



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 9, 2018
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 628 S. Lincoln Ln. - 6/11/18
- B. 445 S. Beverly Ln. - 6/11/18
- C. 316 W. University Dr. - 6/11/18
- D. 2305 E. Miner St. - 6/11/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 3 S. Yale Ave. - ZBA#18-019
- B. 2101 S. Arlington Heights Rd. - ZBA#18-020
- C. 602 E Park St. - ZBA#18-022

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: 628 S. Lincoln Ln. - 6/11/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
628 S. Lincoln Ln. - Minutes - 6/11/18	Minutes
628 S. Lincoln Ln. - Findings - 6/11/18	Minutes

ZONING BOARD

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

OF APPEALS

RE: 628 SOUTH LINCOLN LANE - ZBA#17-024

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Buechner Room,
Arlington Heights, Illinois on the 11th day of June, 2018 at the hour of
7:41 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, next order of business is 628 South Lincoln. You lost half of you audience.

MS. MORELY: I know.

CHAIRMAN DIVITO: All right, name and address for the record.

MS. MORELY: Janette Morely, 628 South Lincoln Lane.

(Witness sworn.)

MS. MORELY: That's my husband's, Tom. We have lived in this house at 628 South Lincoln Lane for 17 years. And in '09 we had to apply for a variance for an addition, because our hardship is that we are on the curved part of where Banbury meets Lincoln, and so we have a pie-shaped lot, and so it's got a diagonal. So, like the corner of our addition, we needed a variance for the setback and now we want to put a pergola over our existing patio. It's not very big; it's 10 by 10. I have letters of support from our neighbors. I just printed out four. The neighbor to the, let's see, the neighbor to the south, where she would see it, she's the first letter. And the neighbors behind us, that would be to the east, they are in support of it, too. They would be able to see it from their yard. So, we get a lot of sun coverage on this patio and it makes hard to sit out there at any time of day. And when we moved into this house, there was a lot of tree coverage in there. There aren't any trees there now. So, I think you have plans of how close the corner of the pergola will be the lot line. Which I don't think is even as close as the roof was when we got variance in '09. And it's going to be on an existing footing. When we had the patio put in, the footing is already there. We don't have to do any digging. Rudy's Landscape put that in for us and so it's ready.

CHAIRMAN DIVITO: Any questions from the Board for the petitioner?

(No response.)

CHAIRMAN DIVITO: We'll open it up to the audience.

MS. MORELY: Okay, thank you.

CHAIRMAN DIVITO: Any one from the audience that wishes to speak on this?

(No response.)

CHAIRMAN DIVITO: None being heard, we'll close it down for the Board discussion.

MR. SCHWINGBECK: This one is very straight-forward. It's not a roofed structure, just a pergola.

MR. SIAVELIS: Support from the neighbors?

MR. SCHWINGBECK: Well, and that was big one is the neighbor to the south and they seemed to be in big support it. I'd be in favor of this.

CHAIRMAN DIVITO: Is that a motion?

MR. SCHWINGBECK: I'd like to motion approval.

MR. DRAKE: I'll second that.

MR. MACH: Mr. Drake?

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel?

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck?

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Siavelis?

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito?

CHAIRMAN DIVITO: Yes.

CHAIRMAN DIVITO: Congratulations, you're all set. Thanks.

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

DRAFT

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 11, 2018

PETITIONER: Morley Residence

ADDRESS OF PROPERTY: 628 S. Lincoln Ln.

VARIATION: 5.1-3.6, 5.4

A 3.2' variance to allow a pergola with a side yard setback of 2.2' from the south property line instead of the minimum 5.4'.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a pergola over the existing patio and that the pergola would be attached to the house. The petitioner testified that the lot is irregular in shape and therefore a side yard setback variance is necessary due to the angle of the lot.

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. Schwingbeck and seconded by Mr. Drake. 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: 445 S. Beverly Ln. - 6/11/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
445 S. Beverly Ln. - Minutes - 6/11/18	Minutes
445 S. Beverly Ln. - Findings - 6/11/18	Minutes

ZONING BOARD

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

OF APPEALS

RE: 445 SOUTH BEVERLY LANE - ZBA#18-016

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Buechner Room,
Arlington Heights, Illinois on the 11th day of June, 2018 at the hour of
7:00 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: We do anticipate having one more, but we're going to start the meeting off anyway and if he joins us, that will be even better. So, at this time I'd like to call to order the Zoning Board of Appeals meeting for June 11th, 2018. Derek, would you mind doing the role.

MR. MACH: Chairman Divito?

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake?

MR. DRAKE: Here.

MR. MACH: Mr. Geisel?

MR. GEISEL: Here.

MR. MACH: Mr. Jaffe?

(No response.)

MR. MACH: Mr. Schwingbeck?

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka?

(No response.)

MR. MACH: Mr. Siavelis?

MR. SIAVELIS: Here.

CHAIRMAN DIVITO: The next order of business is the Pledge of Allegiance, so if you would stand and face the flag.

(Pledge of Allegiance recited.)

CHAIRMAN DIVITO: Thank you. Next order of business is the approval of minutes from last month's meeting. Has everyone had a chance to review it? Any errors or omissions that need to be addressed? None being heard, is there any, actually, do we still need a motion or do we just take it?

MR. MACH: Motion, yeah.

CHAIRMAN DIVITO: So, is there a motion?

MR. DRAKE: So moved.

MR. GEISEL: Second.

CHAIRMAN DIVITO: All in favor of approving the minutes from last month.

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: None being heard, we'll go on to new order of business. Before we start, I'll just read off the three key elements that during the petition we're going for you to adopt.

First, is that if you are not awarded the variance request, that you will not be able to yield a reasonable return, so, whatever, if there's a financial obligation or whatnot. Second, talk about the unique situation of the petition, and third, talk about how, if granted, you'll not alter the characteristics of the neighborhood.

So, at this time, I'd like to call up our first petition, which is 445 South Beverly. So, you know the drill.

MR. GIANNODO: I do.

CHAIRMAN DIVITO: Name and address for the record.

MR. GIANNODO: 33 North Hickory, Keith Giannodo, Kingsley Giannodo Architects.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. GIANNODO: All right, so we have a couple of variations that we're seeking for this property. First of all, I want to introduce the LaMonicas, on the end here in the white shirt and the blue shirt, Mike and Stephanie. They've been residents of Arlington Heights for 10 years and have some young children and they have moved, or purchased this with the intent of moving in and continuing to raise their family. It's a, you know, desirable neighborhood and good schools, great everything, and it just so happens that the property that they were able to get is only 47-and-a-half feet wide, and it's on a corner. So, it's kind of like the double whammy. Not like it doesn't happen elsewhere in the Village, but it's kind of a difficult circumstance, and that is largely contributing to the requests for variation. There are a couple, and I could kind of walk you through them if you want to take a look at the site plan of A0, which shows, there it is. Okay, so the first one is required minimum yards to allow a home with a side-yard setback of 3.2 where 5.0 is allowed. That's the interior side yard on the north. Yeah, we recognize that it is pretty close to the property line and what we are proposing is that the addition that we add on in that area follows the existing line of the one-story garage that happens on that side of the house.

If you could flip for a second back to the exterior elevations, just so that you get a notice for how it looks on A6, actually, the north side of the, that's the one, yeah. So, on the left-hand side, the addition is showing it takes more or less the same profile as the garage that's there right now, we're just moving it forward several feet to allow for an office for Mike's at-home work and a laundry room. And then the other, the one-story garage that's there, we're going to convert to a sitting area for kind of a small family room and mudroom kind of stuff in the back of the house, as part of the footprint that we're filling in. So, that's kind of the one that's probably the most challenging to grant from a variation standpoint, but what we are doing is basically filling in an area that is solid concrete right now for a driveway in the area. So, we're kind of just taking that same footprint and squaring out the house to kind of meet that up.

Second variation has to do with the exterior side yard, which is on the south side of the property back on the roof or site plan, you can see --

MR. SIAVELIS: So Park side?

MR. GIANNODO: Yeah, on the Park Street side. There's a little notch there that you can see in the lower right-hand corner of the house. It's showing a 16 inch encumbrance on the side yard setback. And, again, there's an existing one-story addition that's in that area that we're basically going to build over. And the foundations align between that one-story addition that was there previous to the owners' purchase and the current front of the house is kind of all in a straight line. So, basically, again, we're squaring it out and basically just kind of carrying that line across. The side yard is basically determined by a tear-down behind us and a replacement. I don't know what the previous setback was. We can probably find that out at some point if we needed to, but from the Google maps and the aerial photographs from 2005, 2008, 2009, before the house next door was torn down, it looks like it's either the same or even closer to Park Street.

So, it's demolition and the creation of the house that's there now, beautiful as it is, sets our house into non-conformance on the side yard, exterior side

yard. Again, this house has probably been here since 1945 or '47, or '51, somewhere in that area, so the original house here has a long history of being in that same spot. We're just kind of carrying the line a little further or proposing to do. Now, the size of the lot comes into play. I'm sorry I'm so long-winded, but there's four things, so I wanted to make sure you understood where we're coming from. This 47-and-a-half by 100, less than 132 feet kind of, you know, no way is it conforming if it were an empty lot. We'd have to kind of, but this house has been here for a long time, so we're kind of playing with what's in front of us with the addition that we're proposing and the with the garage that we're proposing, that puts us over on the square footage by, let's see, I'll tell you that figure in just a second, almost 124 square feet. So, that's what that variation is about. I can tell you about the program in just a second.

The last variation is about maximum lot coverage. And again, we're constrained by the tight site that we're working with. And largely, because we're proposing to put a two-car garage on there that covers the lot a little bit more. It's perfectly normal in that neighborhood and all over the place to have a detached two-car garage, so it's not an unusual thing to request. We have a 24 by 24 so that they can get a little bit more bikes and snowplows and that kind of stuff, not snowplows, I'm sorry, snow blowers, to just maintain the property. Since our clients have moved into the house, they've been busy maintaining the grass and keeping things in good shape. Another word about the house itself as it is right now, it's a charming house. It's a nice one. We loved it, they loved it, it's one of the reasons they bought it. And our proposal is basically to acknowledge what that house is, try to almost restore it. Right now, they've got a whole bunch of wood siding with really great details on moldings and whatnot. We're going to do everything we can to kind of preserve that, and if we can't, we're going to replace it with as close a material as we can, because the scale, the size, the style is all what we're trying to preserve.

Just from the standpoint of programs so that you have a notion for what we're trying to do. The addition really is filling in the footprint of what's there already. We're kind of showing a dining room, kind of open with a kitchen, and then there's kind of a seating nook, which is a tiny family room. The former dining room is pretty small, so they're using that as a kind of an entry and parlor kind of space. And then the living room stays the same, bathroom stays the same. And the laundry/office is where the addition on the first floor, one-story again, in that location.

On the second floor, it's master bedroom, couple of walk-in closets and a bathroom and basically we're trying not to disturb too much up there in terms of planning. And basically just make the best use of the square footage that we can in order to accomplish reasonable size rooms and relationships. We've decided to pursue the variation in hopes that it's perceived to be reasonable, which we think it is.

Lastly, if you go to the elevations, you can see that we're trying to keep the existing house to -- especially a five, which is the main facade. And then the addition, on the side there, is conceived of as a different material, so it stands visually separate. So, we're trying to kind of break the monotony of the facade by changing material and expression and location.

Okay, so, you asked us to talk about three things and I've talked about 20, but the hardship for us really is that the lot is very constraining. It's, you know, granted, they purchased the lot with the intent of improving it. These are rules that came

with the property, understood, but in the same time to make it a house that their family can live in and feel like they belong to the community. These methods that we're taking will put it on par with other neighbor's properties and be of equal value to the other stuff. Right now, the house is a little run down, it needs to be taken care of, and it needs a young family to come in and improve it. So, the hardship is largely due to the configuration of the lot and it's already existing circumstances.

Okay, the uniqueness. Yes, again, so the lot is kind of constrained. Like, the house next door that was just torn down and rebuilt to the east is a much larger lot. They have, you know, kind of one-and-a-half parcels there, which had been there previously, but they had a lot more to work with than we do here. So, it is kind of a unique situation from all the houses along the way, too, as well as within the Village as a whole.

And character, I've already touched on the fact that the house is trying to maintain the kind of small, Georgian feel to it, and so fit right into the neighborhood.

Thank you for listening to my long spiel.

MR. SIAVELIS: Do any trees need to be taken down to accommodate that garage?

MR. GIANNODO: Let's see.

MR. SIAVELIS: Any non-leaved trees? Let's call it that.

MR. GIANNODO: The garage. That's in the back. No, I don't think so. There's a pretty poor tree that's right next to the existing, you know, outside the kitchen window, we're planning on taking out. It's super close there and it's basically encroaching on the foundation. Somebody planted it, you know, 20 years ago and it's right on the house.

CHAIRMAN DIVITO: The power lines. Do you have overhead service?

MR. GIANNODO: Yes, I think so. Let's see, I don't have the existing plans in front of me, but I believe that's the case, yes.

CHAIRMAN DIVITO: Well, I'm saying right where the garage would be coming, you'd have the overhead lines?

MR. GIANNODO: Yeah, that's right, correct. It comes across the front.

CHAIRMAN DIVITO: How long have they owned the property?

MR. GIANNODO: A little over a year now?

MR. LaMONICA: We bought it, I think, in February.

MR. GIANNODO: Oh, February. Okay.

CHAIRMAN DIVITO: Come on up.

MR. GIANNODO: Mike LaMonica.

CHAIRMAN DIVITO: Mike LaMonica, you did have that opportunity to sign that already?

MR. LaMONICA: Yes, I did.

CHAIRMAN DIVITO: Okay. Name and address for the record, please.

MR. LaMONICA: Michael LaMonica, 445 South Beverly.

(Witness sworn.)

CHAIRMAN DIVITO: So, just formality. So you've owned the property for about a year?

MR. LaMONICA: Since February, so half a year.

CHAIRMAN DIVITO: Four to five months, okay. And you and your wife

have how many kids?

MR. LaMONICA: We have three children.

CHAIRMAN DIVITO: Okay.

MR. SIAVELIS: And if these, I'm not saying it's going to happen, if these variances don't go through, what's your contingency plan?

MR. LaMONICA: Well, we're going to work with what you guys, what you guys come back with and then we're going to re-plan and fixing it up the way you like, the way the variance would go, you know.

MR. SIAVELIS: Without a variance, then?

MR. LaMONICA: Yeah.

CHAIRMAN DIVITO: Okay.

MR. SIAVELIS: That's all I have to say right now, sorry. So, if you guys have any questions.

MR. GIANNODO: May I chime in on that? The way the, if we conform to the floor area ratio --

MR. SIAVELIS: You were reading my mind.

MR. GIANNODO: We do have some structural problems. What we've designed is something that is sufficient and actually can be built in a cost-efficient and effective manner. If we were to stay within the boundaries, we would have to really compromise the functionality of, especially the second floor and also the first floor, in order to get the functions that we're trying to accomplish.

MR. SIAVELIS: Let's talk about the garage.

MR. GIANNODO: Okay.

MR. SIAVELIS: And you're aware that there's been two letters received by the Board in opposition to the variances, right?

MR. GIANNODO: Yes.

MR. SIAVELIS: Have you had a chance to read those letters?

MR. GIANNODO: Yes.

MR. SIAVELIS: Okay, if you were to shrink the garage a bit, right, to get it down from 24 by 24, say you brought it to 22 by 22, would that alleviate either the last two variances you're seeking? Because by my calculation, you're basically asking for a variance on the floor area ratio about 5.6 percent of allowed --

MR. GIANNODO: Okay.

MR. SIAVELIS: -- and on the building line coverage, 9 percent.

MR. GIANNODO: Right.

MR. SIAVELIS: So, if you shrink the garage --

MR. GIANNODO: It helps.

MR. SIAVELIS: Have you done the analysis on how much --

MR. GIANNODO: It would help, but 22 by 22, let's figure it out. It's 484, so --

MR. SIAVELIS: Our trusted calculator, Derek, here, he may be able to help us out just to verify what you're saying, Keith.

MR. GIANNODO: Okay.

MR. SIAVELIS: So, yes, that goes to 484.

MR. GIANNODO: So, 90 square feet, about, is what I came up with.

MR. SIAVELIS: So, 90 square feet, about, is that what you're coming up

with?

MR. GIANNODO: 92 reduction or --

MR. SIAVELIS: 92 square feet less?

MR. GIANNODO: -- 92 square feet less. There's a little bit of plan, we'd have to kind of maybe bump that four inches wider, depending on the construction method because we got to have a minimum of 21 foot, four interior in one direction and 21, 0 in the other direction before we don't comply with building code.

MR. SIAVELIS: Yeah.

MR. GIANNODO: So, that would be kind of , you'd be in the neighborhood of 90 square feet of savings.

MR. SCHWINGBECK: Because you're going, it's a 16 foot garage door, right?

MR. GIANNODO: Yes, yeah.

MR. SIAVELIS: At 24 by 24, right?

MR. SCHWINGBECK: I think normally, isn't a standard two cars, is it 21 feet?

MR. GIANNODO: It's 22 feet out is the kind of normal. We like 24 just for the storage capacity, but in this case, it might make sense to reduce it by inches.

MR. SIAVELIS: So, just to clarify, if you drop to 22 by 22, 90 foot, 90 square feet --

MR. GIANNODO: 90 square feet less, that's right.

