Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
July 8, 2024
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 1015 E Viator Ct - 6/10/24
B. 302 S Patton Ave - 6/10/24
C. 911 N Chestnut Ave - 6/10/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 308 S. Donald Ave - ZBA#24-017
B. 1002 N. Vail Ave - ZBA#24-018
C. 29 S. Yale Ave. - ZBA#24-019
D. 405 S. Princeton Ave. - ZBA#24-020

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Zoning Board of Appeals
7/8/2024

Item: 1015 E Viator Ct - 6/10/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
1015 E Viator Ct - 6/10/24 Findings	Minutes
1015 E Viator Ct - 6/10/24 Minutes	Minutes

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

JUNE 10, 2024

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 1015 E. Viator Ct. Residence

Applicant: Caroline Jensen

Zoning Relief Requested:

- A variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 6-foot solid fence to be constructed along the property line (E. Clarendon St.) with no streetside landscaping where a 5-foot setback is required.

Date of Publication: 5/25/24

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Drake, Jaffe, Lanaghan, O'Connor, Portera, Siavelis

Having heard and considered the testimony and evidence at the public hearing of June 10, 2024, the ZBA makes the following findings of fact:

The petitioner testified that they have five children and that they are proposing a six-foot-tall fence for additional security and safety. The petitioner further testified that the neighbor to the west has a six-foot fence located in the exterior side yard and they are proposing to align the fence with the neighbors. The petitioner commented that the neighbor previously received a variance for their fence.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

X 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

X 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

X The proposed variation is in harmony with the spirit and intent of this Chapter; and

X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

A variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 6-foot solid fence to be constructed along the property line (E. Clarendon St.) with no streetside landscaping where a 5-foot setback is required. As part of the approval, there is a condition that the fence must line up with the existing fence to the west (1147 N Dryden).

Reason for Determination:

It was discussed that the home is located on a corner. In addition, the fence will align with the neighbor's fence to the west at 1147 N Dryden.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

6 ayes 0 nays 1 absent 0 abstain

Date: June 10, 2024

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

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD
OF APPEALS

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

RE: 1015 EAST VIATOR COURT - ZBA #24-014

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 2nd Floor, Commissions Room, Arlington Heights, Illinois on the 10th day of June, 2024 at the hour of 7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
TOM DRAKE
JEFFREY LANAGHAN
BENJAMIN JAFFE
MICHAEL O'CONNOR
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner

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CHAIRPERSON SIAVELIS: All right, folks, we're going to call the meeting to order. Welcome, everyone, to tonight's meeting for the Zoning Board of Appeals on June 10th, 2024.

Roll call, please, Derek.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Here.

MR. MACH: Mr. Selbka.

(No response.)

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Here.

CHAIRPERSON SIAVELIS: Pledge of Allegiance, folks.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: All right, has everybody had a chance, all the Board members had a chance to review the prior meeting minutes?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Assuming, yes, do we have any corrections, revisions, edits, adders, anything of that nature?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, do we have a motion to approve the minutes as circulated?

COMMISSIONER DRAKE: So moved.

COMMISSIONER JAFFE: Seconded.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, motion carries.

Okay, folks, we're going to go through some hearing procedures. I know at least one of the petitioners has been before this Board recently; nonetheless, we still have to go through the procedures.

If there are less than six members present, the petitioners have an option to continue to a latter meeting. Recognize that it takes four affirmative votes to approve a variance regardless of the number of Board members in attendance, okay. So, there are six of us, you need to go four and two on each variance that's being voted, at least four and two. If denied, a petitioner cannot reapply for a whole year, so there is a one-year preclusive effect if you're denied on a particular variance.

There are four elements necessary that the petitioner must establish in order for the Board to be able to grant a variation. They are as follows:

1. That the proposed use will not alter the essential character of the locality and will be

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compatible with existing uses and zoning of nearby property;

2. That the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of Chapter 28 of the Village's Code; and
4. That the variation requested is the minimum variation necessary to allow reasonable use of the property.

A variation shall be permitted only if the evidence, in the judgment of this Board of Appeals, sustains each and every one of the four conditions enumerated. Let me clarify that it is, and restate that it is the petitioner's responsibility to provide testimony as to each of these elements. It is not, I repeat not, the Board's responsibility to pull that testimony out of the petitioner. We have denied variances in the past when those elements have not been established because that is the rules and the operating procedures. By the way, those elements are the same elements that you have seen in your packet materials that were provided by the Village and that you submitted to the Village in connection with the variations being sought here tonight.

Other protocol issues or procedural issues. The Chairperson opens an agenda item and provides some introductory remarks. Then there's a Staff presentation, okay, which is essentially a brief overview of the project and variance/variances requested. That Staff presentation comes from Derek. Then we shift to an applicant presentation. At that point in time, you the applicant present your case in favor of zoning relief by way of documents and/or testimony, and we're going to swear you in under oath, and you must state and spell your respective names on the record.

I think most of you already have signed in and done that bit of homework. Awesome, thank you very much in that regard.

So, members of the public may speak on the application. If there is a member of the public speaking in regards to an application or a variance sought, they must be sworn in under oath and state and spell their names correctly.

With all that, we can now move to the new business. First up is ZBA Petition No. 24-014, 1015 East Viator Court. Okay, come on up. You both don't have, I see you're carrying, you know, you both don't have to come up. If you want to, be my guest, but --

MRS. KRITIKOS: He likes standing with us.

CHAIRPERSON SIAVELIS: -- I don't want you to feel that you're obligated to.

MR. KRITIKOS: Especially put him right on the mic.

CHAIRPERSON SIAVELIS: Perhaps not. Have you both signed in?

MR. KRITIKOS: Yes.

MRS. KRITIKOS: Yes, we did.

CHAIRPERSON SIAVELIS: Okay, if you're both going to speak, then I have to swear you both in, okay? So, right hand.

(Witnesses sworn.)

CHAIRPERSON SIAVELIS: Okay, and Derek has an overview, by the way.

MR. MACH: Thank you, Chairman.

The Petitioner is proposing a new six-foot tall privacy fence along the north property line adjacent to the East Clarendon Street right-of-way. The proposed privacy fence is located along the perimeter of the lot; however, per code, fencing within the corner side yard of a corner lot that is taller than 36 inches is required to be at least five

feet from the perimeter of the lot.

Therefore, they're requesting a variation from Chapter 28, Section 6.13-3(b)(2) and 6.13-3(c)(1) to allow a six-foot tall solid fence to be constructed along the property line, which is the East Clarendon Street property line, with no street side landscaping where a five-foot setback is required. Thank you.

CHAIRPERSON SIAVELIS: Great. Thanks, Derek.

Okay, now you have the floor.

MR. KRITIKOS: Oh, sure. Well, the fence that we are, the main purpose of the fence is, well, (a) we have five children and (b) we have two sons, obviously this one being the youngest here. His older brother is three. Right now, there is no security basically on that side of the property whatsoever. So, for safety for our children and for, you know, the fact that we are on that corner lot and everything by a relatively busy street, which is Dryden, and everything, it just provides added security for us.

Our neighbors directly to the west of us have already been granted a variance at some point in time. I do remember them having the signs up front. The fencing that would be allowed there potentially along the property line up and adjacent to the sidewalk would be in line with what they currently have. If it's set five feet back, as a matter of fact, it would be off completely. Yes, I don't know if you can tell very well from that.

So, there would be, there's a series of bushes that are there that would obviously be, they would be taken out and everything to accommodate the fence and everything. But the fence that would be put in, you know, if granted the variance, then everything would be in line with our neighbor's directly to the west. So, if you can see the fence that's there to the right, there is a fence, so this photo must have been, I don't know, maybe, yes, it's not nearly as recent, but there's a fence now that goes from about the easement there. Yes, like now where the cursor is, directly all the way down the side of the house that's directly to the west of us.

MRS. KRITIKOS: Yes, and I took a look at some of the zoning regulations related to what, when we first got our application rejected, we put in for a six-foot fence, then we came to realize that typically our corner lots, if you're at the property line, they look for a three-foot fence. I think the rationale for that zoning regulation is that they want to make sure it's safe for cross traffic. But where we would position it would be where the house meets that porch to that porch, so it would be well set back before that intersection. It wouldn't cause any obstruction of views.

MR. KRITIKOS: And it would not be, where the fence would run perpendicular, or basically directly at Clarendon Avenue there, if you can see where the red brick meets the --

MRS. KRITIKOS: The back porch there.

MR. KRITIKOS: Yes, exactly right there, it would run directly across there. So, it would be very much removed probably about 12 to 14 feet away from our driveway even.

CHAIRPERSON SIAVELIS: So, that's the north-south run of the fence?

MR. KRITIKOS: That would be correct. Yes, that would be correct.

COMMISSIONER JAFFE: Is that chainlink fence that runs along the western edge of your property going to remain?

MR. KRITIKOS: Yes. That will stay there.

COMMISSIONER JAFFE: But that's not six feet tall?

MR. KRITIKOS: That's not six feet tall, but there's a ton of bushes. There's always evergreens there that are probably 15, yes, 15 to 18 feet tall that run through that.

MRS. KRITIKOS: Most people don't even notice we have that fence because it's inside of this --

COMMISSIONER JAFFE: I did, I drove by two days ago.

CHAIRPERSON SIAVELIS: Is there another fence, too, by the way on the west side?

MR. KRITIKOS: Yes.

MRS. KRITIKOS: Yes, because there is the easement between there.

MR. KRITIKOS: Yes.

MRS. KRITIKOS: We don't have the easement. Our neighbors behind us have the easement.

COMMISSIONER JAFFE: So, the fence along Clarendon will be in line with your neighbor's fence?

MRS. KRITIKOS: Correct.

MR. KRITIKOS: Yes.

COMMISSIONER JAFFE: It would be six feet, but the chainlink fence along the western edge of your property will remain, and that's three feet? Four feet?

MR. KRITIKOS: Yes, as is.

MRS. KRITIKOS: I think it's a four-footer.

MR. KRITIKOS: Yes.

COMMISSIONER JAFFE: Okay.

MR. KRITIKOS: And there are a lot of, there are bushes that bend around the corner there. Everything essentially is blocked with that exit, if you can call it that, and --

COMMISSIONER JAFFE: All right.

COMMISSIONER LANAGHAN: -- the neighbor's fence is six-foot as well; is that correct?

MRS. KRITIKOS: Yes, they have a six-footer.

MR. KRITIKOS: Yes.

MRS. KRITIKOS: Just past the easement, there's like a three-foot gap between our properties for the easement, and there's this just --

MR. KRITIKOS: Yes. So, there's an odd gap between actually just so the record is clear.

MRS. KRITIKOS: But that's there regardless.

MR. KRITIKOS: That's on theirs, their side of the fence.

COMMISSIONER O'CONNOR: So, you have a gap between the sidewalk and the fence, about 18 inches it seems like. Is that what yours is going to be as well? You said it's going to link up with that?

MRS. KRITIKOS: Yes.

MR. KRITIKOS: Yes.

MRS. KRITIKOS: That's what we would tell our contractors is to put it in line with the neighbor's.

MR. KRITIKOS: Yes.

COMMISSIONER O'CONNOR: Yes. So, it just would blend right in with that.

MR. KRITIKOS: Yes, theirs is, there is enough of a gap there where they do

have some plants like actually in place and everything.

MRS. KRITIKOS: I think they've got like a footer or 18 inches like you said.

MR. KRITIKOS: Yes.

CHAIRPERSON SIAVELIS: Because the paperwork shows that you wanted it on the property line, right? So, how? Like if we go into the survey, because the survey --

MRS. KRITIKOS: We didn't want the five-foot setback, that's where we were.

CHAIRPERSON SIAVELIS: So, Mike, your question was how far off the sidewalk, is that what you had?

COMMISSIONER O'CONNOR: Yes. I went over there, too, and I saw that the neighbor's fence is I think roughly 18 inches.

MR. KRITIKOS: Yes, yes.

COMMISSIONER O'CONNOR: Off of the sidewalk. So, I just, when you said it's going to link up with that --

MR. KRITIKOS: Yes.

COMMISSIONER O'CONNOR: I assumed that it's going to be one straight line.

MR. KRITIKOS: Yes.

COMMISSIONER O'CONNOR: Except for that little gap between the chainlink fence and their six-foot, but it would be in that line.

MR. KRITIKOS: Right, right. Yes.

MRS. KRITIKOS: Yes, it would be perfectly line if that was like a condition of approval because that's what we intended anyway.

MR. KRITIKOS: Yes.

COMMISSIONER O'CONNOR: I think matching the neighbor's line, fence line.

MR. KRITIKOS: Yes, absolutely.

CHAIRPERSON SIAVELIS: Derek, what say you on that issue? Because the paperwork looks a little different than that.

MR. MACH: Yes, the variance is written to the property line.

CHAIRPERSON SIAVELIS: Okay, so that's how the papers were submitted, the variance, how the application was entered and submitted?

MR. MACH: Correct, yes, based on the plan.

CHAIRPERSON SIAVELIS: Okay, you understand what we're talking about?

MR. KRITIKOS: Yes.

CHAIRPERSON SIAVELIS: You're essentially saying at the podium here, you're amending the variance sought. Okay, you're essentially amending it such that you're in line with your neighbor on the west, their fence line, so it's like an 18-inch reduction on what you're seeking?

MR. KRITIKOS: Which would be fine, yes, absolutely. Sure.

COMMISSIONER O'CONNOR: I just went to half of my shoes, so it's about 18 inches, but I thought that, I know there was one comment that it didn't, you know, it wouldn't look good up against the property line. If it is in line with the neighbor's I thought it looked just fine.

CHAIRPERSON SIAVELIS: What height is that neighbor's fence?

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COMMISSIONER O'CONNOR: Six feet.
CHAIRPERSON SIAVELIS: It is a solid?
COMMISSIONER O'CONNOR: It's a solid I believe.
MRS. KRITIKOS: It's wood.
MR. KRITIKOS: It's wood, yes.
CHAIRPERSON SIAVELIS: Is it, well, there's a number of different wood types, right. You can do board-on-board, you can do all sorts of different things with wood fences. Is it like confluent, like it's solid?
MRS. KRITIKOS: No, it's solid.
MR. KRITIKOS: Yes, theirs is solid. Yes.
COMMISSIONER O'CONNOR: Yes, they're butted right up next to each other, not scalloped or anything, so yes.
COMMISSIONER DRAKE: You're at an intersection. What about the neighbors that are across the street on Clarendon that would be looking at that out the window? Any feedback from there? Any feedback from any of the neighbors?
MR. KRITIKOS: No. I mean, aside from, I mean, we have friends that are in the blue house, the Berglunds and everything, I mean, their daughters play with our daughters and everything.
COMMISSIONER DRAKE: Have you spoken to the neighbors about the property?
MR. KRITIKOS: I mean, they don't, I don't think they have enough feeling one way or another.
MRS. KRITIKOS: Yes, we've talked about it in passing. They just, you know, they're just curious how it's going but no one has expressed any concerns to us.
MR. KRITIKOS: Yes.
COMMISSIONER DRAKE: Also, we have three departments to give us comments. Engineering and Building both had no objection. The Planning Department had a comment about they didn't understand that there was a hardship here. Could you talk a little bit more about the hardship?
MRS. KRITIKOS: So, I think what was concerning to me was that the three-foot fence that we could potentially put farther up to the property line wouldn't be safe for our children because they will climb over that in a heartbeat. Then, you know, we don't have that large of a backyard. So, then to, you know, take a five-foot setback seemed like we would be giving up a significant portion of our backyard that we had, you know, planned for our uses.
CHAIRPERSON SIAVELIS: Do you have a concrete patio there like what's showing in the survey?
MRS. KRITIKOS: Yes, it's a concrete patio.
MR. KRITIKOS: Yes, it's covered.
MRS. KRITIKOS: It's covered with screens.
CHAIRPERSON SIAVELIS: So, is that five, if you had to implement that five-foot setback, would that setback interfere with that covered patio area?
MRS. KRITIKOS: No, I don't think so.
MR. KRITIKOS: No, I mean, it would be like, it would be narrow, but it wouldn't be like anything --
MRS. KRITIKOS: It wouldn't compromise it. We would just be losing square footage of the yard.

MR. KRITIKOS: Yes.

COMMISSIONER O'CONNOR: And it seemed, you know, as I was walking by, you could see there's a lot of stuff in the backyard, like for five kids, you know. So, it looked pretty busy back there.

MRS. KRITIKOS: We were having some --

COMMISSIONER O'CONNOR: I know.

CHAIRPERSON SIAVELIS: Frank, anything else?

COMMISSIONER PORTERA: No, I'm good.

CHAIRPERSON SIAVELIS: Okay, at this point in time, we go to see if there's any comments from the public. If not, then we go into deliberations, okay?

MRS. KRITIKOS: Okay.

CHAIRPERSON SIAVELIS: So, you guys, you folks can take a seat.

MRS. KRITIKOS: Thank you.

CHAIRPERSON SIAVELIS: Any comments from the public in regards to this petition and this petition only?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, we'll go into deliberations. Mike, do you want to lead us off?

COMMISSIONER O'CONNOR: Yes. You know, like I said, I went by the property a couple of times and it looked like a six-foot fence would be in line with the neighbor's fence. The fact that they're going to push it back that foot-and-a-half or so to line up with that fence, I thought it would fit in nicely with the rest. It's 12 to 14 feet away from the driveway. That was one of my concerns, that they wouldn't be able to see people walking by, but it seems fine as long as it's at 12 to 14 feet. You know, five kids, small kids, I could see the safety concern from them as well. So, I'm supportive of this.

CHAIRPERSON SIAVELIS: Any other comments?

(No response.)

CHAIRPERSON SIAVELIS: Yes, I agree, Mike, with your points. Then as to the recommendation that one of the commissions made in the paperwork, setting it back five feet off the property line, I think that does create a hardship because it eradicates a significant portion of their backyard, the utility of their backyard. Then it creates an aesthetic issue because that's going to be in five feet, and then the neighbor to the west would be three-and-a-half feet out from there, assuming our measurements of 18 inches are about right.

COMMISSIONER O'CONNOR: Yes.

CHAIRPERSON SIAVELIS: So, you'd have this strange-looking notch back there that aesthetically, I don't think would be very appealing, especially to your neighbor across the street on Clarendon or your neighbors across the street from there. So, for the reasons Mike said and the reasons I just mentioned, I think that the elements have been established so I'm in support of this variance.

COMMISSIONER LANAGHAN: No, I agree. I mean, my only question is how do we define, do we just say line it up with the neighbors? Do we say about three-and-a-half foot, approximate three-and-a-half foot?

CHAIRPERSON SIAVELIS: Well, whoever is going to motion it is going to motion it consistent with how the Petitioner agreed to amend it, meaning it's in line, whoever motions it, motions it with the condition that the fence would be in line with the neighbor's existing fence to the west and not further north or further south.

COMMISSIONER O'CONNOR: Yes.
CHAIRPERSON SIAVELIS: So, is there such a motion?
COMMISSIONER O'CONNOR: Yes, I will motion to approve on the condition that the fence lines up with the neighbor to the west, their six-foot fence to the west, not any further north or south of that.
COMMISSIONER JAFFE: Seconded.
CHAIRPERSON SIAVELIS: Derek?
MR. MACH: Mr. Drake.
COMMISSIONER DRAKE: Yes.
MR. MACH: Mr. Jaffe.
COMMISSIONER JAFFE: Yes.
MR. MACH: Mr. Lanaghan.
COMMISSIONER LANAGHAN: Yes.
MR. MACH: Mr. O'Connor.
COMMISSIONER O'CONNOR: Yes.
MR. MACH: Mr. Portera.
COMMISSIONER PORTERA: Yes.
MR. MACH: Chairman Siavelis.
CHAIRPERSON SIAVELIS: Yes.
Congratulations, variance granted.
MRS. KRITIKOS: Thank you.
CHAIRPERSON SIAVELIS: You are free to leave.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:20 p.m.)

