence?

MR. MOREAU: Right.

CHAIRMAN DIVITO: Any other questions from the Board members?

MR. DRAKE: You're aware that if this would be approved, that you'd be responsible for repairing the fence if any utility work needed to be done?

MR. MOREAU: Yes, I am.

MR. SCHWINGBECK: Has the landscaping from the existing wooden fence to the sidewalk, has it gone in to the condition it is now because you were anticipating moving it?

MR. MOREAU: Yes. Yes, I had another tree in the back there that was rotting from the inside out. I had to take that down last year. All the bushes on that side, either from the south or the traffic, had all died, so there wasn't really anything growing there. Everything kind of got overgrown. I was working with a landscaper and I had to decide, I wanted to decide on the fence first before the landscaping.

CHAIRMAN DIVITO: Any other questions?

MR. SIAVELIS: Have you talked to your neighbors?

MR. MOREAU: Yes.

MR. SIAVELIS: Anybody voiced opposition or concern?

MR. MOREAU: No. I think one of my neighbors was supposed to come today to support me but he's leaving town tomorrow.

MR. SIAVELIS: So, this fence, if you get this variance, you're going to be aligned with the neighbor who is behind you, to the south of you?

MR. MOREAU: I think that it might be a little bit in front but it's not, so I think he's got his fence lined, I think it's probably five-foot set back, but his bushes go directly onto the sidewalk so it would be a little bit farther I think in front of his fence.

CHAIRMAN DIVITO: Yes, you can't even see the fence from the street view.

MR. SIAVELIS: On the east side of the house, you don't really have much of a side yard over there, is that right?

MR. MOREAU: Correct.

MR. SIAVELIS: What's the distance from your house, from the east side of your house to the east property line?

MR. MOREAU: Probably, maybe, six-foot maybe. There's a little

space between the sidewalk and the garage, sidewalk and then I'd say probably about six-foot.

CHAIRMAN DIVITO: Okay? All right, thank you.

MR. MOREAU: Thank you.

CHAIRMAN DIVITO: At this point, we'll call from any comments from the audience. None wishing to be heard, I will close it down for Board deliberation. Anyone want to go?

MR. SIAVELIS: So, I look at this as two issues, right, height and position. So, I'm okay with height because Dryden is a busy road, it obviously cycles up several times in the day. The position is giving me a little bit of concern, 2.5 feet from the sidewalk. But that's not, that's 30 inches, it's not 12 inches, 18 inches like we've got some other petitioners are seeking. I look at it as being reasonable and I ask that specific question about the east side of the yard to his property line. It's really tight on the east side. He gets a little bit more room here and I don't think that's unreasonable especially given his corner location. So, I'd support it.

MR. SELBKA: I think that one of the petitions coming up later is going to be another fence petition. The Engineering Department asked for a minimum of one foot from the sidewalk. This is 2.5 feet, so I'm assuming that this would be fine, at least certainly to me. So, I'm in favor of the petition.

MR. SIAVELIS: Engineering weighed in, right? They approved it.

MR. SELBKA: Yes, they said they have no objection.

MR. SIAVELIS: Yes.

MR. DRAKE: I would agree with what the other Board members have said. The fact that there are no neighbors or interested parties here to say they have concerns, and the fact that Engineering is fine with it, I'm fine with it as well.

CHAIRMAN DIVITO: All right. Is there a motion?

MR. SIAVELIS: I'll move.

MR. SELBKA: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Congrats, you're approved.

MR. MOREAU: Thank you.

CHAIRMAN DIVITO: You do not need to stay for the whole thing.

AUDIENCE MEMBER: I believe I was, I came here for the 2914 fence, and I didn't want to interrupt the whole thing with this.

CHAIRMAN DIVITO: Yes.

AUDIENCE MEMBER: But that's not going to happen?

CHAIRMAN DIVITO: So, that Petitioner actually did not meet the requirements to actually present tonight. So, that is going to be --

AUDIENCE MEMBER: Okay. So, even though the sign in front of his house said it would be tonight, they don't let you know that it's not going to be tonight?

CHAIRMAN DIVITO: Correct.

AUDIENCE MEMBER: So, do they have to let us know when it's going to happen?

CHAIRMAN DIVITO: They're going to have to repost that sign with the revised date which would be next month.

AUDIENCE MEMBER: Okay, thank you. I didn't want to interrupt.

CHAIRMAN DIVITO: No worries, thank you. Is that right, Derek?

MR. MACH: Correct. I mean it is on the, indicating that it would be July 10th.

CHAIRMAN DIVITO: Right.

(Whereupon, the above-mentioned petition was adjourned at 7:15 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 12, 2017

PETITIONER: Moreau Residence
ADDRESS OF PROPERTY: 1003 E. Talbot St.
VARIATION: 6.13-3c1 (Exterior Side Yards)

A 7.9 foot setback variance to allow a 5 foot tall semi-open fence in the exterior side yard that is 2.5 feet from the west property line where a 10.4 foot setback is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that Dryden is a main thoroughfare and that there is significant traffic along the corridor. The petitioner testified that they have safety and privacy concerns.

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

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

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

David Divito, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 1419 E. Eton Dr. - 6/12/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 6/12/17
Findings 6/12/17

Type

Minutes
Minutes

ZONING BOARD

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

OF APPEALS

RE: 1419 E. ETON DR. - ZBA #17-019

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
 Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
 Arlington Heights, Illinois on the 12th day of June, 2017 at the hour of
 7:15 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
 TOM DRAKE
 TOM SCHWINGBECK
 JOSEPH SELBKA
 PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right. Moving on to 1419 East Eton. Good evening.

MR. ROSS: Hi.

CHAIRMAN DIVITO: Your name and address please.

MR. ROSS: Rick Ross, 1419 East Eton Drive, Arlington Heights.
(Witness sworn.)

CHAIRMAN DIVITO: Thank you. Go ahead.

MR. ROSS: What I'm requesting is a variance for a fence from five-foot to six-foot. Basically, we've, you know, got a dog and she's a very small dog. There's been coyotes and red foxes all in our neighborhood and they're quite brazen, and they've actually been able to jump over the five-foot fence and get into our backyard. I've been keeping our dog on a leash for a long time and I've just been kind of, this is the point now that I've had some damage, wood damage to the fence and that I'm going to have to put up a new fence. So, I wanted to hopefully ask you folks if I could have permission to do that.

I talked with my neighbors who have all been long-time residents well before that, and I incorporated in here their signatures and other things saying that they also agree and they actually like the fence and that.

MR. SIAVELIS: Yes, we don't have that on the materials.

CHAIRMAN DIVITO: I didn't see signatures.

MR. SIAVELIS: Maybe you should hand that out so we can have a look.

MR. ROSS: They're two-sided and we have two. My direct neighbors as well as some other neighbors, they all are in favor of it. I did bring, I think that you have a picture of the fence and everything. Basically, I was told that someone else that's in the Village that was granted a variance in that, they said that basically they went from five to six feet and they had a decorative thing on the top, the other top foot so that there's a line of sight into the backyard if the police needed to kind of take a look and see something. So, that's included in the fence.

I don't have too much else to say other than that. There's no, you know, there is nothing that I could think of that would, you know, that interferes with any landscaping or anything with my neighbors. Like I said, they have all approved of it and it's just kind of in your hands obviously.

CHAIRMAN DIVITO: Thank you. Any questions from the Board?

MR. SIAVELIS: Why don't you identify what he handed out?

CHAIRMAN DIVITO: So, the document that the Petitioner handed out was a collection of signatures from neighbors. Do I need to read out each of the addresses?

MR. SIAVELIS: Go ahead and share it for the record.

CHAIRMAN DIVITO: All right. So, we have 1423 East Eton. We have 1509 East Eton, 1411 East Eton, 1407 East Eton, and 1415 East Eton. The last one is 2806 North Stanford Drive.

MR. ROSS: That's the rear.

CHAIRMAN DIVITO: Each of these documents show that they're in

support.

MR. ROSS: I found like a lot of hoops and stuff from these boxes and stuff in my backyard, so I know that they've actually gotten in there.

MR. SIAVELIS: Yes, I noticed that was in your petition. That was probably one of the more unique petitions in that regard that I've personally seen in quite some time.

MR. DRAKE: We can just put that in the training manual.

MR. SIAVELIS: Pardon me?

MR. DRAKE: Put that in the training manual.

MR. SIAVELIS: Yes, how to write that into the petition.

MR. SELBKA: Mr. Ross, one of the things I noticed was that your petition said the following unique circumstances exist, you put in not applicable. I think the fact that you've got a dog that's in danger from some of the predators in the area would be unique circumstances under the code. So, I'm wondering if you would amend to put that on the record.

MR. ROSS: Absolutely. Yes, I would.

MR. SELBKA: That those unique circumstances do exist.

MR. ROSS: Yes. Thank you.

MR. SIAVELIS: To my co-Board member's point, you have a signed statement from one of your neighbors here, so it supports your petition about the extent of those predators. This neighbor at 1411 East Eton attests that their dog Buster was attacked and killed by coyotes. So, that seems --

CHAIRMAN DIVITO: Any other questions from the Board? All right, thank you.

At this time, we'll go to the audience and see if anybody wants to speak on their behalf. None being heard, we'll close it down to the Board's discussion. Anyone want to kick this one off?

MR. SIAVELIS: Still chuckling based on the petition. Again, this is pretty straightforward.

MR. SELBKA: Right.

CHAIRMAN DIVITO: Yes.

MR. SIAVELIS: I mean demonstrable need. Really nice-looking fence, too, by the way.

CHAIRMAN DIVITO: We didn't even talk about the fact that it's the back border, he's on Buffalo Grove Road, so it's a very busy road.

MR. SIAVELIS: Yes.

CHAIRMAN DIVITO: To have one panel, one section of the paneling be six-foot and then stepping everything back down would make it look less desirable.

MR. SIAVELIS: And he's got full support of his neighbors which goes a long way with this.

CHAIRMAN DIVITO: Yes. So, all those considerations, anyone want to move?

MR. SIAVELIS: I move to approve.

MR. SELBKA: Second.

CHAIRMAN DIVITO: All right. Derek, roll?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Motion has passed. Thank you.

MR. ROSS: Thank you.

(Whereupon, the above-mentioned petition was adjourned at 7:19 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 12, 2017

PETITIONER: Ross Residence
ADDRESS OF PROPERTY: 1419 E. Eton Dr.
VARIATION: 6.13-3b (Location of Fences)

A 279 square foot variance from Chapter 28, Section 5.1-3.8 (Maximum Building Lot Coverage) and Table 5.3-2 (Building Coverage) to allow 3,374 square feet of building lot coverage where a maximum of 3,095 square feet is allowed and a 0.4 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new porch with a front yard setback of 25.5 feet from the west property line instead of the minimum 25.9 feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a small addition in the rear of the home and a new wrap round front porch. The petitioner explained that they would like the home to remain a ranch but they need a variation for building lot coverage. The petitioner testified that the proposed design is significantly under floor area ratio and impervious surface coverage. The petitioner also testified that in order to improve the first floor function of the home, a front porch was incorporated into the project. The petitioner explained that the porch is intended to provide buffer from the street as well as outdoor living space.

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

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

David Divito, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 120 S. Gibbons Ave. - 6/12/17

Department: Planning & Community Development

ATTACHMENTS:

Description

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Findings 6/12/17

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ZONING BOARD

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

OF APPEALS

RE: 120 S. GIBBONS AVE. - ZBA #17-022

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 12th day of June, 2017 at the hour of
7:19 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: Next item here is 120 South Gibbons. How are you this evening?

MR. SUBACH: Good, Mr. Chairman.

CHAIRMAN DIVITO: Name and address please?

MR. SUBACH: For the record, my name is Marshall Subach, S-u-b-a-c-h. I'm the attorney for the Petitioner, MJ&B Contractors. My address is 1035 South York Road, Bensenville, Illinois. If you're going to swear me in, if you have any questions for the builder as well, maybe swear him in at the same time just in case.

CHAIRMAN DIVITO: That's fine. Have you both had an opportunity to sign in?

MR. SUBACH: We have.

MR. BORYSZEWSKI: Yes.

CHAIRMAN DIVITO: Name and address for you as well.

MR. BORYSZEWSKI: Jack Boryszewski from MJ&B Contractors. Our address is 7N601 Rodenburg Road in Roselle.

CHAIRMAN DIVITO: Right hand.

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you. All right, proceed.

MR. SUBACH: Thank you, Mr. Chairman. Again, I represent the Petitioner, the property is at 120 South Gibbons Avenue in Arlington Heights. The property consists of two lots. There are two original lots of record that were platted back in 1928. There's two PIN numbers. Lot 23 is improved, a single-family home with a one-car attached garage. Lot 22 is a vacant lot, there's common ownership now and there's common ownership proposed in the future. That lot is 50 by 121, or about 6,069 square feet.

We're seeking a couple of variances for Lot 23. We're seeking a variance of 0.5 foot to allow the side yard setback as existing to be 4.5 feet which deviates from the code of five feet. That's for the existing attached one-car garage.

We're also seeking a variance to allow Lot 23 to be considered a buildable lot of 50 feet by 121 feet, or 6,069 square feet. As to lot 22, we're seeking a variance to allow this to be a buildable lot which will be at 50 feet by 121.53 or 6,076 square feet. The code now in this area is for 70 feet wide or 8,750 square feet.

As provided in the Staff memo, seven of the eight lots on Gibbons are of the same size and width of this lot. This house originally was not constructed straddling these two lots. You have a very unique code section, I'm sure you're aware of 5.1-3.4 that allows the director of Building to issue a building permit when you have a situation like this where you have a 50-foot wide lot so long as the total lot area is 6,250 square feet. We are short of that on each of these lots of 174 square feet. What is unique is all the lots on Gibbons in that area are short that same roughly 174 square feet.

As far as the plans, the plans for 120 South Gibbons is to improve or rehab the home, to leave it existing but make improvements to the interior. As to Lot 22, the developer or the builder is looking to construct a single-family home with an attached two-car garage of about 2,700 square feet. The

single-family home will meet all the code requirements for Arlington Heights. It will go through the Architectural Review Board. It will fit harmoniously with the neighborhood. If you've been in that neighborhood, it's a mixture of homes that are two-story as well as single-story homes.

As far as the factors to consider, the first one is the hardship and that the property cannot yield a reasonable rate of return without the variance. That is true for both Lot 22 and Lot 23. As for Lot 23, the half-foot encroachment has been in existence for over 50 years. Without the granting of the variance, if that home ever gets destroyed, it would no longer be a buildable lot if it's more than, I believe your code is 50 percent damaged. As for Lot 22, we cannot get a reasonable rate of return because without the variance that's requested on the lot size, nothing can be built on Lot 22. As for the Comprehensive Plan, I believe it calls for single-family residences in that area, so it's the highest and best use.

The unique circumstances exist because of the way the garage which was originally built on Lot 23 half a foot into the side yard encroachment which has been over 50 years. Also, a unique situation is that the code changed from when it was originally platted back in 1928 to now require these 50-foot lots, or 70-foot lots on the width.

The granting of the variance will also be in conformity with the character of the neighborhood. Again, the neighborhood consists of both single-story homes and two-story homes. I do have those, somewhat relevant, we do have a rendering if any of the Board members or members of the audience would like to see kind of what's going to go up in the neighborhood. We can pass that out if you'd like to see it, Mr. Chairman, or anybody.

CHAIRMAN DIVITO: Are you okay with it being part of the record?

MR. SUBACH: Yes, absolutely. Again, once it's going to be constructed, we'll meet all the code requirements. There has been a start of some new construction homes in the area. This will be the first one on Gibbons. So, I understand there's always some hesitation in the neighborhood when you take a lot that's been vacant and now put up a new single-family home. We want to make sure we kind of keep it consistent with the character of the neighborhood and we think that this plan will.

With that, I'll answer any questions that you may have.

CHAIRMAN DIVITO: We appreciate the testimony there. Any questions specifically from the Board?

MR. SIAVELIS: When did your client acquire the property?

MR. SUBACH: It's under contract, we have not closed yet.

MR. SIAVELIS: That contract has a contingency for the passage of this variance?

MR. SUBACH: Correct.

MR. SIAVELIS: What is the timing of close date?

MR. SUBACH: End of June.

MR. DRAKE: This has been presented to the Design Commission but not approved?

MR. SUBACH: No, it's not.

MR. BORYSZEWSKI: It's not yet.

MR. DRAKE: It's not.

MR. BORYSZEWSKI: It is not. It's just a preliminary.

CHAIRMAN DIVITO: Do you want to step up just so they can get you on the mic?

MR. BORYSZEWSKI: That's just a preliminary elevation and floor plan. Currently, it meets the square footage requirement, and we may adjust the front elevation. We may need to bring the roof down a little bit to meet the roof height ordinance that the Village currently has.

MR. SIAVELIS: Are the sellers currently occupying the property?

MR. BORYSZEWSKI: Yes, they are.

MR. SIAVELIS: And you're going to buy both pieces of property or are the sellers going to keep --

MR. BORYSZEWSKI: Yes, we're actually under contract to buy the house, the current house and the adjacent vacant lot.

MR. DRAKE: This is a rendering for Lot 23?

MR. BORYSZEWSKI: 22.

MR. DRAKE: 22.

MR. BORYSZEWSKI: 23, we're going to leave the existing home because it's a nice-looking brick bi-level. We're just going to update and renovate the interior, and then probably put it back on the market.

MR. DRAKE: But as a one-story?

MR. BORYSZEWSKI: Yes.

MR. SIAVELIS: So, we have an existing nonconforming on 23, and the sale will necessitate for 22 and 23 the potential --

CHAIRMAN DIVITO: Correct.

MR. SUBACH: I have to say your Staff has been great. It's a very unique situation because there is common ownership now and they're going to transfer it to common ownership. We don't want to play the sneaky lawyer tricks of having one be, a straw buyer for one, you know. Staff was very helpful, and so this is, I don't want to say a housekeeping measure because it is a variance request, but they're very helpful with walking us through the code and what's being requested.

MR. SIAVELIS: We'll see about the extent of housekeeping when we ask the folks in the audience --

MR. SUBACH: Correct. Right.

MR. SIAVELIS: That may be a bit premature.

MR. SUBACH: Sure, right.

MR. SIAVELIS: I do recall a similar situation down the road near Scarsdale. The circumstance was a one-foot issue as well or within a foot. But let's hear the neighbors, I think if there's any neighbors here to speak.

CHAIRMAN DIVITO: Yes. Any other questions from the Board? All right, at this time you guys are good. All right, this is the opportunity for anyone from the audience to step up and voice their concerns and opinions.

None being heard, I'll close it down for the Board to discuss.

MS. PASSMORE: I do have a question on the new house --

CHAIRMAN DIVITO: Do you mind actually going up? Sorry, formalities.

MR. SIAVELIS: You have to come up and identify yourself and all that fun stuff.

CHAIRMAN DIVITO: I'm assuming you haven't signed in.

MS. PASSMORE: Because I didn't know I was going to -- I'm Julie Passmore. I'm at 202 South Gibbons, so I am just west of the existing house.

CHAIRMAN DIVITO: All right. Can you raise your right hand? After you go and sign in.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MS. PASSMORE: I just have a question. So, this house that's going in is going to be like less, like right now my house to the existing house is about nine feet maybe from building to building. It's pretty close. I mean like I can, when I sit on my deck, they can hear everything in their bedroom. When my son goes out there to smoke, it goes into their bedroom. See what I mean? So, we're pretty tight as it is.

So, I'm just thinking like if you're coming six inches closer to that existing house that's already there, they're going to be even closer than what we have there now.

MR. SUBACH: If I can answer, Mr. Chairman?

CHAIRMAN DIVITO: Go ahead.

MR. SUBACH: The new house will have a five-foot side yard setback, and so that's what the code requires. The existing home as it was built was built at 4.5 feet. So, the difference, if you said that your houses have 10 feet between them --

MS. PASSMORE: They don't have 10 feet.

MR. SUBACH: We're going to have 9.5 feet between the houses. We're actually going to be to the garage side.

MR. SIAVELIS: Your house is, ma'am, your house is at 202, right?

MS. PASSMORE: Yes.

MR. SIAVELIS: So, the house at 120, the existing structure right now is not being torn down. You understand that? That's going to --

MS. PASSMORE: At do, at this moment. Right. So, I'm just saying that our houses is very tight. So, now you're putting up a two-story next to that house and they're going to be tight as well. I'm just saying it's very, our houses on Gibbons are very close. So, in order for you to shorten that and make it even closer, I have a concern for that because as it is we're, you know, there's not a lot of green space.

MR. SELBKA: The existing house will be between your house and --

MS. PASSMORE: I know, and that one. But I'm just saying for the whole neighborhood, we don't have a whole lot of green space between our homes, especially on our side of the street. Like I feel like the Stone Gate side is letting more things come in, be built bigger, and take over as opposed to the other side of the street. That's just, you know, a neighborhood concern.

MR. DRAKE: So, is it your preference that they don't build or that they adjust what their plans are or how we look at the variances?

MS. PASSMORE: How you look at the variances and their plans for it. You know, because right now it's an empty lot and next to it, it's going to, I mean it seems like everything that's being built is being gargantuanly high. Then you have these two low houses, and mine is a two-story. So, you know, I'm not saying you can't build two stories but it's just, I don't know, I just think we have to watch how we're passing so many things and building big homes and taking away a lot of our green space.

MR. SIAVELIS: That's why we're here.

MS. PASSMORE: I know. I'm just, I'm on the street, I have concerns for the future. I mean I know, you know, I know people need to sell, I know people need to move on, but I'm the one that's still left behind once they left.

MR. SIAVELIS: Your current neighbors, the current owners of the house, are they elderly? Are they young?

MS. PASSMORE: I like to think I'm young.

MR. SIAVELIS: Point well taken. You definitely qualify. I wasn't sure if they were, you know --

MS. PASSMORE: Yes. No, you know what, it's not that I don't want more people in the neighborhood because I definitely do. It's not that I, it's just it seems to me to be a small lot to put in a big two-story home.

MR. SIAVELIS: The two-story home is a separate issue, right?

CHAIRMAN DIVITO: The two-story home I would say is completely separate. I think you are dealing with a very narrow lot.

MS. PASSMORE: Yes.

CHAIRMAN DIVITO: So, the height I guess is less of an issue. It's more just the fact that we're dealing with a narrow lot.

MS. PASSMORE: A narrow lot, and then it just seems, this picture here just seems like it's going to be too much for that lot because the other homes I feel that he is saying that have those skinnier lots are those sideways homes, you know, where they're --

MR. SIAVELIS: The corners you're saying?

MS. PASSMORE: But in our street, where their front door is on the side of their house, you know. It's more like a shotgun house. The width of this, to have a two-car garage and your entryway and a window, I'm having a hard time picturing it not being right up on the other two homes around it.

CHAIRMAN DIVITO: Yes, but most of the houses on that block will have the front door facing the street but they'll have the garage detached in the back.

MS. PASSMORE: Well, the lot to the east of it, so Lot 21, its front door is on the side. The two houses to the west of me, their front doors are on the side. Then you have two two-story homes, or three two-story homes and the rest of our block. The lot that they're, this lot seems more like the size of those sideways front door on the side. So, I have a hard time seeing how all that is going to fit cohesively in the neighborhood.

MR. SUBACH: Mr. Chairman, I understand the concern. We're not trying to make the giant McMansion on Gibbons. I will just say all the lots on Gibbons are 50 feet in width and have a very similar lot size of 6,076 square feet. So, we're not doing anything, it may be a different style house but there are a lot of houses over there that do have the attached garage. But the size of the lot that we're asking for is in conformity with what's existing in the neighborhood.

MS. PASSMORE: There is one -- and one on one that have an attached garage.

MR. SIAVELIS: Yes, but he's --

MS. PASSMORE: And they're both singles.

MR. SIAVELIS: He's showing the mockup, right, I mean this is not a build plan, right? This is a mockup.

MR. BORYSZEWSKI: Right. This is just, at this point, it's just preliminary. So, I was talking to Mr. Mach and he suggested that if I can have a preliminary design, that might help in this meeting. So, I --

MR. SIAVELIS: Maybe not in this instance but --

MR. BORYSZEWSKI: Well, maybe not in this instance as it seems, but we will, I mean we're planning on conforming to the lot requirements.

MR. SUBACH: I mean if somebody comes along and wants a single-family home with a detached garage and it meets the requirements of code, that's what will be built.

MR. BORYSZEWSKI: Right.

MR. SUBACH: There is no buyer yet for this lot. This is just a rendering of what could be there.

MR. SIAVELIS: So, for Lot 22, then you're not asking for any variance other than it be deemed --

MR. BORYSZEWSKI: A buildable lot.

MR. SIAVELIS: A buildable lot, yes.

MR. BORYSZEWSKI: Yes.

MR. SUBACH: Correct.

MR. BORYSZEWSKI: Yes, we need a variance for 174 square feet to be conforming to the ordinance.

MR. SUBACH: To the exception in your code.

MR. BORYSZEWSKI: Yes, to be conforming to the code exception that you have.

CHAIRMAN DIVITO: A very good point. We're getting caught up in details that actually don't exist right now.

MR. SIAVELIS: Exactly. That's why I was trying to flush that out.

CHAIRMAN DIVITO: So, right now we're just going by --

MR. SUBACH: Right, right.

CHAIRMAN DIVITO: Making it into a buildable lot.

MR. MACH: Chairman, the Petitioner was informed that there may be questions from the Zoning Board on what he's proposing.

CHAIRMAN DIVITO: Right, you'll be visiting us again.

MR. BORYSZEWSKI: Right.

MR. SIAVELIS: Right. So, you understand, right, what we're talking about there on the vacant lot?

MS. PASSMORE: Right.

MR. SIAVELIS: He's not asking for a variance to be closer to the property line, the property line closest to you.

MS. PASSMORE: Right. No, I know.

MR. SIAVELIS: It's just deeming it buildable.

MS. PASSMORE: Right.

MR. SIAVELIS: So, he's going to have to go, if he's going to build a house there, he's going to have to go through all the hoops to get approval and the permit and who knows? Maybe he'll have to come back for a house at some point in time.

CHAIRMAN DIVITO: Definitely, you have to come in front of the Design Commission.

MR. SIAVELIS: Right.

MR. BORYSZEWSKI: Yes, we fully understand that.

MS. PASSMORE: So, this 30 here, is that how wide the house is then?

MR. BORYSZEWSKI: That's the proposed width, yes.

MS. PASSMORE: That's proposed width.

MR. BORYSZEWSKI: We can go up to 40, the ordinance lets us go up to 40 feet, having a five-foot side yard on each side.

MS. PASSMORE: Okay.

CHAIRMAN DIVITO: Thank you. Anyone else from the audience? All right, we'll close it down for Board discussion.

MR. SCHWINGBECK: Derek, am I correct that then on that empty lot, since this is just a rendering, at some point in time if he's going to build on it, they'll have to come back to the Zoning Board if they're going to be seeking a variance?

MR. MACH: Correct. If they're going to come in with code-compliant plans, then they would go through the Design Review process and submit for building permit. Then anything that may need setbacks, floor area ratio, impervious surface coverage, et cetera, would require them to appear in front of the Zoning Board.

CHAIRMAN DIVITO: But by gaining the approval this evening and if they were to stay within all the proper setbacks, they can build without having to appear again?

MR. MACH: Correct.

MR. SIAVELIS: Right, because they wouldn't need a variance.

CHAIRMAN DIVITO: Right.

MR. SIAVELIS: Personally, I think this is a tough one. This is close, right, and I look at this, there are 50-foot wide lots. The Petitioner is seeking only a half-foot variance, right? That's essentially what it is, that's six inches.

CHAIRMAN DIVITO: For an existing nonconforming.

MR. SIAVELIS: Existing nonconforming. I know he's coming to the

nonconforming, right, by buying this property, right? We look at that a little bit differently as opposed to the owner, existing owner petitioning like we have in the past. But I think this, the variance that's sought after being so small, in my view, tips it into the Petitioner's favor ever so slightly. If there was somebody else in the audience who voiced disapproval or voiced strong opposition, that may cause me to rethink. But where I'm at right now is slightly in favor of it.

CHAIRMAN DIVITO: I'm actually leaning towards you or leaning towards your opinion there and the fact that their variance request that they're asking for is existing nonconforming. It's one I think to make the lot next to it buildable. So, if they are going to improve the land, improve the look of the neighborhood by putting in another home right there, it would actually fall in line with everything on that block and I feel it would actually be okay assuming that they meet with the other boards and go through the proper channels.

MR. DRAKE: I think it's a reasonable request. I understand kind of the close call concept. I think it's going to add to the neighborhood. Rather than have a vacant lot, you'd have a new home there which would drive up property values. I understand the neighbors' concerns, we all own homes and have neighbors. I'm in favor of it, and the Design Commission will take care of itself. If they have to come back in front of us, that will take care of itself.

MR. SELBKA: This is a really close matter. I guess the only question I would have for the neighbor is how large from a square footage perspective are the houses? Your house and the other houses around? So, is it approximately, are these houses 2,500 to 3,000 square feet?

MS. PASSMORE: I don't know. I'm not good with that.

MR. SELBKA: Do you have any idea how large your house is?

MS. PASSMORE: I know I should know that but I don't.

MR. SELBKA: You don't, okay.

CHAIRMAN DIVITO: Google will have the answer.

MR. SELBKA: I guess Google will have it.

CHAIRMAN DIVITO: Or I should say Zillow.

MR. SUBACH: Mr. Chairman, can I answer it maybe?

CHAIRMAN DIVITO: Yes, if you could?

MR. SUBACH: So, I believe 120 with the family room is about 2,200 square feet.

MR. BORYSZEWSKI: Right, just under that.

MR. SUBACH: This home in total they're going to just propose is 27. But what's key I think to look at is that the square footage in the first floor is 1,258 square feet which is probably very consistent with what the other homes are, on the square footage at least of the first floor level.

MR. SELBKA: Yes. Yes, that's --

MR. SUBACH: It probably depends if they have a second floor or not.

MR. SELBKA: Right, right. That's, it's hard for me to eyeball the mockup compared to the other houses in the neighborhood and on the block. But it seems like it's pretty close on the mockup.

MR. SUBACH: Again, our width here is 38 feet. The other thing, I'll

just mention that, and again I understand whenever you're going to have a new construction in the neighborhood, it makes residents concerned and that needs to be addressed. Without granting this variance, if you look down the road, if there's any other kind of nature disasters in the area like, you know, any houses get knocked down because of storms or get seriously demolished because of fire or any kind of hazard, those houses can't be rebuilt without coming back to you for a variance. I know it's a different situation and it's a greater hardship, but that's still, if the Zoning Board is to look at the consistency of, you know, if somebody came back in five years because that terrible accident happened, they would look in here and say, well, you granted a variance for this same similar sized --

MR. SIAVELIS: Yes, but that's a bit of a deceptive argument. We do take each petition on its merits, right, whatever the circumstances there.

MR. SUBACH: Correct.

MR. SIAVELIS: Sometimes we adjust our views if there is a natural disaster, a fire or a flooding, we'll oftentimes elicit testimony in that regard.

MR. SUBACH: Sure.

MR. SIAVELIS: So, I would stay off that argument.

MR. SUBACH: Okay. Just another that I thought I'd throw out at you.

MR. SCHWINGBECK: Well, I think we look at a lot of these lots that already have a home there where the petitioner is looking to build a second story and the lot is too small.

MR. SIAVELIS: Existing nonconforming.

MR. SCHWINGBECK: Right, it's an existing nonconforming. This is just a little trickier because it is an empty lot and we don't truly know what's going to go there yet.

MR. SELBKA: I guess the mockup looks about 500 feet, it's 500 square feet larger than the most typical home in the neighborhood which is not monstrous. I don't think it's a different, I don't think the mockup is different in kind than the other houses in the neighborhood. So, I'm inclined to vote in favor of this.

MR. MACH: It should be noted that this is just conceptual. The Petitioner could come back with the maximum or --

CHAIRMAN DIVITO: Have we come to a motion?

MR. DRAKE: I would move approval of the petition.

MR. SIAVELIS: Second.

CHAIRMAN DIVITO: All right, Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Good luck, guys.

MR. SUBACH: Thank you.

MR. BORYSZEWSKI: Thank you.

MR. SUBACH: Thank you for your time.

(Whereupon, the above-mentioned petition was adjourned at 7:51 p.m.)

DRAFT

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 12, 2017

PETITIONER: Hargreaves Residence

ADDRESS OF PROPERTY: 120 S. Gibbons Ave.

VARIATION: 5.1-3.4 (Minimum Lot Size), 5.1-3.5, 5.1-3.6 (Required Minimum Yards), 5.4 (Table of Required Minimum Yards)

Lot 22: A variance to allow a 50 foot wide, 6,076 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.

Lot 23: A variance to allow a 50 foot wide, 6,069 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code; and a 0.5 foot variance to allow a side yard setback of 4.5 feet from the north property line instead of the minimum 5.0 feet and an additional 1 foot for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the property is currently one zoning lot but consists of two parcels and that there is an existing home on one of the parcels (lot 23). The petitioner also testified that their plan is to renovate the existing home and place it back on the market. The petitioner explained that they would like to construct a new home on the vacant parcel. Sections 5.1-3.4 and 5.1-3.5 of the Zoning Code set forth minimum lot size and width requirements for the R-3 District. The subject property is designated as Single Family Detached on the Comprehensive Plan. The proposal is before the Zoning Board of Appeals because of the substandard lot area and width. There are two platted lots which were platted in 1928 and the lots lack adequate size and width to meet the lot size standards in the R-3 zoning district. The property is commonly known as 120 S. Gibbons and the site is currently one zoning lot with two platted parcels that do not currently meet the minimum R-3 standards. Pursuant to the R-3 district standards, the minimum interior lot size is 70 feet in width and 8,750 square feet in area for an interior lot. The petitioner testified that the granting of the variance will be in conformity with the character of the neighborhood.

The petitioner testified that according to the recorded plat of subdivision, the lots are less than the minimum district standards, and as proposed would be 50 feet in width and 6,076 square feet in area. The petitioner explained that they are seeking a variance for each parcel for lot area and width in order to create two buildable lots. The petitioner also explained that they are seeking a variance for the side yard setback for the existing home on lot 23.

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

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance 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.

David Divito, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 1200 E. Woodford Pl. - 6/12/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 6/12/17

Findings 6/12/17

Type

Minutes

Minutes

ZONING BOARD

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

OF APPEALS

RE: 1200 E. WOODFORD PL. - ZBA #17-023

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 12th day of June, 2017 at the hour of
7:51 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: The next item on the agenda is 1200 East Woodford Plaza, or Place.

MR. GOCKENBACK: Charlie Gockenback at 1200 East Woodford Place, Arlington Heights.

CHAIRMAN DIVITO: Very good.

(Witness sworn.)

CHAIRMAN DIVITO: Very good.

MR. GOCKENBACK: This is less complicated, I promise. Just seeking a variance from the five-foot setback. We have a survey of the property. I'm on a corner lot on Derbyshire and Kensington with the place right in the middle. The five-foot setback would actually put the fence that I want to put up a foot and a half basically into my house because there's only 3.5 feet from the side of my house to the property line. So, you know, again that five-foot setback would really take a big swath of my yard away, about 300 square feet is what I calculated.

I think you'll notice that there is no sidewalk on Derbyshire adjacent to my house. So, I don't know if the ordinance was designed with that in mind or written with that in mind, but that's not present. I also think you'll see visibility will not be an issue. There are big bushes in the back of my house in the north end of the lot that are probably 15-20 feet high. They extend all the way to the curb.

So, you know, like I said, the unique circumstances are there is no sidewalk and that I'd be losing a big chunk of my yard. I really don't know if anyone necessarily benefits from the five-foot setback, but I would experience a hardship. So, I think in that instance, you know, instead of me experiencing a hardship and no benefit, we can just make it even. I get to keep my whole yard, there's still a 25-foot gap between the curb and my property line so there's still plenty of space for people who walk their dog, go running.

MR. SIAVELIS: What was that distance between the property line --

MR. GOCKENBACK: About 25 feet from my property line to the curb on Derbyshire. So, still, it's not like I'm encroaching on a throughway or anything.

MR. SIAVELIS: So, from your property line to the east side of Derbyshire, it's 25 feet approximately?

MR. GOCKENBACK: Yes.

CHAIRMAN DIVITO: You can go to the third page on there. Actually go up in the document.

MR. MACH: It's here.

CHAIRMAN DIVITO: One more I think. No? Oh, right after the, here you go. So, that one right there with the -- so is that what you're saying? That's the 25-foot?

MR. GOCKENBACK: Yes. So, you'll see, that's actually an old picture. It's probably taken from Google Maps. Those trees are gone in the back. The bushes are still there, you see how high they are. So, like I said, the visibility is not going to be a concern because it wouldn't affect more than the bushes already do. You know, someone coming in turning left, or right onto Derbyshire from Woodford would not be in any danger from not being able to see traffic or

pedestrians. There's still plenty of visibility.

MR. SIAVELIS: So, if you had to go five feet from the property line, the fence would be inset from the rear of your house?

MR. GOCKENBACK: Yes, so it would be --

MR. SIAVELIS: The northwest corner of your house.

MR. GOCKENBACK: Yes, so it would be like the corner of my house and then the fence would actually be a foot and a half into the house line if you can call it that.

MR. SIAVELIS: Right, because your house is, that corner is 3.5 feet from the property line, right?

MR. GOCKENBACK: Yes. It's a, like the petition says, it's a standard fence, five-foot shadow board. I think it meets all the other requirements for the fence ordinance. It is actually the same fence that my neighbor has, so it will conform with the neighborhood. I think it's a standard fence, cedar, arched.

MR. SIAVELIS: Board-on-board?

MR. GOCKENBACK: Board-on-board, yes. So, board-on-board, allowing for the semi-open requirement.

MR. SCHWINGBECK: When you say it's the same fence as your neighbor, which neighbor are you talking about? You're talking about on Woodford?

MR. GOCKENBACK: Yes, on Woodford. I guess to the east of me right on Woodford. So, it would be newer but it's the same style fence.

MR. SIAVELIS: You're talking about --

MR. SCHWINGBECK: Yes, well, I asked him because I'm really familiar with the neighborhood. I don't live in the neighborhood but I drive through it very often and you see fences in people's backyards. But you're right on the corner of Derbyshire. What is the, you talk about a hardship here of losing square footage in the rear of your house.

MR. GOCKENBACK: Yes.

MR. SCHWINGBECK: Right now you have the entire backyard. What is the hardship though?

MR. GOCKENBACK: Well, I have a one-year-old son and I have a second one on the way. I want them to be able to play in the backyard without running into the street or worrying about that. Derbyshire is not necessarily a busy street, I wouldn't call it that at all. But there are a lot of young drivers in the neighborhood and a lot of them come on to Kensington and turn on to Derbyshire to get into the neighborhood. They do sometimes speed and it's a concern.

So, a fence, I need a fence regardless if the variance is granted or not. I just would like it on the property line as opposed to set in five feet.

MR. SIAVELIS: Because he doesn't want to give away that sliver.

MR. SCHWINGBECK: Right, I just wanted to understand what the hardship was because it really doesn't talk about why you want to build a fence.

MR. GOCKENBACK: Yes, well, I guess I should have put that. I want to keep my kids safe, and privacy as well. I love my neighbors. We get along great. We've only been here for about two years but I've already developed good relationships. But sitting in my backyard, the entire neighborhood can see me.

They can see all my, you know, my table, my grill, everything is just out there, you can see it from Kensington. So, the privacy is another big factor.

MR. SELBKA: Would you have an objection to leaving one foot of setback as opposed to a zero-foot setback? I don't know if you saw the packet but the Engineering Department evaluates these and gives us their comments. They would like at least a one-foot setback as opposed to --

MR. GOCKENBACK: I did hear you mention that. On the face of it, I don't have an objection. But if I remember hearing you correctly, there was a sidewalk involved. They said they wanted a one-foot setback from the sidewalk, and that's not the case here. Again, that being said, if that makes a difference between getting this approved and not approved, a one-foot setback is not going to kill me.

MR. SIAVELIS: Good answer.

MR. SELBKA: So, yes, the reason why the Engineering Department is concerned I guess is that there is potential for other utility improvements within that area. Therefore, by placing a fence on the property line, it would make it difficult to do that. So, they requested a one-foot setback as opposed to a fence on the property line.

MR. GOCKENBACK: Yes, then I have no issue with that.

CHAIRMAN DIVITO: Any other questions from the Board members?

MR. SIAVELIS: That was just as to the west property line, right?

MR. SELBKA: Yes.

MR. SIAVELIS: Not the rear property line. Because we typically allow a fence on the rear property line, not --

MR. SELBKA: Yes.

MR. SIAVELIS: Your comments or inquiries are to the west property line.

MR. SELBKA: Right, right.

CHAIRMAN DIVITO: Any other questions? All right, thank you.

MR. GOCKENBACK: Thank you.

CHAIRMAN DIVITO: Does anybody from the audience wish to speak? None being heard, we'll close it down for Board deliberation. You want to start us off? I keep on looking at --

MR. SCHWINGBECK: I guess I'm just a little concerned about the fence in general because when you drive through Stone Gate, you don't see these big fences. It's a very wide open neighborhood. I drove up and down Derbyshire and around the neighborhood a couple of times today just looking to see what's going on. In Stone Gate, you don't see fences like this. So, this would be a very unique fence for the neighborhood. I mean I don't know if there's any neighbors here.

MR. SIAVELIS: Well, they didn't speak so they're closed off at this point. I mean I hear you in that regard, but then I take into account the fact that he is on, the Petitioner is on a corner lot and his backyard is essentially wide open, you know. Anybody could straggle right into it, join him for his barbecue.

CHAIRMAN DIVITO: Well, and this neighbor directly adjacent to him

has a fence.

MR. SIAVELIS: Has a fence, right.

CHAIRMAN DIVITO: That he's going to match this up.

MR. SIAVELIS: He's going to match up. Frankly, I'd support either on the property line in this instance because of that significant gap off Derbyshire, or one-foot in from the property line. I'd prefer one foot in from the property line given Engineering's comments and the Petitioner in my view correctly reasons that one foot in from the property line is better than a no. So, I would support the one foot in from the property line.

MR. SELBKA: The other thing is the Petitioner did mention he has one small child and another on the way, close enough, two one-year-old children that, you know, especially in a wide open property like that with no sidewalk, they could dart off into a street. So --

MR. SIAVELIS: It's a legitimate concern.

MR. SELBKA: It is a legitimate concern and I think that is a reason to put up a fence. I would also support a four-foot setback, one foot off the property line as opposed to a five-foot setback. But I think that there are good reasons for this fencing variance and so, therefore, I am in favor of it.

CHAIRMAN DIVITO: I think the same way, just the way you said it.

MR. SELBKA: Yes, yes.

MR. DRAKE: I'm in favor for all those reasons of approving this. I'm in favor of the one-foot setback because of Engineering. To me, that's sort of the, not a deal breaker but I think it's the key thing in my mind. It becomes a win-win that way.

CHAIRMAN DIVITO: I agree. I think we respect the words of Engineering and their notes in stating to the homeowner what they need. So, with all that being said, is there a motion? Be specific about the motion.

MR. SIAVELIS: I'll move for a four-foot variance to allow a five-foot tall, semi-opaque fence in the exterior side yard that is one foot from the west property line.

MR. SELBKA: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: No.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Motion passes.

MR. GOCKENBACK: Thank you.

CHAIRMAN DIVITO: Thank you.

(Whereupon, the above-mentioned petition was adjourned at

8:00 p.m.)

DRAFT

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 12, 2017

PETITIONER: Gockenbach Residence
ADDRESS OF PROPERTY: 1200 E. Woodford Pl.
VARIATION: 6.13-3c1 (Exterior Side Yards)

A 4.0 foot setback variance to allow a 5 foot tall semi-open fence in the exterior side yard that is 1.0 feet from the west property line where a 5.0 foot setback is required.

The petitioner explained that they are located on a corner lot and that they are seeking a variance for a fence along the exterior side yard. The petitioner explained that the house is setback approximately 3.5 feet and per the zoning regulations the fence is required to be setback 5 feet. The petitioner also explained that there is no sidewalk along the exterior side yard and that there is approximately 20 feet between the back of curb and the proposed fence due to the width of the parkway. The Department of Engineering recommended that the fence be setback 1 foot from the property line and after discussion the Zoning Board agreed.

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

Thereafter, a motion was made by Mr. Siavelis and seconded by Mr. Selbka. Thereafter, the Board voted 4-1 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-1 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.

David Divito, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 221 S. Evergreen Ave. - 6/12/17

Department: Planning & Community Development

ATTACHMENTS:

Description

Minutes 6/12/17

Findings 6/12/17

Type

Minutes

Minutes

ZONING BOARD

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

OF APPEALS

RE: 221 S. EVERGREEN AVE. - ZBA #17-025

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 12th day of June, 2017 at the hour of
8:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: To wrap it up for this evening, 221 South Evergreen. I don't know if you've had an opportunity to sign in yet.

MR. LABELLE: I'll go and do it right now.

CHAIRMAN DIVITO: All right. Name and address?

MR. LABELLE: Joseph Labelle. I'm with Rize Properties, LLC. Our address is 784 Busse Highway, Park Ridge, Illinois 60068.

CHAIRMAN DIVITO: Raise your right hand.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. LABELLE: So, thank you for having me tonight.

CHAIRMAN DIVITO: Yes. I know you walked in a little bit late. Are you familiar with the three points that we'd like you to hit on these petitions?

MR. LABELLE: Yes. Yes. So, I guess I can start by giving a general overview of what we're doing, then I'll go through those three points. So, first on perspective, I'm a developer. We're under contract to purchase this property. The property here is on the corner of Evergreen and South and currently has a blighted home on the property. So, our interest is to tear that down and to build a new structure. So, generally here, I'm seeking a variance to be able to build what we feel is the most appropriate, highest and best use for the property and without the restrictions that are currently on the site.

So, I'll just go through the three points, if that works, to start. First of all, that the property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in this current zone. So, we determined that the reasonable return really is a multi-unit building. For some perspective, we initially were seeking to build at least a five or a six-unit building. We're more or less settling on three units in terms of it being a feasible project.

So, really, a single-family is not an option in terms of it being feasible in that location. There's a CITGO Station around the corner. It's just not really a great single family lot. So, that's what we're looking at here. Also, in terms of the cost of the lot, it's just restrictive for a single family. So, we ended up on a multi-unit.

The current zoning actually allows for three units, but it would be two two-bedroom units and one three-bedroom unit. The current zoning also allows for, FAR is no concern, it's 4,556 square feet allowed per unit. So, we're really not asking for anything larger. We're asking for just the number of bedrooms per unit to be adjusted.

The footprint, we could also build currently on the footprint of a three-unit building, but the challenge is the height. The current setbacks are tied to the building height, and those setbacks, as the height of the building gets taller, the setbacks restrict and just becomes a challenge. So, we looked at a number of projects here, number of design options in order to make this work and this is where we're at. So, I guess I kind of jumped into the unique circumstances there.

But I guess on that note, in addition to the zoning restrictions, the current property, it's a blighted structure. We can't renovate it. There's really no

use for that. It needs to be torn down, and the only option we believe is really a multi-unit building. Again, three units are a minimum for that to be a feasible project.

MR. SIAVELIS: Economically?

MR. LABELLE: Economically, correct, yes. As far as the final point, not altering the essential character of the locality, I'd argue the current character is quite awful with that building on site. So, we feel like we're making a huge improvement to the neighborhood. If it were an empty lot or if it was something that was currently pleasant to look at, it's a different story. But the building as it is now, there's really no purpose and you can't do too much with it as it is. So, we're really looking to improve the neighborhood that way.

Given that to the north here, you have downtown, and on that block itself there's other taller buildings. So, we see this as a bridge to sort of transition from the current single-family to the south to the multi-unit zoning on this block and then to the north. So, we're hoping that it's improving the neighborhood that way, both by tearing down a blighted structure and also putting up something that, you know, fits well with the character of the neighborhood.

On that note, too, it was highly suggested, or highly requested that we get in front of the Design Commission for that. So, we have a preliminary conceptual plan. We reviewed it with the board. They really loved the plan. They felt very good about it. So, that's encouraging for us. So, on that note, we're hopeful that their encouragement and their interest in the property has, you know, some sway in terms of the neighborhood character.

MR. SIAVELIS: There were some concerns at the Design Commission regarding the mass of the building though, correct? That's for the structure for this particular site?

MR. LABELLE: That's correct.

MR. SIAVELIS: And the fact that particular issue hadn't been discussed?

MR. LABELLE: It had been discussed. We actually, and I have it, too, I can show you. We had an alternate design that had parapet wall flat roof on the structure. They were actually less interested in that particular design. They really liked the gable roof.

So, I think part of the massing had to do with that. But the other fact, too, the board, the comment on the mass I think was really more related to what's currently allowable. In fact, that lot does allow this size building on the property. It's really just about the height that became sort of a discussion point, you know, in terms of that concern.

MR. SIAVELIS: So, Derek, has the Petitioner gotten the revised sheet listing the variances?

MR. MACH: Yes.

MR. SIAVELIS: Which are the six potentially.

MR. MACH: Yes.

MR. SIAVELIS: Can you tell us, in regards to the third bullet point, the third bullet point --

MR. LABELLE: Yes?

MR. SIAVELIS: It corresponds to the third variance as it's laid out in our papers, why do you need a balcony and side yard setbacks at five feet from the north property line instead of the minimum 15.7? I mean you're taking down that side yard setback by two-thirds which is a pretty significant reduction, especially -- the balcony. That's one of the variances, just one of the variances that jumped off the page at me when I was reading the materials.

MR. LABELLE: Sure. Sure. The setup, the way that the property is set up right now, I guess I can give some background on this, too. We explored a building that would have garages towards the rear versus garages towards the front. So, that was our first approach. If that would have been the case, we would have had a building more forward towards South Street. Part of the challenge there was actually, working with Steve Hautzinger, with the Design Commission in terms of a design that they felt was actually going to be appropriate and I should say improving the neighborhood. So, had we had that plan with the building more forward, we wouldn't have needed such a large setback reduction to the north property.

As far as the balconies go, just a conceptual plan we put together. The balconies generally do better at the rear in terms of the building, in terms of a buyer preference in what they're looking for for the floor plan. So, it really was just a factor of more the fact that we're requesting the side yard setback to begin with and the balconies just being an encroachment to the side yard was an added on requirement for a zoning variance.

MR. SIAVELIS: How high is that balcony going to be from the ground?

MR. LABELLE: It's at the second level or really essentially the main level of the building. So, it would be about 10 feet from the ground to the bottom of the balcony.

MR. SIAVELIS: So, if you have a person standing on that balcony or sitting on that balcony, they're going to be able to look right into the house of the neighbor just to the north, right?

MR. LABELLE: That's correct.

MR. SIAVELIS: Right over the fence with a bird's eye view, right down there.

MR. LABELLE: Right.

MR. SCHWINGBECK: That is also a condemned home right now.

MR. LABELLE: Yes.

MR. SIAVELIS: The one to the north?

MR. LABELLE: I would also say for perspective, it's a really good point, the neighbor to the north reached out to me when I sent out these letters with my phone number on there, they're looking to sell that property as well. It's a condemned home. If it's not to us, it's somebody else that would likely develop it. So, he had no concerns with what we're doing. In fact, he was encouraging it just because of there's two blighted properties essentially right there.

But you know, your point is well taken in that, yes, it is, you know, close to that property line. We, you know, as far as balconies go, one other point I think I should make is we have put together a conceptual plan, it's what

you've seen. We're not married to that specific plan. This plan we've worked a lot on, this is based on a previous building that we built, I'm sorry, that we're building currently. In terms of making sure we can do what we need to do on this lot to make it work, we had to have a plan that we could present of course.

So, there are other options that we can consider, especially with the balconies maybe being towards the front versus the rear. We can look into that. It's just in terms of speculating what the buyers are looking for, the rear is generally the preferred location for that.

MR. SIAVELIS: Understood, and I hear what you're saying in that regard. But quite frankly, we have to evaluate and consider the requested variances based on the papers provided to us.

MR. LABELLE: Correct.

MR. SIAVELIS: We've got to put a target up on the wall for us to evaluate and shoot at.

MR. LABELLE: Correct.

MR. SIAVELIS: Otherwise, you know, we're spinning our wheels here.

MR. LABELLE: Right, and that's exactly what we're doing. By the way, in this building, if this is approved, this is what we'll build. So, this is, we like the building, just a matter of making sure we can build what we would need to build to make this work for us, to acquire the property. Otherwise, you know, frankly we just wouldn't acquire the property, which is fine. But then, you know, the alternative then is a property with a blighted home.

By the way, for reference, too, the current owner is here in the audience if there were any questions for the current owner for some perspective. So, I thought I would make that point known as well.

MR. SCHWINGBECK: On that photo right there, how far out does that balcony come, four-foot?

MR. LABELLE: Four-foot, yes.

MR. SCHWINGBECK: You know, when you drive, because when you drive around the neighborhood, there's another maybe three houses to the north, another set of these buildings.

MR. LABELLE: Yes.

MR. SCHWINGBECK: Their balconies are in the back where their driveway is, around the back of the property, and they're all empty. I mean nobody is using those balconies.

MR. LABELLE: Sure.

MR. SCHWINGBECK: I mean are you thinking the balconies just make the units look nicer? Because you don't see a lot of people, even in the condos downtown, sitting on their balconies.

MR. LABELLE: Yes. You know, I think generally it's a good point and how much they get used is debatable, it's questionable. If someone can open their door and actually go out there and access just to get some fresh air I think is probably the most common use of it. As far as actually sitting on it, at four feet, they're relatively restrictive. So, it's really more just to stand and when guests are

over, to be able to access it without needing to go downstairs and out to the yard.

MR. SCHWINGBECK: I don't want to jump around from bullet point to bullet point too much, but on that back where you mentioned the balconies would be, if I'm not mistaken, I think that's where you're also talking about putting the air conditioning units?

MR. LABELLE: That's correct, yes.

MR. SIAVELIS: That's a good point. That's a good point, too.

MR. LABELLE: Yes.

MR. SIAVELIS: Because code requires them to be --

DD: Outside the required side yard setback.

MR. SCHWINGBECK: Right, and I think those units to the north are on the roof.

MR. LABELLE: That's probably true, yes. You're talking about the --

MR. SCHWINGBECK: Because you couldn't see the air conditioning units there at all.

MR. SIAVELIS: Even though you know they have them.

MR. SCHWINGBECK: And they have them, yes.

MR. LABELLE: You're talking about the brick row houses, correct?

MR. SCHWINGBECK: Right.

MR. LABELLE: Yes, and those being with flat roof, I think they might have put them up above. I drove to the rear of that property once, I didn't see any air conditioners, yes.

MR. SCHWINGBECK: Right.

MR. LABELLE: Yes.

MR. PAWELECK: Can I jump in and join?

CHAIRMAN DIVITO: Name and address? And if you haven't signed in yet.

MR. SIAVELIS: He didn't. Did you sign in the beginning?

MR. LABELLE: I did not. No, I had asked if I should sign it for him, he was running a little bit late, so I apologize.

MR. PAWELECK: So, Joe Paweleck, 305 West Victoria Lane, here in Arlington Heights.

(Witness sworn.)

MR. PAWELECK: So, yes, just to add to the background, I picked up this parcel as a bank foreclosure. At the time, it was a move that I needed to make.

I didn't necessarily know what I was going to be doing with the property. Come to find out the neighbor to the north owned both parcels, foreclosed on 221, still owns 219. I approached him looking to purchase 219 as well. Ideally, we come in as a PUD, take down both homes, have a driveway up the middle going to all units. He's still in whichever chapter bankruptcy he's in, and unwilling to sell or can't sell and show profit for I think even as of last week.

MR. LABELLE: Two more years.

MR. PAWELECK: Two more years. So, that house is going to sit because it doesn't make sense for the owner to sell if he can't show a profit anyway. It would just go to his debtors. So, 219 is going to sit vacant for two more years,

guaranteed.

I then put minimal into it just to get it rentable. I actually cleaned it up pretty nice. I put new carpet in, painted it, got the boiler system working because it did freeze, busted a bunch of pipes. So, I got it rentable. Put it on Craig's List, and unfortunately not the best means of advertising, had an old friend from high school that was in a jam, she has eight children. They lived in this home for two years.

So, after eviction, \$15,000 judgment, you know, we don't need friends like this. But needless to say, the house is trashed. So, at this point, it doesn't make sense to go back in, rehab it again, put tenants in there. So, I put it to the market.

With the zoning, it calls out multi-family, and as was stated, single-family doesn't make sense. It could, but you would have to put a large fence, a row of arborvitaes or something to block out that gas station there. My wife and I actually debated whether we should wreck and build a house for ourselves. We're just a little bit farther south in town. But because it's just one block west of Arlington Heights Road, the busy street, the gas station, multi-family it is.

So, we put it out to the market. Almost every developer came back wanting five and six units. So, I had spoken to the city, and on the north end of the block here, they've increased density because of the density that's allowed just to the north of the street here. But they said as it steps down and gets closer to residential, they don't want more units than what it's zoned for.

So, I've had it on the market now for a year, year and a half, and these guys came along and said I think we can make it work. So, they're building the same unit right now in Mount Prospect somewhere, and I don't know the details. So, they've got a three-unit building that works, it's proven because they're doing it now. You know, as far as the Design Commission, I don't know, you know, what exactly they're looking for, but it sounds like the density or square footage of the building will not go outside of code, but rather for marketability, rather than two two-bedrooms and one three-bedroom, he wants three three-bedrooms.

So, as far as the balconies out the back, not knowing really much about the plan, it sounds like the main living level is on the second floor. So, you're going to walk up to your living room kitchen area and then the bedrooms will be above that. The first floor is more garage/bonus room. So, if you're in your kitchen and you want to grill, so now do I go out on to this little balcony, like most developments like this have, start my little lever and grill, or do I have to run back downstairs, get out to the back patio? So, it's a lot of back and forth. I don't know if it's necessary, but just thinking how I would live, you'd want to go right back out your backdoor to grill.

So, that's just a little bit of history that I have. If you guys have any other questions for me? Otherwise, I think probably most will be pointed to Joe here.

MR. SIAVELIS: That's good history. I look at this, I'm like, you know, six variances sought. With all that in mind, we just want to tackle it in kind, you know. Maybe we close it down for right now and ask if there are any residents, and

then we can --

CHAIRMAN DIVITO: Right, and then decide how we want to approach the --

MR. SIAVELIS: So, we get some resident feedback if there's residents here.

CHAIRMAN DIVITO: Yes. At this time you're good. Thank you. All right, call for members of the audience? Have you had a chance to sign in?

MR. TITRE: Not yet, no. Do you want me to do that first?