MR. SIAVELIS: Okay, so approximately on the building that I covered, you drop from a variance 196.7 feet, basically 100 feet. Okay, and on the FAR, you're going to drop there as well.

MR. GIANNODO: Yes, that's true because it's more than 400 square feet, so I think it's more than that we'd have to, and then we don't get the bonus here for the detached garage because not 50 percent on that block is detached garage; it's something less than that.

MR. SIAVELIS: So, if you would have gotten the bonus for the detached garage, what would that have done to the FAR number?

MR. GIANNODO: Well, Derek, you got any notes on that?

MR. SIAVELIS: Sorry, Derek.

MR. MACH: If 50 percent or more of the block has a detached garage, the initial, none of the square footage would be counted in the floor area ratio. It would be counted in building lot coverage, but it would be, per the code, there's a bonus for detached garage when the block is 50 percent more detached garages.

MR. SIAVELIS: And this block is defined up to Mayfair on the north and Park on the south?

MR. MACH: Correct?

MR. SIAVELIS: So, it's a short block due to the cut-in on Mayfair, when Mayfair cuts in on a diagonal.

MR. GIANNODO: And the new house on the left , there's, on the next two -

-

MR. SIAVELIS: Your talking about directly east on --

MR. GIANNODO: To the east, yeah. I believe that one has a detached garage on the back. I'm not sure of the others. I did a count a long time ago.

MR. LaMONICA: It's got a storage, a one-car storage unit. It's got two car attached garage.

MR. SIAVELIS: Okay. I'm asking those questions just because I'm trying to figure out if you shrunk the garage, what would be the extent of the variance needed, if any, keeping in mind, of course, you're still asking, or you're seeking for something less than 10 percent on both of those two variances.

MR. GIANNODO: Yes, that's correct.

CHAIRMAN DIVITO: Would you be able to, and Derek, maybe you'd know this better, but if they were to scale back the size of the garage, would be able to have an accessory structure like a shed or whatever on that?

MR. MACH: That would count towards building line coverage, anything with a roof over it, so, in the future, if they, no, unless they obtained another variance.

CHAIRMAN DIVITO: Okay.

MR. SCHWINGBECK: Did you speak with these neighbors that sent us these e-mails and what was their reaction, if you did.

MR. LaMONICA: We did not speak with them. We sent a letter in with the variance letter saying, this is our phone number, if you have any problems, contact us. With the neighbor behind us, and then a couple other neighbors, but no, we didn't speak with any of them. We've been out there several times. No.

MR. SIAVELIS: Are you living in the house currently?

MR. LaMONICA: No. We haven't moved in.

MR. SIAVELIS: So, there's nobody in the house right now?

MR. LaMONICA: Correct.

MR. SIAVELIS: Okay, and you have three kids, you said?

MR. LaMONICA: Correct.

MR. SIAVELIS: Any other in-laws, parents living with you guys, or is it just the family?

MR. LaMONICA: No, just us. Yeah.

MR. SIAVELIS: Did you talk to any of the other neighbors who voiced support for it, for the --

MR. LaMONICA: Yes, there's some neighbors here that came in support and then the neighbors across the street, I talked to directly across the street, as long as we let them know what we're going to do, they're fine with it.

MR. SIAVELIS: Directly across the street?

MR. LaMONICA: Yeah, directly across the street.

MR. GIANNODO: 501? And anything from the Lynchs?

MR. LaMONICA: No, we didn't get a chance to speak with the Lynchs.

MR. LYNCH: I'm right here, so --

MR. GIANNODO: Oh --

MR. LYNCH: I'll talk to you after.

MR. GIANNODO: -- okay. No problem.

CHAIRMAN DIVITO: So, is there any other questions for the petitioner from the Board? No? All right, we'll close it down and bring up the public now.

MR. GIANNODO: Okay.

CHAIRMAN DIVITO: Thank you. All right, so at this, we'd like anyone from the public to step forward and speak to this petition. Sir, go ahead.

MR. LYNCH: I'd just like the floor for a moment.
CHAIRMAN DIVITO: So, have you signed in yet?
MR. LYNCH: I have not.
CHAIRMAN DIVITO: All right, so take a second and write it in.
MR. LYNCH: Do I have to swear my allegiance as well?
CHAIRMAN DIVITO: Absolutely. Play it by the books here.
MR. LYNCH: All right, the first time. Okay.
CHAIRMAN DIVITO: All right, right hand up. Name and address for the
record.
MR. LYNCH: 441 South Beverly Lane, Tim Lynch.
(Witness sworn.)
MR. SIAVELIS: Can you hear him over there? If you're going to walk away
from the podium --
MR. LYNCH: Where is the existing structure? As far as my, where it
meets.
MR. GIANNODO: It's what's not grayed out.
MR. LYNCH: So, I think John's garage and you said the solid line or the
dotted line?
MR. GIANNODO: Solid line.
MR. LYNCH: Okay, so you guys are going to be extending flush with our
existing. You're not coming through --
MR. GIANNODO: No.
MR. LYNCH: Okay, and then where the driveway is, you're going to tear it
up and grass that over?
MR. LaMONICA: Yeah.
MR. LYNCH: Okay, and then the tree that you're going get out was, the
one like right there?
MR. GIANNODO: Yeah.
MR. LYNCH: Okay, I'm a fan of that. I, you guys have our support.
MR. SIAVELIS: Can you make sure you say that on the record.
CHAIRMAN DIVITO: Yes.
MR. SIAVELIS: You have to talk towards the court reporter.
CHAIRMAN DIVITO: The only reason why we swear everyone is is actually
for the recordings. So, this is recorded --
MR. LYNCH: No, not at all, this works, and if this could carry over, because
our ourselves are potentially considering doing the job in a year or two and that would be
its own case, understood, but, I mean, is there any relationship with, you know,
understanding between neighbors how that works?
CHAIRMAN DIVITO: I mean, each case are weighed upon their own
individual merit.
MR. LYNCH: Okay.
MR. SIAVELIS: There's no quick pro quo Chicago politics, no envelopes,
no , that's not working so you just --
MR. LYNCH: What's righteous?
MR. SIAVELIS: Yeah. You just provide your --
MR. LYNCH: Understood.

MR. SIAVELIS: -- property and your project is taking on its own merits.

MR. LYNCH: Okay. No, it was more to flush with the property line. I know that's a little tight. We are very concerned about that tree. If that hangs over to our yard and is in bad shape. It's fallen on our fence already.

CHAIRMAN DIVITO: Okay.

MR. SCHWINGBECK: And, Mr. Lynch, you're right to the north?

MR. LYNCH: I am 441, correct.

MR. SCHWINGBECK: And in this letter here, it says, I feel really bad for the Lynch family. They'll get all the hazards from the residents and the many children, or I'm sorry, all the rain water probably in their beautiful basement.

MR. LYNCH: Yeah, I'll be honest, John's gutters are in poor shape. It runs along the top of my back yard.

AUDIENCE: But there will be no other --

CHAIRMAN DIVITO: Hold on, there's --

MR. LYNCH: Yeah, I just wanted to hear from Mr. Lynch.

MR. SCHWINGBECK: No, yeah, but, let's talk about the downspouts. How will that work? Does anybody know?

CHAIRMAN DIVITO: You know what, we can bring the architect back up --

MR. LYNCH: Okay.

CHAIRMAN DIVITO: -- and address it.

MR. SIAVELIS: Do you have any other questions along those lines, or just kind of put them on the table and --

MR. LYNCH: No, those are my three main concerns. I mean, you know, only the setback because, yeah, we do have, our basement currently does not have a sump pump, so that's something, as far as -- do work on our house is doing above ground line as well to help alleviate that problem. We have had rain, probably a couple years ago, and we all got it and they shut down the sewer system, so that's more sewage backup. But, yeah, obviously with the close proximity, we do have a window well right there that has not been a problem, so maybe that's just why I want to see the drainage of that window, so --

MR. GIANNODO: Sure. Yeah, that usually comes in the later part of the development of the documents. The Village Engineering Staff has a requirement that any of the downspouts that currently, or would be affected by the construction, be directed towards the front and the rear property line. So, anything that goes currently to the north towards your property line is not allowed and would be completely replaced. The other side of it is grading, so we have to build whatever's necessary in order to continue the surface flowage as well as the downspouts towards the front and the rear. So, we're already considering how to approach that. We don't have a solution exactly yet, but it's definitely on the books and will be done.

MR. LYNCH: Okay, because I know he didn't have an ideal drainage system, but it would pond in that back corner towards our garage.

MR. GIANNODO: All right.

MR. SIAVELIS: He's going to have to comply with engineering requirements as he moves forward with these plans and that's definitely one of the things they look at, especially in Scarsdale.

MR. LYNCH: Okay.

CHAIRMAN DIVITO: Okay, is there anyone else in the audience that wishes to speak?

MS. KIPP: Hi.

CHAIRMAN DIVITO: Did you have a chance to sign up?

MS. KIPP: I did.

CHAIRMAN DIVITO: Awesome. Name and address for the record.

MS. KIPP: Gale Kipp. 444 South Beverly. I live across the street.

(Witness sworn.)

MS. KIPP: I guess this is a continuation of Tim's, which the letter I had written, I live across the street, as does Mr. Cunno. We've been there for over 30 years and my question as a real estate broker was indeed for the Lynchs with the drainage situation. Where will there be, and you just kind of answered that question for me. Where will the natural swale be for the water for them, because he won't say it, but the Lynchs have a beautiful basement. They have a beautiful home. And I'm certain that they, for the inconvenience of someone wanting to add to their home that could be perfect lived in; I don't understand how this can be remedied. If that room is not going to be moved over to encroach on the lot line, is it? Which I think it was explained, no.

CHAIRMAN DIVITO: The wall? I mean, it has --

MS. KIPP: The one that's the current garage that they want to make living space.

CHAIRMAN DIVITO: Right, so that wall, that's already non-conforming, is just going to be continued on. It's not going --

MS. KIPP: Continued, got it. It's not going to go over to the Lynchs.

CHAIRMAN DIVITO: Correct.

MR. SIAVELIS: It will continue forward towards Beverly.

CHAIRMAN DIVITO: Forward, towards Beverly.

MS. KIPP: Forward, toward Beverly.

CHAIRMAN DIVITO: And that entire concrete driveway is going to be removed.

MS. KIPP: Okay.

CHAIRMAN DIVITO: So, that's an additional --

MR. SIAVELIS: And the sidewalk back there too.

MS. KIPP: The sidewalk and tree. That really was my concern and, you know, I know people want to remodel their home, which, yes, it does need. The Whitakers, you know, they were older folks, they passed away. It did need to be updated and remodeled. But to this extent, I disagree and I feel wrongly of. We deal with the inconvenience of the construction, the dirt, and everything while they live happily where they are and then they get to move in. I'm just questioning the --

MR. SIAVELIS: That's part of the natural improvement --

MS. KIPP: Understood.

MR. SIAVELIS: -- and that goes on in neighborhoods across this community and other communities.

MS. KIPP: Understood.

MR. SIAVELIS: So, you know, that's a temporary issue. And quite frankly, that's a matter of choice in the free society we live in. So, that's something you're going to have to bear.

MS. KIPP: I understand. That's just my concern and my real concern was for the Lynchs.

MR. SIAVELIS: And he had an opportunity to speak --

MS. KIPP: And he said he's okay with that.

MR. SIAVELIS: That's excellent. It's nice of you to be concerned.

MS. KIPP: So, if he said he's okay with that, great.

MR. SIAVELIS: Can you let me finish?

MS. KIPP: Yes.

MR. SIAVELIS: All right, thank you. He had a chance to speak. His concerns were addressed. So, I think we should move on because we have three other petitions in here behind you.

MS. KIPP: Okay.

CHAIRMAN DIVITO: Anyone else from the audience? Have you had a chance to sign in?

MR. CUNNO: Yes.

CHAIRMAN DIVITO: All right.

MR. CUNNO: My name is Cliff Cunno.

CHAIRMAN DIVITO: Address?

MR. CUNNO: 440 South Beverly.

(Witness sworn.)

MR. CUNNO: The distance between the lot line and the Lynch's property is not much. It's pretty tight and I wrote a letter, I said I thought you could just do an insert and comply with the code so that the front of the house would have a regular easement between the houses.

MR. SIAVELIS: You mean an inside inset --

MR. CUNNO: An inset, yeah. And I've listened closely and I've been, it's been, it's said because of the room size and possibly construction, although, I have no idea what the details are, but that's not possible. Well, the one room is a laundry. I'm not sure how the room sizes going to affect that. And the other room's a small office. It just didn't make any sense to me. I have an addition on the back of my house and I have an inset. And the contractor at the time said that was preferable, it was easier to do. And that's my point. Also, in our neighborhood, we have two-car garages on larger lots. We don't have a bunch of two-car separate garages and the ones where we do have them, they're much larger lots. About half of them. That's all I have to say.

CHAIRMAN DIVITO: Thank you. Anyone else from the audience that wishes to speak to this petition? Okay, did you have a chance to sign in?

MR. JOHNSON: Yes, I did.

CHAIRMAN DIVITO: All right, name and address for the record.

MR. JOHNSON: Adam Johnson, 707 East Park.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. JOHNSON: Thank you for the opportunity. I just wanted to come up, you know, I've known Mike and Stephanie for many years and since purchasing the property, you know, they had really spoken about moving into the neighborhood. You know, obviously, they're long-time residents of Arlington Heights, but to be into the Scarsdale neighborhood, it's spoken very specifically on accommodating the

conveniences of trying to get this done, but considering the fact of the construction project, how it would affect their neighbors. And they take that very seriously. That's why they made sure consistently they got the letters out. They've spoken to us about their plans and just as a reference to their character and how important that is, I just wanted to take the opportunity to get up and speak.

MR. SIAVELIS: You're about two doors down?

MR. JOHNSON: Yes, I am.

MR. SIAVELIS: Two doors left?

MR. JOHNSON: Yes, I am. So, I'm understanding, just in the neighborhood, and a neighborhood that's older, that some of the homes do need some updating. It is challenging. You know, a lot of lot sizes are challenging except for some of the larger homes in the area. So, you now, the relatability to that in the many discussions that we had is they've felt their plans. I just wanted to share the fact that, you know, how it affects the neighbors is very, very important to them. And I just wanted to express it to the group.

MR. SIAVELIS: Gottcha, thank you.

MR. JOHNSON: Thank you.

CHAIRMAN DIVITO: Thank you. Anyone else from the audience? None being heard, we'll close this comment section.

MR. SIAVELIS: Actually, I have a question for the architect, Keith. The gentleman over here that lives across the street raised a point about the inset, whether you can step the north side in a bit, such if you don't need a variance. Can you speak to that issue?

MR. GIANNODO: Sure, absolutely. So, the way it's designed in the floorplan, if you could -- oh, there you go. It is a small office. The larger dimension, which is the up and down, north/south dimension, is 10 feet. The smaller dimension we're holding it back from the front facade a little bit nine-foot, seven. So, to reduce that to conform with the zoning ordinance makes it a nine-foot seven by eight-foot, three office. Which is, you know, it's not unusable, but it's not comfortable. It's just, it's kind of small. So, we'd like to be able to do this. The other part of it is in the laundry. Sure, that can be pulled forward 21 inches and, again, make that one eight foot, three by, I can't read that number at the top. It's right there, I got that here. Eight-foot, three by eight-foot, zero. So, okay for a laundry room.

And part of the reason that it's carrying the same line in this location is to give those rooms a good size and shape and usability so that the money that they're spending to improve the property is not lost by someone walking in the house when it's time to resell it, so not only usability, but like, oh, wow, this is a really cruddy little office and cruddy little laundry room. The other part of it is by extending the wall that's there right now, you can keep one nice single-pitched roof line, all in line, you know, it's just like a simple kind of construction, more expensive to jog your foundation. Not that it's not possible, but that it is, you know, more expensive to do that, actually. That's part of the hardship.

CHAIRMAN DIVITO: All right, so we're going to close it down to Board discussion now, so --

MR. SIAVELIS: You want to lead?

CHAIRMAN DIVITO: I was going to offer you to, since you have the most

questions.

MR. SIAVELIS: Yeah, I had the most questions because I've probably walked by this house for the last 15 years when I walk my dog, and so I know exactly what shape this house is in. Fifteen years ago, 10 years, five years ago, and is now. I personally don't, I think your variances are reasonable for the neighborhood, for those of us who lived Scarsdale for a long time, it's undergone a lot of changes. I don't think a two-car garage is excessive. I think 24 by 24 is about what you need, given the size of today's vehicles and with three kids. You've got bicycles, skateboards, all sorts of stuff, and your garage is going to get filled up quick, I predict. And I asked that question specifically about, on the north side there, about the inside, because the gentleman across the street, Mr. Cunno, made a good point. And the architect rebutted it very succinctly by talking about the roofline and the scale of the rooms and I think he's right there. And then I temper that versus the gentleman who lives across, or right next door to north side, and he's largely in support, it seems like, of this project contingent upon the drainage issues, which everybody has to deal with. So, for those reasons, I support the four variances.

MR. GEISEL: I think to your point specifically on that, given the fact that you've got a concrete driveway on that side, you know, in terms of run-off, you actually have the opportunity for more control right now, potentially, by having a downspout that kicks it out front, adding some consistency in terms of the look of that elevation.

MR. SIAVELIS: More permeable coverage or less, more green space essentially and less concrete there on that property line.

MR. GEISEL: On that side, yeah.