DRAFT

Zoning Board of Appeals
7/8/2024

Item: 302 S Patton Ave - 6/10/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
302 S Patton Ave - 6/10/24 Findings	Minutes
302 S Patton Ave - 6/10/24 Minutes	Minutes

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

JUNE 10, 2024

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 302 S. Patton Ave. Residence

Applicant: Robert Flubacker / Robert Flubacker Architects

Zoning Relief Requested:

- A 3.6-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 3.0 feet instead of the required 6.6 feet and an additional 1.3 feet for the eave.
- A 5.5-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 19.5 feet instead of the required 25.0 feet and an additional 2.0 feet for the eave.
- A 466 square-foot variation from Chapter 28, Section 5.1-3.5 (Maximum Building Lot Coverage) to allow building lot coverage of 3,008 square-feet where 3,474 is the maximum allowed by code.

Date of Publication: 5/25/24

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Drake, Jaffe, Lanaghan, O'Connor, Portera, Siavelis

Having heard and considered the testimony and evidence at the public hearing of June 10, 2024, the ZBA makes the following findings of fact:

On January 8, 2024, the petitioner received variations to construct a two-story home that would be encroaching into the front and side yard setback. The petitioner is returning with a modified design for a one-story home that is encroaching into the side and front yard setback as well as a variance request for Building Lot Coverage. The petitioner testified that although the home exceeds building lot coverage it is well under Floor Area Ratio and is below the allowable impervious surface coverage. The petitioner testified that the project has been scaled back.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

X 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

X 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

X The proposed variation is in harmony with the spirit and intent of this Chapter; and

X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- A 3.6-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 3.0 feet instead of the required 6.6 feet and an additional 1.3 feet for the eave.

- A 5.5-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 19.5 feet instead of the required 25.0 feet and an additional 2.0 feet for the eave.

- A 466 square-foot variation from Chapter 28, Section 5.1-3.5 (Maximum Building Lot Coverage) to allow building lot coverage of 3,008 square-feet where 3,474 is the maximum allowed by code.

Reason for Determination:

The Zoning Board noted that the petitioner has scaled back the project from the previous approval. The Zoning Board also commented that the variance request is reasonable.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

6 ayes 0 nays 1 absent 0 abstain

Date: June 10, 2024

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

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD
_____
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_____
OF APPEALS

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

RE: 302 SOUTH PATTON AVENUE - ZBA #24-015

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 2nd Floor, Commissions Room, Arlington Heights, Illinois on the 10th day of June, 2024 at the hour of 7:26 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
TOM DRAKE
JEFFREY LANAGHAN
BENJAMIN JAFFE
MICHAEL O'CONNOR
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

CHAIRPERSON SIAVELIS: Okay, last but not least, ZBA #24-015, 302 South Patton. Derek?

MR. MACH: Thank you, Chairman.

On January 8th, the Petitioner received approval for an addition that is encroaching into the required side yard setback and the front yard setback. The Petitioner has revised the plans and is returning to the Zoning Board. The Petitioner is proposing to construct a one-story addition to the existing single-story home. The proposed addition includes an expansion to the attached garage which is encroaching 3.6 feet into the required side yard setback, and a front porch that is encroaching into the required front yard setback. The Petitioner is also requesting a variance for building lot coverage.

Therefore, they're requesting:

- A 3.6-foot variation from Chapter 28, Section 5.1-3.3(b) to allow an addition with a side yard setback of three feet instead of the required 6.6 feet, and an additional 1.3 feet for the eave;
- A 5.5-foot variation from Chapter 28, Section 5.1-3.3(a) to allow a front porch with a front yard setback of 19.5 feet instead of the required 25 feet, and an additional two feet for the eave; and
- A 466 square-foot variation from Chapter 28, Section 5.1-3.5 to allow building lot coverage of 3,008 square feet where 3,474 is the maximum allowed by code.

Just, if I could just correct that, those numbers are in reverse when we read it. They're requesting a 466 square-foot variation from Chapter 28, Section 5.1-3.5 to allow building lot coverage of 3,474 square feet instead of the 3,008 square feet. Thank you.

CHAIRPERSON SIAVELIS: All right, thanks for that correction, Derek; otherwise, they wouldn't need that variance.

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: All right, Bob.

MR. FLUBACKER: Hi.

CHAIRPERSON SIAVELIS: Oh, I do have to swear you folks in. Has everybody signed in?

MR. JENSEN: Yes.

MRS. JENSEN: Yes.

(Witnesses sworn.)

CHAIRPERSON SIAVELIS: All right.

MR. FLUBACKER: Hello again. So, we were here originally with an addition, it was a second floor addition, first floor expansion. Ended up I think a 3,600 square-foot house in total. We had two zoning variations that we requested at that time. One was a side yard setback for an attached garage, and then the second was a front setback variation for an attached porch in the front.

Today, we are here with those same two variations. In fact, the front porch one, we're asking for six more inches of overhang encroachment. So, we were at 18 inches of eave the first time, we're asking for 24 this time. Then we've added another variation which is for the lot coverage.

We hit the pandemic shock of pricing which has been astronomical, and as a result, we've redesigned that project to a smaller house with the expansion of the

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ranch rather than second floor. The FAR is actually reduced by 1,200 square feet but, and you've heard me cry about this before, because it's a ranch we exceed lot coverage even though we're substantially below the FAR allowed on the lot, which to me is unfair that ranches get penalized as far as FAR because of the lot coverage.

The design obviously fits in the neighborhood because it's the existing front more or less with the added porch. The uniqueness of the circumstances is the discussion we went through about the old codes and the pre-1960 allowing of an attached garage to within three-foot of the lot line. That's the unique aspect of the garage variation. The front porch is just all these houses are right up on the setback line, so there really isn't any place for a front porch. Then the lot coverage, I've told you what the unique aspect of that is.

The harmony, that it's in harmony with the Zoning Ordinance is pretty obvious. It's meant to be a single-family construction here. This house will not be the largest in the neighborhood.

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

CHAIRPERSON SIAVELIS: So, maybe we take this in order, or the way it's listed on the paperwork.

MR. FLUBACKER: Sure.

CHAIRPERSON SIAVELIS: Even though that doesn't necessarily match up with the order of presentation. I don't think that's problematic.

MR. FLUBACKER: Doesn't matter.

CHAIRPERSON SIAVELIS: Yes. So, you, the side yard setbacks, you need that three feet instead of the required 6.6 feet to get to what, two-car garage?

MR. FLUBACKER: Yes, to do an attached two-car garage. It's below the minimum standard in Arlington Heights for a two-car garage. But we'll just call it a real wide one-car.

CHAIRPERSON SIAVELIS: Okay, yes. I noticed that, I thought maybe I was reading the drawing wrong, but okay. So, it's just a little bit tight.

MR. FLUBACKER: Yes. It's actually wider than my two-car garage, but the Village standard is 21. I believe this ends up about 20 inside.

CHAIRPERSON SIAVELIS: Okay, so then without that side yard setback, you're precluded from having anything close to a two-car garage?

MR. FLUBACKER: Two-car garage, correct.

CHAIRPERSON SIAVELIS: You just have a very large one-car garage then.

MR. FLUBACKER: Yes. By the way, the amount of encroachment in this submittal is less than the amount of encroachment in the previous submittal. We used to have a storage room in the back of the garage. It continued the side yard setback farther back. The amount that we're, the linear distance of that encroachment is shorter.

CHAIRPERSON SIAVELIS: Right, yes. You could have cut a notch back there.

MR. FLUBACKER: Right, right.

CHAIRPERSON SIAVELIS: On the north side, right.

MR. FLUBACKER: Yes.

CHAIRPERSON SIAVELIS: Yes, you didn't carry that?

MR. FLUBACKER: Originally, that like toned area on the top of the drawing

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--

CHAIRPERSON SIAVELIS: Yes, the dark tone.

MR. FLUBACKER: They are farther to the back, yes.

CHAIRPERSON SIAVELIS: But you dialed it back at this point.

MR. FLUBACKER: Right, right.

CHAIRPERSON SIAVELIS: Is that a cost issue basically? Things are getting costly?

MRS. JENSEN: Everything is now, right?

MR. FLUBACKER: What she said, yes.

CHAIRPERSON SIAVELIS: Did you get that? Let's get that on the mic. We didn't get that.

MRS. JENSEN: We had to tighten up. We basically removed the storage that we had built into the garage because we're trying to maximize our square footage with the rest of the house.

MR. FLUBACKER: There is a secondary reason, too. The existing wall of the house is only a few feet back from that new encroachment. Really not room for a storage room to go there, and we didn't want to destroy part of the existing house to create that storage room in the garage.

CHAIRPERSON SIAVELIS: Okay, that makes sense. All right, so I was, I don't have any other questions.

I don't know if you guys have any other questions on the side yard setback?

COMMISSIONER LANAGHAN: Sure. It's not a great ask.

CHAIRPERSON SIAVELIS: Yes. So, then on the front porch, you guys were originally approved for 18?

MR. FLUBACKER: The porch is actually a 5.5-foot, and then our eaves go beyond that. Originally, we asked for 18 inches, this asks for 24. The reason for the 24 is there's an offset between the two porch roofs to kind of accentuate the gable that's over the front door.

CHAIRPERSON SIAVELIS: Okay.

MR. FLUBACKER: Can you pull up the front elevation? You can see that, that section above the front door projects out a little bit farther than --

CHAIRPERSON SIAVELIS: It gives it a little bit of depth.

MR. FLUBACKER: To give it a little punch, yes.

COMMISSIONER LANAGHAN: So, the porch itself is the same dimension?

MR. FLUBACKER: The porch is actually a little bit narrower.

COMMISSIONER LANAGHAN: And it's just the overhang to get the architectural feature?

MR. FLUBACKER: Right, and just in that stretch that is at the front door there.

COMMISSIONER LANAGHAN: Okay.

CHAIRPERSON SIAVELIS: Yes, that makes sense to me.

I don't know, any other questions, guys, on the porch features?

(No response.)

CHAIRPERSON SIAVELIS: Then, Bob, talk a little bit more about the maximum building lot coverage which includes the correction that Derek noted up in front

basically of 466.

MR. FLUBACKER: Yes. So, if you look at the FAR in the neighborhood, there's a weird math you have to do for it, but generally it's about 0.45. The lot coverage ratio is 0.3. So, that's a two-thirds reduction, or a one-third reduction, two-thirds of the FAR if you build a ranch, which I think is an unfair reduction in allowable size for going for a single-story house. I can tell you that the vast majority of what we're working on now have first floor master bedrooms, so we run into lot coverage a lot.

CHAIRPERSON SIAVELIS: Yes, and this is a 66-foot wide lot, too, right?

MR. FLUBACKER: Yes.

CHAIRPERSON SIAVELIS: It's not a 50-footer.

MR. FLUBACKER: Right, right.

CHAIRPERSON SIAVELIS: And on the south side, your setback, I actually should have mentioned this before, on the south side, your setback is 7.2, seven feet two inches, right, which exceeds the required 6.6. So, it's not like you're shoehorning in, you're respectful on the south side.

MR. FLUBACKER: Right, and at the last meeting, we also discussed that if you take the three-foot setback we have of our garage and then the distance from the lot line to the adjoining house, that's actually bigger than if you had two six-and-a-half-foot setbacks combined. It's bigger than 13 feet between the proposed garage and the adjacent house.

CHAIRPERSON SIAVELIS: And that's because that neighbor's house just to the north of you --

MR. FLUBACKER: Is set back farther than the minimum setback, yes.

CHAIRPERSON SIAVELIS: Yes, right.

MR. FLUBACKER: And that neighbor obviously had objections at the last meeting, and one of the primary objections he had was the second floor window was kind of facing his house which those are gone.

CHAIRPERSON SIAVELIS: Yes, that objection is obviously --

COMMISSIONER JAFFE: So, that was going to be one of my questions. Given all of the feedback at the last meeting, have you discussed the revised plans with them?

MRS. JENSEN: Yes.

COMMISSIONER JAFFE: And what was his response?

MR. JENSEN: Thank you.

MRS. JENSEN: Thank you.

CHAIRPERSON SIAVELIS: Right, and he's not here.

MR. JENSEN: Right, yes. So, we spoke and basically told, like I had ankle surgery three weeks after that meeting which is also one of the other reasons for the ranch. So, my next one would be a fusion, so fewer stairs would be beneficial, but his whole concern was, you guys remember some of the words he used, too tall, and remember the Chicago fire. His whole thing was whether it was combustible, and so we eliminated that conversation and let him know we're going to a ranch. He said you guys can build as far back as you want, so we're not going all the way back but enough to make the house feel like a home.

CHAIRPERSON SIAVELIS: And that neighbor isn't here.

MR. JENSEN: He's not.

CHAIRPERSON SIAVELIS: And he clearly knows to use a phone call to voice his opinion if he wishes.

MR. JENSEN: Right.

MRS. JENSEN: Yes.

CHAIRPERSON SIAVELIS: Any other input from neighbors? Any other comments, feedback, things like that?

MR. JENSEN: Nothing new. People just excited to see it happen.

MRS. JENSEN: They're all very supportive.

CHAIRPERSON SIAVELIS: Any other questions, Board members?

(No response.)

CHAIRPERSON SIAVELIS: Seeing nobody out there with public comments, any public comments I should say?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, go ahead and grab a seat and we'll move to deliberations.

So, I can open up and start, but anybody else feel free to jump in.

I think these three variances sought are quite reasonable. I understand what's precipitated their involvement here, and they have dialed back the extent of construction that was originally flagged or objected to by certain neighbors. Those neighbors aren't here. So, I think that we can get behind these three variances sought.

If I remember correctly, the feedback from the various commissions, there was only that issue on Building and Life Safety on fire resistance ratings which I assume you have --

MR. JENSEN: Yes, that's not a problem.

COMMISSIONER LANAGHAN: Yes, I mean, also, yes, the fact that Engineering didn't have any issues with the 466-foot lot coverage is actually a positive. They normally are not very pleased when someone asks for more coverage than is allowed.

CHAIRPERSON SIAVELIS: They only actually did say one thing that I just caught here, I saw and promptly forgot somehow. Engineering recommends, and this is their words verbatim, Engineering recommends that if the variance is approved, that the north sidewalk should not be allowed in the future. So, essentially, remove all that north sidewalk.

MR. JENSEN: To the backyard, is that what they're talking about?

CHAIRPERSON SIAVELIS: Yes, that must be because there is no other north sidewalk, right? That's going anyway.

MR. JENSEN: Right, yes. We would not put a sidewalk all the way to the lot line from the garage.

COMMISSIONER LANAGHAN: Yes, you're basically covering that up with the new garage anyway.

MR. JENSEN: Right, yes.

COMMISSIONER LANAGHAN: So, you're not going to have that.

MR. JENSEN: That's what they're --

MR. FLUBACKER: I think what they're looking for is green space to drain on the property to the front.

COMMISSIONER LANAGHAN: Yes, and they do make a note about needing a grading plan or whatever, so of course.

CHAIRPERSON SIAVELIS: I believe that you covered there, or picked up there, right?

Okay, any other comments or questions or deliberations from Board members?

COMMISSIONER DRAKE: My only other comment, I always like when Bob comes in well-prepared, so my compliments. I appreciate it.

CHAIRPERSON SIAVELIS: Okay, do we have a motion?

COMMISSIONER PORTERA: Motion to approve as presented.

COMMISSIONER LANAGHAN: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, all three variances granted.

MR. JENSEN: Thank you.

CHAIRPERSON SIAVELIS: All right.

COMMISSIONER LANAGHAN: Good luck with that ankle.

CHAIRPERSON SIAVELIS: Oh, wait, wait. Gentlemen, we're not, you guys are done --

MR. FLUBACKER: Don't worry about us.

MR. JENSEN: Thank you all.

MRS. JENSEN: Thank you.

MR. FLUBACKER: Good night.

CHAIRPERSON SIAVELIS: Sure.

Oh, the widely popular, sometimes underutilized public comments portion of this meeting for items not listed on the agenda, is there anyone here for that?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, we'll move past that.

Do we have a motion to adjourn?

COMMISSIONER DRAKE: I move that we adjourn.

COMMISSIONER LANAGHAN: Second.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, we are adjourned.

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(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:40 p.m.)

DRAFT

Zoning Board of Appeals
7/8/2024

Item: 911 N Chestnut Ave - 6/10/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
911 N Chestnut Ave - 6/10/24 Findings	Minutes
911 N Chestnut Ave - 6/10/24 Minutes	Minutes

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

JUNE 10, 2024

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 911 N. Chestnut Ave. Residence

Applicant: Kevin Purdom / JRC Design Build

Zoning Relief Requested:

- A 9.1-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a new home with a front yard setback of 25.0 feet instead of the required 34.1 feet and an additional 1.0 feet for the eave.

Date of Publication: 5/25/24

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Drake, Jaffe, Lanaghan, O'Connor, Portera, Siavelis

Having heard and considered the testimony and evidence at the public hearing of June 10, 2024, the ZBA makes the following findings of fact:

The petitioner testified that the existing house on the subject property is located at the back of the site. The required front setback is based on the average setback of all existing homes on the block, including the subject property, which is creating an unusual setback requirement.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

X 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

X 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

X The proposed variation is in harmony with the spirit and intent of this Chapter; and

X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- A 9.1-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a new home with a front yard setback of 25.0 feet instead of the required 34.1 feet and an additional 1.0 feet for the eave.

Reason for Determination:

The Zoning Board agreed that the subject property is skewing the average for the block.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

6 ayes 0 nays 1 absent 0 abstain

Date: June 10, 2024

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

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD
_____
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_____
OF APPEALS

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

RE: 911 NORTH CHESTNUT AVENUE - ZBA #24-016

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, 2nd Floor, Commissions Room, Arlington Heights, Illinois on the 10th day of June, 2024 at the hour of 7:20 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
TOM DRAKE
JEFFREY LANAGHAN
BENJAMIN JAFFE
MICHAEL O'CONNOR
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

CHAIRPERSON SIAVELIS: Okay, we're going to switch the order up, Bob, because the next one is fast and easy, too. Yours is a little more tricky.

MR. FLUBACKER: Okay.

CHAIRPERSON SIAVELIS: Next item of business is ZBA Petition #24-016, 911 North Chestnut.

Derek, do your thing, then we'll bring him up to the podium.

MR. MACH: The Petitioner is proposing to demolish an existing single-story residence with a one-car attached garage in order to build a new single-story residence with an attached two-car garage. The proposed house requires a zoning variation for a front yard setback encroachment.

The existing house on the subject property is located all the way at the back of the site. The required front setback is based on the average setback of all existing homes on the block, including the subject property, which is creating an unusual setback requirement.

Therefore, the Petitioner is requesting a 9.1-foot variation from Chapter 28, Section 5.1-3.3(a) to allow a new home with a front yard setback of 25 feet instead of the required 34.1 feet, and an additional one foot for the eave.

Thank you, Chairman.

CHAIRPERSON SIAVELIS: Great. Thank you very much, Derek.

Come on up. Kevin, you've signed in, right?

MR. PURDOM: Yes, I have.