CHAIRMAN DIVITO: Okay. Raise your right hand.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. TITRE: My name is MikeTitre. I'm at 220 South Evergreen, right across the street. Please approve this.

MR. SIAVELIS: All six of them?

MR. TITRE: I'll tell you, that has been a travesty to the neighborhood for years. If you've been down that corner right there, anything is going to be an improvement to our neighborhood. I was going to say if I buy you dinner, Pete, by the Blue House but I understand, I understand now why, but the Blue House is going to be it. So, but anything will be an improvement to our neighborhood there.

It does look big, intrusive, and I imagine that Design and the Village will work that out, but I condone whatever they want to do there. It's just going to help our property values out. I've been there since '83, and the first owner was great, kept the property up. But it's just been a travesty ever since and it just kept getting worse and worse. If I do want to sell, I'm retired now, if I do want to sell and people see that across the street, what's my property value really going to be if, you know, I do want to sell down the road.

So, anything I think would be an asset to our neighborhood right there. I imagine if this comes back again and we see a final, my neighbors would also approve what you guys and what the developer brings in it. But anything is going to be an improvement to our area down here with what you put in. So, I really condone what they're doing here to help our section of the street down there. So, anything they do I guess is going to be an improvement.

So, that's kind of where I stand. I kind of speak for my neighbors who couldn't be here tonight. But it's going to be an improvement to our area and I appreciate what these guys are doing and what they're going to take to try to get our community a little bit better --

MR. SIAVELIS: So, you're in full support even though, do you recognize that it contemplates three two-car garages that are going to, you know, access those garages on South Street right there? They're going to be --

MR. TITRE: Yes, my front door is on Evergreen and my driveway is on South Street.

MR. SIAVELIS: But you're farther obviously from Arlington Heights, from CITGO, you're on the west side.

MR. TITRE: I'm right in the corner, yes, I'm right at the opposite corner from where they're going to be at. Traffic-wise, I don't really know it's much

of a difference from Arlington Heights Road there. It's really not, it hasn't been an issue for us for years since we've been there. So, like I said, all you'll have is three more cars and that's in the South entrance which, you know, to me is minimal. For me, it's, you know, if it was on the Evergreen side, I'd say maybe question it. But the driveway is going to be on the South Street side and I have really no objections to that. But anything would be an asset than what's sitting there right now, so I appreciate what these guys are trying to do to get our little area down there enhanced. So, thank you.

CHAIRMAN DIVITO: Thank you. Have you had a chance to sign in?

MS. FOSSLER: I did.

CHAIRMAN DIVITO: All right. Name and address?

MS. FOSSLER: Stephanie Fossler. I'm at 201 South Evergreen, so I'm in one of those --

(Witness sworn.)

MS. FOSSLER: So, I'm in one of those brick row houses that you were so fondly talking about, that we don't use our balconies. My balcony is about 20 by six, it's gigantic, and I'm out on my balcony every single night. So, is my neighbor next to me and my other neighbor. The three of us are always on our balconies. Of course not in the winter.

I agree, please, that corner is just, it's disgusting. It's a dump. It's inhabitable, it's awful. I have two kids who are, you know, walking down the street that, weeds are growing, it's just that it's such an eyesore. We live on a block where next to me there's a three-story, you know, building we're talking about that's very high. They have a roof deck which would probably be even the same height or higher than what they're building. On this end, there are the townhomes.

It would be in keeping with the, like continuity of that side of the street, having multiple unit homes, having the row homes, having the three-level house. I don't think that it would, I think it would do nothing but add to our, you know, property values if something needs to go in there and I think it's a great idea.

Everyone I've talked to around me, my neighbor has built over a million-dollar home across the street from me, we all agree that the best thing for that corner would be a multi-unit because it's right across from the gas station. No one wants to have a single-family home across from a gas station. It's the perfect location. There is a Woman's Care thing right there. So, it would be right behind that. It just, it would flow. I'm in full support of it.

CHAIRMAN DIVITO: Anyone else from the audience? None being heard, let's close it down to Board deliberations. Now, Peter, you were talking about, you know, do we take it as a full set or do we want to get through them individually?

MR. SIAVELIS: I was thinking we'd step through them individually and try and ding them out because I think doing all six at one time would be quite difficult, like a lot of pieces in a jigsaw puzzle.

CHAIRMAN DIVITO: All right.

MR. SIAVELIS: So, with that in mind, the first variance that, you know, essentially a reduction in the lot size from 10,500 to 9,096, I personally

support that. I do want to note the strong support from the neighbors, with the two neighbors who testified really strongly in support. We don't have anybody else saying no, and we received no correspondence, so that carries weight with me. Their testimony, I mean, it's pretty straightforward and logical, especially when you see that property.

Okay, so with that in mind, I would support the first bullet point. I don't know if anybody disagrees, concurs.

CHAIRMAN DIVITO: I'd concur. I'd be okay with that.

MR. SIAVELIS: So, now if we can move to the second bullet point? So, a 7.7-foot variance to allow a structure with a side yard setback of eight feet from the north property line instead of the minimum of 15 feet, and an additional two feet for the eaves. So, take the easy part first, the two feet for the eaves, right? I'd support that, we've been doing that for years with the eaves, okay.

Now, the question then becomes eight-foot setback from the north property line. Other testimony we heard right now is that that house to the north is uninhabited right now. Obviously, it's subject to, sounds like a BK proceeding. That owner hasn't come and voiced opposition. Eight feet is a pretty healthy amount off the property line.

CHAIRMAN DIVITO: And it's on the second story, I don't know if that matters much to anybody but it is on the second.

MR. SIAVELIS: That's to the eave, right?

CHAIRMAN DIVITO: The eave, that's for the balcony. The balcony is the eight feet, right?

MR. SCHWINGBECK: Is it the distance? It's the entire, the structure?

MR. MACH: It's the closest point of the structure to the property line.

MR. SCHWINGBECK: So, now with the balcony --

MR. SIAVELIS: The balcony is pushing in four feet.

MR. SCHWINGBECK: Another four feet.

MR. SIAVELIS: Right. But I think we, we're going to come to the balcony.

CHAIRMAN DIVITO: Right.

MR. SIAVELIS: Okay, so that's eight feet for the structure. I think that that's reasonable. My personal threshold would be about 7.5 feet, seven feet. That's when I'm like that's probably too close. Eight feet I think is fine, okay. The architect/developer testified basically that this is a significant design exercise, right. This is not an easy piece of property to design for, especially with multi-family use configuration, and I have no reason to doubt on that regard.

I personally don't think a single-family home is feasible at that corner. I wouldn't put my money in it to invest in it, I wouldn't buy it. So, I have no reason to doubt that, and I'm looking at this set of variances from that perspective. That if we want to get rid of that blighted house, if we're willing to accept the position that that house is blighted and listening to the neighbors, it would be a positive to tear that down and get rid of that and redevelop that corner. That factors in to how I look at the overall variance package here.

So, I would support the eight-foot, the side yard setback of eight feet, okay. So, that would be a 7.7-foot variance as to the north side, the north property line, and that does include the two feet additional, or the two feet additional aspect for the eaves.

CHAIRMAN DIVITO: With you so far.

MR. SIAVELIS: Okay. Joe, you with me?

MR. SELBKA: Yes.

MR. SIAVELIS: Okay, I thought maybe you were going to say something, I apologize. Now, on to the third bullet which is the third variance, the 10.7-foot variance to allow the balcony with a side yard setback of five feet from the north property line instead of the minimum of 15.7 feet. This is the one that like I said before jumped off the page for me, because I thought five feet from the property line is pretty close. Then I weigh that versus Petitioner's testimony that this balcony is only going to be four feet wide, you know, a depth of four feet from the house, it's pretty narrow. That's not, you know, that's like barely even, basically beyond a juliette balcony, right, and actually that's pretty narrow. I've got a feeling that may change depending upon what the design exercise pulls through.

I know Ms. Fossler?

MS. FOSSLER: Fossler.

MR. SIAVELIS: Fossler, thank you, testified about additional balconies in that area and she's right. Thinking about that, there are no broad balconies on those multi-family units there. It's not uncommon, it's kind of got a city feel to it. That's not an obtrusive or a really large balcony in my view.

So, for me, my needle tip is slightly to approve but I could be persuaded otherwise. But that's where I'm at right now.

CHAIRMAN DIVITO: To the point of the balcony, the requirement of it, you know, the actual workflow of a house, living on a second story, kitchen, the example of just barbecuing outside, you know, I looked on the fifth floor of a condo in Palatine, I couldn't even think about going downstairs. So, I would see the same restriction being on a second floor.

MR. SIAVELIS: That's a good point, flow, livability. The Petitioner testified in that regard, and I think that testimony is reasonable.

Okay, moving on now to, I'm sorry, to the fourth bullet point. Three air conditioning units in the rear in the required side yard. So, that's the north side yard?

MR. MACH: Correct.

MR. SIAVELIS: I look at this as de minimis. I mean of all the, that structure is going to be quite large, the building structure. I think that air conditioning units get better every couple of years from the sound and noise standpoint. To me, that tags along if we're going to approve a building of this size. I do note also that there was some discussion at the Design Commission for a flat roof and the Petitioner testified about potentially moving the units to the roof, and I think that may play out over time. But nonetheless, I'd still support this, the air conditioning aspect of the variance.

MR. SELBKA: Yes.

MR. SIAVELIS: Tom, you agree?

MR. DRAKE: I'm good, I'm good.

MR. SIAVELIS: You guys agree?

CHAIRMAN DIVITO: Yes. I think the only reason I would lean to those two points is there is nothing next door. I mean if there was a livable, a neighbor where somebody was living there right now, with the air conditioning units and the balconies right on their house there, it would be a different story.

MR. SIAVELIS: Totally different story.

CHAIRMAN DIVITO: Totally. So, there's nothing there right now.

MR. SIAVELIS: Right, right. That owner of that property frankly could have come in and voiced opposition.

CHAIRMAN DIVITO: Right, and it's been condemned I believe since March of last year.

MR. MACH: I'm not sure on that.

CHAIRMAN DIVITO: At least the date on the door.

MR. SIAVELIS: In my eyes, if we were to have that owner come in and voice opposition or a neighbor voice opposition in that regard, that would change the calculus for me.

CHAIRMAN DIVITO: Right. Yes, I agree.

MR. SIAVELIS: I also look at the air conditioning units, where else are you going to put them? You can't put them on the west side of the property facing the street there, that doesn't make sense. Are you going to put them on the south side facing South by the garages and the stairways or the steps? No. Then there's probably no room to put them on the east. So, again a design exercise issue.

Moving on now to the fifth variance, these are the ones that are in the text in the handout from today, the memo dated June 12th. Eight-foot variance to allow a structure with a front yard setback of 26 feet from the west property line instead of the minimum of 34 feet, and an additional two feet for the eave. So, eight feet, kind of a significant number but we're still talking 26 feet from the west property line. That's a really large number in my eyes and that, if my recollection is correct, that still keeps them in line with a lot of the structures if not all the structures going north on the street, on that side of the street.

On the west side of the street, I'm not so sure because I think there's more single family homes mixed in on the west side of the street. But I'm kind of looking at it like this on the east side of the street because this is such a mixed usage street.

CHAIRMAN DIVITO: Right.

MR. SIAVELIS: So, if you guys disagree with me, tell me I'm all wet on this one, I'd be willing to entertain and listen to those comments. But that's my thought process here. The two feet on the eaves, I think we're all like, another two feet for eaves is de minimis.

Now, on to the last variance, so number six, a seven-foot variance to allow a structure with a rear yard setback of 32 feet from the east property line instead of the minimum 39 feet and an additional two feet for the

eaves. The eaves again works. So, when I looked at this one, I thought this was one of the easiest ones first to deal with, and I say that because behind them is the Woman Care Health facility, right? Really, what's behind that is a parking lot and then the structure, the Woman Care Health structure, the majority of it is behind 219, not 221, okay. There is even a buffer essentially from the driveway there leading in to the Woman Care Health facility there.

So, to me, 32 feet is a pretty significant amount from that east property line, and there is not a residence there behind them. Then what else is in that area? You've got the CITGO there, and then Arlington Heights Road. So, to me, this is the easiest one of the setbacks, and so I'd support that one, and then of course with the two-foot eave.

So, I can't believe that I'm six for six, the naysayer. We can't find a really good one to say no on. So, that's where I come out.

CHAIRMAN DIVITO: I think we said it a couple of times already, but with the strong neighbor support, lack of adjacent property attendance and additional comments, the Engineering Department being in favor, saying that, you know, detailed plans still need to be provided, I'm right there with you.

MR. SIAVELIS: Yes, and the other thing that I didn't add and we did hear testimony about this, two two-bedrooms and one three-bedroom I think would have worked and not raised these problems. But we heard pretty clear testimony that that is not economically viable. Personally, it's hard for me to dispute that from the Petitioners in the business, one. Two, arguably, one wouldn't be seeking to build a structure of this size in this sort of endeavor, right, if they don't think it's economically feasible. Then three, the other point about this, another similar structure or this exact same configuration being built in Mount Prospect, that is a strong indicator that we have, okay, this is needed. Then we have the support from the neighbors that really, in my eyes, weighs into the calculus heavily in their favor.

MR. SELBKA: I think also there's another issue here that this place, this property has been for sale between a year and a year and a half, and no other developer has been willing to step in, which says to me that under the current zoning code, it's not economically viable to put up a multi-family unit that complies with the zoning code. So, I think there is a hardship here. I think this is a unique property and, you know, certainly I think ripping down a condemned house is going to aid the neighborhood as opposed to, and it might change the neighborhood but it will change it for the better as opposed to for the worse. So, I am in favor of all six of these variances because of that as well.

MR. SIAVELIS: Do we want to have a bulk motion?

CHAIRMAN DIVITO: I think that's the consensus we're getting to here. So, is there a motion to approve all six variances?

MR. SCHWINGBECK: You did such a good job.

MR. SIAVELIS: Yes, you're totally stealing my thunder.

MR. SELBKA: Go ahead. All right, go ahead.

MR. SIAVELIS: All right, I'll move to support all six.

MR. SELBKA: Second.

CHAIRMAN DIVITO: All right. Derek, please.

MR. MACH: Mr. Drake.
MR. DRAKE: Yes.
MR. MACH: Mr. Schwingbeck.
MR. SCHWINGBECK: Yes.
MR. MACH: Mr. Selbka.
MR. SELBKA: Yes.
MR. MACH: Mr. Siavelis.
MR. SIAVELIS: Yes.
MR. MACH: Chairman Divito.
CHAIRMAN DIVITO: Yes. Motion is passed.
MR. LABELLE: Thank you.
MR. PAWELECK: Thanks.
CHAIRMAN DIVITO: All right. That concludes all of the new business. Any other business? I don't think so. So, is there a motion to adjourn?
MR. SELBKA: Motion to adjourn.
CHAIRMAN DIVITO: Second?
MR. SCHWINGBECK: Second.
CHAIRMAN DIVITO: All in favor?
(Chorus of ayes.)
CHAIRMAN DIVITO: All opposed?
(No response.)
CHAIRMAN DIVITO: All right, we're adjourned.
(Whereupon, the above-mentioned petition was adjourned at 8:40 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 12, 2017

PETITIONER: 221 S. Evergreen Ave. Residence
ADDRESS OF PROPERTY: 221 S. Evergreen Ave.
VARIATION: 5.1-6.3 (Minimum Lot Size), 5.1-6.4.1 (Required Minimum Yards), 5.4 (Table of Required Minimum Yards), 6.6-5 (Permitted Obstructions)

A 1,404 square foot variation to allow a reduction to the minimum lot size from 10,500 to 9,096 square feet; A 7.7 foot variance to allow a structure with a side yard setback of 8.0 feet from the north property line instead of the minimum 15.7 feet and an additional 2.0 feet for the eave; A 10.7 foot variance to allow balconies with a side yard setback of 5.0 feet from the north property line instead of the minimum required 15.7 feet; and a variance to allow three air conditioning units in the required side yard; An 8.0 foot variance to allow a structure with a front yard setback of 26.0 feet from the west property line instead of the minimum 34.0 feet and an additional 2.0 feet for the eave; A 7.0 foot variance from to allow a structure with a rear yard setback of 32.0 feet from the east property line instead of the minimum 39.0 feet and an additional 2.0 feet for the eave.

The petitioner explained that they are under contract to purchase the property at the corner of Evergreen Avenue and South Street. The petitioner explained that the property has a blighted home at the site and that they are proposing to remove the home and build a new three unit structure. The petitioner explained that they are seeking a variance to build what they feel is the most appropriate, highest and best use for the property. The petitioner explained that the property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in the current zoning district. The petitioner explained that in order to obtain a reasonable return, the construction of a multi-unit building is required. The petitioner explained that initially they were exploring options for a five unit building and that a three unit building is necessary at a minimum in order to make the project viable. The petitioner testified that a single-family home is not an option in the proposed location. The petitioner explained that there is a gas station around the corner and that the subject site is not ideal for single family due to the cost of the lot. The petitioner testified that the current zoning allows for three units, but the bedroom mix would include two two-bedroom units and one three-bedroom unit and that they are requesting a variance so that the number of bedrooms could be increased. The petitioner also testified that the project is under floor area ratio. The petitioner explained that due to the height of the structure the setback variances are necessary.

The petitioner testified that the current setbacks are tied to the building height, and the setbacks increase when the building exceeds 25 feet in height. The petitioner testified that they explored several design options in order to minimize the variations. The petitioner testified that they are not altering the essential character of the locality and that overall the proposed structure will improve the character of the area. The petitioner explained that they appeared in front of the Design Commission on a preliminary basis and that the Commission was supportive of the plan. Neighbor spoke in support of the project.

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

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

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

David Divito, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 628 S. Lincoln Ln. - ZBA#17-024

Department: Planning & Community Development

The petitioner has postponed the project at this time.

ATTACHMENTS:

Description

Type

No Attachments Available



Item: 406 W. Mueller St. - ZBA#17-020

Department: Planning & Community Development

REQUEST

A 2.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a side yard setback of 2.5 feet from the west property line instead of the minimum 5.0 feet and an additional 1 foot for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 10, 2017
Date Prepared: July 3, 2017
Project Title: 406 W. Mueller St.
Address: 406 W. Mueller St.

Background Information

Petition Number: ZBA #17-020
Petitioner: Brian Hyde / Greenscape Homes
Address: 4355 Weaver Parkway
Warrenville, IL 60555
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

The existing zoning lot consists of two parcels. The petitioner is proposing to construct a new home on the vacant parcel (lot 13). In order to do so, the existing house needs a variance for the side yard setback. The petitioner is proposing to remove the existing garage on the vacant parcel (lot 13) and construct a new detached garage and driveway on the east side of lot 14.

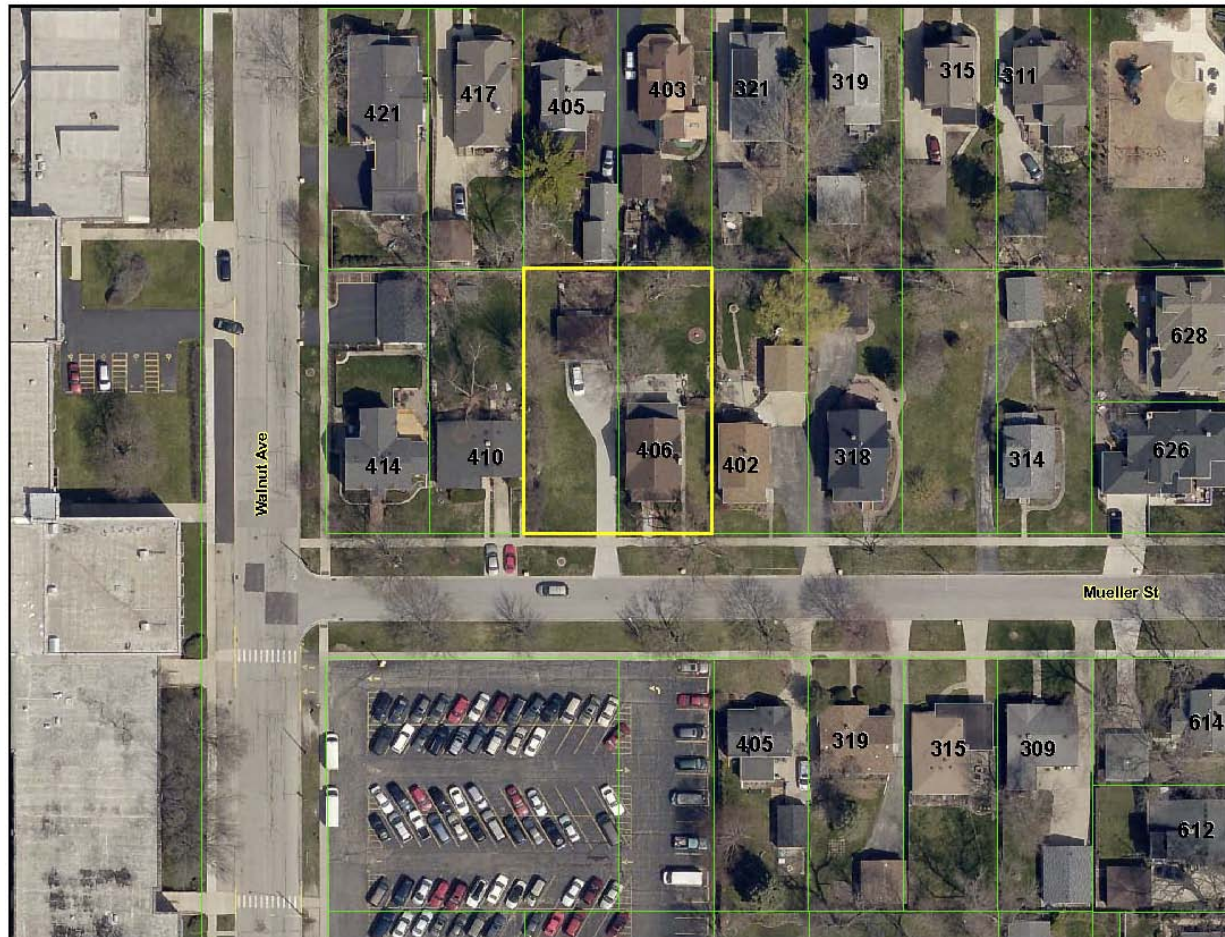
The subject site is zoned R-3, One Family Dwelling District. The zoning lot has a total land area of 13,975 square feet. The lot width is 100 feet and the petitioner is proposing a home on Lot 13 which would result in two parcels that have a lot width of 50 feet and a lot area of 6,987.5 square feet. In order to create a buildable lot on lot 13, the following variation is required:

- A 2.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a side yard setback of 2.5 feet from the west property line instead of the minimum 5.0 feet and an additional 1 foot for the eave.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	6/19/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/19/17	
3. Letter that was Mailed	✓	6/19/17	
4. Photographs of Sign on Property	✓	6/19/17	

Photographs of Existing Structure



ZBA# 17-020
406 W Mueller - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: June 16, 2017
Completed: June 21, 2017



The proposed ZBA application indicates that the petitioner is seeking:

A 2.5 ft variance to allow a side yard setback of 2.5 ft from the west property line instead of the minimum 5 ft and an additional 1 ft for the cave.

NOTE: The proposed variance is for the existing home that currently occupies two lots.

The Engineering Department has NO OBJECTION to the proposed variance for the existing home. Regrading along the west property line will be necessary once the driveway and concrete curb/short retaining wall are removed.





Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: 406 W Mueller St

Project Address: 406 W Mueller St

ZBA #: 17-020

Date: June 20, 2017

Derek:

I have reviewed the request for a 2.5 foot variance to allow a side yard setback of 2.5 feet from the west property line instead of the minimum 5 feet and an additional 1 foot for the eave. I have no objection to the variance, however I offer the following comments:

1. Construction of a new house on Lot 13, may require the east walls of the new house to have a minimum fire-resistive rating of 1-hour based on the distance to the lot line.
2. The east wall of the new garage on Lot 14 shall have a minimum fire-resistive rating of 1-hour based on the distance to the lot line of less than 5 feet.
3. The soffit and fascia of the new garage shall be protected with 5/8-inch gypsum board installed under the required weather protection material, based on the distance to the lot line of 1.5 feet (12-inch overhang).

RECEIVED
JUN 21 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 406 W. Mueller St.

Project Address: 406 W. Mueller St.

ZBA #: 17-020

ZBA Hearing Date: July 10, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 15, 2017

- A 2.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a side yard setback of 2.5 feet from the west property line instead of the minimum 5.0 feet and an additional 1 foot for the eave.

Attached are the Petitioner's:

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

Comments: PRESERVATION OF THE EXISTING HOUSE IS ENCOURAGED.
DESIGN COMMISSION APPROVAL WILL BE REQUIRED FOR THE
NEW HOUSE ON THE VACANT LOT.

Please review, comment, and return to me no later than Thursday, June 26, 2017.

- STEVE HAUZINGER, DESIGN PLANNER



PETITION: 406 W. Mueller

NOW COMES the Petitioner Greenscape Homes, LLC being the owner of the property commonly known as: 406 W. Mueller, Arlington Heights, Illinois and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to: provide a setback variation from the required 10% side yard setback (5 feet). The current property consists of two individual lots of record, each with their own P.I.N.:

West Lot #13: P.I.N. 03-30-230-013

East Lot #14: P.I.N. 03-30-230-012

The existing single family home is located on the east lot, 2.7 feet from the existing property line between the two lots. The current detached garage and driveway are located on the west lot. The intent of the proposed project is to separate the ownership of the two lots, retain the existing home on the east lot, relocate the detached garage and drive location to the east side of the east lot, and allow the building of a new single family home on the west lot for a new owner. The side yard setback variation requested will allow the existing home to remain in its current location; 2.7 feet from the west side property line of lot 14, which is encroaching in the required 10% (5 feet) side yard setback by 2.3 feet. This variation will save a nice home with historic character in an established neighborhood within the HANA district and continue to contribute to the character of the existing streetscape. This block includes a variety of architectural styles and mix of homes ranging in age from relatively new construction (teardown) to older homes from the original development of the area. The variation will reduce the potential impact of construction in the area as opposed to if it were proposed as a demolition/new-home project. A new garage and driveway location on the east side of the property fits appropriately and is commensurate with the area, as the current home is 20.8 feet away from the east property line. The current home's generous east side setback also provides relief from the neighboring property to the east, which currently sits 1.9 feet from the property line. If a demolition of the home on lot 14 were proposed, a new home could potentially be proposed 5' away from the eastern property line, which would greatly impact the south neighbor compared to the existing situation.

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

1. Ownership of the two lots could not be divided if the existing home were not allowed to remain in its current position within the required side yard setback. The economic impact on the owner would be significant because the current value of the property is based on the value in the marketplace of two individual lots, not one single lot. This would prevent the ability to develop the other empty lot with a new single family home as well.
2. To solve the issues of #1, demolition of the existing home and replacement with a new home could be proposed to comply with the current setback requirements on the east lot.



We feel this would cause a hardship to the owner who desires to save the existing home as well as to the neighbors on the block compared to if the house were able to remain.

I hereby state that the following unique circumstances exist:

The existing house was built non-compliant to the currently required side yard setback (as were many other homes on this block.) This requires a zoning variation to allow for the separate ownership of the two lots to be approved by the Village. This is a unique situation of this one house on these two particular parcels currently under one ownership. Because the two lots are set up as individual lots of record with their own P.I.N. numbers, the only thing requiring this zoning variation is the fact of the existing home being built within today's required side yard setback. If the house were within the required setback, the ownership of the two lots could be completed without any zoning variations.

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

The historic character of the existing home will remain and not alter the character of the locality. It will allow a new home to be built on the west lot that will comply with all of today's zoning requirements and further add to the character of the neighborhood in a zoning compliant manner. By the existing house remaining in its current location, the neighbor to the east (which is only 1.9 feet from the property line) will not be negatively impacted compared to if the house were removed and new structure were built closer to their home.

In response to the criteria of the Arlington Heights Zoning Regulations Chapter 28, Section 12 – ZONING BOARD OF APPEALS, Section 12.1c., in which the Zoning Board of Appeals will make a determination of the requested variation:

1. The property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone: This property is clearly two individual lots of record and the value of the property in the market is based on it being two individual lots, not one lot with the value of only one lot. This would create a substantial economic hardship on the owner, if division of the two lots is were not possible. Other alternatives exist should the setback variation not be approved, such as demolition of the existing home. We would rather preserve the existing home, therefore are asking for the setback variation instead of demolition.
2. The plight of the owner is due to unique circumstances: As previously explained above, this particular existing home and side yard setback, on this particular two-lot situation, is unique to this property and owner.
3. The variation, if granted, will not alter the essential character of the locality: We feel that preservation of the historic character of the existing home is a positive benefit to the neighborhood and helps not alter the essential character of the locality. The new detached



garage and driveway location on the east lot have been designed to comply with all of today's zoning regulations and will not negatively impact the neighborhood.

We feel the variation, if granted, in the judgement of the Board of Appeals, will sustain each of the three conditions enumerated above.

The proposed variation will not impair an adequate supply of light and air to adjacent property, or unreasonably increase the congestion in public streets, or increase the danger of fire or endanger the public safety, or unreasonably diminish or impair established property values within the surrounding area, or in any other respect impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village of Arlington Heights.

Signed: _____

A handwritten signature in dark ink, appearing to be "B. Hyde", written over a horizontal line.

Petitioner: Brian Hyde as agent of Greenscape Homes, LLC

Date: _____

5-5-17

BOUNDARY AND TOPOGRAPHIC SURVEY

PROFESSIONAL LAND SURVEYING, INC.

3080 OGDEN AVENUE SUITE 307

LISLE, ILLINOIS 60532

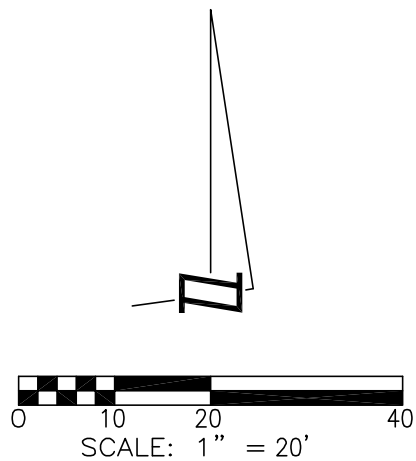
PHONE: 630-778-1757

PROF. DESIGN FIRM # 184-004196

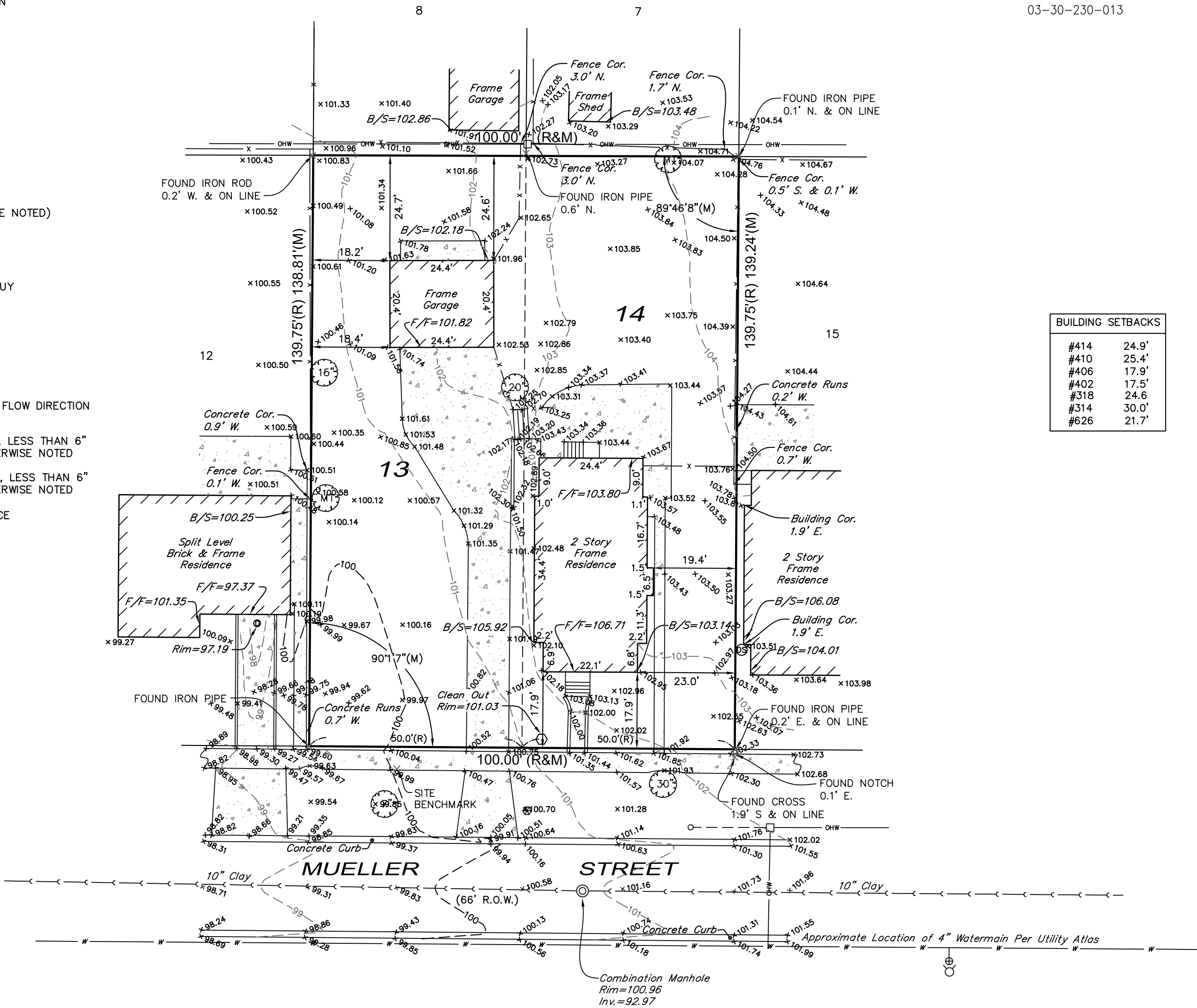
E-MAIL: info@plslisle.com

SYMBOL LEGEND

- (R) - RECORD DATA
(M) - MEASURED DATA
T/F - TOP OF FOUNDATION
F/F - FINISHED FLOOR
B/S - BOTTOM OF SIDING
----- EXIST. CONTOURS
XXX.XX - EXISTING ELEVATION
-->-- SANITARY SEWER
-->-- STORM SEWER
--W-- WATERMAIN
--OHW-- OVERHEAD WIRES
⊙ - MANHOLE
○ - CATCHBASIN
□ - INLET
⊗ - WATER VALVE (UNLESS OTHERWISE NOTED)
⊕ - HYDRANT
*** - FENCE LINE
⊕--- UTILITY POLE W/GUY
⊕ - POWER POLE
⊗ - BUFFALO BOX
⊕ - YARD DRAIN
⊕ - DOWNSPOUT
⊕ - DOWNSPOUT WITH FLOW DIRECTION
⊕ - DECIDUOUS TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
⊕ - EVERGREEN TREE, LESS THAN 6" DIA. UNLESS OTHERWISE NOTED
⊕ - CONCRETE SURFACE



PARCEL INDEX NUMBER
03-30-230-012
03-30-230-013



BUILDING SETBACKS	
#414	24.9'
#410	25.4'
#406	17.9'
#402	17.5'
#318	24.6'
#314	30.0'
#626	21.7'

NOTE:
POSSIBLE EASEMENT OF ANY PUBLIC SERVICE CORPORATION AS DISCLOSED BY SERVICE POLES AND/OR WIRES ON REAR OF LAND.

SITE BENCHMARK:

CROSS CUT IN CONCRETE WALK, APPROXIMATELY 21 FEET EAST OF THE SOUTHWEST CORNER OF SUBJECT PROPERTY, AS SHOWN HEREON.

ELEVATION = 100.00 (ASSUMED)

LEGAL DESCRIPTION

LOTS 13 AND 14 IN BLOCK 8 IN E.P. MUELLER'S ALTENHEIM SUBDIVISION, BEING A SUBDIVISION OF THE EAST TWENTY-EIGHT ACRES, MORE OR LESS, OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NOTES

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND DRAWINGS IN SURVEYOR'S POSSESSION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES STATE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

PREPARED FOR: GREENSCAPE HOMES, LLC.
ADDRESS: 406 W. MUELLER STREET, ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: 178/34 DATE: 4/17/2017 JOB NO: 1714039
DRAWN BY: JHH CHECK BY: _____
REVISED: _____

SURVEYED AREA: 13,902± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS NOT SHOWN HEREON.

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 14TH DAY OF APRIL, 2017.

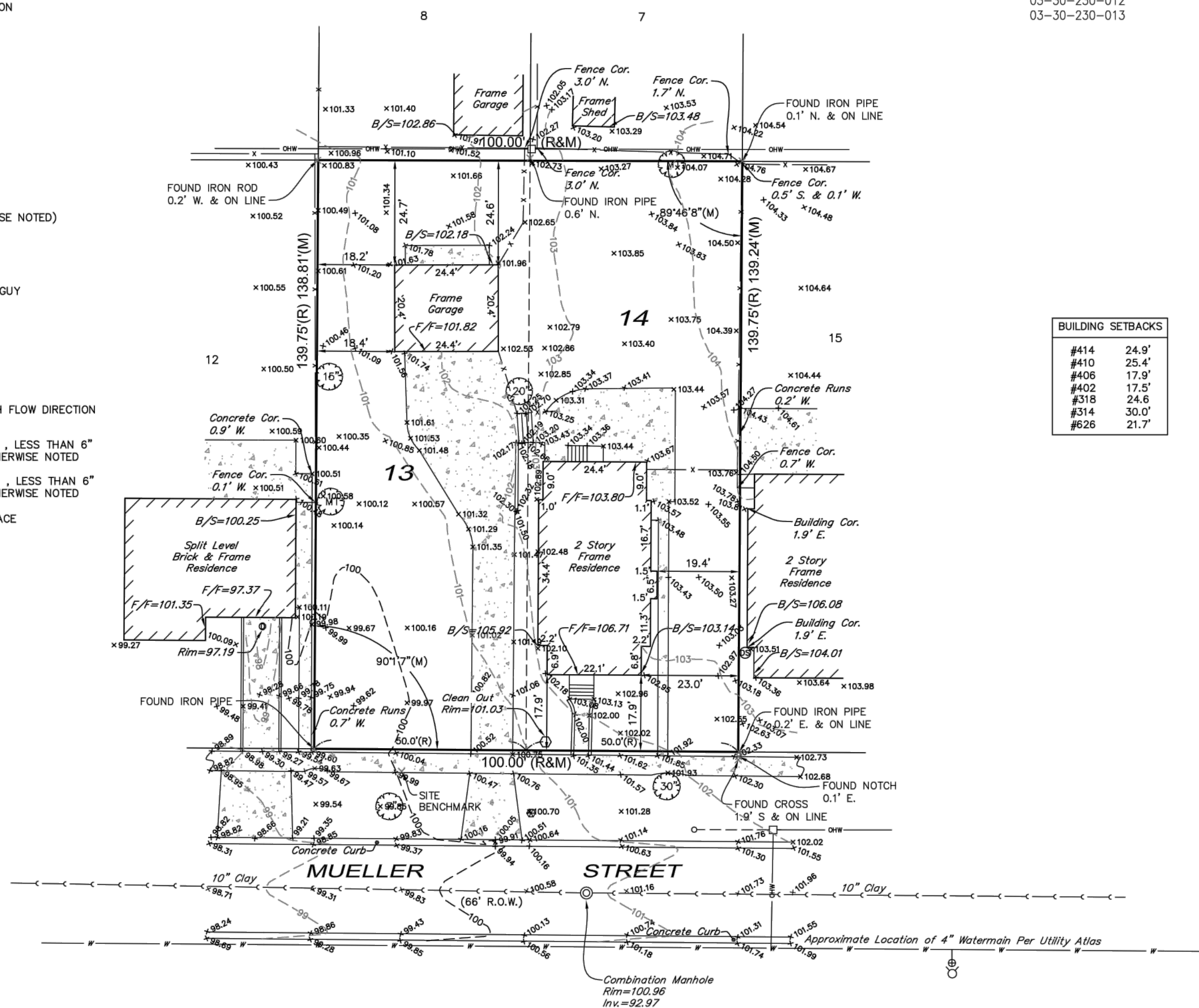


IPLS No. 3483
MY LICENSE EXPIRES 11/30/2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

E-MAIL: info@plislisle.com

(R) - RECORD DATA
(M) - MEASURED DATA
T/F - TOP OF FOUNDATION
F/F - FINISHED FLOOR
B/S - BOTTOM OF SIDING
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[CONCRETE] - CONCRETE SURFACE



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POSSIBLE EASEMENT OF ANY PUBLIC SERVICE
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COUNTY OF DUPAGE) SS

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HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED
THIS 14TH DAY OF APRIL, 2017.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/2018

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY AND TOPOGRAPHIC SURVEY.

©2017 PLS INC., ALL RIGHTS RESERVED

DRAWING PATH: \\PLS-SERVER2\Company\Land Projects 3\14000-14099\14039_Topo\dwg\14039_Topo.dwg

©2017 PLS INC., ALL RIGHTS RESERVED

I, MICHAEL W. ROCKLETS, A REGISTERED PROFESSIONAL ENGINEER IN THE STATE OF ILLINOIS, HEREBY CERTIFY THAT THIS SITE PLAN HAS BEEN PREPARED UNDER MY DIRECTION AND THAT THE DEVELOPMENT OF THE SITE IN ACCORDANCE WITH THIS PLAN WILL NOT INCREASE THE AMOUNT OR RATE OF RUNOFF SO AS TO ADVERSELY AFFECT THE QUALITY OF SURFACE WATER DRAINING ONTO ADJACENT PROPERTIES.

MICHAEL W. RICKLEFS
ILLINOIS REGISTERED PROFESSIONAL ENGINEER 062-066826

[illegible]

SITE DEVELOPMENT PLAN
406 MUELLER
ARLINGTON HEIGHTS, IL



**GREENSCAPE
HOMES, LLC**
4355 WEAVER PARKWAY
WARRENVILLE, IL 60555



SITE DEVELOPMENT PLAN
406 MUELLER
ARLINGTON HEIGHTS, IL

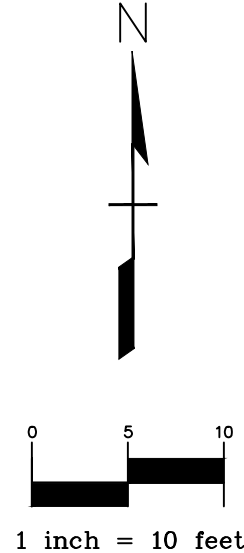
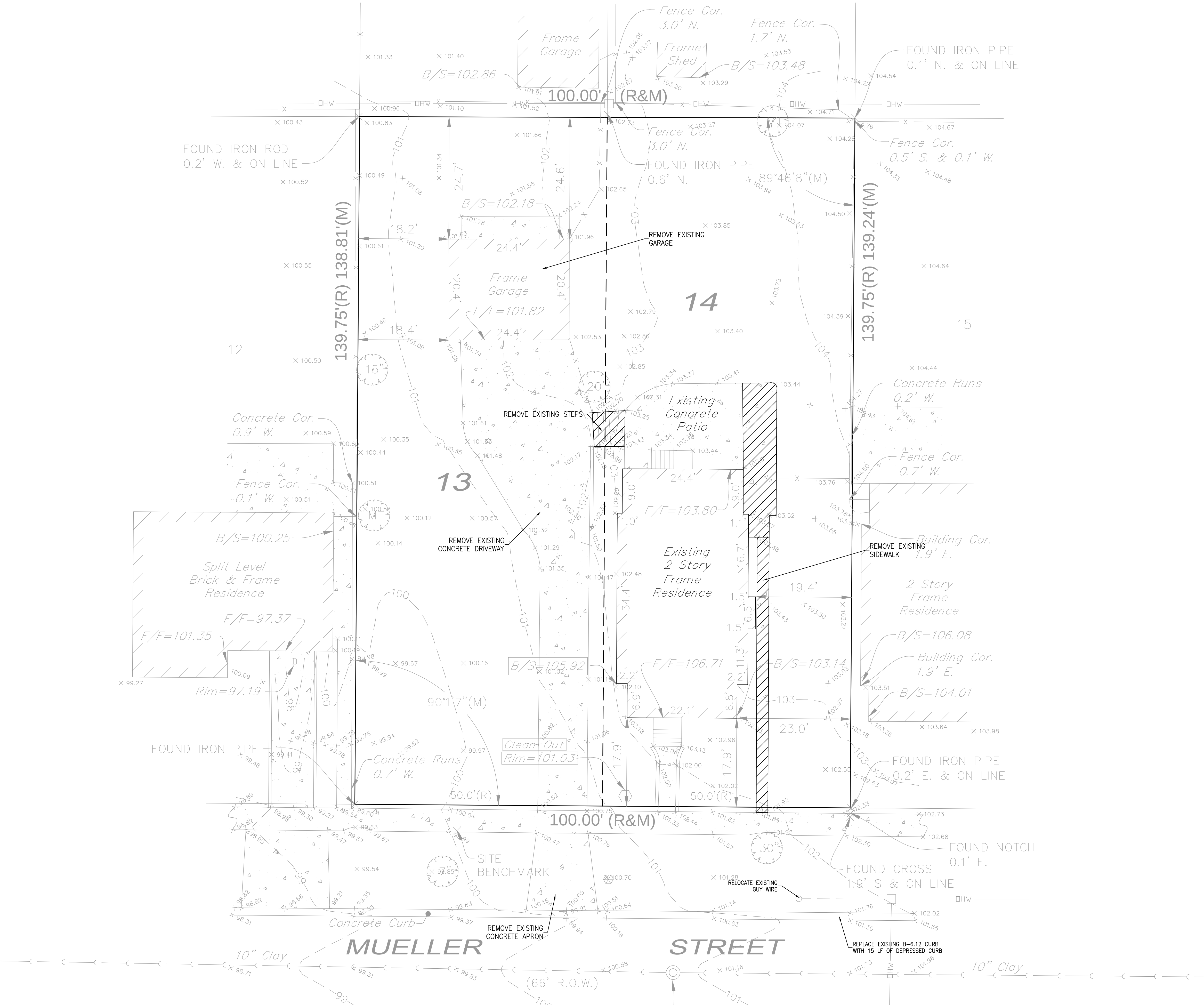
REV. #	DATE	DESCRIPTION

ISSUE DATE:
11-20-15

DRAWN BY:
MWR

© COPYRIGHT 2016
GREENSCAPE HOMES, LLC

C-2



ALL CONSTRUCTION TRAFFIC TO USE
THE CONSTRUCTION ENTRANCE.
REMOVE AND REPLACE ANY SIDEWALK
DAMAGED DURING CONSTRUCTION.
(MATCH EXISTING PLAN AND PROFILE)

DISCONNECT GAS METER PER UTILITY
COMPANY REQUIREMENTS

DISCONNECT ELECTRIC METER PER
ELECTRIC COMPANY REQUIREMENTS

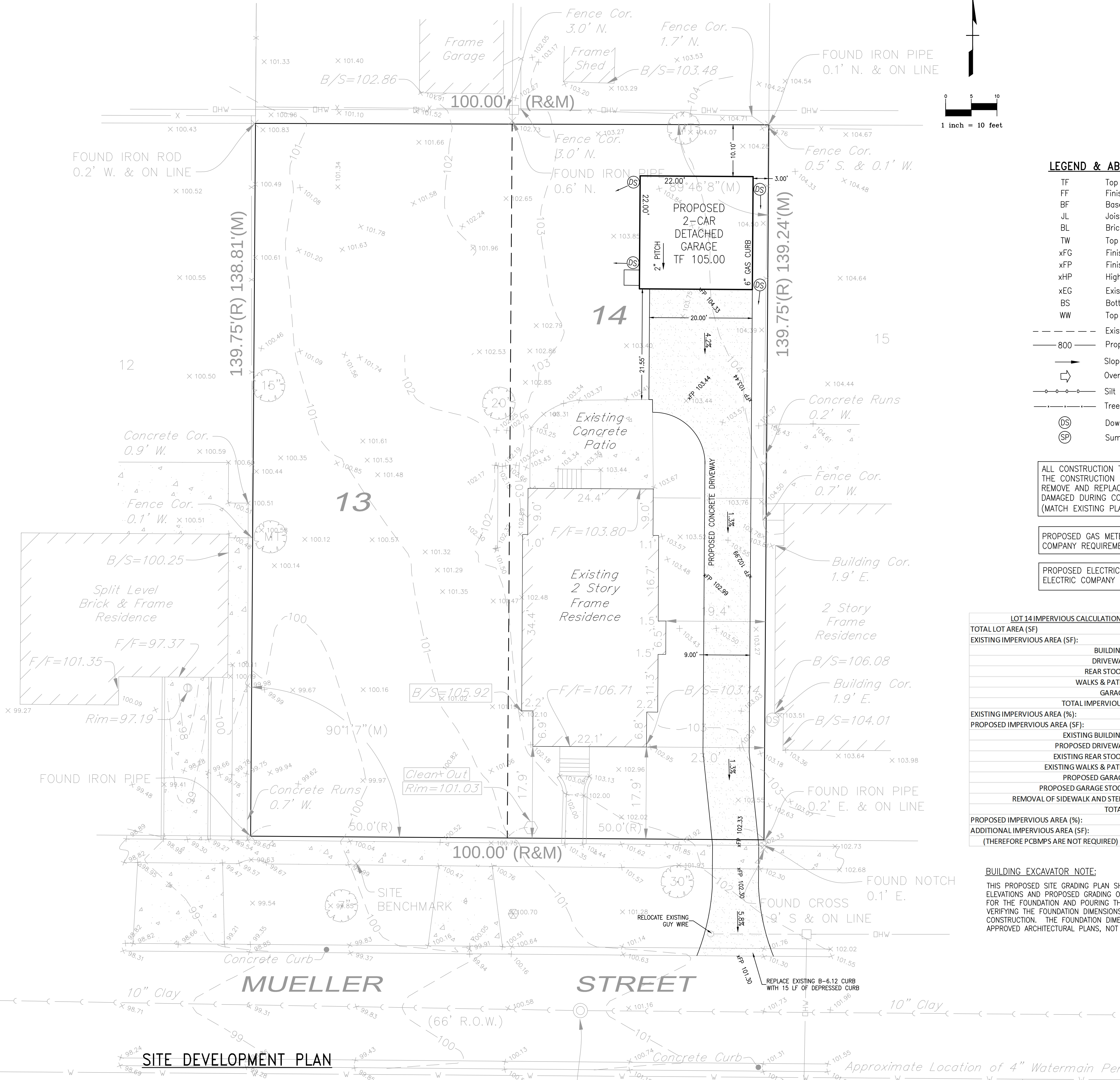
LEGEND

- Silt Fence (SF)
- Tree Protection (TP)
- Inlet Protection (IP)
- PROPOSED CONTRACTOR ON SITE PARKING
- PROPOSED MATERIAL LAY DOWN AREA
- CONSTRUCTION ENTRANCE
- TREES TO BE REMOVED

EXISTING CONDITIONS WITH SITE PREPARATION PLAN



EXISTING SINGLE FAMILY
RESIDENCE AND DETACHED
GARAGE



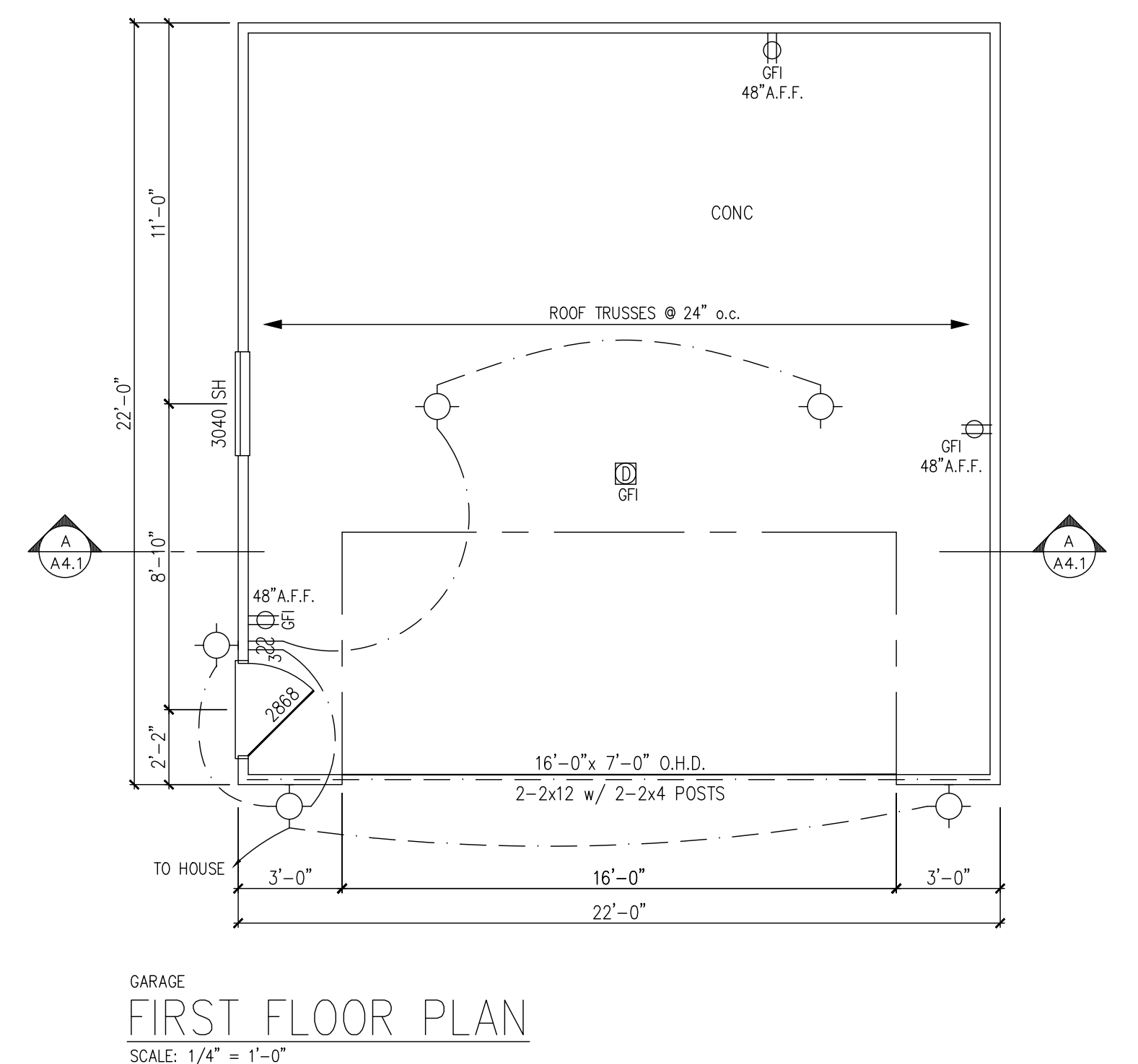
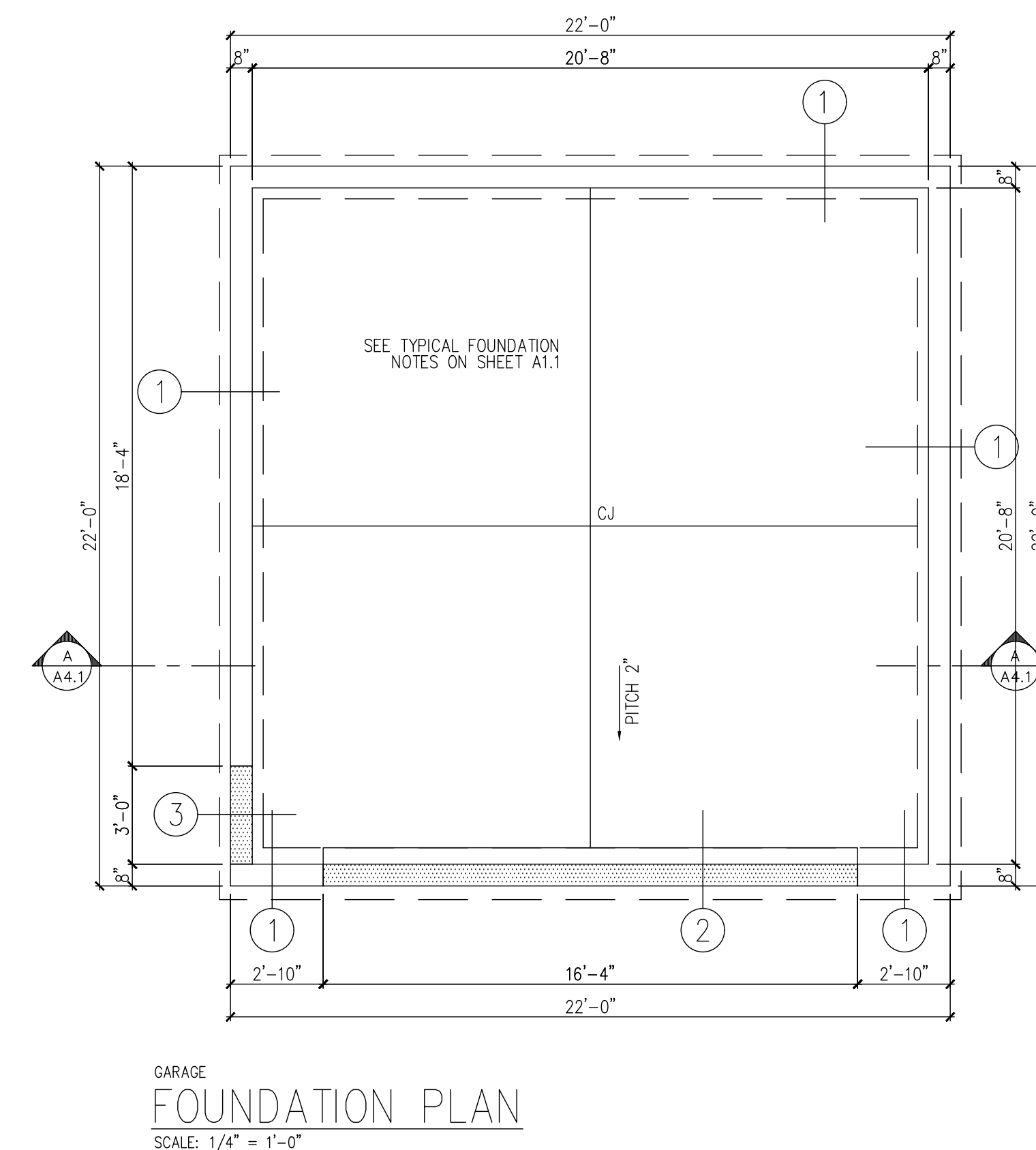
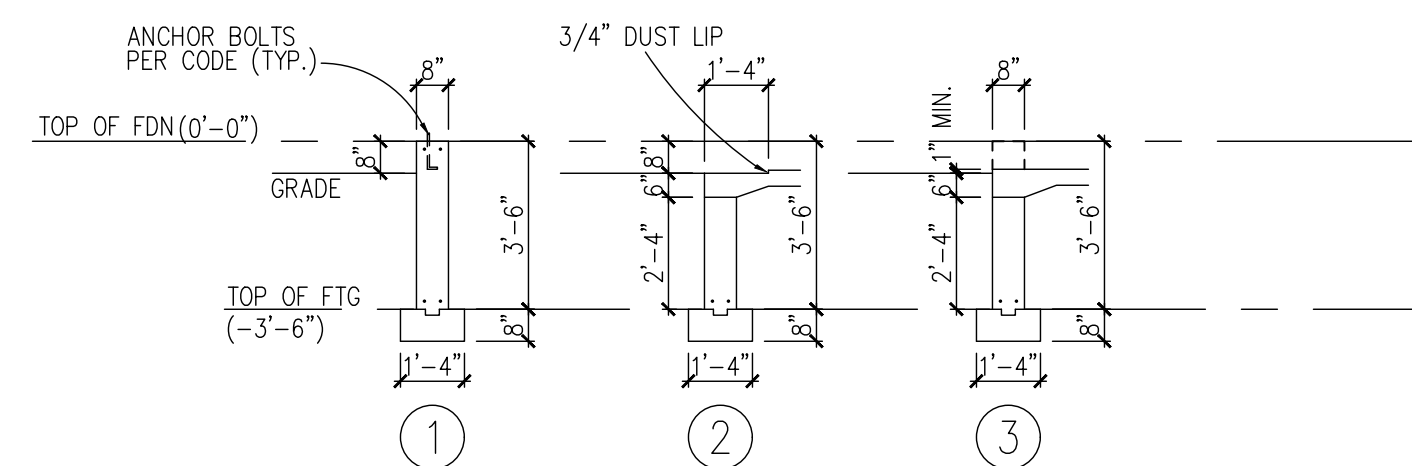
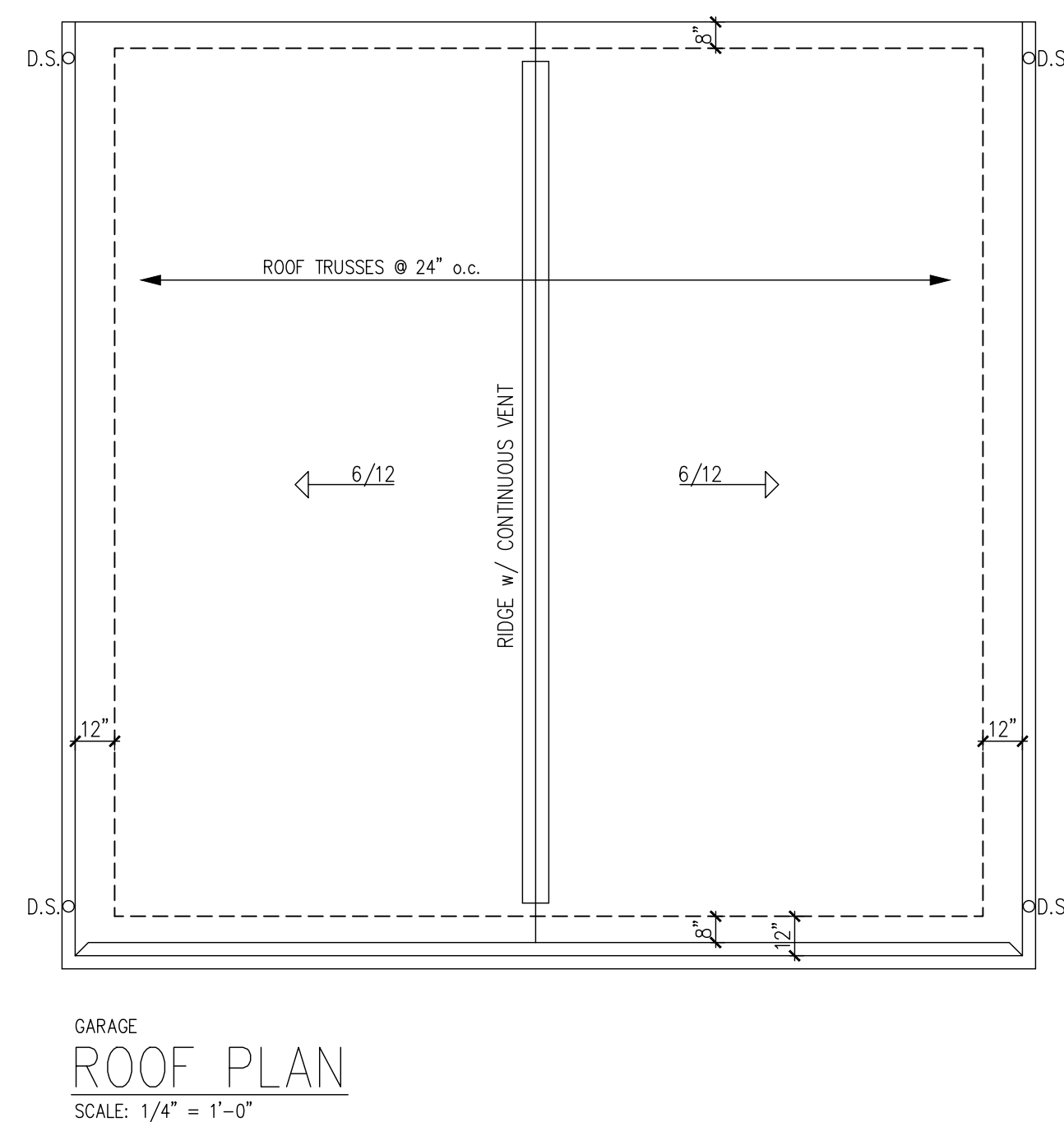
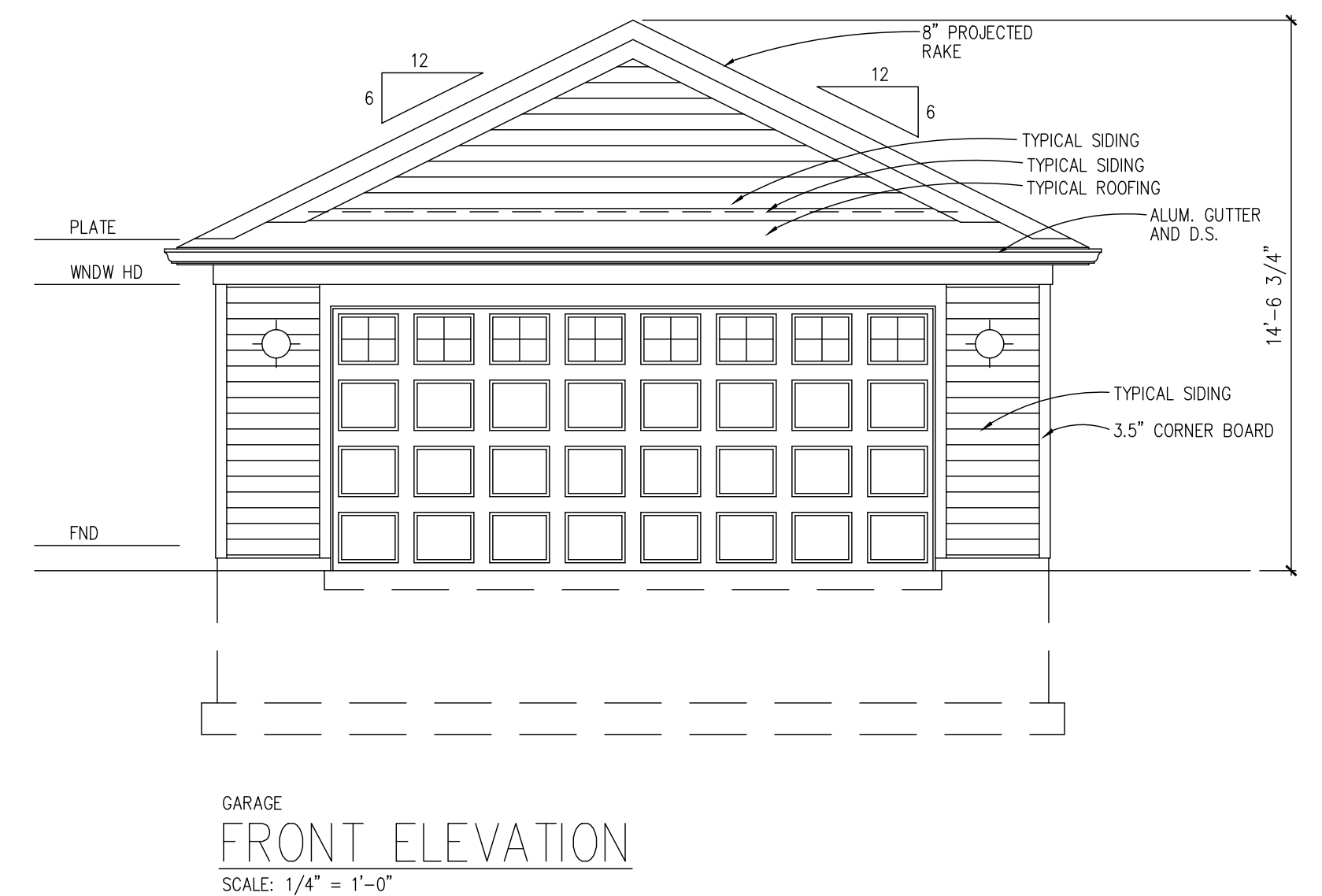
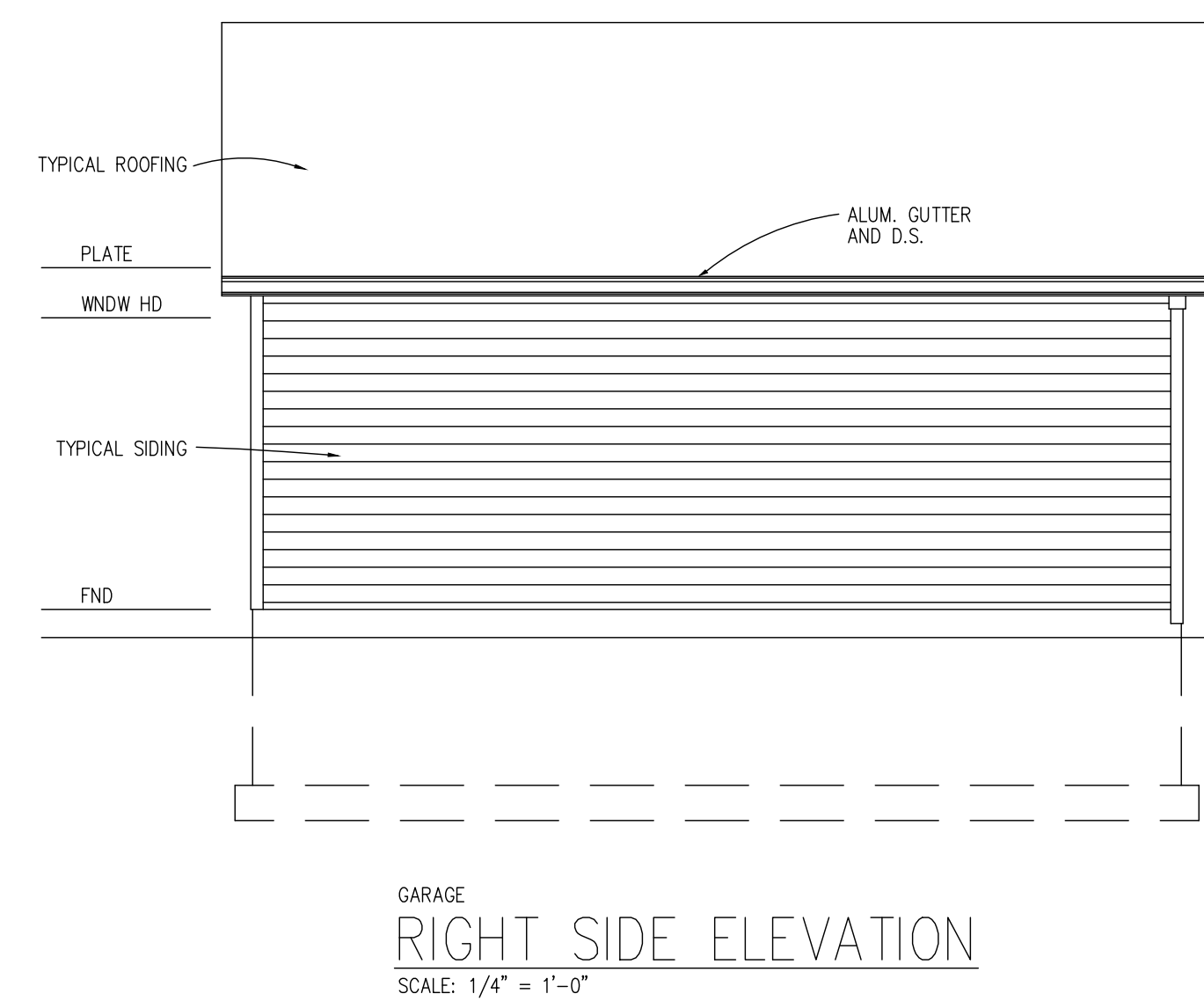
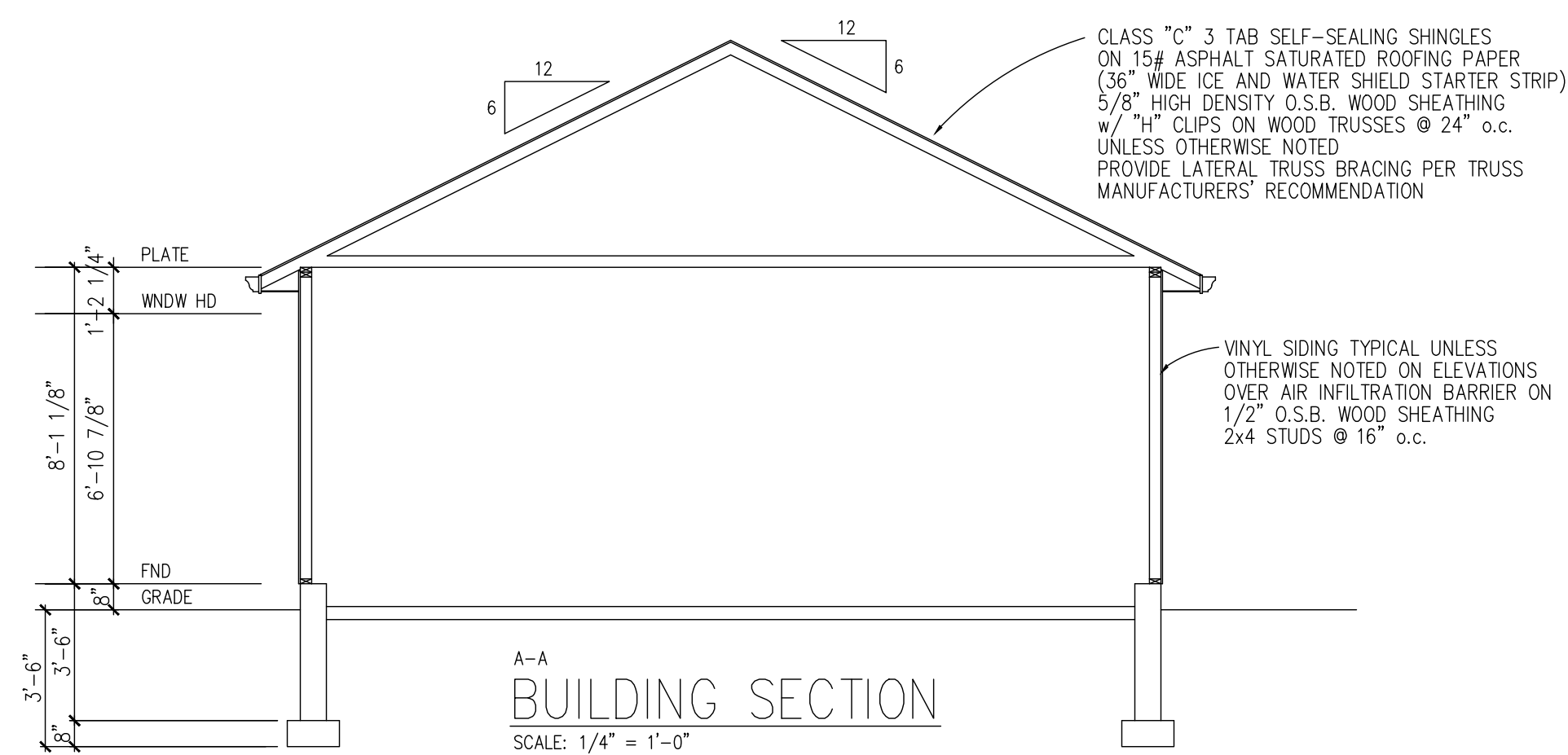
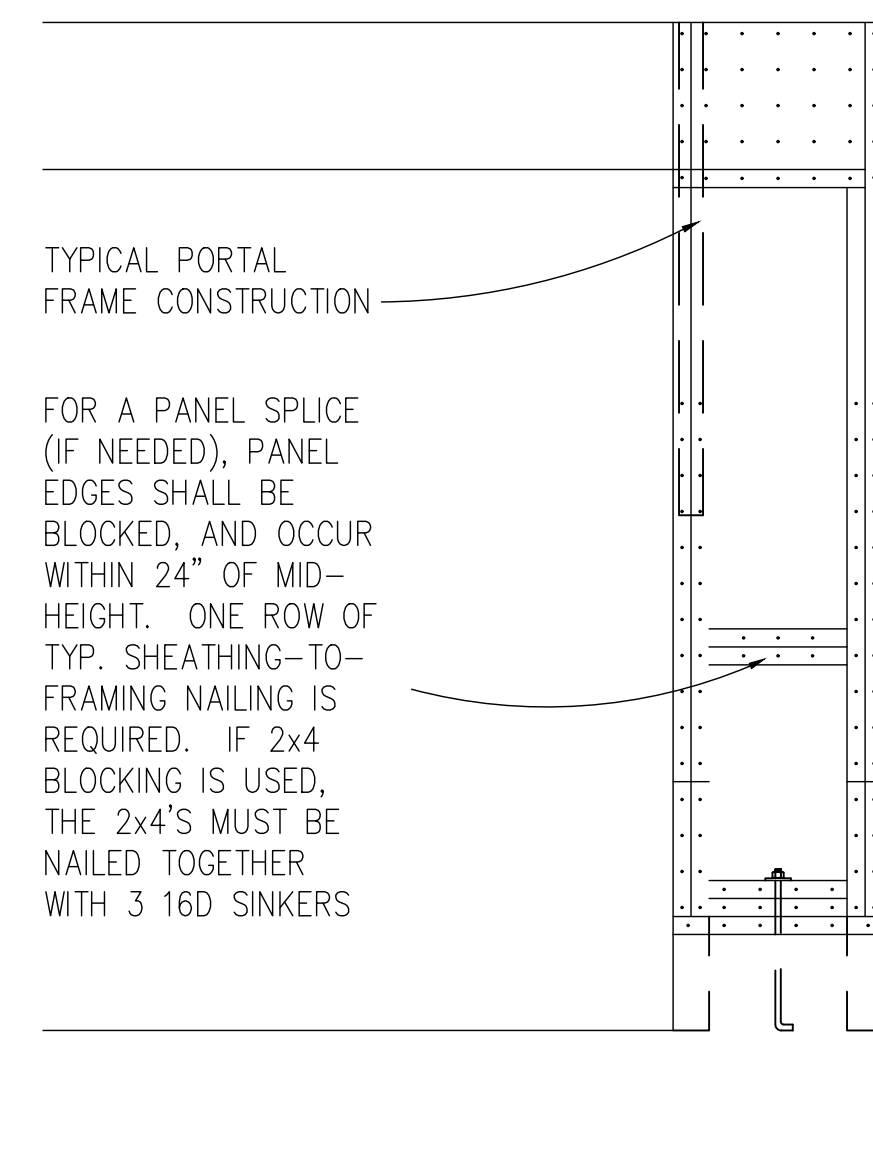
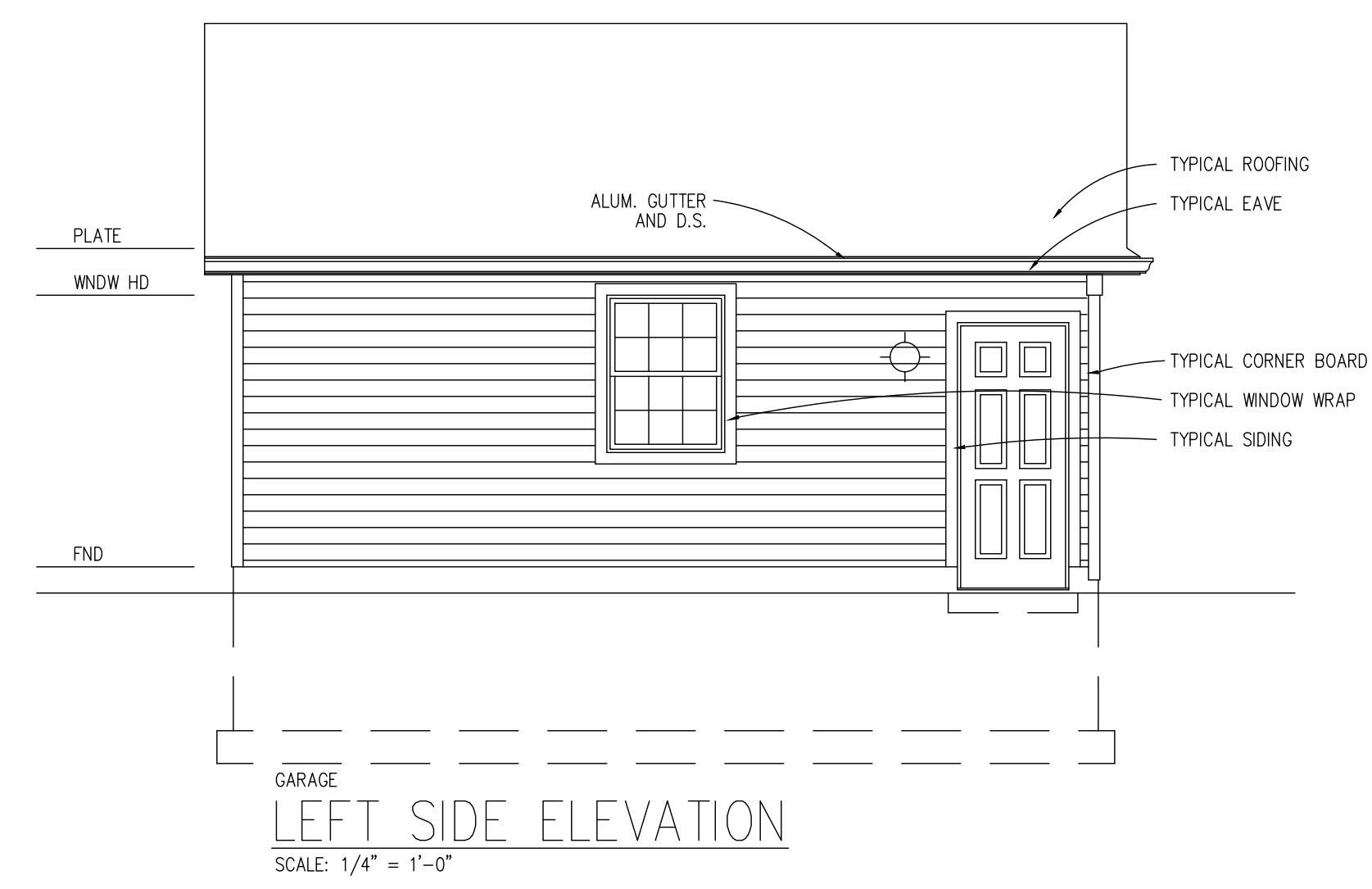
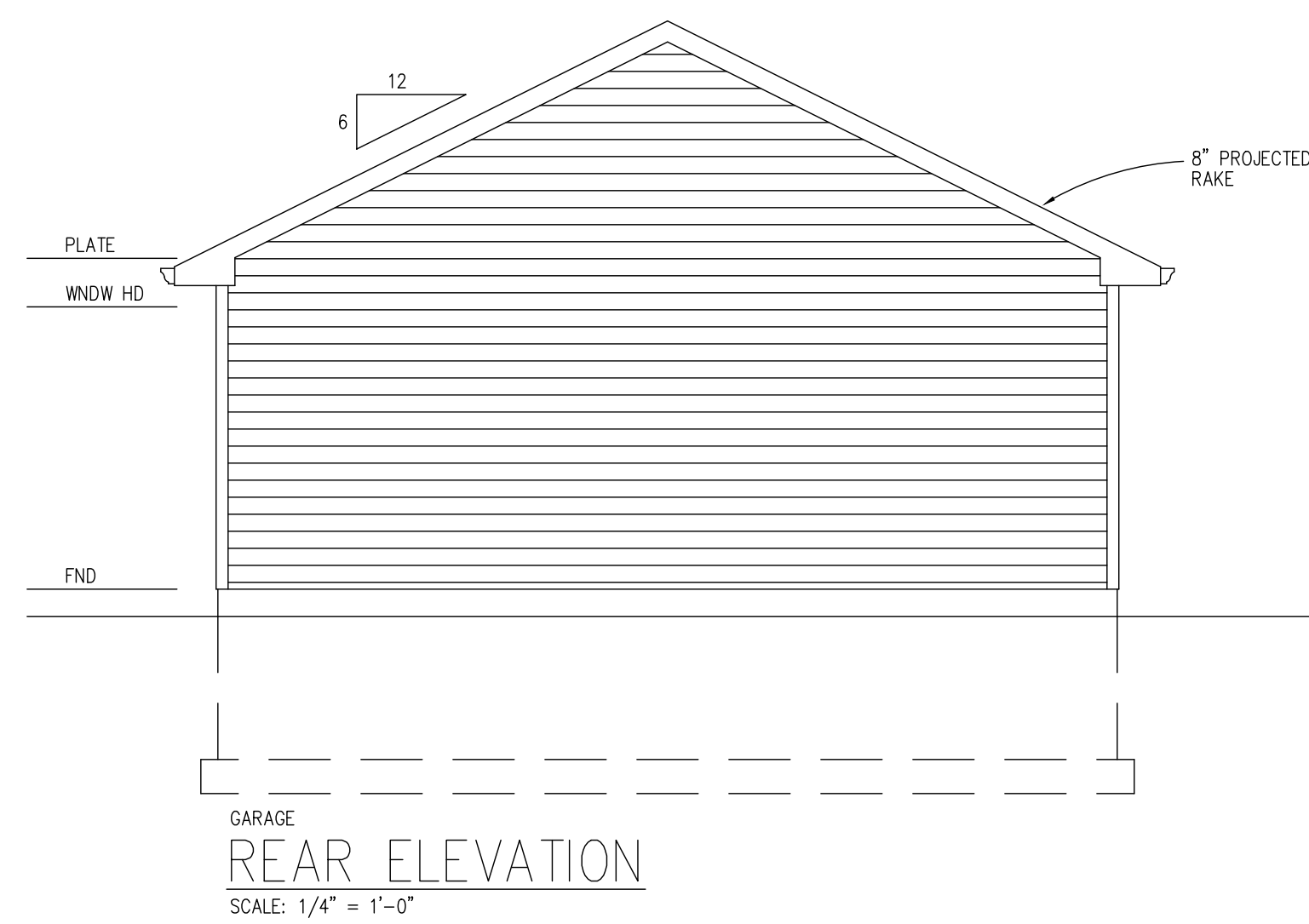
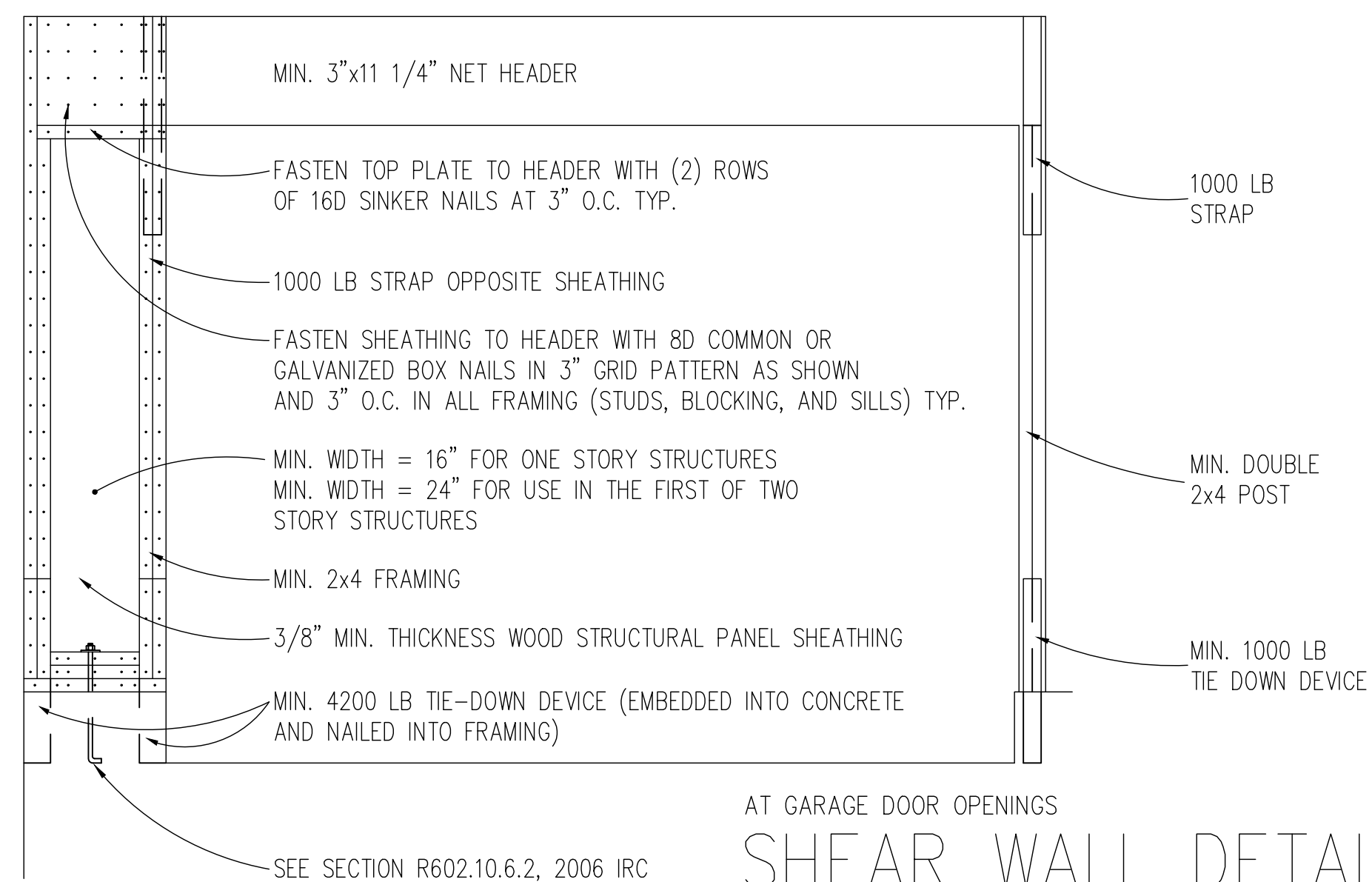
REV. #	DATE	DESCRIPTION

ISSUE DATE:
4-21-17

DRAWN BY:
MWR

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C-3





Item: 2914 N. Dunton Ave. - ZBA#17-021

Department: Planning & Community Development

REQUEST

An 8.3 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5 foot tall semi-open fence in the exterior side yard that is 5 feet from the north property line where a 13.3 foot setback is required.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 10, 2017
Date Prepared: July 3, 2017
Project Title: Nigliazzo Residence
Address: 2914 N. Dunton Avenue

Background Information

Petition Number: ZBA #17-021
Petitioner: Nick and Heather Nigliazzo
Address: 2914 N. Dunton Avenue
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

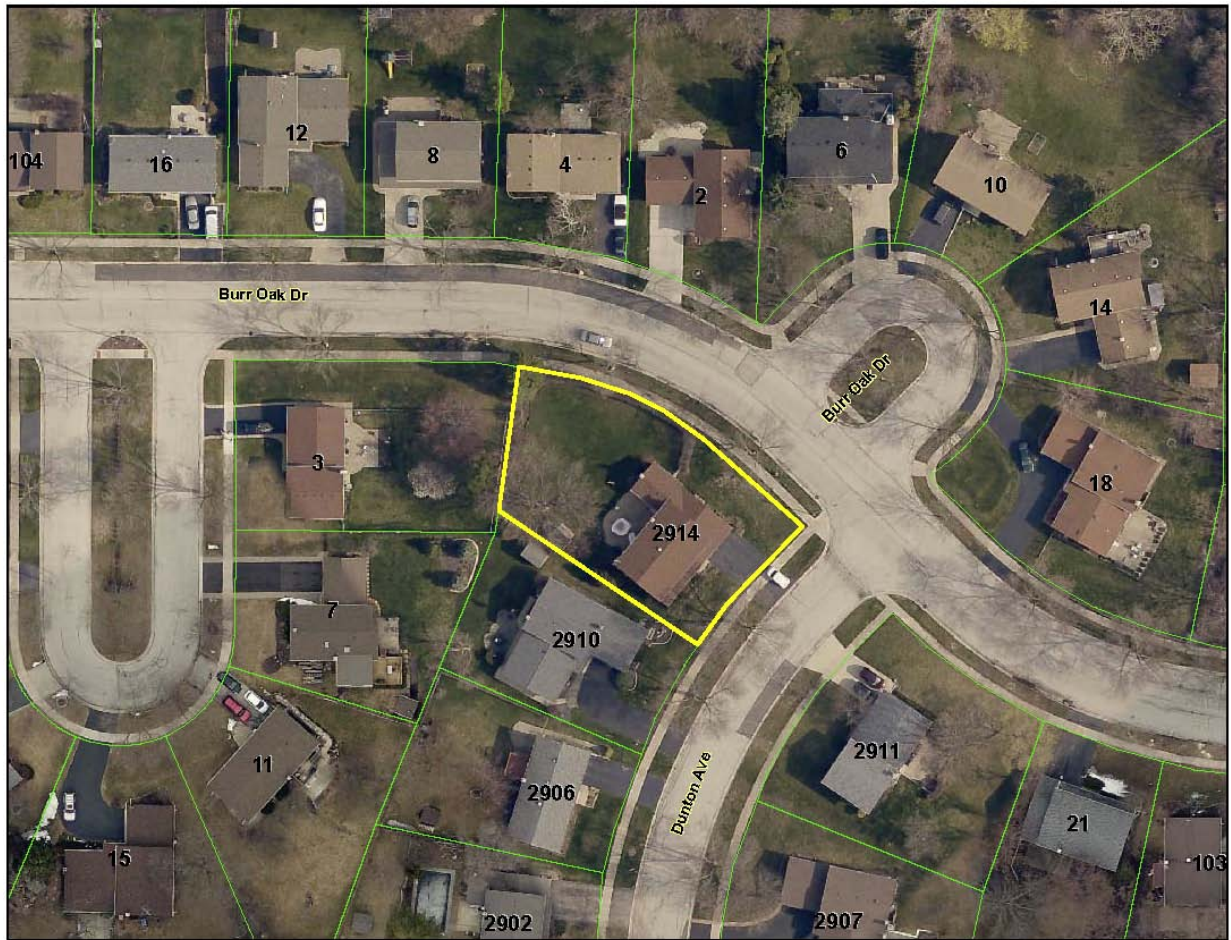
The petitioner proposes to construct a 5 foot high semi-open wood fence in the exterior side yard that is setback 5 feet where a 13.3 foot setback is required. Therefore, the petitioner requests the following variation:

- An 8.3 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5 foot tall semi-open fence in the exterior side yard that is 5 feet from the north property line where a 13.3 foot setback is required.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/21/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/21/17	
3. Letter that was Mailed	✓	6/21/17	
4. Photographs of Sign on Property	✓	6/21/17	

Photographs of Existing Structure



ZBA# 17-021

2914 N Dunton Ave - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: May 26, 2017

Completed: May 26, 2017

JJM

The proposed ZBA application indicates that the petitioner is seeking:

An 8.3 ft setback to allow a 5 ft tall semi-open fence in the exterior side yard that is 5 ft from the north property line where a 13.3 ft setback is required.

The Engineering Department has NO OBJECTION to the proposed variance.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services Department

Project Name: Nigliazzo Residence

Project Address: 2914 N Dunton Ave

ZBA #: 17-021

Date: May 30, 2017

RECEIVED
MAY 30 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the request for a 8.3 foot variance to allow a 5-foot tall semi-open fence, in the exterior side yard, 5 feet from the property line, and have no objection to the variance.

The homeowner is responsible for repairing the fence if and when the utility companies need access to the easements of the yard.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Nigliazzo Residence

Project Address: 2914 N. Dunton Avenue

ZBA #: 17-021

ZBA Hearing Date: July 10, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: May 25, 2017

- An 8.3 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5 foot tall semi-open fence in the exterior side yard that is 5 feet from the north property line where a 13.3 foot setback is required.

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 Thursday, June 28, 2017.

PETITION

NOW COMES the Petitioner Nick and Heather Nigliazzo being the owners of the property commonly known as: 2914 N. Dunton Avenue Arlington Heights, IL and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.13-3, Chapter 28, of the Arlington Heights Municipal Code, in order to: Place a fence on the property line 5 feet from the property line along Burr Oak Avenue.

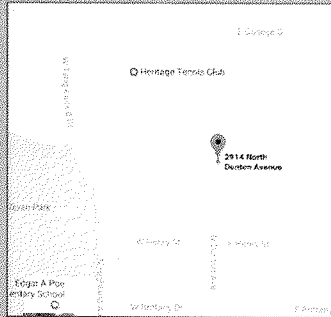
I hereby state that the following hardship would exist if the variation were not granted: We would not have a safe backyard for our children and dog. We also would not be able to have full use of our backyard.

I hereby state that the following unique circumstances exist to provide a safe environment for our children and dog to run around. This will give us the opportunity to also enjoy the full use of our yard.

I hereby state that the variation, if granted, will not alter the essential character of the locality because it does not block the sidewalk for others or infringe upon any possible sidewalk maintenance. It will also not cause any issues with the neighbors around us.

Signed: Michael G. Nigliazzo

Date: 05/10/17



PROPERTY ADDRESS: 2914 N DUNTON AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004

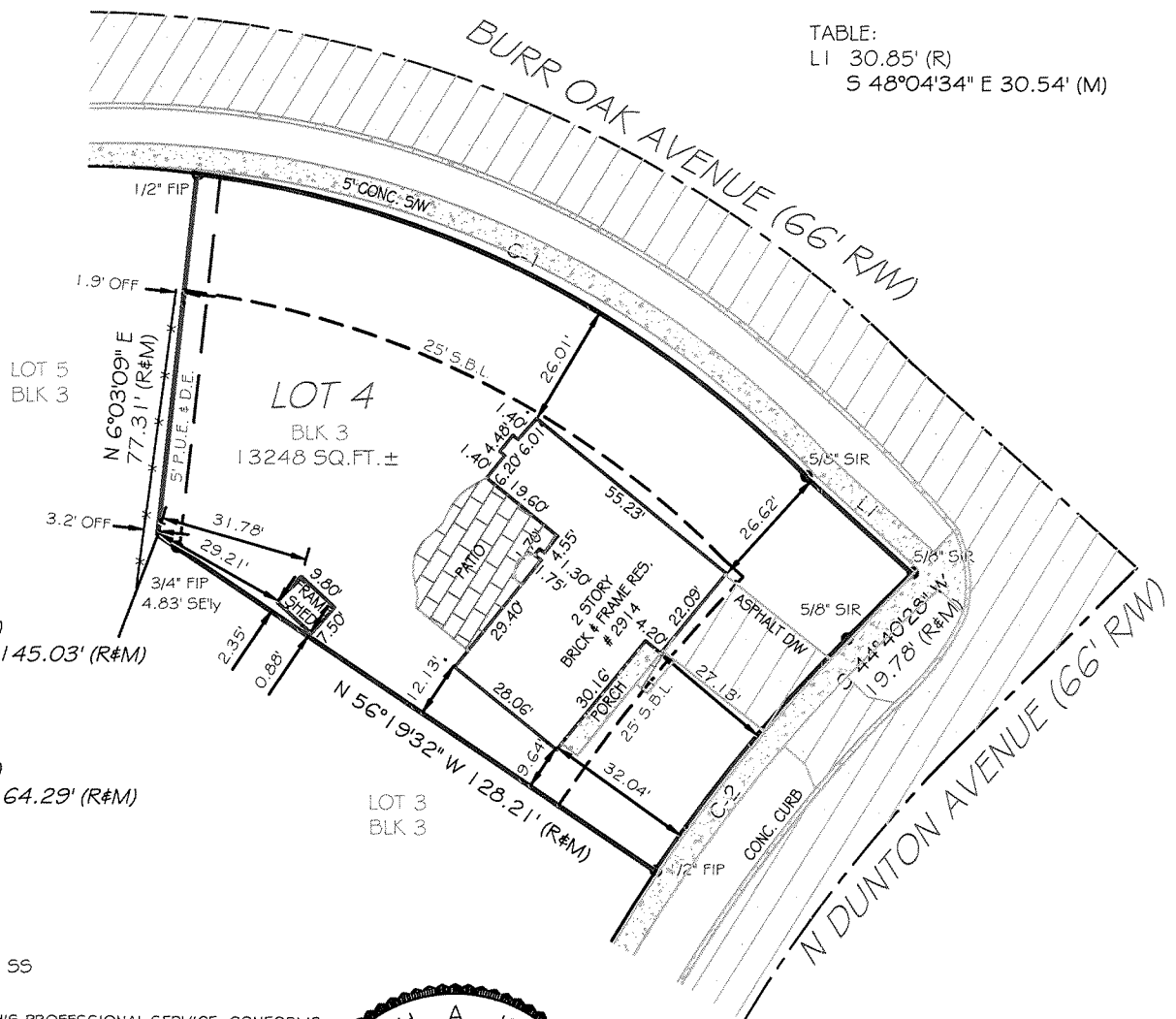
SURVEY NUMBER: IL1703.3233

FIELD WORK DATE: 3/28/2017
IL1703.3233

REVISION DATE(S): (REV.0 4/5/2017)

BOUNDARY SURVEY
COOK COUNTY

LOT 4 IN BLOCK 3 IN BERKLEY SQUARE UNIT 7, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF APRIL, 2017 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE (In Feet)
1 inch = 40' ft.



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

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER:

DATE: 4/5/2017

BUYER: NICHOLAS & HEATHER NIGLIAZZO

SELLER: DAN & EILEEN RYAN

CERTIFIED TO: NICHOLAS & HEATHER NIGLIAZZO

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

Exacta Proudly Supports

THE *cara* PROGRAM

transforming lives...

www.thecaraprogram.org

Since 1991, The Cara Program has placed more than 4,500 children into more than 3,800 quality jobs, catalyzing the same number of families to stop the transfer of poverty from one generation to the next.

EXACTA
ILLINOIS SURVEYORS, INC.

LB# 184005763

www.exactachicago.com
P: (773) 305-4010 • F: (773) 305-4011
316 East Jackson Street, Morris, IL 60450

LEGAL DESCRIPTION:

LOT 4 IN BLOCK 3 IN BERKLEY SQUARE UNIT 7, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

JOB SPECIFIC SURVEYOR NOTES:

SURVEYOR BEARINGS ARE USED FOR ANGULAR REFERENCE AND ARE USED TO SHOW ANGULAR RELATIONSHIPS OF LINES ONLY AND ARE NOT RELATED OR ORIENTATED TO TRUE OR MAGNETIC NORTH. BEARINGS ARE SHOWN AS SURVEYOR BEARINGS, AND WHEN SHOWN AS MATCHING THOSE ON THE SUBDIVISION PLATS ON WHICH THIS SURVEY IS BASED, THEY ARE TO BE DEEMED NO MORE ACCURATE AS THE DETERMINATION OF A NORTH ORIENTATION MADE ON AND FOR THOSE ORIGINAL SUBDIVISION PLATS. NORTH 0 DEGREES EAST IS ASSUMED AND UPON PREPARATION OF THIS PLAT, THE RESULTING BEARING BETWEEN FOUND POINTS AS SHOWN ON THIS SURVEY IS THE BASIS OF SAID SURVEYOR BEARINGS AS DEFINED AND REQUIRED TO BE NOTED BY ILLINOIS ADMINISTRATIVE CODE TITLE 68, CHAPTER 12, SUBCHAPTER b, PART 1270, SECTION 1270.56, PARAGRAPH b, SUBPARAGRAPH 6, ITEM K.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
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14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND

LINE TYPES: (UNLESS OTHERWISE NOTED)

BOUNDARY LINE

STRUCTURE

CENTERLINE

CHAIN-LINK or WIRE FENCE

EASEMENT

EDGE OF WATER

IRON FENCE

OVERHEAD LINES

SURVEY TIE LINE

WALL OR PARTY WALL

WOOD FENCE

VINYL FENCE

SURFACE TYPES: (UNLESS OTHERWISE NOTED)

ASPHALT

CONCRETE

WATER

SYMBOLS: (UNLESS OTHERWISE NOTED)

BENCH MARK

CENTERLINE

CENTRAL ANGLE or DELTA

COMMON OWNERSHIP

CONTROL POINT

CONCRETE MONUMENT

CATCH BASIN

ELEVATION

FIRE HYDRANT

FOUND OR SET MONUMENT

GYMWARE OR ANCHOR

MANHOLE

TREE

UTILITY OR LIGHT POLE

WELL

A/C	AIR CONDITIONING
B.R.	BEARING REFERENCE
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
BLK.	BLOCK
BLDG.	BUILDING
BM	BENCHMARK
B.R.L.	BUILDING RESTRICTION LINE
BSMT.	BASEMENT
B/W	BAY/BOX WINDOW
(C)	CALCULATED
C	CURVE
CATV	CABLE TV RISER
C.B.	CONCRETE BLOCK
CHIM.	CHIMNEY
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONC.	CONCRETE
COR.	CORNER
CS/W	CONCRETE SIDEWALK
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/P	COVERED PORCH
C/S	CONCRETE SLAB
(D)	DEED
D.F.	DRAIN FIELD
D.H.	DRILL HOLE
D/W	DRIVEWAY
ELEV.	ELEVATION
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EM	ELECTRIC METER
E.O.P.	EDGE OF PAVEMENT
E.O.W.	EDGE OF WATER
EUB	ELECTRIC UTILITY BOX
(F)	FIELD
F&M	FOUND CONCRETE MONUMENT
F/DH	FOUND DRILL HOLE
FF	FINISHED FLOOR
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN	FOUND NAIL
FN&D	FOUND NAIL AND DISC
FND	FOUND
FFKN	FOUND PARKER-KALON NAIL
FFKN&D	FOUND PARKER-KALON NAIL & DISC
FR&SPK	FOUND RAILROAD SPIKE
G&C	GASAGE
GM	GAS METER

ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LD#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
(M)	MEASURED
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
O.R.B.	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
O/A	OVERALL
O/S	OFFSET
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P/E	POOL EQUIPMENT
P.G.	PAGE
PI.	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.P.	PINCHED POPE
PR.C.	POINT OF REVERSE CURVATURE
PR.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
PT.	POINT OF TANGENCY
R	RADIUS or RADIAL
(R)	RECORD
RGE.	RANGE
RES.	RESIDENCE
R/W	RIGHT OF WAY
(S)	SURVEY
S.B.L.	SET BACK LINE
S.C.L.	SURVEY CLOSURE LINE
SCR.	SCREEN

SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
S/GD	SET GLUE DISC
SIRC	SET IRON ROD & CAP
SMD	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
S/W	SIDEWALK
S.W.	SEAWALL
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
W/C	WITNESS CORNER
W/F	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER VALVE BOX
WV	WATER VALVE
Y.F.	VINYL FENCE
A.E.	ACCESS EASEMENT
A.N.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.I.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IR.R.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

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3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.
- TO PRINT IN BLACK + WHITE:
1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY:

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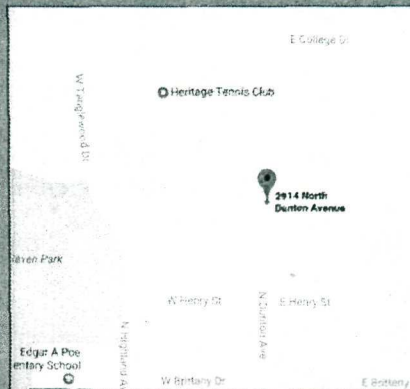
*Offer valid for fence stakeouts and additions to the existing structures only.

*Offer valid only for the buyer as listed on the first page of this survey. Total discount not to exceed \$500. Coupon expires 2 years from the date of issuance.



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316 East Jackson Street, Morris, IL 60450



PROPERTY ADDRESS: 2914 N DUNTON AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004

SURVEY NUMBER: IL1703.3233

FIELD WORK DATE: 3/28/2017

REVISION DATE(S): (REV.0 4/5/2017)

IL1703.3233

BOUNDARY SURVEY

COOK COUNTY

LOT 4 IN BLOCK 3 IN BERKLEY SQUARE UNIT 7, BEING A SUBDIVISION IN THE WEST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

... = GATE
- = FENCE 5'

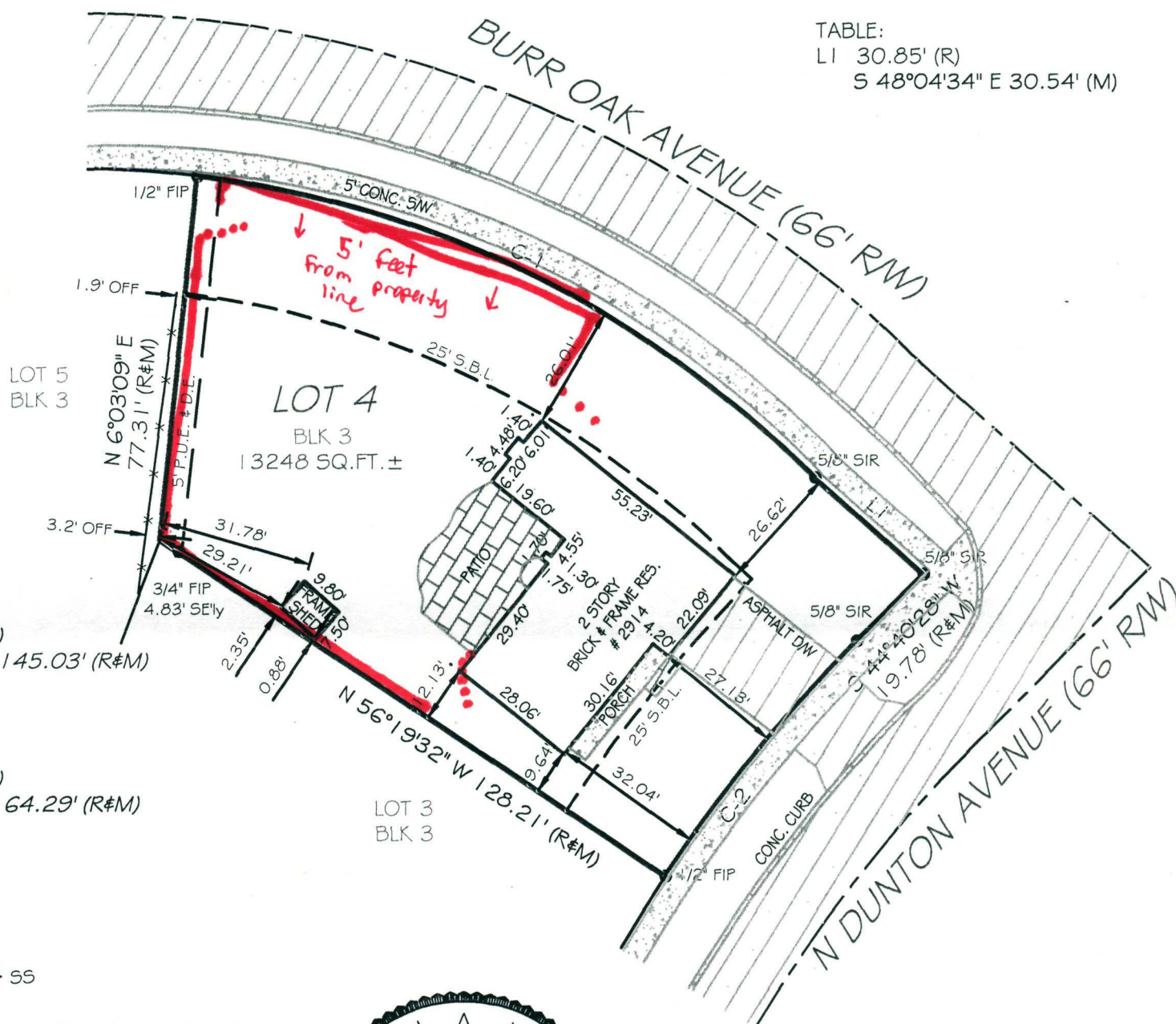


TABLE:

LI 30.85' (R)

S 48°04'34" E 30.54' (M)

C-1
R=220.00' (R#M)
L=147.79' (R#M)
 $\Delta = 38^{\circ}29'26''$ (R#M)
CH=S 63°58'06" E, 145.03' (R#M)

C-2
R=334.22' (R#M)
L=64.39' (R#M)
 $\Delta = 11^{\circ}02'18''$ (R#M)
CH=S 39°09'09" W, 64.29' (R#M)

STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF APRIL, 2017 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE (In Feet)
1 inch = 40' ft.



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CLIENT NUMBER:

DATE: 4/5/2017

BUYER: NICHOLAS & HEATHER NIGLIAZZO

SELLER: DAN & EILEEN RYAN

CERTIFIED TO: NICHOLAS & HEATHER NIGLIAZZO

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

POINTS OF INTEREST
NONE VISIBLE

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316 East Jackson Street, Morris, IL 60450

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SURVEYOR BEARINGS ARE USED FOR ANGULAR REFERENCE AND ARE USED TO SHOW ANGULAR RELATIONSHIPS OF LINES ONLY AND ARE NOT RELATED OR ORIENTATED TO TRUE OR MAGNETIC NORTH. BEARINGS ARE SHOWN AS SURVEYOR BEARINGS, AND WHEN SHOWN AS MATCHING THOSE ON THE SUBDIVISION PLATS ON WHICH THE SURVEY IS BASED, THEY ARE DEEMED TO BE ACCURATE. THE DETERMINATION OF A NORTH ORIENTATION IS MADE ON AND FOR THOSE ORIGINAL SUBDIVISION PLATS. NORTH 0 DEGREES EAST IS ASSUMED AND UPON PREPARATION OF THIS PLAT THE RESULTING BEARING BETWEEN FOUND POINT 10 AND POINT 11 IS THE BASIS OF SAID SURVEYOR BEARINGS AS DEFINED AND REQUIRED TO BE NOTED BY ILLINOIS ADMINISTRATIVE CODE TITLE 68, CHAPTER 12, SUBCHAPTER B, PART 1220, SECTION 1220.5A, PARAGRAPH 8, SUBPARAGRAPH 6, ITEM 1.

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SEC.	SECTION
SECT.	SEPTIC TANK
SEWER	SEWER
S/D	SET GUY DISC
S/D	SET FROM ROD & CAP
S/D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.Y.	SURVEY THE LINE
S.V.	SEWER VALVE
SW	SWITCH
SW	SWATH
TH	TEMPORARY BONDING WIRE
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TW	TOWNSHIP
TR	TRANSFORMER
TYE	TYPICAL
U.R.	UTILITY RUST
W/C	WITNESS CORNER
W/F	WATER FILTER
W/F	WOODEN FENCE
WM	WATER METER/VALVE BOX
WV	WATER VALVE
WV	WYTH FENCE

A.E.	ACCESS EASEMENT
ANL	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
F.E.E.	FIREHOUSE/EXCESS ESMT
H.E.	HURDLE EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.S.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.S.E.	LAKE OR LANDSCAPE
	MAINTENANCE EASEMENT
M.E.	MAINTENANCE EASEMENT
P.U.E.	PUBLIC UTILITY ESMT.
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	STORMWATER EASEMENT
S.W.M.E.	STORM WATER
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T.U.E.	TECHNOLOGICAL UTILITY ESM.
U.E.	UTILITY EASEMENT

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AZTEC
FENCE INC.
800-773-8686



Item: 725 N. Patton Ave. - ZBA#17-026

Department: Planning & Community Development

REQUEST

A 4.0 foot variation from Chapter 28, Section 6.5-2 to allow an addition with a separation of 6.0 feet from the existing detached garage where 10 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 10, 2017
Date Prepared: July 10, 2017
Project Title: Kuhns Residence
Address: 725 N. Patton Ave.

Background Information

Petition Number: ZBA #17-026
Petitioner: James Cochran / JRC Design Build
Address: 1275 E. Davis St.
Arlington Heights, IL 60005
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

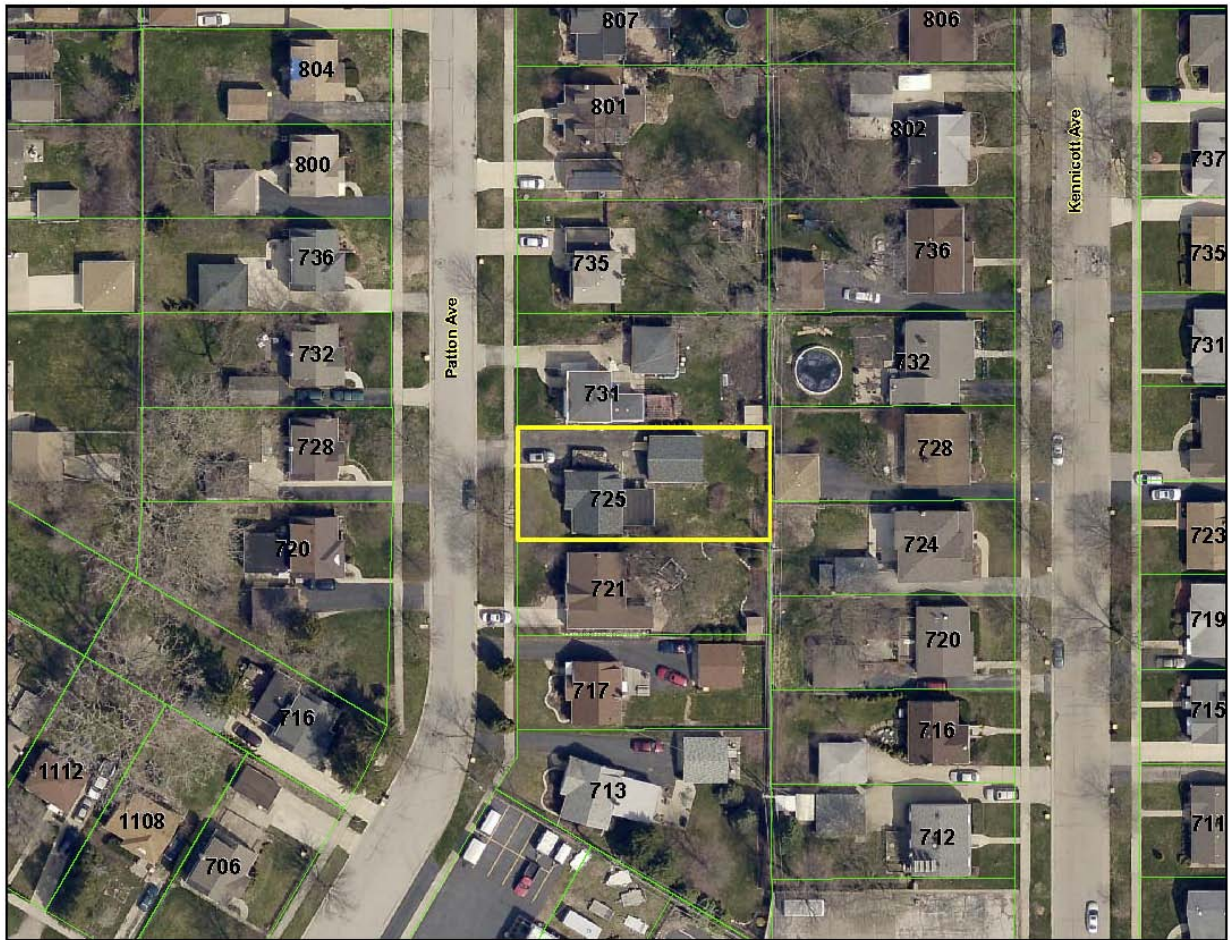
The petitioner is proposing an addition in the rear of the home. The proposed addition is within ten feet of the existing garage. Therefore, the petitioner requests the following variation:

- A 4.0 foot variation from Chapter 28, Section 6.5-2 to allow an addition with a separation of 6.0 feet from the existing detached garage where 10 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/22/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/22/17	
3. Letter that was Mailed	✓	6/22/17	
4. Photographs of Sign on Property	✓	6/22/17	

Photographs of Existing Structure



ZBA# 17-026
725 N Patton - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering



Submitted: June 16, 2017
Completed: June 21, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 4 ft variance to allow an addition with a separation of 6 ft from the existing detached garaged where 10 ft is required.

The Engineering Department has NO OBJECTION to the proposed variance provided the Building Department is satisfied with fire safety concerns.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Kuhns Residence

Project Address: 725 N Patton

ZBA #: 17-026

Date: June 20, 2017

Derek:

I have reviewed the request for a 4.0 foot variance to allow an addition with a separation of 6.0 feet from the existing detached garage and have no objection to the variance with the following comment:

1. The existing detached garage walls and ceiling shall have 5/8-inch Type X gypsum board, existing or installed prior to beginning work on the addition. A permit is required for adding the drywall to the garage.

RECEIVED

JUN 21 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kuhns Residence

Project Address: 725 N. Patton

ZBA #: 17-026

ZBA Hearing Date: July 10, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 15, 2017

- A 4.0 foot variation from Chapter 28, Section 6.5-2 to allow an addition with a separation of 6.0 feet from the existing detached garage where 10 feet is required.

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION FITS WELL WITH THE
EXISTING HOUSE, AND IS FAVORABLE FOR AN ADMINISTRATIVE
DESIGN APPROVAL.

Please review, comment, and return to me no later than Thursday, June 26, 2017.

- STEVE HAUZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioners Andrew and Christina Kuhns, being the owners of the property commonly known as: 725 N. Patton AVE., and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.5-7, CHAPTER 28, of the Arlington Heights Municipal Code, In order to: ALLOW AND ADDITION TO BE LOCATED WITHIN 10' FROM EXISTING GARAGE.

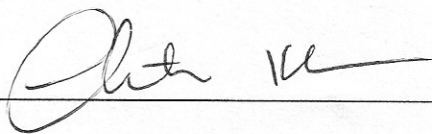
I hereby state that the following hardship would exist if the variation were not granted: Limits expansion of existing home at the first and second floors which sits within 10' of existing garage

I hereby state that the following unique circumstances exist:

- 1) Existing family room sits within 10' of existing garage and Relocating the existing garage in order to add onto existing would be cost prohibitive.
- 2) The existing rear entrance enters directly into family room which is cumbersome and very cramped.
- 3) The need for additional bedroom as family is growing

I hereby state that the variation, if granted, will not alter the essential character of the locality because: the existing family room is located within 10' of garage and the mudroom will not be any closer than the family room.

Signed: _____



Date: _____

6/5/17

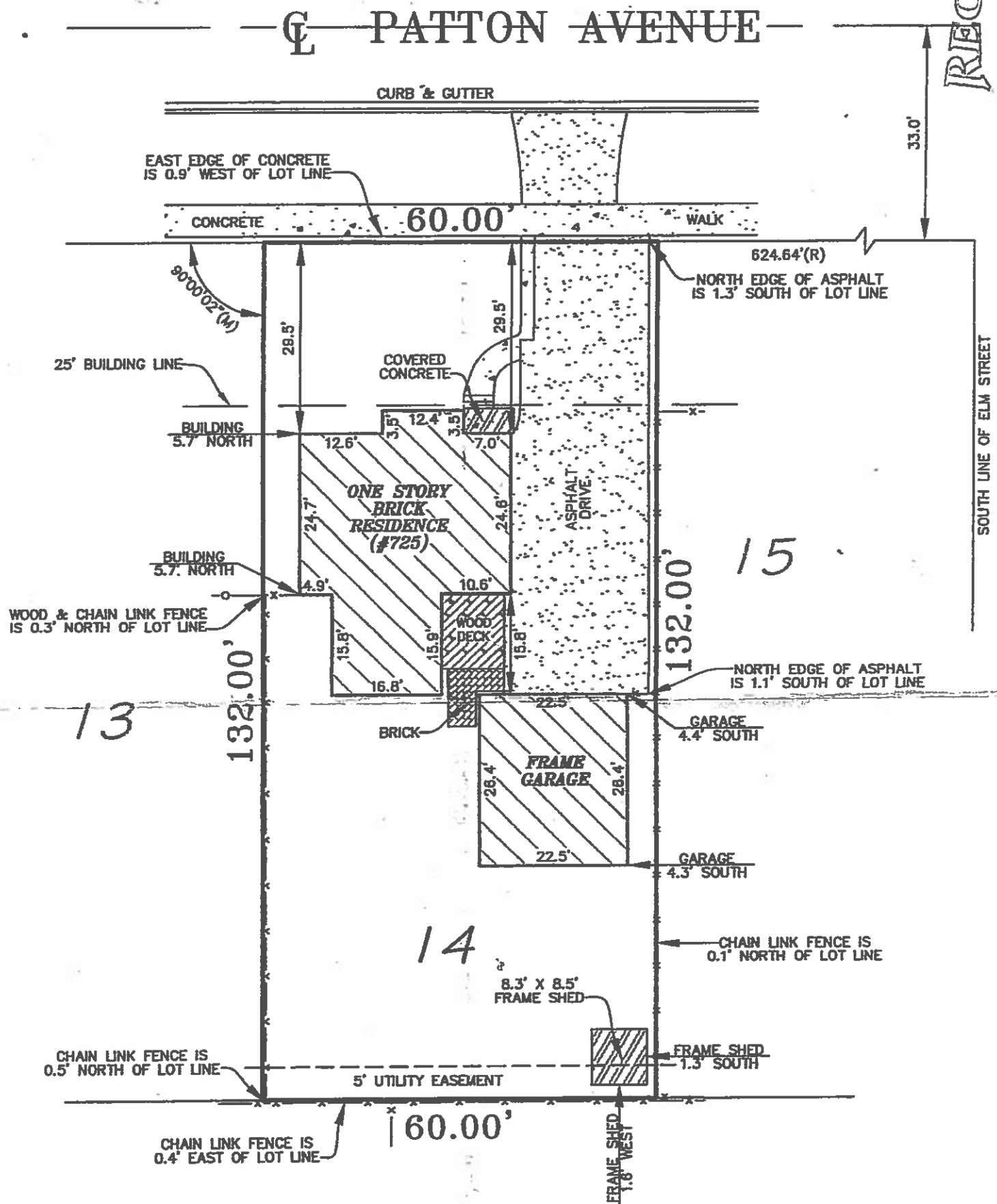
Christina and Andrew Kuhns

PLAT OF SURVEY

OF

LOT 14, IN BLOCK "F" IN THE RESUBDIVISION OF CERTAIN BLOCKS AND PARTS OF BLOCKS AND VACATED STREETS IN R. A. CEPEK'S ARLINGTON RIDGE, BEING A SUBDIVISION OF THAT PART OF THE WEST ONE HALF (EXCEPT THE EAST 33 FEET THEREOF) OF THE NORTHEAST QUARTER AND OF THE SOUTH ONE HALF OF THE NORTHWEST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTHEASTERLY LINE OF THE NORTHWEST HIGHWAY SAID NORTHEAST LINE OF HIGHWAY BEING 66 FEET NORTHEAST OF AND PARALLEL TO THE NORTHEAST LINE OF CHICAGO AND NORTHWESTERN RAILROAD RIGHT OF WAY, IN COOK COUNTY, ILLINOIS.

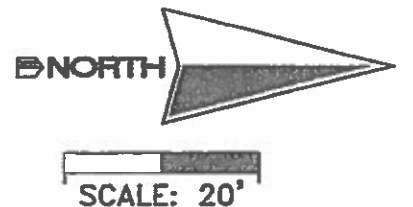
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DEVELOPMENT DEPARTMENT



LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 7,920 SQ. FT.
MORE OR LESS



PREPARED FOR: PETER EKIERT
JOB ADDRESS: 725 N. PATTON AVENUE, ARLINGTON HEIGHTS, IL
JOB NO.: 13-06-0060

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PROFESSIONAL LAND SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203

BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX

FIELD WORK COMPLETED ON THE 13TH DAY OF JUNE, 2013.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

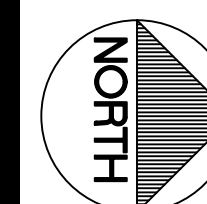
DATED THIS 17TH DAY OF JUNE, 2013.

Wayne A. Ekiert
IPLS No. 2923

LICENSE RENEWAL DATE: 30 NOVEMBER 2014.

☒ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



STATE OF ILLINOIS
CAROLE
WISNIEWSKI
001-018877
EXP. 11/18
LICENSED ARCHITECT

922 Monroe Avenue
Wauconda, Illinois 60084
T: 847.489.1703
email: cwisdesign@gmail.com
DESIGN REG #184.007566-001

MASTER BEDROOM/BATH/
MUDROOM ADDITION FOR:
KUHN'S RESIDENCE
725 N. PATTON AVE.
ARLINGTON HEIGHTS, ILLINOIS

PROJECT NUMBER
17009.00

EX. FLR PLANS
FOUNDATION
A1



EXTERIOR
ELEVATIONS
A3



Item: 327 S. Phelps Ave. - ZBA#17-027

Department: Planning & Community Development

REQUEST

A 1.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 5.1 feet from the south property line instead of the minimum 6.6 feet and an additional 1.5 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 10, 2017
Date Prepared: July 3, 2017
Project Title: Stein Residence
Address: 327 S. Phelps Ave.

Background Information

Petition Number: ZBA #17-027
Petitioner: James Cochran / JRC Design Build
Address: 1275 E. Davis St.
Arlington Heights, IL 60005
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

The petitioner is proposing to construct a one story addition to the existing home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,712 square feet and a lot width of 66 feet. The proposed residence will have approximately 2,375 square feet. The proposed addition is encroaching into the required side yard setback along the south property line. Therefore, the petitioner requests the following variation:

- A 1.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 5.1 feet from the south property line instead of the minimum 6.6 feet and an additional 1.5 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/21/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/21/17	
3. Letter that was Mailed	✓	6/21/17	
4. Photographs of Sign on Property	✓	6/21/17	

Photographs of Existing Structure



ZBA# 17-027

327 S Phelps - ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: June 16, 2017

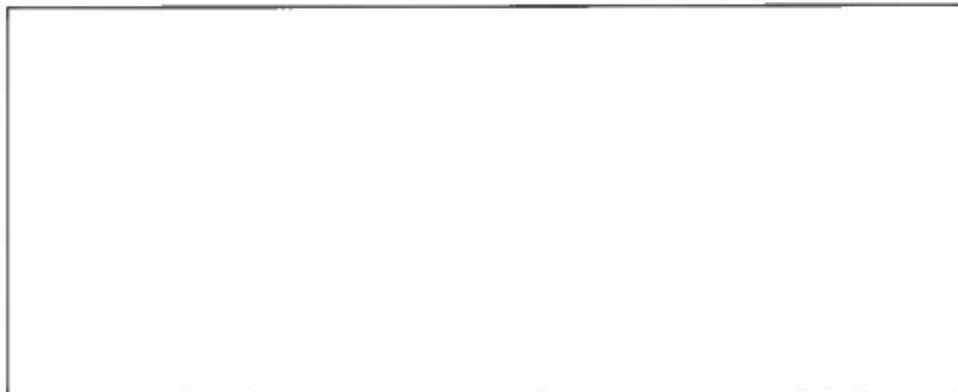
Completed: June 21, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 1.5 ft variance to allow an addition with a side yard setback of 5.1 ft from the south property line instead of the minimum 6.6 ft and an additional 1.5 ft for the eave.

NOTE: The existing home is 5.1 ft from the south property line. The proposed addition in the rear of the home will not increase the variance.

The Engineering Department has NO OBJECTION to the proposed variance.





Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Stein Residence

Project Address: 327 S Phelps Av

ZBA #: 17-027

Date: June 20, 2017

Derek:

I have reviewed the request for a 1.5 foot variance to allow an addition with a side yard setback of 5.1 feet from the south property line and have no objection to the variance with the following comment:

1. The south wall soffit and fascia shall be protected with 5/8-inch drywall under the weather protection material based on the distance to the lot line of less than 5 feet for the eave.

RECEIVED
JUN 21 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Stein Residence

Project Address: 327 S. Phelps Ave.

ZBA #: 17-027

ZBA Hearing Date: July 10, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 15, 2017

- A 1.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 5.1 feet from the south property line instead of the minimum 6.6 feet and an additional 1.5 feet for the eave.

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION IS SMALL, SINGLE-STORY,
AND IN THE REAR OF THE HOUSE. IT IS FAVORABLE FOR
AN ADMINISTRATIVE DESIGN APPROVAL.

Please review, comment, and return to me no later than Thursday, June 26, 2017.

- STEVE HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioners Joel and Debbie Stein, being the owners of the property commonly known as: 327 S. Phelps., and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.6, CHAPTER 28, of the Arlington Heights Municipal Code, In order to: ALLOW A REDUCTION IN THE SIDEYARD (SOUTH) SETBACK FROM 6.6' TO 5.33'.

I hereby state that the following hardship would exist if the variation were not granted: Limits expansion of existing home at the first floors bedroom, which sits within the 6.6' setback. (existing at 5'-1" off the lot line at the Southeast corner)

I hereby state that the following unique circumstances exist:

- 1) Existing home sits within the 6.6' side yard setback on the South, at 5'-1" from lot line.
- 2) Existing bedroom is narrow and if required to conform to be within the 6.6' setback would make the wall offset and take away from new extended space.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: the existing bedroom is within and 6.6' setback and the addition will not be any closer to the lot line.

Signed:   Date: 6/2/17

Joel and Debbie Stein

RECEIVED

JUN - 7 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY

AUTHOR **TITLE**

CONSOER, TOWNSEND & ASSOCIATES

CIVIL ENGINEERS - SURVEYORS

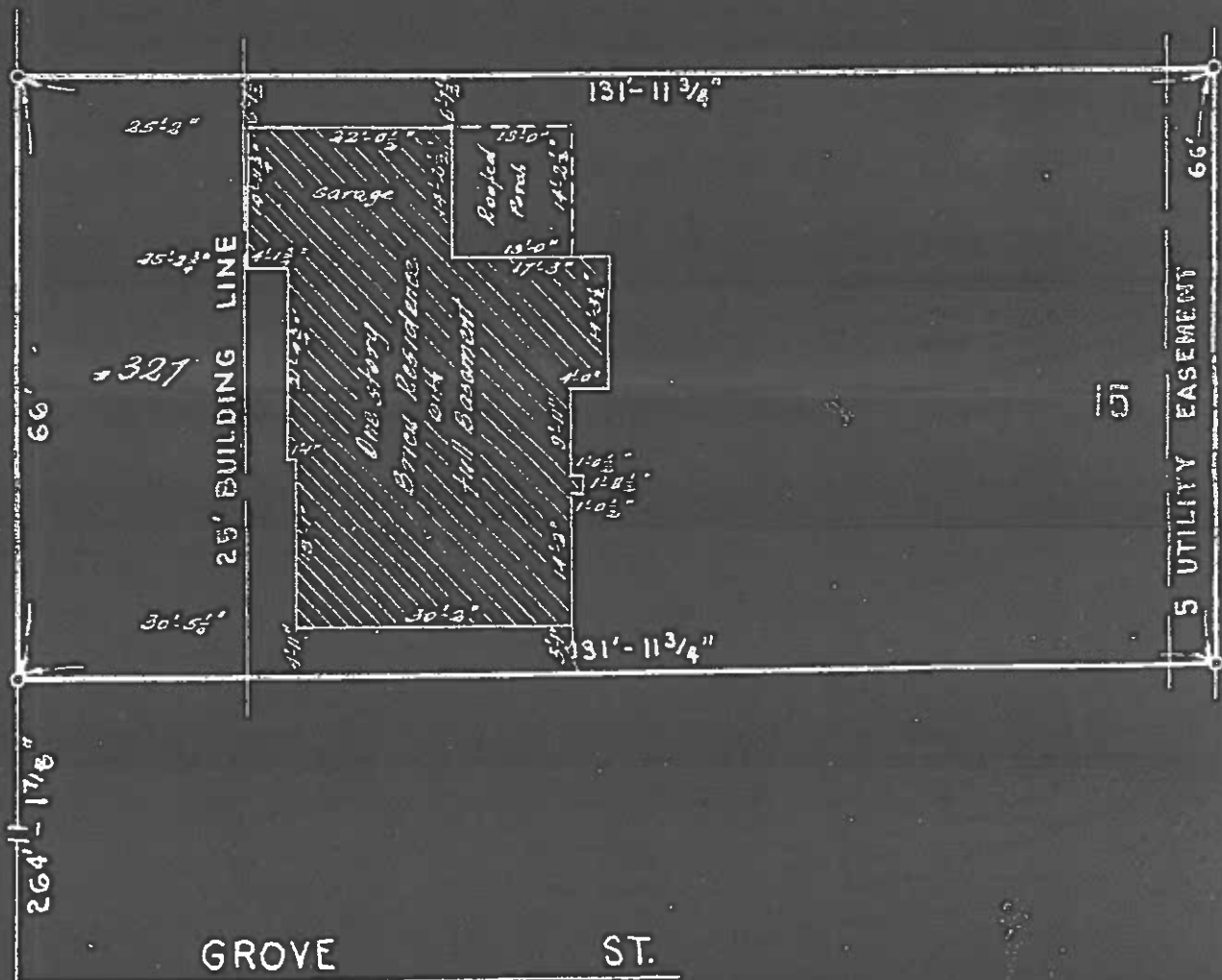
351 EAST OHIO ST., CHICAGO, ILL.

SUPERIOR 7-7054

164

Lot 15 in Block 4 in Stoltners Greenvlew
Estates being a subdivision of the NE 1/4 of the
NW 1/4 of Section 33, Township 42 North, Range
11 East of the Third P. M., Cook County, Illinois

AVI



STATE OF ILLINOIS }
COUNTY OF COOK }

Conover, Townsend and Associates hereby certify that a survey has been made at and under their supervision of a tract of land described in the above caption.

Chicago, Illinois.

Condon, Townsend and Associates

542

SCALE: 1 inch equal 20 feet.

NOTES

1. Please check Legal Description with Deed and report any discrepancy immediately.

STATE OF ILLINOIS }
COUNTY OF COOK }

I, GEORGE D. CONSOER, a registered Illinois
heroby certify that I have surveyed the property described above and that the
is a correct representation of said survey.

DATED THIS 27th DAY OF December

George D. Gurnea
Illinois Land Surveyor No. 113

Illinois Land Surveyor No.



PLAT OF SURVEY

— BY —

CONSOER, TOWNSEND & ASSOCIATES

CIVIL ENGINEERS - SURVEYORS

351 EAST OHIO ST., CHICAGO, ILL.

SUPERIOR 7-7054

FOR

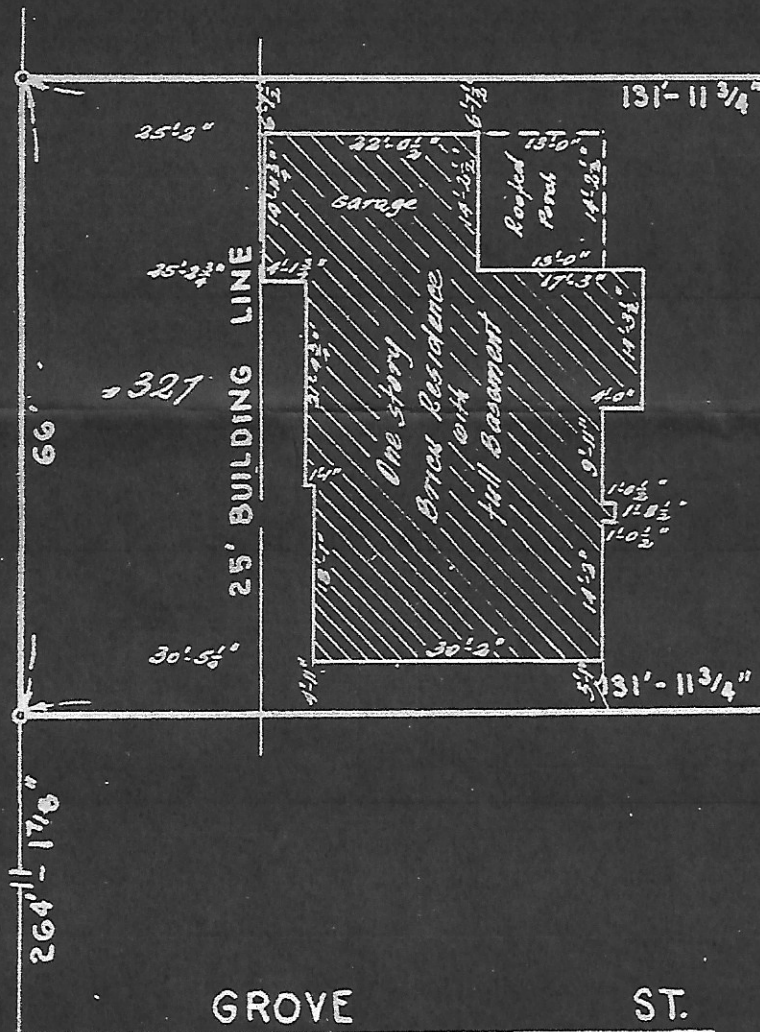
ORDERED BY

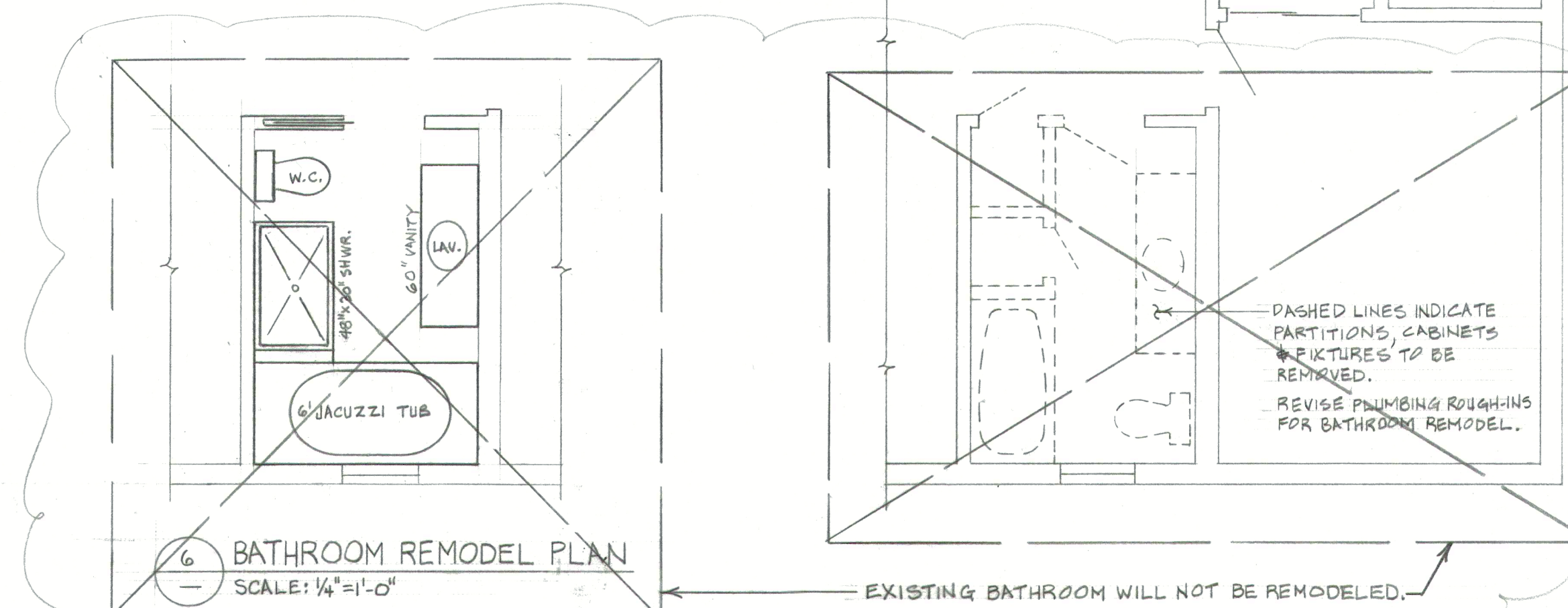
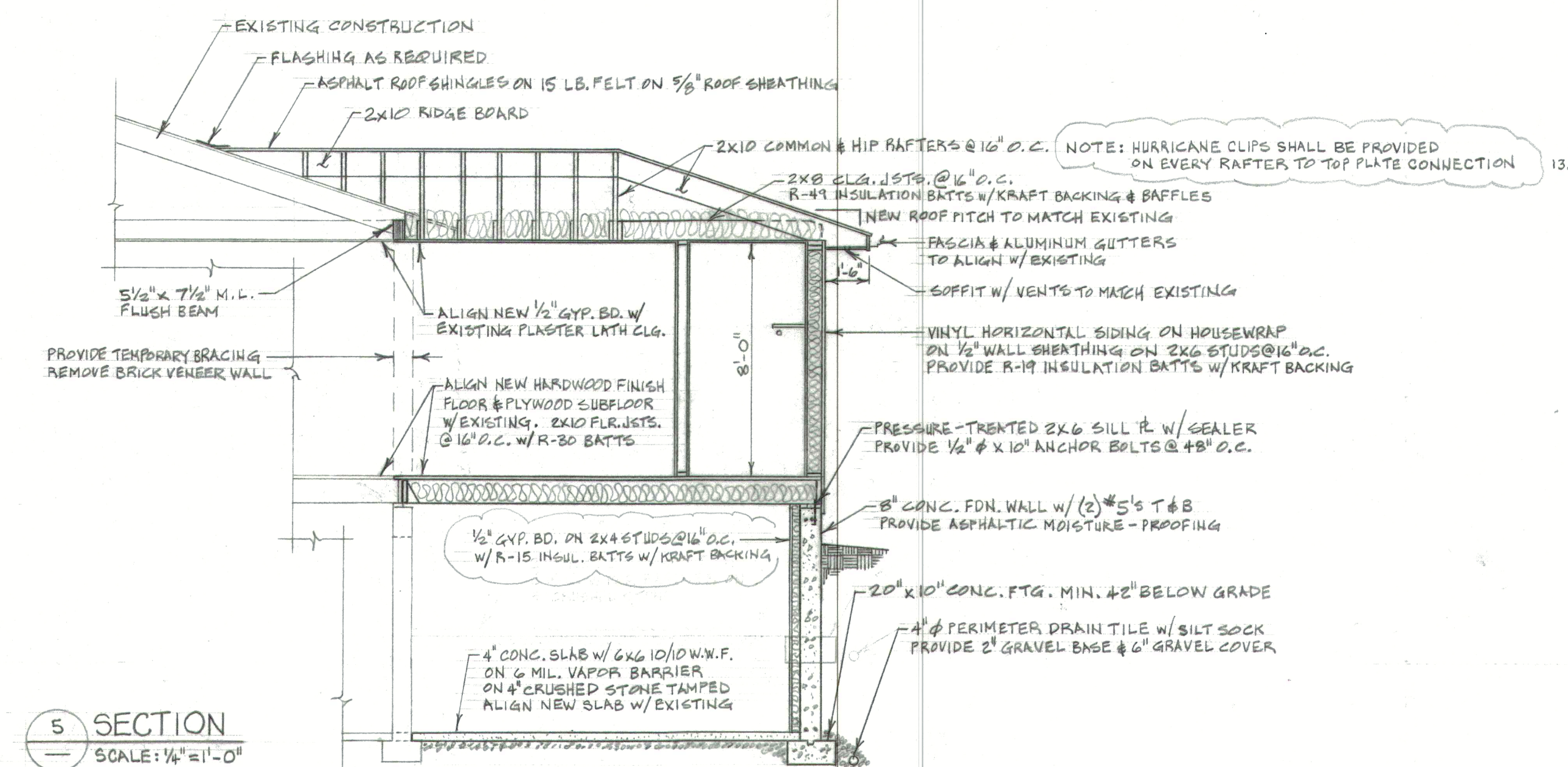
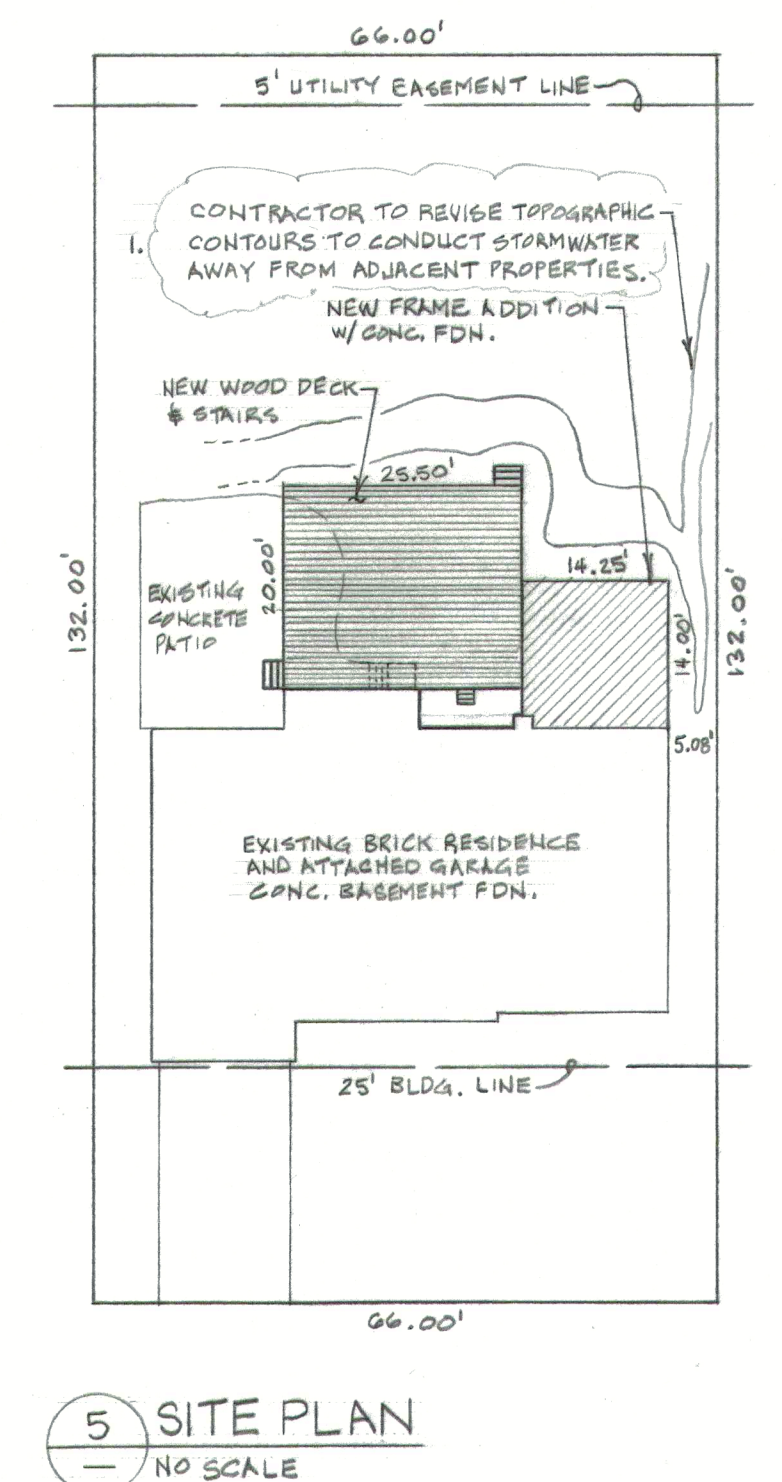
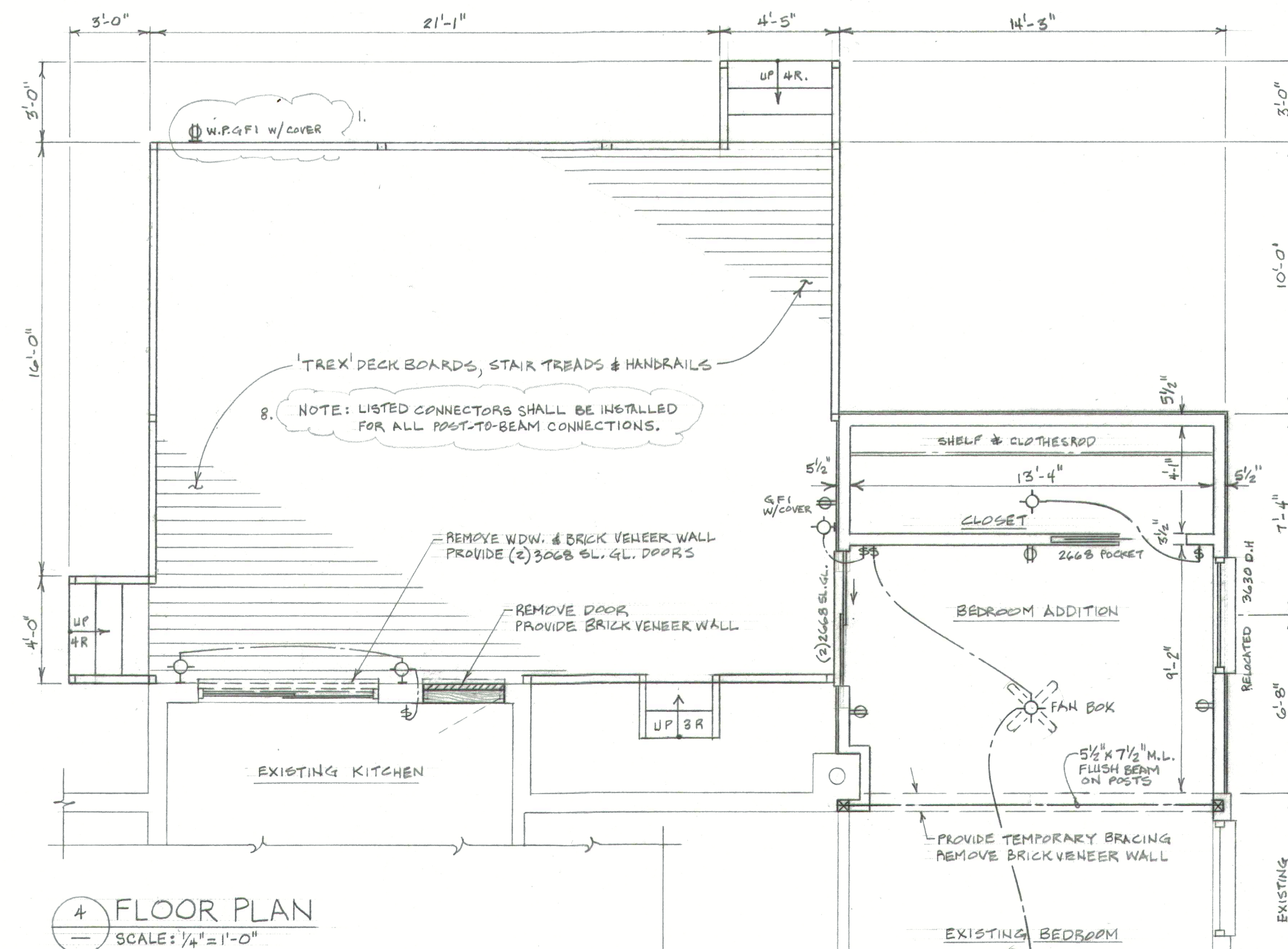
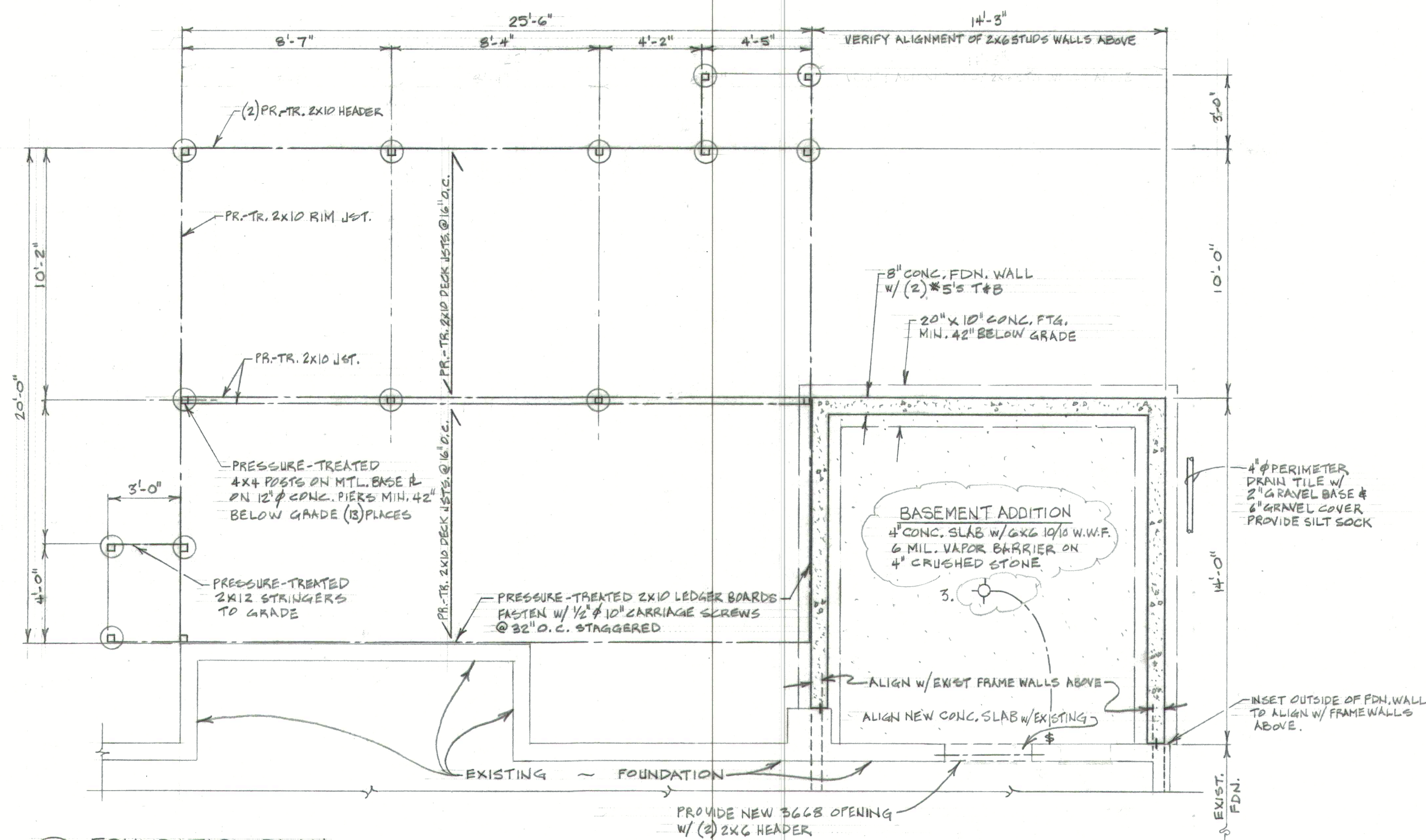
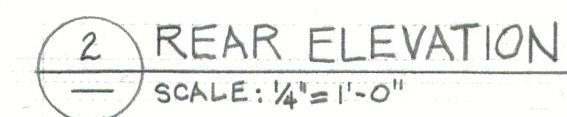
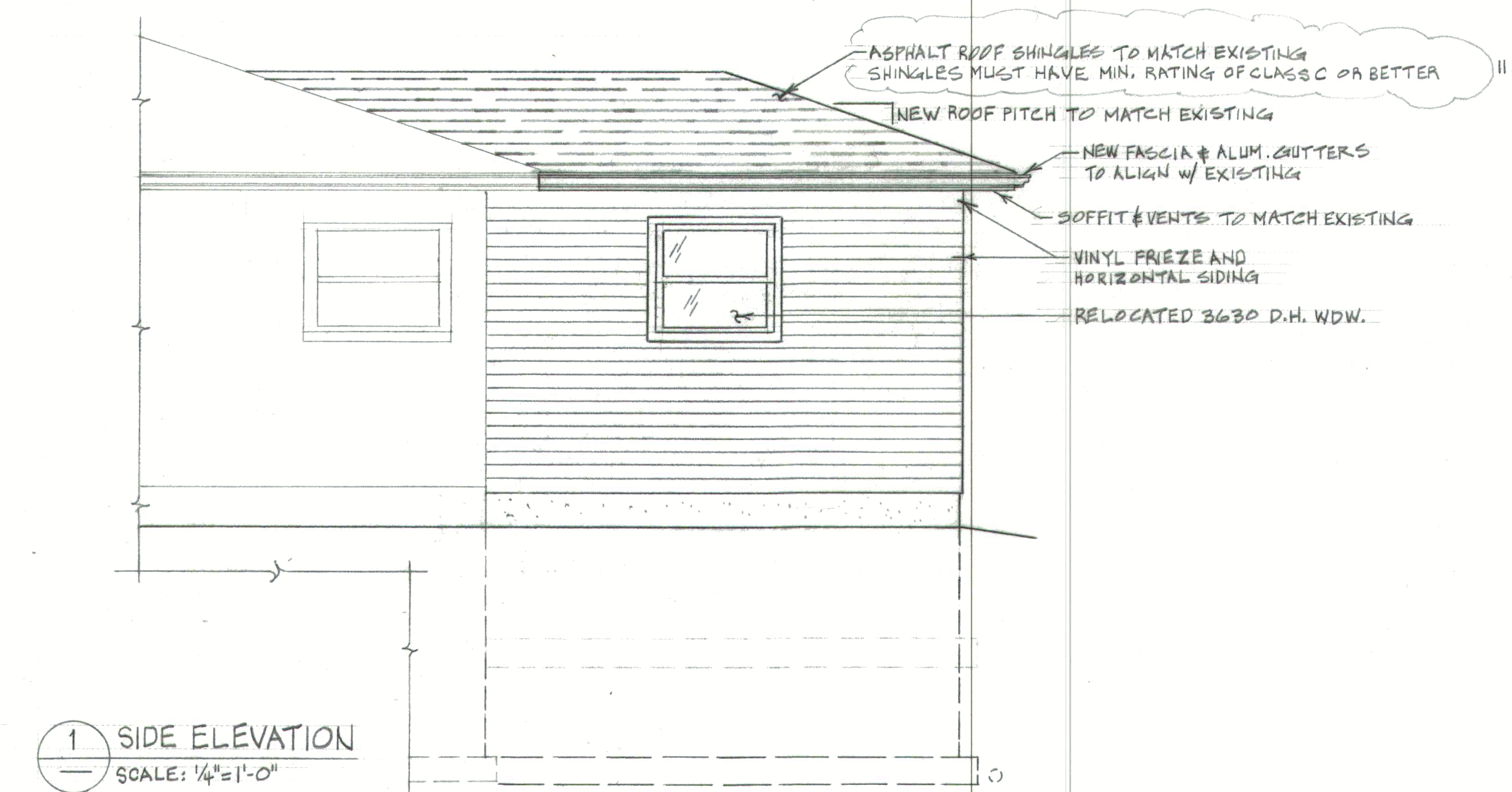
ORDER NO.

OF

Lot 15 in Block 4 in Stoltzners Greenview Estates being a subdivision of the NE 1/4 of the NW 1/4 of Section 33, Township 42 North, Range 11 East of the Third P.M., Cook County, Illinois

PHELPS AVE.





- GENERAL NOTES
1. ALL WORK MUST COMPLY WITH THIS DOCUMENT, AND WITH ALL APPLICABLE BUILDING AND ZONING ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, INCLUDING 2009 I.R.C. WITH AMENDMENTS CH.23, 2005 M.E.C., 2015 I.E.C.C., 2004 INT. MECH. CODE, AND 2014 ILLINOIS PLUMBING CODE.
 2. CONTRACTOR SHALL VERIFY ALL CONDITIONS AND DIMENSIONS, AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT OF ANY DISCREPANCIES PRIOR TO STARTING WORK.
 3. DO NOT SCALE DRAWINGS.
4. (2) 3068 SL. GL. DOORS
W/ 36" ABOVE DECK & STAIRS
ALL STAIRS. HANDRAILS TO BE
N FROM DECK RAIL TO BOTTOM TREAD (TYP.) 10.
5. IR TREADS W/
ON PIERS TYP. ALL STAIRS 7.
6. ERS MIN. 4'-6" BELOW GRADE
4. THE USE OF THESE DOCUMENTS TO OBTAIN A PERMIT SHALL CONSTITUTE APPROVAL OF THE DESIGN AND DOCUMENTS AS INDICATED.
 5. CONTRACTOR SHALL VERIFY ALL ELECTRICAL, MECHANICAL AND H.V.A.C. REQUIREMENTS.
 6. CALL J.U.L.I.E. BEFORE DIGGING.
 7. ADDITION SHALL NOT OVERLOAD EXISTING H.V.A.C. EQUIPMENT.
 8. RETURN AIR/VENT LOCATIONS SHALL BE BOTH HIGH AND LOW ON WALLS AND HAVE OPERABLE LOUVERS.

ISSUE 2	MAY 26, 2017	REVISIONS PER PLAN REVIEW	JAMES HESS
ADDITION AND REMODELING OF THE STEIN RESIDENCE 327 SOUTH PULASKI AVENUE, ARLINGTON HEIGHTS, IL.			
SCALE: AS NOTED	APPROVED BY:		DRAWN BY JAMES HESS
DATE: MARCH 17, 2017.			REVISED MAY 26, 2017.
HESS ARCHITECTS 87 SOUTH WALKUP AVENUE, CHICAGO, ILL. 60614 815 528-2945			
			DRAWING NUMBER



Item: 218 S. Evergreen Ave. - ZBA#17-028

Department: Planning & Community Development

REQUEST

1. A 3.6 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 20.5 feet from the east property line instead of the minimum 24.1 feet and an additional 1.0 feet for the eave.
2. A variance from Chapter 28, Section 5.1-6.3, 5.1-6.4, 5.1-3.4 (Minimum Lot Size) and Section 5.1-3.5 (Minimum Lot Width) to allow a 48 foot wide, 6,817 - square foot lot to be buildable, where 70 feet wide and 8,750 square feet is required by code.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 10, 2017
Date Prepared: July 3, 2017
Project Title: Doherty Residence
Address: 218 S. Evergreen Ave.

Background Information

Petition Number: ZBA #17-028
Petitioner: Chris Russo / ALA Architects
Address: 2600 Behan Rd.
Crystal Lake, IL 60014
Existing Zoning: R-6, Single-Family Residential District

Requested Action/Background Information

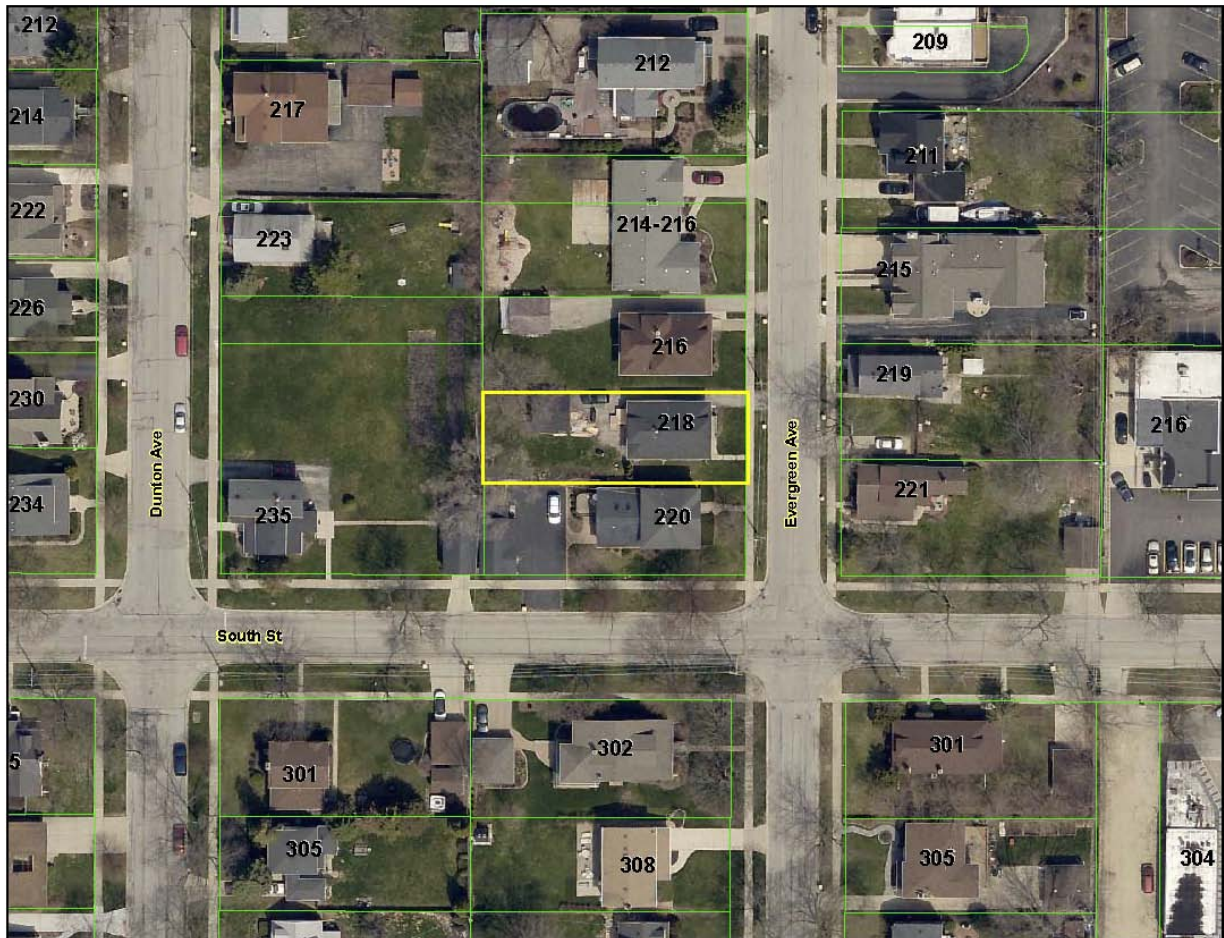
The petitioner is proposing to construct an addition to the existing home. The subject site is zoned R-6, Multi-Family Dwelling District. The property has a total land area of 6,817 square feet and a lot width of 48 feet where 8,750 square feet and a lot width of 70 feet is required. The proposed residence will have approximately 2,575 square feet. The proposed addition is encroaching into the required front yard setback along the east property line. Therefore, the petitioner requests the following variations:

- A 3.6 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 20.5 feet from the east property line instead of the minimum 24.1 feet and an additional 1.0 feet for the eave.
- A variance from Chapter 28, Section 5.1-6.3, 5.1-6.4, 5.1-3.4 (Minimum Lot Size) and Section 5.1-3.5 (Minimum Lot Width) to allow a 48 foot wide, 6,817 -square foot lot to be buildable, where 70 feet wide and 8,750 square feet is 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/19/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/19/17	
3. Letter that was Mailed	✓	6/19/17	
4. Photographs of Sign on Property	✓	6/19/17	

Photographs of Existing Structure



ZBA# 17-028

218 S Evergreen - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: June 16, 2017

Completed: June 21, 2017



The proposed ZBA application indicates that the petitioner is seeking:

A 3.6 ft variance to allow an addition with a front yard setback of 20.5 ft from the east property line instead of the minimum 24.1 ft and an additional 1 ft for the eave; and a variance to allow a 48 ft wide, 6,817 sq ft lot to be buildable, where 70 ft wide and 8,750 sq ft are required.

NOTE: The proposed plan shows a 4.8 ft side yard for the two story frame addition. It appears from the right side elevation, there will be egress windows located within this area. Proposed window wells within this side yard may not meet current codes.

The Engineering Department has NO OBJECTION to the proposed variances, however; modifications may need to be made to the plans for any proposed window wells to be in compliance.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Doherty Residence

Project Address: 218 S Evergreen Av

ZBA #: 17-028

Date: June 20, 2017

Derek:

I have reviewed the request for a 3.6 foot variance to allow an addition with a front yard setback of 20.5 feet from the east property line, and a variance to allow a minimum lot size of 48 feet wide, 6,817 square feet and have no objection to the variances with the following comments:

1. The south wall of the new detached garage shall have a minimum fire-resistance rating of 1-hour based on the distance to the lot line of less than 5 feet.
2. The soffit and fascia of the south wall of the new detached garage shall have 5/8-inch drywall installed under the weather protection material based on the distance to the lot line of less than 5 feet.
3. If the distance between the new deck and the new detached garage is less than 10 feet, the garage walls and ceiling shall have 5/8-inch Type X drywall installed.

RECEIVED

JUN 21 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Doherty Residence

Project Address: 218 S. Evergreen Ave.

ZBA #: 17-028

ZBA Hearing Date: July 10, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 15, 2017

- A 3.6 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 20.5 feet from the east property line instead of the minimum 24.1 feet and an additional 1.0 feet for the eave.
- A variance from Chapter 28, Section 5.1-6.3, 5.1-6.4, 5.1-3.4 (Minimum Lot Size) and Section 5.1-3.5 (Minimum Lot Width) to allow a 48 foot wide, 6,817 -square foot lot to be buildable, where 70 feet wide and 8,750 square feet is required by code.

Attached are the Petitioner's:

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

Comments: OVERALL, THE PROPOSED ADDITION IS NICELY
DESIGNED, AND IS SCHEDULED FOR DESIGN COMMISSION
REVIEW ON JULY 27, 2017.

Please review, comment, and return to me no later than Thursday, June 26, 2017.

-STEVE HAUTZINGER, DESIGN PLANNER

PETITION

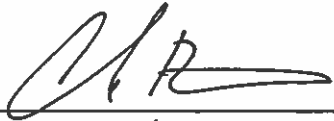
NOW COMES the Petitioner Chris Russo (ALA Architects & Planners) on behalf of the owner of the property commonly known as: 218 S. Evergreen Ave., and appeals to the zoning board of Appeals of the Village of Arlington Heights for a Variation from Section: 5.1-3.4, 5.1-3.5, & 5.1-3.6; Chapter 28, of the Arlington Heights Municipal Code, in order to: Expand the existing residence with a second floor addition above the existing one story building, as well as a two story addition at the rear of the existing building.

I hereby state that the following hardship would exist if the variation were not granted: The existing one story bungalow style residence of 1,043-sq.ft., does not provide adequate living space for the current owners. The existing attic space does not provide enough clear headroom to be utilized by the owner.

I hereby state that the following unique circumstances exist: The existing 6,817-sq.ft. lot is non-conforming per 5.1-3.4, Chapter 28, which states a minimum lot size of 8,750-sq.ft. Per 5.1-3.4a, a permit may be issued "on any parcel of land which does not meet the minimum lot requirements". However, with an existing lot width is 48 feet; the existing lot does not meet the required minimum lot width of 50 feet prescribed. The existing front of the building is currently at 23'-11" from the lot line. Per 5.1-3.6, Chapter 28 the established front yard set back is 27'-6½" which also makes the existing building a non-conforming structure.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: it will continue the trend of two story single family residences and maintain the current front yard setback of the existing building.

Signed: _____



(Petitioner)

Date: _____

6.8.17

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JUN - 8 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RECEIVED

JUN - 8 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845

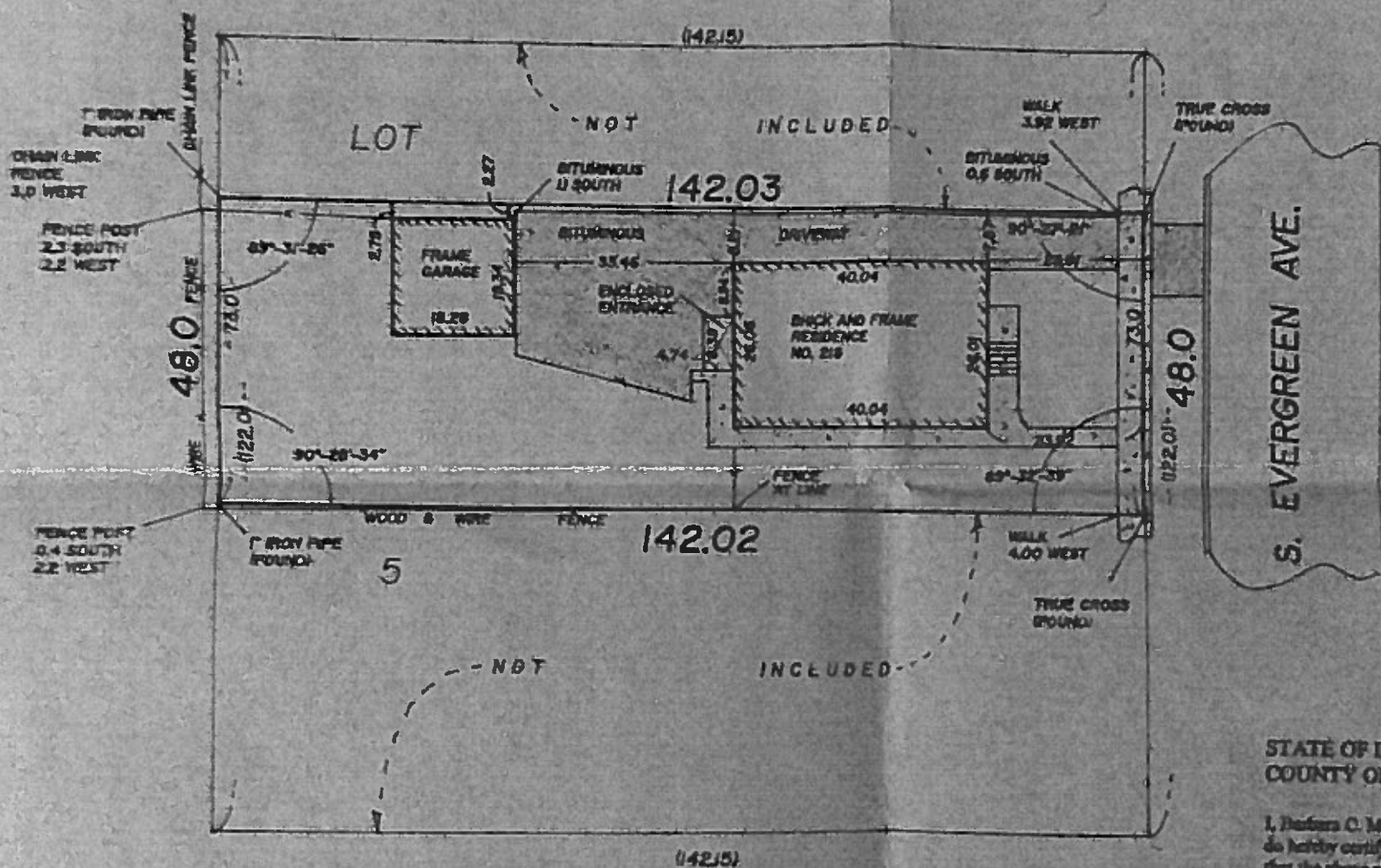
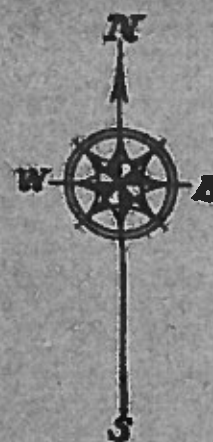
933 S. Plain Grove Road Suite 101 Palatine, Illinois 60067

Phone (847) 338-5960

PLAT OF SURVEY OF

THE SOUTH 48 FEET OF THE NORTH 73 FEET OF LOT 5 IN PLANTERS SUBDIVISION OF THE SOUTH 330 FEET OF THE WEST 5.30 CHAINS OF THE EAST 15 ACRES OF THE NORTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA - 6.87 SQ. FT.



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

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have updated the above described property that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: February 22, 2010

Palatine, Illinois February 24, 2010

Barbara C. Murry
Illinois Professional Land Surveyor No. 35-003529
License Renewal Date November 30, 2010

NOTE: SUBSTANTIAL SNOW AND ICE COVER AT TIME OF SURVEY. IMPROVEMENTS ARE SHOWN TO THE BEST OF OUR ABILITY. IT SHALL BE NOTED THAT ANY IMPROVEMENTS NOT SHOWN HEREON WERE NOT VISIBLE/OBSERVED AT TIME OF SURVEY.

LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90° 00' 00" indicate degrees, minutes and seconds.

50.25 / N 90° 00' 00" E indicates measure dimension / bearing
50.25 / (N 90° 00' 00" E) indicates record dimension / bearing
50.25 d / (N 90° 00' 00" E d) indicates deed call dimension / bearing

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

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

James C. Colbourne II
Barbara C. Murry

I, James C. Colbourne II, 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 and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: OCTOBER 1, 2004

Palatine, Illinois OCTOBER 6, 2004

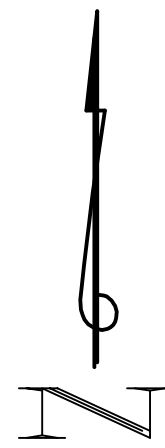
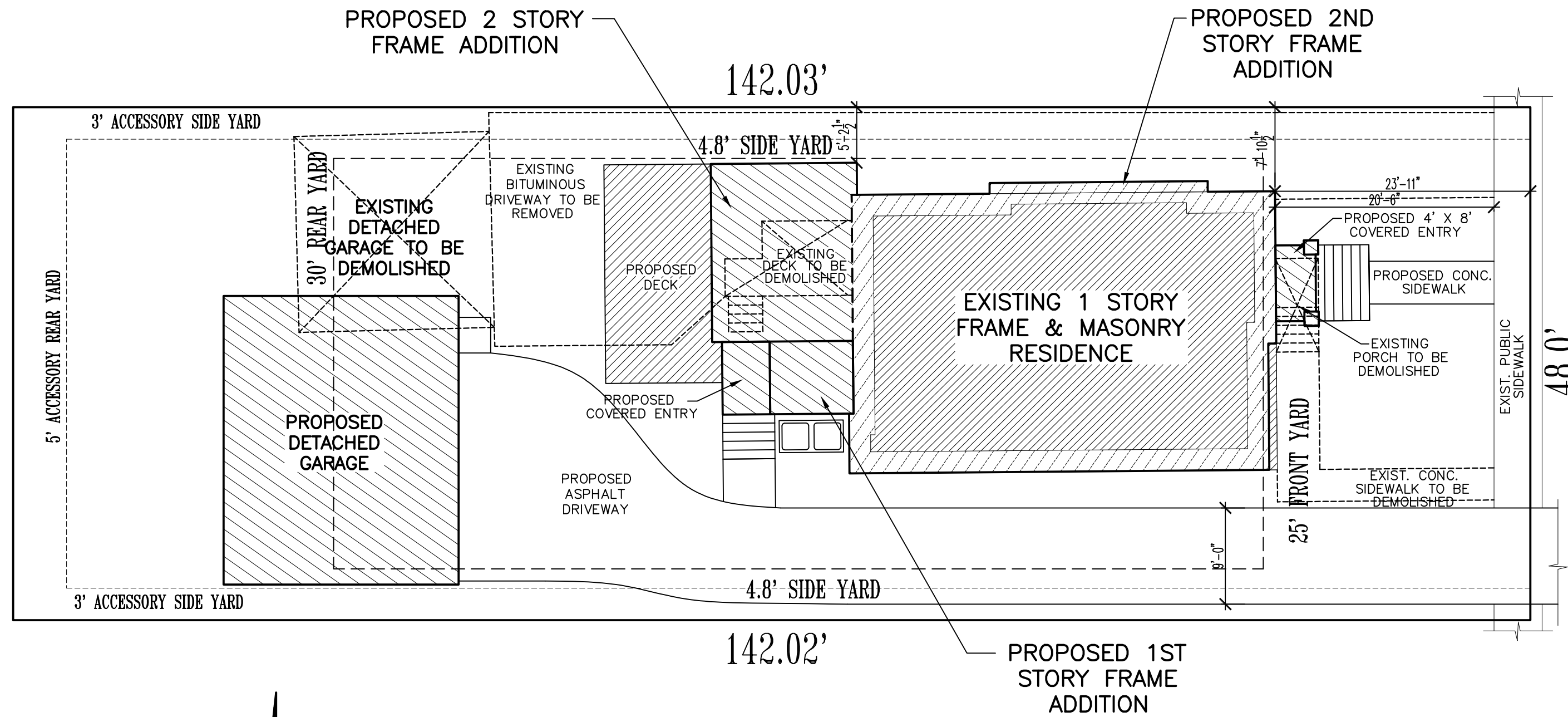
James C. Colbourne II
Illinois Professional Land Surveyor
James C. Colbourne II 03-003270
Barbara C. Murry 03-003529
License Renewal date: November 30, 2004

ORDER No. 04-3487 234.50

SURVEY MADE FOR ANNE COTTER, Atty. at Law

SCALE 1" = 20'

DOHERTY RESIDENCE
218 S. EVERGREEN AVE
ARLINGTON HEIGHTS, IL 60005



10 0000 SITE PLAN

1"=10'



EXISTING ELEVATION

NO SCALE



PROPOSED ELEVATION

NO SCALE

NOTES:

- VERIFY UTILITY LOCATIONS.
- VERIFY TREES TO BE REMOVED WITH OWNER
- VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
- REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
- BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

ARCHITECT'S CERTIFICATION

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief, and to the extent of my contractual obligation, they are in compliance with all applicable codes."

001-018291 11/18
Cert. No. Exp. Date

BUILDING LOT COVERAGE	
AREA OF LOT	6,817 S.F.
ZONING DISTRICT	R-6
MAXIMUM LOT COVERAGE	35%
ALLOWABLE LOT COVERAGE	2,386 S.F.
PROPOSED LOT COVERAGE	
1st FLOOR	+1,309 S.F.
GARAGE	+594 S.F.
PORCHES/STEPS/SOOPS	+123 S.F.
TOTAL FLOOR AREA	2,026 S.F. ✓

IMPERVIOUS SURFACE COVERAGE	
AREA OF LOT	6,817 S.F.
ZONING DISTRICT	R-6
MAXIMUM IMPERVIOUS COVERAGE	50%
ALLOWABLE IMPERVIOUS	3,409 S.F.
PROPOSED IMPERVIOUS	
1st FLOOR	+1,309 S.F.
GARAGE	+594 S.F.
PORCHES/STEPS/SOOPS	+123 S.F.
DRIVEWAY/WALKWAY	+1,182 S.F.
TOTAL IMPERVIOUS COVERAGE	3,208 S.F. ✓

FRONT YARD IMPERVIOUS SURFACE COVERAGE	
AREA OF FRONT YARD	1,200 S.F.
ZONING DISTRICT	R-6
MAXIMUM IMPERVIOUS COVERAGE	50%
ALLOWABLE IMPERVIOUS	600 S.F.
PROPOSED FRONT YARD IMPERVIOUS	355 S.F. ✓

FLOOR AREA RATIO	
AREA OF LOT	6,817 S.F.
ZONING DISTRICT	R-6
MAXIMUM F.A.R.	45%
ALLOWABLE FLOOR AREA	3,068 S.F.
PROPOSED FLOOR AREA	
1st FLOOR	+1,309 S.F.
GARAGE	+594 S.F.
GARAGE ALLOWANCE	-400 S.F.
2nd FLOOR	+1,270 S.F.
BASMENT	0.00 S.F.
ATTIC (CLG. > 7'-6")	0.00 S.F.
TOTAL FLOOR AREA	2,773 S.F. ✓

DRAWING INDEX

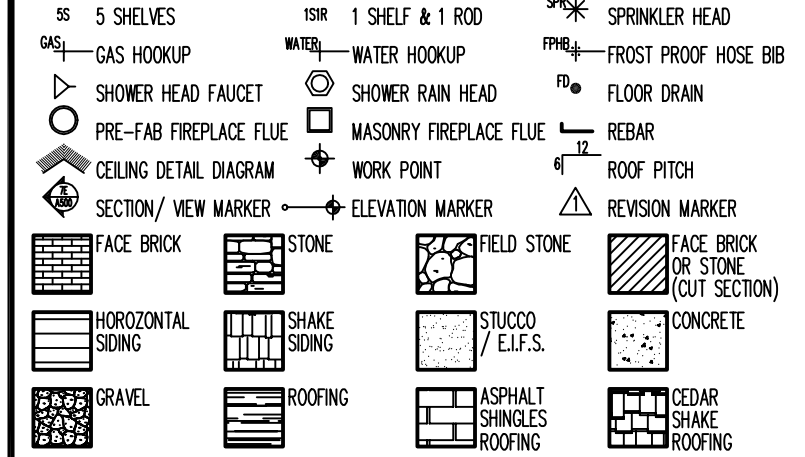
- A000 SITE PLAN,
DRAWING INDEX,
GENERAL NOTES,
EXISTING FRONT ELEVATION,
PROPOSED FRONT ELEVATION,
EXISTING FIRST FLOOR PLAN,
EXISTING SECOND FLOOR PLAN,
A100 FIRST FLOOR PLAN,
A200 ELEVATIONS
A201 CONTEXT ELEVATIONS
A300 ROOF PLAN
A600 DETACHED GARAGE:
FOUNDATION PLAN,
FLOOR PLAN,
FRONT ELEVATION

IECC - INTERNATIONAL ENERGY CONSERVATION CODE
--NOTE TO PLAN REVIEWERS, OFFICIALS & CONTRACTORS--
• THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2015 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
• THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PRESCRIPTIVE METHOD AS ALLOWED FOR IN IECC, CHAPTER 1: ADMINISTRATION (FIGURE 1) EDC SCOPE AND APPLICATION ABSTRACT - RESIDENTIAL, OPTION 1: MEETING OR EXCEEDING ALL APPLICABLE INSULATION VALUES AND SPECIFICATIONS REQUIRED BY THE CODE.
• AS SPECIFIED BY THE CODE, OPTION 1, WAIVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RECHECK" TO EVALUATE THE ENVELOPE. THE PRESCRIPTIVE METHOD EXCEEDS ALL APPLICABLE REQUIREMENTS REQUIRED BY THE CODE AND IS SPECIFICALLY ALLOWED FOR AS A REPLACEMENT FOR THE "SIMULATED PERFORMANCE ALTERNATIVE" OR "RECHECK".
• THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2015 IECC CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME.

ENERGY NOTES

- INSULATE ALL HOT WATER PIPING IN ACCORDANCE WITH SECTION 403.4.2 OF THE 2015 IECC
- THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALES). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE BUILDING THERMAL ENVELOPE.
- RECESSED LUMINAIRES INSTALLED IN THE BUILDING THERMAL ENVELOPE SHALL BE SEALED TO LIMIT AIR LEAKAGE BETWEEN CONDITIONED AND UNCONDITIONED SPACES. ALL RECESSED LUMINAIRES SHALL BE IC-RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE NOT MORE THAN 2.0 CFM WHEN TESTED IN ACCORDANCE WITH ASTM E 283 AT A 1.57 PSF (75 PA) PRESSURE DIFFERENTIAL. ALL RECESSED LUMINAIRES SHALL BE SEALED WITH A GASKET OR CAULK BETWEEN THE HOUSING AND THE INTERIOR WALL OR CEILING COVERING.
- THE BUILDING SHALL BE PROVIDED WITH VENTILATION THAT MEETS THE REQUIREMENTS OF THE INTERNATIONAL RESIDENTIAL CODE OR THE INTERNATIONAL MECHANICAL CODE, AS APPLICABLE, OR WITH OTHER APPROVED MEANS OF VENTILATION, OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT OPERATING.
- WHERE INSTALLED IN AN UNCONDITIONED SPACE, ALL DUCTS SHALL BE SEALED WITH APPROVED TAPES OR SEALANTS. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED WITH A MINIMUM OF R-6 DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M9001.3.1. DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER OF THE FOLLOWING:
 - POST CONSTRUCTION TEST: LEAKAGE TO THE OUTDOORS SHALL BE LESS THAN OR EQUAL TO 0.1 CFM PER 100 FT² OF CONDITIONED FLOOR AREA OR A TOTAL LEAKAGE LESS THAN OR EQUAL TO 12 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERED BOOTHS SHALL BE TIED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 0.1 CFM PER 100 FT² OF CONDITIONED FLOOR AREA.
 - ROUGH IN TEST (RECOMMENDED): TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 0.1 CFM PER 100 FT² OF CONDITIONED FLOOR AREA WHEN TESTED AT A PRESSURE DIFFERENTIAL OF 0.1 INCH W.G. ACROSS THE ENTIRE SYSTEM, INCLUDING THE MANUFACTURER'S AIR HANDLER ENCLOSURE. ALL REGISTERED BOOTHS SHALL BE TIED OR OTHERWISE SEALED DURING THE TEST. IF THE AIR HANDLER IS NOT INSTALLED AT THE TIME OF THE TEST, TOTAL LEAKAGE SHALL BE LESS THAN OR EQUAL TO 0.1 CFM PER 100 FT² OF CONDITIONED FLOOR AREA.
- WHERE THE PRIMARY HEATING SYSTEM IS A FORCED-AIR FURNACE, AT LEAST ONE THERMOSTAT FOR DWELLING UNIT SHALL BE CAPABLE OF CONTROLLING THE HEATING AND COOLING SYSTEM ON A DAILY SCHEDULE TO MAINTAIN DIFFERENT TEMPERATURE SET POINTS AT DIFFERENT TIMES OF THE DAY.
- MINIMUM OF 75% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH EFFICIENCY LAMPS OR A MINIMUM OF 75% OF PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL CONTAIN ONLY HIGH EFFICIENCY LAMPS.
- BLOWER DOOR TEST SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY AND A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED AND PROVIDED TO THE CODE OFFICIAL.
- A PERMANENT EFFICIENCY CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN THE ELECTRICAL DISTRIBUTION PANEL. THE CERTIFICATE SHALL LIST THE PREVALENT R-VALUES OF THE INSULATION INSTALLED, U-FACTORS FOR AND SHCO OF PENETRATION, AND THE RESULTS FROM ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TESTING DONE ON THE BUILDING.
- INSULATE ATTIC ACCESS OPENINGS WITH MIN. R-38 INSULATION
- ALL HOT WATER PIPING SHALL BE INSULATED AS REQUIRED BY IECC 403.4

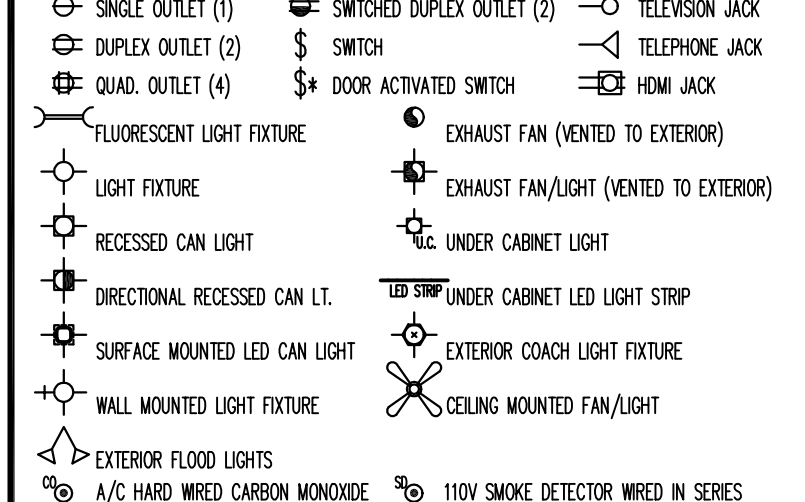
PLAN & ELEVATION SYMBOLS



WINDOW & DOOR NOTES

EXAMPLE WINDOW: 2'-0" x 4'-0" x 5'-0" (2) - FIXED WINDOW (2) - TEMPERED GLASS
EXAMPLE DOOR: 2'-0" x 4'-0" x 6'-0" (2) - FIXED WINDOW

ELECTRICAL SYMBOLS:



WALL TYPES



NOTE TO CONTRACTORS

- ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
- ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE

- THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING:
 - INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION
 - INTERNATIONAL FIRE CODE, 2009 EDITION
 - INTERNATIONAL MECHANICAL CODE, 2009 EDITION
 - INTERNATIONAL FUEL GAS CODE, 2009 EDITION
 - INTERNATIONAL ENERGY CONSERVATION CODE, 2015 EDITION
 - NATIONAL ELECTRICAL CODE, 2005 EDITION
 - INTERNATIONAL PROPERTY MAINTENANCE CODE, 2009 EDITION
 - ILLINOIS PLUMBING CODE, 2014 EDITION
 - CITY OF ARLINGTON HEIGHTS AMENDMENTS

DESIGN LOADING VALUES

ROOF	30 PSF LIVE LOAD	WALLS	20 PSF WIND FOR 0-20 FT. HEIGHT
FLOOR	20 PSF LIVE LOAD		25 PSF WIND FOR 21-29 FT. HEIGHT
CEILING	60 PSF LIVE FOR EXTERIOR BALCONY		30 PSF WIND FOR 30 FT. AND ABOVE
	40 PSF LIVE FOR FLOORS, DECKS, STAIRS	SOL	3000 PSF ASSUMED MINIMUM ASSUMED
	30 PSF LIVE FOR BEDROOMS		OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

FOUNDATION NOTES:

- SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT OF FOUNDATION WALLS
- ALL FOUNDATION WALLS OVER 8'-0" TALL TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- ALL FOUNDATION WALLS WITH BRICK ABOVE TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- VERIFY THICKNESS OF ALL FOUNDATION WALLS TO CONDUCE WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BRICK OR FRAME)
- ALL EXTERIOR WALKOUT OR CROUCH BASEMENT FRAME WALLS 8" (2x6 W/ 1/2" SHEATHING)
- STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS
- ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI AND BETWEEN 5/8" & 7/8" AIR ENTRAINED
- FOUNDATION HEIGHT TO BE AT LEAST A LEVEL 50 NEW TOP OF FINISHED FLOOR MATCHES EXISTING TOP OF FINISHED FLOOR, UNLESS OTHERWISE NOTED.
- PROVIDE SAW CUTS IN EXISTING FOUNDATION TO PROVIDE FOR ADEQUATE ACCESS EITHER TO NEW CRAWL SPACE OR BASEMENT, PER PLANS AND LOCAL CODES.
- PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQ'D.
- CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRENGTH AND DEPTH OF EXISTING FOUNDATION AND FOOTING.

WINDOW NOTES:

- VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- WALKOUT BASEMENT ONLY TOP OF WALKOUT WINDOWS 6'-0" A.F.F. OR TO MATCH EXISTING TOP OF WINDOWS IN REMOVED AREAS OF ADDITIONS TO MATCH EXISTING
- ALL WINDOWS ARE DESIGNATED IN ROOMS OPENING, SHOWN IN FIELDS AND NOTES
EXAMPLE: 2'-0" x 4'-0" x 5'-0" TO BE MET WITHIN 2" OR EXCEEDED
- PROVIDE (2) x 12'S ABOVE ALL NEW WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- VERIFY ALL EXISTING HEADERS WHICH BEARING WILL BE INCREASED AS A RESULT OF THE REMODELING TO BE MIN. (2) x 12 UNLESS OTHERWISE NOTED
- NEW WINDOW STYLE AND TYPE TO MATCH EXISTING, UNLESS OTHERWISE NOTED
- WHEN PROVIDING A NEW DOOR, PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS

STRUCTURAL NOTES:

- DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS AND POINT LOADS
- ALL INTERIOR PARTITIONS 3/4" (UNLESS OTHERWISE NOTED)
- ALL EXTERIOR BRICK WALLS 4/2" (2x4 WITH 1" SHEATHING)
- ALL EXTERIOR BRICK WALLS 9/2" (2x4 W/ 1" SHEATHING & 1" AIR SPACE & 4" BRICK VENEER)
- ALL EXTERIOR BRICK WALLS 6" (2x6 W/ 1/2" SHEATHING)
- ALL EXTERIOR BRICK WALLS 11" (2x6 W/ 1/2" SHEATHING AND 1" AIR SPACE & 4" BRICK VENEER)
- ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BRICK
- PROVIDE 8" x 4" x 3/4" ST. ANGLE L.L.V. ABOVE OPENINGS UP TO 9' WIDE WITH BRICK ABOVE
- PROVIDE 8" x 4" x 3/4" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH UP TO 2' OF BRICK ABOVE
- PROVIDE 8" x 4" x 3/4" ST. ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH MORE THAN 2' OF BRICK ABOVE
- STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS AND SHIMS FOR A COMPLETE INSTALLATION.
- STEEL FLUTCH PLATE BEAMS TO BE CONNECTED WITH 3/4" BOLTS NOT O.C. AND (2) EACH END
- ALL STEEL BEAMS, UNLESS A COLUMN PLATE SHALL BE SHOP PRIMED
- WALLS SHALL BE BRACED AT EACH END AND 25' O.C. MAX.
- ALL JOISTS, STUDS & RAFTERS TO BE SPF #1/E (CANADIAN) UNLESS OTHERWISE NOTED
- ALL 2 x 10 FLOOR JOISTS OVER 14'-0" IN LENGTH TO BE NEW FR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPURCE PINE FR #2 STANDARD)
- ALL 2 x 12 FLOOR JOISTS OVER 12'-0" IN LENGTH TO BE NEW FR #2 OR BETTER (CANADIAN, NORTHERN AND SOUTHERN ACCEPTABLE) (SPURCE PINE FR #2 STANDARD)
- ALL HEADERS TO BE (2)2X12 SPF #1/E (CANADIAN) UNLESS OTHERWISE NOTED
- THE DIAMETER OF HOLES BORED INTO SOLID SAW MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
- THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED MEMBERS SHALL BE APPROVED BY THE MANUFACTURER.
- PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOISTS AT THE TIME OF INSPECTIONS.
- PRE-ENGINEERED FLOOR JOIST TO BE BY TRUSSJOIST MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
- PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO FRAMING.
- MIN. (2) x 4" IN INTERIOR PARTITIONS W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED
- MIN. (2) x 4" IN INTERIOR PARTITIONS W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED
- MIN. (2) x 4" IN INTERIOR PARTITIONS W/ DBL. JST. BELOW UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE 2x6 W/ 1/2" O.C. STUD WALLS
- ADD 2 X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING AND TO STUDS.
- MINIMUM OF 3/4" HALF WALLS IN ALL CONDITIONS.
- PRE-ENGINEERING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT. AT CEILING AND FLOOR LEVELS AND HORIZ. AT 10'-0" INTERVALS
 - ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND CEILING JOISTS
 - CONCEALED SPACES BETWEEN SHAR SHIMMERS AT TOP AND BOTTOM OF THE RUN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS AND FLOOR LEVEL WITH NONCOMBUSTIBLE MATERIALS

STAIR NOTES

- STAIRS SHALL HAVE MAXIMUM 7/8" RISE HEIGHTS & MINIMUM 10" TREAD DEPTHS
- CONCRETE SHALL HAVE SPACING SUCH THAT THEY WILL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE
- PROVIDE A MINIMUM OF 6'-0" CLEAR HEADROOM FOR STAIRS IN ALL CONDITIONS. PROVIDE FULL LENGTH CONTINUOUS HANDRAIL 36" IN HEIGHT AT ALL STAIR RUNS WITH 4 OR MORE RISERS. RAIL ENDS TO BE RETURNED OR TERMINATE IN NEWEL POST

ELECTRICAL NOTES

- WHEN REMODELING OR ADDING A KITCHEN, ALL OUTLETS MAXIMUM 48" O.C. AND 6'0"
- WHEN REMODELING OR ADDING A LAUNDRY ROOM, ALL OUTLETS WITHIN 72" OF SINK TO BE GFI
- WHEN REMODELING OR ADDING A GARAGE, ALL OUTLETS IN GARAGE TO BE GFI
- ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE EFFECTED BY THE REMODELING OR ADDITION ARE TO BE ADJUSTED, UPDATED, MOVED OR WOODROD AS REQ'D TO CONFORM TO CURRENT LOCAL AND NATIONAL ELECTRICAL CODES.
- WHEN MODIFYING AN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS REQUIRED FOR A NEW DWELLING ON EACH LEVEL AND WITHIN 15'-0" OR IN EACH BEDROOM AS ACCORDING TO LOCAL CODE. (SEE PLANS)
- MAXIMUM OF 12'-0" BETWEEN TYPICAL ROOM OUTLETS UNLESS OTHERWISE NOTED
- VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
- ALL NEW ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
- ALL OUTLETS SHALL BE ARC-FAULT PROTECTED
- ALL 15 & 20 AMP OUTLETS SHALL BE FARTHER RESISTANT
- ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
- RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED A MIN. OF 6" IN FRONT OF THE TOP SHELF AND SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN
- PROVIDE 3 SEPARATE 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE AND DISPOSAL/DISHWASHER
- PROVIDE 36" DEEP x 30" WIDE x 6'-6" HIGH CLEAR AREA IN FRONT OF ELECTRICAL PANEL.
- 200 AMP SERVICE UP TO 6,000 S.F.
- 200 AMP SERVICE OVER 6,000 S.F.

PLUMBING NOTES

- PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES AND FIREPLACES
- ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES
- TO BE IN A MINIMUM WALL OF 2x6 STUDS
- ALL WATER LINES TO A SECOND FLOOR TO HAVE 1/2" AIR CHAMBERS
 - ABOVE GROUND WASTE - SCHEDULE 40 PVC, 1100 SPIES
 - BELOW GROUND WASTE - SCH 40 PVC OR CAST IRON
 - ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
 - BELOW GROUND WATER - TYPE L COPPER
- COLORLED PRIMER AND STACK TEST REQUIRED ON ALL PVC PIPING
- 7/8" AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING
- UNDERGROUND SANITARY SHALL BE 4" MIN.

HVAC NOTES:

- HVAC CONTRACTOR TO VERIFY EXISTING HVAC SYSTEM TO BE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION, REPAIR, REPLACE, ADD TO OR MORE AS REQ'D
- HVAC CONTRACTOR TO VERIFY LOCATION OF HVAC IN FIELD
- WHEN PROVIDING AN ATTIC FURNACE, PROVIDE A SMOKE DETECTOR AN OVERFLOW PAN WITH A DRAIN AND AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL AND NATIONAL BUILDING CODES
- DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT
- DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.

FINISHES

- ALL INTERIOR AND EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MOLDING, DOORS, WINDOWS, SINKS, BOWING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

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CONCEPTUAL DESIGN	09-15-16 WKS
PRELIMINARY DESIGN	09-15-16 WKS
DESIGN DEVELOPMENT	03-17-17 WKS
PERMITTING	04-26-17 WKS
CONSTRUCTION	05-15-17 WKS
REVISION	05-15-17 WKS

DOHERTY RESIDENCE
218 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, IL 60005

SITE PLAN
DRAWING INDEX
GENERAL NOTES

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Job Number: 16196
Sheet Number: A000
Date: 11/18/18
PLOT NAME: 16196000



MATERIAL SCHEDULE	
HORIZONTAL SIDING: LP SMARTSIDING	
• MANUFACTURER: LP SMARTSIDING	
• COLOR: AZEO PRIMER	
STONE: CULTURED STONE	
MANUFACTURER: BORAL	
COLOR: ECHO RIDGE	
SHUTTERS: ALUMINUM	
MANUFACTURER: TBO	
COLOR: WHITE	
TRIM/FASCIA: LP TRIM	
• MANUFACTURER: LP SMARTSIDING	
• COLOR: SWOODS EXTRA WHITE	
GUTTERS: ALUMINUM	
• MANUFACTURER: VARIOUS	
• COLOR: WHITE	
WINDOWS: ALUMINUM CLAD	
• MANUFACTURER: TBO	
• COLOR: WHITE	
ROOFING: ARCHITECTURAL SHINGLES	
• TANKO	
• WEATHERWOOD	
GARAGE DOOR: STEEL	
• HORMANN	
• WHITE	

- ELEVATION NOTES**
- DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
 - WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
 - SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
 - IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS
- WINDOW NOTES**
- TOP OF WINDOWS IN REMODELED AREAS TO MATCH EXISTING
 - TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
 - FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
 - ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
 - EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
 - PROVIDE (2) 2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
 - PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
 - PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090
 - WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
 - ALL PENETRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55
- REMODELING & ADDITION NOTES**
- WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
 - ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
 - ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
 - VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
 - ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.
- LEGEND:
⊖ - EGRESS WINDOW
⊙ - TEMPERED GLASS
⊙ - FIXED WINDOW

DESIGN STAGE

CONCEPTUAL DESIGN	09-15-16 MEK
PRELIMINARY DESIGN	09-19-16 MEK
DESIGN DEVELOPMENT	03-27-17 MEK
PERMITTING	04-26-17 MEK
REVISION	

REVISIONS

5	
4	
3	
2	
1	

DOHERTY RESIDENCE

218 S. EVERGREEN

ARLINGTON HEIGHTS, IL 60005

EXISTING FRONT ELEVATION

PROPOSED FRONT ELEVATION

ALA Architects & Planners, Inc.

2000 Belton Road at Rt. 176

Crest Hill, Illinois 60014

Telephone: 615-788-5200 Fax: 615-788-9201

Job Number: 16196

Sheet Number: A200

File Name: 16196200

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1C
A202

FRONT ELEVATION
220 S. EVERGREEN AVE.
LEFT NEIGHBOR

1/4"=1'-0"

3C
A202

EXISTING FRONT ELEVATION
218 S. EVERGREEN AVE.
SUBJECT PROPERTY

1/4"=1'-0"

6C
A202

FRONT ELEVATION
216 S. EVERGREEN AVE.
RIGHT NEIGHBOR

1/4"=1'-0"

1D
A202

FRONT ELEVATION
220 S. EVERGREEN AVE.
LEFT NEIGHBOR

1/4"=1'-0"

3D
A202

PROPOSED FRONT ELEVATION
218 S. EVERGREEN AVE.
SUBJECT PROPERTY

1/8"=1'-0"

6C
A202

FRONT ELEVATION
216 S. EVERGREEN AVE.
RIGHT NEIGHBOR

1/4"=1'-0"

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION

DESIGN STAGE	
CONCEPTUAL DESIGN	0-2-18 MK
PRELIMINARY DESIGN	1-1-18 MK
DESIGN DEVELOPMENT	12-18-18 MK
PERMIT PREP	
PERMIT FOR PERMIT	
REVISION	

REVISIONS

NO.	DATE	BY	DESCRIPTION
1			
2			
3			
4			
5			

CONTEXT ELEVATIONS

DOHERTY RESIDENCE
218 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, IL 60005

ALA
Architects & Planners, Inc.
2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

Job Number:
16196

Sheet Number:
A201

File Name:
16196201

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308 S. EVERGREEN AVE.
3 HOUSES LEFT



302 S. EVERGREEN AVE.
2 HOUSES LEFT



E. SOUTH STREET

220 S. EVERGREEN AVE.
1 HOUSE LEFT



218 S. EVERGREEN AVE.
DOHERTY RESIDENCE



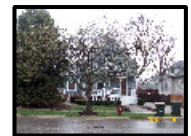
216 S. EVERGREEN AVE.
1 HOUSE RIGHT



214 S. EVERGREEN AVE.
2 HOUSES RIGHT



212 S. EVERGREEN AVE.
3 HOUSES RIGHT



SOUTH EVERGREEN AVENUE



221 S. EVERGREEN AVE.
PROPERTY ACROSS 1



219 S. EVERGREEN AVE.
PROPERTY ACROSS 2



211 S. EVERGREEN AVE.
PROPERTY ACROSS 3



NEIGHBORHOOD PHOTO BOARD



NOT TO SCALE

A

B

C

D

E

1

2

3

4

5

6

7

1

2

3

4

5

6

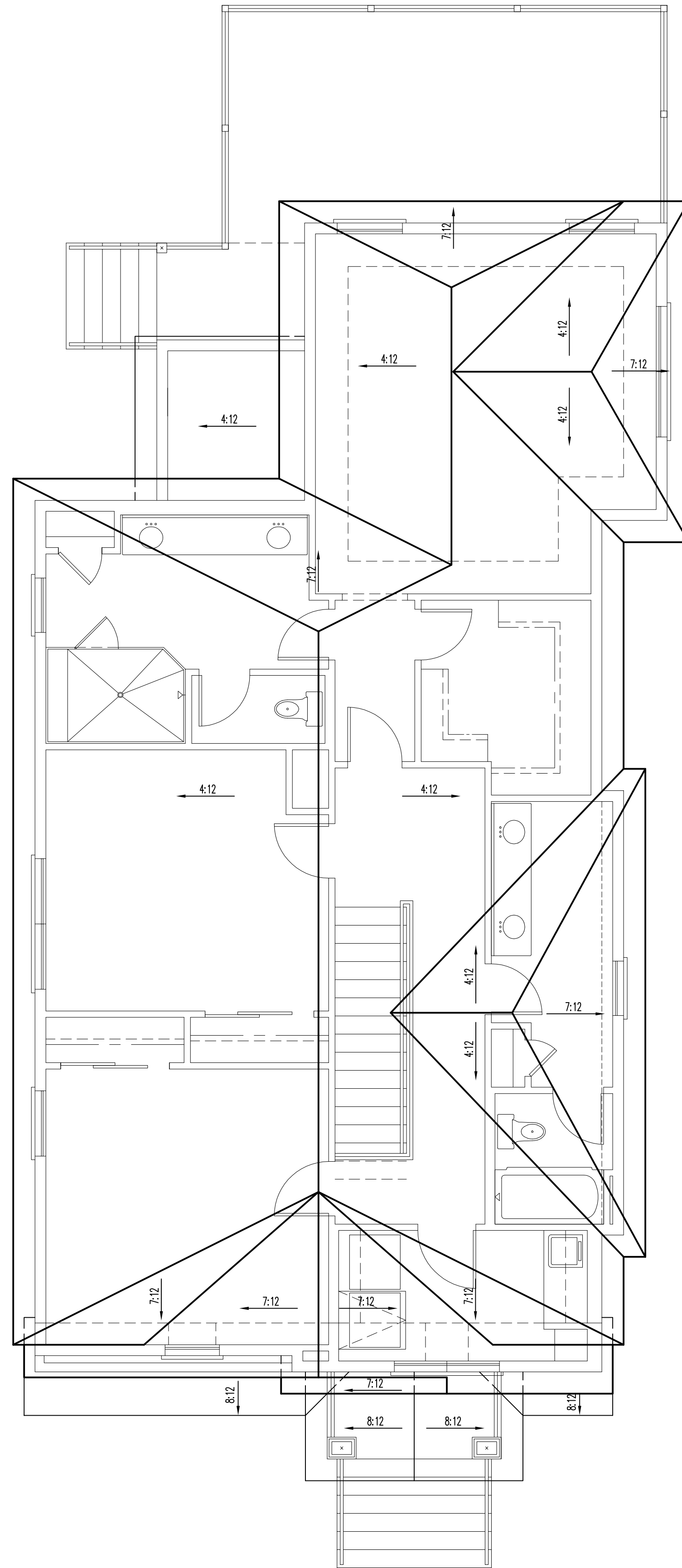
7

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION

5C
A300

ROOF PLAN

1/8"=1'-0"



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Job Number:
16196
Sheet Number:
A300
File Name: 16196300

ALA

Architects & Planners, Inc.
2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

ROOF PLAN

DOHERTY RESIDENCE
218 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, IL 60005

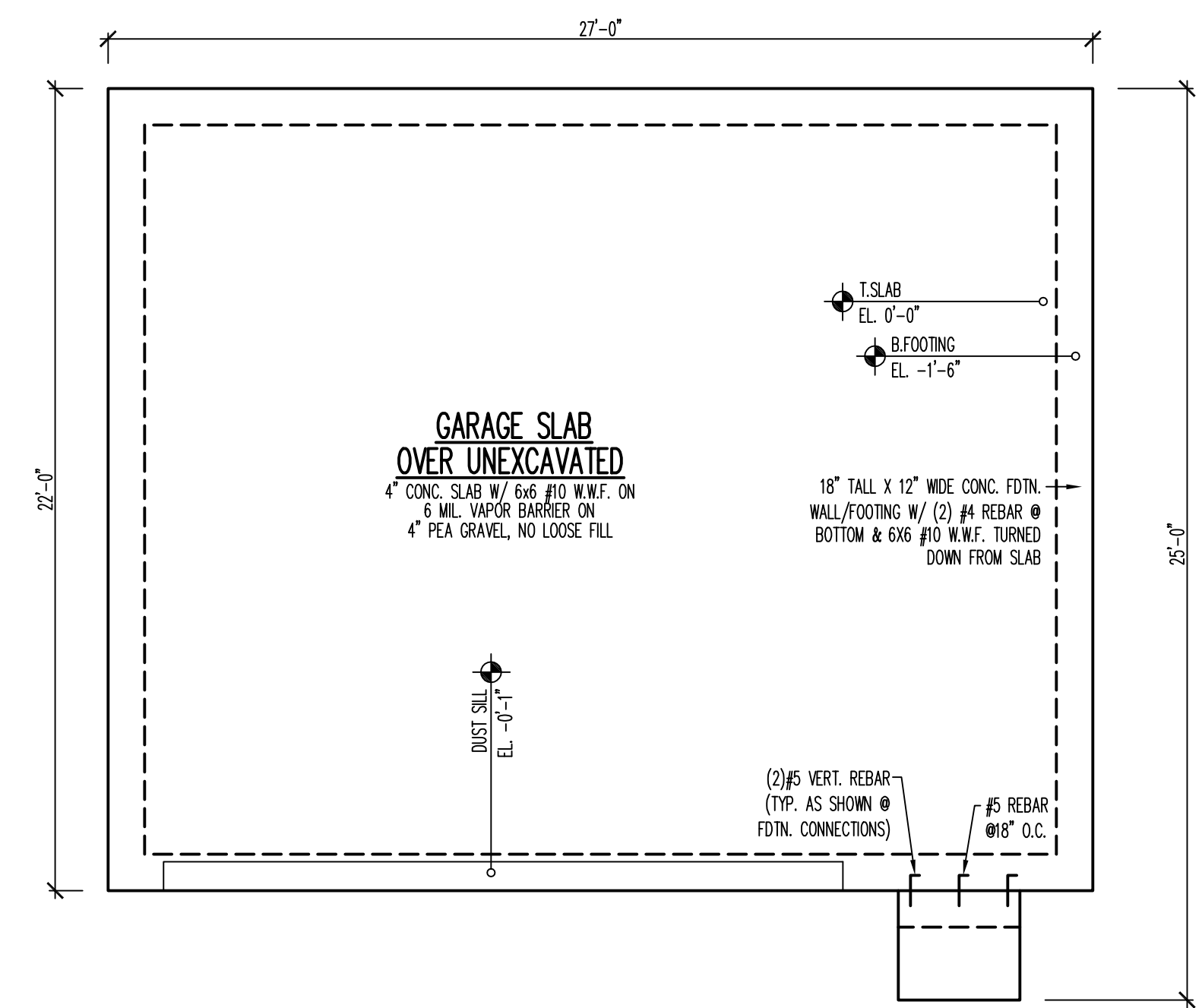
DESIGN STAGE

CONCEPTUAL DESIGN	09-15-16 MK
PRELIMINARY DESIGN	09-19-16 MK
DESIGN DEVELOPMENT	03-27-17 MK
FINAL DESIGN	04-26-17 MK
PERMIT FOR PERMIT	
REVISION	

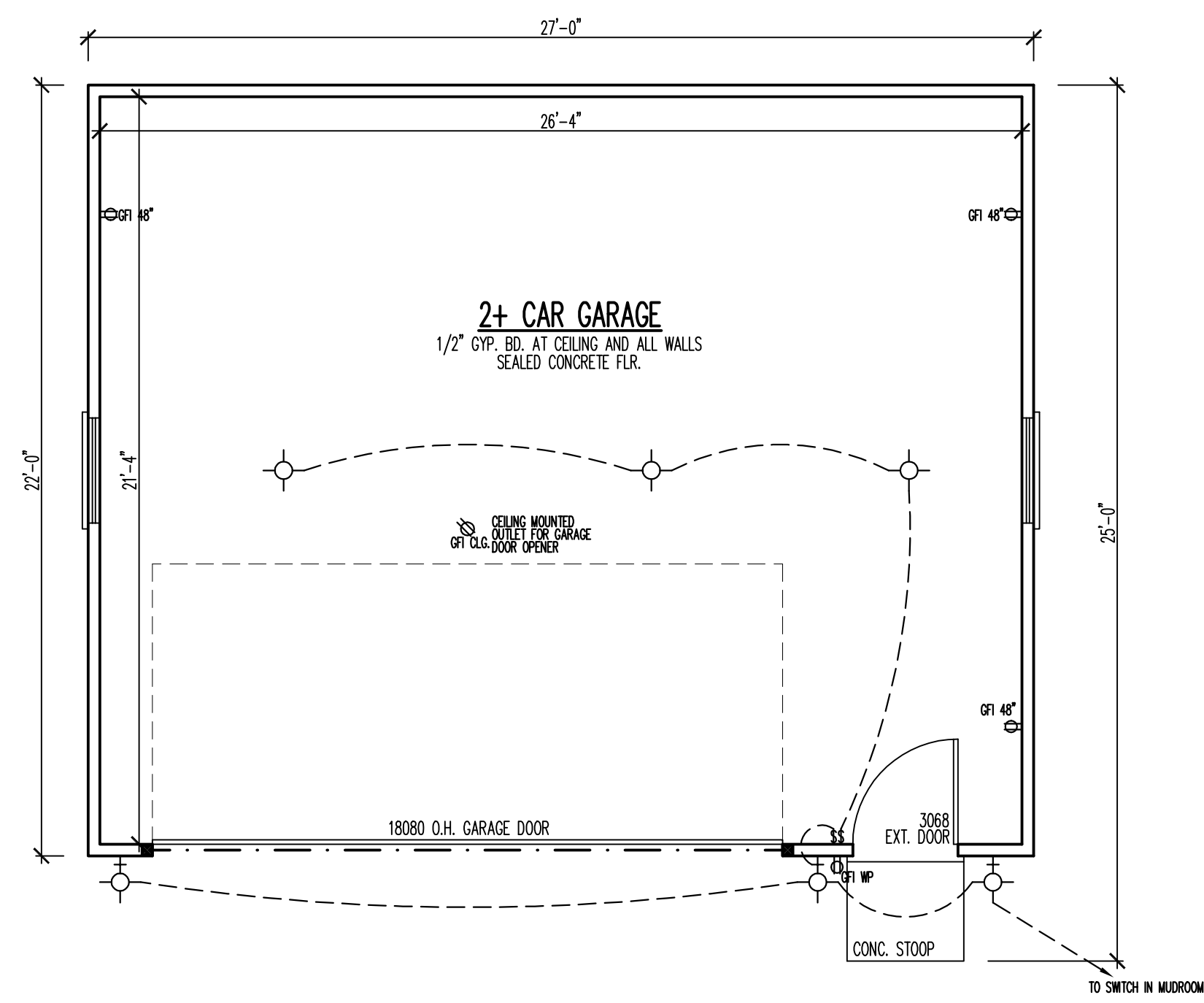
REVISIONS

1	2	3	4	5

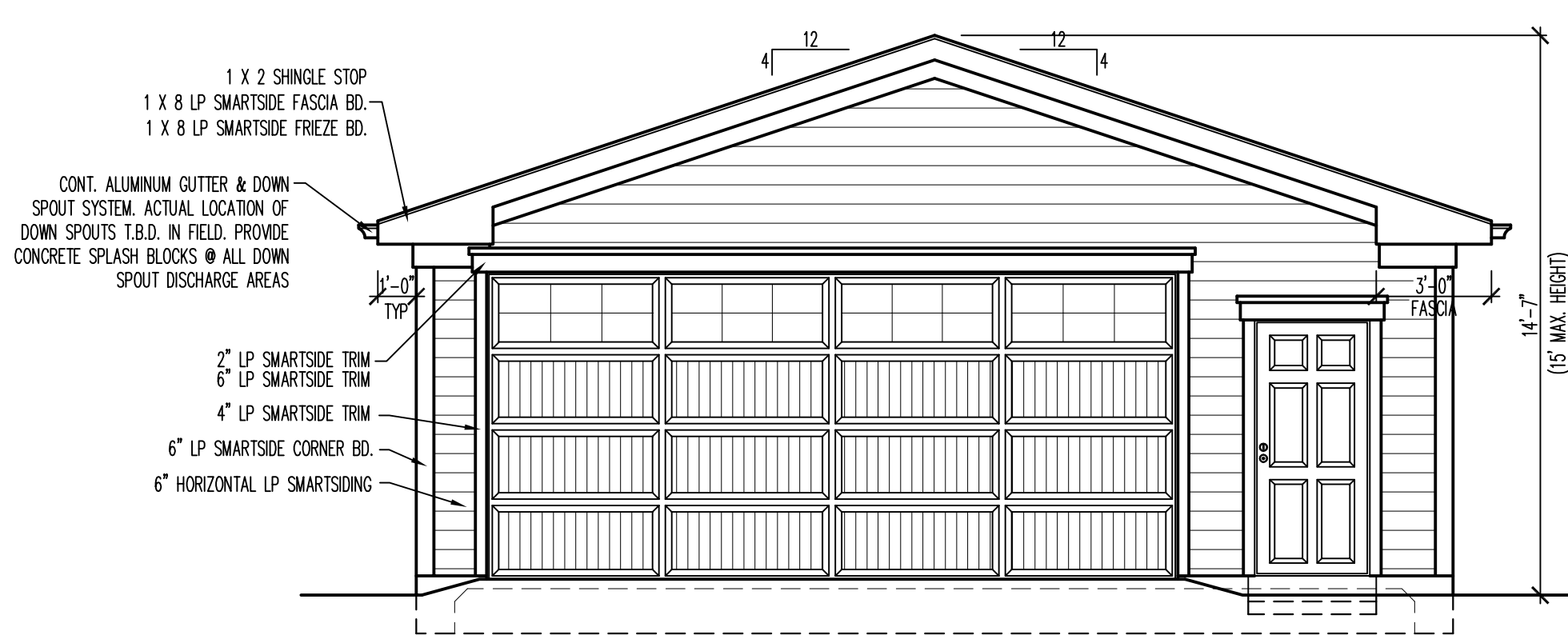
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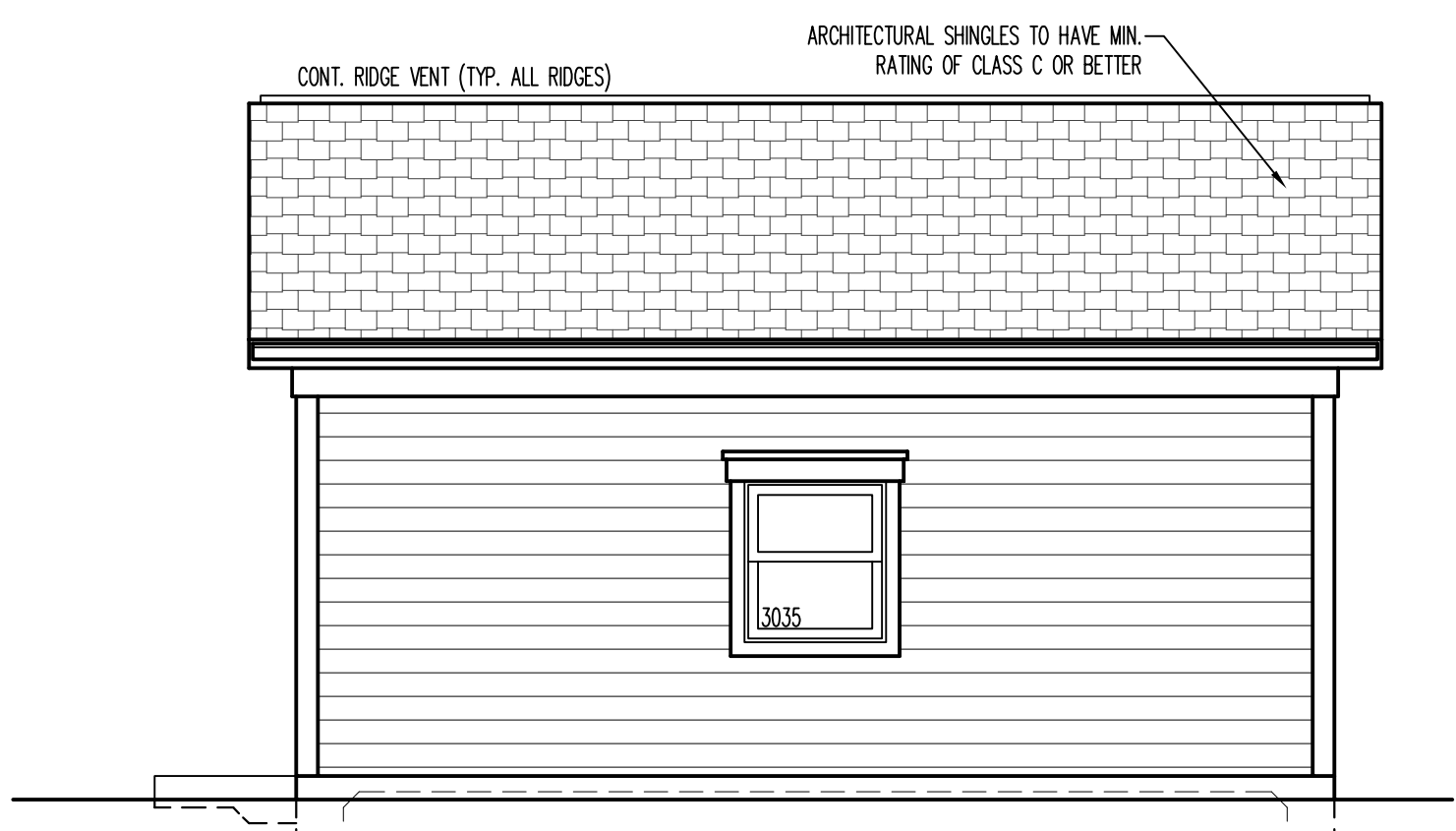
1B FOUNDATION PLAN
A600
1/4"=1'-0"



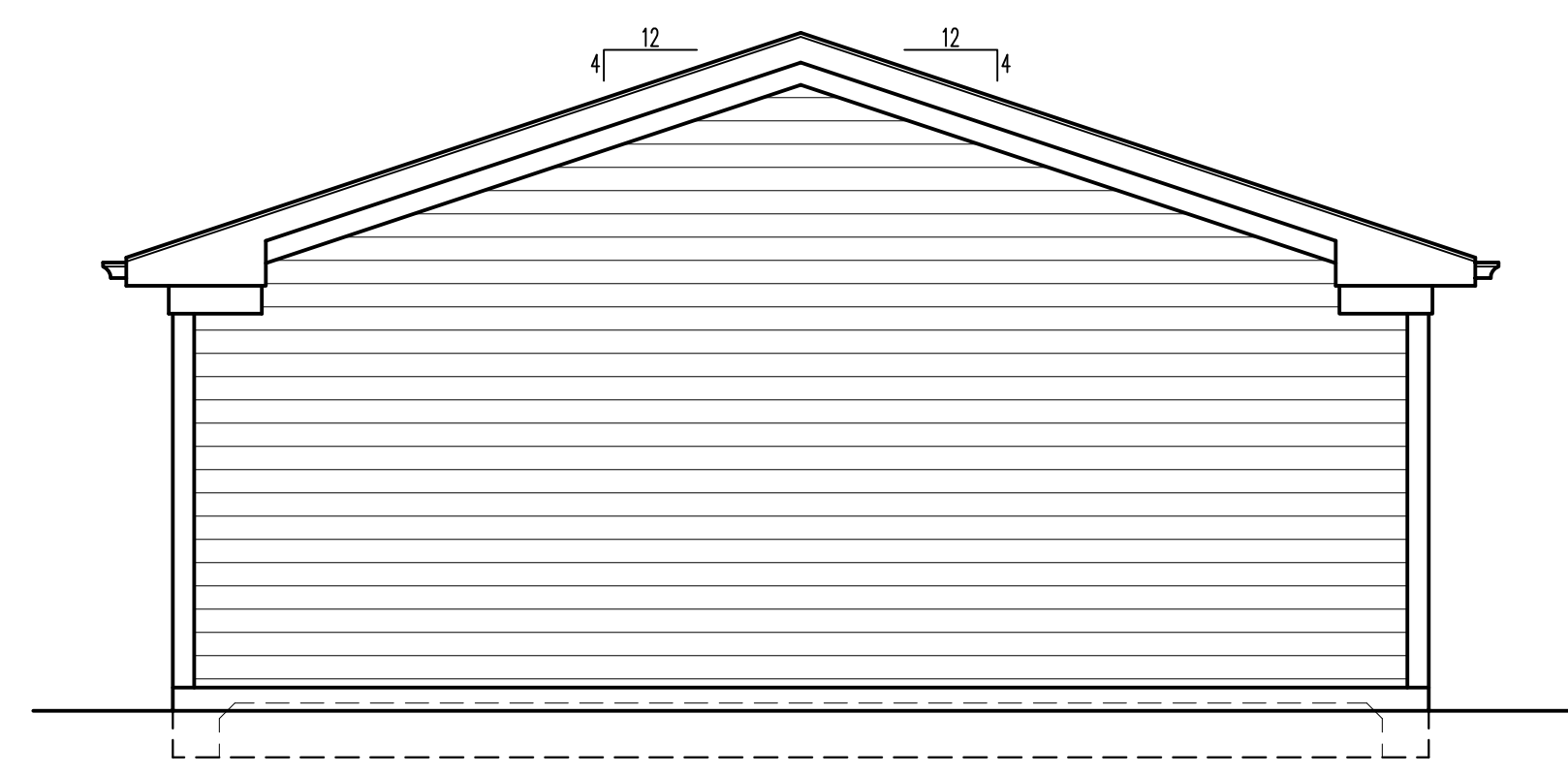
3B FLOOR PLAN
A600
1/4"=1'-0"



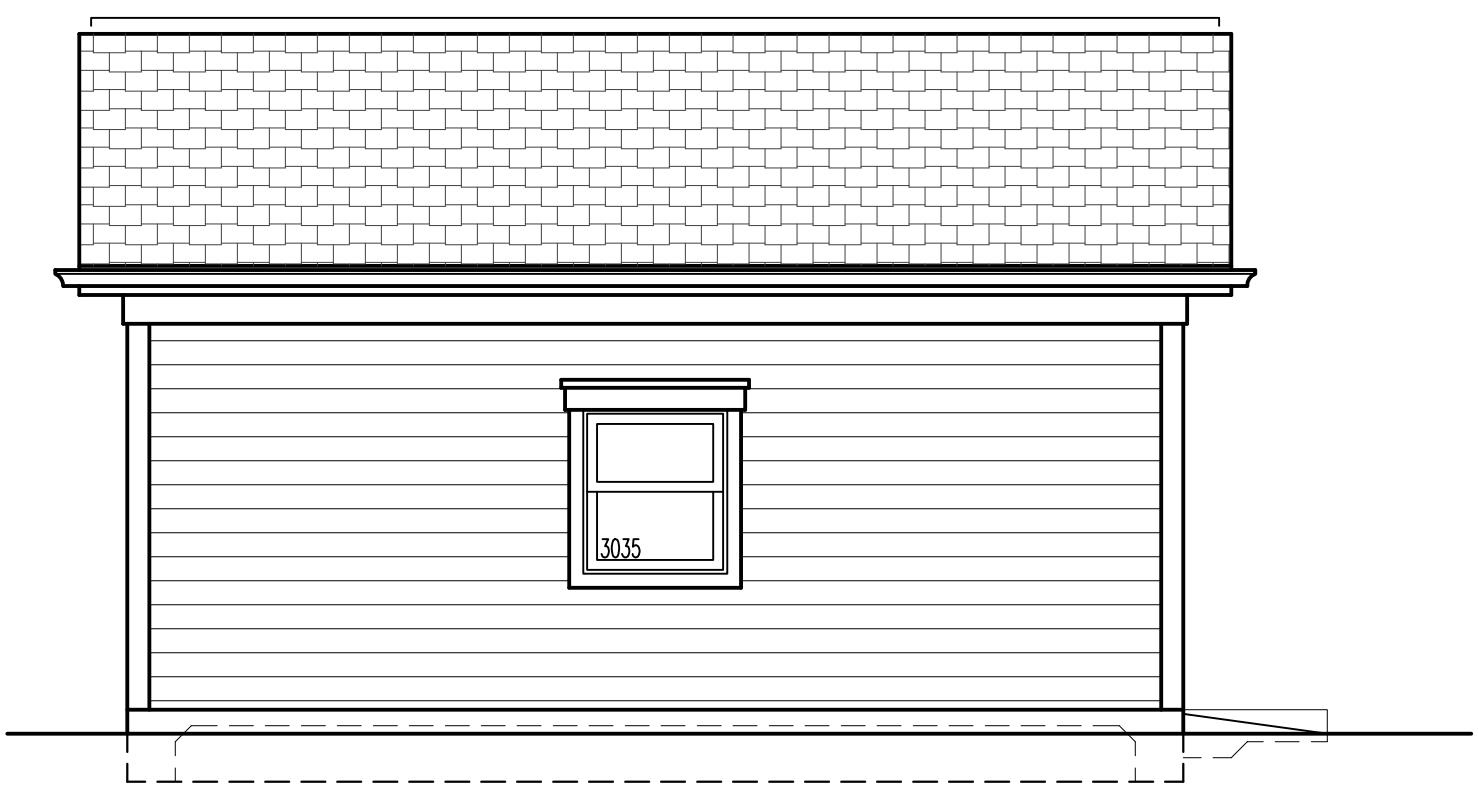
1D FRONT ELEVATION
A600
1/4"=1'-0"



3D RIGHT SIDE ELEVATION
A600
1/4"=1'-0"



1E REAR ELVATION
A600
1/4"=1'-0"



3E LEFT SIDE ELEVATION
A600
1/4"=1'-0"

RELEASED FOR
DESIGN COMMISSION
NOT FOR CONSTRUCTION

DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN	09-15-16 MK					
PRELIMINARY DESIGN	09-19-16 MK					
DESIGN DEVELOPMENT	03-27-17 MK					
FINAL DESIGN	04-26-17 MK					
PERMIT						
REVISION						

DOHERTY RESIDENCE
218 S. EVERGREEN
ARLINGTON HEIGHTS, IL 60005

DETACHED GARAGE:
FOUNDATION PLAN
FLOOR PLAN
FRONT ELEVATION

Architects & Planners, Inc.
2000 Delmar Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

ALA

Job Number: 16196
Sheet Number: A600
File Name: 16196G00



Item: 929 S. Beverly Ln. - ZBA#17-029

Department: Planning & Community Development

REQUEST

A 1,890 square foot variance from Chapter 28, Section 5.1-0.08 & 5.3-2 to allow an increase to the impervious surface coverage for a total of 9,450 square feet where the maximum allowed is 7,560 square feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 10, 2017
Date Prepared: July 3, 2017
Project Title: Peric Residence
Address: 929 S. Beverly Ln.

Background Information

Petition Number: ZBA #17-029
Petitioner: Alex Peric
Address: 929 S. Beverly Ln.
Arlington Heights, IL 60005
Existing Zoning: R-E, Single-Family Residential District

Requested Action/Background Information

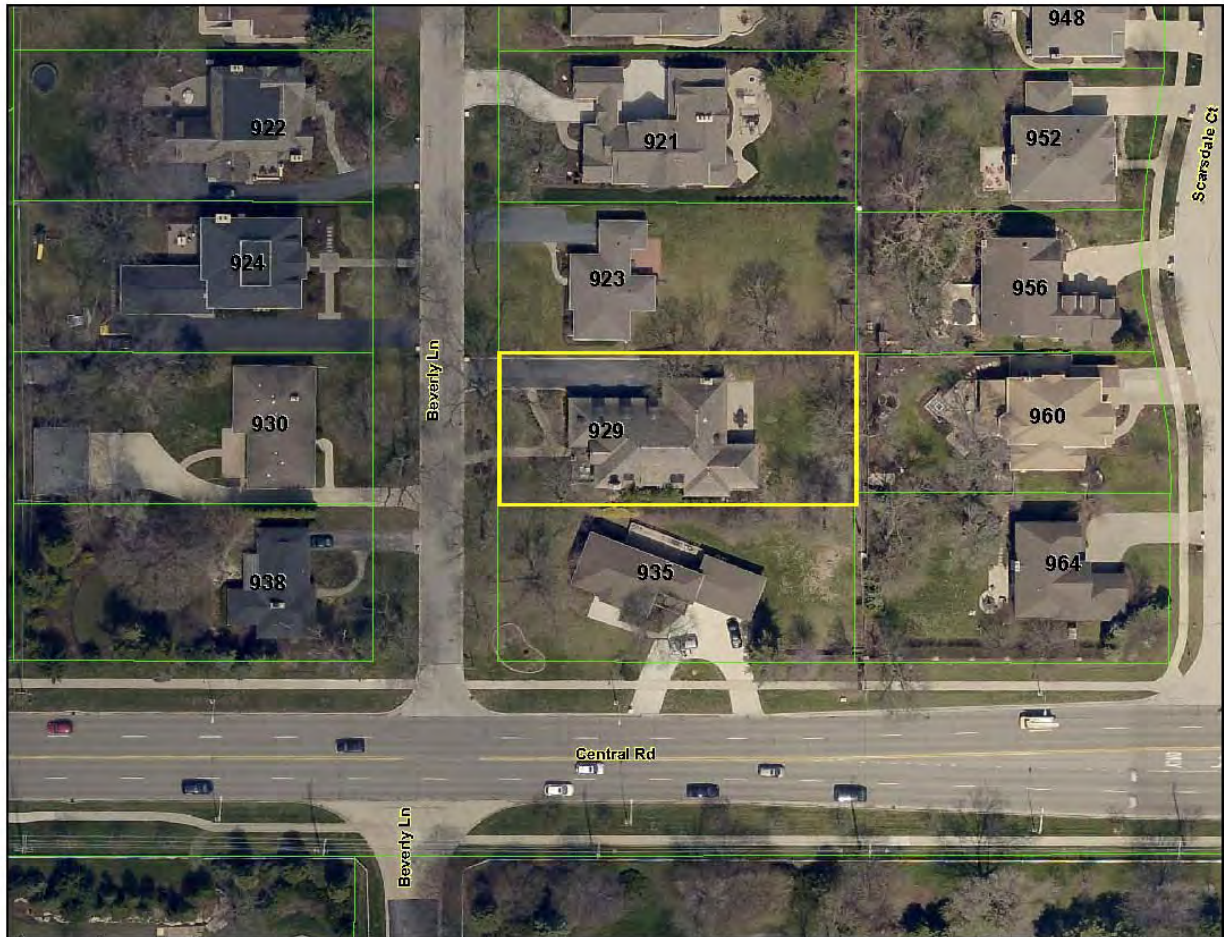
The petitioner is seeking a variation for increasing the impervious surface coverage for a new pool and deck located in the rear yard. Pursuant to Chapter 28, Section 5.1-0.08, the petitioner is allowed 7,560 square feet for impervious surface coverage and 9,450 is proposed. Therefore, the petitioner requests the following variation:

- A 1,890 square foot variance from Chapter 28, Section 5.1-0.08 & 5.3-2 to allow an increase to the impervious surface coverage for a total of 9,450 square feet where the maximum allowed is 7,560 square feet.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/21/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/21/17	
3. Letter that was Mailed	✓	6/21/17	
4. Photographs of Sign on Property	✓	6/21/17	

Photographs of Existing Structure



ZBA# 17-029
929 S Beverly Ln - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

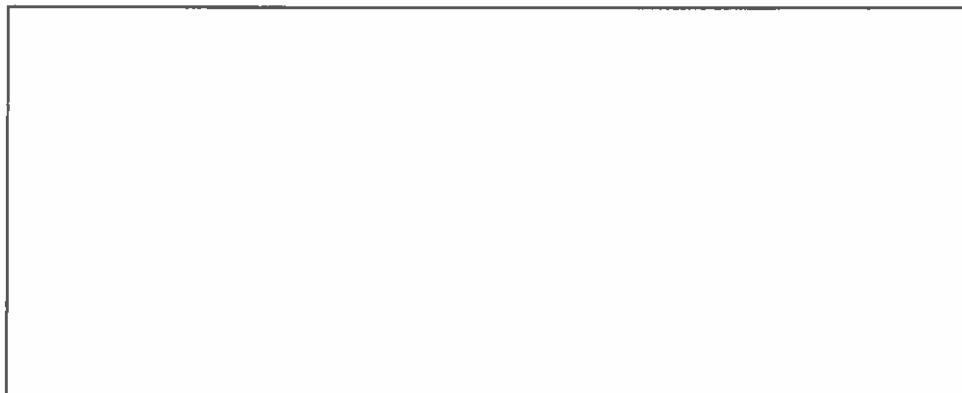


Submitted: June 16, 2017
Completed: June 22, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 1,890 sq ft variance to allow an increase to the impervious surface coverage for a total of 9,450 sq ft where the maximum allowed is 7,560 sq ft.

The Engineering Department is **NOT IN FAVOR of the proposed variance. In the event the variance is approved, the permeable pavers must meet the attached guidelines.**



PERMEABLE PAVERS

Permeable paving systems can be used as a green alternative to traditional concrete or asphalt for patios, walkways, or driveways. Permeable paving systems can also be used when allowable impervious lot coverage is exceeded. The ensuing guidelines must be followed:

1. The paver system utilized must be classified by the manufacturer as a permeable paver system.
2. The system must be designed to capture and detain the 100-year storm. This can be accomplished by utilizing the void spaces in a 12-inch layer of CA-7 stone, as defined by IDOT gradation.
3. The 12-inch layer of CA-7 stone must be encapsulated by a filter fabric that is permeable to water but will keep fines from migrating into the stone layer.
4. The layers above the CA-7 stone layer must also be a permeable material.
5. The bottom of the CA-7 stone layer must be level. If any pitch is provided to the finished patio/walkway, the base elevation of the bottom of the stone must be referenced at the lowest point on the patio/walkway. The higher end of the patio/walkway will have a stone base thicker than 12-inches.
6. The top of the CA-7 stone layer cannot be higher than the surrounding ground to avoid detained water from 'bleeding' out the side of the facility.

The permit plans must provide the following information:

1. Include a copy of the manufacturer's brochure showing specifications for their permeable paver system.
2. Provide the existing and proposed elevations of the finished grade, and also provide the proposed elevations of the bottom of the CA-7 stone layer. As said before, this base must be flat and level to attain the proper volume of detention.
3. Provide a typical cross section showing the various layers of material, including the pavers, sand, CA-7 layer, filter fabric, etc.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Peric Residence

Project Address: 929 S Beverly Ln

ZBA #: 17-029

Date: June 20, 2017

Derek:

I have reviewed the request for a 1,890 square foot variance to allow an increase to the impervious surface coverage for a total of 9,450 square feet and have no objection to the variance as the proposed pavers will be permeable and allow water to pass through them.

RECEIVED
JUN 21 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Peric Residence

Project Address: 929 S. Beverly Ln.

ZBA #: 17-029

ZBA Hearing Date: July 10, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 15, 2017

- A 1,890 square foot variance from Chapter 28, Section 5.1-0.08 & 5.3-2 to allow an increase to the impervious surface coverage for a total of 9,450 square feet where the maximum allowed is 7,560 square feet.

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 Thursday, June 26, 2017.

PETITION

PETITION

NOW COMES the Petitioner

Alex Panie

being the owner of the property commonly known as:

929 S. Beverly Ln

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:

INSTALL AN IN-GROUND POOL + BACK PATIOS
MADE OF PERMANENT PAVING

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

WE WOULD NOT BE ABLE TO IMPROVE THE PROPERTY
AS PLANNED - NO POOL OR PATIOS

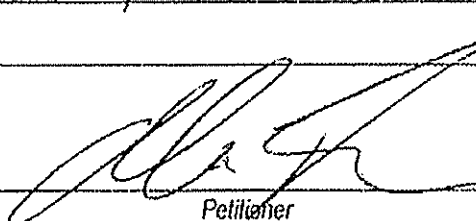
I hereby state that the following unique circumstances exist: THE LOT, AS CURRENTLY

DEVELOPED IS TOO CLOSE TO THE COVERAGE
THRESHOLD TO DO ANY IMPROVEMENTS, ETC.

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

ARE PLANNING TO SUPPLEMENT THE LOT COVERAGE
BY USING PERMANENT PAVING FOR THE BACK PATIOS

Signed:



Petitioner

Date:

6-7-17

PLAT OF SURVEY

BY

JOHN M. HENRIKSEN

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL. 224-875-7633 FAX. 224-875-7634
WWW.HENRIKSENSURVEY.COM

CIF

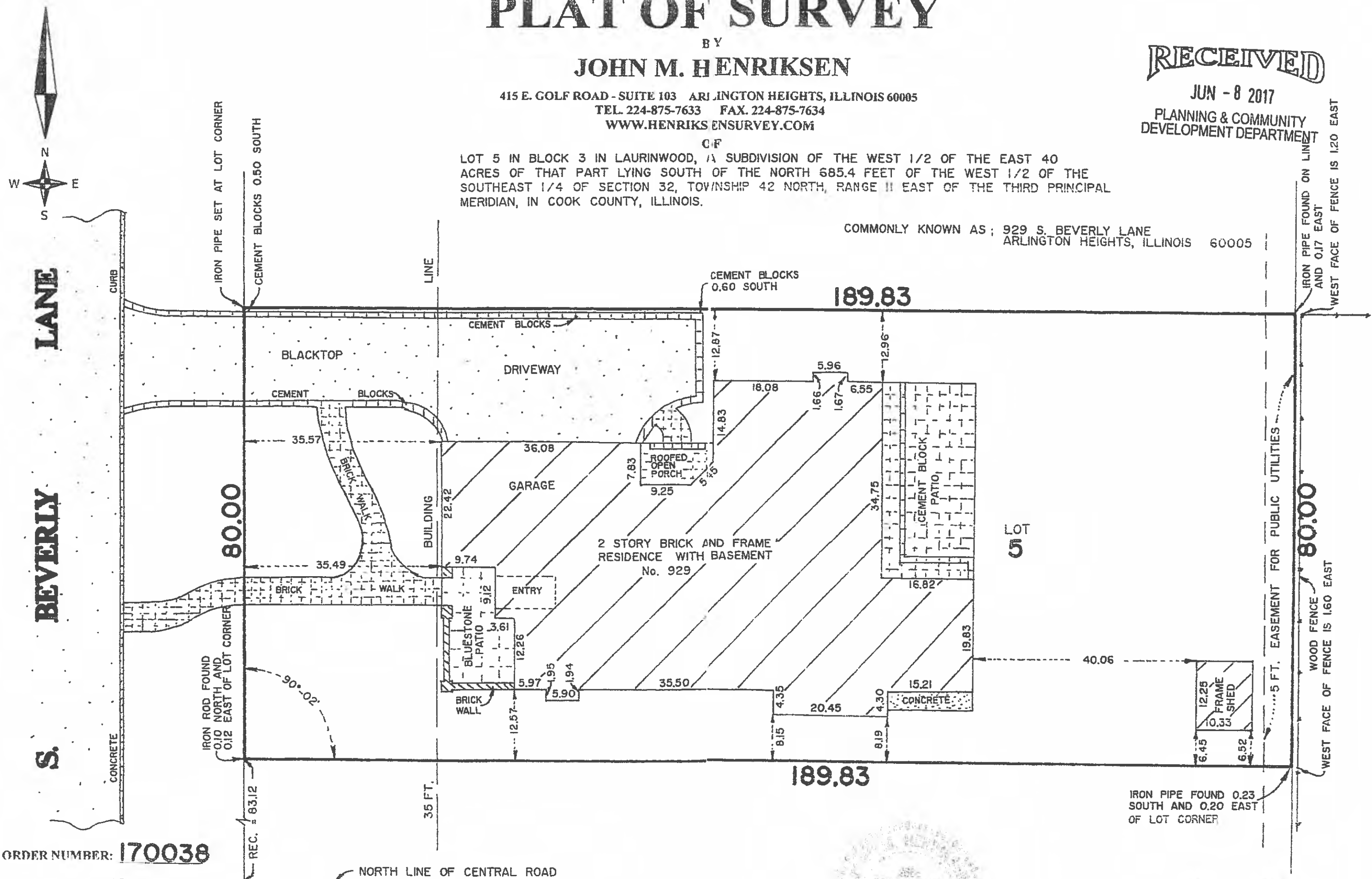
LOT 5 IN BLOCK 3 IN LAURINWOOD, A SUBDIVISION OF THE WEST 1/2 OF THE EAST 40 ACRES OF THAT PART LYING SOUTH OF THE NORTH 685.4 FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

RECEIVED

JUN - 8 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

COMMONLY KNOWN AS ; 929 S. BEVERLY LANE
ARLINGTON HEIGHTS, ILLINOIS 60005



ORDER NUMBER: 170038

SCALE: 1 INCH = 16 FEET

ORDERED BY: NEIL J. KAISER LTD.

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS

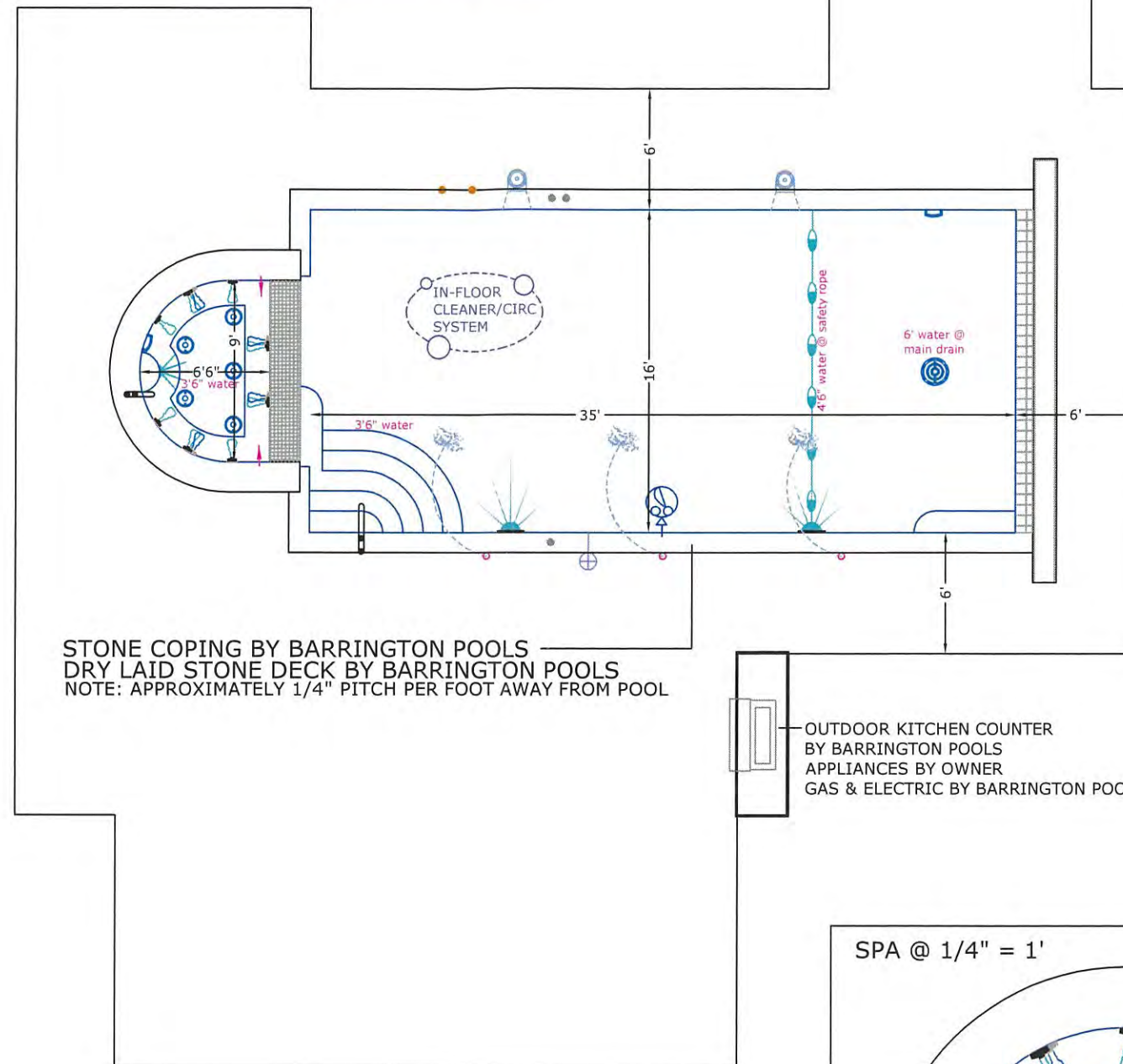
FRACTIONAL INCH EQUIVALENTS
OF HUNDREDTHS OF A FOOT

0.01 1/8"	0.25 3"
0.02 1/4"	0.33 4"
0.03 3/8"	0.37 4-1/2"
0.04 1/2"	0.38 4-1/2"

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

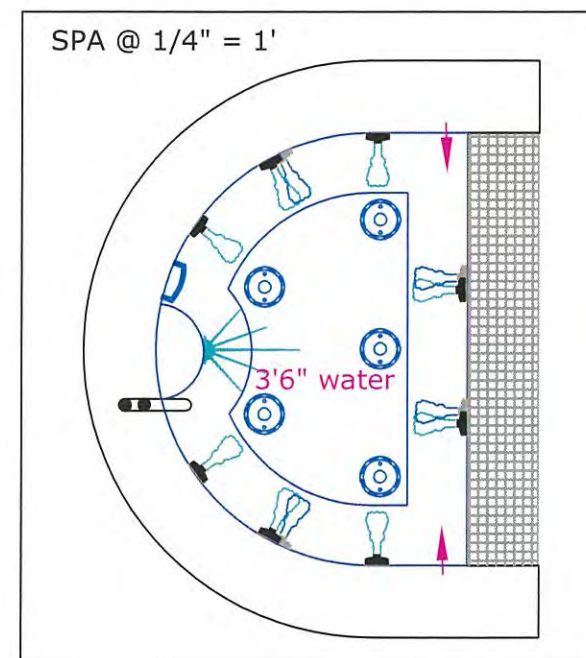
STATE OF ILLINOIS
COUNTY OF COOK

PERIC RESIDENCE
OUTDOOR, INGROUND POOL/SPA, OUTDOOR
COUNTER & DECK/PATIO PLAN



STONE COPING BY BARRINGTON POOLS —————
 DRY LAID STONE DECK BY BARRINGTON POOLS
 NOTE: APPROXIMATELY 1/4" PITCH PER FOOT AWAY FROM POOL

OUTDOOR KITCHEN COUNTER
BY BARRINGTON POOLS
APPLIANCES BY OWNER
GAS & ELECTRIC BY BARRINGTON POOLS



GENERAL NOTE: ALL WORK SHALL COMPLY
WITH LOCAL ORDINANCES & CODES

SPA SPECIFICATIONS

APPROX. AREA: 9' X 6'-RAISED 12"
EST. VOLUME: 1,031 GALLONS
PIPING MATERIAL: SCH. 40 P.V.C., N.S.F. APPROVED, 330 P.S.I. WORKING PRESSURE
6-MAIN DRAINS: 8" WITH GRATE, HYDROSTATIC RELIEF VALVE
4-SINGLE THERAPY JETS
4-DOUBLE THERAPY JETS
2-INLETS: 2"
INTERIOR ENTRY STEP W/STAINLESS STEEL HANDRAIL
1-UNDERWATER COLORED LIGHT: 100 WATT/110 VOLT,
LIGHT SHELL COPPER W/GROUND FAULT DETECTION SYSTEM
AIR BLOWER

POOL SPECIFICATIONS

APPROX. AREA: 16' X 35' SHAPE: RECTANGLE
EST. VOLUME: 19,990 GALLONS +/- APPROX. TURNOVER RATE: 4.8 HOURS
PIPING MATERIAL: SCH. 40 P.V.C., N.S.F. APPROVED, 330 P.S.I. WORKING PRESSURE
2-MAIN DRAINS: 8" W/ GRATE HYDROSTATIC RELIEF VALVE
2-SKIMMERS: AUTO-IN THE WALL W/ STRAINER BASKET
HEATER: JANDY-GAS
FILTER: MODUFILTER-POLYMERIC-CARTRIDGE FLOW
150 G.P.M., 580 S.F. W/ MANUAL RELIEF VALVE
CHLORINATOR: SANI-KING - WITH CIRCULATION PUMP
UV SANITIZER
IN-FLOOR CLEANING SYSTEM W/OZONATOR
POLARIS LINE ONLY
2-UNDERWATER COLORED LIGHTS: 300 WATT/110 VOLT;
LIGHT SHELL COPPER W/ GROUND FAULT DETECTION SYSTEM
PUMP: ONE HORSEPOWER SELF-PRIMING HEAVY DUTY WITH
HAIR & LINT STRAINER
TEST KIT: TAYLOR #H.S. K-2005
CLEANING EQUIPMENT: 1-NYLON BRUSH, 1-8 1/16 POLE, 1-VACUUM HEAD,
1-LEAF SKIMMER, 1-FLEX HOSE
5 ENTRY STEPS W/STAINLESS STEEL HANDRAIL & LOVESEAT
SWIM-IN
SAFETY EQUIPMENT: 1-4 FLOAT, 3/8" LIFELINE SEPARATING DEEP/SHALLOW END
NATURE II
AUTOFILL W/RPZ BY BPI
AQUALINK CONTROLLING SYSTEM
AUTOCOVER W/MATCHING LID
3-DECK JETS
VOLLEYBALL KIT W/3RD ANCHOR & BASKETBALL KIT

STONE KITCHEN COUNTER
W/STONE VENEER CONSTRUCTED ON CONCRETE FOUNDATION
ELECTRIC & GAS BY BARRINGTON POOLS
APPLIANCES BY OWNER

ELECTRICAL NOTES

1. NO CONDUCTIONS OVERHEAD WITHIN 10' OF POOL
2. GROUNDING AND ALL ELECTRICAL WORK SHALL COMPLY WITH NATIONAL CODES
3. INSTALL GROUND FAULT INTERRUPTERS ON ELECTRICAL CIRCUITS

BUYERS NOTES

1. TO DETERMINE APPROXIMATE ELEVATION OF POOL ON DAY OF EXCAVATION
2. WET DOWN CONCRETE SHELL AT LEAST TWICE DAILY
3. DO NOT TURN ON POOL LIGHT WHEN POOL IS EMPTY
4. POOL AREA TO BE FENCED, PER COUNTY OR CITY ORDINANCE

LEGEND

POOL SYMBOLS

-  = MAIN DRAIN (MDX)
-  = SECONDARY MAIN DRAIN
-  = SKIMMER
-  = AUTOFILL
-  = UNDER WATER LIGHT
-  = POLARIS LINE ONLY
-  = DECK JET
-  = STAINLESS STEEL HANDRAIL
-  = BASKETBALL ANCHOR
-  = VOLLEYBALL ANCHOR
-  = SAFETY ROPE WITH RECESSED ANCHORS

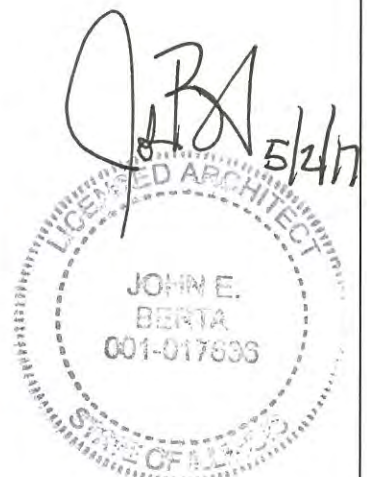
SPA
SYMBOLS

-  = STAINLESS STEEL HANDRAIL
 = MAIN DRAIN
 = SPA INLET
 = SPA SINGLE JET
 = SPA DOUBLE JET
 = UNDERWATER LIGHT



Y JOB#17-014

NAME: ALEX & JULIE PERIC	
ADDRESS: 929 S. BEVERLY AVE.	
CITY: ARLINGTON HEIGHTS ZIP: 60005	
CELL #: 773-457-5649 Mr.	
SUBDIVISION: LAURINWOOD	
LOT #5	
SALESPERSON: KYLE RITCHEY	
DRAWN BY: MLG	DATE: 4-28-17
DRAWN BY:	DATE:
DRAWN BY:	DATE:
DRAWN BY:	DATE:

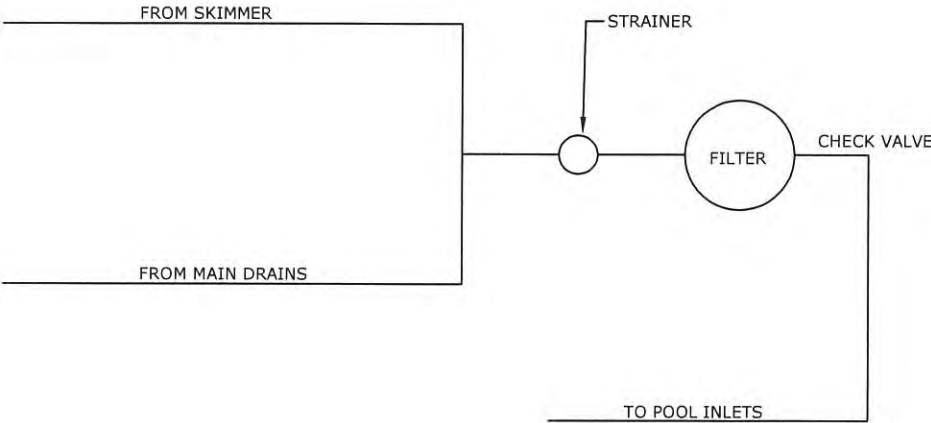


PERIC RESIDENCE
OUTDOOR, INGROUND POOL/SPA, OUTDOOR
COUNTER & DECK/PATIO PLAN

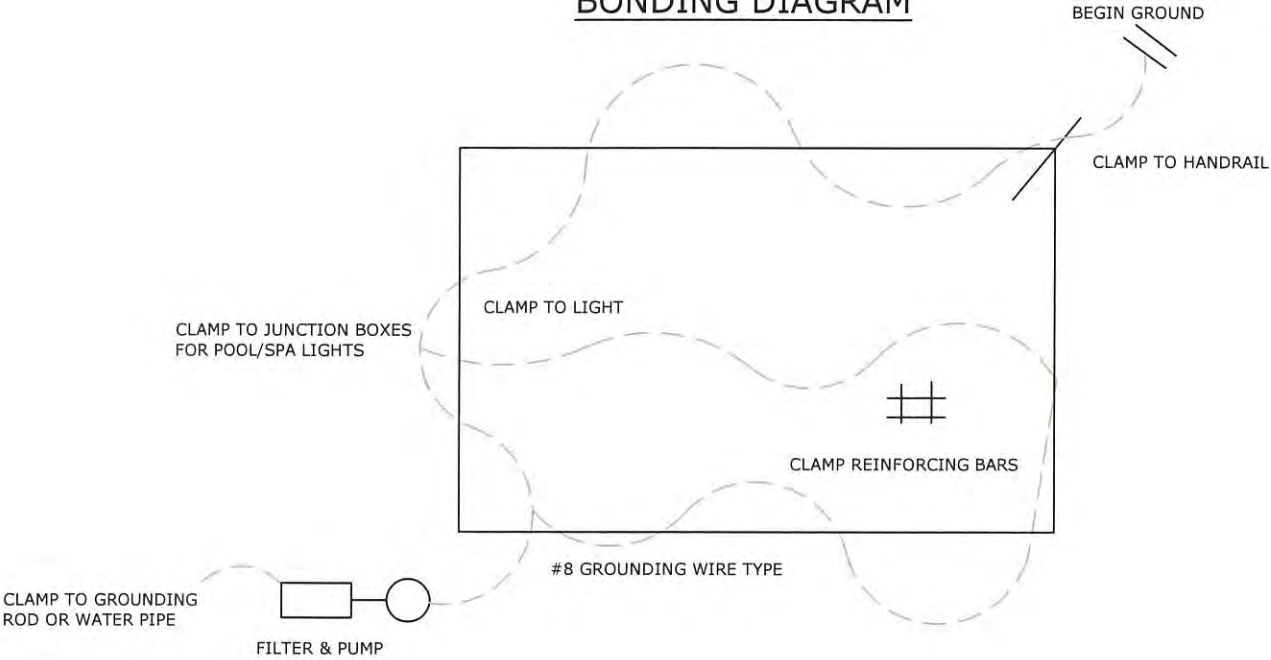


JOB#17-014	
NAME: ALEX & JULIE PERIC	
ADDRESS: 929 S. BEVERLY AVE.	
CITY: ARLINGTON HEIGHTS ZIP: 60005	
CELL #: 773-457-5649 Mr.	
SUBDIVISION: LAURINWOOD	
LOT #5	
SALESPERSON: KYLE RITCHEY	
DRAWN BY: MLG	DATE: 4-28-17
DRAWN BY:	DATE:
DRAWN BY:	DATE:

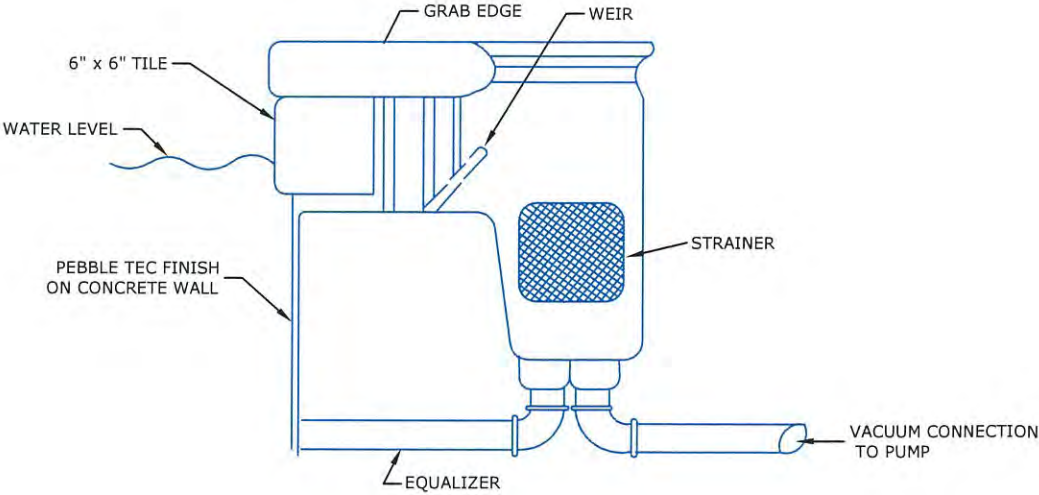
PLUMBING SCHEMATIC



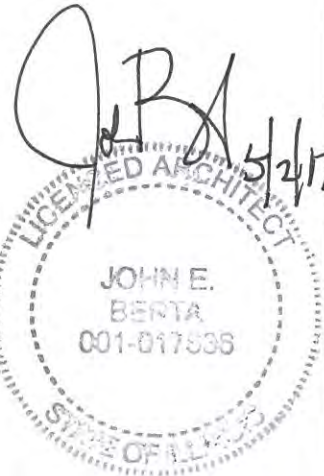
BONDING DIAGRAM



SKIMMER DETAIL



- BONDING NOTES
- 1) ELECTRICAL GROUNDING SHALL COMPLY TO ALL LOCAL AND NATIONAL ELECTRICAL CODES.
 - 2) ALL GROUNDING WIRE SHALL BE #8 CONTINUOUS COPPER GROUNDING CABLE .
 - 3) ALL GROUND CLAMPS TO BE INSTALLED EVERY 10' ALONG GROUND WIRE.
 - 4) ALL ELECTRICAL FIXTURES SHALL BE UL LISTED.

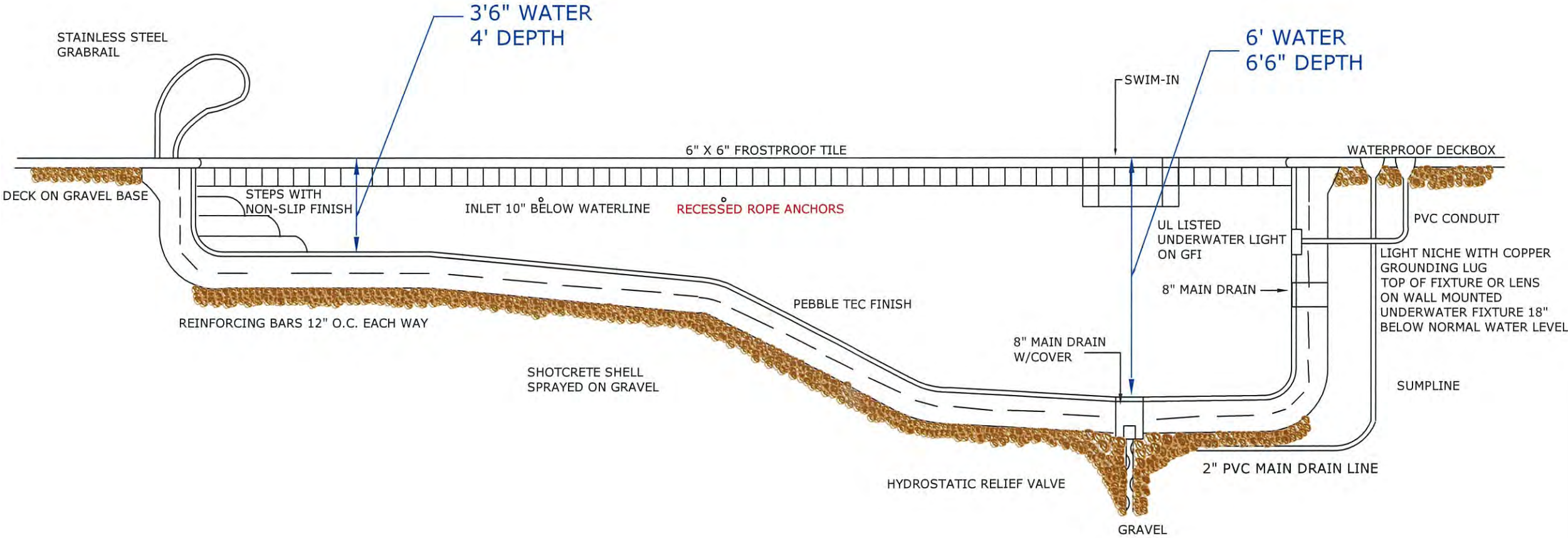




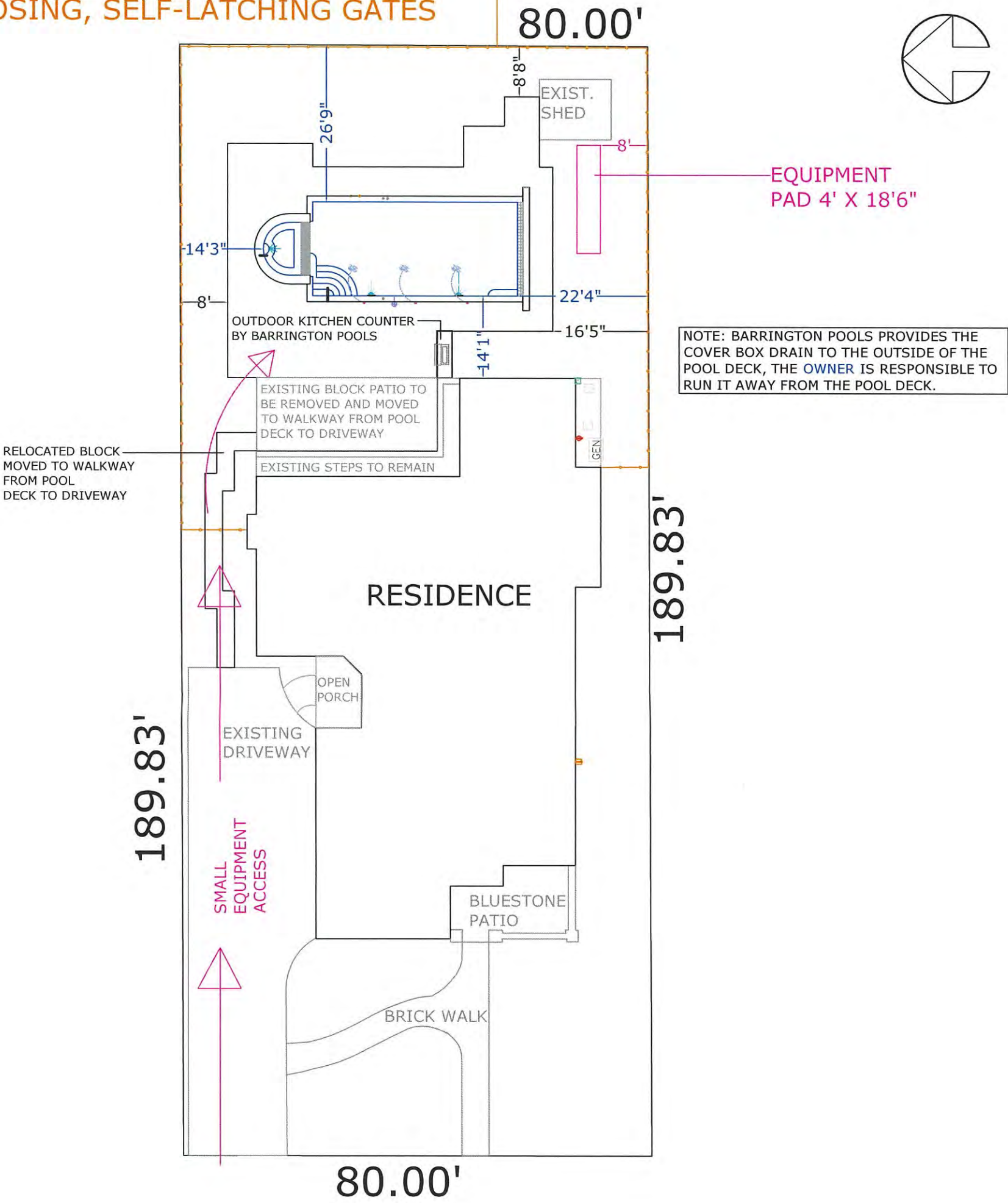
JOB#17-014	
NAME: ALEX & JULIE PERIC	
ADDRESS: 929 S. BEVERLY AVE.	
CITY: ARLINGTON HEIGHTS ZIP: 60005	
CELL #: 773-457-5649 Mr.	
SUBDIVISION: LAURINWOOD	
LOT #5	
SALESPERSON: KYLE RITCHEY	
DRAWN BY: MLG	DATE: 4-28-17
DRAWN BY:	DATE:
DRAWN BY:	DATE:
DRAWN BY:	DATE:

TYPICAL POOL SECTION

THIS DRAWING IS NOT TO SCALE



BARRIER FENCE BY OWNER
PROPOSED 5' WOODEN PRIVACY FENCE
W/SELF-CLOSING, SELF-LATCHING GATES



- = ELECTRIC METER
- = GAS METER

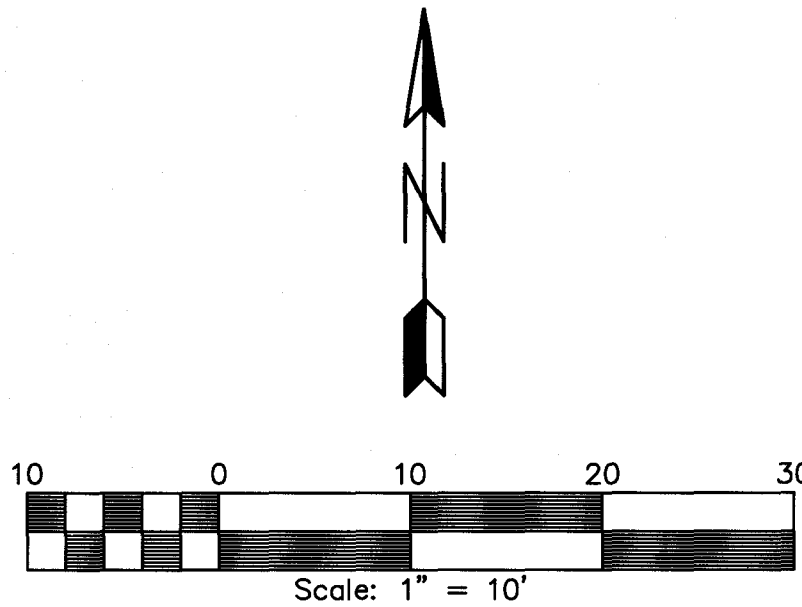
JOHN E. BENITA
001-017536
5/4/17

ALL MEASUREMENTS ARE APPROXIMATE

TOPOGRAPHICAL SITE DEVELOPMENT PLAN

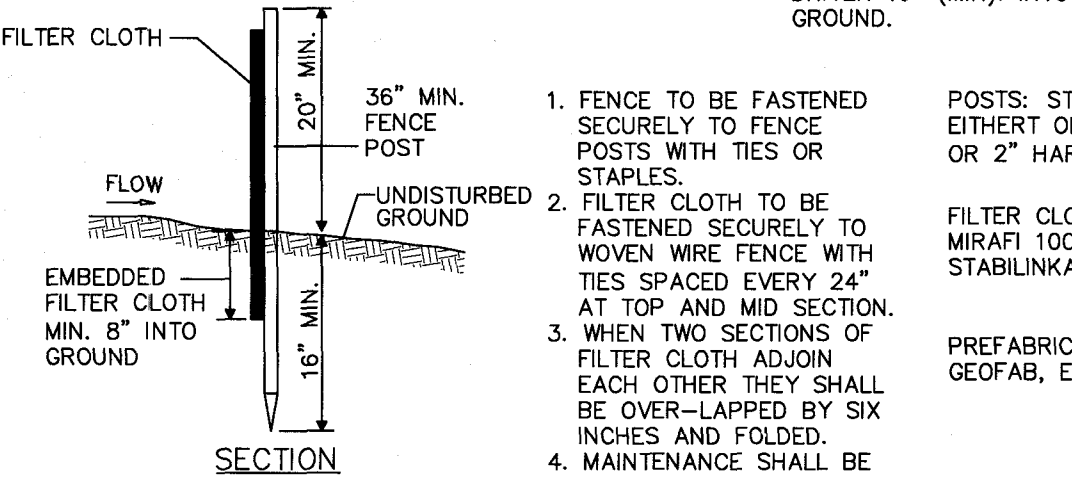
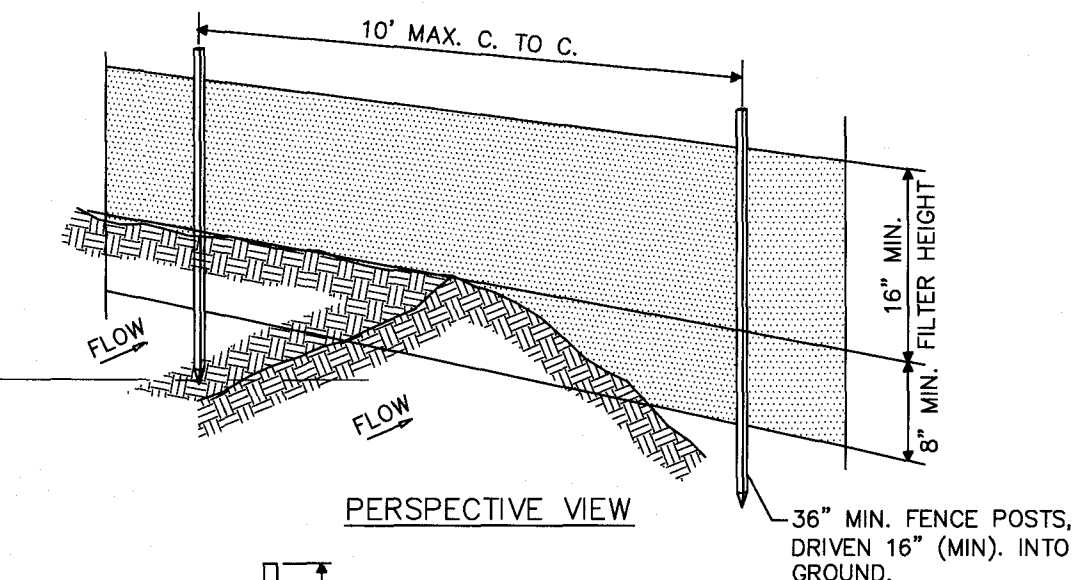
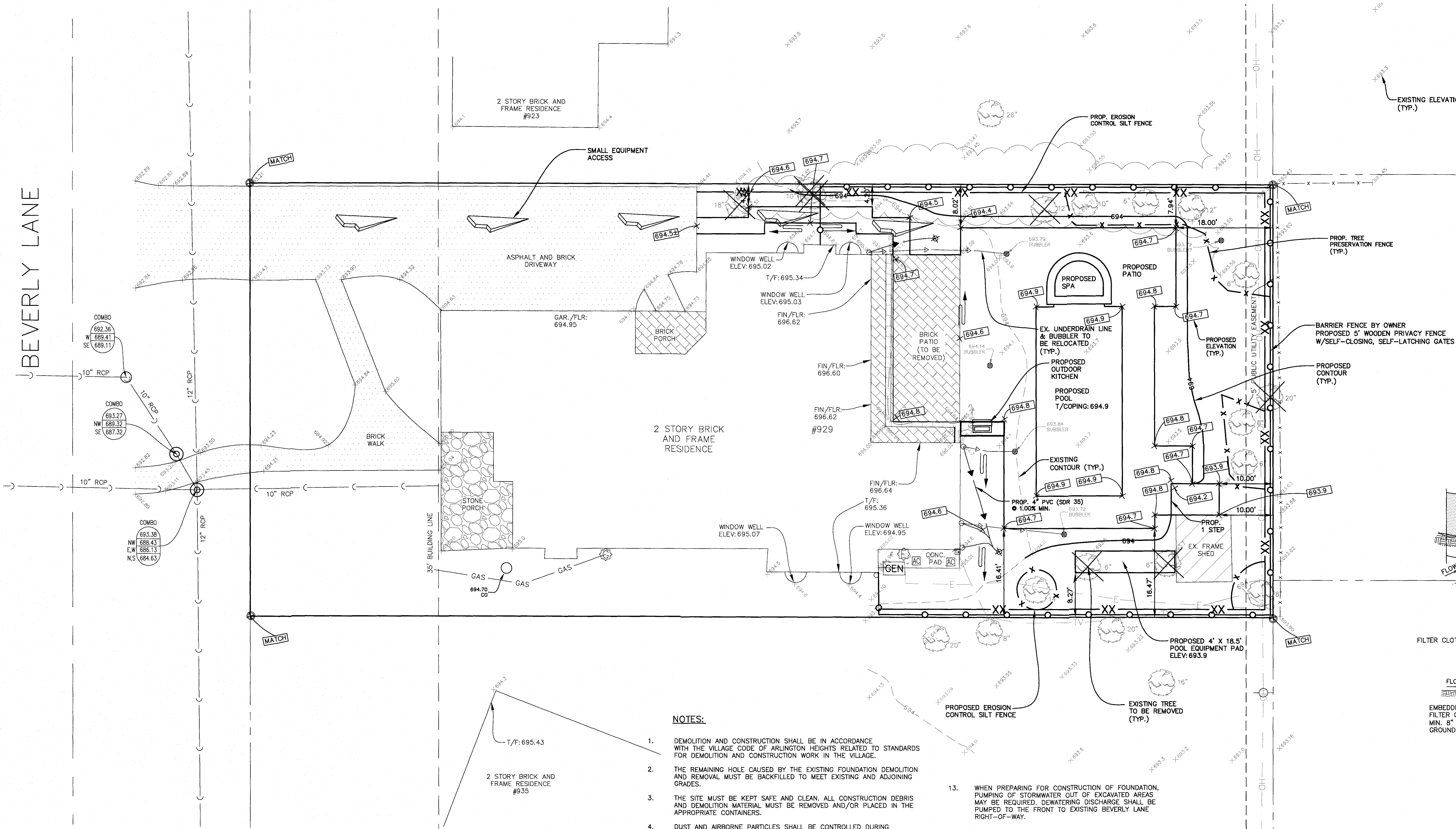
LOT 5 IN BLOCK 3 IN LAURINWOOD, A SUBDIVISION OF THE WEST HALF OF THE EAST 40 ACRES OF THAT PART LYING SOUTH OF THE NORTH 685.4 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMON ADDRESS: 929 S. BEVERLY LANE, ARLINGTON HEIGHTS, ILLINOIS



EXISTING GRADE	+ XXX.XX
EXISTING CONTOUR	+ XXX.XX
PROPOSED GRADE	+ XXX.XX
PROPOSED CONTOUR	XXX.XX
PROPOSED FLOW	XXX
SILT FENCE	-XX-XX-
CONSTRUCTION SAFETY FENCE	-X-X-

KEY:	
T/F =	TOP OF FOUNDATION
P.T.F. =	PROPOSED TOP OF FOUNDATION



1. FENCE TO BE FASTENED SECURELY TO FENCE POSTS WITH TIES OR STAPLES.
 2. FILTER CLOTH TO BE FASTENED SECURELY TO WOVEN WIRE FENCE WITH TIES SPACED EVERY 24" AT TOP AND MID SECTION.
 3. WHEN TWO SECTIONS OF FILTER CLOTH ADJOIN EACH OTHER THEY SHALL BE OVER-LAPPED BY SIX INCHES AND FOLDED.
 4. MAINTENANCE SHALL BE PERFORMED AS NEEDED AND MATERIAL REMOVED WHEN BULGES DEVELOP IN THE SILT FENCE.
- POSTS: STEEL EITHER OR U TYPE OR 2" HARDWOOD.
- FILTER CLOTH: FILTER X, MIRAFI 100X, STABILINKA T140N.
- PREFABRICATED UNIT: GEOFAB, ENVIROFENCE.

SILT FENCE
NOT TO SCALE

NOTES:

1. DEMOLITION AND CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE VILLAGE CODE OF ARLINGTON HEIGHTS RELATED TO STANDARDS FOR DEMOLITION AND CONSTRUCTION WORK IN THE VILLAGE.
2. THE REMAINING HOLE CAUSED BY THE EXISTING FOUNDATION DEMOLITION AND REMOVAL MUST BE BACKFILLED TO MEET EXISTING AND ADJOINING GRADES.
3. THE SITE MUST BE KEPT SAFE AND CLEAN. ALL CONSTRUCTION DEBRIS AND DEMOLITION MATERIAL MUST BE REMOVED AND/OR PLACED IN THE APPROPRIATE CONTAINERS.
4. DUST AND AIRBORNE PARTICLES SHALL BE CONTROLLED DURING DEMOLITION BY SPRAYING WATER ON STRUCTURES TO BE RAZED BY MEANS OF A WATER TRUCK AND SPRAYING EQUIPMENT.
5. GRAVEL MAT CONSTRUCTION ENTRANCE SHALL EXTEND INTO LOT TO PROVIDE SUFFICIENT AREA TO WASH DOWN VEHICLES. GRAVEL MAT SHALL BE 3 INCH AGGREGATE WITH A MINIMUM DEPTH OF 6 INCHES.
6. CONTRACTOR SHALL KEEP STREETS CLEAN.
7. ALL DISTURBED AREAS SHALL BE RESTORED WITH HYDROSEED, EXCEPT THE PARKWAY WHICH SHALL BE RESTORED WITH TOPSOIL AND SOD.
8. NO MATERIAL SHALL BE STORED WITHIN 10 FEET OF ANY LOT LINE.
9. AT TIME OF BACKFILL, SWALES WILL BE CONSTRUCTED TO PROTECT NEIGHBORING PROPERTY OWNERS.
10. THE PROPOSED PORTABLE TOILET SHALL NOT BE PLACED WITHIN 10 FEET OF ANY LOT LINE.
11. MINIMUM HORIZONTAL SEPARATION OF 10.0 FEET SHALL BE MAINTAINED BETWEEN WATER AND SEWER SERVICES.
12. EXISTENCE OF UTILITY STUBS SHALL BE FIELD VERIFIED PRIOR TO CONSTRUCTION OF PROPOSED SERVICES.
13. WHEN PREPARING FOR CONSTRUCTION OF FOUNDATION, PUMPING OF STORMWATER OUT OF EXCAVATED AREAS MAY BE REQUIRED. DEWATERING DISCHARGE SHALL BE PUMPED TO THE FRONT TO EXISTING BEVERLY LANE RIGHT-OF-WAY.
14. CONSTRUCTION SCHEDULE:
 - A. SEDIMENT AND EROSION CONTROL AND TREE PROTECTION FACILITIES SHALL BE INSTALLED. - SPRING 2017
 - B. RESTORE DISTURBED AREAS, BACKFILL FOUNDATION & EXISTING SWALES, & EXISTING SWALES. - SPRING 2017
 - C. CONSTRUCT PROPOSED POOL. - SPRING 2017
 - D. PREPARE AND SUBMIT RECORD DRAWINGS. - FALL 2017
 - E. LANDSCAPING AND PLANT LAWN AND REMOVE TEMPORARY FENCING. - FALL 2017
15. CONTACT PERSON FOR SITE: BARRINGTON POOLS (847) 381-1245
16. PARKING DATA: MAXIMUM CONTRACTOR VEHICLES: 4. PARKING SHALL BE ON THE EAST SIDE OF BEVERLY LANE.
17. WASH DOWN AREA FOR CONSTRUCTION VEHICLES SHALL BE LOCATED ON SITE WEST OF CONSTRUCTION ENTRANCE (WITH SILT FENCE PROTECTION FOR RUN OFF).
18. CONTRACTOR SHALL COORDINATE ANY RELOCATION OF UTILITY LINES WITH INDIVIDUAL UTILITY COMPANIES.

It's smart It's free It's the law

Call before you dig

Call before you dig

800.892.0123

ILLINOIS ONE-CALL SYSTEM

PREPARED FOR: ALEX AND JULIE PERIC

DRAWN BY: B.L.
CHECKED BY: M.H.
APPROVED BY: J.G.

ENGINEERING
RESOURCE ASSOCIATES

35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60065
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

Professional Engineer
JON P. GREEN
062-052108
STATE OF ILLINOIS

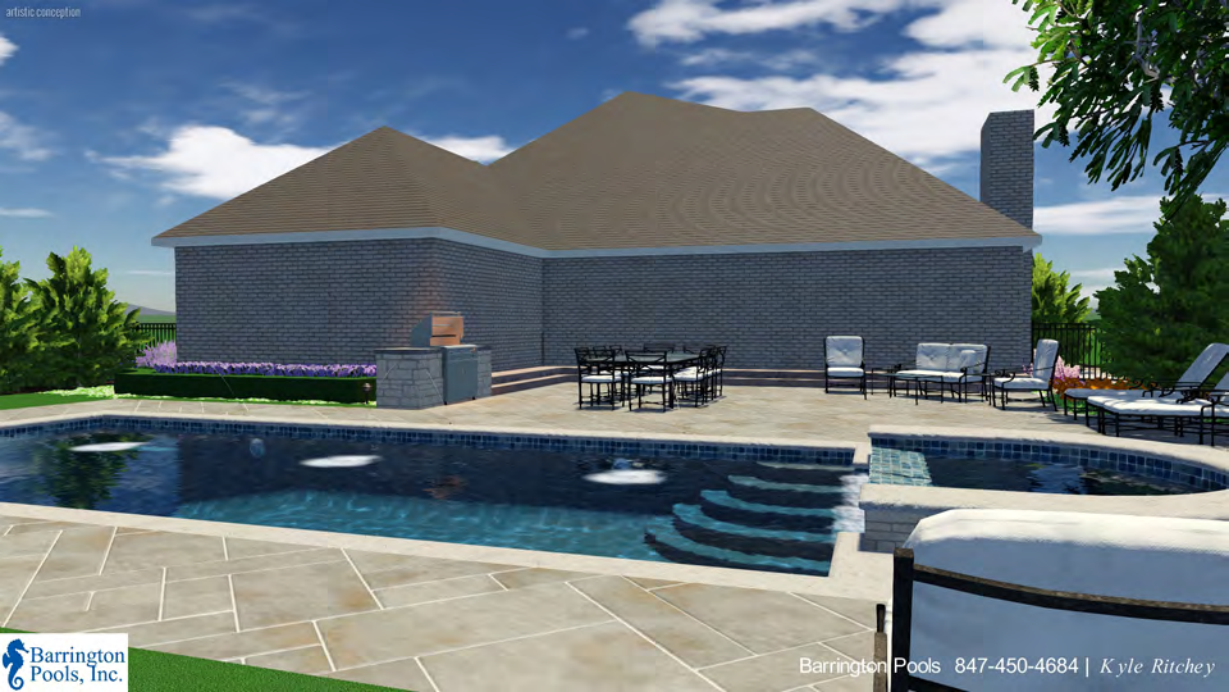
Jon P. Green, P.E.
IL. P.E. NO. 062-052108
Expires November 30, 2017

SITE PLAN DATED: MAY 8, 2017

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186











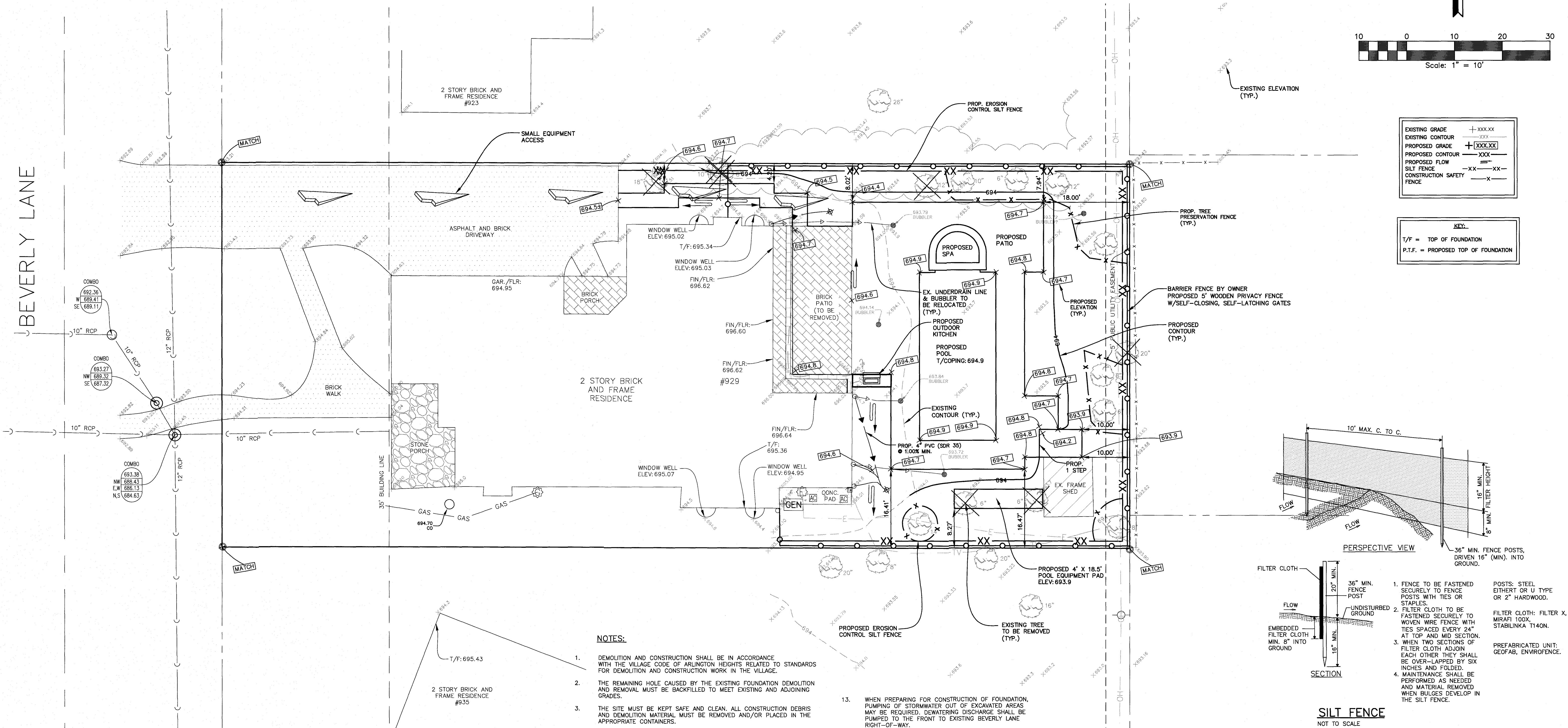




TOPOGRAPHICAL SITE DEVELOPMENT PLAN

LOT 5 IN BLOCK 3 IN LAURINWOOD, A SUBDIVISION OF THE WEST HALF OF THE EAST 40 ACRES OF THAT PART LYING SOUTH OF THE NORTH 685.4 FEET OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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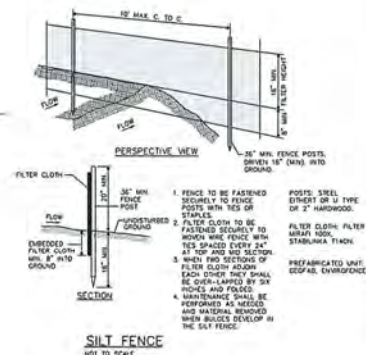
SITE PLAN DATED: MAY 8, 2017

PROFESSIONAL DESIGN FIRM NUMBER: 184.001186

TOPOGRAPHICAL SITE DEVELOPMENT PLAN



1/1 = TOP OF FOUNDATION
P.F. = PROPOSED TOP OF FOUNDATION



DEMOLITION AND CONSTRUCTION SHALL BE IN ACCORDANCE
WITH THE VILLAGE CODE OF AMPLITUDE HEIGHTS RELATED TO STAYAWAY
FROM THE ROAD AND CONSTRUCTION OF THE ROADWAY.

THE REMAINING HOLE CAUSED BY THE EXISTING FOUNDATION DEMOLITION
OF THE BRIDGE SHALL BE BACKFILLED TO MEET EXISTING AND ADJACENT
GRADE.

THE SITE MUST BE KEPT SAFE UNTIL ALL CONSTRUCTION DEEMED
NECESSARY IS COMPLETED. THERE MUST BE KIDNEY HOODS OR PLACED IN THE
APPROPRIATE LOCATIONS.

DUST AND AEROSOL PARTICLES SHALL BE CONTROLLED THROUGHOUT
THE CONSTRUCTION PROCESS. DUST CONTROL SHALL BE MAINTAINED
BY THE USE OF A WATER TRUCK AND SPRINKLING EQUIPMENT.

ALL CONSTRUCTION SHALL BE COMPLETED WITHIN THE TIME FRAME
TO PROVIDE AN ACCESSIBLE ROAD TO WASH DOWN TRUCKS. ALL
WASH DOWN AREAS SHALL BE MAINTAINED TO A MINIMUM DEPTH OF 6 INCHES
AND SHALL BE KEPT FREE OF STANDING WATER.

CONTRACTOR SHALL KEEP TRUCKS CLEAN.

ALL DISTURBED AREAS SHALL BE RESEEDING WITH HYPOCHOERIS
SEEDS. THE PARKWAY SHALL BE RESEEDING WITH TOPSOIL AND SOO.

NO MATERIAL SHALL BE STORED WITHIN 10 FEET OF ANY LOT LINE.

IN THE CASE OF BACKFILL, SINKS WILL BE CONSTRUCTED TO
PREVENT FLOODING OF THE ADJACENT LOT.

THE PROPOSED PORTABLE TOILET SHALL NOT BE PLACED
WITHIN 10 FEET OF ANY LOT LINE.

WASHING HOSE, VERMIN TRAP, OR 10.0 FEET SHALL BE
MAINTAINED BETWEEN WATER AND SEWER SERVICES.

EXISTENCE OF UTILITY LINES SHALL BE FIELD SERVED
PRIOR TO CONSTRUCTION.

14. CONSTRUCTION SCHEDULE:

- A. SEWERAGE AND WASTEWATER CONTROL AND TREE PROTECTION FACILITIES SHALL BE INSTALLED - 2/20/2017
- B. RETEOTE DISTURBED AREAS, BACKFILL, FOUNDATION & EXISTING SMILES & EXISTING SMILES - 2/20/2017
- C. CONSTRUCT IMPROVED FLOOR - 2/20/2017
- D. PREPARE AND SUBMIT RECORD DRAWINGS - 2/20/2017
- E. LANDSCAPING AND PLANT LAWN AND REMOVE TEMPORARY FENCING - 2/20/2017

15. CONTACT PERSON FOR SITE BARRIAGE FENCE
(417) 281-1245

16. PARKING SPACE: MAXIMUM OPERATOR VEHICLES: 4
PARKING SHALL BE ON THE EAST SIDE OF REVEALY LAKE.

17. BARS DORS AREA FOR CONSTRUCTION VEHICLES SHALL BE LOCATED ON THE WEST SIDE OF CONSTRUCTION ENTRANCE (MIN 25' DEEP PROTECTION FOR RUN OFF)

18. CONSTRUCTION SHALL COORDINATE ANY ALLOCATION OF UTILITY LINES WITH LOCAL UTILITY COMPANIES

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ENGINEERING
RESOURCE ASSOCIATES

35701 WEST AVENUE, SUITE 150
WARRIENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875 CHICAGO, ILLINOIS 60606 PHONE (312) 474-7841 FAX (312) 474-0889	2416 GALEN DRIVE CHAMPAIGN, ILLINOIS 61821 PHONE (217) 351-6068 FAX (217) 355-1002
---	---

Jon P. Green, P.E.
IL P.E. NO. 062-052108
Expires November 30, 2017

SITE PLAN DATED: MAY 5, 2017

PROFESSIONAL DESIGN FIRM NUMBER: 184.001185



Presentation to the ZBA, meeting date 7/10/17
RE: 929 S Beverly, Arlington Heights, IL

Respected Board Members,

Our clients, Alex & Julie Peric, are improving their new home by investing in a pool and associated outdoor entertainment spaces. While they are excited for their new home, the pool space(s) are a big priority for them & their children.

Since starting the original submittal process, lot coverage constraints came to light. Being responsible homeowners, neighbors, & residents, the Peric's want to handle any concern for lot coverage in a respectful, approved way. For this reason, we are here before you to seek a lot coverage variance.

To that end, we had reached out to Michael Pagones, the Village Deputy Director of Engineering, to get guidance on Village-accepted ways to mitigate the lot coverage issues. Please find his email reply within the attached information. The solution to the lot coverage is permeable pavers.

Using Mr. Pagones' calculations, we know that permeable pavers are not possible in all proposed areas (ex. – the pool, the equipment pad, the side walkway, etc.) so that additional volume has to be accounted for within the 1,629 SF of pool & entertaining patio space immediately around the pool & spa.

The proposed layout is 1,890 SF over the 50% coverage threshold, the required 12" of depth per square foot equates to 1,890 cubic feet of Mr. Pagones' specified CA-7. Extrapolating that volume into the 1,629 SF of possible permeable patio space, we get a minimum CA-7 depth of under 14 inches. We will make it 16 inches to account for the volume of the pool plumbing, etc.

Please approve this reasonable variance request for being 1,890 SF over the lot coverage maximum by using 1,629 SF of permeable pavers with a CA-7 base 14 inches in depth. Approval will allow a wonderful improvement for a fantastic family in a sought-after area of your village – what a place to live and be and grow!

Thank you very much for your consideration,

Kyle Ritchey
Design & Sales

Kyle Ritchey

From: Pagones, Mike <mpagones@vah.com>
Sent: Wednesday, June 14, 2017 12:48 PM
To: Kyle Ritchey
Cc: Ed Gearen; Jon Green; Brian Leprich; Mach, Derek
Subject: RE: 17-1505 for 929 S Beverly

Mr. Ritchey –

The pool counts as 100% impervious under all conditions. I understand where you're coming from regarding pools acting to retain some stormwater, but the codes do not allow for this.

Our zoning code refers to pavements as impervious areas. At this point, we don't have a mechanism to adjust impervious area for permeable pavers. What we have been doing recently is this: Any impervious area above the required maximum would have to be designed with an open graded stone base of sufficient thickness to provide stormwater detention for the 100-yr storm for that area above the max allowed. Calculations have shown that a CA-7 stone base 12" thick meets this criterion. The detention volume is held in the voids between the stones. So, for example, the impervious area is 200 sf above the allowed maximum, then at least 200 sf of the impervious area must be designed as permeable pavement with a minimum 12" thickness of CA-7 stone. Furthermore, the bottom of this stone area must be flat, with no pitch, otherwise, the proper volume won't be utilized.

Thanks.

- Mike

Michael L. Pagones, P.E.
Deputy Director of Engineering
Village of Arlington Heights
33 S. Arlington Heights Rd.
Arlington Heights, IL. 60005
ph: 847-368-5250, Ext. 5267
e-mail: mpagones@vah.com

Please consider the environment before printing this message.

From: Kyle Ritchey [<mailto:kritchey@BARRINGTON-POOLS.COM>]
Sent: Monday, June 05, 2017 11:18 AM
To: Pagones, Mike
Cc: Ed Gearen; Jon Green; Brian Leprich; Mach, Derek
Subject: RE: 17-1505 for 929 S Beverly

Dear Mr. Pagones,

Good morning and I hope that this email finds you well.

Within the thread below, please see the 2-email conversation between Derek Mach (cc'd) and me regarding the submittal & property address referenced in the subject line above.

Could you please give direction on how the Village views / treats permeable pavers as they relate to lot coverage? Specifically - <http://unilock.com/products/driveways/thornbury/?region=2>
Is it possible that they don't count towards coverage at all?

In that direction, and a question that Derek referenced below, how many inches of rain would our pool need to accept in order to be possibly considered that it's effect retains water? 5 inches? 7 inches?

Thank you very much for your time and attention on this. The residents need to make a decision in the next few days if there are going to enter into the variance process for this project and would appreciate all information that is right to consider.

Sincerely,

Kyle Ritchey
847-450-4684 cell
kritchey@barrington-pools.com



This is a person to person correspondence and not intended for anyone other than the addressed recipients.
Any pricing, terms, images, or descriptions are confidential and are the property of Barrington Pools, Inc.

From: Mach, Derek [<mailto:dmach@vah.com>]
Sent: Thursday, June 01, 2017 5:03 PM
To: Kyle Ritchey <kritchey@BARRINGTON-POOLS.COM>
Cc: Ed Gearen <egearen@barrington-pools.com>; Jon Green <jgreen@eraconsultants.com>; Brian Leprich <bleprich@eraconsultants.com>
Subject: RE: 17-1505 for 929 S Beverly

Hi Kyle,

Please contact Mike Pagones, Deputy Director of Engineering regarding permeable pavers. Mike can be reached at 847-368-5250 or at.

The pool is counted towards the impervious surface coverage. Chapter 28, section 3.2-110a states:
Impervious Surface Coverage: Any hard-surfaced, man-made area that does not readily absorb or retain water, including but not limited to buildings, patios, paved parking and driveway areas, walkways, sidewalks and paved recreation areas (e.g. basketball court, tennis court, swimming pools).

If the homeowner is considering pursuing a variation, we will need the application by June 9 (items 1-8 on the top of page 3) for the July 10 ZBA meeting

Please let us know if you have any questions.

*Derek Mach, PLA
Landscape Planner
Village of Arlington Heights
33 S. Arlington Heights Road
Arlington Heights, IL 60005
847-368-5232*



Item: 1019-1023 S. Arlington Heights Rd. - ZBA#17-030

Department: Planning & Community Development

REQUEST

- A 10.0 foot variation from Chapter 28, Section 11.2-8 for a drive aisle that is 14.0 feet in width where 24 feet is required.
- A variance from Chapter 28, Section 6.15-1.2b for no landscape islands at the end of each parking row where landscape islands are required.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 10, 2017
Date Prepared: July 3, 2017
Project Title: 1019-1023 S. Arlington Heights Rd.
Address: 1019-1023 S. Arlington Heights Rd.

Background Information

Petition Number: ZBA #17-030
Petitioner: Joe Zivoli
Address: 1005-1023 S. Arlington Heights Rd.
Arlington Heights, IL 60005
Existing Zoning: B-1, Business District Limited Retail

Requested Action/Background Information

The subject site is 0.33 acres (14,400 square feet) and there is an existing two-story commercial building that is 6,000 square feet. The tenants within the building include a mix of office, retail and a beauty salon. The property is zoned B-1, General Business District.

The petitioner is proposing to demolish the existing building at 1019-1023 S. Arlington Heights Road in order to create five additional parking spaces. The existing parking lot has 16 parking stalls. Per Chapter 28, the parking required for the center is 21 spaces and this does not include the building that the petitioner is proposing to demolish. The proposed parking area does not include the code required landscape islands at the ends of the parking row and does not meet the minimum drive aisle width; therefore, the petitioner is seeking the following variations:

- A 10.0 foot variation from Chapter 28, Section 11.2-8 for a drive aisle that is 14.0 feet in width where 24 feet is required.
- A variance from Chapter 28, Section 6.15-1.2b for no landscape islands at the end of each parking row where landscape islands are required.

The petitioner has explored a few different parking layouts one of which was blocking the main north/south drive aisle which staff and some of the tenants had concerns since it would impact access from Arlington Heights Road. Staff worked with the petitioner in an effort to maintain access on the main north/south drive aisle and as a result, the proposed option was developed with the five parking spaces along the east property line and the four spaces adjacent to the main drive aisle.

Surrounding Land Uses:

<i>Direction</i>	<i>Existing Zoning</i>	<i>Existing Use</i>	<i>Comprehensive Plan</i>
Subject Property	B-1, Business District Limited Retail	Multi-Tenant Retail	Commercial
North	B-1, Business District Limited Retail	Day Care	Commercial
East	R-1, One Family Dwelling District	Single Family Detached	Single Family Detached
South	B-1, Business District Limited Retail	Multi-Tenant Retail	Commercial
West	B-1, Business District Limited Retail	Multi-Tenant Office	Offices Only

Site Related Issues

Pursuant to Chapter 28, Section 6.15-1.2b, "Landscaped islands equal in area to at least one parking space, protected by durable materials, and containing at least one live shade tree at a minimum of four inches in diameter shall be located at the end of every twenty parking spaces or beneath every light pole, whichever results in the greater amount of planted islands. In addition, these islands shall be located at each end of all rows of car stalls. Open parking areas larger than four but smaller than twenty spaces shall provide proportional amounts of live greenery. Design and plant selection shall be as directed by the Director of Planning and Community Development or designee."

In addition, there is currently no perimeter landscape screening and the petitioner has agreed to provide the code required landscaping along Arlington Heights Road within the existing narrow landscape bed. Per Chapter 28, a three foot high landscape screen is required along the right of way. The narrow strip limits the amount and types of landscape that can be planted, and there is no room on the site to expand the bed; however, it is recommended that the petitioner provide a landscape plan showing salt tolerant and drought tolerant plant material such as a combination of daylilies and ornamental grasses in the existing planting bed to provide screening of the parking area as required by code. One of the Village Board's strategic priorities is to enhance the South Arlington Heights Road corridor and Staff is currently performing a study. Both private and public improvements will contribute to the overall appearance of the corridor.

Also, a six foot high screen is required along the east property line adjacent to the residential district. Pursuant to Chapter 28, Section 6.15-2.2, Landscaping between zoning districts shall be a total of six feet in height at time of installation and consist of a solid wood fence or landscaping.

The petitioner has been informed of the above requirements and if the Zoning Board of Appeals is supportive of the variation request, it is recommended that the approval be subject to the following conditions:

- 1) The three foot high code required screen be provided in front of 1005-1023 S. Arlington Heights Road.
 - 2) The existing vacant sign base and pole located along Arlington Heights Road within the parking area be removed.
 - 3) That a six foot high screen is installed and maintained along the east property line adjacent to the residential district.
 - 4) That the petitioner continue the north/south sidewalk in front of the four parking spaces (1019-1023 S. Arlington Heights Road) as well as the landscape bed. This will require expanding the width of the island which will impact the drive aisle width for the area between the parking spaces along the east property line and the island. Therefore an additional variance will be required.
- A 2.0 foot variation from Chapter 28, Section 11.2-8 for a drive aisle that is 22.0 feet in width where 24 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/22/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/22/17	
3. Letter that was Mailed	✓	6/22/17	
4. Photographs of Sign on Property	✓	6/22/17	

Photographs of Existing Structure



ZBA# 17-030

1019-1023 S Arlington Heights Rd- ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: June 16, 2017

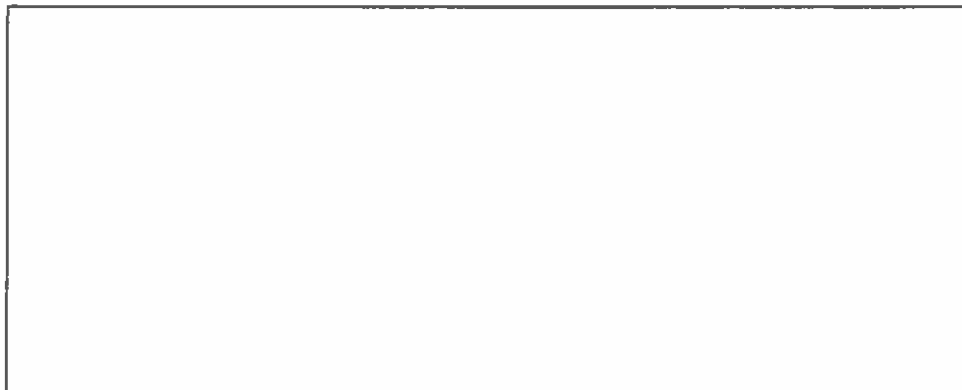
Completed: June 21, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 10 ft variance for a drive aisle that is 14 ft in width where 24 ft is required; and a variance for no landscaping islands at the end of each parking row where landscape islands are required.

NOTE: Per Mike Pagones, Engineering & Planning has had multiple discussions with the owner. The proposed variance is not ideal, but no objections.

Per Mike Pagones, the Engineering Department has NO OBJECTION to the proposed variances.



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 1019-1023 S. Arlington Heights Road

Project Address: 1019-1023 S. Arlington Heights Road

ZBA #: 17-030

ZBA Hearing Date: July 10, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 15, 2017

- A 10.0 foot variation from Chapter 28, Section 11.2-8 for a drive aisle that is 14.0 feet in width where 24 feet is required.
- A variance from Chapter 28, Section 6.15-1.2b for no landscape islands at the end of each parking row where landscape islands are required.

Attached are the Petitioner's:

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

The end walls of the existing buildings on each side of the demolished building will need to be patched to match existing conditions.

Continuous landscaping is required in the planting bed along Arlington Heights Road across the entire width of the property including the existing building to the north.

The existing sign pole needs to be removed in its entirety.

- Steve Hautzinger, Design Planner



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: 1019-1023 S Arlington Heights Rd

Project Address: 1019-1023 S Arlington Heights Rd

ZBA #: 17-030

Date: June 20, 2017

Derek:

I have reviewed the request for a 10 foot variance for a drive aisle that is 14.0 feet in width where 24.0 feet is required and have the following comments:

1. A sign shall be posted indicating 1 vehicle shall enter/exit at a time, or increasing the width to 20 or 22 feet may be adequate.
2. A Cook County Commercial demolition permit is required, along with a demolition permit from the Village, to remove the building section known as 1019-1023 S Arlington Heights Rd.
3. For the Village demolition permit, obtain letters of release from all utility companies servicing the property stating that their respective services have been disconnected and terminated in a safe and approved manner.
4. Adjacent properties shall be protected from damage during demolition.

RECEIVED
JUN 21 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Petition

NOW COMES the Petitioner 1015 Arlington LLC

Being the owner of the property commonly known as 1019-23 S. Arlington Heights Road
And appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a
variation from Section 11.2-8 & 6.15-1.2. B, Chapter 28, of the Arlington Heights
Municipal Code, in order to: _____

I hereby state that the following hardship would exist if the variation were not granted:
inadequate parking, retail vacancies, aesthetically displeasing.

I hereby state that the following unique circumstances exist Site constraint. No expansion
for parking

I hereby state that variation, if granted, will not alter the essential character of the locality
because: Existing landscaping and trees also new landscaping towards the ally portion
and proposed new lawn area.

Signed: _____

[Signature]

Date: _____

6/8/2017

RECEIVED

JUN - 9 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630



MM SURVEYING CO., INC.

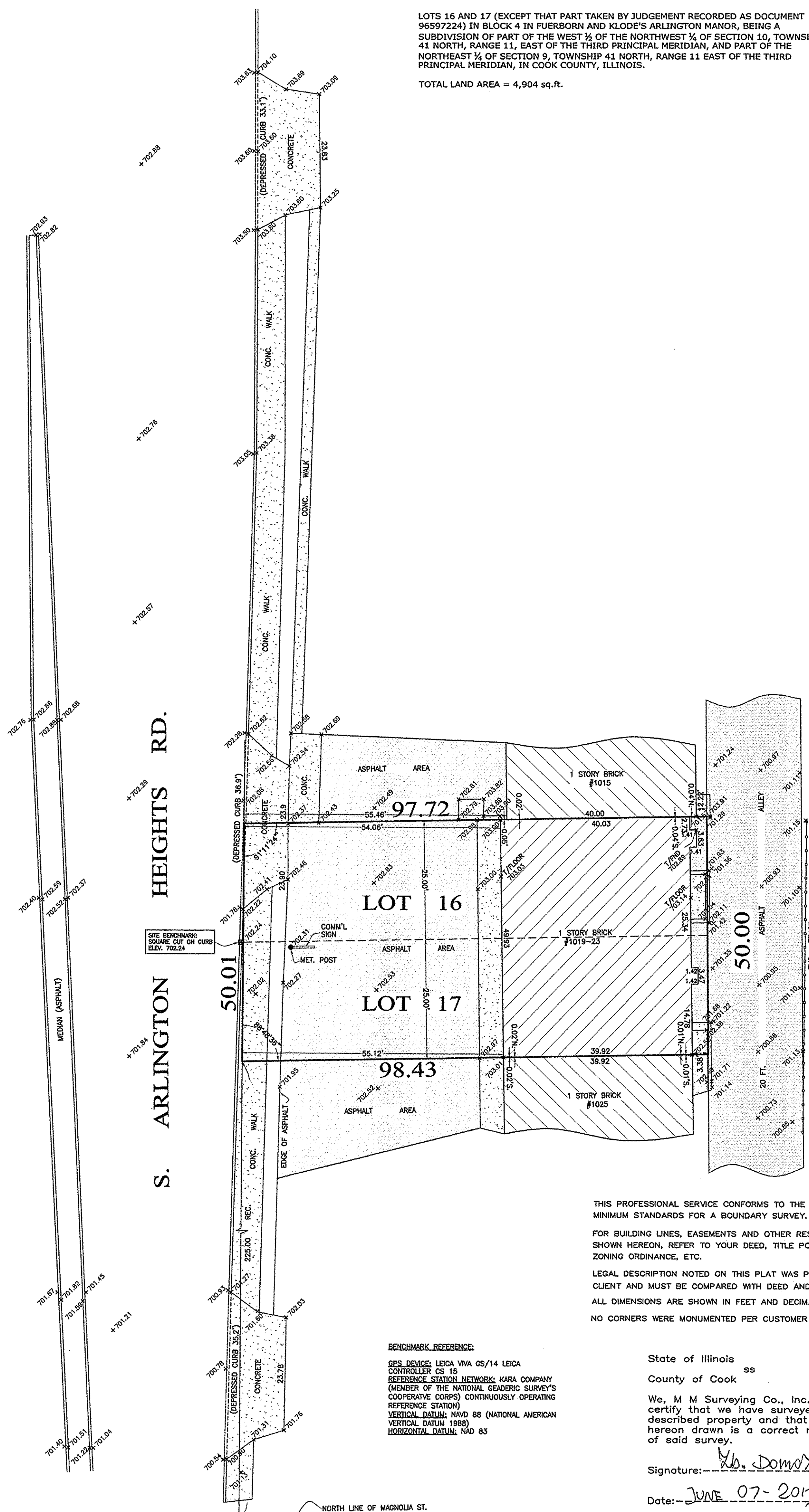
PROFESSIONAL DESIGN FIRM No. 184-003233

PLAT OF SURVEY OF

PHONE: (773) 282-5900
FAX: (773) 282-9424
mmsurvey1285@sbcglobal.net

LOTS 16 AND 17 (EXCEPT THAT PART TAKEN BY JUDGEMENT RECORDED AS DOCUMENT 96597224) IN BLOCK 4 IN FUERNBERG AND KLODE'S ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 4,904 sq.ft.



FLOOD CERTIFICATION: (PER FEMA WEBSITE)

THE PROPERTY DESCRIBED ABOVE IS NOT LOCATED IN A SPECIAL FLOOD HAZARD AREA.
FLOODWAY MAPPED: N/A
FLOODWAY ON PROPERTY: NO
MAP USED: RATE MAP
COMMUNITY NAME: CHICAGO, CITY OF
COMMUNITY NUMBER: 170058
PANEL NUMBER: 0223
MAP NUMBER: 17031C0203 J
EFFECTIVE DATE: AUGUST 19, 2008
FLOOD ZONE: X
BASE FLOOD ELEVATION FROM FIRM (±0.5 FT): N/A NAVD 1988.

LEGEND:

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E.F.R.P. - ENCLOSED FRAME PORCH
- O.F.R.P. - OPEN FRAME PORCH
- O.B.R.P. - OPEN BRICK PORCH
- O.C.P. - OPEN CONC. PORCH
- E.C. - EDGE OF CONCRETE
- E.B.R. - EDGE OF BRICK

Order No. **88695**
Scale: 1 inch = **16** FEET
Field Completion Date: **MAY 31, 2017**
Ordered by: **USA REAL ESTATE LTD.**
RE: #57637

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY. ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.

BENCHMARK REFERENCE:

GPS DEVICE: LEICA VIVA GS/14 LEICA
CONTROLLER CS 15
REFERENCE STATION NETWORK: KARA COMPANY
(MEMBER OF THE NATIONAL GEODETIC SURVEY'S COOPERATIVE CORPS) CONTINUOUSLY OPERATING REFERENCE STATION
VERTICAL DATUM: NAVD 88 (NATIONAL AMERICAN VERTICAL DATUM 1988)
HORIZONTAL DATUM: NAD 83

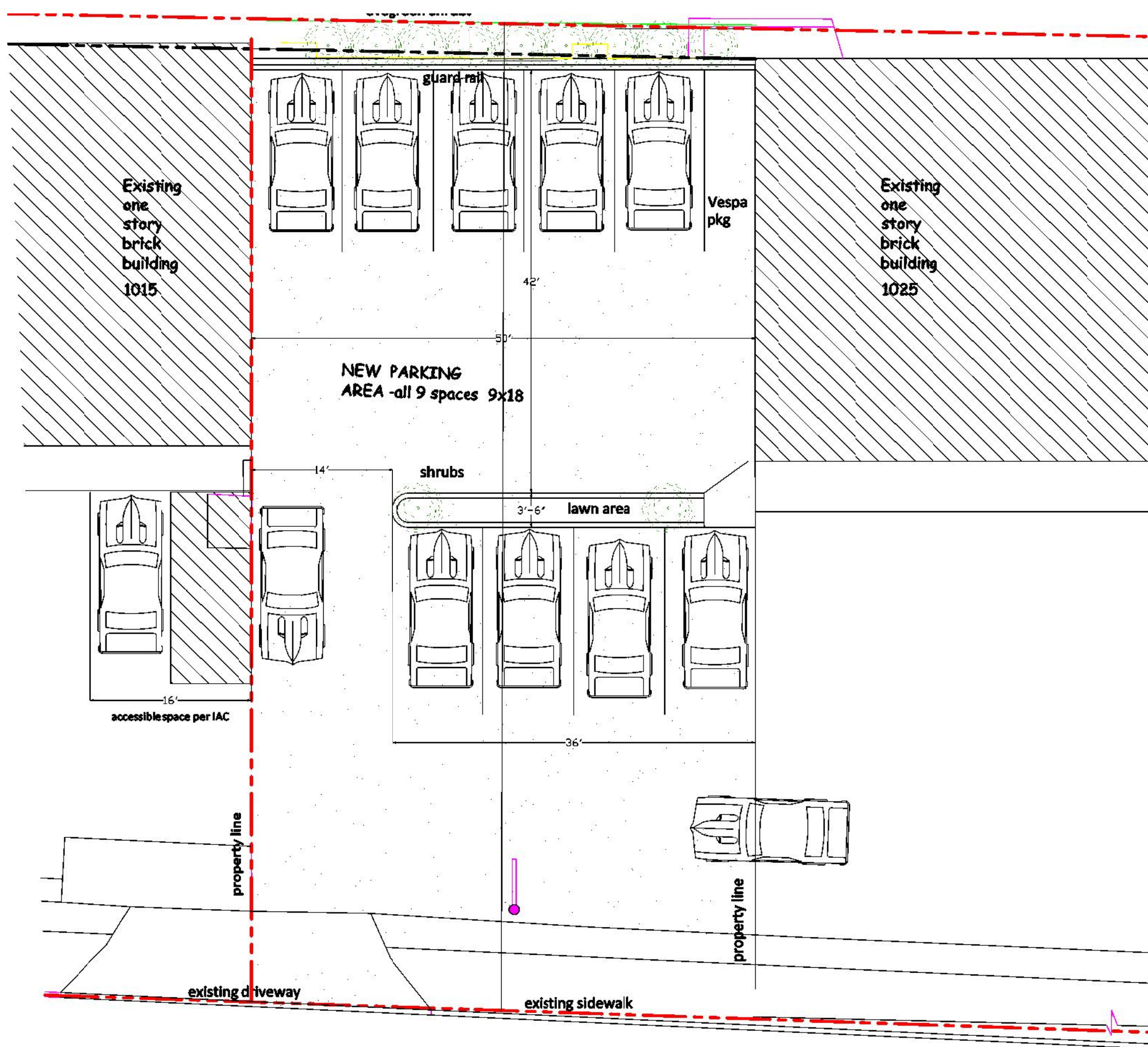
State of Illinois
County of Cook

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat hereon drawn is a correct representation of said survey.

Signature: *M. M. Surveying Co., Inc.*

Date: **JUNE 07-2017**

REG. ILL. Land Surveyor No. 35-3758
LIC. EXP. NOVEMBER 30, 2018



SOUTH PARKING - NEW SITE PLAN

1019-1023 South Arlington Heights Rd.
Arlington Heights, Illinois

6-07-2017

JULIO RUFO ARCHITECT
804 South Chester Park Ridge, Illinois 60068
phone 847 257 6598



1019-1023 S. Arlington Heights Rd







Item: 321 W. Euclid Ave. - ZBA#17-031

Department: Planning & Community Development

REQUEST

1. A 1.5 foot variation from Chapter 28, Section 6.5-2 to allow a patio with a rear yard setback of 3.5 feet from the south property line where a minimum of 5.0 feet is required.
2. A 3.0 foot variation from Chapter 28, Section 6.5-2 to allow a patio with a side yard setback of 0 feet from the west property line where a minimum of 3.0 feet is required.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 10, 2017
Date Prepared: July 3, 2017
Project Title: Eitz Residence
Address: 321 W. Euclid Ave.

Background Information

Petition Number: ZBA #17-031
Petitioner: Brendan Eitz
Address: 321 W. Euclid Ave.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

The petitioner installed a patio in the rear of their yard without obtaining a building permit. The Village received a complaint regarding the patio and the homeowner was informed that they need to submit for a permit. The homeowner submitted for a building permit which was approved in error and thereafter, the homeowner was informed that they need to modify the patio in order to meet code or submit for a variance.

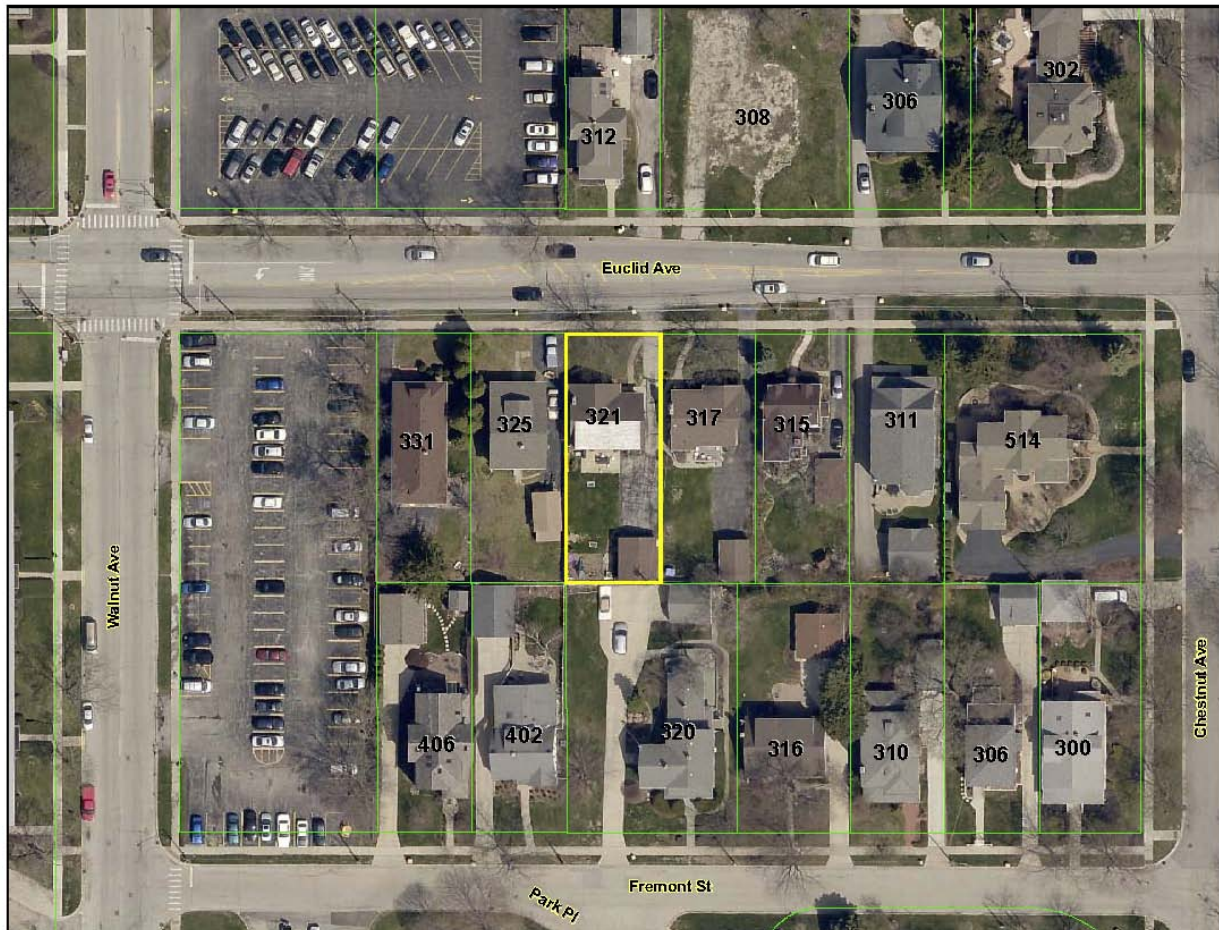
At the time that the permit was approved, code allowed for accessory structures such as a gazebo in the rear yard with a minimum setback of three feet from the side property line and five feet from the rear property line; however patios were required to be located adjacent to the principal structure. Recently a code amendment was approved that allows patios to be located away from the principal structure but the patio must be located a minimum of three feet from the side property line and five feet from the rear property line consistent with the requirements for an accessory structure. The petitioner's patio is setback 3.5 feet from the rear property line and zero feet from the side property line which does not meet code. Therefore, the petitioner is requesting the following variations:

- A 1.5 foot variation from Chapter 28, Section 6.5-2 to allow a patio with a rear yard setback of 3.5 feet from the south property line where a minimum of 5.0 feet is required.
- A 3.0 foot variation from Chapter 28, Section 6.5-2 to allow a patio with a side yard setback of 0 feet from the west property line where a minimum of 3.0 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/23/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/23/17	
3. Letter that was Mailed	✓	6/23/17	
4. Photographs of Sign on Property	✓	6/23/17	

Photographs of Existing Structure



ZBA# 17-031
321 W Euclid - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: June 20, 2017
Completed: June 23, 2017



The proposed ZBA application indicates that the petitioner is seeking:

A 1.5 ft variance to allow a patio with a rear yard setback of 3.5 ft from the south property line where a minimum of 5 ft is required; and a 3 ft variance to allow a patio with a side yard setback of 0 ft from the west property line where a minimum of 3 ft is required.

NOTE: Confirmed with the Planning Department that the patio is existing. The patio was installed with a permit issued in 2016 from the Building Department, however; there was no final inspection. The ZBA request was a result of a neighbor's complaint of how close the patio was to the property line.

The Engineering Department is NOT IN FAVOR of the proposed variances.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Eitz Residence

Project Address: 321 W. Euclid Avenue

ZBA #: 17-031

ZBA Hearing Date: July 10, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 20, 2017

- A 1.5 foot variation from Chapter 28, Section 6.5-2 to allow a patio with a rear yard setback of 3.5 feet from the south property line where a minimum of 5.0 feet is required.
- A 3.0 foot variation from Chapter 28, Section 6.5-2 to allow a patio with a side yard setback of 0 feet from the west property line where a minimum of 3.0 feet is required.

Attached are the Petitioner's:

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

Comments: _____

NONE. [Signature]

RECEIVED

JUN 22 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Please review, comment, and return to me no later than Wednesday, June 28, 2017.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Eitz Residence

Project Address: 321 W. Euclid Avenue

ZBA #: 17-031

ZBA Hearing Date: July 10, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

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Transmitted On: June 20, 2017

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- A 3.0 foot variation from Chapter 28, Section 6.5-2 to allow a patio with a side yard setback of 0 feet from the west property line where a minimum of 3.0 feet is required.

Attached are the Petitioner's:

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

Comments: NO COMMENTS.

- STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, June 28, 2017.

PETITION

PETITION

NOW COMES Brendan and Tory Eitz being the owner of the property commonly know as: 321 West Euclid Avenue, Arlington Heights IL 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 3.2-163 Patio, Chapter 28, of the Arlington Heights Municipal Code, in order to: To allow a patio in the rear of the yard that is not directly adjacent to the principal property

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

The patio would have to be removed.

I hereby state that the following unique circumstances exist

The patio was built where an adjacent and preexisting patio/play yard was located. A patio/play yard was in place when my spouse and I purchased the home on Euclid Avenue. The playset was in deteriorating condition and posed a danger to our children and needed to be removed. The particular location of our home, with direct access to Euclid traffic and the driveway that is adjacent to the yard, became a concern for the safety of our young children. We opted to upgrade the patio in the rear of our house so that the family, especially the children, could be as far away from the driveway and Euclid traffic for safety purposes.

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

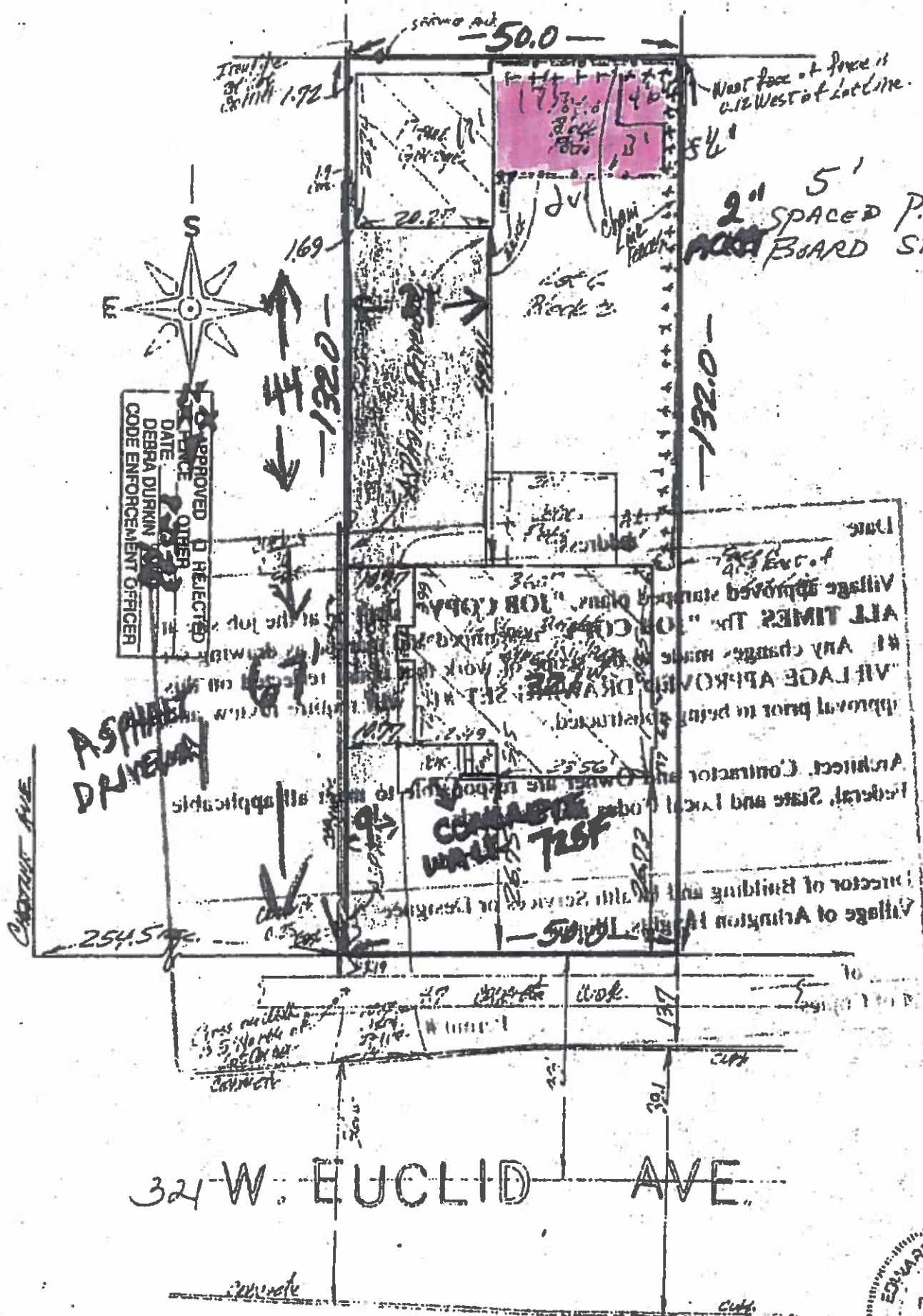
A fence encloses the patio and yard where there was preexisting patio in the localtion.

Signed: Brendan Eitz Date: 6/19/17 *Petitioner*

PLAT OF SURVEY

BY
SIEVERTSEN SURVEY SERVICE, INC.

215 SOUTH RIDGE AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60005
OF



FOR *Jeffrey H. Gertman, Attorney at Law*
SCALE: 1" = 15 FT BOOK 144 PAGE 9B

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

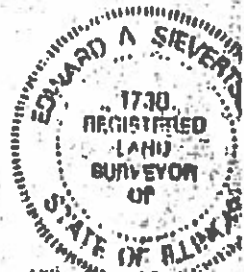
ORDER NO. 12649

State of Illinois
County of Cook S.S.

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

THIS 28th DAY OF JUNE 1999

Edward A. Sievertsen
Survey Registered Under Certificate No. 1730



EHZ
321 W. EUCLID
A.H.

RECEIVED

JUN - 9 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

321 West Euclid Avenue, Arlington Heights Illinois

20'

West (side of property line)

13

3'6"

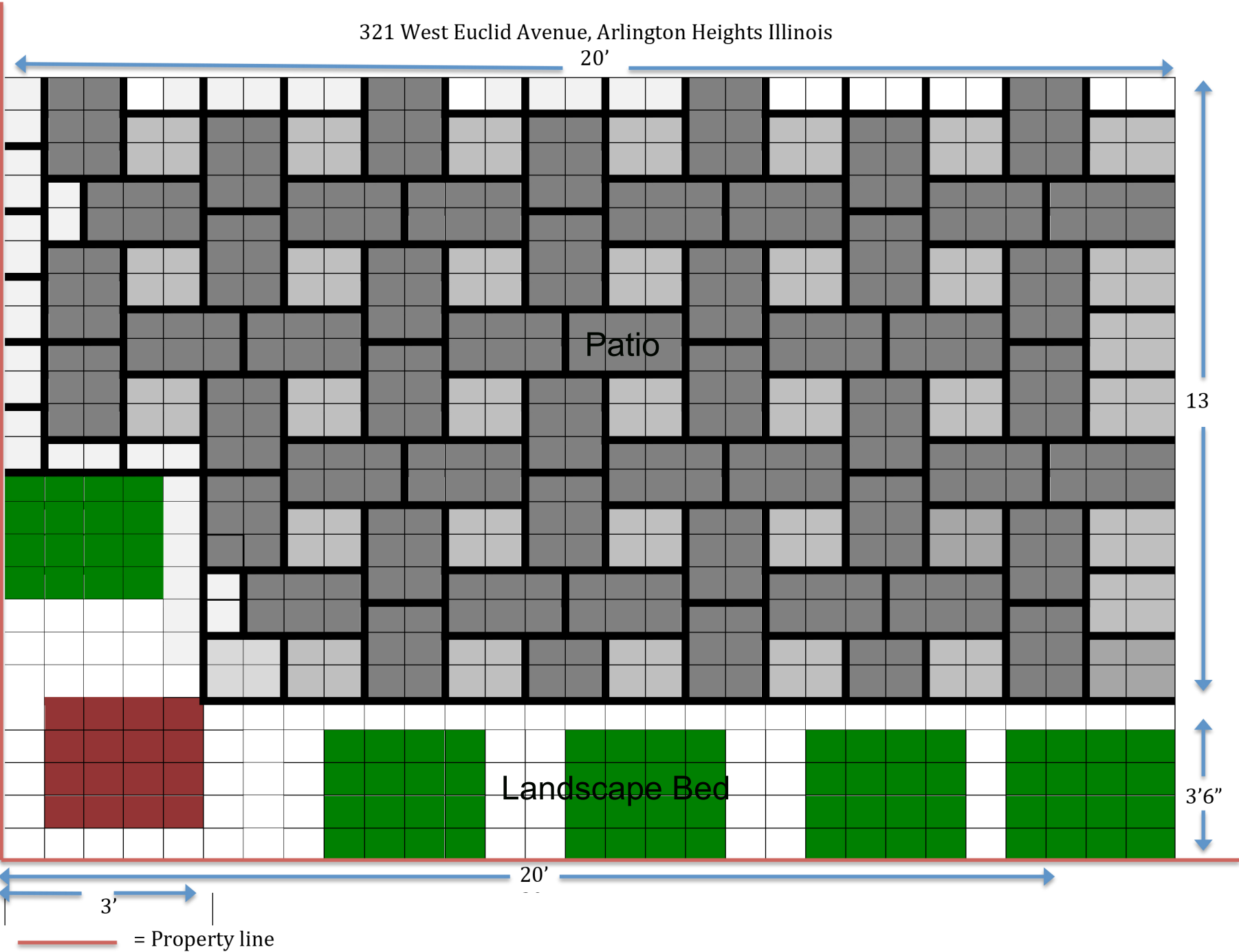
Patio

Landscape Bed

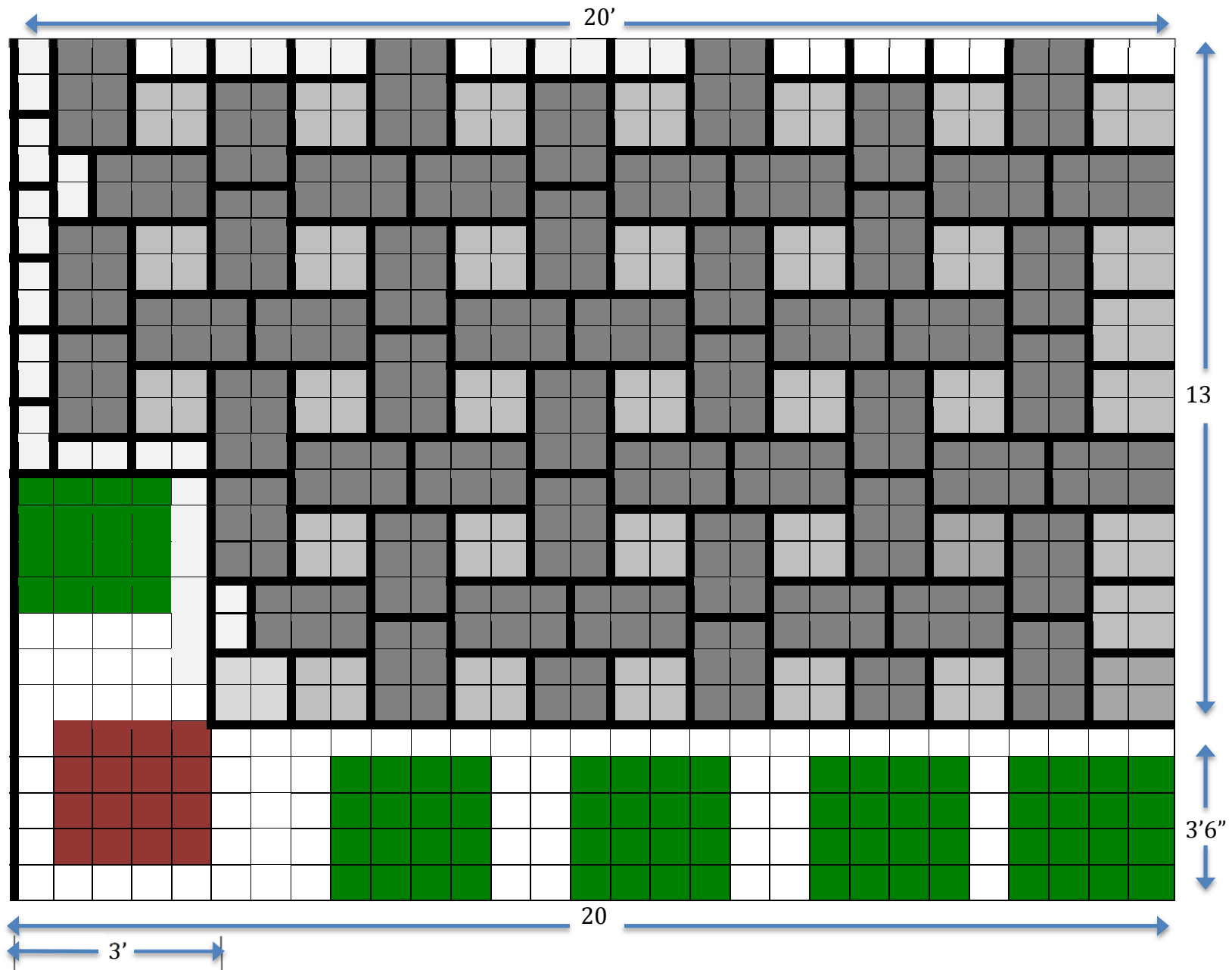
3'

20'

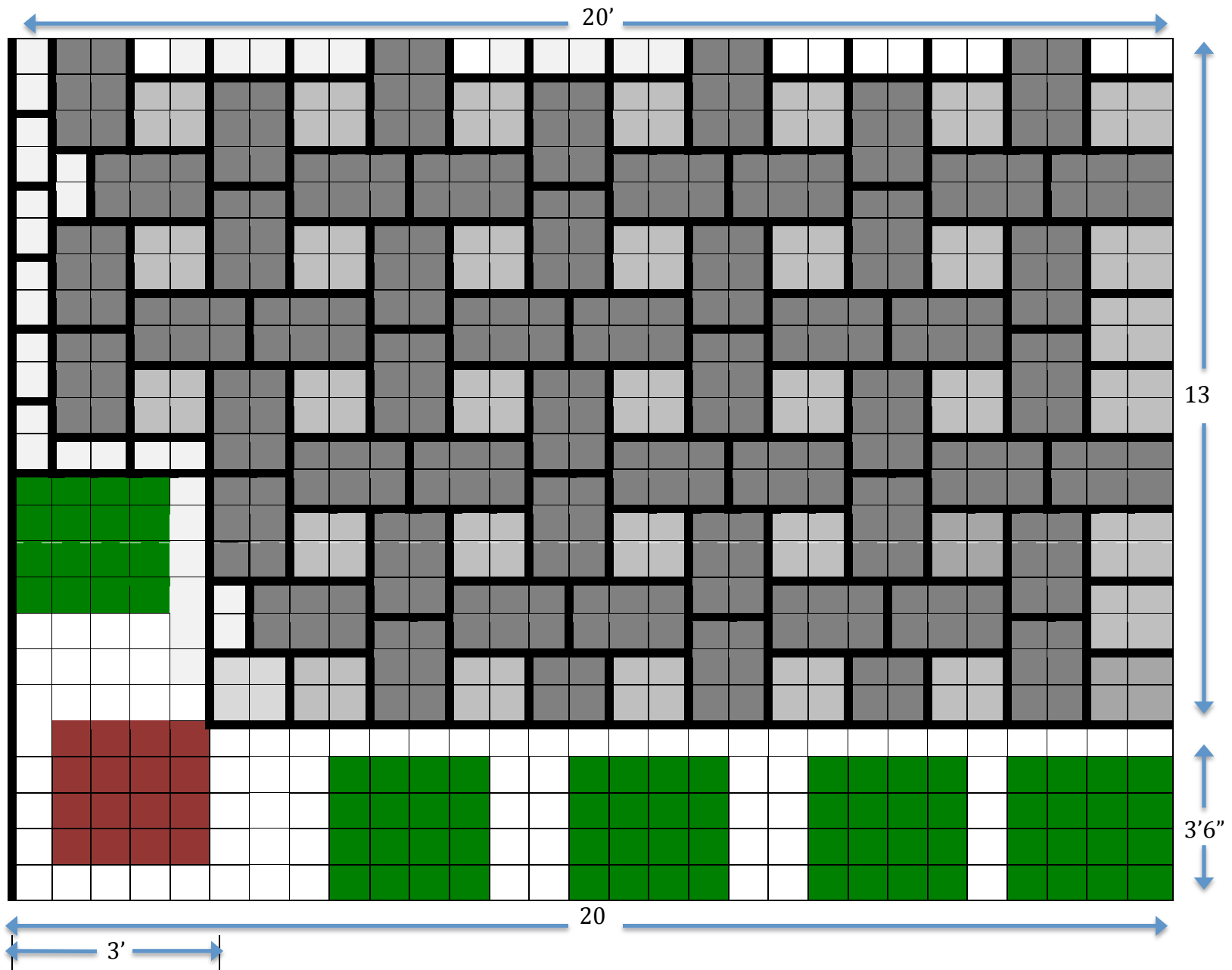
= Property line



321 West Euclid Avenue, Arlington Heights Illinois



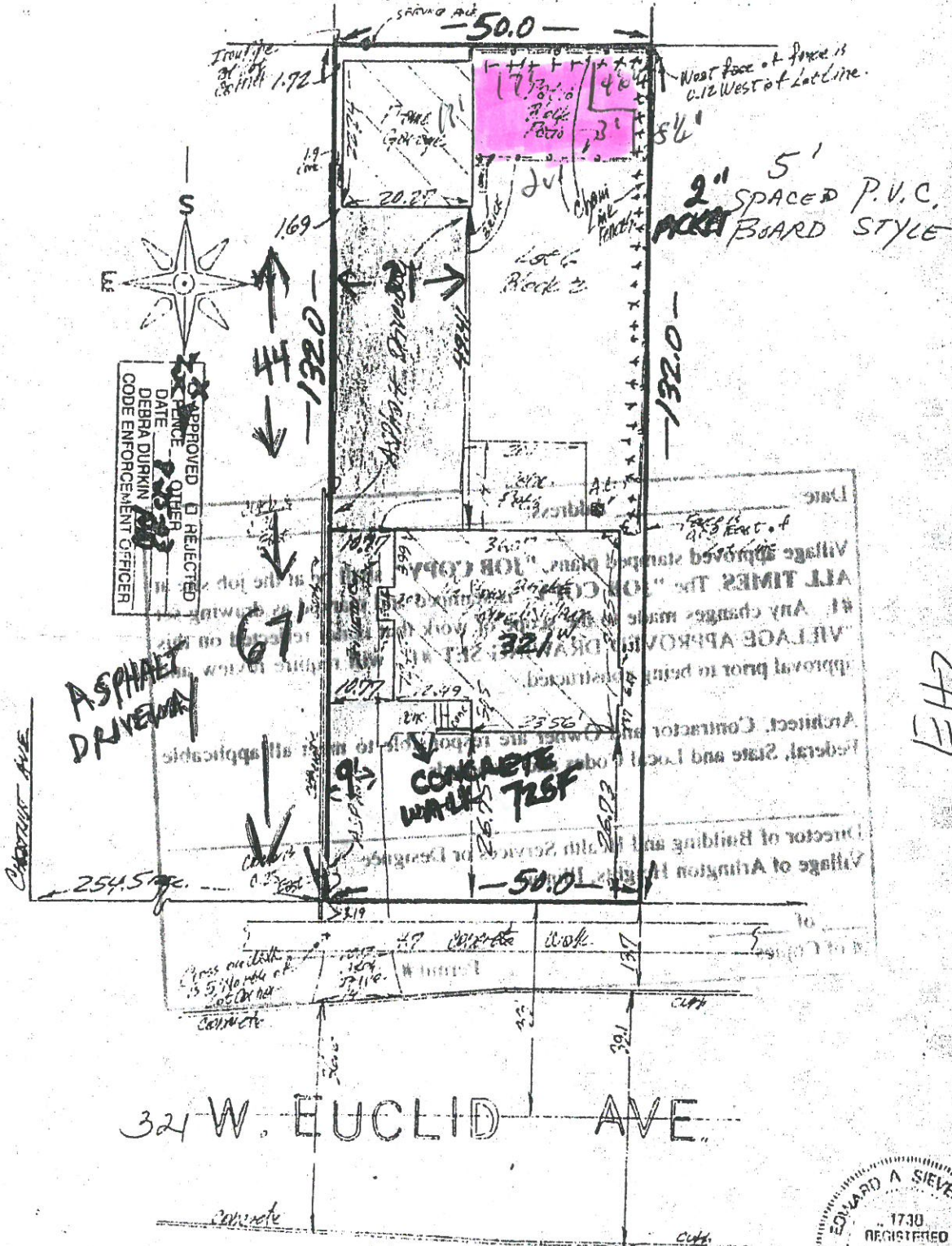
321 West Euclid Avenue, Arlington Heights Illinois



PLAT OF SURVEY

BY
SIEVERTSEN SURVEY SERVICE INC.

215 SOUTH RIDGE AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60005
OF



6123 W 122
A.H

FOR JEFFREY H. GUTMAN, Attorney at Law
SCALE: 1" = 15' FT BOOK 144 PAGE 98

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

ORDER NO. 12649

State of Illinois | S.S.
County of Cook

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

THIS 28th DAY OF JUNE 19 99

Edward A. Sievertsen
Registered Land Surveyor



DATE: 8/02/16

PLAN REVIEW CORRECTIONS REPORT
VILLAGE OF ARLINGTON HEIGHTS
BUILDING & HEALTH SERVICES
33 S ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS IL 60005

PAGE 1

APPLICATION NBR . . . : 16-00002833
ADDRESS : 321 W EUCLID AV
APPLICATION DATE . . : 7/27/16
APPLICATION TYPE . . . : RESIDENTIAL PATIO

OWNER :

CONTRACTOR :

AGENCY NAME: BUILDING
DATE ACTION

ACTION BY

7/29/16 REJECTED

DEB PIERCE(847)368-5592

Building - Rejected

1 - Provide the dimensions of the paver patio.

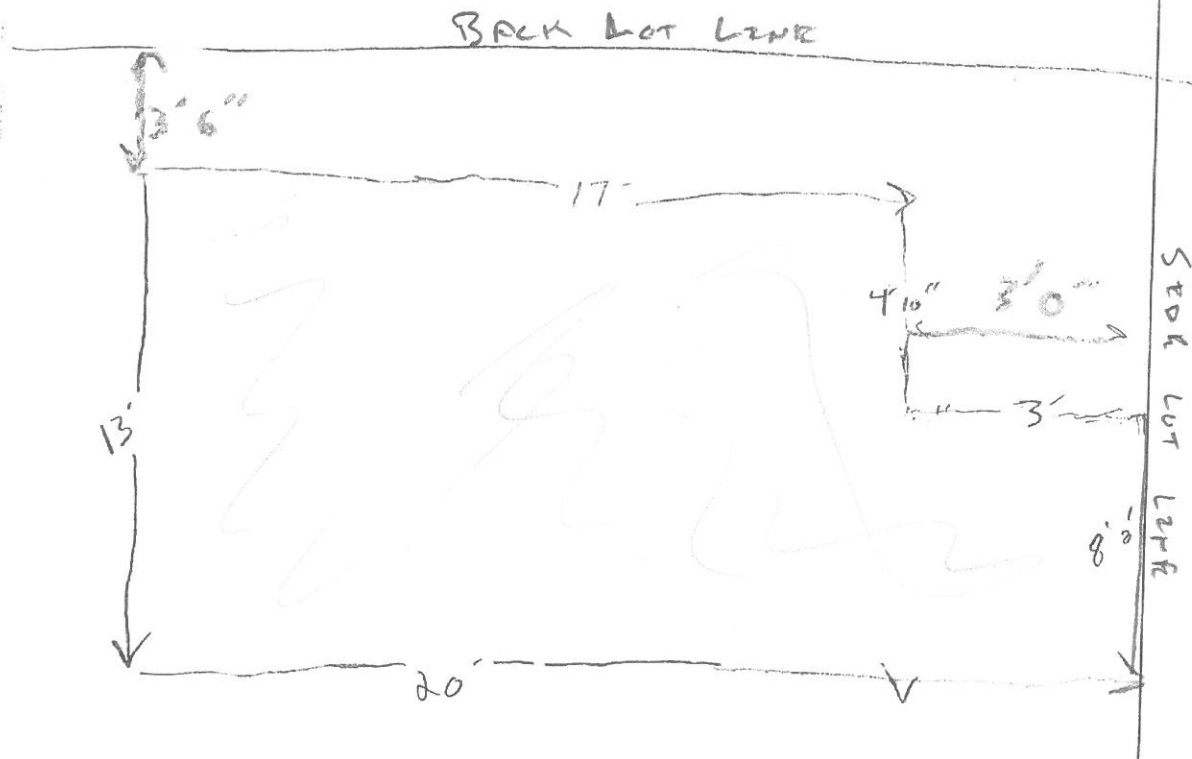
AGENCY NAME: ENGINEERING
DATE ACTION

ACTION BY

8/01/16 APPROVED

JOE WYWROT 847-368-5263

T/S: 08/01/2016 10:27 AM ARHTJWY
Work already completed.



June 30, 2017

Michael & Barbara Pisano

[REDACTED]
Arlington Heights, IL 60004

Resident at Address for 28 years.

RECEIVED

JUN 30 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

To: Village of Arlington Heights Zoning Board of Appeals c/o Derek Mach (hand delivered)

RE: OPPOSITION to the Request for Rear Lot Line Second Patio on Residence Property located at 321 W. Euclid, Arlington Heights. Public Hearing on July 10, 2017

We are submitting formal comments in opposition to the requested Second Patio variance on the above-named property. We strongly urge the Zoning Board to deny the variance.

The 321 W. Euclid Property already has a compliant patio adjacent to their house. The property owner self-installed the Second Patio at the rear lot line in his backyard without a permit. After we raised concerns over the location of the patio, the owners applied for a permit and the Second Patio was ultimately deemed noncompliant.

The neighborhood is one of several houses that are close together with relatively small back yards. Our backyard is most affected by the Second Patio. The Second Patio is closer to our home than any of the other surrounding neighbor homes including the 321 Euclid home(see Exhibit A Google view of properties).

As the Village Zoning Regulations state in Section 28-2, the intent and purpose of the regulations is, in part, to promote and protect ... the comfort and general welfare of the people. It is our understanding that having patios adjacent to a house will provide some spacing between neighbors so all can enjoy the comforts of their backyards. The Second Patio has taken that spacing away from us and it has adversely affected our enjoyment and comfort of our backyard. The patio is surrounded by lights with an open fire pit. Since the property owners already have a patio adjacent to their house, the primary use of the Second Patio has been for night-time gatherings.

Reasons for opposing the variance

1. The gathering of people on the Second Patio directly over the fence approximately ten yards from my patio is adversely affecting the comfort and enjoyment of our property. The 321 Euclid property owners already have a patio adjacent to their home that they could use for all of the purposes of the Second Patio.

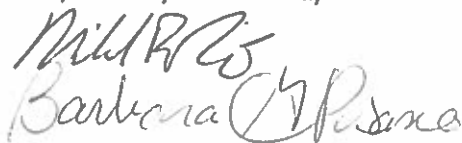
2. We have observed the Second Patio used for late night gatherings which distances the noise, lights, and smoke away from their residence and it moves this activity close to our residence which severely affects the comfort and enjoyment of our backyard. When the gatherings have occurred, we were forced move out of our backyard and into the house and close the windows.
3. A variance of this nature would be an extremely bad precedent for the Village since this will create an environment where patios will be installed in the rear corners of properties putting the neighbors on "top of each other".
4. The existence of the Second Patio will adversely affect the re-sale value of our residence as potential home buyers will not want a patio directly over the fence approximately ten yards away. (see Exhibit B for views from my backyard).

Variance Criteria: Unusual Hardship or Difficulty and Keeping the Surrounding Property Protected – Not Met

1. Any hardship position should be denied since the Second Patio was installed by the owner without a permit and we should not be the one to pay for their mistake.
2. Any effort to remove the self-installed Second Patio is greatly outweighed by the adverse impact to our property.
3. A Second Patio, located in the back corner where all four adjoining properties meet and is used for late night gatherings, significantly impairs the character of area.

In our opinion, this is not a request for a variance; this is a request for a total disregard for the patio rules designed to protect the residents of Arlington Heights. Historical precedence in municipal residential zoning variances have allowed variances only if the variance does not negatively affect the other residents. This is clearly not the case. Any proposed limited use should not be allowed since it would not be fair to us to even be occasionally inconvenienced and it would be impossible to enforce. For the reasons outlined above, we strongly urge the Zoning Board to deny the variance request. We would be extremely disappointed with the Village if my neighbor is allowed to have this additional Second Patio and we lose the comfort & enjoyment of our only patio.

Respectfully submitted,



Michael & Barbara Pisano

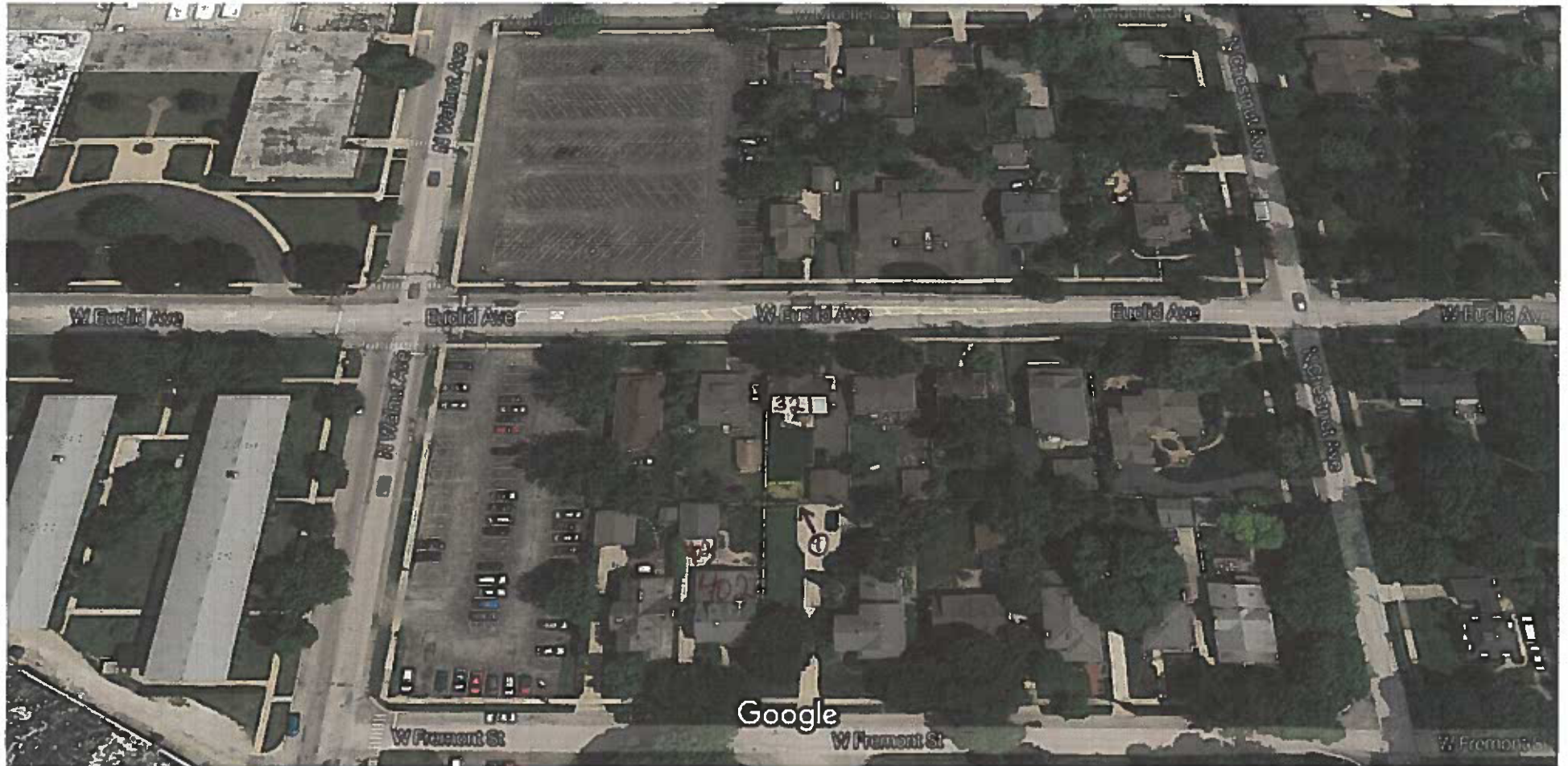

Arlington Heights, IL

2/6/2017

402 W Fremont St - Google Maps

Exhibit A

Google Maps



Imagery ©2017 Google, Map data ©2017 Google 50 ft

① 2nd patio

Exhibit A

Other Home

Drawing not to Scale

321 W. Euclid

Patio

(Supplement to Exhibit A)

Second Patio

Approx 10 yds

Patio

402 W. Fremont
House

Other Home

View of Second patio from porch of 402 W. Fremont;



Views of Second patio from patio of 402 W. Fremont;
(Approximate distance (10 yards))



Exhibit B



Item: 1314 N. Dryden Ave. - ZBA#17-032

Department: Planning & Community Development

REQUEST

A 2.0 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 5.5 feet from the west property line instead of the minimum 7.5 feet and an additional 1.5 foot for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 10, 2017
Date Prepared: July 3, 2017
Project Title: Kovacik Residence
Address: 1314 N. Dryden Ave.

Background Information

Petition Number: ZBA #17-032
Petitioner: John & Bonnie Kovacik
Address: 1314 N. Dryden Ave.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

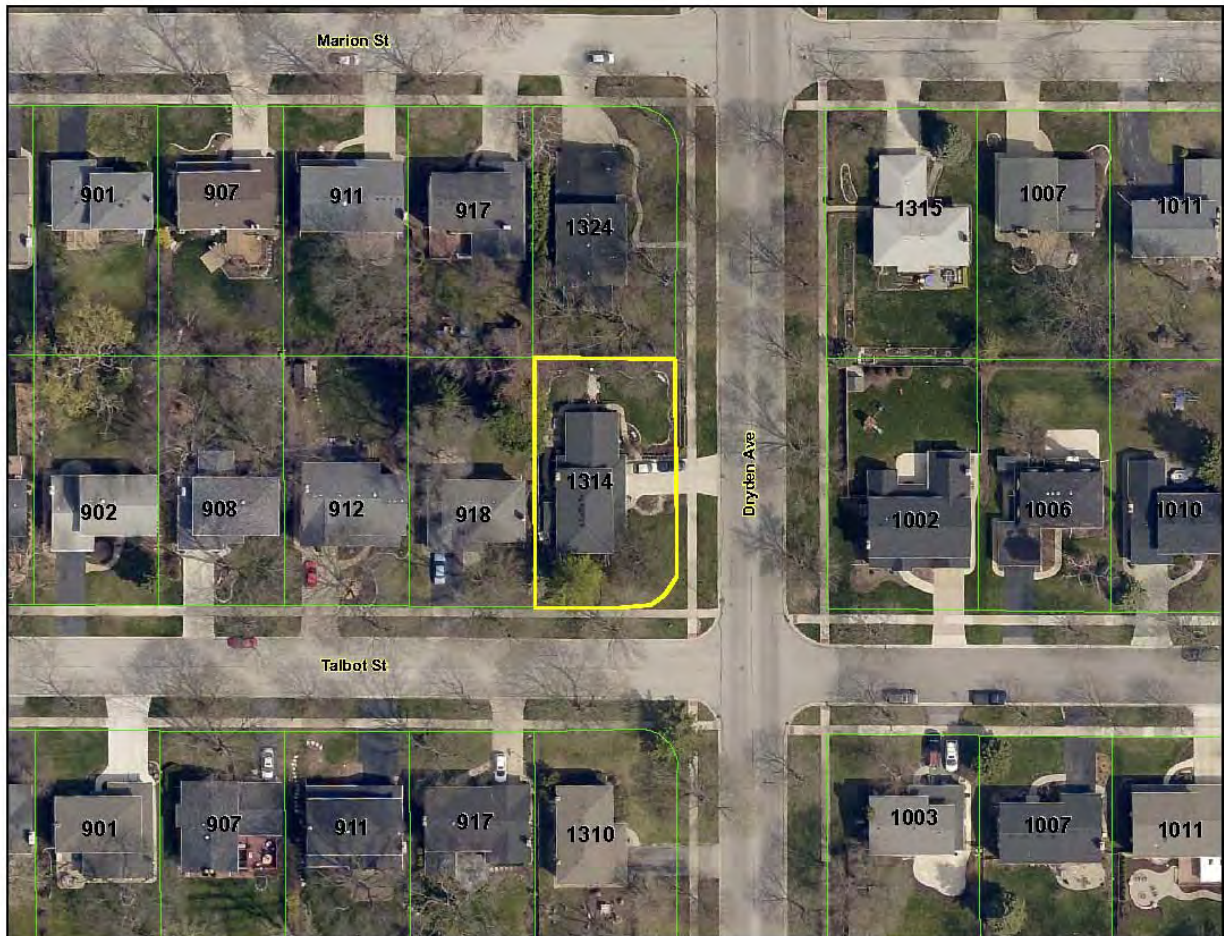
The petitioner is proposing to construct a one story addition to the existing home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 9,363 square feet and a lot width of 75 feet. The proposed residence will have approximately 2,800 square feet. The proposed addition is encroaching into the required side yard setback along the west property line. Therefore, the petitioner requests the following variation:

- A 2.0 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 5.5 feet from the west property line instead of the minimum 7.5 feet and an additional 1.5 foot for the eave.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	6/23/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/23/17	
3. Letter that was Mailed	✓	6/23/17	
4. Photographs of Sign on Property	✓	6/23/17	

Photographs of Existing Structure



ZBA# 17-032
1314 N Dryden- ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: June 16, 2017
Completed: June 21, 2017



The proposed ZBA application indicates that the petitioner is seeking:

A 1.9 ft variance to allow an addition with a side yard setback of 5.6 ft from the west property line instead of the minimum 7.5 ft and an additional 1.5 ft for the eave.

NOTE: A variance was granted in 1987 for the kitchen addition. The new addition will not encroach as far as the kitchen addition.

The Engineering Department has NO OBJECTION to the proposed variance.



**Village of Arlington Heights
Building Services Department**

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Kovacik Residence

Project Address: 1314 N Dryden Ave

ZBA #: 17-032

Date: June 20, 2017

Derek:

I have reviewed the request for a 1.9 foot variance to allow an addition with a side yard setback of 5.6 feet from the west property line with an additional 1.5 foot for the eave, and have no objection to the variances with the following comment:

1. The soffit and fascia of the west wall shall be protected with 5/8-inch drywall under the weather protection material based on the distance to the lot line of less than 5 feet for the eave.

Comment unrelated to the variance – the address on the drawings is incorrect. It is shown as 1814 N Dryden.

RECEIVED
JUN 21 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kovacik Residence

Project Address: 1314 N. Dryden Ave.

ZBA #: 17-032

ZBA Hearing Date: July 10, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 15, 2017

- A 1.9 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 5.6 feet from the west property line instead of the minimum 7.5 feet and an additional 1.5 foot for the eave.

Attached are the Petitioner's:

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

Comments: No COMMENT.

-STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Thursday, June 26, 2017.

PETITION

PETITION

NOW COMES the Petitioner John R/Bonnie L Kovacik

being the owner of the property commonly known as: 1314 N Dryden Ave Arlington Heights IL 60004-4969

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

5.1-3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to: Construct an addition that is encroaching into the side yard. _____

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

The addition will be a connecting room between the kitchen and dining room. If constructed without a variance the size of the room will not be proportioned properly. It would be long and narrow creating a tunnel effect. Also, the room would not be proportioned properly relative to the kitchen addition which was constructed with a variance in 1987.

I hereby state that the following unique circumstances exist: The house is situated on a corner lot and the front of the house faces the longer dimension of the lot. As such, the property has no back yard, essentially two side yards. The back of the house faces the smaller side yard and is adjacent to the kitchen and dining room. The limited depth of this side yard severely restricts the size of any addition in this part of the property without a variance.

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

The addition has been designed to have the same characteristics and outer appearance as the kitchen addition to which it is adjacent, would be properly proportioned relative to the size of the kitchen addition, and is provided with a means of egress from the home into the side yard. The variance, if granted, would add two feet to the depth of the room (extending from the west side of the home) leaving a setback of five feet, seven inches from the west property line.

Signed: _____

John R Kovacik
Petitioner

Date: June 12, 2017

RSV ENGINEERING, INC.
ENGINEERS, PLANNERS, SURVEYORS
CONSTRUCTION MANAGERS
ENVIRONMENTAL SCIENTISTS
881 MAIN STREET MUKWONGO, WI 53149 414.363.2884 FAX 414.363.2119

DATE: 6/10/97

75.0' PUBLIC UTILITY EASEMENT

30' BLD. LINE

33'

BRICK PATIO

23.00'

24.70'

5.00'

5.63'

5.31'

1.3' ROOF OVERHANG

132.0'

4.0'

1' ROOF OVERHANG

2 STORY BRICK HOUSE

EXISTING DRIVEWAY

29.91'

107.0'

10.2' WIDE OVERHANGING ROOF

29.97'

30.25'

49.84'

CONCRETE WALK

+ 11" WALK 2' SOUTH OF PROPERTY CORNER

N. DRYDEN AVE.

E. TALBOT ST.

LEGEND

-  1" IRON PIPE FOUND
 CONCRETE AREAS
 STREET LIGHT
 PICKET FENCE

A circular seal for the State of Illinois Land Surveyor. The outer ring contains the text "STATE OF ILLINOIS" at the top and "LAND SURVEYOR" at the bottom, separated by two five-pointed stars. The center of the seal contains the name "PAUL H. VAN HENKELUM" and the number "2800" below it.

Paul Van Henkelum, R.L.S. 2800

J2691

AN ADDITION TO THE KOVACIK RESIDENCE

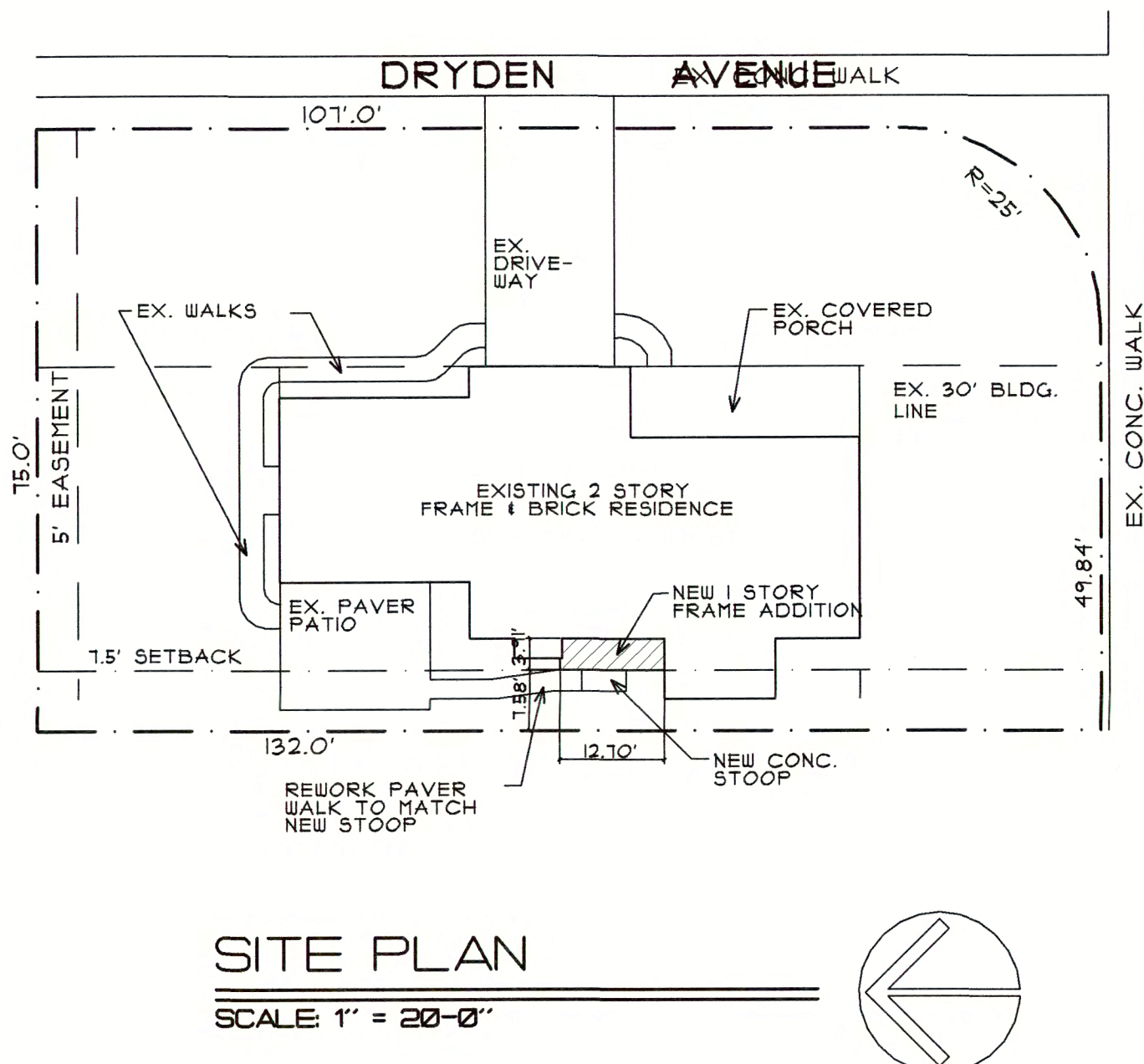
1814 N. DRYDEN AVENUE

ARLINGTON HEIGHTS, ILLINOIS

ARLINGTON HTS. CODES & AMENDMENTS:
SINGLE FAMILY INTERNATIONAL RESIDENTIAL CODE 2009 (108) 199-2300
BUILDINGS AMENDMENTS FOUND IN ARL. HTS. CHAPTER 23
PLUMBING STATE OF ILLINOIS PLUMBING CODE 2014
AMENDMENTS FOUND IN ARL. HTS. CHAPTER 24
MECHANICAL INTERNATIONAL MECHANICAL CODE 2009 (108) 199-2300
AMENDMENTS FOUND IN ARL. HTS. CHAPTER 23
ELECTRICAL NATIONAL ELECTRICAL CODE 2005 (NEC) AMENDMENTS 12-21-98
CHAPTER 25 (A.H. MUNICIPAL CODE)
IECC ENERGY CODE 2015 w/ AMENDMENTS & 2007 ASHRAE 90.1

VENTILATION SCHEDULE							
USE OF SPACE	FLOOR AREA SQ. FT.	CODE REQ'D LIGHT AND VENTILATION SQ. FT. GLASS AREA	ACTUAL LIGHT AND VENTILATION SQ. FT. GLASS AREA	MECHANICAL VENTILATION SQ. FT. GLASS AREA	C.F.M. AIR CODE	C.F.M. AIR ACTUAL	
DINING ROOM	147	11.6	5.9	22	12.2	--	--
LIVING ROOM	168	13.4	6.7	22	12.2	--	--
POWDER ROOM	34	--	--	--	--	--	50

TYPICAL ELECTRICAL SYMBOLS	
	RECESSED CAN FIXTURE
	LIGHT FIXTURE
	EXHAUST FAN W/ LT
	FAN W/ REINFORCED BOX
	LIGHT SWITCH
	WALL SCONCE
	THREE WAY LIGHT SWITCH
	FOUR WAY LIGHT SWITCH
	G.F.I. GROUND FAULT INTERRUPTER
	W.P. WATER PROTECTED
	100 V. SMOKE DETECTOR WITH BATTERY BACK-UP
	TELEPHONE OUTLETS
	T.V. OUTLET
	CABLE T.V. OUTLET

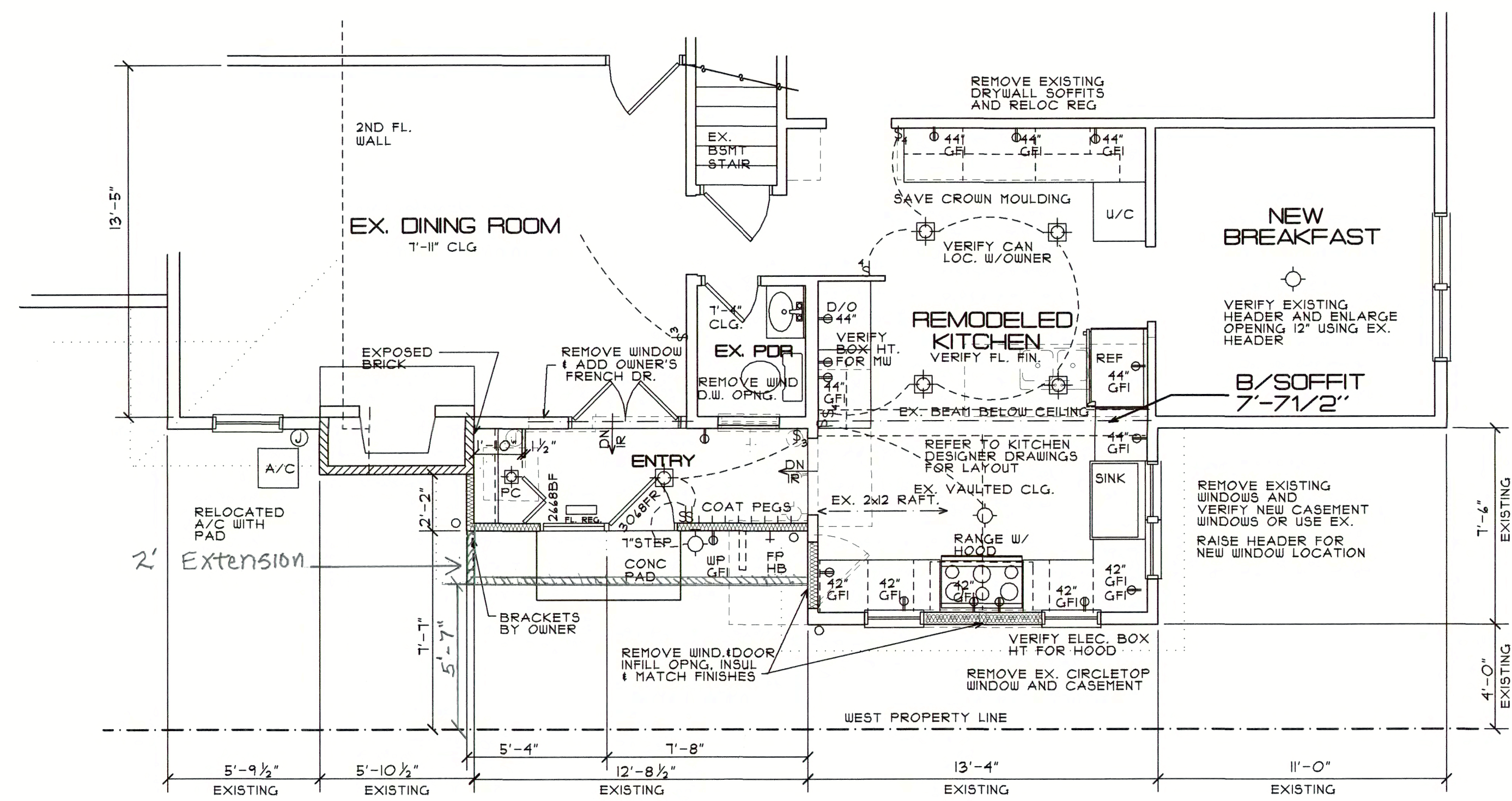


SITE PLAN
SCALE: 1" = 20'-0"

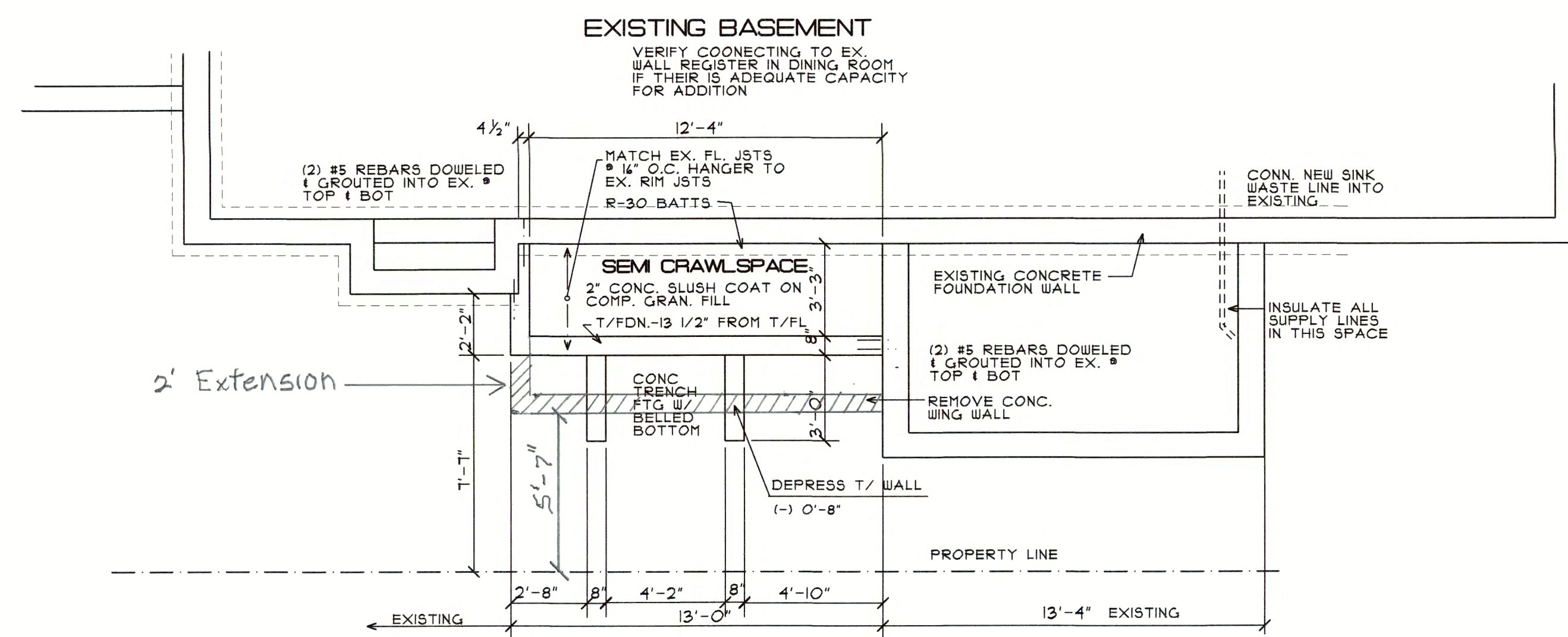
I hereby certify that these drawings have been prepared in my office under my supervision and to the best of my knowledge conform to the requirements of the building ordinances of

ARLINGTON HTS.
STEPHEN KLUMPP, ARCHITECT

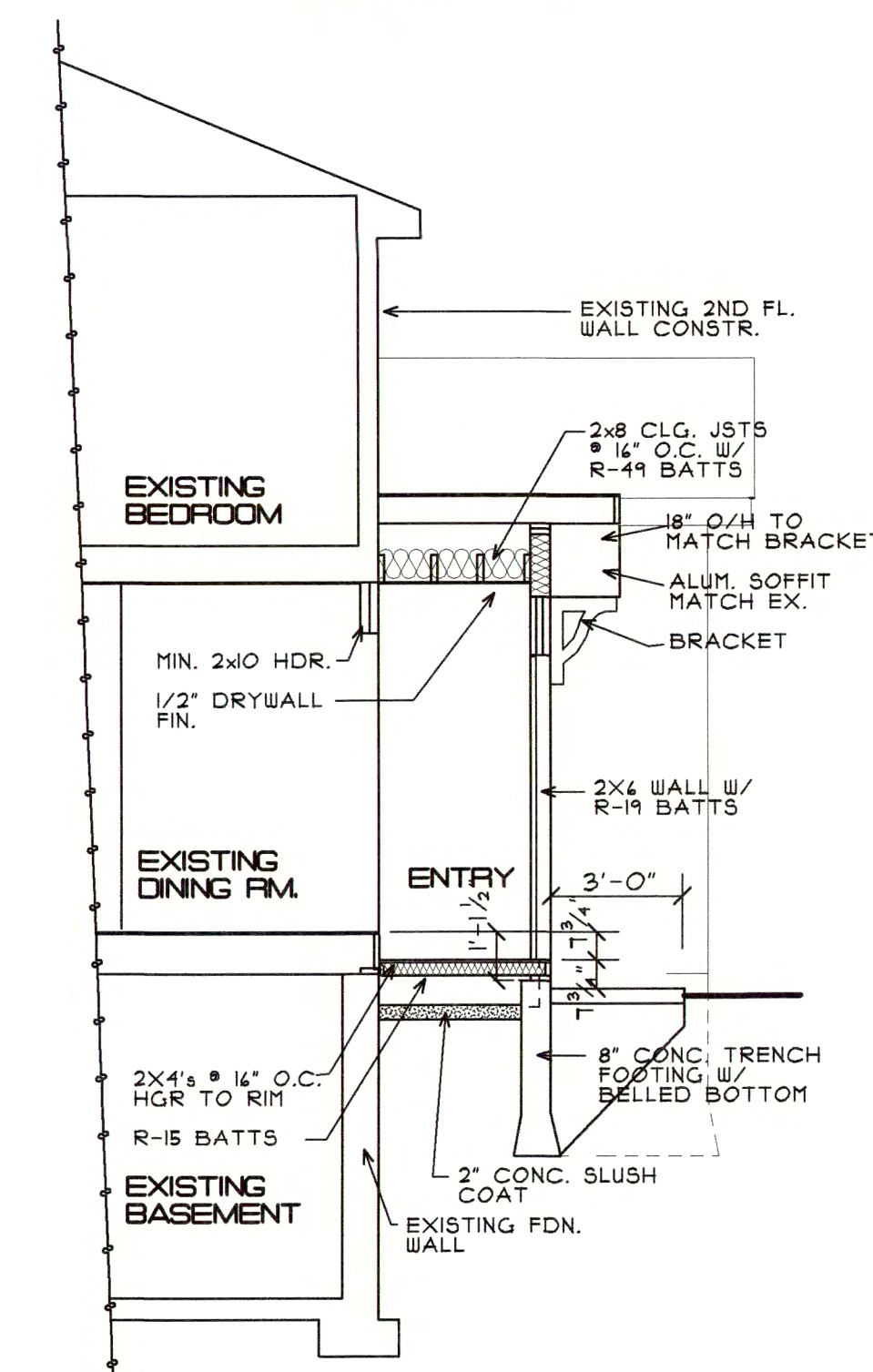
By 5/12/17
Licensed Architect 001-010949
Design Firm 184-003609



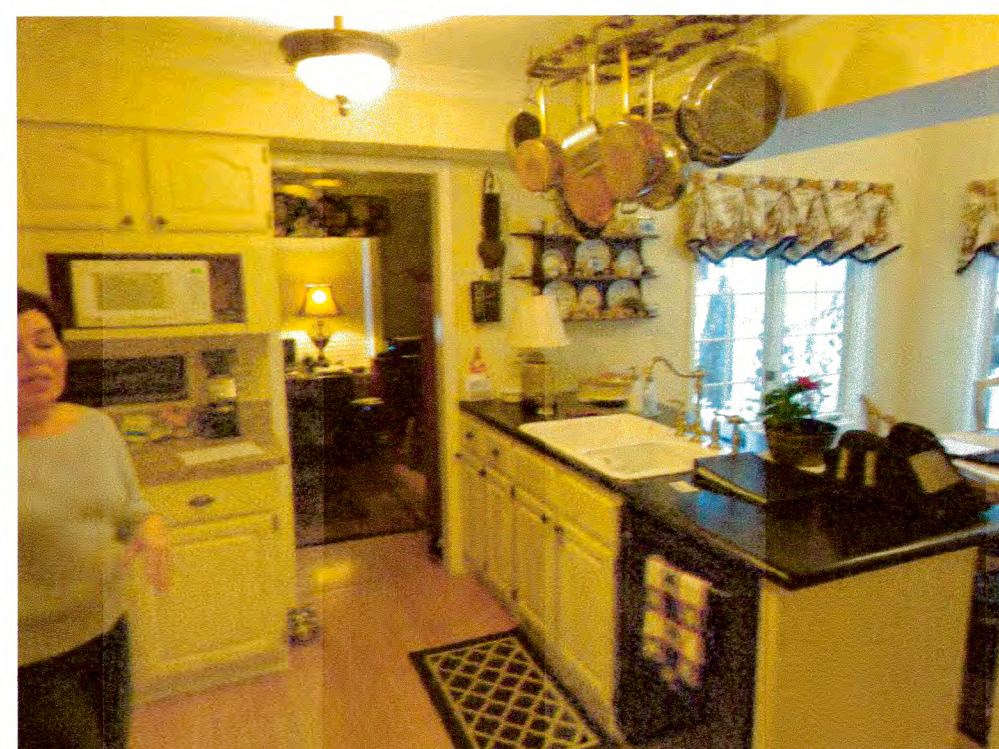
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"



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



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



PHOTOS OF EXISTING CONDITIONS

John & Bonnie (847) 253-8612

AN ADDITION TO THE
KOVACIK RESIDENCE
1814 N. DRYDEN AVE.
ARLINGTON HEIGHTS, IL



DATE OF REVISION

email: arkteks@comcast.net
voice: (847) 215-9214
fax: (847) 215-0894
www.arkteks.com

300 N. 11th St.
Wheeling,
Illinois
60090

DATE OF ISSUE: 5/11/17

JOB NUMBER: RASKOVAJ

DRAWN CHECKED: TFM : SPK

SHEET
A-1

OF
2



Item: 206 S. Mitchell Ave. - ZBA#17-033

Department: Planning & Community Development

REQUEST

A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 50.0-ft. wide, 6,005-sq. ft. lot to be buildable, where 70 feet wide, 8750 sq. ft. is required.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 10, 2017
Date Prepared: July 3, 2017
Project Title: 206 S. Mitchell Ave. Residence
Address: 206 S. Mtichell Ave.

Background Information

Petition Number: ZBA #17-033
Petitioner: John Wronkiewicz / Stonefield Custom Homes
Address: 1000 S. Brockway St.
Palatine, IL 60067
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

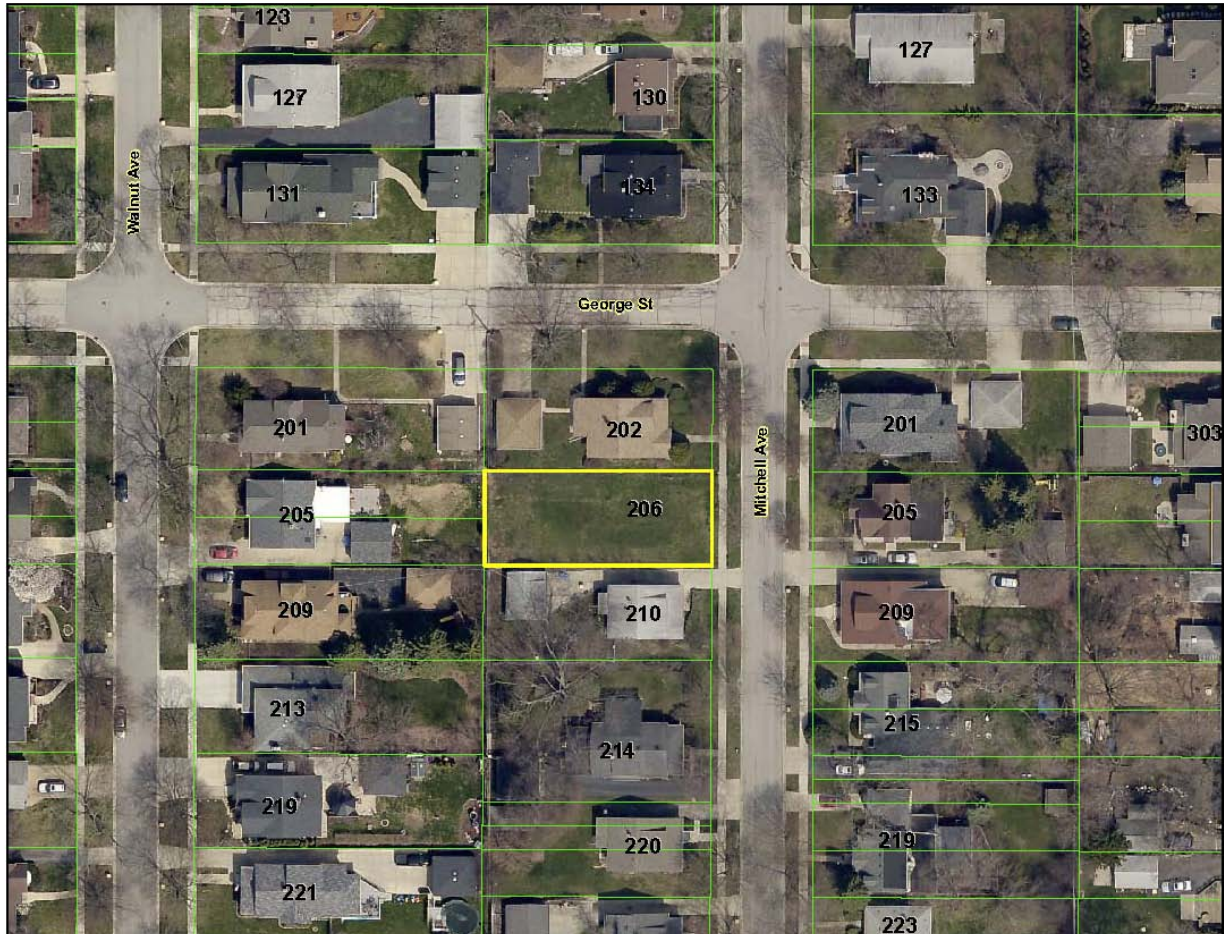
The petitioner proposes to build a new two story single-family structure on a vacant lot. Previously there was a home on the subject site that was deemed uninhabitable and torn down in 2009. The proposal is before the Zoning Board of Appeals because of the substandard lot size. Sections 5.1-3.4 and 5.1-3.5 of the Zoning Code set forth minimum lot size and width requirements for the R-3 District. The R-3 requirement for lot width and area is 70 feet and 8,750 square feet; however, as part of 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. The petitioner's property is 50 feet wide and 6,005 SF. Therefore, the petitioner requests a variation for lot square footage in order to make this a buildable lot.

- A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 50.0-ft. wide, 6,005-sq. ft. lot to be buildable, where 70 feet wide, 8750 sq. ft. is required.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/21/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/21/17	
3. Letter that was Mailed	✓	6/21/17	
4. Photographs of Sign on Property	✓	6/21/17	

Photographs of Existing Structure



ZBA# 17-033
206 S Mitchell- ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: June 16, 2017
Completed: June 19, 2017



The proposed ZBA application indicates that the petitioner is seeking:

A variance to allow a 50 ft wide, 6,005 sq ft lot to be buildable, where 70 ft wide, 8,750 sq ft is required.

NOTE: The lot size is existing, and the lot is vacant.

The Engineering Department has NO OBJECTION to the proposed variance.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: 206 S Mitchell Ave

Project Address: 206 S Mitchell Ave

ZBA #: 17-033

Date: June 20, 2017

Derek:

I have reviewed the request for a variance to allow a 50.0 foot wide, 6,005 square foot lot to be buildable and have no objections to the variance.

RECEIVED
JUN 21 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 206 S. Mitchell Ave.

Project Address: 206 S. Mitchell Ave.

ZBA #: 17-033

ZBA Hearing Date: July 10, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: June 15, 2017

- A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 50.0-ft. wide, 6,005-sq. ft. lot to be buildable, where 70 feet wide, 8750 sq. ft. is required.

Attached are the Petitioner's:

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

Comments: A DESIGN COMMISSION APPLICATION WILL BE
REQUIRED FOR THE NEW HOUSE.
- STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Thursday, June 26, 2017.

PETITION

NOW COMES the Petitioner **John Wronkiewicz of Stonefield Custom Homes, LLC** being the contract purchaser of the property commonly known as 206 S Mitchell Ave, Arlington Heights, Illinois, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Sections 5.1-3.4, 5.1-3.5, and 5.1-3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to request reduction of the minimum lot size from 8,750 square feet to 6,005 square feet, reduction of the minimum lot width from 70 feet to 50 feet, and reduction of the minimum front yard from 25 feet to 20 feet.

I hereby state that the following hardship would exist if the variation were not granted: Petitioner would not be able to develop any home on the property because it is below the required minimum size.

I hereby state that the following unique circumstances exist: Existing lot area platted prior to 1959 is below the minimum required lot area of 8,750 square feet for a standard lot.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: The property will conform to similar size of other properties next door and in the neighborhood.

Signed: _____


PETITIONER

Date: 6/9/2017

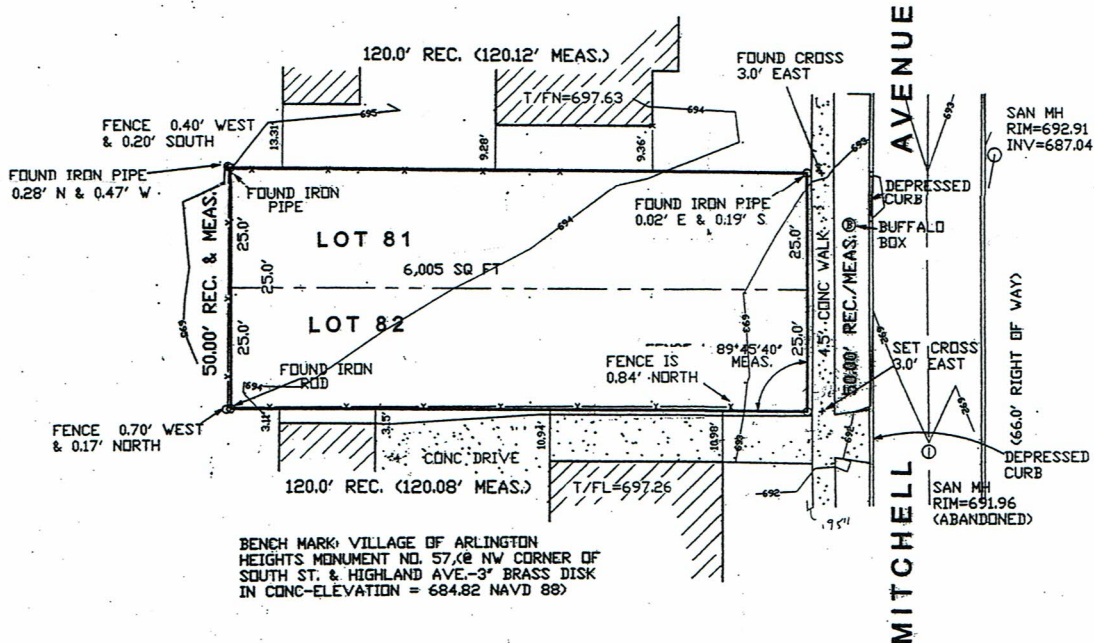
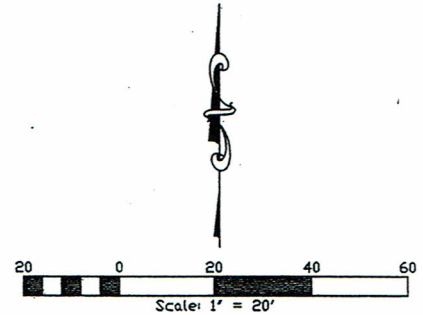
ALAN J. COULSON, P.C.

PROFESSIONAL LAND SURVEYORS

Plat of Survey

OF PROPERTY DESCRIBED AS FOLLOWS:

Lots 81 and 82 in Caroline Fiene's Subdivision, being a subdivision of the East 18.4 acres of the North 30.1 acres of the the East Half of the Northeast Quarter of Section 31, Township 42 North, Range 11 East of the Third Principal Meridian, (excepting the East 805.9 feet of the North 405 feet of said Northeast Quarter of Section 31) in Cook County, Illinois.



FIELD WORK COMPLETED
10/1/2014

Scale: 1" = 20'
Ordered: STONEFIELD GROUP
Owner: 42-11-31B
Drawn: [Signature]
Job: B38.395 LE
City: ARLINGTON HEIGHTS

STATE OF ILLINOIS
COUNTY OF KANE ss AUG. 8, 2014

This is to certify that the plat hereon drawn correctly indicates the above described property.

[Signature]
Charles J. Hill PLS 2700 My license expires 11/30/14
Any discrepancy in measurements should be promptly reported to surveyor for explanation or correction.

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS.

THIS SURVEY IS VALID ONLY
WITH EMBOSSED SEAL

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

Professional Design Firm Land Surveying
Corporation License No. 184-002863

ALAN J. COULSON, P.C.
PROFESSIONAL LAND SURVEYORS
645 S. 8th St., (Rte. 31) West Dundee, IL 60118
Phone: (847)-426-2911 Fax: (847)-426-8074
E-Mail: SIRVAYR@AOL.COM

Compare the description on this plat with deed. Refer to deed for easements and buildings lines.