MR. SCHWINGBECK: Yeah, and I'm not concerned at all with the addition. I think it would certainly look better, keeping in line with the house. They're certainly, I don't think, going to get any more water over there than what they have right now. Plus they are getting rid of that driveway. The two-car garage is large for the lot. I know you were discussing earlier about cutting that down a little bit, because it is a two-car driveway as well, so there's a lot of, a lot of concrete and a lot of building over there.

CHAIRMAN DIVITO: On that side, though, the neighbor directly to the east has, it would almost be a mirrored driveway on that side, so, where the current driveway is more of a concern.

MR. GEISEL: And they need to two setbacks on both sides of the --

MR. SIAVELIS: And Tom, that's a good point, I was thinking in my mind something similar, that's why I was asking those questions.

MR. SCHWINGBECK: Right.

MR. SIAVELIS: And if we, if we basically redline down and request or seek a smaller garage, the owner is going to be stymied because he's not going to be able to put a shed in there most likely.

MR. SCHWINGBECK: Right.

MR. SIAVELIS: And from another structure standpoint, I think esthetically I wouldn't want to see a third structure there, so I'd rather see a garage with a consistent look to it that's large enough to accommodate all the accessories that you have, right.

MR. SCHWINGBECK: Right

MR. SIAVELIS: Bikes, snow blowers, all that other stuff, and keep that shed kind of out of the mix and you don't need it essentially then. And you probably won't

get it --

MR. SCHWINGBECK: Right.

MR. SIAVELIS: -- with the line constitution.

CHAIRMAN DIVITO: That's exactly why I asked the question about the assessment issues.

MR. SIAVELIS: That's a good question; it's on point.

CHAIRMAN DIVITO: Driving through the neighborhood, I mean with the amount of construction that is going on just actively down the block, and then, you know, not to diminish the idea of how far apart these buildings are, but just driving through that neighborhood, there were a lot of houses that are already very close together. So, the main concern would be the water and therein. I think we're addressing all of them with what is going to have to be done with the engineering department when requesting a building review.

MR. SIAVELIS: All right.

CHAIRMAN DIVITO: One last question. Did, there was a note in there about the design, that they would have to go through design application as well?

MR. MACKNODO: Yes, that's correct.

CHAIRMAN DIVITO: Okay. I just wanted to make sure that you saw that.

MR. SIAVELIS: All right, I'll move to support, okay. Move to support.

MR. DRAKE: Second.

CHAIRMAN DIVITO: Second. Derek, would mind calling the role?-

MR. MACH: Mr. Drake?

MR. DRAKE: Yes..

MR. MACH: Mr. Geisel?

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck?

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Siavelis?

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito?

CHAIRMAN DIVITO: Yes.

It's approved. You do not need to stay for the whole meeting.

(Whereupon, the above-mentioned petition was adjourned at 7:41 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 11, 2018

PETITIONER: LaMonica Residence
ADDRESS OF PROPERTY: 445 S. Beverly Ln.
VARIATION: 5.1-3.6, 5.1-3.7, 5.3-3.2, 5.1-3.8

A 1.8' variance to allow a home with a side yard setback of 3.2' where 5.0' is required, and an additional 1.0' for the eave; A 1.3' variance to allow a home with an exterior side yard setback of 11.0' where 12.3' is required; A 159.9 sf variance to allow a home with a floor area of 2976.0 sf where 2816.1 sf is allowed; A 196.7 sf variance to allow a home with a building lot coverage of 2387.0 sf where 2190.3 sf is allowed.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the subject property is on a corner lot with a lot that is 47.5 feet wide and they are proposing an addition to the existing home. The petitioner explained that they are seeking a variance for the interior side yard setback, the exterior side yard setback, floor area ratio and the building lot coverage. The petitioner testified that they are maintaining the character of the home and infilling the foot print as part of the expansion. The petitioner commented that the driveway where the addition is proposed is currently impervious surface. The ZBA discussed the impact of reducing the footprint of the detached garage. The petitioner commented that they prefer the garage as proposed and they will not be allowed a shed since they are exceeding building lot coverage.

Neighbors expressed concern with the proposed project. A neighbor had concerns regarding the drainage to the north and the traffic along Park Street since the drive was being relocated.

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. Drake. 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: 316 W. University Dr. - 6/11/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
316 W. University Dr. - Minutes - 6/11/18	Minutes
316 W. University Dr. - Findings - 6/11/18	Minutes

ZONING BOARD

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

OF APPEALS

RE: 316 WEST UNIVERSITY DRIVE - ZBA#18-017

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Buechner Room,
Arlington Heights, Illinois on the 11th day of June, 2018 at the hour of
7:55 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: Our final petitioner for the evening, 316 West University Drive. Name and address for the record.

MR. PETERMAN: Eric Peterman, 1612 East Banbury Drive.
(Witness sworn.)

MR. PETERMAN: Thank you for the opportunity tonight. My name is Eric Peterman with GRNE Solar, representing a solar project on behalf of Toyota Americas Corporation. It's located at 316 West University Drive. The reason for the variance is due to the restrictive code on the size of the solar -- the code limits the size of a ground-based solar system, which is, actually, fairly restrictive based on the amount of energy produced from what's allowable. So Toyota is looking to get the most bang for their buck, and try to off-set as much electricity as they can so they would like to use the available space they have to try to produce as much energy as they currently consume on a monthly basis.

So, that's why the project is before you today. There is a similar array that is a ground-based system, a little bit larger in size. It is with the U.S. Army Reserves, I'm sure there were some different restrictions there, but that is in Arlington Heights on the south side by the hospital. You might have seen that there. Very similar project to what we're proposing. It's two modules in portrait which will be stacked on some aluminum racking chain-linked fence surrounding it, just like it is at the Army reserve, as well. We've worked very closely with the building department. We've discussed it with the engineering department, and obviously worked very closely with Mr. Mach in the planning -- as well.

We have had three people communicate regarding the project. All three have been in support. They were neighbors, Elizabeth Crandell from Better Homes Extended, Igor from Fast Pros, and then also a civil engineer, Dan Greco, have all called and inquired about what was going on with the property. And after explaining to them the project, they were all in favor of it. The hardship is the restrictive nature of the code, blending the space available for solar. So, we are seeking to do a larger project to, like I said, to off-set as much energy as possible. The unique circumstance is that they actually have space to do this. They own a large plot of land just west of their building, and it's uncommon in Arlington Heights to own that much available space to do solar on. There are some very lucrative solar incentives right now, both from the Federal government and from the utilities in Illinois that make now a great time to pursue a project like this. The cost of solar has decreased to make it now affordable and, in conjunction with incentives, make it a great opportunity for the company to pursue the project.

And in terms of character, it fits well within the existing manufacturing zone currently as it is. One thing I will note is that there is an existing easement that runs through the proposed location, I don't know if you have that there, I think it's on the plat.

CHAIRMAN DIVITO: Yes.

MR. PETERMAN: You'll be able to see that here. I'll just kind of point with my hand where I go. So this is the plat, the building is located right here. And the plot of land are these three lots right here. The easement, you can see, runs right through the middle, so, from the west to the east. There is nothing here. The property owner has confirmed, we've had one call come out, they've marked all the utilities on site. The utilities run on the south side of the property and then on the east side of the property. So we are seeking relief with building inside of the easement and, in order to do so, we've

been directed to the building department and we have to get in touch with the five utilities. We've reached out to all of them, we've gotten three letters of approval to build within that easement and we're waiting on the final two. So, while ComEd and AT&T have provided approvals to build within that current easement, the two we're waiting on are Comcast and Nicor. So, Nicor has already verbally agreed, so we're just waiting for the documentation. Comcast has been more difficult to get in touch with, but, as I mentioned before, there's nothing in that space. And because they don't intend to build any structures, the easement will not be needed because it is on the south and on the east sides of the property. So that's all, do you want to ask any questions?

CHAIRMAN DIVITO: Have you looked at alternative locations, like roof.

MR. PETERMAN: The problem with the roof is that it's not as efficient as a ground-based system. It's, there's, the reason being is on a roof you only get a 10 degree tilt on the solar panel. On a ground-based system, you can do a 30 degree tilt, which is more effective with our geographic location, with the sun, you get more production, more bang for your buck. The roof, there's always maintenance included on top of roofs and when you have to replace the roof, what do you do with solar panels? So, there's a lot more challenges that come with trying to put it on the roof, but we did consider that initially. The best alternative was to do it on the ground.

MR. GEISEL: Do you know the approximately age of the building?

MR. PETERMAN: I don't. I don't know if Mark, if you would want to comment.

MR. HOFFER: The original building was built in 1967.

CHAIRMAN DIVITO: Name and address for the record.

MR. HOFFER: Mark Hoffer, 2190 Burnett Drive, Belvidere, Illinois.
(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. HOFFER: The original building, which is the office building and the office area and the first two bays were built in 1967. The addition, where 301 is, heading to the north, are the three additional bays, were built in 1987/'88.

MR. GEISEL: Thank you. Just to the extent that he asked about consideration of the roof, clearly at that time it was not considered neither from a weight standpoint, roofing material, the whole --

MR. HOFFER: Yeah, one side is ballasted and the was built up, it's not a good choice.

MR. GEISEL: Understood. Okay, good. Thank you.

MR. DRAKE: Did you say the amount of power you want to generate is equal to what you're using right now? Did I understand that.

MR. PETERMAN: Correct, that's the goal.

MR. SIAVELIS: So, if down the road, you were to enlarge that building, would you need to put in more solar panels to match the amount of more, additional electricity you need?

MR. PETERMAN: Yeah, that's a good question. So, the way that it would work is that, and solar on top of any household home, solar just off-sets your bill. You're not, like the lights that are being powered right now, if there was solar on top of this building, it would reduce the bill from ComEd. It wouldn't replace it or it wouldn't be

solely, it wouldn't be a sole source of energy. You're still pulling energy from ComEd, so if it's dark out, or if there's snow on the modules, you're still going to be getting power from ComEd. So, and the fact that, and I believe there are plans for expansion, in the future, if they do need more energy, they'll be able to get that from ComEd, and then they're still be supplementing their ComEd bill with the energy produced from the solar. So, instead of maybe a 90 percent off-set, it would maybe drop to a 75 percent off-set.

MR. SIAVELIS: What does tenants do in that building, in any building?

MR. HOFFER: We're a machine tool supplier, basically with cars, we make the engines. Anything, easy-go golf carts, we make the suspension systems, steering systems on our machine. We don't make the parts, we supply the machines that make the parts. It's horizontals, vertical machines, centers, grinders, blades, basically. It's made of metal wood cutting.

CHAIRMAN DIVITO: The solar system that you're planning on doing, is it for the sole purpose of feeding Toyota, not being shared with any of the community?

MR. PETERMAN: Correct, yeah. There's two ways to do solar. It's behind the meter, where you're off-setting your consumption or what's called community solar, where you're giving it to ComEd to sell it to other users. This is completely behind the meter. It's used onsite for their consumption.

CHAIRMAN DIVITO: And you're not storing, you're not trying to, you're not going to be putting in a battery exchange?

MR. PETERMAN: Correct. No, batteries involved.

CHAIRMAN DIVITO: Okay.

MR. SIAVELIS: Are you aware that in the packet of materials, there was some recommendations provided by the Staff, there was four points there. It's the bottom of page one of our packet there. Did you see that?

MR. PETERMAN: I did see that.

MR. SIAVELIS: The Design Committee keep an eye out -- so it refreshes your recollection.

MR. PETERMAN: Sure, sure. That would be great.

MR. SIAVELIS: So it's, both six-foot high chain-link fence be black, decorative aluminum fence along the University Campus Drive and the decorative fence be wrapped around the corners for 16 feet on the sides, (two-fence sections). Point two, that the chain-link fence along the sides be black vinyl-coated chain-link fence. Three, that the turf grass be provided between each row so the panels. Four, that the solar system may not be located in any utility easements unless the petitioner gains release from the utility company. So, I think you talked about number four.

MR. PETERMAN: We did, yeah.

MR. SIAVELIS: And I asked that the other three, and assuming you agree with complying to number four, do you also agree to comply with points one through three?

MR. PETERMAN: Yeah, I'd like to discuss it a little bit further if that's okay. Just to understand. So, maybe if we could work backwards. Number four, we did talk about utility easements and we're 60 percent there. Waiting on the last two. The turf grass we provided between each row of solar panels. They're actually planning to do, and we've spoke to engineering about this, to do a rock base. So, they're going to do

permeable membrane and then the rock on top, so there's not going to be grass in that area, it's actually going to be rock.

MR. SIAVELIS: And why no grass?

MR. PETERMAN: Maintenance. If you had grass on any of the solar panels, you're going to have to mow and maintain.

MR. SIAVELIS: I think their point was between each row of solar panels, so that could theoretically still allow for mowing to be done between the panel rows, but not necessarily necessitating, not require mowing below.

MR. MACH: That's correct.

MR. SIAVELIS: That's what's contemplated there by the Staff?

MR. MACH: Yeah.

MR. SIAVELIS: Kind of like we see there in some of your fancy little pictures.

MR. PETERMAN: Yeah, these are two other projects that we've done. So this, these are actually two great examples. This is one that there is just grass and they do intend to mow underneath these. This is an elementary school. That is a project where a customer had blocked the entire place, so, they had done some prime work ahead of the installation, put the rock in so that they don't have to maintain it. And actually put a fence around this now as well. So, you can do it either way. This is the preference that Toyota had --

MR. SIAVELIS: Because it's cheapest?

MR. PETERMAN: Because it's less maintenance over time, yeah.

MR. SIAVELIS: Which means cheaper.

MR. PETERMAN: Yeah.

MR. HOFFER: One point. The other reason is is that introducing anybody with lawnmower or a lawn tractor into the solar field, they start bumping things, they hit something, now its escalated into another issue.

MR. SCHWINGBECK: As far as damaging the system.

MR. HOFFER: Damaging the system.

MR. PETERMAN: That's a good point there, Mark. The system that we're doing with Toyota is actually a tractor system. Both of these are what's called a fixed tilt, where your solar panels are installed and then they stay like this forever.

MR. SIAVELIS: These things articulate, right?

MR. PETERMAN: Yeah, the ones that we're installing at Toyota. So, they'll start facing the east and then as the sun rotates, it will go face to west. So, there's a smaller gap between rows and then the models actually move. Unlike these, where they're stacked and you put them in place and they don't move.

MR. SIAVELIS: Derek, did the Staff take these points into consideration when they developed this point number three here, turf grass should be provided between each row?

MR. MACH: No, I mean, overall I think there's concerns about, this is just looking like a large parking lot. And there's numerous examples where some grass, you know, understandably, there would be some gravel under panels, but, you know, Staff is recommending that some turf be incorporated. There are grasses that do not need to be mowed as often. It's not your typical blue grass, such as buffalo grass, which would

continue, you know, the green theme. But, you know, Staff is recommending that some grass be incorporated between the panels and on the perimeter where, you now, it will not impact their operations.

MR. SIAVELIS: So, my thought here on this is when I was trying to understand the scale of this. Like, what is the overall footprint within the chain-link fence. I couldn't pick that dimension off the ace to easy.

MR. PETERMAN: Yes, 459 feet installed. Let's go back up there --

MR. SCHWINGBECK: Right up top, yeah.

MR. PETERMAN: 459 feet, you can see that on the plans and on the west side there should be a measurement there as well. That's the east/west distance.

MR. SIAVELIS: Can you tell what the other one is? The other dimensions?

MR. PETERMAN: 644.

MR. SIAVELIS: 644, okay. That's 296,000 square feet and change. So, I can understand how the Staff took that view. Quite frankly, and I know it's an industrial park, right? It's a commercial part, right? So, let's be reasonable. It's not a residential neighborhood we can put this in.

CHAIRMAN DIVITO: But it is a walkway for us --.

MR. SIAVELIS: I get that, but you have to access it, right?

CHAIRMAN DIVITO: Yes, it's not directly accessible.

MR. SIAVELIS: Yes, you have to access it -- so I was contemplating if, because I did look at these conditions, by the way, and that one resonated with me about the coloring, right? So, it blends in, this is not a silver wall of fencing. The color, I think, is a good idea and I would make my support contingent upon that. That's point one or aspect one for me. Two, I'd like to have the either turf grass, but I hear what the petitioner is saying about cost in mowing and maintenance. So, I get that. That makes sense to me, too. But I would suggest some form of landscaping along the outer periphery of the fence line, because this is a massive run fencing. 416 on one side, 644 on the other, 296,000 square feet. So, continuing on with the thought process or the notion of grass within, I would be willing to say okay, but petitioner has, his reasonable position rebuts the need for grass within. But I would like something on the outside because this is, like I said, a massive amount of fencing, whether that's, you know, shrubbery or things of that nature, of certain height. I'm willing to negotiate and listen to what the petitioner has to say on that, but I think that's something we should strongly consider. And this will be the stage to consider it in and include that in the approval, if the Board is determined or decides to vote in that direction.

CHAIRMAN DIVITO: I mean, you're effectively taking an enormous lot and removing all the green space and replacing with gravel, right? So, it is going to be a solar panel field, so esthetically it's going to look pretty harsh with just the solar panel arrays and then just the crushed gravel. So, I like what you're talking about with softening it up with some landscaping.

MR. SIAVELIS: Derek, can you just pull the overhead view of the chairman's, displaying -- yeah, he went to Google maps.

CHAIRMAN DIVITO: Yeah, right there.