CHAIRPERSON SIAVELIS: All right, right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: All right, please proceed.

MR. PURDOM: So, my name is Kevin Purdom. I'm with JRC Design Build. We're looking to tear down the existing house which has been boarded up and vacant for years. It's the only house on the whole lot that is set back. The rear of the house is almost at the rear setback like lot line. So, it's actually 97.5 feet set back from the front, where everywhere it is between 20 and 30 feet, because of that average, it changed our average setback for the front to be 34.

We're proposing 25 which is in line with the house to the north and to the south. It's a staggered front, so the other front of our house aligns with the other house to the south. But if we take out that existing 97.5 feet, then we are within that front setback. So, it's a really unique circumstance.

We've been getting calls from the Village about tearing it down. We've been working with the clients since November. We finally got the design review approved, and now we're just looking to get this so that we can apply for permit.

All other zoning and code-related issues are up to the requirements. This is the only thing that we're asking for, and I believe it will make the whole street line look much better without that one house that just sits way back and looks like it should be demolished anyway.

CHAIRPERSON SIAVELIS: How old is that house?

MR. PURDOM: I'm not sure, but I think that had the existing --

COMMISSIONER LANAGHAN: Very old.

MR. PURDOM: Yes, it's very old. It's been boarded up for years. We had a squatter there this past winter. Again, we're just trying to get through all the approvals so

that we can tear it down and build anew with our new client. Yes, you can see it's way back there and it's in very bad shape. If there's any questions, I'm free to answer them.

COMMISSIONER LANAGHAN: So, I have one quick one to Derek. So, Derek, when you're taking the average, you include the house that you're going to tear down? Is that how?

MR. MACH: It does, per code, it does include the subject property.

COMMISSIONER LANAGHAN: Okay, interesting.

CHAIRPERSON SIAVELIS: That skews it then.

COMMISSIONER LANAGHAN: It absolutely does, one way or the other. It's interesting. So, your client, they're going to live here?

MR. PURDOM: Yes, so it's a couple. Just two people will be living in it. We're building a ranch with a two-car attached garage.

COMMISSIONER LANAGHAN: I see, okay. It's pretty cut and dry to me. I think it makes a lot of sense. The fact that you have to include the one that you're tearing down to the setback seems a little awkward, but yes, I have no other questions.

CHAIRPERSON SIAVELIS: Any neighbor feedback?

MR. PURDOM: At the design review, everyone was in support of getting that thing torn down, and they like that it's bringing it up so that they're all in line. All positive feedback.

CHAIRPERSON SIAVELIS: Any comments from the general public?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, we'll move to deliberations. Jeff?

COMMISSIONER LANAGHAN: Yes. No, it makes a ton of sense. The fact that that odd setback of the existing house is included is certainly the hardship there. It sounds like it's going to clean up the street and actually be an improvement to the Village. So, I would definitely support this.

COMMISSIONER JAFFE: I live two blocks to the south and it's like a fairytale, like a bad fairytale, because the house is so far back and it's in such decline. So, thank you for purchasing it and making that investment. I would also support the variance as presented.

COMMISSIONER LANAGHAN: So, you agree --

COMMISSIONER JAFFE: Correct.

COMMISSIONER LANAGHAN: -- if you are.

COMMISSIONER JAFFE: It works both ways.

CHAIRPERSON SIAVELIS: I note that there's positive feedback from the Planning and Community Development, Building and Life Safety, whatever that is, and the Engineering Department. So, those are all positives and that favored the Petitioner.

COMMISSIONER LANAGHAN: Correct.

CHAIRPERSON SIAVELIS: So, with all that said, do we have a motion?

COMMISSIONER LANAGHAN: I move to approve this petition as presented.

COMMISSIONER PORTERA: I second it.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

DRAFT

MR. MACH: Mr. Lanaghan.
COMMISSIONER LANAGHAN: Yes.
MR. MACH: Mr. Portera.
COMMISSIONER PORTERA: Yes.
MR. MACH: Chairman Siavelis.
CHAIRPERSON SIAVELIS: Yes.
Congratulations, variance granted.
MR. PURDOM: Thank you.
COMMISSIONER LANAGHAN: Good luck.

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

DRAFT

Zoning Board of Appeals
7/8/2024

Item: 308 S. Donald Ave - ZBA#24-017

Department: Planning & Community Development Department

REQUEST

A 1.0-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 5.7 feet instead of the required 6.7 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#24-017
PIN: 03-33-208-011

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 8, 2024
Date Prepared: July 1, 2024
Project Title: Fogle Residence
Address: 308 S. Donald Ave.

Background Information
Petition Number: ZBA #24-017
Petitioner: Kevin Davis – Fairfield Homes
Address: 530 S. Arthur Ave.
Arlington Heights IL 60005

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

Requested Action/Background Information

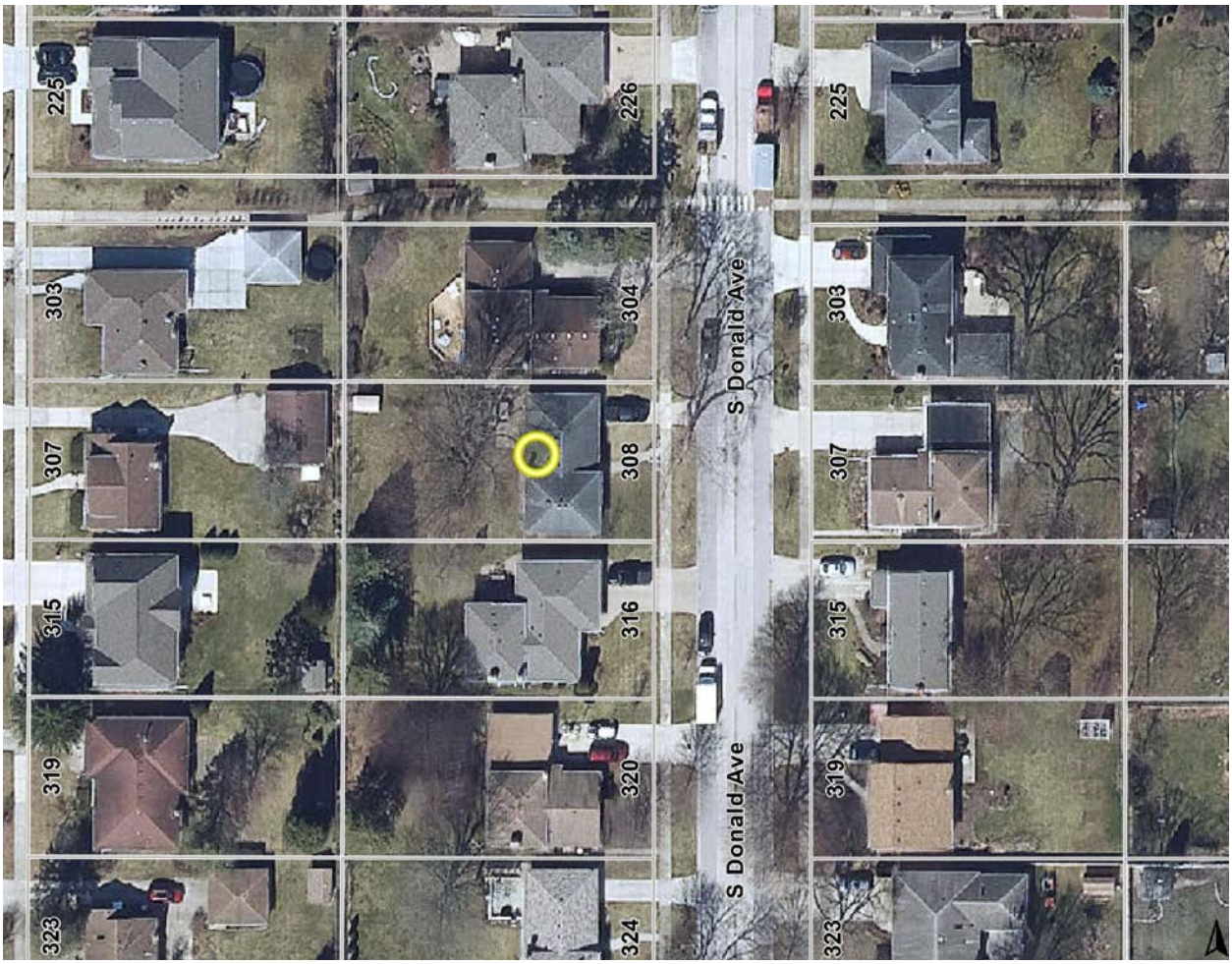
The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of approximately 8,843 square feet and the proposed residence with the addition will be approximately 2,815 square feet. The petitioner is proposing a second story addition on the north half of the existing tri-level home. The proposed addition requires a zoning variation to allow a side yard setback of 5.7 feet, where 6.7 feet is required. Therefore, the petitioner requests the following variation:

- A 1.0-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 5.7 feet instead of the required 6.7 feet and an additional 1.0 feet for the eave.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	6/14/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/14/24	
3. Letter that was Mailed	✓	6/14/24	
4. Photographs of Sign on Property	✓	6/14/24	

Photographs of Existing Structure



Village of Arlington Heights

To:	**Kevin Davis, Petitioner**
From:	**Derek Mach, Zoning Board Liaison**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-017**
Project:	**308 S Donald Avenue**
Date:	**July 2, 2024**

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. The proposed addition is nicely designed to fit with the existing house and neighborhood. Staff intends to administratively approve the design (without a formal Design Commission meeting), pending the outcome of the ZBA review.

Building and Life Safety

1. The north and south side eave projection soffit of the proposed addition, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour, or fire-retardant treated wood, or fire blocking from the wall top plate to the underside of the roof sheathing.

Engineering

1. Engineering has NO OBJECTION to a 1.0-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 5.7 feet instead of the required 6.7 feet and an additional 1.5 feet for the eave.

PETITION

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

PETITION

NOW COMES the Petitioner Kyle and Monica Fogle

being the owner of the property commonly know as: 308 S Odonald Ave

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1 - 3.3 b

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

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):

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):

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

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

Signed: _____ Date: 5/23/24

Petitioner

Revised 5/1/24

Chapter 28, of the Arlington Heights Municipal Code, in order to: A 1.0' variation to allow a partial second floor addition on and lining up with the existing first floor exterior wall with a side yard setback of 5.7' in lieu of the required 6.7' and an additional 1.0' for the eave.

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): This is an existing condition on the first floor of this split level home. The second floor addition simply lines up with the exterior wall of the existing home. There is a number of two-story homes in this neighborhood. Design Review has already stated that the design is nicely done to fit wih the existing house and neighborhood.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of the time the subject property has been vacant and zoned (please explain): This home was built in 1962, long before the 1985 zoning code was adopted, with the 5.7' side yard. Most recently it has been the residence for the past seven years occupied by the Kyle and Monical Fogle family of four, soon to be five. As their family grows so does the need for the house to grow. Previously, this house sought and was awarded a side yard variance July 10, 2023 to allow the same 1.0' variance this petition is requesting. However, the project cost was not feasible so the second floor plans were reconfigured to line up with the exterior walls of the first floor.

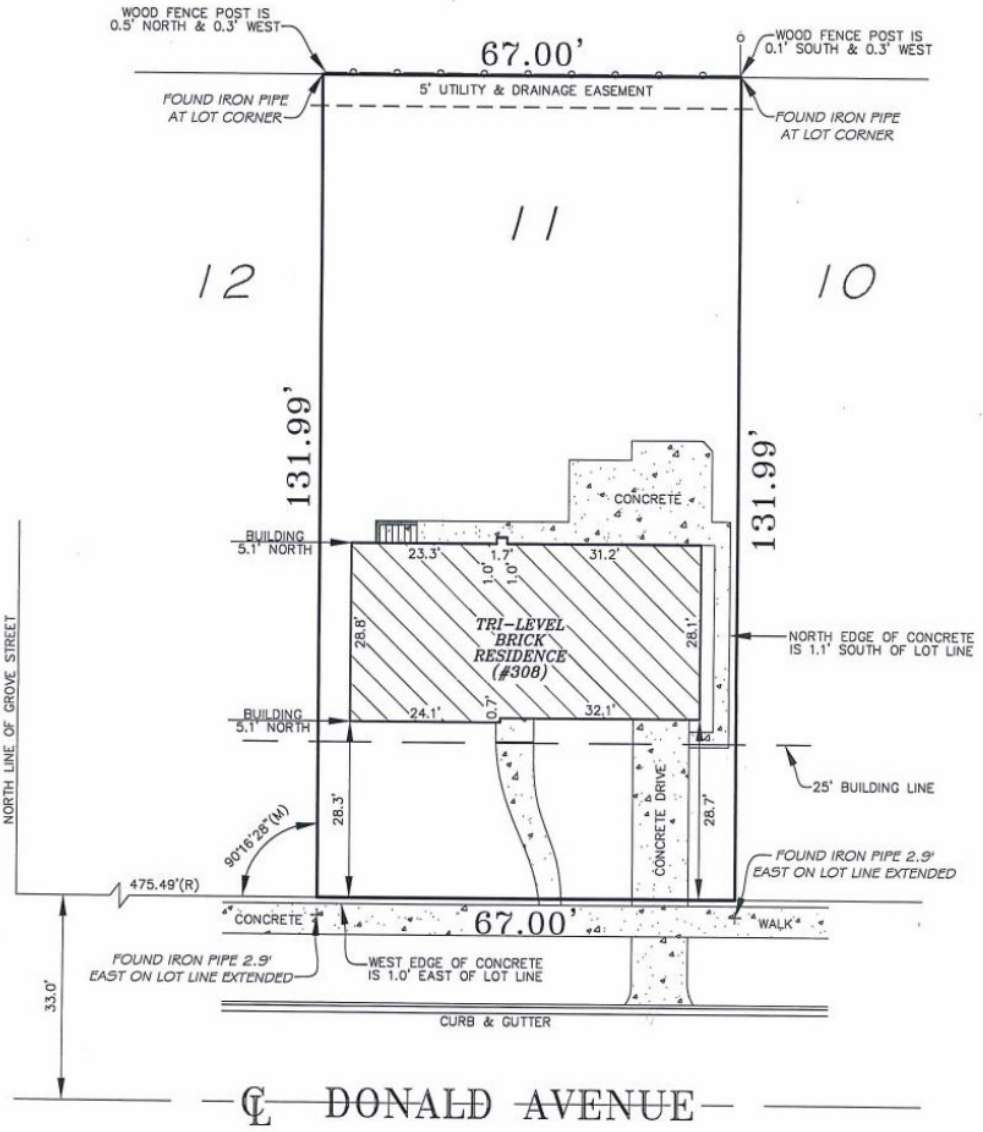
I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The design is in harmony and fits in well with surrounding homes in this neighborhood. In addition, it was not the intent of Chapter 28 of the Municipal Code to penalize or create a hardship to existing homeowners.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The existing home was built in 1962 with the 5.7' side yard. We are not changing that first floor side yard of 5.7'. We are adding a second floor addition to line with the existing first floor exterior walls.

PLAT OF SURVEY

OF

LOT 11 IN STOLTZNER'S GREENVIEW ESTATES SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 28, 1958, AS DOCUMENT NUMBER 1798320, IN COOK COUNTY, ILLINOIS.



LEGEND

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

AREA = 8,843 SQ. FT. MORE OR LESS

NORTH

SCALE: 20'

PROFESSIONAL LAND SURVEYOR
WAYNE W. NEKOLA
035-002923
BOLINGBROOK, ILLINOIS
STATE OF ILLINOIS

PREPARED FOR: BRIAN IVERSEN (ATTORNEY AT LAW)
JOB ADDRESS: 308 S. DONALD AVENUE, ARLINGTON HEIGHTS, IL
SELLER/BUYER: OLSEN / DONNER & FOGLE
JOB NO.: 17-03-0122

NEKOLA SURVEY, INC.
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX

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

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

FIELD WORK COMPLETED ON THE 8TH DAY OF MAY, 2017.

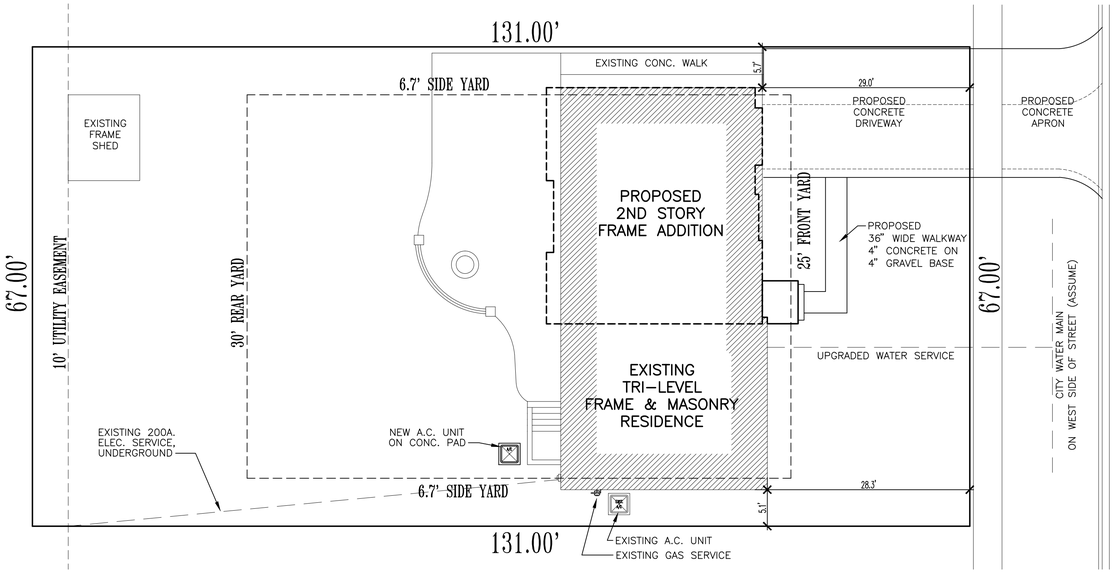
(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

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

DATED THIS 11TH DAY OF MAY, 2017.

IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2018.

FAIRFIELD HOMES
FOGLE RESIDENCE
308 S. DONALD AVENUE
ARLINGTON HEIGHTS, IL 60004



VARIANCE NOTE:
VARIANCE FOR SIDEYARD SETBACK ENCROACHMENT APPROVED BY THE ZONING BOARD OF APPEALS ON JULY 10, 2023

1D / A000 SITE PLAN
1"=10'-0"

NOTES:

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

IECC – INTERNATIONAL ENERGY CONSERVATION CODE

--NOTE TO PLAN REVIEWERS, OFFICALS & CONTRACTORS--

• THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE CURRENT EDITION OF INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED BY THE STATE OF ILLINOIS AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

• THE ARCHITECT HAS CHOSEN TO DEMONSTRATE COMPLIANCE OF MEETING THE PROVISIONS OF THE ILLINOIS ENERGY CONSERVATION CODE COVERED BY 71 ILL ADM. CODE 600 SUBPART D BY SUBMITTING, AS REQUIRED BY SECTION 101.5 OPTION 3, THE SEAL OF THE THE ARCHITECT/ENGINEER AS REQUIRED BY SECTION 14 OF THE ILLINOIS ARCHITECTURAL PRACTICE [225 ILCS 305] .

• AS SPECIFIED BY THE CODE, 401.2 OPTION 1, COMPLIANCE IS DEMONSTRATED BY MEETING THE REQUIREMENTS OF SECTIONS 402 TO 404. OPTION 1 WAIVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK" TO EVALUATE THE ENVELOPE.

• THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WHICH EDITION/YEAR ENERGY CODE SHALL BE FOLLOWED BASED ON THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED IN.

{ IF YOU DONT READ ANY OTHER NOTES – READ THIS ONE }
NOTE TO BIDDERS & CONTRACTORS:

THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER(S) OR FINANCIAL INSTITUTION RESPONSIBLE FOR FUNDING THE PROJECT FOR APPROVAL PRIOR TO BEGINNING WORK.

THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION. NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PRICING OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINES AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

PLAN & ELEVATION SYMBOLS

5S 5 SHELVES — 1SHR 1 SHELF & 1 ROD — SPR SPRINKLER HEAD
GAS GAS HOOKUP — WATER WATER HOOKUP — FPHB FROST PROOF HOSE BIBB
SHOWER HEAD FAUCET — SHOWER RAIN HEAD — FD FLOOR DRAIN
PRE-FAB FIREPLACE FLUE — MASONRY FIREPLACE FLUE — REBAR
CEILING DETAIL DIAGRAM — WORK POINT — 6/12 ROOF PITCH
SECTION/ VIEW MARKER — ELEVATION MARKER — REVISION MARKER
FACE BRICK — HORIZONTAL SIDING — ASPHALT SHINGLES ROOFING — CONCRETE
STONE — SHAKE SIDING — CEDAR SHAKE ROOFING — GRAVEL
FIELD STONE — STUCCO / E.I.F.S. — METAL ROOFING — FACE BRICK W/ STONE (CUT SECTION)

WINDOW & DOOR NOTES

EXAMPLE WINDOW: 2555 = 2'-5" X 5'-5" (E) - EGRESS WINDOW (T) - TEMPERED GLASS
EXAMPLE DOOR: 2468 = 2'-4" X 6'-8" (F) - FIXED WINDOW

ELECTRICAL SYMBOLS:

SINGLE OUTLET (1) — SWITCHED DUPLEX OUTLET (2) — TELEVISION JACK
DUPLEX OUTLET (2) — $ SWITCH — TELEPHONE JACK
QUAD. OUTLET (4) — $A DOOR ACTIVATED SWITCH — HDMI JACK
FLUORESCENT LIGHT FIXTURE — AUDIO SYSTEM JACK
CEILING MOUNTED LIGHT FIXTURE — EXHAUST FAN (VENTED TO EXTERIOR)
RECESSED CAN LIGHT — EXHAUST FAN/LIGHT (VENTED TO EXTERIOR)
DIRECTIONAL RECESSED CAN LIGHT — UNDER CABINET LIGHT
RECESSED W.P. LED CAN LIGHT — UNDER CABINET LED LIGHT STRIP
WALL MOUNTED LIGHT FIXTURE — LAMP W/ POST
FLOOD LIGHT WITH MOTION DET. — CEILING MOUNTED FAN/LIGHT
A/C HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP — 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP RUN ON DEDICATED CIRCUIT

WALL TYPES

NEW FRAME WALL — NEW FOUNDATION WALL & FOOTING
DRYWALL, ARCHED OR CASED OPENING — DEPRESSED FOUNDATION WALL
BEARING WALL ABOVE — TR. SILL PLATE @ FDTN. WALL

DESIGN LOADING VALUES

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

CONCRETE/MASONRY NOTES:

• SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT, THICKNESS & REINFORCING OF FOUNDATION WALLS
• FOUNDATION REINFORCING TO BE GRADE 60. LAP CONTINUOUS BARS 36 DIAMETERS.
• ALL FOUNDATION WALLS WITH FULL MASONRY VENEER ABOVE TO BE A MINIMUM OF 10" THICK
• ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" (2x6 W/ 1/2" SHEATHING)
• STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS & 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS
• ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI & BETWEEN 5% & 7% AIR ENTRAINED
• FOUNDATION HEIGHT TO BE AT SUCH A LEVEL SO NEW TOP OF FINISHED FLOOR MATCHES EXISTING TOP OF FINISHED FLOOR, UNLESS OTHERWISE NOTED.
• PROVIDE SAW CUTS IN EXISTING FOUNDATION TO PROVIDE FOR ADEQUATE ACCESS EITHER TO NEW CRAWL SPACE OR BASEMENT, PER PLANS AND LOCAL CODES.
• PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQ'D.
• CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRENGTH AND DEPTH OF EXISTING FOUNDATION AND FOOTING.
• MASONRY MORTAR TO BE TYPE N.

WINDOW NOTES:

• VERIFY ALL NEW WINDOW SIZES IN FIELD PRIOR TO PURCHASE
• NEW WINDOWS TO MATCH EXISTING WINDOW TYPE & STYLE, UNLESS OTHERWISE NOTED
• TOP OF WINDOWS IN REMODELED AREAS TO MATCH EXISTING UNLESS FOLLOWING HDR. HEIGHTS BELOW
• FOR BASEMENTS, TOP OF WINDOWS @ 6'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED
• FOR 10'-0" PLATES, TOP OF WINDOWS @ 106-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
• FOR 9'-0" PLATES, TOP OF WINDOWS @ 94-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
• FOR 8'-0" PLATES, TOP OF WINDOWS @ 82-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
• ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON MFG.
• PROVIDE (2) 2 X 12 HDR. ABOVE ALL NEW WINDOWS & OPENINGS, UNLESS OTHERWISE NOTED
• VERIFY ALL EXISTING HEADERS, WHERE BEARING WILL BE INCREASED AS A RESULT OF THE REMODELING, TO BE MIN. (2) 2 X 12 HDR., UNLESS OTHERWISE NOTED
• PROVIDE TEMPERED SAFETY GLAZING IN ALL NEW WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS
• PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN NEW WINDOW SILLS ARE LESS THAN 24" ABOVE FINISHED FLOOR
• ALL NEW FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS =(0.30), SKYLIGHTS =(0.55)
• WINDOW & DOOR TAGS: FIXED WINDOW = (F), EGRESS WINDOW = (E), TEMPERED GLASS = (T)

STRUCTURAL NOTES:

• PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS
• ALL INTERIOR FRAME WALL PARTITIONS = 3-1/2" (2 X 4 STUD), UNLESS OTHERWISE NOTED
• ALL EXISTING EXTERIOR FRAME WALLS = 4-1/2" (2 X 4 STUD + 1" SHEATHING)
• ALL EXISTING EXTERIOR MASONRY WALLS WITH MASONRY VENEER = 11" (6" CONCRETE BLOCK + 1" AIR SPACE + 4" MASONRY VENEER)
• ALL EXTERIOR FRAME WALLS = 6" (2 X 6 STUD + 1/2" SHEATHING)
• ALL EXTERIOR MASONRY WALLS WITH MASONRY VENEER = 11" (6" CONCRETE BLOCK + 1" AIR SPACE + 4" MASONRY VENEER)
• ALL EXTERIOR DIMENSIONS ARE SNAPPED TO EXTERIOR OF WALL SHEATHING OR FULL MASONRY VENEER & ALSO COINCIDES WITH EXTERIOR OF FOUNDATION EDGE (DIMENSIONS ARE NEVER SNAPPED TO THIN-CUT MASONRY VENEERS, THEY ARE DEPICTED AS A TYPE OF EXTERIOR SIDING/CLADDING)
• ALL STEEL TO BE A-36 & STRUCTURAL STEEL BOLTS TO BE A-325
• PROVIDE (5" X 3-1/2" X 5/16") STEEL ANGLE L.L.V. ABOVE OPENINGS UP TO 9'-0" WIDE WITH MASONRY VENEER ABOVE
• PROVIDE (8" X 4" X 1/2") STEEL ANGLE L.L.V. ABOVE OPENINGS FROM 9'-0" TO 16'-0" WIDE WITH MASONRY VENEER ABOVE
• STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS & SHIMS FOR A COMPLETE INSTALLATION.
• STEEL FLITCH PLATE BEAMS TO BE CONNECTED WITH 1/2"ø BOLTS STAGGERED @ 20" O.C. & (2) @ EACH END.
• ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED
• WALLS SHALL BE BRACED @ EACH END & 20'-0" BETWEEN PANELS MAX.
• ALL JOISTS, STUDS & RAFTERS TO BE SPF #2 (CANADIAN), UNLESS OTHERWISE NOTED
• ALL HEADERS TO BE (2) 2 X 12 SPF #2 (CANADIAN), UNLESS OTHERWISE NOTED
• THE DIAMETER OF HOLES BORED INTO SOLID SAWN FRAMING MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER & SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
• THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED FRAMING MEMBERS SHALL FOLLOW MFG. APPROVED SPECIFICATIONS
• PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS
• PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
• PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO START OF ROUGH FRAMING
• ■ = (2) 2x STUDS IN INTERIOR PARTITIONS WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED
• ■ = (2) 2x STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED
• ▫ = POINT LOAD FROM ABOVE WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED
• ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE MIN. 2 X 6 STUDS @ 16" O.C.
• ADD 2 X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING & TO STUDS.
• HALF WALLS TO BE MIN. 36" TALL, UNLESS OTHERWISE NOTED
• FIREBLOCKING SHALL BE INSTALLED @ THE FOLLOWING LOCATIONS:
– CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERTICAL AT CEILING & FLOOR LEVELS AND HORIZONTAL AT 10'-0" INTERVALS
– ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
– CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP & BOTTOM OF THE STAIR RUN
– OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS & AT FLOOR LEVEL WITH NONCOMBUSTIBLE MATERIALS

ELECTRICAL NOTES

• WHEN REMODELING OR ADDING A KITCHEN, LAUNDRY ROOM OR GARAGE, THE FOLLOWING NOTES APPLY:
• ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 48" O.C.
• ALL OUTLETS WITHIN 72" OF ANY SINK OR WATER FEATURE TO BE GFI
• ALL OUTLETS IN GARAGE TO BE GFI
• WHEN REMODELING OR ADDING TO EXISTING STRUCTURES THE FOLLOWING NOTES APPLY:
• ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE AFFECTED BY THE REMODELING AND/OR ADDITION ARE TO BE ADJUSTED, UPDATED, MOVED OR MODIFIED AS REQ'D TO CONFORM TO CURRENT LOCAL & NATIONAL ELECTRICAL CODES.
• WHEN MODIFYING AN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE & LOCATED AS REQUIRED FOR A NEW DWELLING:
-(1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL
-(1) SMOKE DETECTOR IN EACH BEDROOM
-(1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE
• ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED
• VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET
• ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
• ALL OUTLETS SHALL BE ARC FAULT PROTECTED
• ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT
• RECESSED INCANDESCENT OR SURFACE MOUNTED FLUORESCENT LIGHT FIXTURES IN CLOSETS SHALL BE LOCATED 6" MIN. IN FRONT OF THE TOP SHELF. SURFACE MOUNTED INCANDESCENT FIXTURES IN WALK-IN CLOSETS SHALL BE 12" MIN. IN FRONT OF TOP SHELF & SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED INCANDESCENT LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN CLOSETS
• ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN
• PROVIDE SEPARATE 20 AMP CIRCUITS FOR KITCHEN REFRIGERATORS, MICROWAVES, GARBAGE DISPOSALS & DISHWASHERS
• PROVIDE SEPARATE LOCAL DISCONNECTS FOR KITCHEN GARBAGE DISPOSALS & DISHWASHERS
• PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF ELECTRICAL PANEL
• PROVIDE 200 AMP ELECTRICAL SERVICE FOR BUILDINGS UP TO 6,000 SF.
• PROVIDE 400 AMP ELECTRICAL SERVICE FOR BUILDINGS OVER 6,000 SF.

ARCHITECT'S CERTIFICATION

"I have prepared or caused to be prepared under my direct supervision, the drawings and specifications to which this seal is affixed and that, to the best of my knowledge and belief, they are in conformance with the applicable regulations in effect at the time of permit application."

SCOTT E. POLT — 001-018291 — ILLINOIS — PROFESSIONAL DESIGN FIRM 184.005572 ARCHITECT CORP.

LICENSED ARCHITECT

Scott Polt

001-018291 — Cert. No. — 11/30/24 — Exp. — 05/03/24 — Date

NOTE TO CONTRACTORS

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

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING

2018 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
2018 INTERNATIONAL FIRE CODE W/ AMENDMENTS
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS
2018 ILLINOIS ENERGY CONSERVATION CODE W/ STATE AMENDMENTS
2017 NATIONAL ELECTRIC CODE W/ AMENDMENTS
2014 ILLINOIS STATE PLUMBING CODE W/ AMENDMENTS
CITY OF ARLINGTON HEIGHTS AMENDMENTS

PLUMBING NOTES

• PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES & FIREPLACES
• ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A 2 X 6 MIN. STUD WALL
• ALL WATER LINES TO A SECOND FLOOR TO HAVE 15" AIR CHAMBERS
ABOVE GROUND WASTE – SCHEDULE 40 PVC, 1120 SERIES
BELOW GROUND WASTE – SCH 40 PVC OR CAST IRON
ABOVE GROUND WATER – TYPE L COPPER, NO LEAD SOLDER
BELOW GROUND WATER – TYPE K COPPER
• UNDERGROUND SANITARY SHALL BE 4" MIN.
• COLORED PRIMER & STACK TEST REQUIRED ON ALL PVC PIPING
• 75 LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING

HVAC NOTES:

• HVAC CONTRACTOR TO VERIFY NEW & EXISTING HVAC SYSTEMS IN FIELD
• HVAC CONTRACTOR TO VERIFY HVAC SYSTEMS ARE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION, UPDATE, REPLACE, ADD TO OR MOVE AS REQ'D
• FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO2 DETECTOR, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES
• DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT
• DUCTS SHALL BE SUPPORTED @ 10'-0" MIN. INTERVALS
• PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL

FINISHES

• ALL INTERIOR & EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MOULDING, DOORS, WINDOWS, SIDING, ROOFING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A011 FIRST FLOOR DEMOLITION PLAN, SECOND FLOOR DEMOLITION PLAN
A101 FIRST FLOOR PLAN, SECOND FLOOR PLAN, PARTIAL FOUNDATION PLAN
A200 EXISTING FRONT ELEVATION, FRONT ELEVATION
A201 REAR ELEVATION, LEFT SIDE ELEVATION, RIGHT SIDE ELEVATION
A202 CONTEXT ELEVATIONS
A300 WALL SECTIONS, CONSTRUCTION SPECIFICATIONS
A301 ROOF PLAN & STRUCTURAL NOTES, ATTIC VENT SCHEDULE, LIGHT & VENT SCHEDULE, WASTE & SUPPLY DIAGRAMS, TYPICAL DETAILS
E101 FIRST FLOOR ELECTRICAL PLAN, SECOND FLOOR ELECTRICAL PLAN

DESIGN STAGE / REVISIONS

1	PRELIMINARY DESIGN	05-03-24 AJ
2	PRELIMINARY DESIGN	05-10-24 AJ
3	RELEASE FOR BID	02-19-24 BAJ
4	RELEASE FOR PERMIT	02-12-24 BAJ
5	FINAL REVIEW	02-02-24 BAJ
6	REVISION	

Architects & Planners, Inc.
IL Telephone: 815-758-9200 WI Telephone: 262-594-9021
2660 Behan Road at Rt. 176, Crystal Lake, IL 60014
98 W. Main St., Lake Geneva, WI 53147
40 Crystal St., Crary, IL 60013
1700 E. Racine Ave., Waukesha, WI 53186

FAIRFIELD HOMES
FOGLE RESIDENCE
308 S. DONALD AVENUE
ARLINGTON HEIGHTS, IL 60005

SITE PLAN
DRAWING INDEX
GENERAL NOTES

Job Number: 24041
Sheet Number: A000
File Name: 24041000

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TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"



1B / A200 EXISTING FRONT ELEVATION

1/4"=1'-0"

ELEVATION NOTES

- DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
- WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
- SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
- IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

WINDOW NOTES

- ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES TO BE MET WITHIN 2" OR EXCEEDED, DEPENDING ON MFG.

EXAMPLE: 2555 = 2'-5" X 5'-5"

EXAMPLE: 3068 = 3'-0" X 6'-8"

EXAMPLE: 18080 = 18'-0" X 8'-0"

TEMPERED GLASS = (T)
FIXED WINDOW = (F)
EGRESS WINDOW = (E)
EGRESS WINDOW BREAKDOWN =
MIN. CLEAR OPEN AREA OF 5.7 S.F.
MIN. CLEAR OPEN WIDTH OF 20"
MIN. CLEAR OPEN HEIGHT OF 24"
MAX. SILL HEIGHT OF 44"

REMODELING & ADDITION NOTES

- WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
- ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
- ALL NEW FASCIA, FREEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
- VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
- ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.



1E / A200 FRONT ELEVATION

1/4"=1'-0"

REVISIONS

1	05-03-24 AZ	RELEASE FOR PERMIT
2	02-12-24 BAJ	RELEASE FOR BID
3	03-19-24 BAJ	PRELIMINARY DESIGN
4		PRELIMINARY DESIGN
5		PRELIMINARY DESIGN

DESIGN STAGE

PRELIMINARY DESIGN
PRELIMINARY DESIGN
PRELIMINARY DESIGN
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
REVISION

FAIRFIELD HOMES
FOGLE RESIDENCE
308 S. DONALD AVENUE
ARLINGTON HEIGHTS, IL 60005

EXISTING FRONT ELEVATION
FRONT ELEVATION

Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-2549021
2600 Belvan Road at Rt. 176, Crystal Lake, IL 60014
98 W. Main St., Lake Geneva, WI 53147
40 Crystal St., Cary, IL 60013
1700 E. Racine Ave., Waukesha, WI 53186

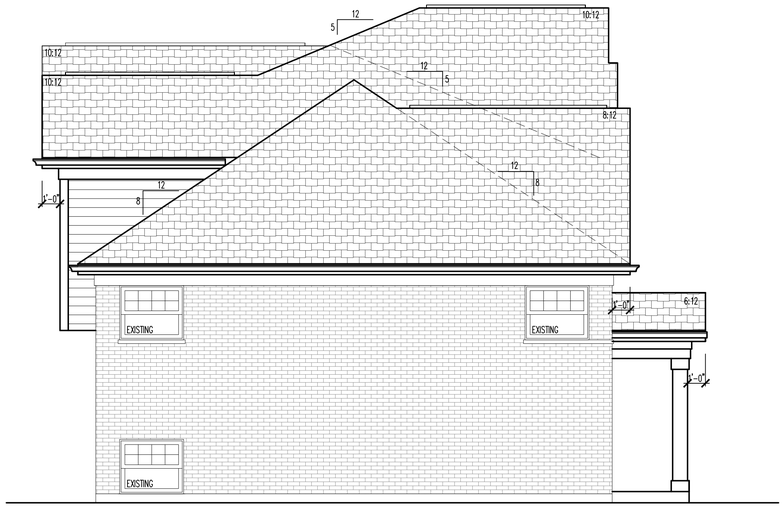
STATE OF ILLINOIS
SCOTT F. POLIT
001-018291
LICENSED ARCHITECT
STATE OF ILLINOIS
ALA ARCHITECTS & PLANNERS, INC.
184.005572
ARCHITECT CORP.
PROFESSIONAL DESIGN FIRM

Job Number: 24041

Sheet Number: A200

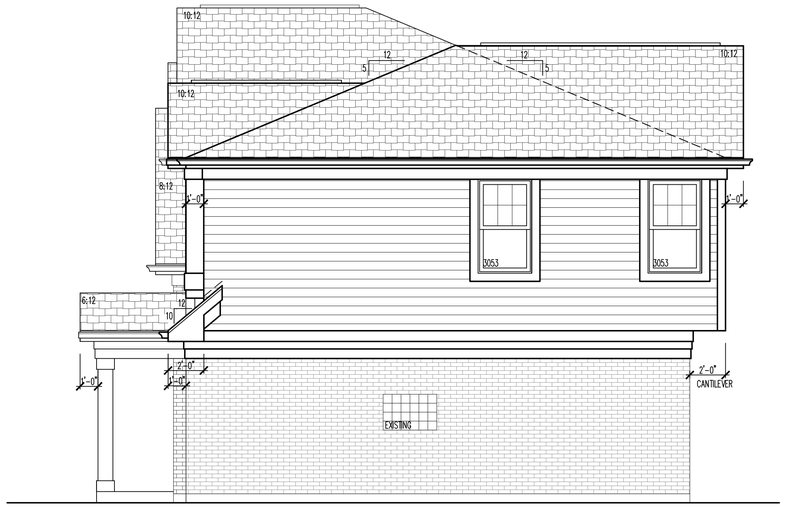
File Name: 24041200

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2C A201 LEFT ELEVATION

1/4"=1'-0"



5C A201 RIGHT ELEVATION

1/4"=1'-0"



3E A200 FRONT ELEVATION

1/4"=1'-0"

ELEVATION NOTES

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TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DESIGN STAGE	REVISIONS
PRELIMINARY DESIGN	
PRELIMINARY DESIGN	
PRELIMINARY ESTIMATE	
RELEASE FOR BID	02-22-24 BAJ
FINAL REVIEW	03-19-24 BAJ
RELEASE FOR PERMIT	05-03-24 AZ
REVISION	05-03-24 AZ

FAIRFIELD HOMES
FOGLE RESIDENCE
308 S. DONALD AVENUE
ARLINGTON HEIGHTS, IL 60005

FRONT ELEVATION

Architects & Planners, Inc.
IL Telephone: 815-788-9200 WI Telephone: 262-2594021
2600 Behan Road at Rt. 176, Crystal Lake, IL 60014
98 W. Main St., Lake Geneva, WI 53147
40 Crystal St., Cary, IL 60013
1700 E. Racine Ave., Waukesha, WI 53186

STATE OF ILLINOIS — SCOTT F. POLIT — 001-018291 — LICENSED ARCHITECT — PROFESSIONAL DESIGN FIRM
STATE OF ILLINOIS — ALA ARCHITECTS & PLANNERS, INC. — 184.005572 — ARCHITECT CORP.

Job Number: 24041
Sheet Number: A201
File Name: 24041201

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2B / A202 — EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
316 S. DONALD AVENUE
1/8"=1'-0"

4B / A202 — EXISTING FRONT ELEVATION
SUBJECT PROPERTY
308 S. DONALD AVENUE
1/8"=1'-0"

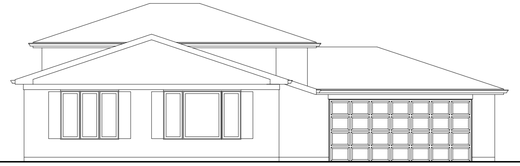
6B / A202 — EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
304 S. DONALD AVENUE
1/8"=1'-0"



2D / A202 — EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
316 S. DONALD AVENUE
1/8"=1'-0"



4D / A202 — PROPOSED FRONT ELEVATION
SUBJECT PROPERTY
308 S. DONALD AVENUE
1/8"=1'-0"



6D / A202 — EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
304 S. DONALD AVENUE
1/8"=1'-0"

TEAR-OFF SCALE FOR USE ON DRAWINGS WITH SCALE 1/4"=1'-0"

DESIGN STAGE
PRELIMINARY DESIGN
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
REVISION

REVISIONS
1 02-22-24 BAJ
2 02-12-24 BAJ
3 03-19-24 BAJ
4
5
1 05-03-24 AZ
RELEASE FOR PERMIT 05-03-24 AZ

FAIRFIELD HOMES
FOGLE RESIDENCE
308 S. DONALD AVENUE
ARLINGTON HEIGHTS, IL 60005

CONTEXT ELEVATIONS

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SCOTT F. POLIT 001-018291 — STATE OF ILLINOIS — LICENSED ARCHITECT
ALA ARCHITECTS & PLANNERS, INC. 184.005972 ARCHITECT CORP. — PROFESSIONAL DESIGN FIRM

Job Number: 24041
Sheet Number: A202
File Name: 240412O2

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NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, July 8, 2024, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A 1.0-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 5.7 feet instead of the required 6.7 feet and an additional 1.5 feet for the eave.**

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning@vah.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 11 in Stoltzner's Greenview Estates second addition, being a subdivision of part of the west ½ of the northeast ¼ of Section 33, Township 42 North, Range 11, east of the Third Principal Meridian, according to plat thereof registered in the Officer of the Registrar of Titles of Cook County, Illinois, on May 28, 1958, as Document Number 1798320, in Cook County, Illinois.

Commonly known as: 308 S. Donald Avenue,
Arlington Heights IL 60004

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

Peter Siavelis, Chairman
Zoning Board of Appeals
Published in Daily Herald June 22, 2024 (4616942)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/22/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4616980

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Zoning Board of Appeals
7/8/2024

Item: 1002 N. Vail Ave - ZBA#24-018

Department: Planning & Community Development Department

REQUEST

A variation from Chapter 28, Section 6.5-2 to allow the existing gazebo to remain in the side yard where gazebos are only permitted in the rear yard.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits
Public Comment	Correspondence

Petition – ZBA#24-018
PIN: 03-29-100-001

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 8, 2024
Date Prepared: July 3, 2024
Project Title: Akelian Residence
Address: 1002 N. Vail Ave.

Background Information
Petition Number: ZBA #24-018
Petitioner: Joseph Akelian
Address: 1002 N. Vail Ave.
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject property is zoned R-3, One Family Dwelling District and is located on a corner lot at the northwest corner of Vail Avenue and Willow Street. The property has a total land area of 8,446 square feet.

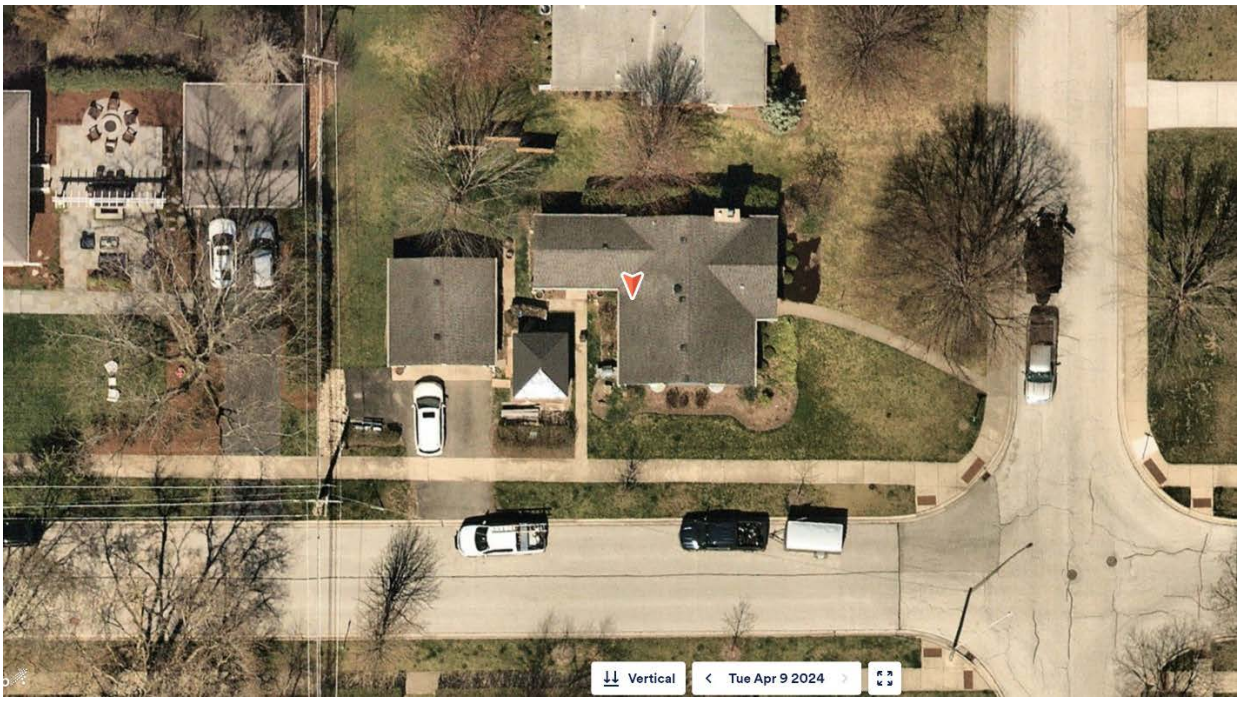
The petitioner has constructed a gazebo that is partially in the exterior side yard where sheds are only permitted in the rear yard. The proposed shed is 12 feet by 14 feet for a total of 168 square feet. Pursuant to Chapter 28, Section 28-3, the rear yard is defined as extending across the full width of the zoning lot and lying between the rear line of the lot and the nearest line of the principal building. Therefore, the petitioner is requesting the following variation:

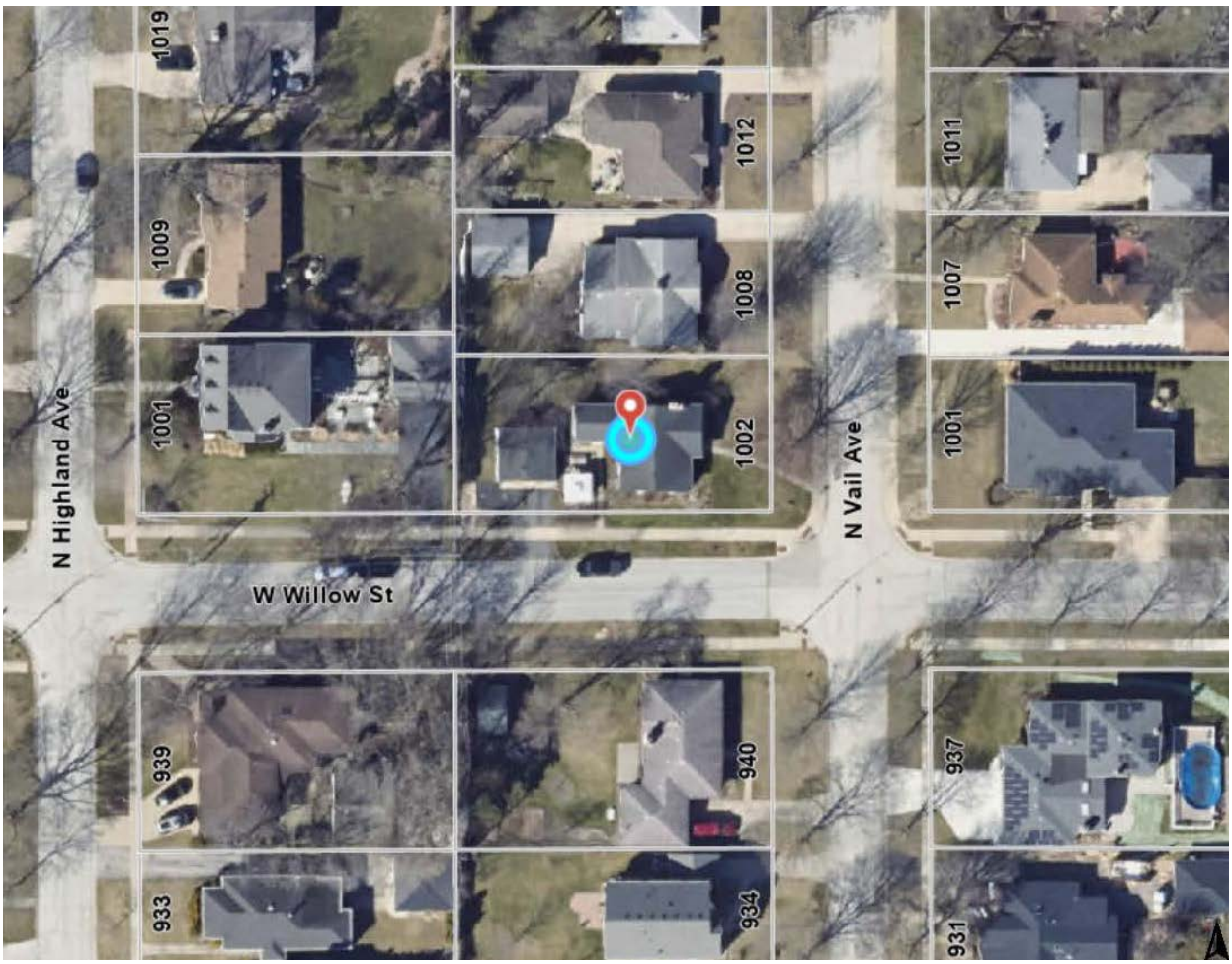
- A variation from Chapter 28, Section 6.5-2 to allow the existing gazebo to remain in the side yard where gazebos are only permitted in the rear yard.

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





Petition – ZBA#24-018
PIN: 03-29-100-001

Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	6/17/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/17/24	
3. Letter that was Mailed	✓	6/17/24	
4. Photographs of Sign on Property	✓	6/17/24	

Photographs of Existing Structure







Village of Arlington Heights

To:	**Joseph Akelian**
From:	**Derek Mach, Zoning Board Liaison**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-018**
Project:	**1002 N Vail Avenue**
Date:	**July 2, 2024**

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. No Comments.

Building and Life Safety

1. Do not have any objection to the request.

Engineering

1. Engineering has NO OBJECTION to a variation from Chapter 28, Section 6.5-2 to allow the existing gazebo to remain in the side yard where gazebos are only permitted in the rear yard.

PETITION

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

PETITION

NOW COMES the Petitioner JOSEPH AKELIAN

being the owner of the property commonly know as: JOSEPH AKELIAN

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 GAZEBO DAMAGE DUE TO WEATHER.

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): I REPLACED EXISTING GAZEBO DID NOT ALTER LOCATION.

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): N/A

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): THERE WAS NO VARIATION! LOCATION NEVER CHANGED.

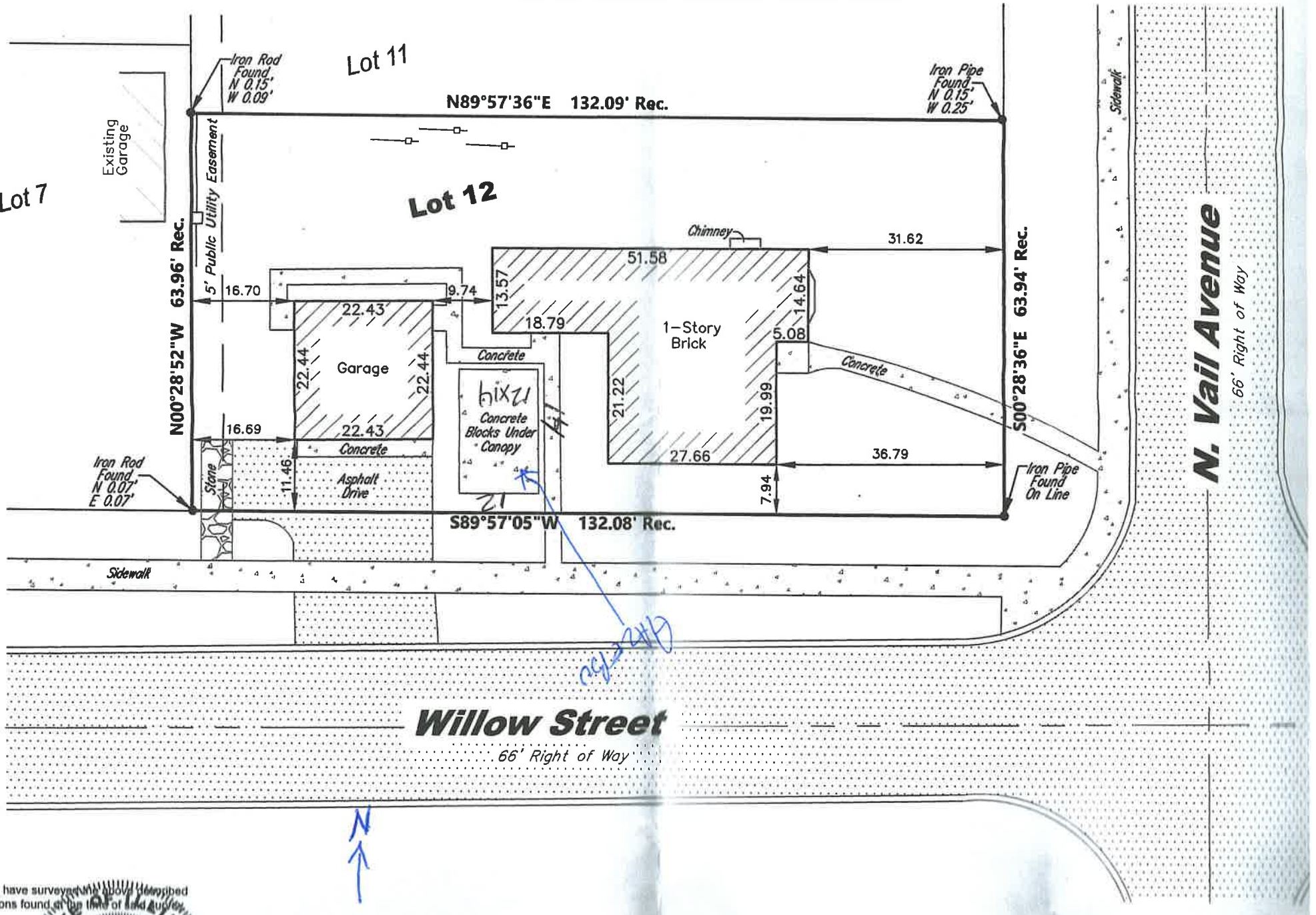
I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): IT IS A MINIMUM VARIANCE BECAUSE I AM USING SAME LOCATION. DUE TO BEING A CORNER PROPERTY. THIS IS THE ONLY LOCATION

Signed: _____ Date: Jun 24 2024

Petitioner

Revised 5/1/24

LOT 12 IN J. MAUER'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTH 50 FEET OF THE WEST QUARTER OF LOT 7 AND THE EAST THREE QUARTERS OF LOT 7 IN THE SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT REGISTERED AS DOCUMENT NUMBER 1399856 AND CERTIFICATE OF CORRECTION THEREOF REGISTERED AS DOCUMENT NUMBER 1410721.



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1.

state that we have surveyed the above described
is the conditions found at the time of said survey.

October, A.D. 2021 in Lake Zurich, Illinois.