MR. SIAVELIS: That works. So, while he's pulling that up, is that something, and I apologize, guys on the Board, I don't want to jump the open question

that I had in front of you guys, but throw it also to the petitioner or have the petitioner answer, is that something you would consider to get the other variances you want, essentially adding some shrubbery or some vegetation to the exterior of the fence perimeter.

MR. PETERMAN: I think that's more reasonable, yeah. I'd have to talk with the property owner, but doing it within the fence area is going to be troublesome for the reasons that we talked about. The narrow rows --

MR. SIAVELIS: And I hear you. And that makes sense and I think you rebutted that point sufficiently and that's why I'm thinking, all right --

MR. PETERMAN: The outside I think is more reasonable. Like I said, we'd have to discuss it with the property owner just to make sure that fits within their goals to the project, but --

MR. SIAVELIS: And is there enough space between say, on the west side here, between the property line and that proposed fence line, such that you could, you now, put arborvitaes in for, you know, hypothetically speaking.

MR. PETERMAN: Yeah, there are setbacks which are required, so I think there noted on the detail plans as well, I think there's roughly 15 feet on all sides for the setbacks.

MR. SIAVELIS: And I would venture to guess that your neighbors due west, adjacent to the west, would probably appreciate that, you know, so they don't see the steel fence every day, you know, 365.

MR. GEISEL: I think the setback on campus is 16 feet. That would be 10 on the west and --

MR. MACH: No, that's just, just to clarify, that's from back to curb.

MR. GEISEL: Is that back to curb?

MR. MACH: Yeah, approximately a little over 14 feet is right-of-way. Landscaping would need to be on the private, unless they're to seek an easement through the Board for landscaping in the right-of-way.

MR. GEISEL: I'm sorry, what are you contemplating, Derek? Just to make sure we're all lining, following here.

CHAIRMAN DIVITO: On Campus Drive, it goes, there's no sidewalk. It goes straight from curb to --

MR. SIAVELIS: But the campus is on the east side.

MR. PETERMAN: It actually wraps around.

MR. SIAVELIS: Oh, that does, okay.

MR. PETERMAN: The campus is actually on the east and the north.

MR. SIAVELIS: Okay, so start on the north property line then and then -- so, Derek, what's the set off on the north property line there?

MR. MACH: Approximately 14.3 or 4 feet from back of curb is part of the right-of-way.

MR. SIAVELIS: Okay, so --

MR. MACH: So, there's approximately two-and-a-half feet or one-and-a-half feet, that the petitioner is showing where the proposed fencing starts.

MR. SIAVELIS: Is there enough room on that north side there to put in shrubs or greenery?

MR. MACH: It would need to be on the private side unless the petitioner was to pursue an easement, which has been done in the past.

MR. SIAVELIS: Yeah, right. You say the private side can you just --

MR. MACH: On Toyota's property line, you know, south of that property line.

MR. SIAVELIS: So, what I'm contemplating is external to the fence line, is there enough room to allow for that?

MR. MACH: No, not as proposed.

MR. SIAVELIS: It would have to be in the public way, basically?

MR. MACH: Correct.

MR. SIAVELIS: And they'd have to petition for that separately?

MR. MACH: Correct.

MR. GEISEL: So, you're saying about 16 back to curb to fence, but 14 of that is easement, only leaving two?

MR. MACH: Correct, per their plat. The plat is showing a little over 14 feet from back to curb to the property, the petitioner's property line.

MR. SIAVELIS: Can you flip the plan up there real quick.

MR. MACH: I'll have to zoom in. It's hard to move this.

MR. HOFFER: Gentlemen, one more thing. When you talk about chain-link fence, it was our intent to protect the asset, is to put what they call tamper wire, basically it's just a filament that runs through the chain-link fence. That if the chain-link fence is shook or climbed over, it would trigger an alarm that would notify us by e-mail that somebody is inside the field. Now, putting bushes, arborvitaes, or conical, so they may not interfere, but we have to take what type of bush into consideration, because we don't want the wind obviously causing it to trip.

MR. SIAVELIS: It's that sensitive?

MR. HOFFER: Yes, sir. If you lean on it just this much, it's going to trip.

MR. SIAVELIS: So, what's the height of the fence?

MR. HOFFER: Six feet.

MR. SIAVELIS: Yeah, see, I wasn't contemplating a requirement that said it had to be six feet to match up with the exact. I was contemplating on half that distance, or two-thirds of it, say look, you got have them like four feet. Anything above that is your discretion. Break up the segment of that wall --

CHAIRMAN DIVITO: Right.

MR. SIAVELIS: -- and then cut that fencing. That was my thought. I wasn't thinking you had to go in the top and obscure an entire 100 percent.

MR. HOFFER: Oh, okay. Okay. So, you can trim it as long as it's appropriate.

MR. SIAVELIS: Yeah, exactly. That was my thought process.

MR. HOFFER: Okay.

MR. GEISEL: What's the height of the equipment within there?

MR. PETERMAN: That should be listed on the detailed plans.

MR. SIAVELIS: The overall panel height. The highest point here. Can you give us an approximation on that?

MR. PETERMAN: It would probably be about eight feet, I guess.

MR. SIAVELIS: Tall, the panels?

MR. PETERMAN: Correct, yeah.

MR. SCHWINGBECK: When it's turned or when it's in a horizontal position?

MR. PETERMAN: I'm sorry, I'm thinking of the static ones. It's actually going to be lower than that. So, it would probably be about six feet, when the top is at its highest point.

MR. SIAVELIS: At its steepest --

MR. PETERMAN: Correct, yeah.

MR. SIAVELIS: So, my point remains the same. In my view, I don't think we need to necessitate shrubbery or greenery that's six feet that matches up that would then cause the triggering of the alarm. I reiterate my point, three or four feet is my thought process here to break up the sight line, kind of have it blend in a little bit better.

MR. HOFFER: We can take care of that. I'm sure, I'm sure.

MR. SIAVELIS: Yes.

MR. GEISEL: That seems reasonable. Some relief to several 100 feet of fencing?

MR. HOFFER: But, from my own definition, we're worried about the street sides. Obviously, we're not worried to our side, but are we going to have to put the bushes in on the west side as well, so it's north, south, and west?

MR. GEISEL: Parking lot and building to the west.

MR. SIAVELIS: That was my thought about that. And my view is, yes, I'd want it on the west side as well, personally. I was thinking you don't need it on the east side.

MR. HOFFER: If I can point it out real quick.

MR. SIAVELIS: Yes.

MR. HOFFER: This entire area here to the west is used by the Ford dealership to stage cars. There is no people traffic here at all. Here, this is a parking along this, but the entries for this complex are on the north side.

MR. SIAVELIS: I know the subject property.

MR. HOFFER: It's good for me, I'm fine with it. I'm just pointing out, the car lots. They're car lots.

MR. SIAVELIS: Yeah, I remember when you were saying. I know what you're saying now about the -- there, it's a good plan.

MR. PETERMAN: Common reference. There is a utility easement that runs here and ComEd's utility line runs through here. I think, actually, there are some bushes, but, you know, there are some there.

CHAIRMAN DIVITO: Yes. So, there are, just looking at the most recent Google maps, it looks like there's some shrubbery in-between the open field and the one-story.

MR. SIAVELIS: Kind of like random s, strays?

CHAIRMAN DIVITO: Yeah, exactly. So, my fear, and kind of going along with the whole idea of softening up that fence would be for that business complex. Maybe not necessarily the dealership parking lot, but that business complex because they're the ones that are going to be looking out those windows and seeing that space.

MR. GEISEL: Are you suggesting limiting the requirement to the university and campus then?

MR. SIAVELIS: And make a recommendation that it also be on the west side but not, that's not a condition. That's optional, but not a condition. The condition is the north side and south side of campus number two.

MR. PETERMAN: That sounds reasonable. The last point about the fence, the black decorative, is there, was that just for esthetics or is there any code or requirement for the type of fencing?

MR. MACH: Esthetics, and I think Ford has it. I think it's a condition --

MR. HOFFER: The Ford dealership has a black wrought iron fence.

MR. MACH: Yeah, and that was, I know, I believe a condition of their approval, but, yes, their for esthetics.

MR. PETERMAN: Okay.

MR. HOFFER: Ford has a condition or was it the engineer who passed?

MR. MACH: I believe that was a condition as part of their approval when they came through with the request to store automobiles at that site.

MR. SIAVELIS: They probably also wanted it for security purposes.

MR. MACH: Yeah, quite frankly.

MR. SIAVELIS: A lot of inventory on the --

CHAIRMAN DIVITO: Yeah. And they actually did, it looks like they have some plantings in front of their fence as well. Which is kind of breaking it up.

MR. SIAVELIS: Yeah, so that's a really good point, Chairman. So, the Chairman's looking at the Google maps -- on University and they did their own kind of, I think we're contemplating. They had more discontinuity in their plantings, probably because they have a fancy, more expensive wrought iron fence, right? That style, but I think that's the look we're trying to go for, right, and it's less intrusive.

MR. PETERMAN: Apron on the south side?

CHAIRMAN DIVITO: Yes.

MR. SIAVELIS: Correct, so that would be the condition that I would ascribe to vote in favor.

MR. DRAKE: Is there going to be signage posted around that fence area, you know, to keep people, don't climb the fence, don't touch the fence, don't come near the fence, et cetera.

MR. PETERMAN: Right. Yeah, they'll be some signage indicating what is inside the fence and safety signs as well, caution, voltage.

MR. SIAVELIS: And I'm sure to clarify as to the, in my view, to support this, in addition to the comments that the Staff made regarding points one and two. That's the black coloring, so it's not silver.

CHAIRMAN DIVITO: Say that again.

MR. SIAVELIS: Do you want me to motion on it and that way I just put in writing?

CHAIRMAN DIVITO: I think, I mean, are we at that point? I think so.

MR. SIAVELIS: Okay, so I'll move to approve the requested variances subject to the following conditions. Point one, as set forth by the Staff on page one of

packet and I'll read point one if my computer allows me.

That the proposed six foot high chain-link fence be black decorative aluminum fence along University and Campus Drive and that decorative fence be wrapped around the corners for 16 feet on the sides (two fence sections). Second point from the Staff, that the chain-link fence along the sides be black vinyl-coated chain-link fence, so I assume that means along the west side of the property and the east side of the property. East-facing.

MR. HOFFER: Yes. All four sides have to be fenced.

MR. SIAVELIS: Correct. So, the east and west sides be black vinyl-coated chain-link fence, that's consistent with point two. Skipping point three, omitting point three, but include in point four, that the solar system may not be located in any utility easements unless the petition obtains releases from the utility company. And the petitioner already provided testimony regarding it. And then a new point five regarding landscaping, along the north and south property lines, outside of the fence, and a minimum height of four feet, to be trimmed and maintained by the petitioner above, you know, above four feet, essentially.

MR. MACH: That's just to clarify the aluminum fence with the wrought iron in appearance, something similar to the neighbors to the west, just to clarify for the petitioner.

MR. SIAVELIS: Yeah, and that's why I read it the way you guys wrote it. So, that it would be consistent with what's used at the adjacent parking lot by the Ford dealer.

CHAIRMAN DIVITO: All right, so that was the movement. Do we need clarification or do we have --

MR. DRAKE: I just have one question. Did you say bushes or landscaping when you referenced four feet? Was it bushes or landscaping of some sort.

MR. SIAVELIS: Landscaping of some sort.

MR. DRAKE: Okay.

MR. SCHWINGBECK: On the outside of the fence.

MR. SIAVELIS: Exterior to the fence.

MR. SCHWINGBECK: Yeah.

MR. SIAVELIS: So outside, Tom.

MR. SCHWINGBECK: So, they would pick the --

MR. SIAVELIS: Yeah, they'd pick --

MR. DRAKE: All right. Thank you.

MR. SIAVELIS: So, the one point clarification I had in light of Derek's comments, so on University and Campus, north and south, property lines, the decorative aluminum fence is what we saw when we looked at --

CHAIRMAN DIVITO: The Ford dealership.

MR. SIAVELIS: -- the Ford dealership, right? So, there's spacing between the, essentially the vertical portions of the --

MR. PETERMAN: Do you have a picture of that?

CHAIRMAN DIVITO: It's basically non-chain-link for the north and south ends, and sections, and then the chain-link --

MR. PETERMAN: The north and south sections.

MR. GEISEL: You have to have a return of 16 feet on each corner.

MR. HOFFER: Yeah, around the corner. You've got to wrap it.

CHAIRMAN DIVITO: And then the interior portions of the lot would be acceptable with new chain-link.

MR. HOFFER: Yeah.

MR. PETERMAN: So east and west chain-link, north and south, the wrought iron.

MR. SIAVELIS: Will that work for you guys?

MR. HOFFER: Yeah, I've got to price it out though, you know, how it affects the project. I don't think it's a large dollar amount, but we have to get control of cost first. And then, if it's something that has a large dollar amount, we'll just have to come back and talk through it again.

MR. SIAVELIS: Yeah.

MR. HOFFER: Due process, I guess.

CHAIRMAN DIVITO: Are you still able to put that sensor on the aluminum style fence like that?

MR. HOFFER: It's another question I have to ask, because it's, I don't know enough about it. I'd have to ask the people that are helping me with other security.

MR. PETERMAN: If we're having shrubbery on the side anyway, so the fence will essentially be covered. Is there some preference on the wrought iron there, the shrubbery is going to be covering it?

MR. SIAVELIS: That's a good point. I was thinking about that as you were talking. If you come back to us and say no, we can't do that security loop -- what did you call it again?

MR. HOFFER: It's basically a cable wire.

MR. SIAVELIS: Okay, if we can't do that in this style of fence, to do that, we need a chain-link fence.

MR. HOFFER: Oh, I know it won't work. Wrought iron won't move. It's rigid. Chain-link, there's always flexibility and that causes the movement. So, if somebody is trying to climb over it, your body weight causes the shift in the chain-link, and that triggers it. Wrought iron won't move.

MR. SIAVELIS: So, are you telling us right now, then, that it won't work?

MR. HOFFER: It won't work. The wrought iron. A rigid fence with this type of, with this type of security system won't work.

MR. SIAVELIS: So then, we need to go back, and adjust, potentially adjust the conditions for approval.

MR. HOFFER: We have, like vinyl-coated with the shrubs, no problem with that.

MR. SIAVELIS: So, the way that I would, and I don't doubt that, because I was thinking that through, too, and that seems plausible to me. So, what I would, when I made my proposal, my motion, I was leaving to the discretion, essentially how much plantings and how much shrubbery is enough. I mean, I left it to their discretion, but I could support the chain-link fence, right? Black vinyl-coated chain-link fence, if we attached the condition that basically said plantings and shrubberies sufficient to make the fence substantially non-visible from the street, with that height requirement. So, basically,

I'm trying to avoid the situation where you plant a shrub at one position and then five feet away, you plant another shrub, and say, we've largely complied.

MR. HOFFER: No, no.

MR. SIAVELIS: And there's a three-foot gap. It's like, you know, the upright sign on a football field, right?

MR. SCHWINGBECK: You want full coverage.

MR. SIAVELIS: I want full coverage, right. Whatever concept we can agree to here on the Board.

MR. HOFFER: We can, I'll talk to, obviously I have a senior landscaping does it right now. And I'll get a quote from them, we'll put it together, and obviously we want to keep it as low maintenance as possible, get the proper spacing so that the shrubbery doesn't kill each other off, and we'll move forward with it.

MR. SIAVELIS: Tom, that criteria is called full coverage?

MR. SCHWINGBECK: Yes.

MR. SIAVELIS: Okay. So, Derek --

MR. MACH: Will that be subject to Staff review?

MR. SIAVELIS: In what, what kind of density. Yeah, for what, Design Commission?

MR. MACH: No, not Design, just that they're complying with the condition.

MR. SIAVELIS: Yeah, that's got to be right, but you'll -- go ahead, Derek, elaborate.

MR. MACH: Yeah, you'll coordinate with Staff. You'll submit a landscape plan, we'll review it, and just to make sure it meets the requirement of the Zoning Board.

MR. HOFFER: And is that going to delay our project now? My goal is to have it in by October and if we have to go another month because of landscaping.

MR. MACH: Yeah, we'll work with you. You will need to submit a compliance model, a landscape compliance model, which we require for all projects. But, I mean, we'll need something to get the process started, but that's consistent with all projects, doing all the projects with landscaping.

MR. SIAVELIS: And given the scope and of this project and the size of the fencing that we're talking about, the length of it and the extent of it, I think review by Staff of the landscaping proposal is reasonable. I mean, I think that we've shown a willingness to work with you guys and I think that's a reasonable check, honestly. We're trying to come to this.

MR. GEISEL: So, to the extent, for example, that you're even delayed a little bit and you don't get your fence in until November and it's perhaps not the deal time to put in the landscaping, but you've agreed to do it, and you know, the next spring, you put that in. I mean, I'm not sure that that would be problematic.

MR. MACH: Because we'll have the compliance, and that's not uncommon

MR. GEISEL: As long as you agree to do it at it's subject to the appropriate review, I think that's the intent more specifically than it's got to be done .

MR. SIAVELIS: And we condition.

MR. HOFFER: I'm in agreement with that. There's no problem with that.

MR. GEISEL: Because it wouldn't be the first time something slipped.

MR. SIAVELIS: That's a good point. All right, so I'll renew my motion. All right, and adjust the conditions.

Okay, so I move to approve the variances sought subject to the following conditions. That the fence be chain-link fence in its entirety, but that it also be black vinyl-coated chain-link fence. That's consistent with point two of the Staff's notes. In addition, second condition, the solar system may not be located in any utility easements unless the petitioner obtains releases from the utility company, which we heard testimony on. And then, number three, that the north and south side of the fences each have shrubs planted as soon as feasible, given the additional review process we talked about today is completed and sufficient shrubs and vegetation planted to provide full coverage of the fence.

MR. GEISEL: Not exceeding four feet in length.

MR. SIAVELIS: At a minimum, where those shrubs have a minimum height of four feet.

MR. HOFFER: Okay, put it that way.

MR. SIAVELIS: Meaning that those shrubs do not need to be six feet tall. It's at the petitioner's discretion as to do what he wants with the height of those shrubs between four and six feet. They cannot be trimmed down below four feet.

CHAIRMAN DIVITO: So, that's the motion. Is there a second?

MR. SCHWINGBECK: I'll second it.

MR. MACH: Mr. Drake?

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel?

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck?

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Siavelis?

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito?

CHAIRMAN DIVITO: Yes.

MR. HOFFER: Yes.

CHAIRMAN DIVITO: Congratulations.

MR. PETERMAN: Thank you, gentlemen.

MR. HOFFER: Thank you.

MR. GEISEL: It's an interesting project. Good luck with it.

CHAIRMAN DIVITO: Would like to see the community one, though.

MR. PETERMAN: Yeah, we're doing a few community ones, not anywhere in Arlington Heights, but Kendall County, we have one. Actually two, we have a couple downstate, like Carbondale.

CHAIRMAN DIVITO: Yeah, we're not adjourned yet, so. Motion to adjourn?

MR. DRAKE: Motion to adjourn.

MR. SCHWINGBECK: Second.

CHAIRMAN DIVITO: All right, all in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed. We are adjourned.

(Whereupon, the above-mentioned petition was adjourned at 8:44 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 11, 2018

PETITIONER: 316 W. University Dr.

ADDRESS OF PROPERTY: 316 W. University Dr.

VARIATION: 6.17-2B (ii)C.1, 6.17-2B (ii)C.3, 6.17-2B (ii)C.4, 6.13-3, 6.13-3a, 6.13b

A variance for 84 ground based systems where 14 systems are permitted; A variance for 1067 sf of surface area for each ground based solar system where the maximum allowed is 200 sf per system; A variance for a 13.0' setback for a ground based solar system along W. University Drive and Campus Drive, where a 15' setback is required; A 3' variance to allow a 6' tall fence in the exterior side yard along W. Campus Drive and W. University Drive, where code allows a maximum 3' tall fence.

The petitioner explained that Toyoda owns approximately 7.3 acres just west of their building and they are proposing a solar system on the vacant lot. The petitioner explained that there are currently solar incentives from the Federal government and from the utility companies in Illinois.

The petitioner testified that Toyoda is looking to off-set their electrical consumption and would like to use their available green space for a ground based solar system. The petitioner explained that the hardship is the restrictive nature of the code. The petitioner testified that the unique circumstance is that Toyoda has the space available to install a ground based solar system that will offset a large portion of Toyodas electrical consumption. The petitioner commented that there is an easement that runs through the property and that they are pursuing releases to install the solar system within the easement. The petitioner testified that if they do not obtain the releases they will modify the plan so that the solar system is not located within the easement.

The ZBA inquired if the roof was considered as an option for the system. The petitioner explained that the roof could not structurally accommodate the panels. The ZBA discussed having landscaping along the perimeter in order to buffer the solar field. The ZBA also discussed having a decorative fence along the frontages. The petitioner testified that a rigid decorative fence would not work with the security system since the system includes a wire near the top of the fence and the system is triggered by movement. The ZBA discussed that the chain link fence should be black vinyl coated. The ZBA also discussed having landscaping along the frontages in order to buffer the solar system. The ZBA discussed having grass strips between the panels. The petitioner testified that the turf maintenance equipment could damage the solar system and they are proposing gravel.

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

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

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

- 1) That the chain link fence be black vinyl coated chain link fence.
- 2) That landscaping that is a minimum of 4 feet high be installed along the Campus and University frontage.
- 3) The solar system may not be located in any utility easements unless the petitioner obtains releases from the utility company.

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: 2305 E. Miner St. - 6/11/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2305 E. Miner St. - Minutes - 6/11/18	Minutes
2305 E. Miner St. - Findings - 6/11/18	Minutes

ZONING BOARD

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

OF APPEALS

RE: 2305 EAST MINER STREET - ZBA#18-018

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Buechner Room,
Arlington Heights, Illinois on the 11th day of June, 2018 at the hour of
7:45 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: Moving right along, we're looking at 2305 East Miner. Name and address for the record.

MR. JONES: Nick Jones, 2305 East Miner, Arlington Heights.
(Witness sworn.)

MR. SCHWINGBECK: He's been watching the line-up. What are you guilty of?

MR. JONES: I was going to give my full elevator speech. Nick Jones, State Farm Agent, life and health specialist for the group. That's a different meeting, so I won't go into that.

My petition is pretty straight-forward. We've lived in the house now for 15 years. We're very excited that the element in the past, the approval for the six foot fence and this gave us the encouragement to petition to try to actually gain over the yard. So we have a unique situation, it's one of the bullet points. The unique situation is we are the only house on that lot. So if you look at the picture, we are the only house here at 2305 on this lot. I have strong support from the Argentines, which are right behind us, and uniquely, their house faces this way, so this is their back yard. Their fence comes all the way out to here. Over here is the Brakentheen's house, which is our other, across-the-street neighbor. They strongly support. They have a pool in their back yard. Their fence comes all the way to the sidewalk. I did try to discuss the matter with the neighbors across the street from me, however, it was pretty quiet, and I didn't get a lot of response from them, so I apologize for that. I think, you know, from a standpoint of just, number one, improving -- putting the new fence in and approving the actual look itself, I think it's a brand new fence, we've had a good contractor. Argentine is a good -- or Artega Fence is our contractor that we put the proposal in for. I have taken pictures, I have looked at it forwards and backwards. I've met with Dennis Bowe, she used to work for the Village, and a couple of others. We've looked at the site line, we've looked at several things that, you know, we felt pretty confident. I have three children. I have a 12-year-old who is in football. I have an eight-year-old daughter and a six-year-old daughter, and a new 11-month-old black lab. So, we pay a good amount in taxes, and I like the security of the fenced-in area, and unfortunately there's so much of the yard that we don't get to use, primarily because it's a corner lot. So, one part of it is not fenced in, the other part's not fenced in, so we just have this, you know, this current existence would be really nice to be able to add that additional space for the kids, for the dog, for the privacy. I can talk all night, gentlemen. That's really where I'm at. If you have questions, please.

CHAIRMAN DIVITO: One note from the engineering department was about matching your neighbors' fence, setback as well as the height of the fence. So, do you want to speak to that at all?

MR. JONES: My neighbor is fine with the height of the fence itself, there's no problems there. He has massive bushes that are in front of his fence that go right to the sidewalk itself, so, it really, if you, yes, you can see the bushes. So, truly, -- replace the sidewalk, you won't see that big pool of water. We're zoned. That's coming, see, that's coming next. So, truly, you know, if you look at the pictures and the images, you can see Brakentheen's garage, you can see their fence, how it extends to the sidewalk, so, truly, it won't be, you know, visually, more -- in there, and then for this, this is the structure the way it is now. In the set up, I don't think it will affect that. And I also mention that I'm very happy to continue on with the portion from the sidewalk to where the fence is

to put in hostas or any time of landscaping to make it look appealing.

CHAIRMAN DIVITO: So, your neighbor's about three feet off, right?

MR. MACH: Approximately five.

MR. JONES: Five.

CHAIRMAN DIVITO: So, and you're going to be how far off the sidewalk?

MR. JONES: A foot.

CHAIRMAN DIVITO: And I did drop by the property and --

MR. JONES: Oh, with the water.

CHAIRMAN DIVITO: I was -- over the shrubbery.

MR. JONES: Oh, the shrubbery, yes. That was the picture looking which way, I'm turned around a bit.

MR. SIAVELIS: So this is facing north, if you look at the cemetery, that's north. Yeah, east is on the right.

MR. JONES: Yes, this is to the east.

MR. DRAKE: How old is the current fence?

MR. JONES: My current fence. It's 15 years old. So we bought the house 15 years ago. That was the very first thing we did, was actually put the fence in. And 15 years ago, we wanted to get the variance for the fence back then, 15 years ago. However, as you know, closing on a house and all the moving parts we had, we settled for where we were at. And at that point, it was just Katie and I, my wife and I. Now, with the addition of three plus the four-legged, there's definitely the want to have that additional space.

MR. SCHWINGBECK: And the only -- if I could just ask you this. You know, you mentioned just a short while ago about putting hostas and whatnot in. In the write-up here, it says you want to waive the requirement for landscaping on the true side of the fence.

MR. JONES: I'm actually not sure how that -- yeah, I don't understand how that actually --

MR. SCHWINGBECK: Got in there?

MR. JONES: Yeah, put in there, to be honest with you. I have no problem putting in landscaping. I had no idea, I mean, I read after the fact, and I did send an e-mail -- is that okay if I say that?

MR. MACH: Yeah.

MR. JONES: I did send an e-mail explaining that to Mr. Mach that when he sent me the information for me to review, I saw that and I panicked, and said whoa, whoa, whoa. Wait a minute, I have no problem doing landscaping, and, a matter of fact, I'm not half bad at it. I used to work for the city of Arlington Heights Park District. Angelo Capuli was my direct boss, and I was part of taking care of the 54 parks throughout the neighborhood, and I was big institution for -- so, yes, landscaping is a passion of mine.

MR. MACH: And just to clarify, that was included because, per the code, it states landscaping, on a corner lot, landscaping a minimum of three feet high and spaced the maximum of 48 inches on center, must be provided along the street side of the fence, which, you know, Mr. Jones will not be ruled to satisfy to meet that requirement. Therefore, it was included as part of the variance.

MR. SIAVELIS: It's like a default off --

MR. JONES: Explain what you mean by default, sir.

CHAIRMAN DIVITO: So you can put hostas in there, but they're not --

MR. JONES: Are you talking about the height? Oh, width, so we can put the hostas here, we can put in the grasses, the decorative grasses and whatnot. Certainly, we'll be able to --

CHAIRMAN DIVITO: So you're not formally seeking withdrawal or a waiver on the landscaping requirement?

MR. JONES: No, sir.

CHAIRMAN DIVITO: Any questions from the Board? All right, we'll close it down for Board discussion.

MR. JONES: Thank you, gentlemen.

MR. GEISEL: To his point, there on Miner, there's very, very few, other than his neighbors, who he's indicated support his project, would object to -- proposed.

MR. SIAVELIS: He has the largest neighbor on the block.

MR. GEISEL: Plus --

MR. SIAVELIS: Right.

CHAIRMAN DIVITO: Quite honestly, if he were to keep it clean with the small shrubbery, and being a little bit closer to the sidewalk, I think I would be easier and more passable than the other neighbor, who's overgrowing that side.

MR. SCHWINGBECK: The sidewalk.

CHAIRMAN DIVITO: And the neighbor further down west that has a pool has a chain-linked fence right up on the sidewalk. It has ivy, so it kind of looks like shrubbery, but it's different.

MR. MACH: And just to clarify the landscaping, I think Staff's concern was that any one foot realistically is not going to allow, you know, for three-foot high landscaping, and that's why that was --

MR. GEISEL: Only if it overgrows the sidewalk.

MR. MACH: Sure, but petitioner stated he's going to incorporate some landscaping, but I don't think hostas will address that requirement, but he's clearly indicating he's willing to put in some landscaping.

CHAIRMAN DIVITO: Thank you, Derek. Is there any further discussion or motion.

MR. DRAKE: Move approval.

MR. SIAVELIS: Second.

MR. MACH: Mr. Drake?

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel?

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck?

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Siavelis?

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito?

CHAIRMAN DIVITO: Yes.

CHAIRMAN DIVITO: Okay, you're all set.

MR. JONES: Thank you, Mr. Mach.

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

DRAFT

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS June 11, 2018

PETITIONER: Jones Residence

ADDRESS OF PROPERTY: 2305 E. Miner St.

VARIATION: 6.13-3, 6.13-3a, 6.13-3c

A 3' variance to allow a 6' tall semi-open fence in the front yard, where code allows a 3' tall fence of open design; A 4' variance to allow a 6' tall semi-open fence in the exterior side yard 1' from the sidewalk, where code requires a minimum of a 5' setback, and to waive the requirement for landscaping on the street side of the fence.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the cemetery is located across the street and that they are the only house on the block facing Miner Street. The petitioner testified that they met with the neighbors to the east and the west and the neighbors are in support of the variance request.

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

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

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

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

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



Item: 3 S. Yale Ave. - ZBA#18-019

Department: Planning & Community Development

REQUEST

A 3 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3c (Location of Fences – Exterior Side Yards) to allow a 6 foot tall semi-open fence in the exterior side yard 2 feet from the sidewalk where code requires a minimum of a 5 foot setback, and to waive the requirement for landscaping on the street side of the fence.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 9, 2018
Date Prepared: July 2, 2018
Project Title: Tallerico Residence
Address: 3 S. Yale Ave.

Background Information

Petition Number: ZBA #18-019
Petitioner: Brian Tallerico
Address: 3 S. Yale Ave.
Arlington Heights, IL 60005

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

Requested Action/Background Information

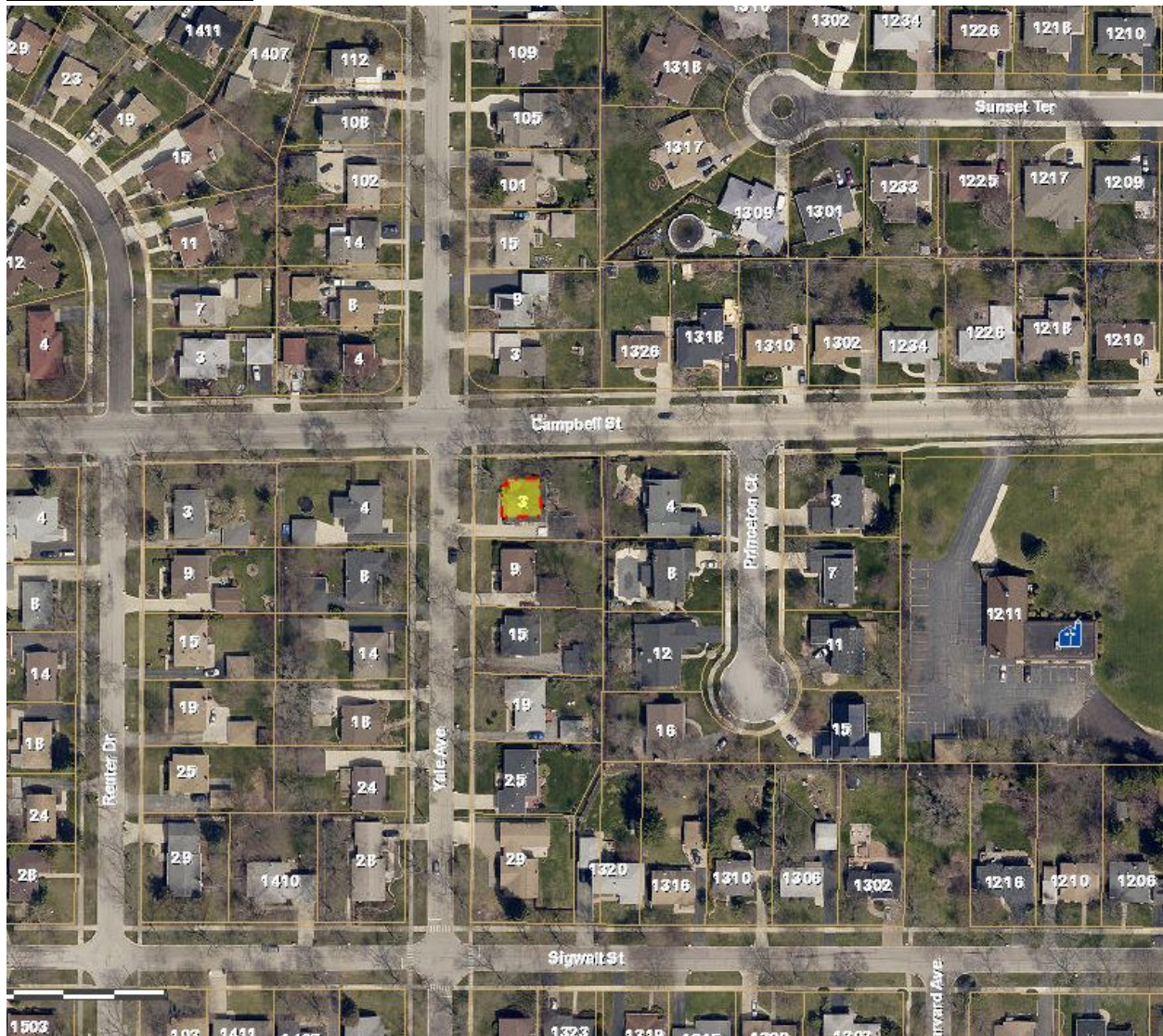
The subject property is zoned R-3, Single Family Dwelling District. The petitioner seeks to replace an existing 5 foot tall semi-open fence in the northern, exterior side yard with a 6-foot tall semi-open fence in the same location. However, the existing fence is located only 2 feet from from the property line, where a minimum of 5 feet is required. Therefore, the petitioner requests the following variation:

- **A 3 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3c (Location of Fences – Exterior Side Yards) to allow a 6 foot tall semi-open fence in the exterior side yard 2 feet from the sidewalk where code requires a minimum of a 5 foot setback, and to waive the requirement for landscaping on the street side of the fence.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/20/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/19/18	
3. Letter that was Mailed	✓	6/20/18	
4. Photographs of Sign on Property	✓	6/21/18	

Photographs of Existing Structure





**Village of Arlington Heights
Building & Life Safety Department**

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison
From: Deb Pierce, Building & Life Safety Department
Project Name: Tallerico Residence
Project Address: 3 S Yale Ave
ZBA #: 18-019
Date: June 25, 2018

Derek:

I have reviewed the request for the following variance:

- A 3 foot variance to allow a 6-foot tall semi-open fence in the exterior side yard 2 feet from the sidewalk where code requires a minimum 5 foot setback, and to waive the requirement for landscaping on the street side of the fence.

I have no objection to the variance.

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DEVELOPMENT DEPARTMENT

ZBA# 18-019
3 S Yale Ave - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Acting Director of Engineering

Submitted: June 20, 2018
Completed: June 20, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A 3 ft variance to allow a 6 ft tall semi-open fence in the exterior side yard 2 ft from the sidewalk where code requires a minimum of a 5 ft setback, and to waive the requirement for landscaping on the street side of the fence.

NOTE: The existing fence is non-conforming, and the petitioner is seeking to replace the fence in it's current location.

The Engineering Department has NO OBJECTION to the proposed variance.

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**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Tallerico Residence

Project Address: 3 S. Yale Ave.

ZBA #: 18-019

ZBA Hearing Date: July 9, 2018

To: Mike Pagones, Acting 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, 2018

- A 3 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3c (Location of Fences – Exterior Side Yards) to allow a 6 foot tall semi-open fence in the exterior side yard 2 feet from the sidewalk where code requires a minimum of a 5 foot setback, and to waive the requirement for landscaping on the street side of the fence.

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 Wednesday, June 27, 2018.

PETITION

NOW COMES the Petitioner Brian Tallerico being the owner property commonly known as 3 S. Yale Ave. and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from section 12, Chapter 28, of the Arlington Heights Municipal Code, in order to replace a deteriorated fence that runs along the North side of the back yard along Campbell St.

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

There are several pieces of foliage along the yard side of the fence that would have to be removed to place it back a further three feet than it has been for decades, and not only is this foliage vibrant and alive (and therefore something the owner would rather not remove) but greatly enhances the drive down Campbell already in ways that the landscaping ordinance seems designed to do.

I hereby state that the following unique circumstances exist:

The setback variation request is not only in line with what has existed there for years but with other fences along Campbell, for which variations were approved.

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

It is not only in line with what has been there previously and what is there for other homes along Campbell, but maintains living trees and foliage that would have to otherwise be removed.

Signed:



Date:

6/10/18

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DEVELOPMENT DEPARTMENT

PLAT OF SURVEY OF

LOT 20 UNIT "A" REUTERS WESTGATE SUBDIVISION NO. 2, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF SECTION 30 AND IN THE NORTHWEST QUARTER OF SECTION 31, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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JUN 11 2018

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DEVELOPMENT DEPARTMENT

AREA OF SURVEY:

"CONTAINING 10850 SQ. FT. OR 0.25 ACRES MORE OR LESS"

(66' R.O.W.)

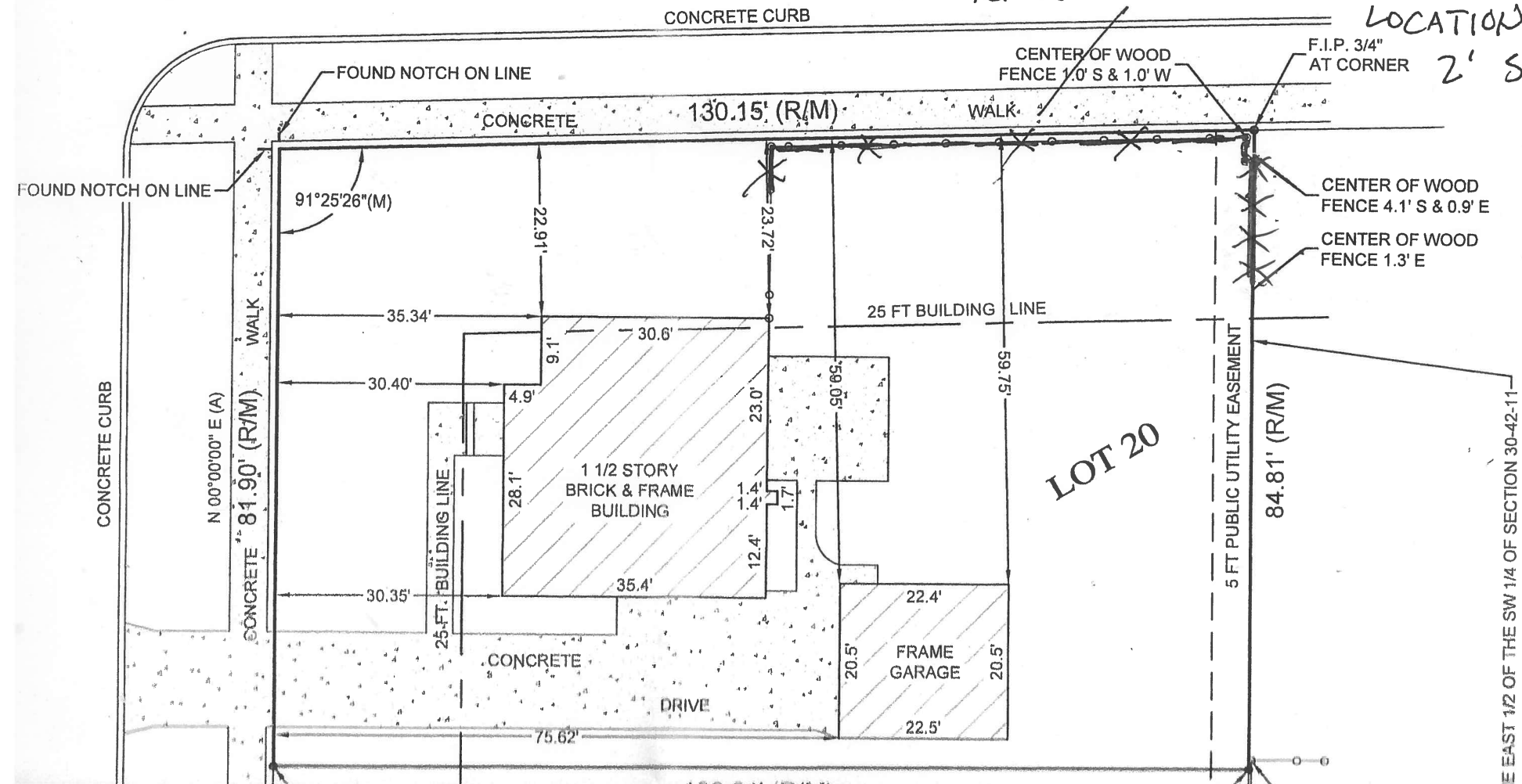
CAMPBELL AVENUE

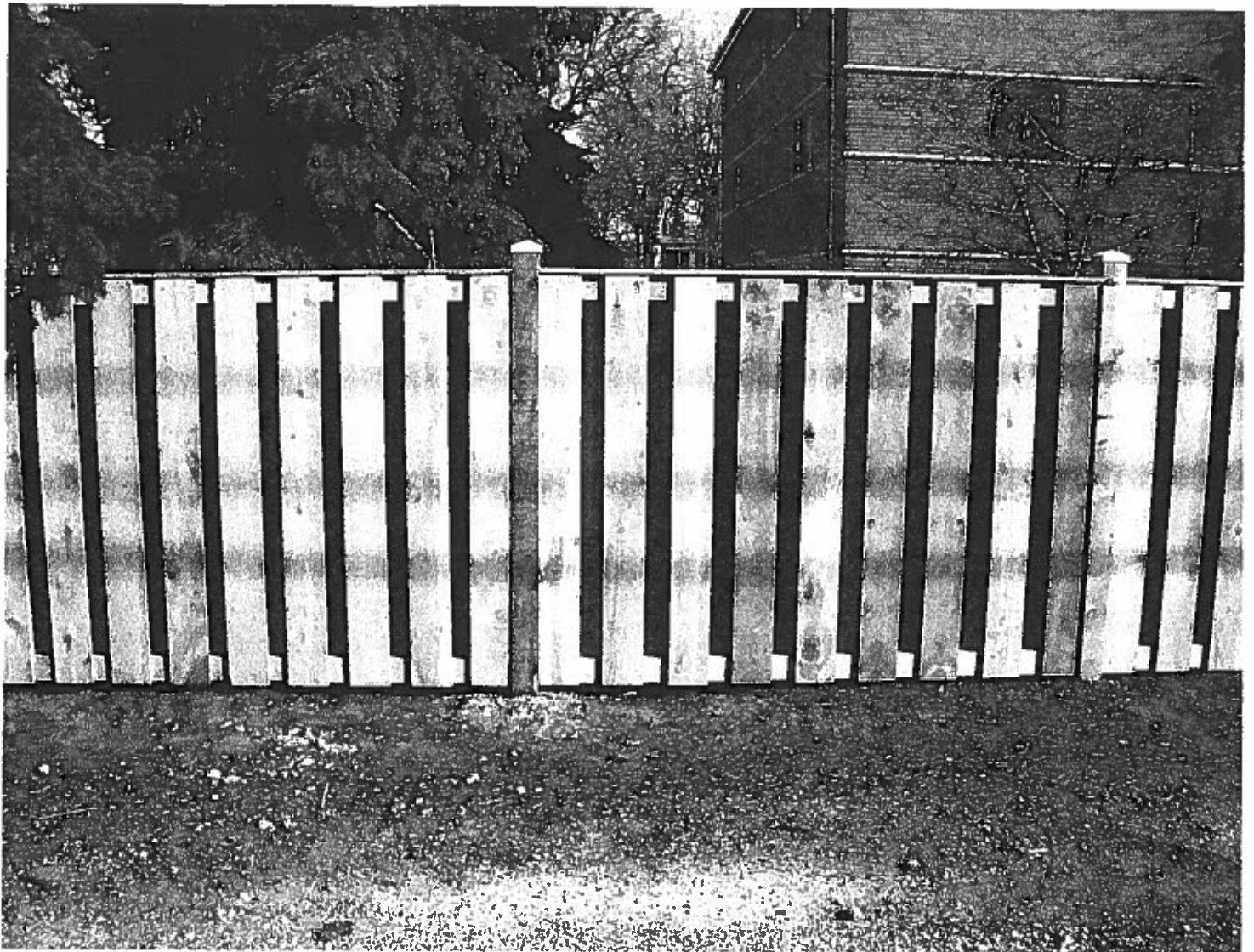
20' 1

EAST LINE OF
MONUMENTED
SUBDIVISION

REPLACE FENCE AT CURRENT
LOCATION

2' SETBACK
CK



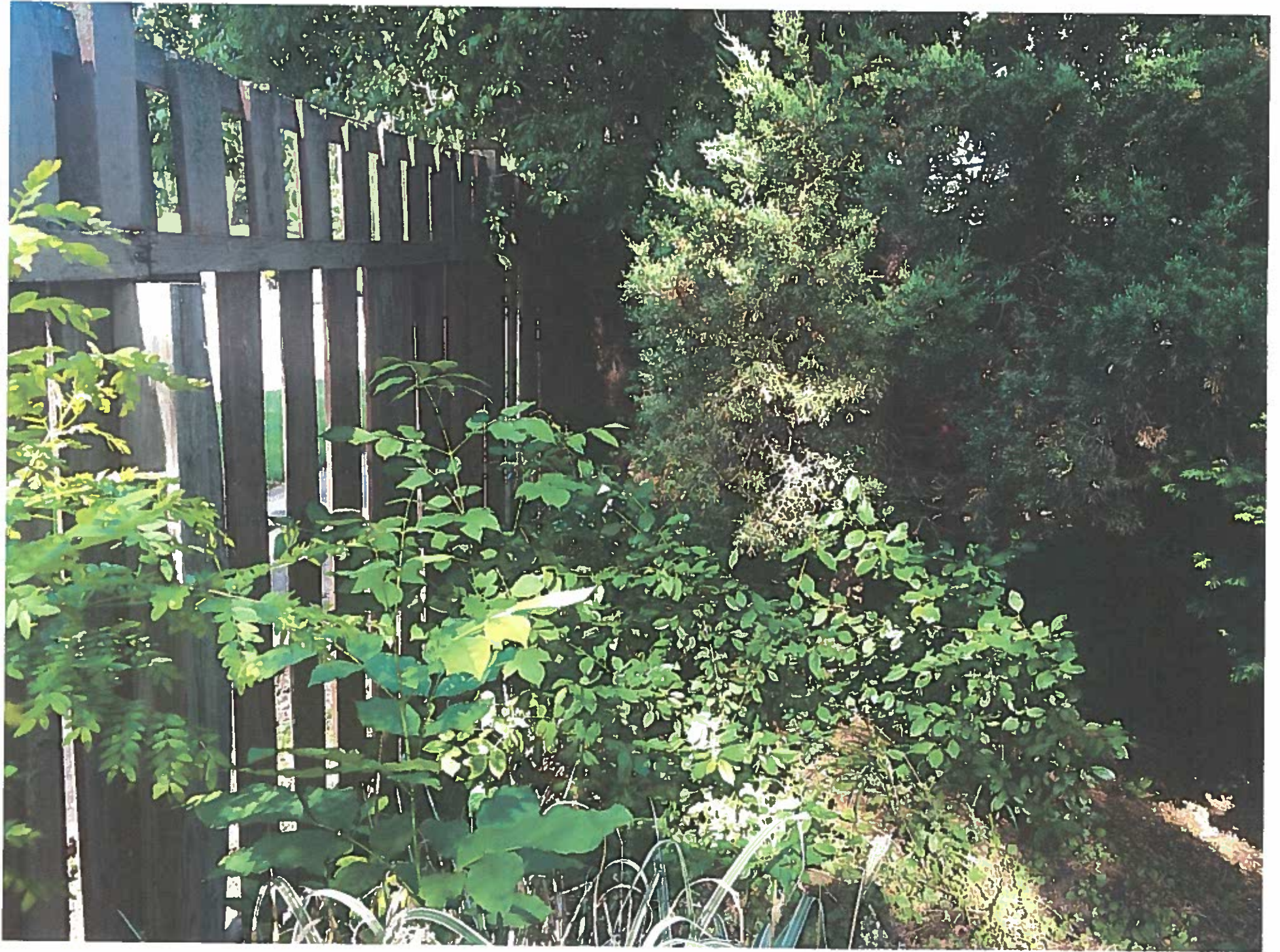


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DEVELOPMENT DEPARTMENT

3 S.YALE AVE. - THIS ENTIRE TREE WOULD HAVE TO BE REMOVED W/O VARIATION



3 S. YALE AVE.





Item: 2101 S. Arlington Heights Rd. - ZBA#18-020

Department: Planning & Community Development

REQUEST

A variation from Chapter 28, Section 10.4, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 262 to 219 parking spaces.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 9, 2018
Date Prepared: July 2, 2018
Project Title: Arlington Green Executive Center
Address: 2101 S. Arlington Heights Rd.

Background Information

Petition Number: ZBA #18-020
Petitioner: Avi Metchik / Interra Capital Group
Address: 4801 Woodway Dr. Suite 420 West
Houston, TX 77056

Existing Zoning: O-T – Office Transitional District

Requested Action/Background Information

Chapter 28, Section 12.1-b4, allows the Zoning Board of Appeals to waive the parking requirements when the character or use of the building is such as to make unnecessary the full provision of parking facilities, or where such regulations would impose an unreasonable hardship upon the use of the lot, as merely granting an advantage or convenience.

Parking Summary					
Space	Tenant	Use	Total SF	Parking req'd	Stalls Req'd
100	Stephen A. Vile	Medical	1,395	200	7
103	R.F. Wittmeyer	Prof Office	2,189	300	7
105	Vacant	Prof Office	1,412	300	5
107	Nittsu Shoji USA	Prof Office	2,594	300	9
108	Northwest Community	Medical	5,344	200	27
111	Suburban Endocrinology	Medical	6,486	200	32
116	Clarity Clinic	Medical	3,250	200	16
116A	Vacant	Prof Office	2,666	300	9
117	Arlington Smith Family	Medical	2,590	200	13
125	Greater Illinois Title	Prof Office	2,735	300	9
129-135	The Center for Emotional	Medical	2,248	200	11
145	Vacant	Prof Office	1,450	300	5
150	Northwest Urology	Medical	8,375	200	42
160	Vacant	Prof Office	8,408	300	28
165	Innovative Pain Specialists	Medical	1,471	200	7
165 A	Innovative Pain Specialists	Medical	1,474	200	7
185	Vacant	Prof Office	3,730	300	12
195	Vacant	Prof Office	4,898	300	16
Total Required Parking					262

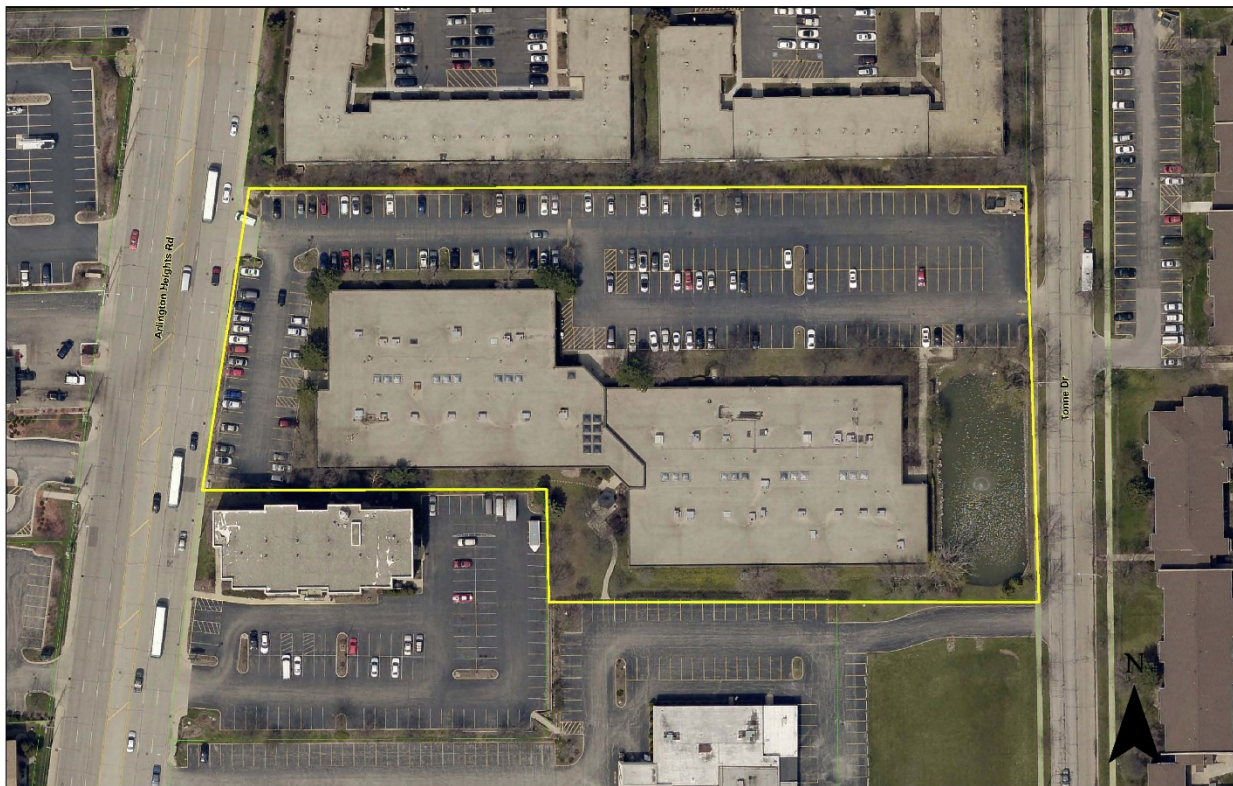
The parking ratios set forth in Chapter 28, Section 11.4, the Zoning Ordinance requires one parking stall for every 200 square feet for medical/dental related uses and 300 square feet for professional office uses. Based on the square footage for the businesses, the total number of parking stalls required for the site is 262 spaces. At this time, the site has a total of 219 parking spaces, thereby resulting in a deficit of 43 parking stalls. The petitioner received a parking variance in January of 2018; however, the proposed expansion of Suburban Endocrinology further increases the parking demand which adds to the parking deficit. Therefore, the petitioner requests the following variance:

- **A variation from Chapter 28, Section 10.4, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 262 to 219 parking spaces.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/14/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/14/18	
3. Letter that was Mailed	✓	6/14/18	
4. Photographs of Sign on Property	✓	6/14/18	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: 2101 S. Arlington Heights Rd.

Project Address: 2101 S. Arlington Heights Rd.

ZBA #: 18-20

Date: June 25, 2018

Derek:

I have reviewed the request for the following variance:

- A variation to allow a reduction to the minimum required parking from 263 to 219 parking spaces.

I have no objection to the variance.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

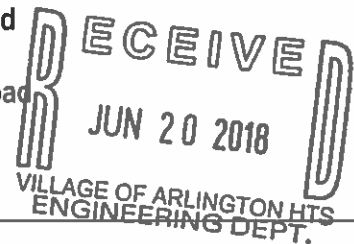
24

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 2101 S. Arlington Heights Road

Project Address: 2101 S. Arlington Heights Road

ZBA #: 18-020



ZBA Hearing Date: July 9, 2018

To: Mike Pagones, Acting 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, 2018

- A variation from Chapter 28, Section 10.4, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 263 to 219 parking spaces.

Attached are the Petitioner's:

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

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JUN 21 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Comments: THE VARIANCE APPROVED ON 1/8/18 WAS FOR 254 TO 219 SPACES.
ENGINEERING HAS NO OBJECTION TO THE PROPOSED VARIATION.

Please review, comment, and return to me no later than Wednesday, June 27, 2018.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 2101 S. Arlington Heights Road

Project Address: 2101 S. Arlington Heights Road

ZBA #: 18-020

ZBA Hearing Date: July 9, 2018

To: Mike Pagones, Acting 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, 2018

- A variation from Chapter 28, Section 10.4, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 263 to 219 parking spaces.

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 Wednesday, June 27, 2018.

PETITION

PETITION

NOW COMES the Petitioner

Ari Melchik on behalf of Interim Sky Arlington Green, LLC
being the owner of the property commonly known as: Arlington Green Executive Center

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 11.4

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

obtain a construction permit for
the expansion of an existing medical office tenant

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

There is adequate
parking at the facility, as evidenced by our survey, and there will not be
any parking difficulties.

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

There is a lot of vacant units in the
building, and if this were denied it would cause ownership hardship and
prevent us from bringing more businesses into the Village

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

The
spirit and intent of the Chapter is to ensure ample parking at commercial
facilities, and our business park has ample parking and is in harmony with the Chapter.

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

We are not requesting any more than the minimum necessary to
get the building permit.

Signed: _____

Ari Melchik
Petitioner

Date: _____

6/4/18

STATEMENT OF ENCROACHMENTS

- A Well appears to encroach over the parcel line a maximum of 1.3' to the north.

NOTES CORRESPONDING TO SCHEDULE "B"

- 8 Easement in, upon, under, over and along the land to install and maintain all equipment for the purpose of serving the land and other property with telephone and electric service together with right of access to said equipment as created by Grant of Easement by American National Bank and Trust Company of Chicago, as Trustee to Commonwealth Edison Company and Illinois Bell Telephone Company recorded July 31, 1964 as Document 27194232.

(AFFECTS THE SUBJECT PROPERTY AS SHOWN.)

GENERAL NOTES

- No observable evidence of earth-moving work, building construction or building additions within recent months was found at the time of survey.
- No information as to changes in street right-of-way was provided or observed.
- No observable evidence of street or sidewalk construction or repairs was found at the time of survey.
- No observable evidence of site use as a solid waste dump, dump or sanitary landfill was found at the time of the survey.
- No observable evidence that the site is used as a cemetery was found at the time of the survey.
- Project site has direct physical access to Arlington Heights Road and Tonne Road, both public rights-of-way maintained by the County of Cook.
- All utilities as shown are approximate locations derived from actual measurements and available records. They should not be interpreted to be in exact location nor should it be assumed that they are the only utilities in the area.
- The legal description (as surveyed) has a closure within acceptable limits for a survey of this nature.
- The property hereon described creates a mathematically closed figure within acceptable limits with no gaps, gores or overlaps.

PROPERTY PICTURE



FLOOD NOTE

By graphic plotting only, this property is in Zone X (Unshaded) of the Flood Insurance Rate Map, Community Panel No. 17031C0211J, which bears an effective date of August 19, 2009 and is not in a Special Flood Hazard Area. By online research dated April 17, 2012 to the National Flood Insurance Program (<http://msc.fema.gov>) we have learned this community DOES participate in the program. No field surveying was performed to determine this zone and an elevation certificate may be needed to verify this determination or apply for a variance from the Federal Emergency Management Agency.

BASIS OF BEARINGS

Bearings are based on east line of Section 16 and the centerline of Tonne Road. Using a bearing of N69°00'00"W.

ZONING NOTES

No zoning provided by insurer

LAND AREA

193,271 SQ.FT. (4.44 Acres)±

PARKING STALLS

213 Regular Spaces
6 Handicap Spaces
219 Total Spaces

LEGEND

- STORM MANHOLE
- SANITARY MANHOLE
- ROUND CATCH BASIN
- ELEC TRANS BOX
- HIGHWAY SYMBOL
- HANDICAP PARKING
- MAL BOX
- SET 1/2" REBAR
- FOUND 1/2" REBAR
- BOLLARD
- LIGHT POLE
- RECORD
- MEASURED
- P.O.B. POINT OF BEGINNING
- FENCE
- WATER VALVE
- HYDRANT
- WATER VALVE
- CATCH BASIN
- TELEPHONE RISER
- CONCRETE PAVEMENT

LEGAL DESCRIPTION

That part of the Southeast 1/4 of the Northeast 1/4 of Section 16, Township 41 North, Range 11 East of the Third Principal Meridian described as follows:

Beginning at Northeast corner of said Southeast 1/4 of the Northeast 1/4 and running thence West along the North line of said Southeast 1/4 a distance of 722.0 feet to the center line of Arlington Heights Road; thence Southwesterly along said road center line a distance of 244.96 feet; thence East along a line parallel with said North line of the Southeast 1/4 of the Northeast 1/4 a distance of 333.5 feet; thence South along a line forming an angle of 100 degrees with the last described line a distance of 90.88 feet; thence East along a line parallel with said North line of the Southeast 1/4 of the Northeast 1/4 a distance of 422.74 feet to the intersection of said line with the East line of said Southeast 1/4 of the Northeast 1/4; thence North along the East line of said Southeast 1/4 of the Northeast 1/4 a distance of 333.09 feet to the Point of Beginning at in Cook County, Illinois.

Except so much as has been taken for the road dedication for Arlington Heights Road and Tonne Road as shown on Plat of Dedication dated May 7, 1984 and recorded June 12, 1984 as Document 27124972, and road dedication for Arlington Heights Road as shown on Plat of Survey from Illinois Registered Land Surveyor No. 35-2797 recorded August 6, 1996 as Document 9666647.

The property hereon described is the same as the pertinent property as described in First American Title Insurance Company, File No. NCS-536799-CH2, effective date May 10, 2013.

SHEET TITLE
ALTA/ACSM LAND TITLE SURVEY
PROJECT
Arlington Green Executive Center
2101 S. Arlington Heights Road
Arlington Heights, IL 60005

SURVEYED BY:

Williams & Works
Professional Surveyors
4122 W. 130th St., Suite 100
Morton Grove, IL 60053
(708) 421-1000
www.williamsandworks.com

STATE OF ILL. SEC. 19-1
JUL 10 2013 04:06

ALTA/ACSM LAND TITLE SURVEY

SURVEYOR'S CERTIFICATE:

To: Bank of America, National Association, successor by merger to LaSalle Bank National Association, as Trustee for the Certificateholders of Morgan Stanley Dean Witter Capital I Inc., Commercial Mortgage Pass-Through Certificates, Series 2003-HQ2; First American Title Insurance Company and Zodiac Title Services, LLC.

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS; and includes items 1, 2, 3, 4, 6(b), 7(a), 7(b)(1), 7(c), 8, 9, 11(a), 13, 14, 15, 17 & 18 of Table A thereof. The field work was completed on April 16, 2012.

Date of Map: 07/22/13

Surveyor: *Randy A. Williams*
Randy A. Williams
License No. 2985
Expires: November 30, 2014



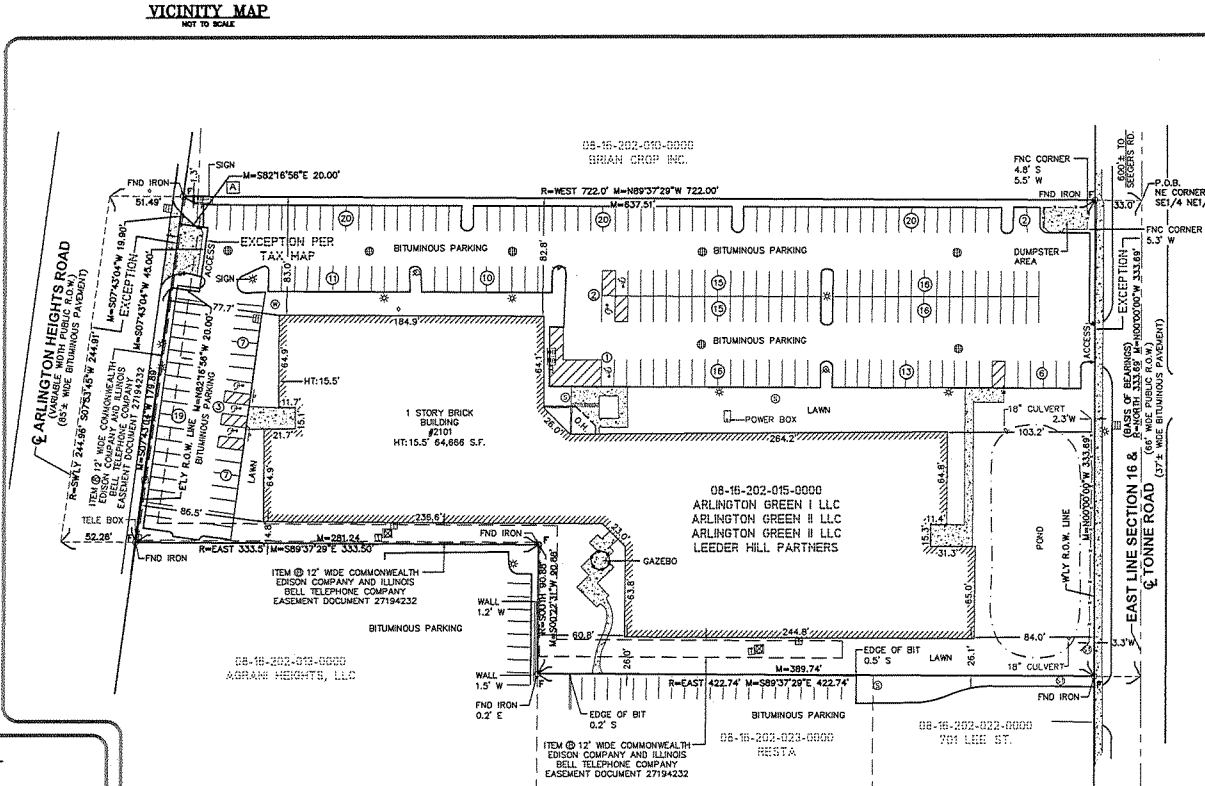
NO.	DATE	REVISION
1.	4/24/12	CREAT REQUESTS
2.	11/26/12	REVISED TITLE
3.	6/12/13	REVISED TITLE
4.		

COORDINATED BY:
OLD REPUBLIC SITE MANAGEMENT SERVICES
17330 Preston Road, Suite 150A
Dallas, Texas 75252
P:(469) 737-7000 F:(469) 737-7070

PROJECT NUMBER
121474-S

SHEET
1 OF 1

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Arlington Green Parking Analysis

Date 6/1/18

Time Spaces Available

8:00	144
9:00	101
10:00	86
11:00	99
12:00	109
1:00	112
2:00	102
3:00	91
4:00	169
5:00	201
6:00	215

Date 6/4/18

Time Spaces Available

8:00	161
9:00	116
10:00	82
11:00	79
12:00	81
1:00	109
2:00	94
3:00	88
4:00	119
5:00	179
6:00	203

There are 219 available spaces in total at the Park

Arlington Green Parking Analysis

<u>12/18/2017</u>		<u>12/19/2017</u>		<u>12/20/2017</u>		<u>12/21/2017</u>	
<u>Time</u>	<u>Spaces Available</u>	<u>Time</u>	<u>Spaces Available</u>	<u>Time</u>	<u>Spaces Available</u>	<u>Time</u>	<u>Spaces Available</u>
8:00 AM	146	8:00 AM	151	8:00 AM	137	8:00 AM	151
9:00 AM	111	9:00 AM	108	9:00 AM	115	9:00 AM	113
10:00 AM	94	10:00 AM	91	10:00 AM	86	10:00 AM	121
11:00 AM	97	11:00 AM	98	11:00 AM	89	11:00 AM	111
12:00 PM	109	12:00 PM	113	12:00 PM	101	12:00 PM	126
1:00 AM	103	1:00 AM	128	1:00 AM	91	1:00 AM	142
2:00 AM	89	2:00 AM	93	2:00 AM	74	2:00 AM	118
3:00 AM	108	3:00 AM	81	3:00 AM	87	3:00 AM	98
4:00 AM	77	4:00 AM	76	4:00 AM	68	4:00 AM	86
5:00 AM	110	5:00 AM	98	5:00 AM	84	5:00 AM	110
6:00 AM	149	6:00 AM	153	6:00 AM	147	6:00 AM	162

Total number of parking spaces within the subject parking lot is 219



Item: 602 E. Park St. - ZBA#18-022

Department: Planning & Community Development

REQUEST

1. A 17.6 foot variation from Chapter 28, Section 5.1-4.2 (Required Minimum Yards) to allow an addition with a rear yard setback of 12.4 feet where 30.0 feet is required, and an additional 1.0 foot for the eave.
2. A 3.6 foot variation from Chapter 28, Section 5.1-4.2 (Required Minimum Yards) to allow an addition with a front yard setback of 16.2 feet where 19.8 feet is required, and an additional 1.0 foot for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits
Resident Email	Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 9, 2018
Date Prepared: July 2, 2018
Project Title: Fitzgerald Residence
Address: 602 E. Park St.

Background Information

Petition Number: ZBA #18-022
Petitioner: John Fitzgerald
Address: 602 E. Park St.
Arlington Heights, IL 60005

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

Requested Action/Background Information

The petitioner is proposing an addition to the existing home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 11,902 square feet and the proposed residence will have approximately 4,091 square feet. The proposed home is encroaching into the required rear yard setback and the required front yard setback. Therefore the petitioner requests the following variations:

- **A 17.6 foot variation from Chapter 28, Section 5.1-4.2 (Required Minimum Yards) to allow an addition with a rear yard setback of 12.4 feet where 30.0 feet is required, and an additional 1.0 foot for the eave.**
- **A 3.6 foot variation from Chapter 28, Section 5.1-4.2 (Required Minimum Yards) to allow an addition with a front yard setback of 16.2 feet where 19.8 feet is required, and an additional 1.0 foot for the eave.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	6/20/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/20/18	
3. Letter that was Mailed	✓	6/20/18	
4. Photographs of Sign on Property	✓	6/20/18	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Fitzgerald Residence

Project Address: 602 E Park St

ZBA #: 18-022

Date: June 25, 2018

Derek:

I have reviewed the request for the following variances:

- A 17.6 foot variance to allow an addition with a rear yard setback of 12.4 feet where 30.0 feet is required, and an additional 1.0 foot for the eave.
- A 3.6 foot variance to allow an addition with a front yard setback of 16.2 feet where 19.8 feet is required, and an additional 1.0 foot for the eave.

I have no objection to the variances.

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JUN 26 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA# 18-022

602 E Park St - ZBA

Rev. Eng: Nanci Julius, P.E.

cc: Mike Pagones, P.E. Acting Director of Engineering

Submitted: June 20, 2018

Completed: June 20, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A 17.6 ft variance to allow an addition with a rear yard setback of 12.4 ft where 30 ft is required, and an additional 1 ft for the eave; and

A 3.6 ft variance to allow an addition with a front yard setback of 16.2 ft where 19.8 ft is required, and an additional 1 ft for the eave.

NOTE: The home is located on a pie-shaped lot and has existing non-conforming setbacks.

The Engineering Department has NO OBJECTION to the proposed variances.

RECEIVED

JUN 21 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Fitzgerald Residence

Project Address: 602 E. Park St.

ZBA #: 18-022

ZBA Hearing Date: July 9, 2018

To: Mike Pagones, Acting 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, 2018

- A 17.6 foot variation from Chapter 28, Section 5.1-4.2 (Required Minimum Yards) to allow an addition with a rear yard setback of 12.4 feet where 30.0 feet is required, and an additional 1.0 foot for the eave.
- A 3.6 foot variation from Chapter 28, Section 5.1-4.2 (Required Minimum Yards) to allow an addition with a front yard setback of 16.2 feet where 19.8 feet is required, and an additional 1.0 foot for the eave.

Attached are the Petitioner's:

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

Comments:

The proposed addition is nicely designed to fit with the existing house and with the scale of the neighborhood. A Design Commission application is required to be submitted for review, but this project is favorable for an administrative design approval.

- Steve Hautzinger, Design Planner

PETITION

NOW COMES the petitioner:

John and Julia Fitzgerald being the owners of the property commonly known as 602 East Park Street, Arlington Heights, IL 60005 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from section 12 chapter 28, of the Arlington Heights Municipal Code, in order to build an addition (attached garage) outside of the building front and rear setback lines as identified by the Planning staff (chapter 28 section 5.1-3.6) .

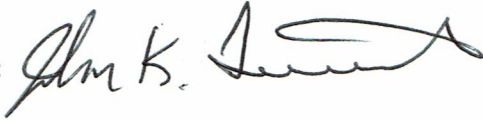
We hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation is granted. The house will be similar to the typical size and height and massing as the other homes in the neighborhood. The existing home is being maintained substantially with minor code compliant additions located in the compliant rear yard. The Architecture style, material selection and finishes that exist are being maintained and the materials of the addition will match the existing home.

We hereby state that the plight we have is due to unique circumstances. In the Scarsdale subdivision ,the original lot sizes, lot configuration, and corner lots sizes (of which our property applies) creates a hardship in that the original lot sizes and certain lot dimensions are substandard. Planning of additions in accordance to the current zoning regulations causes the need for variances. Many of the existing homes, including our home, are "existing non-compliant with regard to the building line setbacks. The result is that many homes on small lots are very close together. Our combined lots, 521 & 520, have non compliant dimensions with one combined side yard being 48.04 ft. The garage, family room, kitchen and office are existing non-compliant because of existing set back interpretations. Once we moved in we realized the family room was built on a patio with no evidence of a foundation so it needs to be removed. The existing garage will become the new family room. We have made an effort to design the new work, including the garage, in the most minimal need for variation and satisfy the Village's interpretation of the setback Yards.

We hereby state that the proposed variation is in harmony with the spirit and intent of this chapter. When completed, we feel the addition is in harmony with the spirit and intent of chapter 28.

We hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property. The variation is minimal to provide usable and customary space for our home taking into consideration of the unique shape of the lot.

Signed:

A handwritten signature in black ink, appearing to read "John K. Smith". The signature is fluid and cursive, with a large, sweeping "S" at the end.

Date:

6-12-18

Petitioner

LEGEND
A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
VINYL FENCE
EASEMENT LINE
SETBACK LINE
INTERIOR LOT LINE

PLAT OF SURVEY OF

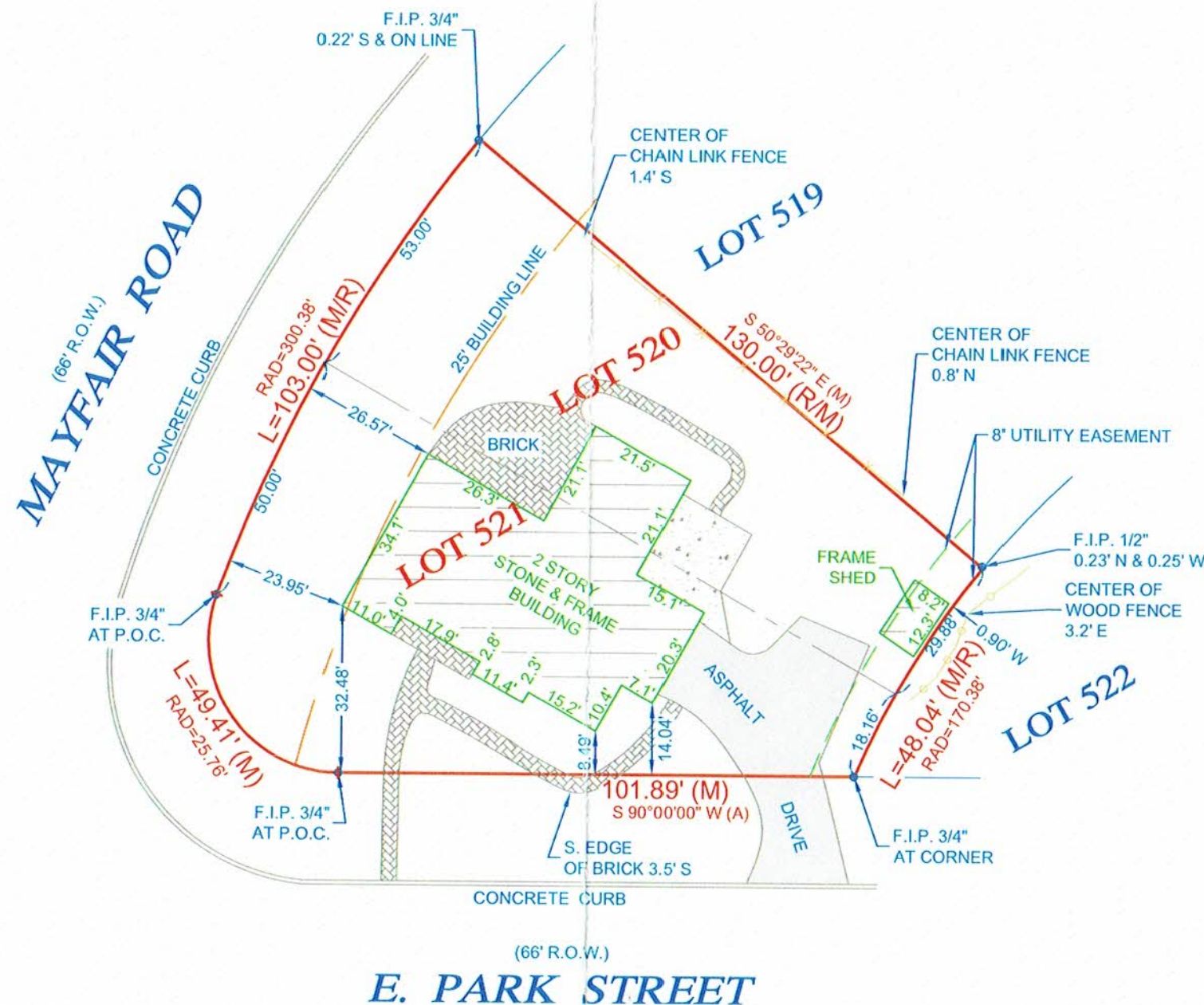
LOTS 520 AND 521 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

CONTAINING 11,902 SQ. FT. OR 0.27 ACRES MORE OR LESS



BASIS OF BEARING:
NORTH LINE OF E. PARK STREET AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
N 90°00'00" E (A)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS)
COUNTY OF DUPAGE)SS

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 12TH DAY OF MARCH, A.D., 2018,
AT Lisle, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2018
ILLINOIS BUSINESS REGISTRATION NO. 184-00245



NOTE:

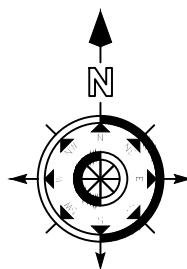
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 602 E. PARK STREET
ARLINGTON HEIGHTS, ILLINOIS

CLIENT AUSTIN JARRETT LTD

FIELDWORK DATE (CREW) 03/09/2018 (MM/WM)

DRAWN BY: R.S. REVISED: JOB NO. 18-03-0105





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



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



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



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

ELEVATIONS LEGEND

EX

EXISTING WINDOW

NEW WINDOW

DEMO WINDOW

EXISTING STONE CONSTRUCTION

NEW STONE CONSTRUCTION

EXISTING SIDING

NEW SIDING

CD Group

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

T 847.797.1700
F 847.797.7800

www.cdgroupllc.com

PROJECT NAME & LOCATION:

FITZGERALD RESIDENCE

602 EAST PARK STREET
ARLINGTON HEIGHTS, IL. 60005

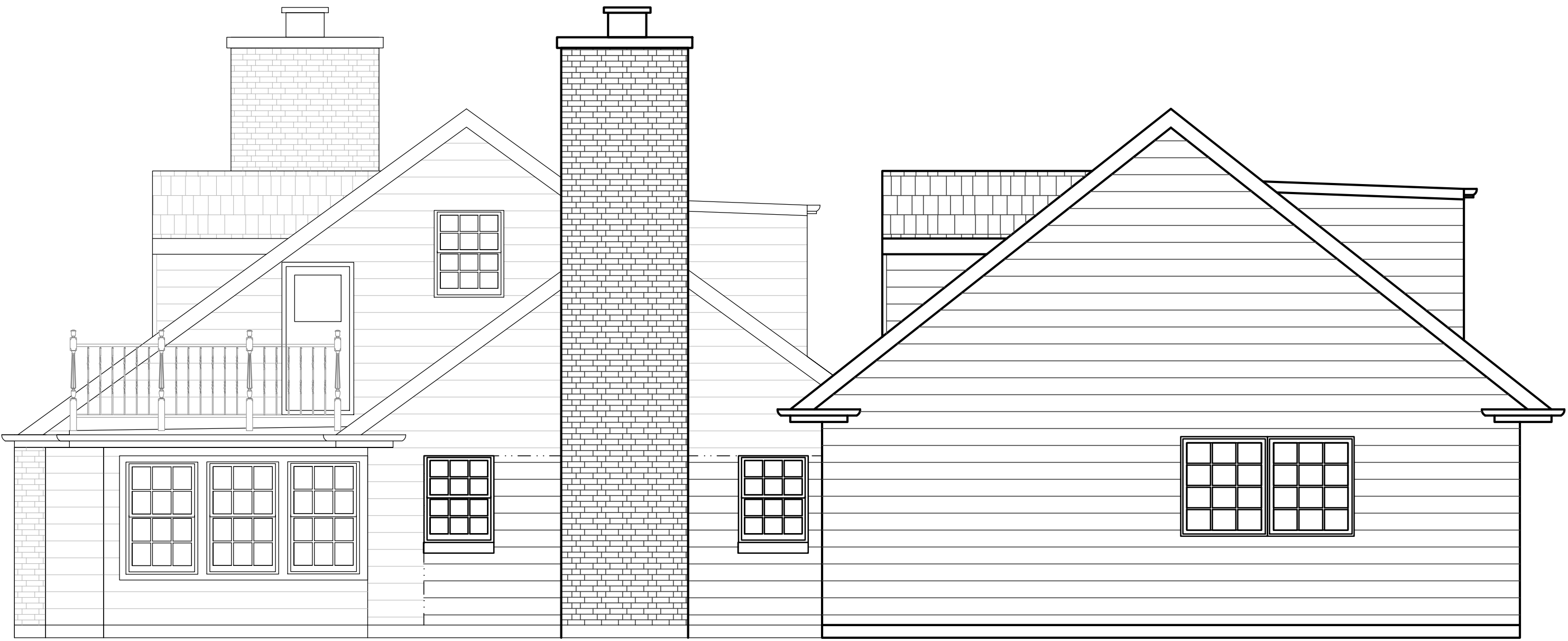
SHEET

EXISTING ELEVATIONS



WEST ELEVATION

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



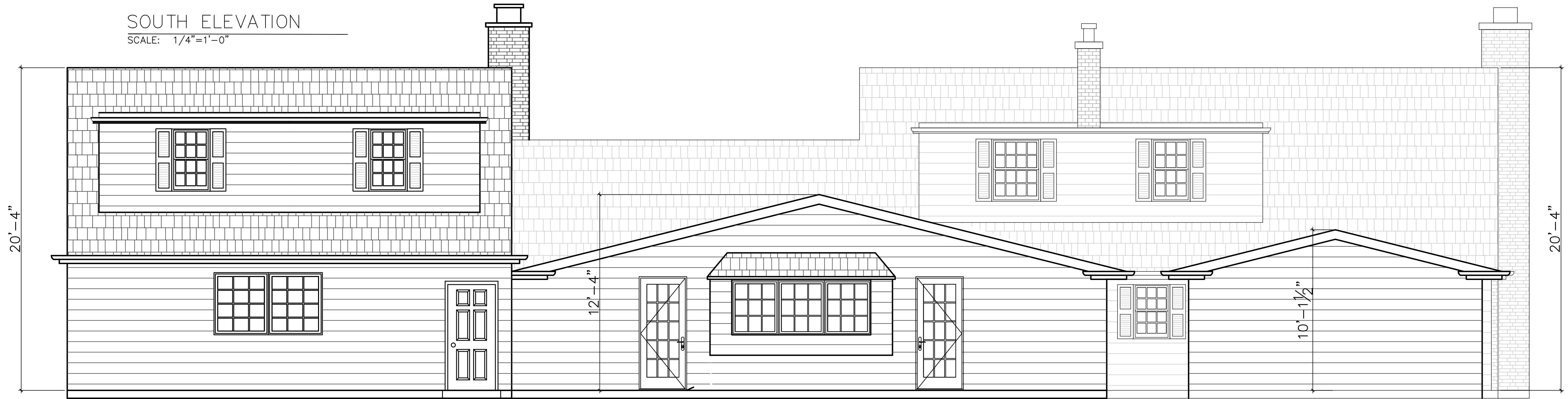
EAST ELEVATION

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



SOUTH ELEVATION

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



NORTH ELEVATION

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

ELEVATIONS LEGEND

EX	EXISTING WINDOW		EXISTING STONE CONSTRUCTION
	NEW WINDOW		NEW STONE CONSTRUCTION
	DEMO WINDOW		EXISTING SIDING
			NEW SIDING

CD Group

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

T 847.797.1700
F 847.797.7800

www.cdgroupilc.com

PROJECT NAME & LOCATION:

FITZGERALD RESIDENCE

602 EAST PARK STREET
ARLINGTON HEIGHTS, IL 60005

SHEET

Proposed Elevations
6-19-18

DiMatteo, Pat

From: Beth Dudney [REDACTED] >
Sent: Thursday, June 21, 2018 1:43 PM
To: Planning
Subject: Public Hearing - 602 E. Park St., Arlington Heights

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Good afternoon,

I'm a neighbor of John and Julia Fitzgerald and am unable to attend the public hearing regarding their request for a variance. I've had time to review the architectural renderings of the proposed elevations and landscaping. In my opinion the changes are not only consistent with the style and character of the neighborhood, but they also represent a considerable improvement to the appearance of the home.

Thank you for taking my comments into consideration.

Sincerely,
Beth Dudney
[REDACTED]
Arlington Heights, IL 60005
[REDACTED]