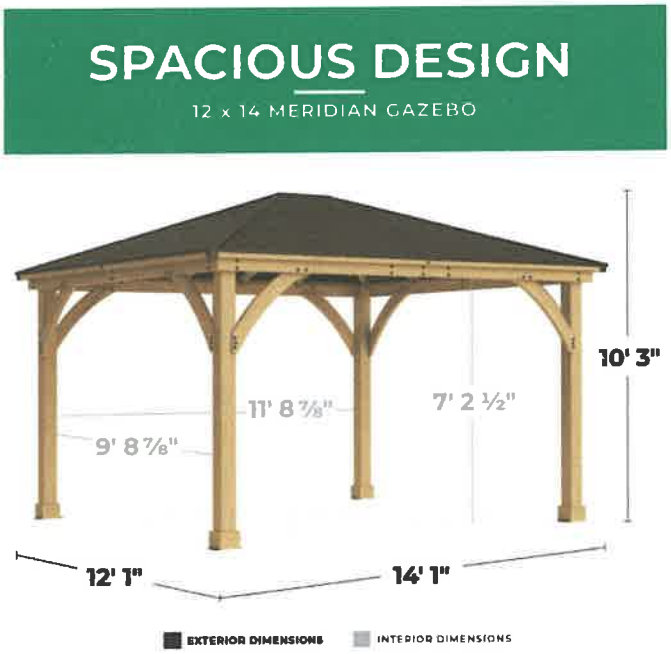






Dimensions

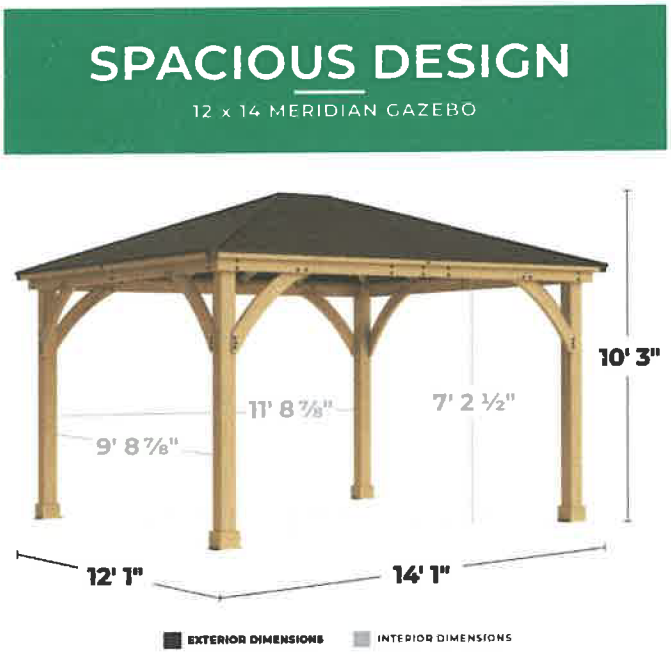
- Overall Roof Dimensions: 12’ x 14'
- Base Dimensions: 10' 10 3/8" x 12' 10 3/8"



Reviewed For Code Compliance
Village of Arlington Heights
Digital Stamp

Dimensions

- Overall Roof Dimensions: 12’ x 14'
- Base Dimensions: 10' 10 3/8" x 12' 10 3/8"



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At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 12 in J. Mauer's Addition to Arlington Heights, being a subdivision of the north 50 feet of the west quarter of Lot 7 and the east three quarters of Lot 7 in the Subdivision of the northwest quarter of the northwest quarter of Section 29, Township 42 North, Range 11, east of the third principal meridian, in Cook County, Illinois, according to the plat registered as Document number 1399856 and certificate of correction thereof registered as Document number 1410721.

Commonly known as: 1002 N. Vail Avenue,
Arlington Heights IL 60004

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

Peter Siavelis, Chairman
Zoning Board of Appeals
Published in Daily Herald June 22, 2024 (4616943)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

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BY _____
Designee of the Publisher of the Daily Herald

Control # 4616943

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

From: Daniel Tinley
To: Mach, Derek
Cc: A Joe
Subject: Neighbors Existing gazebo rebuild
Date: Tuesday, July 2, 2024 12:34:54 AM

Good morning,

I was speaking with my neighbor Joe earlier his evening and I asked him if he been to the village board meeting yet. He responded he had not, it is scheduled to be next week. I believe July 8.
I explained to him I was sorry I would not be able to attend the meeting to offer my support. I will be traveling all of next week on business.
FYI, There was an existing gazebo on the same location when Joe purchased the house, unfortunately it collapsed over the winter from snow load.
I believe the gazebo he is rebuilding will enhance his property and the neighborhood. If I were able to attend I would ask you to move forward and grant him his permit.
Have an enjoyable rest of your week and a great Fourth of July. I'm sure you will be attending the parade, we never miss it.

Thank you,

Dan

Zoning Board of Appeals
7/8/2024

Item: 29 S. Yale Ave. - ZBA#24-019

Department: Planning & Community Development Department

REQUEST

A fence variation from Chapter 28, Section 6.13-3(a) (Location of Fences, Front Yard) to allow a 5-foot tall privacy fence to be constructed in the front yard, where fencing in the front yard shall not exceed a height of 36-inches and must be an open fence.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#24-019
PIN: 03-30-307-014

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Hailey Nicholas, Assistant Planner
Hearing Date: July 8, 2024
Date Prepared: July 1, 2024
Project Title: Ford Residence
Address: 29 S. Yale Ave.

Background Information

Petition Number: ZBA #24-019
Petitioner: Jennifer Ford
Address: 29 S. Yale Ave.
Arlington Heights IL 60005

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

Requested Action/Background Information

The subject property is zoned R-3, One Family Dwelling District. The property has a total land area of approximately 11,070 square feet and the residence is approximately 1,730 square feet. The petitioner is requesting to replace their existing 5-foot-tall privacy fence, located in their front yard. Per Chapter 28 of the Municipal Code, the front yard is defined as the portion of the lot lying between the street and the nearest line of the principal building, extending the entire width of the lot. For a corner lot, the smaller of the two dimensions adjacent to a street shall be considered the front yard. For this property, the front yard is the portion to the South of the home, facing Sigwalt Street. The proposed fence replacement requires a zoning variation to allow a 5-foot-tall fence in the front yard, where fencing in the front yard shall not exceed a height of 3 feet and must be an open fence. Therefore, the petitioner requests the following variation:

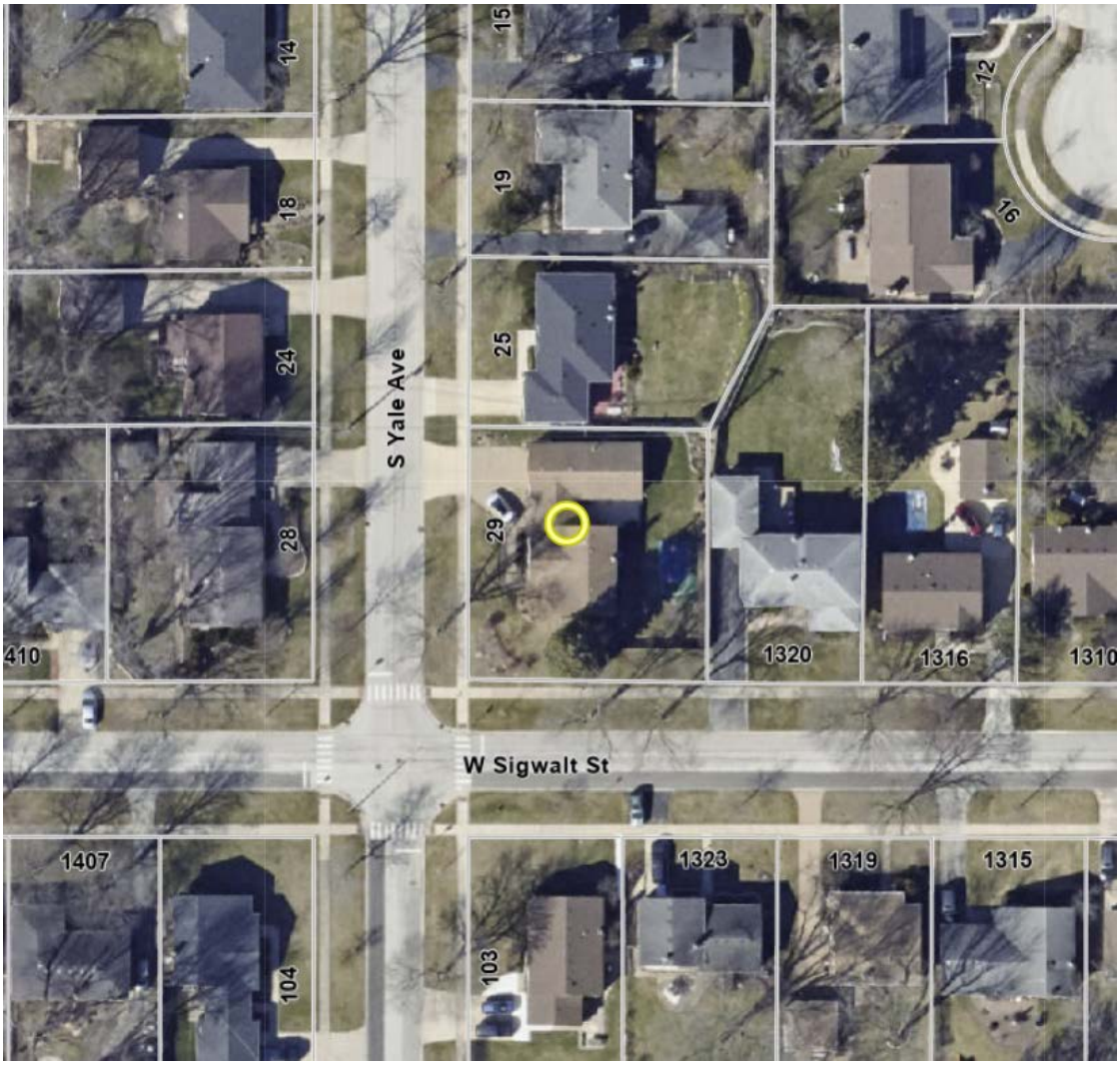
- A fence variation from Chapter 28, Section 6.13-3(a) (Location of Fences, Front Yard) to allow a 5-foot tall privacy fence to be constructed in the front yard, where fencing in the front yard shall not exceed a height of 36-inches and must be an open fence.

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.

Petition – ZBA#24-019
PIN: 03-30-307-014

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	6/17/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/17/24	
3. Letter that was Mailed	✓	6/17/24	
4. Photographs of Sign on Property	✓	6/17/24	

Photograph of Existing Fence





Village of Arlington Heights

To:	**Jennifer Ford**
From:	**Derek Mach, Zoning Board Liaison**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-019**
Project:	**29 S Yale Avenue**
Date:	**July 2, 2024**

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. No comments

Building and Life Safety

1. Do not have any objection to the request

Engineering

1. Engineering has NO OBJECTION to a fence variation from Chapter 28, Section 6.13-3(a) (Location of Fences, Front Yard) to allow a 5-foot tall privacy fence to be constructed in the front yard, where fencing in the front yard shall not exceed a height of 36-inches and must be an open fence.

PETITION

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

PETITION

NOW COMES the Petitioner Steven & Jennifer Ford

being the owner of the property commonly know as: 29 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 existing privacy fence on property line with fence of same dimensions & similar design

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): fence will be positioned as current fence same height & similar design (vinyl in place of wood).

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): Landscaping has been designed around the existing fence which was properly permitted 20 years prior with previous owner

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The new fence (similar to existing fence) enhances privacy, security, & design of the property with existing landscaping without over arching principles of the current zoning regulations

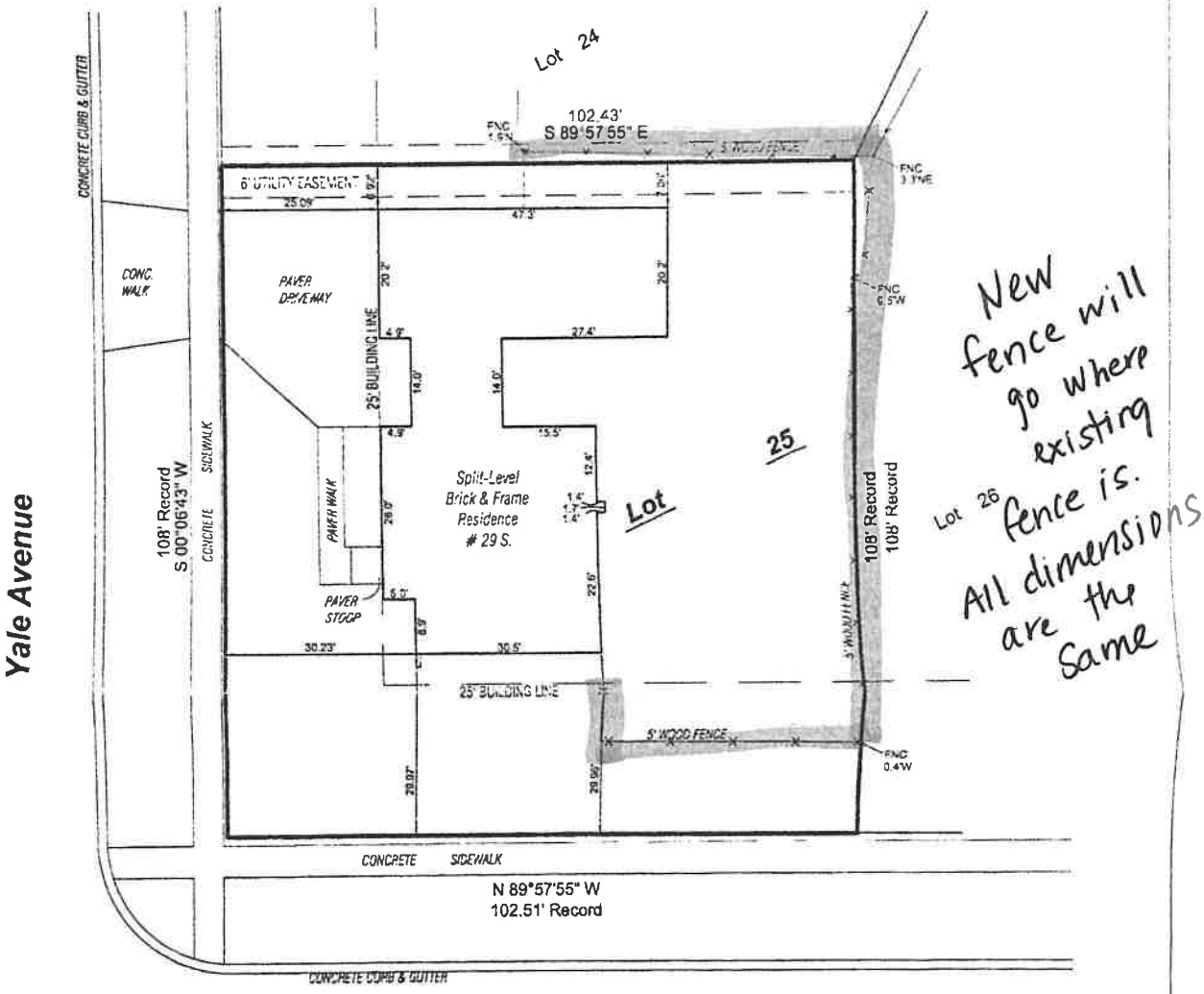
I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The current fence will be replaced with a fence of same dimensions thus causing undue impact on neighboring properties.

Signed: Steve & Jennifer Ford
Petitioner

Date: 5-29-2024

Plat of Survey

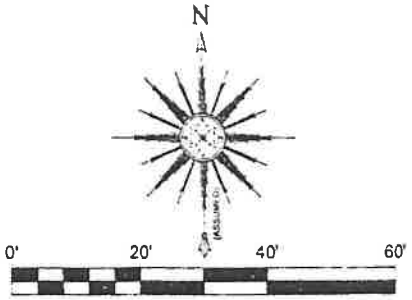
LEGAL DESCRIPTION: LOT 25 IN UNIT "A" REUTER'S WESTGATE SUBDIVISION NO. 2, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 30 AND THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NUMBER 16403229, IN COOK COUNTY, ILLINOIS.



New fence will go where existing fence is. All dimensions are the same

Lot 26





THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

STATE OF ILLINOIS } ss.
COUNTY OF MCHENRY }

IN MY PROFESSIONAL OPINION, AND BASED ON MY OBSERVATIONS, I HEREBY CERTIFY THAT THE PLAT HEREON DRAWN IS A TRUE REPRESENTATION OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 27th DAY OF May, A.D. 2016

JEFFREY A. SCIREK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3898
REGISTERED AGENT FOR LUCO CONSTRUCTION COMPANY
LICENSE TO BE RENEWED NOVEMBER 30, 2016

NOTES:

Luco Construction Company
Professional Design Firm No. 184.004529
54 Lou Avenue
Crystal Lake, Illinois 60014
phone 815.526.3574
email: lucoland@gmail.com

Common Address: 29 S. Yale Avenue, Arlington Heights, IL

Job Number: 16 - 39399 Drawn By: JAC

Client: Hartnett

Date of Field Work Completion: 5/23/2016

PEERLESS FENCE GROUP

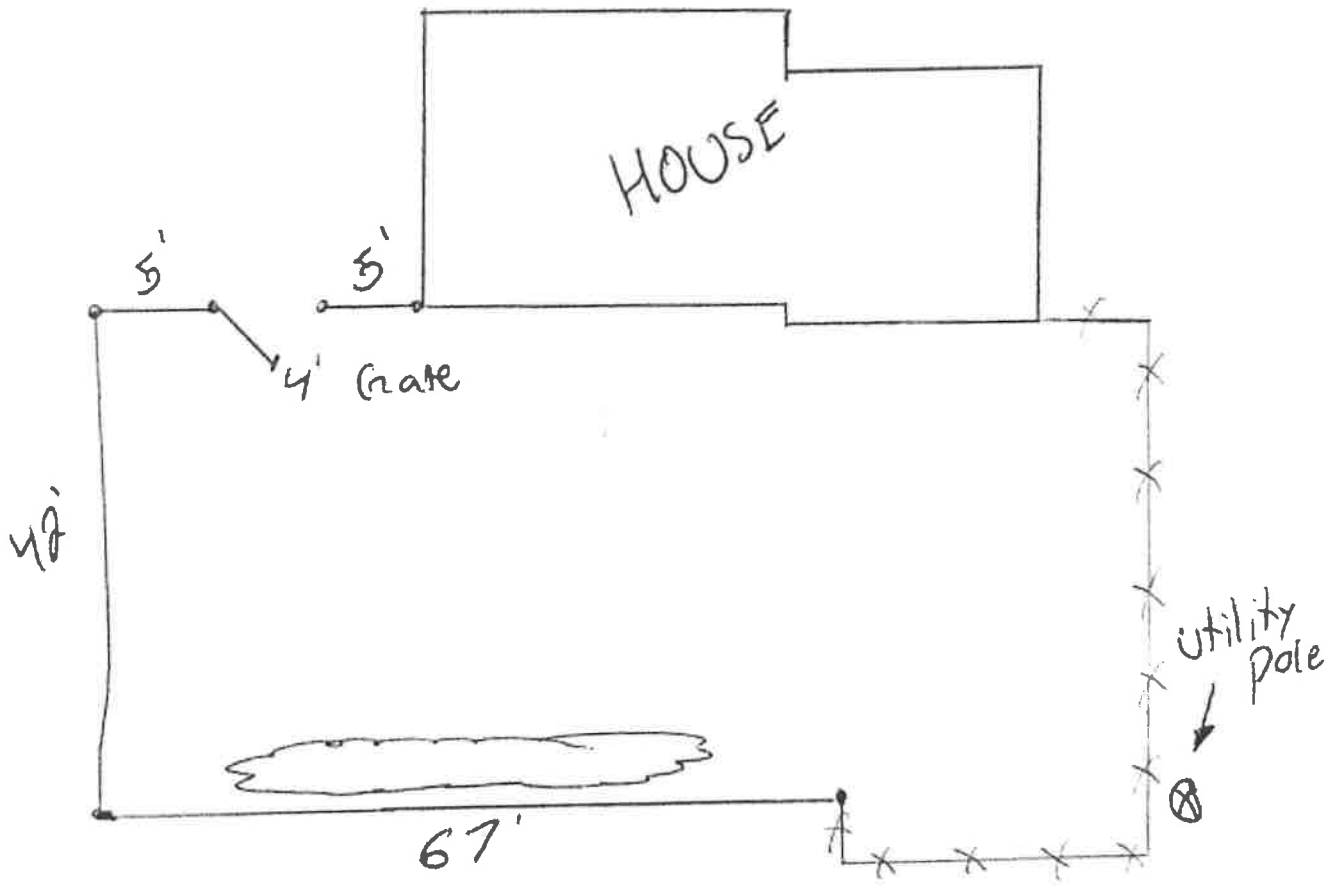
Chicago General Contractor License #TGC0068620

ESTIMATE VALID UNTIL
May 17, 2024

Sales Rep: Francisco Villanueva
Proposal Date: May 03, 2024
Projected Start Date: May 27, 2024 - Jun 17, 2024 ***Weather Permitting**

Proposal submitted to: Jennifer Ford	**Home:** 7082508723
Billing Address: 29 South Yale Avenue, Arlington Heights, IL, 60005	**Cell:** 8478408042
Job Location: 29 South Yale Avenue, Arlington Heights, IL 60005	**Email:** jenford16@yahoo.com

Customer is depositing $5,000 and financing the rest through Synchrony bank.



Under no circumstances is Peerless Fence responsible for damages to private utilities (i.e. sprinkler systems, drain tiles, downspouts, sump lines, private gas, private electric, private water, and electric fences) and/or underground items not professionally located by J.U.L.I.E. or Digger companies.

These measurements are estimated. The final billing will be based on the actual footage of fencing built and the work performed.

Customer initials: JF **Date:** 5/5/2024

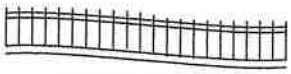
Owner Responsibilities - Initial: JF

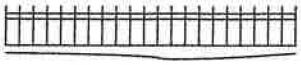
Job Conditions - Initial: JF

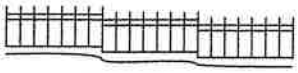
- [x] Obtain permit and inspections
- [ ] Furnish plat of survey
- [ ] Locate iron pins
- [x] Clear fence line
- [x] Locate private utilities
- [x] Provide plat of Survey
- [ ] Contain animals
- [ ] Mark location for spoils
- [ ] Clear existing fence
- [ ] Fence tight to grade
- [ ] Fresh grade dirt
- [ ] New grass or sod
- [ ] Flange mounted
- [ ] Blacktop breaks
- [ ] Concrete breaks
- [ ] Concrete footings pulled
- [ ] Core Drill required

Removal and Haul Away: ☒ Wood ☐ Steel ☐ Other
☒ Take down **123** lin/ft of **5 FT** high fence (posts cut at grade and interfering terminals and footings pulled)
☒ Haul away **123** lin/ft of **5 FT** high fence
☐ Pile spoils on site inside or near fence area included ☒ Haul away spoils included

Construction:


Follow Contour
☒


Straight Top
☐


Step Down
☐

Note: This proposal may be withdrawn by Peerless Fence if not accepted by May 17, 2024. Payments to be made as follows: 63.8% deposit, balance due on the morning of installation. (see payment terms)

Acceptance of contract: the stated prices, specifications and conditions herein and as stated on back of contract are satisfactory and are hereby accepted. You are authorized to do the work specified.

This contract contains a limited warranty.

Grand Total: $7,838.00

Deposit Amount: $5,000.64

Balance Due

On the Morning of Installation:

$2,837.36

Sales Rep: Francisco Villanueva

Owner: Jennifer Ford

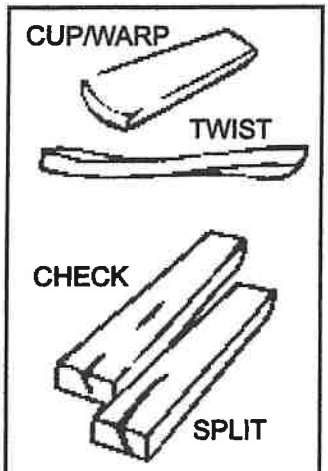
Date of acceptance: 5/5/2024

COMMON WOOD CHARACTERISTICS

Wood is a natural product, which means it is inherently imperfect and has unique characteristics and variations. As wood ages after being cut from the original timber, it will dry out over time and may warp, twist, check, crack, split, and shrink as a result. These variations and inconsistencies are to be expected and are included in the expected quality standards for the industry. See the diagram to the right to identify what these characteristics look like.

Posts, rails, and boards may have splits, cracks, or checks in them. Boards and posts, especially if treated with a preserving agent, may twist or warp as they lose moisture. Your fence boards may shrink as the wood dries out over time, which may cause very small gaps between boards in certain styles. Solid privacy fence is the style where this is most frequently noticed. Shrinking can happen as quickly as within a month of installation if the weather is especially dry. It is a natural characteristic of wood to lose moisture and lose mass over time.

These common characteristics do not affect the strength or integrity of the fence



To effectively combat these maintenance concerns, it will be up to you to follow a preventative maintenance plan.

Being a natural product, wood is also susceptible to the natural elements. Over time, posts or other parts of your fence that are routinely exposed to wet, damp conditions may experience rot or decay. This is seen most frequently with posts at the ground level and fencing with mulch or leaves closely piled along the bottom. Purchasing a treated wood product or staining/sealing your fence can help to prolong its life and help to protect it from these threats,
but all wood is ultimately vulnerable to rot over time

BOARD, RAIL & POST MEASUREMENTS

All board, rail, and post measurements are nominal, which means they may not measure exactly the dimensions specified (i.e., 2x4, 1x6, etc...). Wood will measure within a range of ¼-½ inches of advertised dimensions. These are established variations that are regulated by the lumber industry.Nominal measurements apply to all lumber, including boards you may purchase from the home improvement store and the boards used on your fence.

COPPERWOOD

All characteristics of Western Red Cedar and treated- wood projects listed on this form also apply to Copperwood.

CHARACTERISTICS UNIQUE TO COPPERWOOD ARE:

SMELL

1. The oil used as treatment in Copperwood fencing has a distinct smell. This smell typically lasts anywhere from a few weeks to a few months and may resurface in extremely wet or hot weather. If you have smell sensitivities or odor allergies, this may be more noticeable or bothersome to you.

COLOR

2. We do not guarantee any color as your fence ages. Environmental conditions (sunlight or shade, wet or dry) affect how your fence's color will change, and each board, post, and rail are unique and may not age the same way. Your fence may keep hints of green in it, may never turn copper, may have dark streaks on the boards, or may turn inconsistent color/shades from board to board, panel to panel. Coloration is unique for every individual piece of your Copperwood fence.

STAMPING

3. ALL treated-wood projects, including Copperwood, are stamped by the manufacturer to monitor quality control and identify for warranty coverage. We do our best to conceal as many stamps as possible, but some stamping will be visible on your fence.

PLEASE SIGN YOUR NAME TO VALIDATE THAT THIS INFORMATION SHEET WAS PRESENTED TO YOU

Owner: Jennifer Ford **Date of acceptance:** 5/5/2024

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, July 8, 2024, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A fence variation from Chapter 28, Section 6.13-3(a) (Location of Fences, Front Yard) to allow a 5-foot tall privacy fence to be constructed in the front yard, where fencing in the front yard shall not exceed a height of 36-inches and must be an open fence.**

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning@vah.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 25 in Unit 'A' Reuter's Westgate Subdivision No. 2, being a Subdivision in the southwest ¼ of Section 30 and the northwest ¼ of Section 31, Township 42 North, Range 11, east of the Third Principal Meridian, according to the plat thereof recorded as Document Nu. 16403229, in Cook County, Illinois.

Commonly known as: 29 S. Yale Avenue,
Arlington Heights IL 60005

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

Peter Siavelis, Chairman
Zoning Board of Appeals
Published in Daily Herald June 22, 2024 (4616944)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/22/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4616944

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Zoning Board of Appeals
7/8/2024

Item: 405 S. Princeton Ave. - ZBA#24-020

Department: Planning & Community Development Department

REQUEST

A variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 4-foot open fence to be constructed along the property line (S. Princeton Ave.) with no streetside landscaping where a 5-foot setback is required.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: July 8, 2024
Date Prepared: July 1, 2024
Project Title: Wurster Residence
Address: 405 S. Princeton Ave.

Background Information

Petition Number: ZBA #24-020
Petitioner: Michael Wurster
Address: 405 S. Princeton Ave.
Arlington Heights IL 60005

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

Requested Action/Background Information

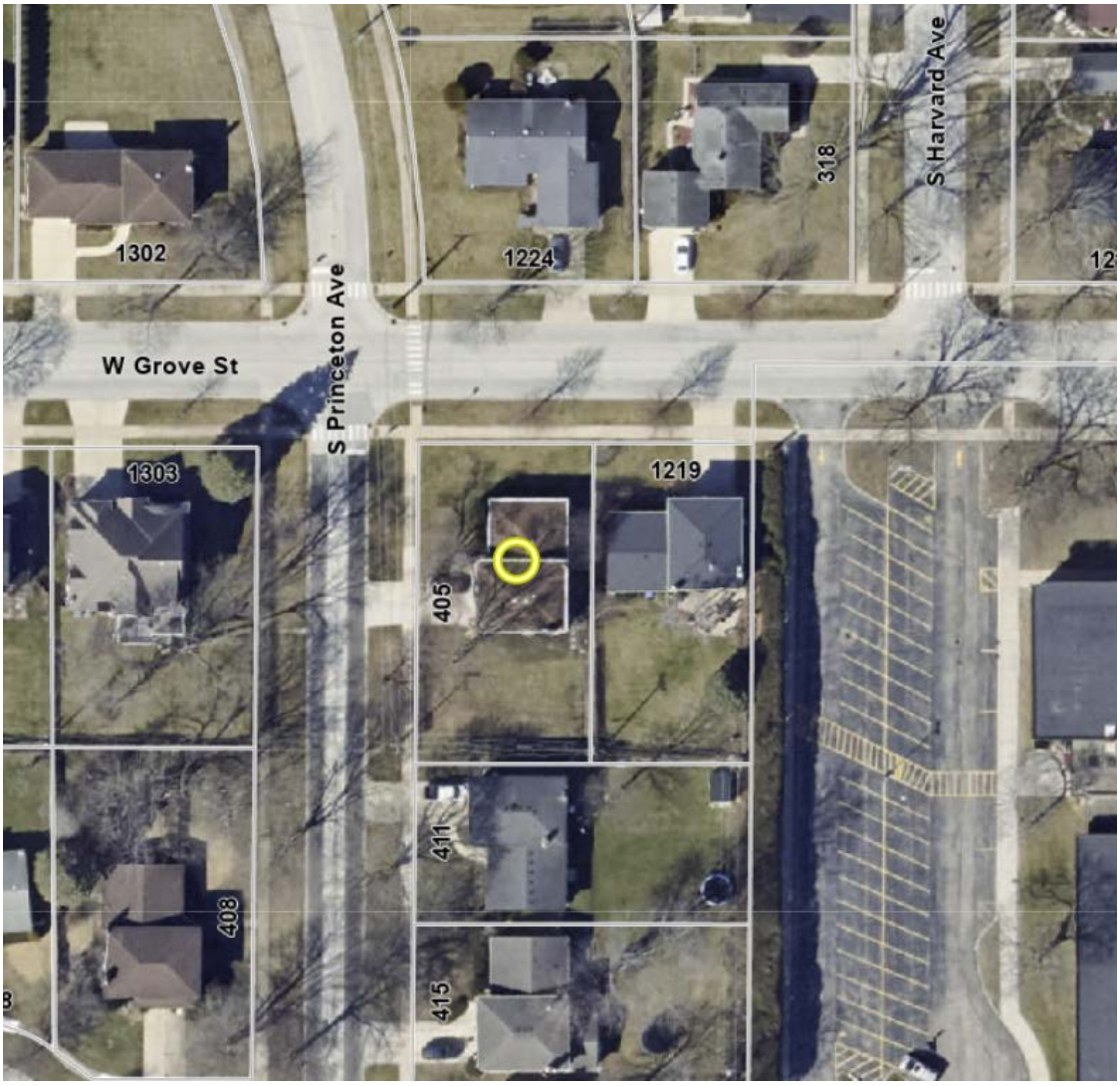
The subject property is zoned R-3, One Family Dwelling District. The property has a total land area of approximately 9,504 square feet and the residence is approximately 2,000 square feet. The petitioner is requesting to construct a 4-foot-tall open fence, located along the property line in the exterior side yard. The proposed fence requires a zoning variation to allow a 4-foot-tall fence on the property line in the exterior side yard, with no streetside landscaping, where a 5-foot setback is required. Therefore, the petitioner requests the following variation:

- A variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 4-foot open fence to be constructed along the property line (S. Princeton Ave.) with no streetside landscaping where a 5-foot setback is required.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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

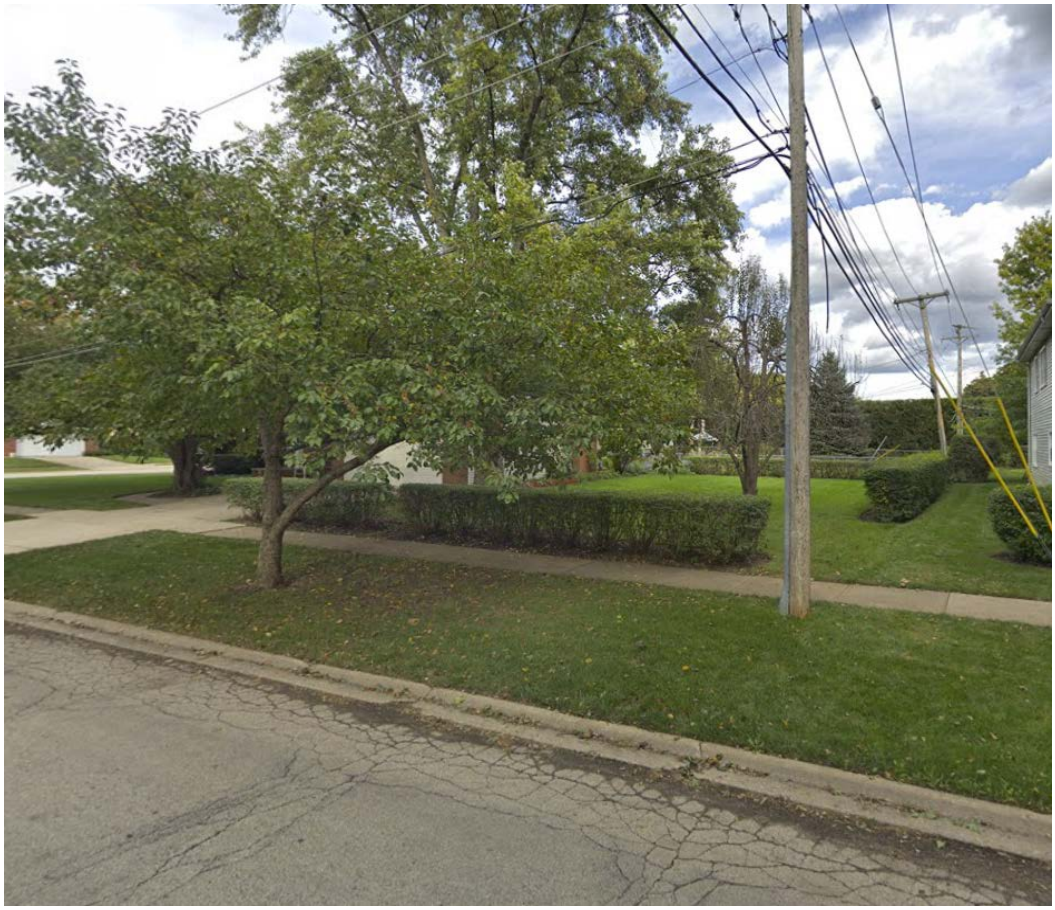


Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	6/20/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	6/20/24	
3. Letter that was Mailed	✓	6/20/24	
4. Photographs of Sign on Property	✓	6/20/24	

Photographs of Existing Site Conditions





Village of Arlington Heights

To:	**Michael Wurster**
From:	**Derek Mach, Zoning Board Liaison**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-020**
Project:	**405 S Princeton Avenue**
Date:	**July 2, 2024**

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. No comments

Building and Life Safety

1. Do not have any objection to the request

Engineering

1. Engineering has NO OBJECTION to a variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 4-foot open fence to be constructed along the property line (S. Princeton Ave.) with no streetside landscaping where a 5-foot setback is required provided the 12ft vision triangle is kept clear as indicated on the plat of survey.

PETITION

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

PETITION

NOW COMES the Petitioner Michael T. Wurster

being the owner of the property commonly know as: 405 S. Princeton Avenue

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.13-3(b)(2)

Chapter 28, of the Arlington Heights Municipal Code, in order to: erect an open fence, four feet in height, up to 15 inches from the sidewalk for my rear yard on corner lot, instead of 36 inches with a five foot set back.

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): construction of a 4ft vinyl fence to provide adequate protection of small children both from leaving the yard and animals/persons entering the yard compatible with a single family residence and does not alter its use or impact the nearby properties.

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): our home is located on a corner lot that provides minimal privacy and protection from strangers and animals (especially increased coyotes with Arlington Heights Race Track being demolished). A 36 inch fence set five feet back from the sidewalk would heavily impact enjoyment and use of the lot.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): the proposed 4 foot, open fence, provides ample ability to see children and other pedestrians, especially given removal of the prior bushes, and enhancing the safety and visibility of the lot.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): I am requesting only a 12 inch variance to allow for enough height to prevent young children from leaving the yard and other animals and persons to easily enter, with an open fence to maintaining as much visibility as possible.

Signed: _____ Date: 6/10/24

Petitioner

Revised 4/1/24

Variance Project Description
Installation of Vinyl Fence at 405 S. Princeton Ave.

My wife and I moved to Arlington Heights in the summer of 2021 after purchasing our home, 405 S. Princeton Ave. We were pregnant with our first child and chose to purchase a home in Arlington Heights as we had grown to love the community, which we often visited as my wife's family lives in Arlington Heights. We love the downtown with the Al Fresco, Pioneer Park with the amazing pool and families having fun, and the wonderful schools. As with all homeowners, you want your home to your castle and feel safe and secure in your home – especially with young children.

Our home has a side yard which is less than ideal for privacy, and really safety for small children. The yard is exposed to strangers/animals that can easily access our yard and our children can easily run from the yard to the street, because unlike other lots, our house does not provide a barrier between the yard and the street. And now, with the Racetrack being torn down, we have had a lot more coyote sightings in our area (driving down our street at night a few months ago a large coyote ran into my backyard). My son, while at his second birthday, ran towards the front of the house and if I did not chase after him could have easily made it to the street. While the previous owners had very large, thick bushes (see attachments) that created a barrier of sorts (and a really a visibility issue), anyone or any animal could walk into our yard unimpeded and our children could easily escape our yard.

As such, my wife and I, wish to install a four foot tall, white vinyl fence in the dog-eared picket (Everest) fence style around our back yard to the south of our home (Rear Yard), along the property lines with both neighbors of our Rear Yard, and then the interior side yard up to the edge of our home. The fence would come out two feet from the edge of home on the Rear Yard (two feet from the garage) to give us a total of four feet of clearance from the driveway. The fence would then travel up towards Princeton Ave. until it is twelve feet from the sidewalk and cut diagonally towards the sidewalk until it is 12 feet south from the edge of our driveway, with a 15 inch set back from the sidewalk. This would provide the 12 by 12 triangle of visibility for any pedestrians walking along the sidewalk. We would place a 4-6 foot gate along the diagonal portion of the gate for entry to the West side of the yard.

The fence would then travel along the property lines that meet with my neighbors lots to the south and east. My neighbors chain-link fence to the East appears to the cross onto our property and we are in discussions of removing that section of my neighbors fence and completing the entire east side from the end of the property line to the edge of my house on the north, interior side yard with the white vinyl fencing. A four foot gate would be installed on that north side of the interior side yard to allow for ingress and egress onto the Grove side.

My son is now 2.5 years old and very active and my wife and I just had a daughter. We need a fence to keep our children safe, both by keeping them in the yard and keeping others out. A three foot fence does not provide that. My son is already over 3 feet tall and while the fence would certainly provide us time to get to him if he ever tried to climb over the fence, I don't believe it would actually prevent him from leaving the yard in the near future. And just as much of a concern is that any adult or large dog could easily scale a three foot fence to get into the yard. A 3 feet fence does not provide the level of protection for our young family.

Additionally, the required set back of 5 ft from the sidewalk if the fence is over 3 ft. for our corner lot creates an undue hardship most other homeowners do not face in utilizing and enjoying their home. The five-foot set back would cut drastically into our yard, removing space for our children to play, and create an awkward five-foot unenclosed space along the sidewalk. We would lose that space for our children to play and utilize our yard. Every homeowner would like to enjoy their home to its full potential while also beautifying the community in which they live. Allowing a picket white fence to be installed up to fifteen-inch setback from the sidewalk (same distance as where the prior bushes were planted) will allow me to utilize my full yard, maintain an appealing aesthetic of my yard and community, and avoid an awkward and unusable portion of my yard. This is compatibility with the use of our property as a single family residence and the zoning requirements of a single-family home, is in line with the residential nature of the area where our home resides, the request is in harmony with Chapter 28 by allowing fencing in the rear and side yard that allows the maximum use and safety to my family while maintaining safety standards for members of the community, and a minimum variance is being requested as a four foot fence really provides the minimum height to protect small children from leaving the yard and strangers/animals from easily entering the yard.

It appears this requirement is only for corner lots due to a supposed impact on visibility and safety concerns for pedestrians walking along the sidewalk. However, a four-foot, dog eared picket fence will not impact the visibility along the sidewalk. First, the height for any most adults is easily cleared for line of sight. Second, the fence has a large amount of empty space (please see the picture of proposed fence style) that would allow drivers and pedestrians to see through the fence. Furthermore, our proposed fence complies with the 12-foot triangle of visibility, reducing any visibility concerns.

It should be noted, that we had very thick, very tall bushes that lined our property along Princeton that were on the property for years before we even purchased our home. The bushes were approximately 5.5 feet tall and 2-3 feet thick. The bushes absolutely blocked our few of the sidewalk when pulling in and out of the driveway, and presumably, pedestrians from seeing our driveway when walking (please see google earth images). My wife and I recently had the bushes removed to get rid of the visibility concern and make our home and the street safer. I do notice lots of corner lots that may have a three-foot fences but then have bushes that well exceed the 3 foot requirement and completely block visibility for drivers and pedestrians. Our proposed fence and landscaping would not pose such a danger.

As such, we humbly request that a variance be granted so that we can install a four-foot vinyl fence along the rear and interior side yard of our home, up to the standard 15 inch setback from the sidewalk on the Princeton side of our home to protect our small children while maintaining a safe environment for the community.

Thank you for your time.

Sincerely,

Michael Wurster

PLAT OF SURVEY

OF

LOT 333, UNIT E OF REUTER'S WESTGATE SUBDIVISION 2, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



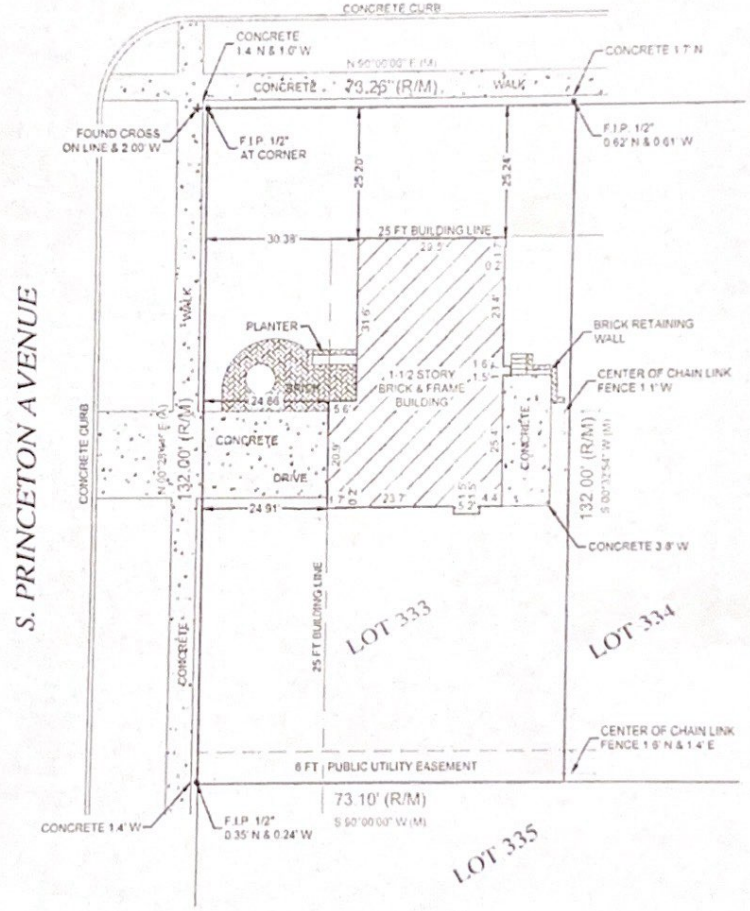
20' 10' 0 20'

BASIS OF BEARINGS
EASTERLY LINE OF S. PRINCETON AVENUE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION
N 00°28'44" E (M)

AREA OF SURVEY:
CONTAINING 9,658 SQ. FT. OR 0.22 ACRES MORE OR LESS

(66' R.O.W.)

GROVE STREET



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

STATE OF ILLINOIS)SS
COUNTY OF DUPAGE)

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 16TH DAY OF JUNE A.D. 2021, AT LISLE, ILLINOIS

JOSEPH P. MAIKISCH
3253
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2022
ILLINOIS BUSINESS REGISTRATION 184.005545

NOTE:
1. 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
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING

ADDRESS COMMONLY KNOWN AS 405 S. PRINCETON AVENUE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT CROST, KEVLAHAN MCMAHON & O'CONNOR, LLC

FIELDWORK DATE (CREW) 06/18/2021 (BA/JB)

DRAWN BY: NS REVISED: JOB NO. 21-06-0613

PLAT OF SURVEY

OF

LOT 333, UNIT E OF REUTER'S RESUBDIVISION 2, BEING A SUBDIVISION IN THE WEST 1/2 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:
CONTAINING 9,656 SQ. FT. OR 0.22 ACRES MORE OR LESS

BASIS OF BEARINGS:
EASTERLY LINE OF S. PRINCETON AVENUE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
S 00°28'44" E (M)

20' 10' 0 20'

(66' R.O.W.)
GROVE STREET

CONCRETE CURB
CONCRETE 1.4' N & 1.0' W
N 90°00'00" E (M)
CONCRETE 73.26' (R/M) WALK
CONCRETE 1.7' N
FOUND CROSS ON LINE & 2.00' W
F.I.P. 1/2" AT CORNER
F.I.P. 1/2" 0.62' N & 0.61' W
25.20'
25.24'
30.38'
25 FT BUILDING LINE
11Ft
4ft fence gate
10Ft
BRICK RETAINING WALL
PLANTER
1-1/2 STORY BRICK & FRAME BUILDING
CENTER OF CHAIN LINK FENCE 1.1' W
24.80
CONCRETE
DRIVE
132.00' (R/M)
S 00°32'54" W (M)
CONCRETE 3.8' W
4ft fence for entire perimeter, white PVC, dog eared spaced picket "General" fence"
LOT 334
LOT 333
LOT 335
25 FT BUILDING LINE
6 FT PUBLIC UTILITY EASEMENT
CENTER OF CHAIN LINK FENCE 1.6' N & 1.4' E
73.10' (R/M)
S 90°00'00" W (M)
CONCRETE 1.4' W
F.I.P. 1/2" 0.35' N & 0.24' W
S. PRINCETON AVENUE
(66' R.O.W.)
CONCRETE CURB
WALK

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

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DATED, THIS 16TH DAY OF JUNE, A.D. 2021, AT LISLE, ILLINOIS

JOSEPH P. MAIKISCH
3253
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2022
ILLINOIS BUSINESS REGISTRATION NO. 184.005945

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4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING

ADDRESS COMMONLY KNOWN AS 405 S. PRINCETON AVENUE
ARLINGTON HEIGHTS, ILLINOIS
CLIENT DROST KEVLAHAN McMAHON & O'CONNOR LLC
FIELDWORK DATE (ONLY) 06/16/2021 (BY/JN)
DRAWN BY: NS REVISED: JOB NO. 21-06-0613

12 ft
12 ft
nearmap

Google Maps 405 S Princeton Ave

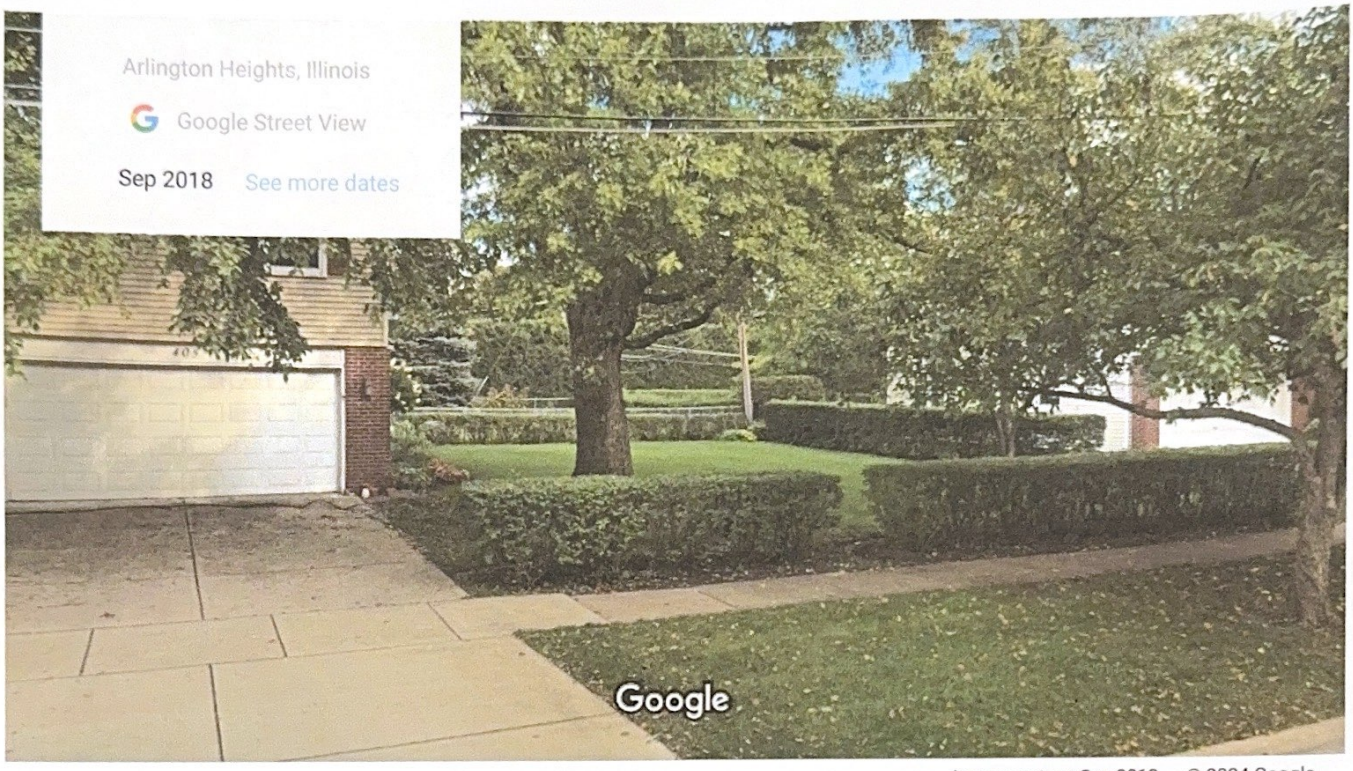
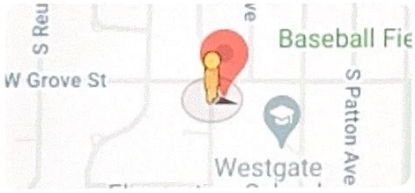


Image capture: Sep 2018 © 2024 Google



Google Maps 405 S Princeton Ave

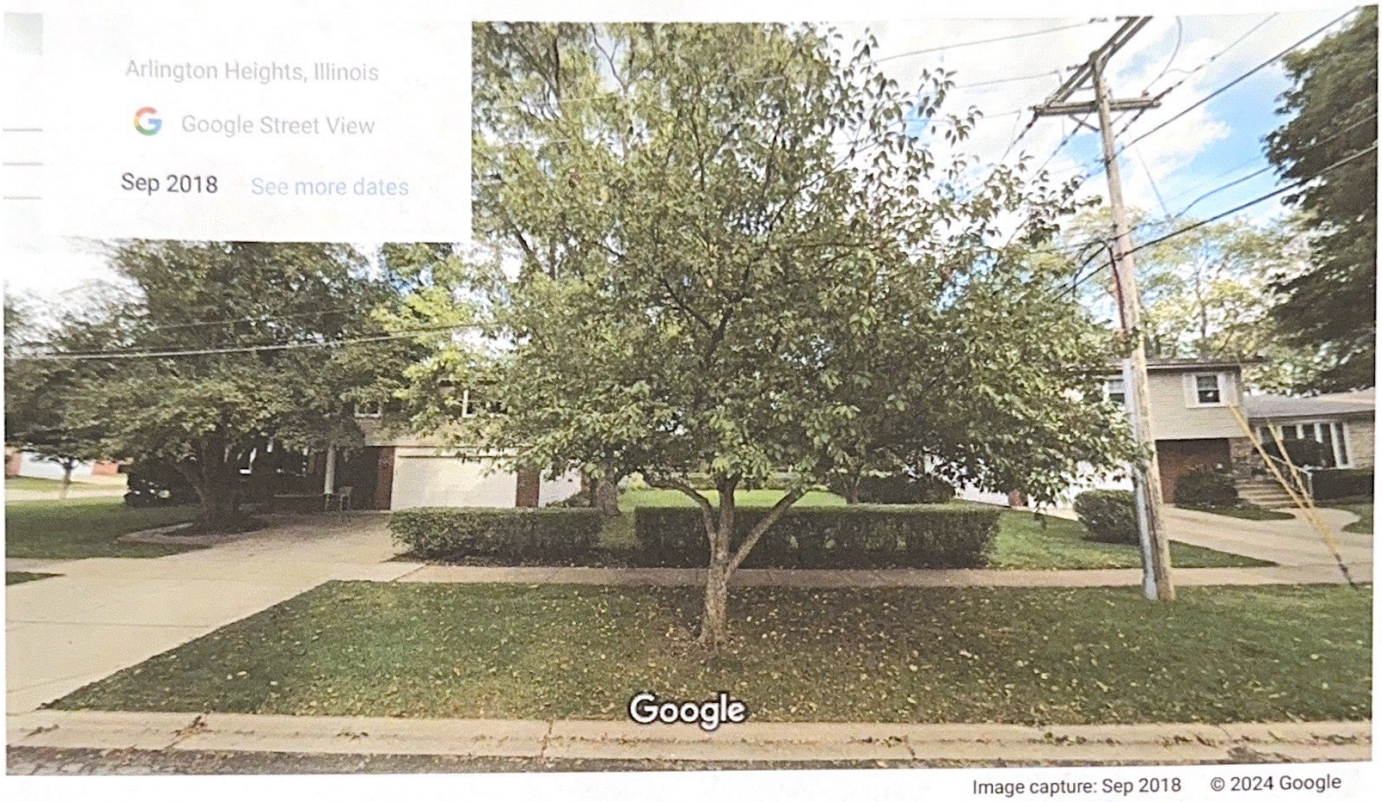
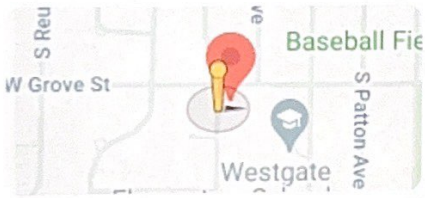


Image capture: Sep 2018 © 2024 Google



Vista Vinyl







Vista Vinyl

Vista Vinyl

Vista Vinyl Fence Solutions

Created from premium materials, Vista Vinyl products will ensure longevity, quality and durability while providing beautiful charm to your property.

MADE IN THE USA

- Maintenance free
- Transferrable limited lifetime manufacturer's warranty
- All Vista Vinyl posts are 5"x5"
- ACCU-Shield UV Protection to significantly reduce the damaging effects of the sun
- ALL styles come standard with a metal reinforced bottom rail to prevent sagging and provide structural durability
- In-design rackability to accommodate sloped yards
- Multiple colors available
- Made 100% in the USA

ACCU-Shield



Everest picket fence

Vista Vinyl

Vista Vinyl Picket Fence Options



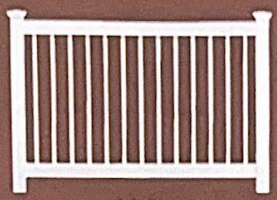
*Everest



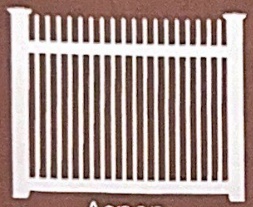
*Scalloped Everest



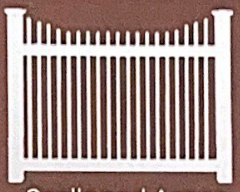
Rainier



Vail



Aspen



Scalloped Aspen

Vista Vinyl Picket Fence

Capture the look of the white picket fence without the maintenance. Vista Vinyl offers a variety of heights and styles to accent your home beautifully while also providing a boundary to your property.

Picket Features

- Six standard picket styles available
- Pickets installed with through-rail construction
- "The good neighbor fence"



Scalloped Aspen



Scalloped Everest picket with pointed caps



Everest picket with dogear caps

*Everest Picket Cap Choices

Choose from two different styles to complement your Everest style picket fence.

Pointed



Dogear



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, July 8, 2024, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 4-foot open fence to be constructed along the property line (S. Princeton Ave.) with no streetside landscaping where a 5-foot setback is required.**

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning@vah.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 333, Unit E of Reuter's Westgate Subdivision 2, being a Subdivision in the west ½ of Section 31, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 405 S. Princeton Avenue,
Arlington Heights IL 60005

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

Peter Siavelis, Chairman
Zoning Board of Appeals
Published in Daily Herald June 22, 2024 (4616945)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/22/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4616945

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS