



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

Arlington Heights Village Hall  
33 S. Arlington Heights Road  
Arlington Heights, IL 60005  
July 8, 2019  
7:00 PM

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. 433 S. Belmont Ave. - Minutes 6/10/19
- B. 323 S. Walnut Ave. - Minutes 6/10/19
- C. 515 N. Arlington Heights Rd. - Minutes 6/10/19
- D. 38 N. Belmont Ave. - Minutes 6/10/19
- E. 102 N. Belmont Ave. - Minutes 6/10/19
- F. 102 S. Derbyshire Ln. - Minutes 6/10/19
- G. 1213 W. Euclid Ave. - Minutes 6/10/19

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

- A. 2623 N. Chestnut Ave. - ZBA#19-019

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

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



## **Zoning Board of Appeals 7/8/2019**

**Item:** 433 S. Belmont Ave. - Minutes 6/10/19

**Department:** Planning & Community Development

### **ATTACHMENTS:**

| <b>Description</b>                     | <b>Type</b> |
|----------------------------------------|-------------|
| 433 S. Belmont Ave. - Minutes 6/10/19  | Minutes     |
| 433 S. Belmont Ave. - Findings 6/10/19 | Minutes     |

ZONING BOARD


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

OF APPEALS

RE: 433 SOUTH BELMONT AVENUE - ZBA#19-012

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights  
Village Hall, 33 South Arlington Heights Road, 1st Floor, Beuchner Room,  
Arlington Heights, Illinois on the 10th day of June, 2019 at the hour of  
7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman  
THOMAS DRAKE  
JOSEPH GEISEL  
JOSEPH SELBKA  
BENJAMIN JAFFE  
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: I'd like to call to order the June 10th, 2019 Zoning Board of Appeals meeting for the Village of Arlington Heights. Derek, would you please do a roll call?

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Here

CHAIRMAN DIVITO: If you would all join us in the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRMAN DIVITO: All right, next order of business is the approval of minutes from last month's meeting. Has everyone had an opportunity to review?

(No response.)

CHAIRMAN DIVITO: Are there any errors or omissions that need to be heard?

(No response.)

CHAIRMAN DIVITO: None being heard, is there a motion?

COMMISSIONER DRAKE: So moved.

COMMISSIONER JAFFE: Seconded.

CHAIRMAN DIVITO: All right, all in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed.

(No response.)

CHAIRMAN DIVITO: All right, the next order of action is moving to the new business. So, just to get everyone the same level of information, so that way when you do speak on your petition, try and hit on these four different elements. If you need a refresher or you need a reminder as to what specifically you need to mention, feel free for ask for clarification as you come up.

The four elements necessary to establish order for the Board to be able to grant a variance are 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. Second, that the plight of the owner is due to unique circumstances, which may include length of time the subject property has been vacant as zoned.

Third, that the proposed variation is in harmony with the spirit and intent of this chapter. And finally, that the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence in the judgment of the Board of Appeals sustains each of the four conditions. So, with all that being heard, I'd like to call up the first Petitioner tonight of 433 South Belmont.

MR. MURRAY: That is me, Ed Murray.

CHAIRMAN DIVITO: Mr. Drake.

COMMISSIONER DRAKE: Good evening. Could you state your name and address for the record?

MR. MURRAY: My name is Edward Murray. I live at 433 South Belmont, Arlington Heights.

COMMISSIONER DRAKE: And can you raise your right hand?

(Witness sworn.)

COMMISSIONER DRAKE: And I'd like to state for the record, I do know Mr. Murray. That won't affect my vote.

COMMISSIONER SIAVELIS: Same.

MR. MACH: Okay.

MR. MURRAY: First one was compatibility, was that correct? Did you want me to address?

CHAIRMAN DIVITO: Will not alter essential character of the locality.

MR. MURRAY: Yeah, well, basically what I want to do is I have an attached garage, one-car garage, but there is no access into the garage from the house. I have to go outside to get into my garage, either through the main door or through a back door. And what I want to do is create a mud room off the existing family room that will allow me to go through the mud room into the garage, and so I don't have to go outside. And then also I want to go bump out above the garage so I've got a second story on top of the garage.

So, the garage is, you know, when the houses were built between me, it is, it doesn't have the, what is it, five percent of the lot line you need now. It doesn't have the accessibility or the space now, so I'm not going out further than that, but just straight up from the garage. And up there, I will create a second bath. Right now, I've got a one bedroom, I mean, one bath upstairs, full bath and a half bath downstairs, so when I'm finished, I will have two full baths and a half bath and a mud room.

COMMISSIONER JAFFE: Have you spoken to or received any feedback from your neighbors about the project?

MR. MURRAY: I've sent out the letters as requested. I've talked to my neighbor, the Meehans, who live directly north of me, which is the house closest to it. They currently have an addition on that side along the lot line. Not along the lot line, but about three-and-a-half feet off the line. I brought, they came over to my house; I shared with them the plans of what I intended to do and they were high-five, go for it.

COMMISSIONER DRAKE: And how long have you been in the home?

MR. MURRAY: Thirty-five years.

COMMISSIONER DRAKE: And are you aware of the comments that the Village had, the Engineering, Buildings and Grounds, obviously the Design Commission, you have to go in front of the Design Commission for this.

MR. MURRAY: I am not.

COMMISSIONER DRAKE: Okay, there were no objections from Buildings but there were some, three requirements that they had that you need to be aware of. That the permit time, Engineering had no objections, and then you have to go in front of the Design Commission. Although the planner said that, as far as they were concerned, it was a nice design, but you have to go through the Design Commission process.

MR. MURRAY: Say that again, I'm sorry.  
COMMISSIONER DRAKE: You have to go in front of the Design Commission for this.  
MR. MURRAY: I have to go before the Design Commission for this?  
COMMISSIONER DRAKE: Yes.  
COMMISSIONER SIAVELIS: Your architect will do that as part of the process.  
MR. MURRAY: Okay, so we're delayed until the Design Commission approves it?  
COMMISSIONER DRAKE: Assuming we approve the variance tonight.  
MR. MURRAY: Okay.  
COMMISSIONER DRAKE: That would be your next step.  
MR. MURRAY: Okay.  
COMMISSIONER DRAKE: Those requirements are on, if you go onto the website for the Village and go to the Zoning Board of Appeals, you can see what their notes were.  
MR. MURRAY: Okay.  
COMMISSIONER DRAKE: Yes. Other comments from the Board?  
COMMISSIONER SIAVELIS: So, I just ask to the essential characteristic of the neighborhood. There are other houses within a couple block radius, right, that have, people put additions on above garages, correct?  
MR. MURRAY: Right. I've gone out and I've got in my briefcase I think five or six that have done the exact same thing that I'm asking to do here.  
COMMISSIONER SIAVELIS: In fact, right around the corner on Banbury.  
MR. MURRAY: Right, they're doing one right now.  
COMMISSIONER SIAVELIS: Yes.  
COMMISSIONER DRAKE: Any comments?  
(No response.)  
COMMISSIONER DRAKE: Thank you.  
MR. MURRAY: Okay.  
COMMISSIONER DRAKE: Appreciate it. Is there anyone from the audience that would like to make a comment?  
(No response.)  
COMMISSIONER DRAKE: No one?  
MR. MURRAY: So, then the next steps, I will hear from you guys?  
COMMISSIONER DRAKE: We're going to close it down for discussion among the Board and then we'll take vote.  
MR. MURRAY: Okay.  
COMMISSIONER DRAKE: I think the petition is fine. We need to be aware of, you know, what those requirements are with the Design Commission. As Mr. Siavelis mentioned, your architect can help you with that. I think it's a nice design and I think it will add to the neighborhood. Long-time resident, committed to staying there, improving the neighborhood, so --  
COMMISSIONER SIAVELIS: And I asked the Petitioner that question just to make sure it's clear in the record. There are multiple instances of this type of addition being done in this neighborhood and neighborhoods throughout the Village so, as to

essential character, he checks that box and then some. And it's, I looked at this myself since it's not far off from where I live, it's, almost every house on the block has something similar to this. So, I'm in favor of it.

COMMISSIONER DRAKE: Other comments?

COMMISSIONER SELBKA: Seems like a reasonable request. I'm in favor of the variance.

CHAIRMAN DIVITO: Okay, is there a motion?

COMMISSIONER DRAKE: I would move approval of the petition.

COMMISSIONER SELBKA: Seconded.

CHAIRMAN DIVITO: Okay, Derek.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes.

CHAIRMAN DIVITO: All right, the petition has been approved, so you do not need to hang out for tonight.

MR. MURRAY: Thank you all very much.

(Whereupon, the above-mentioned petition was adjourned at 7:10 p.m.)

# ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

## FINDINGS June 10, 2019

**PETITIONER:** Murray Residence  
**ADDRESS OF PROPERTY:** 433 S. Belmont Ave.  
**VARIATION:** 5.1-3.2 (Required Minimum Yards)

A 2.2-foot variation to allow a second-story addition with a side yard setback of 2.8-feet instead of the required 5.0-feet, and an additional 0.7-feet for the eave.

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The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they have an attached one-car garage and that there is no access into the garage from the house. The petitioner further explained that they are proposing a mudroom off the existing family room, which will allow access through the mudroom into the garage. The petitioner testified that they are proposing a second story addition above the existing garage. The petitioner testified that the second story addition is above the existing non-conforming footprint and the proposed mudroom.

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

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Jaffe. Thereafter, the Board voted 6-0 to approve the variance request.

**Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.**

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

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

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



## **Zoning Board of Appeals 7/8/2019**

**Item:** 323 S. Walnut Ave. - Minutes 6/10/19

**Department:** Planning & Community Development

### **ATTACHMENTS:**

| <b>Description</b>                    | <b>Type</b> |
|---------------------------------------|-------------|
| 323 S. Walnut Ave. - Minutes 6/10/19  | Minutes     |
| 323 S. Walnut Ave. - Findings 6/10/19 | Minutes     |

ZONING BOARD

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

OF APPEALS

RE: 323 SOUTH WALNUT AVENUE - ZBA#19-013

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights  
Village Hall, 33 South Arlington Heights Road, 1st Floor, Beuchner Room,  
Arlington Heights, Illinois on the 10th day of June, 2019 at the hour of  
7:10 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman  
THOMAS DRAKE  
JOSEPH GEISEL  
JOSEPH SELBKA  
BENJAMIN JAFFE  
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, the next order of business is 323 South Walnut.

MR. GAROPPOLO: I am Tony Garoppolo, 323 South Walnut.

CHAIRMAN DIVITO: Mr. Geisel.

COMMISSIONER GEISEL: Good evening. Raise your right hand, please. You said your name already, and your address as well, please, is --

MR. GAROPPOLO: Tony Garoppolo, 323 South Walnut.

(Witness sworn.)

COMMISSIONER GEISEL: Please present your petition.

MR. GAROPPOLO: All right, we originally wanted to build an attached garage in the same area that we're proposing to have the variance for the detached garage. The reason we're building a detached garage is because next to our house is a six foot underground sewer that runs along the whole house. We've met with Robin Ward and the Director of Public Works, Scott Shirley, at our house. They explained the sewer and that we would be okay building the garage in our side yard as long as we stayed at least 15 feet away from our house to allow them, if there was ever a case that they would have to dig it up; they would be able to get a machine in there to dig it up.

COMMISSIONER SIAVELIS: So, that's to the south side of your house, you're saying?

MR. GAROPPOLO: Correct.

COMMISSIONER SIAVELIS: Okay.

MR. GAROPPOLO: And that, we have, in our plans, we have done that. In the rear corner of our lot we have a major drainage issue. Our lot is pitched to the back and is lower than our neighbors, which causes rainwater to collect in the rear corner. So, it's like a small lake at times. Ducks have landed and the whole shot. So, that's the reason that I'm here tonight.

COMMISSIONER GEISEL: And if I understand this correctly, the sewer line would prohibit you from doing an attached garage immediately adjacent to your home.

MR. GAROPPOLO: Correct.

COMMISSIONER GEISEL: And if you were intending to do that, I don't believe a variance would be required.

MR. GAROPPOLO: It wouldn't. And we could go up to five feet from the lot line and we're staying six feet from it. So, there isn't any question and as far as the front and back, our neighbors, we're keeping it in line with our neighbors' house. Our house sticks out about seven or eight feet towards the street, but we figured rather than getting technical and pushing it too far, we stayed back so it would stay in line.

COMMISSIONER GEISEL: So, you've got an existing driveway on the north side of your home.

MR. GAROPPOLO: It's a gravel driveway, yes.

COMMISSIONER GEISEL: And you've got a single car garage that's back there?

MR. GAROPPOLO: Yes.

COMMISSIONER GEISEL: So, presumably that gets kind of tight from time to time to get back there and you can only put one car in there.

MR. GAROPPOLO: Well, to add fire, or wood to the fire, our house is on a

slight angle. It's built in the '30s, so our driveway near the sidewalk is seven feet. So, we can't even get a driveway put in. We talked to the neighbor on that side about using some of their land to get a nine foot driveway and it just didn't work out.

COMMISSIONER GEISEL: So, you are really constrained here between the underground sewer line, the narrow driveway, the flooding issues --

MR. GAROPPOLO: And the existing garage, it was a teardown next door to us. We never had flooding issues. The new house went up, the new driveway, the new garage, and our existing garage floods like you wouldn't believe. We're putting paver bricks down the walk to the car.

COMMISSIONER GEISEL: And if I understand the notes correctly on your drawing, you intend to keep that structure, but intend to just make it a garden shed or something?

MR. GAROPPOLO: Well, it's small enough to be considered a shed. We're going to eliminate the driveway, put grass and at this point, this would cost, for now, we're leaving it. Down the road, we're probably going to tear it down.

COMMISSIONER GEISEL: Okay, very good. Does anybody else have any questions?

COMMISSIONER DRAKE: How about, you mentioned neighbors, I think earlier, but can you just talk again about discussions with neighbors who, we did have a letter that came in from one of your neighbors.

MR. GAROPPOLO: Every neighbor I've talked to is in favor of it. They feel like it will increase the value of the block itself. We've been there 31 years, put an addition on. There hasn't been anything said to me personally. So, everything seems fine with the neighbors.

COMMISSIONER DRAKE: Okay, thank you.

COMMISSIONER SELBKA: Have you received the e-mail from Mr. and Mrs. Scallon?

MR. GAROPPOLO: No, I did get ahold of it, but I didn't receive it from them.

COMMISSIONER SELBKA: Okay, do you have any, any comments you want to address to their objections?

MR. GAROPPOLO: I do; I'm glad you brought that up. The first comment, I don't have the list of the comments, but I just wrote them, the five points that they made, the rebuttal I have. We're staying further away from the lot line that is required. We have to allow, the reason we're putting the garage to the side is because of the sewer, so we have to stay the 15 feet. As far as sunlight in their windows, currently and then for years, they've been blocked by bushes and trees, both ours and theirs. They have bushes right against their house that cover the windows. So, I have pictures of that if you need to see that.

The second point, again, we're staying further away from the lot line than is required. As far as gasoline, we wouldn't keep gasoline in the garage. I have a lawn service and a snow removal service, so I have no reason to have gasoline in the garage or at the house. As far as backyard fires, I never felt we had them too often. And when we do, we have them in the very back of the yard, not near any structures. Away from everything and especially near a new garage. And they're always in a fire pit.

The third, I adamantly disagree with the assumption that in all likelihood we would allow the site of the garage to become unsightly and an outdoor storage area. Due to the layout of the landscaping on their side of the house, they don't use the side of the house. You could barely walk there. It's sort of tiered up. You could walk through, but they don't. I've very seldom seen anyone there. We take pride in our house and our yard. My wife is an excellent gardener. We've always kept our house and yard to a high standard. We have medium size garbage bins and didn't intend to keep them on the side of that house; it would be ridiculous to keep them there. To just to walk to throw the garbage out it would be the furthest point from the house.

The fourth one, the only garage activity we would have is parking our cars in the garage. I don't understand what they really mean by garage activity. And the fifth point, I strongly disagree that our garage would change the character of our block. One-third of the houses on the block have garages even or in front of their houses. As, we're the longest residing family on the block, 31 years, and we've seen the character of the block change tremendously and it always seems for the better. We only see this as an improvement to the character of the block as well as adding value to people on the block.

COMMISSIONER GEISEL: Thank you.

MR. GAROPPOLO: Thank you.

COMMISSIONER GEISEL: Does anybody from the audience wish to speak?

MR. MACH: I, just to clarify, the Petitioner comment that the garage could go five feet from the south property line. If it was attached, it would be 9.2 feet, just for the --

CHAIRMAN DIVITO: If it was attached, it would be 9 foot, but if it was still detached, it could move over all the way to the five foot, or is that --

MR. MACH: It's a variation for a garage in the side yard where it's only permitted in the rear yard. In the rear yard, garages are allowed to go up to three feet of the side property line and five feet from the rear property line.

CHAIRMAN DIVITO: Got it.

COMMISSIONER SIAVELIS: Joe?

COMMISSIONER GEISEL: Yes.

COMMISSIONER SIAVELIS: So, before we, excuse me, can we ask him questions real quick on a follow-up point before we open it up to the --

COMMISSIONER GEISEL: Sure.

COMMISSIONER SIAVELIS: Sir, how many, how folks on your block, would you say, have garages to the side of their house? Because I was looking at Google maps and I've been down your street a couple of times. It seemed like there were a fair number of houses with garages, you know, that were not set back in the back yard. So, I'd like the quantification of --

MR. GAROPPOLO: I counted five and there's 16 houses on the block. And the two corner ones, the garages are on South Street, not on Walnut. So, you really, I didn't even consider those.

COMMISSIONER SIAVELIS: And your two neighbors that are directly across the street from you, across Walnut, are those garages in the back?

MR. GAROPPOLO: One is attached and it's in the front, and the other one, they don't have a garage. They have a coach house in the back.

COMMISSIONER SIAVELIS: Okay, that's the structure that's back there. Okay, okay, thank you. That's all I wanted to know.

COMMISSIONER GEISEL: Thank you for the additional clarification. If there's anybody from the audience that would like to speak, please, come on up. Are you signed in?

MS. SCALLON: I am.

COMMISSIONER GEISEL: Okay, please state your name and address.

MS. SCALLON: I am Teri Scallon. I live at 405 South Walnut. We sent the e-mail.

COMMISSIONER GEISEL: Okay, please raise your right hand.  
(Witness sworn.)

COMMISSIONER GEISEL: Please proceed.

MS. SCALLON: Okay, so I'm going to read part of the, the variance if granted would allow our neighbors to put a detached two-car garage in the immediate side yard between our homes. My husband, Matt, and I are opposed to the variance for the following reasons. The two-car garage would be esthetically displeasing from our two and only bedrooms with two north facing eight-foot wide windows. They would face directly into the south wall of the proposed garage.

In addition, the structure would block substantial sunlight we now enjoy coming through these northern windows. If the garage were to catch fire, it would move quickly to our home, as garage fires do spread quickly. Gasoline would be in the garage and also with the backyard bonfires, would increase the risk of a garage fire. The south side of the proposed garage, again our bedroom windows, could in all likelihood become an unsightly, out-of-sight, out-of-mind outdoor storage area for their garbage and recycling bins and any other items they care to place there that they would not substantially see, but we would.

We do not want any related garage activity in the side yard so close to our home. The proposed structure would change the character of our block, bringing in more visible buildings at the street view with the garage and our ranch home both being the same distance from the street. The variance is in place for a reason and it is our understanding, per enforcement code, that a new detached garage must be built behind the house and not sandwiched between two already existing homes.

Allowing this variance would change precedent moving forward in Arlington Heights. There is nothing that would qualify as a hardship to build a garage in a backyard for code. Regarding the water retention, we spoke with Absolute Garage Builder, their chosen builder. We spoke with Danley Garage and Garage for You and all three stated that the stone based upon which the concrete mold sits can be built high enough to accommodate any water retention.

As far as the tree is concerned, it's an unhealthy, weedy tree and as is, it possesses damage risk to our home were it to fall. I did contact FOIA, asking for the last five years of variances like this one that were granted, and there were four. One of the addresses were townhomes. We went to visit all four places. One was a townhome and, townhomes, and we didn't see a detached garage.

COMMISSIONER GEISEL: Well, let me stop you right there. Because each variance is based on its own merit and it's not based upon anything we've done, granted elsewhere.

CHAIRMAN DIVITO: Precedent doesn't come into play here.

COMMISSIONER SIAVELIS: Doesn't control.

MS. SCALLON: Do you want to hear the others or no?

COMMISSIONER SIAVELIS: Sure, that's up to you.

MS. SCALLON: Two of the addresses had a detached garage, but the garage was behind the original structure of the home, not next to it, but it was next to an addition that was behind the home. The last address was on a corner. The address to the home was, the one street, but the home actually faced the other street, making it look from street view that the garage was behind the house.

And then next to that house was at least 30 feet before the next house, because there were a lot of bushes and a two-car driveway. So, the four addresses that were approved were very different from what our neighbors are asking and just to state again that I do think that this would change the precedent in Arlington Heights if we were to allow our home is at the same street level as the garage they're asking for.

COMMISSIONER GEISEL: Your comments are understood and the Board will take those into account. The Petitioner has made, you know, their case made, and clearly hardships exist that you don't agree with, which is certainly, you know, you're entitled to, so --

COMMISSIONER SIAVELIS: Can I ask a question real quick? What's the distance from your house to the northern property line? How far is your house from the northern property line?

MR. SCALLON: I think it's --

CHAIRMAN DIVITO: If you're going to speak, we're going to have ask you to come up. You're going to need to come up if you're going to speak, sorry.

MS. SCALLON: You're asking the north side of our house to the property line?

COMMISSIONER SIAVELIS: Correct.

MS. SCALLON: I thought it's just three feet, what is it, five feet?

MR. SCALLON: From the front of our house to --

CHAIRMAN DIVITO: We have to swear you in, sorry.

MS. SCALLON: Sure.

CHAIRMAN DIVITO: Name and address for the record?

MS. SCALLON: Matt Scallon, 405 South Walnut Avenue.

(Witness sworn.)

COMMISSIONER SIAVELIS: So, do you want me repeat the question?

MS. SCALLON: Please.

COMMISSIONER SIAVELIS: Okay, so from the side of your house faces towards your neighbor, to the property line.

MS. SCALLON: Five feet.

MR. SCALLON: To our property line? 5.83 feet.

COMMISSIONER SIAVELIS: Five point --

MR. SCALLON: 5.83 feet.

COMMISSIONER SIAVELIS: So --

MR. SCALLON: So, it's less than six feet.

COMMISSIONER SIAVELIS: Okay, so you're non-conforming there.

Existing non-conforming, plus six more feet to the Petitioner's proposed garage is 11.83 feet?

MR. SCALLON: Correct.

COMMISSIONER SIAVELIS: Okay.

MR. SCALLON: Which is right when we're looking through our two bedroom windows.

COMMISSIONER SIAVELIS: I got that part of it.

MR. SCALLON: But that's the answer to that question.

COMMISSIONER DRAKE: I have two questions. Did you attempt to talk to the Petitioner at all about your concerns?

MR. SCALLON: No, because the last time I spoke with my neighbor, I received a very unpleasant experience that I won't relate to because it's not fitting in this environment to tell you the way he spoke to me, but it was not good.

COMMISSIONER DRAKE: Okay, and the second question, do you feel that his response to your point-by-point concerns adequately, did he address any of those or all of them or none of them?

MR. SCALLON: Well, first the, I don't see that it's a hardship because there's some water retention in the backyard. I spoke with three different garage builders, one which they've chosen, and the stone base could easily be built up to, with the cap on it, to accommodate any flooding, and they do it all the time. So I don't see, I don't see how that hardly qualifies for a hardship case.

MS. SCALLON: It's not --

MR. SCALLON: And then the tree, in my opinion, needs to be cut down anyways. It's not healthy, part of it, well, it has the potential of falling into our yard and damaging our house, for one. And I don't see any reason --

COMMISSIONER DRAKE: So, you don't feel like he addressed the --

MR. SCALLON: No, no, because the garage can easily be built per code by just cutting down the tree and just having the garage builder build the stone base to accommodate the water retention.

COMMISSIONER SIAVELIS: So, what are you advocating for? Are you advocating for him to put this garage in the backyard?

MR. SCALLON: I'm advocating against the variance, which is what this --

COMMISSIONER SIAVELIS: I understand that. But you're talking about, you said he could easily build a garage essentially elsewhere if he removes a tree. I'm just curious to understand, what does that entail? Does that entail him removing the tree and then putting that garage in the backyard?

MR. SCALLON: Per code, yes.

COMMISSIONER SIAVELIS: I understand the code aspect, but that's what you're saying? So, basically the garage would be offset to the rear of the yard from the house?

MR. SCALLON: Well, it could begin from where the back, rear of the house ends. So, per code, it can be as far up to the back of the house before it's considered being in the side yard. So, it could be built right where the back of their house ends back another 22 feet because --

CHAIRMAN DIVITO: All right, Derek, question for you. If they decided to, on the right side of the house, so on the south side of the house, build a new driveway, and at that back of that house, start a garage. Would that be considered back of the house?

MR. MACH: Yes, any rear yard is from this point between --

CHAIRMAN DIVITO: Yes, okay. So, in theory they would have, how long is that? What's the dimension of the length of the house going from street view to the back yard?

MR. MACH: It's 24 feet plus, if I'm reading this correctly, 35?

CHAIRMAN DIVITO: Another 35, so, roughly --

MR. MACH: Sixteen minus 135.

COMMISSIONER SIAVELIS: How are we going to do that with the sewer pipe?

CHAIRMAN DIVITO: Well, I'm saying if they wanted to keep it completely detached on the right-hand side and do a 60 yard or 60 foot driveway to approach it, think of the impervious surface that we're disrupting, and he's already stating that there's flooding concerns, the impact of that backyard. Like, think through the different options here. I'm looking at coming up with solutions, not trying to come up with --

MR. SCALLON: Sure, sure.

CHAIRMAN DIVITO: So, the current driveway as it stands, is way too narrow at the house. I've walked it, it's --

COMMISSIONER SIAVELIS: It's not even code, not even close to code.

CHAIRMAN DIVITO: Right. So, trying to fit something on that north side is very difficult. Trying to have something that comes from the right and circle to the backyard because the sewer pipe, you can't because you need the easement. So, he would, they would be able to build something starting at the back of the house, further back into the garage or into the backyard. But then, you're disrupting all of that grass right now that he's used to absorb.

MS. SCALLON: Isn't that typically what is required when you do a detached garage?

CHAIRMAN DIVITO: That's why we're here today, because this is a very unique situation. The storm drain and the north side of the property create very unique circumstances, in my opinion.

COMMISSIONER SIAVELIS: Extremely unique.

CHAIRMAN DIVITO: Right, I've never seen one --

COMMISSIONER GEISEL: Engineering has also indicated acknowledgement of the flooding issue back there.

CHAIRMAN DIVITO: So, I'm sorry. Peter, I totally stepped over --

COMMISSIONER SIAVELIS: No, that's fine. Let's move things along. That's fine. I don't know if the folks, the neighbors were done with their comments because I thought I saw another hand up, other folks that want to be heard, so --

MR. SCALLON: Thank you.

MS. SCALLON: Thank you.

MS. BANKS: Hello.

COMMISSIONER GEISEL: Good evening.

MS. BANKS: Good evening.

COMMISSIONER GEISEL: Please state your name and address.

MS. BANKS: Sure, Erin Banks, 319 South Walnut.

MR. BANKS: Ryan Banks, 319 South Walnut.

COMMISSIONER GEISEL: Are you both signed in?

MS. BANKS: No, I'll do it right now.

COMMISSIONER GEISEL: Okay, and if you could both raise your right hands?

(Witnesses sworn.)

COMMISSIONER GEISEL: Please proceed.

MS. BANKS: Okay, so we are the neighbors on the other side of the Garoppolos and we're in full support of the driveway, or the variance. Unfortunately, so we built a new house and it does indeed, due to the terrain and change in the terrain, there are significant flooding to their garage and, you know, obviously, that was never our intent. We followed the code and everything to code, but this has also created a hardship for us if they do not get this variance.

We would like the full use of our yard. Right now, we have a very small strip of grass. We have nowhere to put our snow. There's additional water that comes over, and so this would actually be a mutually beneficial solution to both of us. Fortunately, we have not seen eye-to-eye on other solutions here, but we do really feel that this would be a great solution for both of us. It has created undue hardship and we really think this would be the right solution for both, the Garoppolos and us, who are really, you know, unfortunately, the way their house sits, as they have explained, and the way their gravel driveway is, it would be difficult for them to get a driveway.

They can do it, but it wouldn't be to their, to their liking, and I think this would be a solution that would kind of work out best for both of us. I think the way their yard is set up, there is just flooding. The way their yard is sloped, slopes back so water just flows right back towards their garage, towards the back of the yard. We see it every time it rains and this seems to be the best solution.

COMMISSIONER GEISEL: Thank you. Is there anybody else?

MS. HOHMAN: Yes, I'm Amy Homan. This is my husband, Michael Hohman.

COMMISSIONER GEISEL: And your address?

MS. HOHMAN: 400 South Walnut. We're across the street.

COMMISSIONER GEISEL: Okay, raise your right hands, please.

(Witnesses sworn.)

MS. HOHMAN: I just want to take this opportunity very briefly to say that we are very much in favor of this. I think that anytime anyone is willing to put money and increase the value of their home is in benefit for us. The Garoppolos, as far as neighbors, we've been there 13 years; have been excellent neighbors and they are meticulous with their property.

I have no doubt that this garage would be in alignment with the rest of their property and if you take the drive-by you'll be envious of their landscaping and you will constantly see them at work in their yard, making their home a beautiful place to, for themselves and for our neighborhood. So, we just wanted to stand here and say that although there is a neighbor that is against this, we are very much for it.

COMMISSIONER GEISEL: Thank you.

MS. HOHMAN: Thank you.

COMMISSIONER GEISEL: Anybody else? Yes, sir?

MR. OTTAVIANO: Hi there.

COMMISSIONER GEISEL: Are you signed in?

MR. OTTAVIANO: I am.

COMMISSIONER GEISEL: Okay, state your name and address, please?

MR. OTTAVIANO: Matthew Ottaviano, 308 South Walnut Avenue.

(Witness sworn.)

COMMISSIONER GEISEL: Thank you.

MR. OTTAVIANO: I have been neighbors with the Garoppolos for 30 years. They have always maintained their property to the highest standard. I knew the arrangement that they've had with the previous owners before the new house was built with the teardown, and they had a wonderful relationship with the other family that lives there, but the shared driveway was never going to work when the new property went in. It was just something that was going to be fought with some problems because there was never enough room on that side of the house to have two driveways, ever.

And I always talked to Tony about the other side and we always knew that there was some sewage issues from the Village. When I learned that this was going to be remediated by moving the garage to a proposed location, I thought, how wonderful. Because having a two-car garage with the properties just helps the value of all of our properties as far as I'm concerned.

You know, I tore down a one-car garage and put a two-car garage in the back of my property many, many years ago. At my current age, I wish I could had it closer, because 125 foot driveway is a hardship for me at this point in time. But my neighbor put in a, I'm surrounded by two other houses that got built after I was, long after I was there. And they have garages that are up near the front of their property because they're attached. And there's no, no problem, no hardship. And I'm in full support of the Garoppolos' plan at this point in time. And I just wanted to support that.

COMMISSIONER GEISEL: Thank you.

MR. OTTAVIANO: You're welcome.

COMMISSIONER GEISEL: Anybody else?

(No response.)

CHAIRMAN DIVITO: We're going to close down the public comments. Board comments, please?

COMMISSIONER JAFFE: I think we have a very complex situation. I think we have two neighbors who are currently enduring hardships. I think the solution, while probably not optimal, is doing the best with what they have to work with. I think it's reasonable and I support it.

CHAIRMAN DIVITO: I did have the opportunity to drive by the property. I

looked at the landscaping. I looked at specifically where the location of that sewer drain is. Very unique situation. I brought up the idea of putting that garage on the south side, further back into the lot, just as an idea, just because I wanted to bring it up, more so just to identify how more devastating it would be, because looking at the pitch of everything and where things would get filled in, I think, when we looked at the minimum variance necessary, I feel that this is something that would kind of fit the property that we have, that we're dealing with, and the situation that we're trying to work within.

COMMISSIONER GEISEL: I would agree with you as well. I think under the circumstances they're doing the best they can with what they've got. It's very unusual to have a sewer line traversing through, through the property. And to your point, extending the driveway would extend their cost and if swung it behind the house, to your prior point, you would have had to cross that. So, it just doesn't work.

COMMISSIONER DRAKE: I think they have met all the requirements that we look for when we approve a variance and it's not our job to make sure people build within code. It's our job to make sure that if someone petitions for a variance, they can meet the requirements, and I think that's been done here.

COMMISSIONER SIAVELIS: Agree.

COMMISSIONER SELBKA: I agree as well.

CHAIRMAN DIVITO: All right, is there a motion?

COMMISSIONER SIAVELIS: Hold on, Derek?

MR. MACH: Just one comment, or Engineering's comment. If the Zoning Board is supportive of the variance, that we condition that the Petitioner enter into the, for the easement, for the sewer, if there's not one already.

COMMISSIONER GEISEL: Can you please come up to the podium? Are you agreeable with that, the condition as stated?

MR. GAROPPOLO: I don't understand what it is, but if you can explain that.

MR. MACH: Engineering is asking that easement be put in place which would allow access to that sewer on your property, necessary --

COMMISSIONER SIAVELIS: So, they're essentially conditioning the variance, right? If we're going to vote to give you a variance, you have to agree that you will maintain that easement and allow for --

MR. GAROPPOLO: Oh, absolutely, no question.

COMMISSIONER GEISEL: Thank you

COMMISSIONER SIAVELIS: So, I will move for approval of the variance, conditioned upon the Petitioner's agreeing to maintain the easement for sewer access and potential maintenance in the future.

COMMISSIONER JAFFE: Second.

CHAIRMAN DIVITO: All right, Derek.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes.

Petition has been passed and just to bring up one additional note, the permitting process, the building process, that is going to protect based off of the construction, using the proper materials, the fire code, and things of that nature. So, tonight's motion is to give you the permission to do so. The rest of the Village will take care of the actual building process.

MR. GAROPPOLO: Thank you.

CHAIRMAN DIVITO: Thank you.

(Whereupon, the above-mentioned petition was adjourned at 7:49 p.m.)

# ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

## FINDINGS June 10, 2019

**PETITIONER:** Garoppolo Residence

**ADDRESS OF PROPERTY:** 323 S. Walnut Ave.

**VARIATION:** 6.5-2

A variance to allow a detached garage in the side yard where detached garages are only permitted in the rear yard with a condition that a plat of easement for the existing storm sewer be provided at time of permit.

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The petitioner testified that they are proposing to construct a detached garage in the side yard where detached garages are only permitted in the rear yard. The petitioner explained that they would prefer to construct a code compliant attached garage but that there is a 72-inch storm sewer adjacent to their house. The petitioner testified that Village staff has asked that they stay a minimum of 15 feet from the house in case the Village would need to access the existing sewer. The petitioner testified that they have major drainage issues in the rear yard. The petitioner explained that their rear yard is lower than the neighbor's yards, which causes rainwater to collect in the backyard. Neighbors spoke in favor and against the project.

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

Thereafter, a motion was made by Mr. Siavelis and seconded by Mr. Jaffe. Thereafter, the Board voted 6-0 to approve the variance request with a condition that a plat of easement be provided at time of building permit for the existing storm sewer.

**Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.**

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

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

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



## **Zoning Board of Appeals 7/8/2019**

**Item:** 515 N. Arlington Heights Rd. - Minutes 6/10/19

**Department:** Planning & Community Development

### **ATTACHMENTS:**

| <b>Description</b>                                 | <b>Type</b> |
|----------------------------------------------------|-------------|
| 515 N. Arlington Heights Rd. - Minutes<br>6/10/19  | Minutes     |
| 515 N. Arlington Heights Rd. - Findings<br>6/10/19 | Minutes     |

ZONING BOARD

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

RE: 515 NORTH ARLINGTON HEIGHTS ROAD - ZBA#19-014

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights  
Village Hall, 33 South Arlington Heights Road, 1st Floor, Beuchner Room,  
Arlington Heights, Illinois on the 10th day of June, 2019 at the hour of  
7:49 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman  
THOMAS DRAKE  
JOSEPH GEISEL  
JOSEPH SELBKA  
BENJAMIN JAFFE  
PETER SIABELIS

ALSO PRESENT:

DEREK MACH, Development Planner

COMMISSIONER JAFFE: I call 515 North Arlington Heights Road. Are you signed in?

MR. STOCK: I am.

COMMISSIONER JAFFE: Can you state your name and address for the record?

MR. STOCK: Lucas Stock, 515 North Arlington Heights Road.  
(Witness sworn.)

COMMISSIONER JAFFE: Thank you.

MR. STOCK: So, we have a side porch of the house on the corner of Arlington Heights and Euclid. You guys probably drive by it five times a day. And the side porch, what I want to do is rip and replace that, but also wrap it around the back so that we can have an area for grilling and have an outdoor dinner with my family. The alternative to that would be going into the yard. I have young kids. They're barely in the yard as is, which we've fenced off. And so that's not really an option for me. So, my variance request is pretty much as simple as that.

COMMISSIONER JAFFE: Have you read or are you aware of the Engineering Department's comments about what appears to be a grease trap for the residence?

MR. STOCK: It's a cistern, so it's no longer functional and I've actually already had to fill it with peat rock when I finished the basement about three years ago.

COMMISSIONER GEISEL: So, it's abandoned?

MR. STOCK: Abandoned, yeah. It's not functional.

COMMISSIONER JAFFE: Okay, any other questions from the Board?

COMMISSIONER SIAVELIS: No, very straight-forward.

COMMISSIONER JAFFE: You're all set, thank you.

MR. STOCK: All right, thanks.

COMMISSIONER JAFFE: Are there any members of the audience who wish to speak to this petition?

(No response.)

COMMISSIONER JAFFE: None being heard, we'll close it down for Board discussion.

COMMISSIONER SELBKA: This is really, it's a difficult lot and they do have a lack of outdoor space; therefore, I'd be in favor of this variance.

CHAIRMAN DIVITO: It is a very difficult lot. It's a showcase lot and I believe you've done a great job in maintaining. So, I have confidence that you're going to maintain, if not, improve it further. So, I'm in support as well.

COMMISSIONER JAFFE: Is there a motion to approve?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER DRAKE: Second.

CHAIRMAN DIVITO: Derek.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Motion has passed, thank you.

MR. STOCK: Thank you.

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

# ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

## FINDINGS June 10, 2019

**PETITIONER:** Stock Residence  
**ADDRESS OF PROPERTY:** 515 N. Arlington Heights Rd.  
**VARIATION:** 5.1-3.2 (Required Minimum Yards)

A 5.1-foot variation to allow a deck with a side yard setback of 1.5-feet instead of the required 6.6-feet.

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The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to replace the existing deck that is located in the rear yard and expand the deck in the interior side yard.

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

Thereafter, a motion was made by Mr. Selbka and seconded by Mr. Drake. Thereafter, the Board voted 6-0 to approve the variance request.

**Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.**

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

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

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



## **Zoning Board of Appeals 7/8/2019**

**Item:** 38 N. Belmont Ave. - Minutes 6/10/19

**Department:** Planning & Community Development

### **ATTACHMENTS:**

| <b>Description</b>                    | <b>Type</b> |
|---------------------------------------|-------------|
| 38 N. Belmont Ave. - Minutes 6/10/19  | Minutes     |
| 38 N. Belmont Ave. - Findings 6/10/19 | Minutes     |

ZONING BOARD


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

OF APPEALS

RE: 38 NORTH BELMONT AVENUE - ZBA#19-015

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights  
Village Hall, 33 South Arlington Heights Road, 1st Floor, Beuchner Room,  
Arlington Heights, Illinois on the 10th day of June, 2019 at the hour of  
7:51 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman  
THOMAS DRAKE  
JOSEPH GEISEL  
JOSEPH SELBKA  
BENJAMIN JAFFE  
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Development Planner

COMMISSIONER SELBKA: Next will be 38 North Belmont Avenue, Perry residence. Could you state your name for the record.

MR. ROGNER: Paul Rogner.

COMMISSIONER SELBKA: And yours, sir?

MR. PERRY: Joe Perry, 38 North Belmont.

COMMISSIONER SELBKA: Are you both going to testify?

MR. ROGNER: Possibly.

MR. PERRY: Yes.

COMMISSIONER SELBKA: Okay, will you both raise your right hand?  
(Witnesses sworn.)

COMMISSIONER SELBKA: Okay, can you please present your petition?

MR. ROGNER: Yeah, if it's okay, I'll speak to points one, three and four, and let my client, Joe, speak to point of hardship.

COMMISSIONER SELBKA: Sure.

MR. ROGNER: As far as the use not altering the essential character, one of the points of this project is to bring the house back to some character of a craftsman residence. It was originally a single-family, converted to a two-flat at some point. We're converting back to a single-family, and we have been through Design Commission with a full review in front of the Board, and they have approved the design as we have shown it.

The variation of harmony of the spirit of this chapter which is essentially R-4 is multi-family. And we've got a lot of single-family homes around this area. I know there's one that's being built to the north, you know, along the north and south sides, but there's single-family homes as well behind this home. So, this is a fairly restrictive exterior side yard setback at the 20 feet in comparison with what we normally see in some of the other zoning requirements for R-1/R-2 for a single family residence. So, that's kind of what creates a little bit of a unique circumstance here.

As far as the minimum necessary, on the second floor, we've created bedrooms along that side and are really just replacing a structure that was already there. As far as the shed structure that we're looking to build there, the existing one had some odd roof lines, very restrictive ceiling heights inside. We really could not work with it as it was. And the rooms that we're building along that side are fairly conservative in size.

We're not building very large bedrooms. We're pretty much close to the minimum required for bedrooms along that side of the house, too. So, we're not necessarily trying to overbuild. And then as far as the deck, our intent was to maintain some of the symmetrical nature of the house on that particular elevation and work with that feature that's already there. And then also, at the same time, in having a deck, but trying to maintain some of the private side yard that's off to the south, which is kind of a nice yard area, so that we weren't building too far into that.

COMMISSIONER SELBKA: And could you address hardship?

MR. PERRY: I can. So, I've been with my girlfriend for nine years. We're a blended family; we have six kids. One's going to college. There's two that are kind of living here for now and then I have son in the Army that comes back. And so having the rooms so that they can come and live with us is basically what we did. We could have done a lot different, but it's really built for the family, it's what we want. You know, again,

with the deck as outdoor area, again, for family to come back and enjoy things like that. So, I think like Paul was saying is that we're building it to, you know, come back and live, you know, as a family.

COMMISSIONER SELBKA: And have you spoken to any of the neighbors?

MR. PERRY: No.

COMMISSIONER SELBKA: But you sent out the notices?

MR. PERRY: Yes, all of them.

COMMISSIONER SELBKA: All right, we can ask the neighbor over here. Has anybody approached you from the area?

MR. PERRY: No.

COMMISSIONER SELBKA: Okay.

MR. PERRY: I've talked to neighbors about, if you've seen the house, it's a brown nasty house. It's dilapidated. I mow the lawn the best I can, but it's something that just lost character. If you ever walk in the house, you couldn't stand more than five to 10 minutes. It is dilapidated, it is an eyesore, it's not good. It's not good for the neighbor itself.

I've had neighbors walk by and say, I'm glad somebody's doing something with it, but nothing in general as far as that. I've heard no one that's come to me, you know. Obviously, it's unoccupied now because no one can live in that house, but no one's come to me. I've heard nothing about, someone saying, no, keep it the way it is.

COMMISSIONER SELBKA: Well, I'm actually your neighbor, so I'll say that I'd like to see that house going and a new house go up.

MR. PERRY: It's going to be beautiful.

COMMISSIONER SELBKA: Good to hear. Any comments from the audience?

(No response.)

COMMISSIONER SELBKA: Okay, then we'll shut it down for Board discussion.

COMMISSIONER GEISEL: Thank you.

MR. ROGNER: Thank you.

COMMISSIONER SELBKA: Initially, I'm in favor of this. The current house should be remodeled or torn down and I think this is, the design, from what I've seen, it would be a nice addition to the neighborhood. So, I would be in favor of this variance.

COMMISSIONER SIAVELIS: Agreed.

COMMISSIONER JAFFE: Agreed.

COMMISSIONER SELBKA: Motion to approve?

COMMISSIONER SIAVELIS: I'll move.

COMMISSIONER JAFFE: Seconded.

CHAIRMAN DIVITO: Derek.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Motion's passed.

MR. PERRY: Thank you very much.

CHAIRMAN DIVITO: Thank you.

(Whereupon, the above-mentioned petition was adjourned at 7:53 p.m.)

# ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

## FINDINGS June 10, 2019

**PETITIONER:** Perry Residence  
**ADDRESS OF PROPERTY:** 38 N. Belmont Ave.  
**VARIATION:** 5.1-4.2 (Required Minimum Yards)

A 2.0-foot variation to allow a second-story addition with a sideyard setback of 18.0-feet instead of the required 20.0-feet, and an additional 2.0-feet for the eave, and a 3.5-foot variation to allow a deck with a sideyard setback of 16.5-feet instead of the required 20.0-feet.

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The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the existing home was a single-family residence, converted to a two-flat and that they are converting the structure back to a single-family home. The petitioner testified that the Design Commission has approved the design. The petitioner also testified that the site is zoned R-4, two family dwelling district, but there are several single family homes in the area. The petitioner explained that the exterior side yard setback in the R-4 zoning district is very restrictive.

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

Thereafter, a motion was made by Mr. Siavelis and seconded by Mr. Jaffe. Thereafter, the Board voted 6-0 to approve the variance request.

**Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.**

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

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

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



## **Zoning Board of Appeals 7/8/2019**

**Item:** 102 N. Belmont Ave. - Minutes 6/10/19

**Department:** Planning & Community Development

### **ATTACHMENTS:**

| <b>Description</b>                     | <b>Type</b> |
|----------------------------------------|-------------|
| 102 N. Belmont Ave. - Minutes 6/10/19  | Minutes     |
| 102 N. Belmont Ave. - Findings 6/10/19 | Minutes     |

ZONING BOARD

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

RE: 102 NORTH BELMONT AVENUE - ZBA#19-016

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights  
Village Hall, 33 South Arlington Heights Road, 1st Floor, Beuchner Room,  
Arlington Heights, Illinois on the 10th day of June, 2019 at the hour of  
7:53 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman  
THOMAS DRAKE  
JOSEPH GEISEL  
JOSEPH SELBKA  
BENJAMIN JAFFE  
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Development Planner

COMMISSIONER SIAVELIS: Okay, up next is 102 North Belmont. Have you folks signed in?

MS. PETRICCA: Yes.

MR. SCHRECK: Yes.

COMMISSIONER SIAVELIS: Okay, can you, are you both going to speak?

MS. PETRICCA: Yes.

MR. SCHRECK: Yes.

COMMISSIONER SIAVELIS: Okay, can you identify yourself on the record and then we'll swear you in.

MS. PETRICCA: I'm Tammy Petricca. I was the former owner of 102 North Belmont.

MR. SCHRECK: Pat Schreck, 102 North Belmont, owner now.  
(Witnesses sworn.)

COMMISSIONER SIAVELIS: Okay, go ahead.

MS. PETRICCA: So, I'm here just to identify myself as the person who petitioned originally for the variance. My husband and I were the owners of 102 North Belmont up until last Thursday. We've been working with Pat Schreck and his wife, who are, were our renters, to buy the property and they have already had Design Commission approval for the house that they are about to hopefully build and this is a variance for that design.

MR. SCHRECK: And so, for the design, we're asking for a 22-inch variance in the front of the lot. This is for our new home on the corner lot and this is, this is per the code, it's the average of our neighbors, which is just one neighbor. And with this variance currently, the house is, the front wall of our house, they line up nicely, and we are hoping to keep that intact. Our new porch is a little deeper, which is why we're asking for the variance.

And, yes, so we feel that if this variance was not allowed, it would kind of actually disrupt the harmony of the two houses where the setback would be noticeable there, and also we have a detached garage which we're keeping, so it would eat up the backyard area that, between the house, back of the house and the garage area as well. And we spoke to our neighbor and he's all for it. He said he'd be here, but he had his child's events that he had to go to.

COMMISSIONER JAFFE: Have you heard from any other neighbors about your project?

MR. SCHRECK: Our neighbor to the west of us is all for it. We spoke to them. And nobody else, we've heard from.

COMMISSIONER SIAVELIS: And the neighbor to the north?

MR. SCHRECK: That's the one we spoke to directly and he's all for it.

COMMISSIONER SIAVELIS: Okay, that's the neighbor to the north.

MR. SCHRECK: Yes.

COMMISSIONER SIAVELIS: That gives you, that's the only neighbor you have?

MR. SCHRECK: Correct, yes, so that's the average, right.

COMMISSIONER SIAVELIS: Right, and then to the north of that house --

MR. SCHRECK: Is the Guild Library.

COMMISSIONER SIAVELIS: Yes.

MR. SCHRECK: Yeah, so we haven't spoken to them.

COMMISSIONER SIAVELIS: So, Derek, just one question real quick.

Does that old, that municipal building there, that's the old library, does that factor into the setbacks?

MR. MACH: It's not included as part of the setback.

COMMISSIONER SIAVELIS: Because that is significantly set back from the street, correct?

MR. MACH: Correct. It's not included. I believe its front yard is the street to the north and this is actually an exterior side, since this dimension is the narrowest dimension, which would determine the front yard.

COMMISSIONER SIAVELIS: So, their setback is basically being, front setback basically being calculated, your property –

MR. MACH: That's correct.

COMMISSIONER SIAVELIS: -- group of two, okay. Okay, I think this is pretty straight-forward. If you don't have anything else, we'll let audience members voice their opinion if anybody is inclined.

(No response.)

COMMISSIONER SIAVELIS: Nobody's inclined, so let's close it down for Board discussion. Again, we're two in a row, now, right, two, three in a row, pretty straight shot. Straight situation here. It's understandable and logical and non-intrusive, so I'm obviously in support of it.

COMMISSIONER GEISEL: And the home is really well designed and in keeping with the rec park craftsman style of bungalows whatnot, so --

COMMISSIONER JAFFE: Agreed.

COMMISSIONER SIAVELIS: Anyone else?

CHAIRMAN DIVITO: No. I think this is going to be a great improvement on those two, two lots.

COMMISSIONER SIAVELIS: Motion to approve.

CHAIRMAN DIVITO: Is there a second?

COMMISSIONER DRAKE: Second.

CHAIRMAN DIVITO: Derek.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes.

MR. SCHRECK: Thank you, guys.

approved. COMMISSIONER SIAVELIS: Congratulations, you're

(Whereupon, the above-mentioned petition was adjourned at 7:56 p.m.)

# ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

## FINDINGS June 10, 2019

**PETITIONER:** Petricca Residence  
**ADDRESS OF PROPERTY:** 102 N. Belmont Ave.  
**VARIATION:** 5.1-3.2 (Required Minimum Yards)

A 1.8-foot variation to allow a new home with a front yard setback of 20.0-feet instead of the required 21.8-feet, and an additional 1.0-foot for the eave.

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The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the variance is for a new home located on a corner lot. The petitioner further explained that the proposed house lines up with the adjacent home but that the front porch is deeper which necessitates the need for a variance. The petitioner testified that if the variance was not granted it would disrupt the harmony of the two houses and that the different setbacks would be noticeable.

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

Thereafter, a motion was made by Mr. Selbka and seconded by Mr. Drake. Thereafter, the Board voted 6-0 to approve the variance request.

**Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.**

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

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

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



## **Zoning Board of Appeals 7/8/2019**

**Item:** 102 S. Derbyshire Ln. - Minutes 6/10/19

**Department:** Planning & Community Development

### **ATTACHMENTS:**

| <b>Description</b>                       | <b>Type</b> |
|------------------------------------------|-------------|
| 102 S. Derbyshire Ln. - Minutes 6/10/19  | Minutes     |
| 102 S. Derbyshire Ln. - Findings 6/10/19 | Minutes     |

ZONING BOARD


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

OF APPEALS

RE: 102 SOUTH DERBYSHIRE LANE - ZBA#19-017

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights  
Village Hall, 33 South Arlington Heights Road, 1st Floor, Beuchner Room,  
Arlington Heights, Illinois on the 10th day of June, 2019 at the hour of  
7:56 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman  
THOMAS DRAKE  
JOSEPH GEISEL  
JOSEPH SELBKA  
BENJAMIN JAFFE  
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, so I get to call up 102 South Derbyshire. Good evening. Have you had the opportunity to sign in?

MS. McDONOUGH: Yes, we did.

MR. McDONOUGH: Yes.

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

MS. McDONOUGH: 102 South Derbyshire Lane. Nichole McDonough.

MR. McDONOUGH: Colin McDonough, 102 South Derbyshire Lane.

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you. Go ahead.

MS. McDONOUGH: Okay, so we are here to petition to construct a solid fence at the height of six feet along the property line to replace the privacy trees that ran along the north side of the front yard along Kensington Road that fell down this winter during those big ice storms. So, if you want to go through those documents.

It won't alter the essential character of our location because right now it's pretty much an eyesore. When we moved in, there was a lot of those like big privacy shrubs that were run across or down the length of Kensington. We had those big ice storms and they completely destroyed those. So, now we just have stumps and debris and we're kind in limbo until we find out if we can do this fence.

The reason that we feel that this is a unique circumstance is, the reason that we want that taller fence, I know the rule goes that it has to be your front yard and that were zoned as that being our front yard, but actually that is our side yard. So, right now, we have a two-year-old son who can't play in our yard at all because without the fence, he's right on to Kensington, because technically our address is Derbyshire, so that's what I think makes our situation a little bit unique. And I think that this is the minimum variance because -- did I miss something?

MR. McDONOUGH: Yeah, no --

MS. McDONOUGH: Okay, yeah, and I think the fence is going to be much more esthetically pleasing than the disaster that we have there right now. And, yeah, this is definitely the minimum variance that we could have because the three-foot fence on our side yard where our son plays, he'll just climb over it and be hit by a car. So, that is --

MR. McDONOUGH: We've also received a letter from our neighbors in support --

MS. McDONOUGH: Oh, yeah. This is from David and Katie Page. They will be looking, they live on the other side, 21 South Derbyshire, across from Kensington, and they will be --

MR. McDONOUGH: I don't know if you want to read the letter or --

MS. McDONOUGH: One of the only people who will be actually forced to look at the fence.

MR. McDONOUGH: And there's a picture of their fence also, which is similar to what we're asking for.

COMMISSIONER JAFFE: Is theirs a six-foot tall fence?

MS. McDONOUGH: Yes. Did you want us to read the letter?

MR. McDONOUGH: I gave them both; I gave them both a copy.

MS. McDONOUGH: We actually don't know these neighbors, so that was really nice of them to send that to us.

MR. McDONOUGH: We've also spoken to our other immediately adjoining neighbors who we've befriended. They also have kids, and they're all in favor for it. So, that their kids can come to our yard instead of our kid just going to their yard.

MS. McDONOUGH: Actually, I have one neighbor who's kitty-corner who just put up their six-foot fence last summer and we've been borrowing their yard for our child. We'll like text and say can we come over and play?

COMMISSIONER JAFFE: In reviewing the paperwork, did you see the comments from the design planner regarding, you know, the fence could be visually obtrusive and to potentially consider a five-foot tall fence that was more of an open metal design?

MR. McDONOUGH: Would it be obtrusive -- we didn't see the comments, so --

MS. McDONOUGH: No, we did not see those.

MR. McDONOUGH: So, do you mind reading them to us?

COMMISSIONER JAFFE: Sure, so it's from Steve Hautzinger, who is the Village Design Planner and his comments read, the proposed fence in the front yard would be visually obtrusive and out of context in this location. If the ZBA supports this variation, consider a five-foot tall, open metal fence for a less intrusive appearance.

MS. McDONOUGH: So, I guess the reason that we would be opposed to that is because Kensington is such a busy street, there is a lot of foot traffic of people walking to and from the grocery store and the parks and as a mother, I'd feel much more comfortable to know that people can't just look in and see my son playing throughout the day. And also, there are several other six-foot fences around our neighborhood. There's one that --

MR. McDONOUGH: On Kensington.

MS. McDONOUGH: -- is on Kensington, and I don't think it's visually displeasing. I think it's safer and helps with noise pollution. And right now, people have using our side yard as just like a trash bin on their way back from the grocery store.

MR. McDONOUGH: Yeah, it just gets all kind of trash.

MS. McDONOUGH: They'll eat food and throw the wrapper in our yard, so I think it would put up a big, you know, fence like this, isn't a dump.

COMMISSIONER JAFFE: And you have, just to clarify, you have no access point to your lot from Kensington, right?

MR. McDONOUGH: There's, no, if you look at the picture, our front door is on the bottom, going up, yeah, right to the left.

MS. McDONOUGH: Yeah, so that's Derbyshire.

MR. McDONOUGH: That's our front door. On Kensington is a side yard. It was originally a garage that the previous homeowners turned into a bedroom. So, that's another reason we want the fence is that's our bedroom.

MS. McDONOUGH: And there's a big --

COMMISSIONER JAFFE: Do you have a door, the plat is showing a doorway there, is that true, right in that area?

MS. McDONOUGH: Yeah, that's a sliding glass door to the deck and that's another reason.

MR. McDONOUGH: A door on the top.

MS. McDONOUGH: Oh, which one?

COMMISSIONER JAFFE: The one where Derek had the pointer, right there.

MS. McDONOUGH: No, there is no door there. There's a window.

MR. McDONOUGH: The plat of survey actually is a little different because, so you have the driveway on the right and then that walkway doesn't go to the door. Well, it kind of does, but it more connects to our current front door.

MS. McDONOUGH: Like a walkway to the house.

COMMISSIONER JAFFE: Okay.

MR. McDONOUGH: Yeah, it's like a walkway across.

MS. McDONOUGH: And there's no walkway like out to the road, I'm not sure why that's there. It's just the driveway.

COMMISSIONER JAFFE: Okay, but there is no access point onto your lot off of Kensington?

MR. McDONOUGH: No.

MS. McDONOUGH: Right, right.

COMMISSIONER JAFFE: So, you use that space as essentially your backyard?

MS. McDONOUGH: Yeah, that's our backyard.

MR. McDONOUGH: Yeah, because as you can see, they built the garage in what would be like the other side yard where we could have put it, but --

MS. McDONOUGH: Right, and our attention, when we first moved in was to put the fence on the other side of those tall privacy trees where we would have considered a shorter fence, because then it would have kept the kids in and the strangers out. But no that those have been terminated by the storm, we need something that's going to keep us safe and secure.

COMMISSIONER SIAVELIS: Was there any comments, by the way, from, of the other departments, about putting the fence on the property line? Remember how we've seen that before we passed zero feet on the property line?

COMMISSIONER DRAKE: There were two other, I'm looking at them right now, one is at, from Building to be responsible for repairing the fence in the event the utility companies had come in there to do their work, to get access to the yard. So, she should be aware of that, and then from Engineering, they had no objection to the petition and the variance, but the fence needs to be located on your property and cannot encroach the Village's right-of-way. And that will be addressed at the permit process.

MS. McDONOUGH: Okay, absolutely.

MR. McDONOUGH: Okay.

COMMISSIONER SIAVELIS: So, you realize what that means, right? You may have to bring, your petition papers indicate that you want the fence at basically zero depth or zero distance from the property line, and that comment he just read is indicating that you can't be right on the property line.

MR. McDONOUGH: We would have to be set in a little?

COMMISSIONER SIAVELIS: Set in a bit.

MR. McDONOUGH: Do you know what it would be, just because there's already --

MS. McDONOUGH: I guess, like if I wanted to show you, like it looks like, do you see where all those shrubs are? We thought originally where the trees were was our property line. Our property line is actually like seven feet in from the sidewalk.

CHAIRMAN DIVITO: And so that's the big clarification that I needed to do on this with the Google maps because the shrubs that are on the walk is not the property line.

MS. McDONOUGH: That's not where our fence is going to be.

CHAIRMAN DIVITO: No, we're talking, we're setting back --

MS. McDONOUGH: Like we're way in.

COMMISSIONER SIAVELIS: Right, right, exactly.

MS. McDONOUGH: Which is, okay, which is why we wanted to be on the property line, so we get some kind of a yard.

COMMISSIONER SIAVELIS: Yes, so, you're not going to get on the property line, right? That's what the comments are telling you, right? You probably, Derek, what do you think as far as getting as close to the property line as they can?

MS. McDONOUGH: Because other neighbors --

MR. MACH: They just need to verify that it's on their property, make you responsible for --

MS. McDONOUGH: Because we were so disappointed when we saw it, because we thought, okay, we'll put a fence here. And then when we saw the plot, we're like, wait now, we'll put a fence like way over here, so, you know.

COMMISSIONER SIAVELIS: It's not going to be a massive inset. It will be, you know, a little, a short distance.

MR. McDONOUGH: Sure, sure, yeah. That's fine.

MS. McDONOUGH: Okay, as long as he has a place to play.

CHAIRMAN DIVITO: Any other questions from the Board members?

(No response.)

CHAIRMAN DIVITO: All right, none being heard, we'll close it down. We'll ask if anybody from the audience wishes to speak. So, anyone from the audience wish to speak on this petition?

(No response.)

CHAIRMAN DIVITO: None being heard, we'll close it down for Board discussion. I mean, this is a busy street.

COMMISSIONER SIAVELIS: A very busy street.

CHAIRMAN DIVITO: Young child playing in the back yard. Corner lot, not impeding on the neighbor, per se, with the setbacks here being on the property line, so --

COMMISSIONER SIAVELIS: And there's a lot of foot traffic there across the high school. That will keep the kids walking up and down Kensington.

COMMISSIONER SELBKA: Honestly, I like a wooden fence a lot better than an open metal fence, esthetically.

CHAIRMAN DIVITO: Esthetically, my opinion, would be a metal fence would probably look beautiful, but because it's on Kensington, because there's a small child, those are the reasons why I wouldn't a metal fence. So, the design of it is not ours to judge. It's more about --

COMMISSIONER SIAVELIS: Metal is typically more expensive.

CHAIRMAN DIVITO: That too.  
COMMISSIONER DRAKE: I'm in favor for all those reasons.  
COMMISSIONER GEISEL: I would support is as well.  
CHAIRMAN DIVITO: Is there a motion?  
COMMISSIONER DRAKE: Move approval.  
COMMISSIONER GEISEL: Second.  
CHAIRMAN DIVITO: Derek.  
MR. MACH: Mr. Drake.  
COMMISSIONER DRAKE: Yes.  
MR. MACH: Mr. Geisel.  
COMMISSIONER GEISEL: Yes.  
MR. MACH: Mr. Jaffe.  
COMMISSIONER JAFFE: Yes.  
MR. MACH: Mr. Selbka.  
COMMISSIONER SELBKA: Yes.  
MR. MACH: Mr. Siavelis.  
COMMISSIONER SIAVELIS: Yes.  
MR. MACH: Chairman Divito.  
CHAIRMAN DIVITO: Yes. Motion's passed.  
MS. McDONOUGH: Thank you.  
MR. McDONOUGH: Thank you. Can we actually steal one of those letters back? We owe them a thank you.  
(Whereupon, the above-mentioned petition was adjourned at 8:02 p.m.)

# ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

## FINDINGS June 10, 2019

**PETITIONER:** McDonough Residence  
**ADDRESS OF PROPERTY:** 102 S. Derbyshire Ln.  
**VARIATION:** 6.13-3a (Location of Fences – Front Yards)

A variation to allow a 6-foot tall solid fence located 0-feet from the property line where code allows a maximum 3-foot tall fence that must be open in design.

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The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they live on a corner lot and that the proposed fence per the zoning code would be located in the front yard. The petitioner explained that they are proposing a to construct a six foot high solid fence in the front yard in order to replace the privacy trees that ran along the north side of the front yard along Kensington Road. The petitioner explained that the trees fell down during the past winter. The petitioner further explained that the area that they are proposing to fence functions as their side/rear yard and not the front yard.

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

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Geisel. Thereafter, the Board voted 6-0 to approve the variance request.

**Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.**

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

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

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



**Zoning Board of Appeals  
7/8/2019**

**Item:** 1213 W. Euclid Ave. - Minutes 6/10/19

**Department:** Planning & Community Development

**ATTACHMENTS:**

| <b>Description</b>                     | <b>Type</b> |
|----------------------------------------|-------------|
| 1213 W. Euclid Ave. - Minutes 6/10/19  | Minutes     |
| 1213 W. Euclid Ave. - Findings 6/10/19 | Minutes     |

ZONING BOARD

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

RE: 1213 WEST EUCLID AVENUE - ZBA#19-018

REPORT OF PROCEEDINGS had before the Village of  
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights  
Village Hall, 33 South Arlington Heights Road, 1st Floor, Beuchner Room,  
Arlington Heights, Illinois on the 10th day of June, 2019 at the hour of  
8:02 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman  
THOMAS DRAKE  
JOSEPH GEISEL  
JOSEPH SELBKA  
BENJAMIN JAFFE  
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Development Planner

COMMISSIONER JAFFE: Dave, did you want me to do this or do you want to take it?

CHAIRMAN DIVITO: Yes, if you're cued up for it.

COMMISSIONER JAFFE: All right, 1213 West Euclid.

MR. THOMPSON: Last one.

COMMISSIONER JAFFE: Last one. State your name and address for the record, please.

MR. THOMPSON: Yeah, it's Timothy Thompson, 1213 West Euclid.  
(Witness sworn.)

COMMISSIONER JAFFE: Thank you.

MR. THOMPSON: I am proposing to replace an existing shed with a 600 square foot exterior structure. It would meet the requirements of an offset back yard garage, but we're enclosed due to the width of our property and the landscaping, the landscaping of it. And we have a large tree that would be directly in the way, so we can't connect a driveway to it without tearing that down and our existing one-stall garage down. So, and it's a large, large lot as well. So, there's a lot of, a lot of green space and room for the shed. It's not encroaching on any of the neighbors' properties.

COMMISSIONER JAFFE: So there's, there were a couple comments as part of this packet regarding that, should the variance be granted, that there's some existing drainage issues in the area. Are you aware of any of those?

MR. THOMPSON: Yeah, the neighbor, the neighbor to the back of us was working on and planning addressing with the two neighbors. We've, I've talked to the neighbor to the back, to the back of me, and they asked for, they asked for permission to allow for their drainage plan kind of through it back corner of my property, which we worked, which we worked through, and I believe has been done. I saw some evidence, some evidence of it. So, I think that's been, that's been accomplished, which was a huge beneficial thing for the three of us.

A lake would form between our three properties, primarily because of I think before the neighbor before, they built their property kind of up so the natural drainage got redirected. Back, our house is the high point and there house was the low point, so it's letting the natural drainage go. They trapped it between the, between the three houses and so their new drainage plan allowed the, allowed the water to pass, to pass through the front of their house, underground, I think. I don't know, I didn't review all the details for it.

COMMISSIONER JAFFE: Yes, the reason why I wanted to point it out and make sure that you were aware of it was, similar to some of the other comments that we've heard tonight, there's a requirement that should we grant you this variance, at time of permit, the Petitioner, you, should be required to submit sufficient information on the site plan to verify that the accessory structure will not natively impact the adjacent properties on Mulberry Court and Harvard Avenue.

MR. THOMPSON: Okay.

COMMISSIONER JAFFE: So, do you have information that you'd be able to produce if we were to grant you this variance?

MR. THOMPSON: I mean, I would. So, the shed, the shed is on the, I've

got to think, on the west side of the property, Mulberry, is on the south, the southeast, the southeast side of it, so it's on the opposite side, it's not where the drainage occurs and collects. And I believe the issue has been resolved, resolved at this point. So, I mean, other than the fact that the shed is a good distance away from the lot lines that share those two properties, I mean, I think that's the evidence that it wouldn't impede. And it's where our existing shed currently is.

COMMISSIONER GEISEL: So, that's going to be torn down and you're replacing it?

MR. THOMPSON: That's going to be torn down and the new one is going to be built on this slab.

COMMISSIONER GEISEL: It's hard to see on this, but it is reflected on here, actually.

COMMISSIONER JAFFE: Okay.

COMMISSIONER GEISEL: It's right outside of the existing; it's actually right outside of this circle that indicates the drainage service area.

MR. THOMPSON: Yeah, it's outside of that.

COMMISSIONER GEISEL: So, you're actually outside of that.

CHAIRMAN DIVITO: Is that the existing that you're --

COMMISSIONER GEISEL: Existing, yes.

COMMISSIONER JAFFE: And were you also aware of a requirement from the Building, Life Safety Department?

MR. THOMPSON: About the drywall, exterior drywall?

COMMISSIONER JAFFE: Yes, the west wall soffit should be protected with five-eighth inch exterior grade drywall and other normal weather protection material, based on the distance of the lot line of less than five feet for the eave. So, you are aware of that as well?

MR. THOMPSON: Yes.

COMMISSIONER JAFFE: Okay. Any questions from the Board?

(No response.)

COMMISSIONER JAFFE: All right.

MR. THOMPSON: Thank you.

COMMISSIONER JAFFE: All right, thanks. Anybody from the audience who'd like to comment?

(No response.)

COMMISSIONER JAFFE: Okay, let's close it down for Board discussion.

COMMISSIONER GEISEL: Clearly a large structure, but he certainly has enough land area to support something like that back there without an impediment and give him a lack of access on either side for a driveway. The fact that he's going to construct something back there to hold the landscaping material or the lawnmowers or whatever else; it would appear to be a reasonable request under the circumstances.

COMMISSIONER SIAVELIS: Concur.

CHAIRMAN DIVITO: I would agree.

COMMISSIONER JAFFE: Is there a motion for approval?

COMMISSIONER DRAKE: Motion for approval.

COMMISSIONER SIAVELIS: I'll second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. All right, motion's passed, thank you.

That concludes the new business for the evening. Is there a motion to adjourn?

COMMISSIONER DRAKE: I have a question for Derek. Are the Petitioners advised that they can go onto the website of the Village and see, you know, any hearing comments, kind of stuff we see in the packet. I mean, some Petitioners seem to be aware and sometimes they aren't. They're still trying to get up to present.

MR. MACH: They are e-mailed information prior to the notice.

COMMISSIONER DRAKE: Okay, thank you.

CHAIRMAN DIVITO: There's no motion yet, so is there a motion to adjourn?

COMMISSIONER DRAKE: So moved.

COMMISSIONER JAFFE: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed.

(No response.)

CHAIRMAN DIVITO: We are adjourned.

(Whereupon, the above-mentioned petition was adjourned at 8:12 p.m.)

# ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

## FINDINGS June 10, 2019

**PETITIONER:** Thompson Residence

**ADDRESS OF PROPERTY:** 1213 W. Euclid Ave.

**VARIATION:** 6.5-7 (Accessory Structures)

A 300 square-foot variance to allow an accessory structure (shed) with a size of 600 square feet, instead of the maximum of 300 square feet.

---

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing to replace an existing shed with a new 600 square foot shed. The petitioner testified that the structure would meet the requirements for a detached garage but they cannot extend a driveway due to existing landscaping and the available width adjacent to the existing home. The petitioner testified that the lot is approximately 21,000 square feet.

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

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Siavelis. Thereafter, the Board voted 6-0 to approve the variance request.

**Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance as requested.**

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

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

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



**Zoning Board of Appeals  
7/8/2019**

**Item:** 2623 N. Chestnut Ave. - ZBA#19-019

**Department:** Planning & Community Development

**REQUEST**

A variation from Chapter 28, Section 6.5-2 to allow a shed in the side yard where sheds are only permitted in the rear yard.

**ATTACHMENTS:**

| <b>Description</b>   | <b>Type</b> |
|----------------------|-------------|
| Supporting Documents | Exhibits    |

## ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

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### Staff Analysis

**Prepared By:** Derek Mach, Planner  
**Hearing Date:** July 8, 2019  
**Date Prepared:** July 2, 2019  
**Project Title:** Bergstrom Residence  
**Address:** 2623 N. Chestnut Ave.

#### Background Information

**Petition Number:** ZBA #19-019  
**Petitioner:** Don Bergstrom  
**Address:** 2623 N. Chestnut Ave.  
Arlington Heights, IL 60004

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

#### Requested Action/Background Information

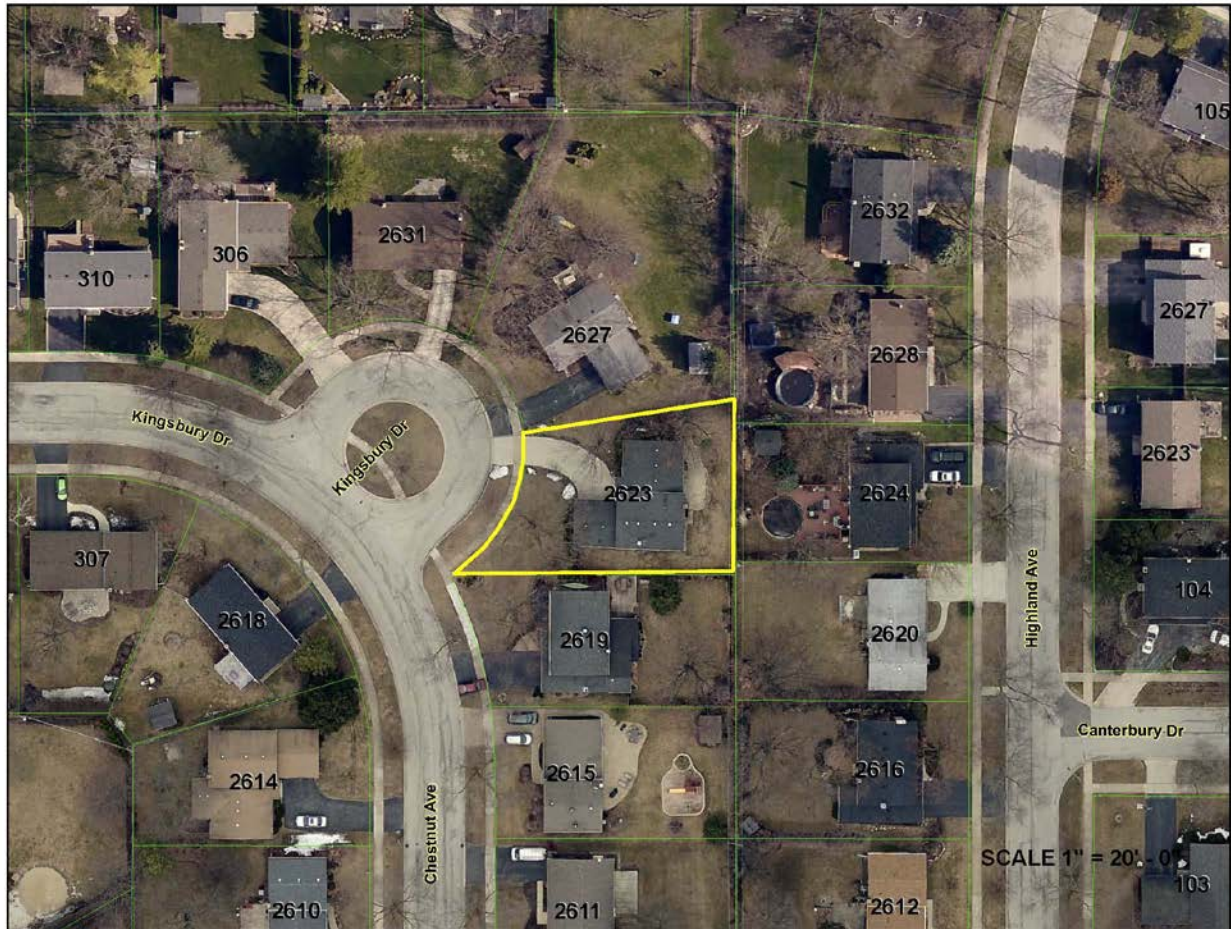
The petitioner is proposing to construct a shed that is located in the side yard where sheds are only permitted in the rear yard. The proposed shed is 10 feet wide by 14 feet deep by 10.4 feet high and would be located 3 feet from the side property line. The petitioner is requesting the following variation:

- **A variation from Chapter 28, Section 6.5-2 to allow a shed in the side yard where sheds 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**



**Items required to be Submitted 15 Days Prior to Public Hearing**

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

Photographs of Existing Structure



ZBA# 19-019  
2623 N Chestnut Ave - ZBA  
Rev. Eng: Nanci Julius, P.E.  
cc: Mike Pagones, P.E. Village Engineer

Submitted: June 17, 2019  
Completed: June 20, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A variation to allow a shed in the side yard where sheds are only permitted in the rear yard.

NOTE: the proposed shed would be located 3 ft off the property line and would be located behind an existing fence. There are no side yard drainage service requests on record for 2623 N Chestnut Ave or the neighboring property at 2619 N Chestnut Ave.

**The Engineering Division has NO OBJECTION to the proposed variance.**

**RECEIVED**  
JUN 20 2019  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT



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

**Interoffice Memorandum**

---

**To:** Derek Mach, Zoning Board of Appeals Liaison  
**From:** Deb Pierce, Building & Life Safety Department  
**Project Name:** Bergstrom Residence  
**Project Address:** 2623 N Chestnut Ave  
**ZBA #:** 19-019  
**Date:** July 1, 2019

Derek:

I have reviewed the request for a variance to allow a shed behind the garage and do not have any comments.

As a reminder, a permit is required for the shed.

**RECEIVED**

JUL - 1 2019

PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

**PROJECT REVIEW TRANSMITTAL**  
**for**  
**Zoning Board of Appeals Review**

Project Name: Bergstrom Residence

Project Address: 2623 N. Chestnut Avenue

ZBA #: 19-019

ZBA Hearing Date: July 8<sup>th</sup>, 2019

**To:** Mike Pagones, Village Engineer  
Steven Touloumis, Director of Building and Life Safety

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

**From:** Derek Mach, Zoning Board of Appeals Liaison

**Transmitted On:** June 17, 2019

- A variation from Chapter 28, Section 6.5-2 to allow a shed in the side yard where sheds are only permitted in the rear yard.

**Attached are the Petitioner's:**

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

**Comments:** NO COMMENTS.

- STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than June 25, 2019.

**PETITION**

NOW COMES the Petitioner **Donald Bergstrom**

Being the owner of the property commonly known as: **2623 N Chestnut Ave Arlington Hts, IL 60004**

And appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 12.1C Chapter 28 of the Arlington Heights Municipal Code, in order to: have a shed installed professionally behind his garage. There will be a concrete slab professionally poured as well. The property has a shallow back yard; therefore, he requests for the variance on his permit.

I hereby state the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation were granted. The shed will be 3 feet away from the neighbor's property line.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter: The shed will be professionally done and will be 3 feet from neighbor's property line.

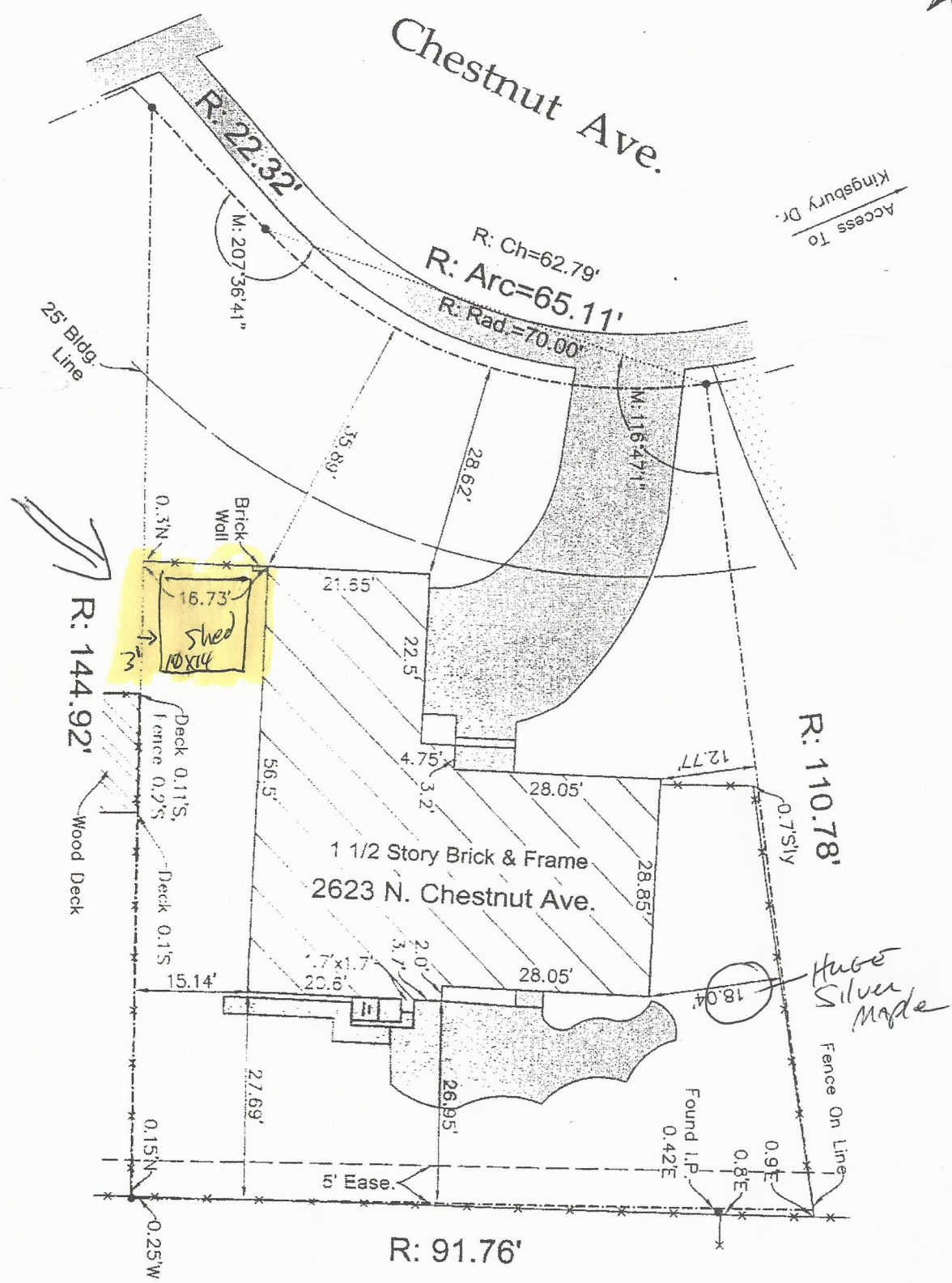
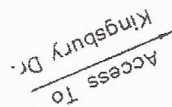
I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property: Allowing the shed to be behind the garage will greatly increase our home value overall as well. It will be on a concrete slab and anchored accordingly.

Signed: 

Petitioner

Date: 3/31/19

**RECEIVED**  
**MAY 15 2019**  
**PLANNING & COMMUNITY**  
**DEVELOPMENT DEPARTMENT**





2ND FLOOR  
889 SF

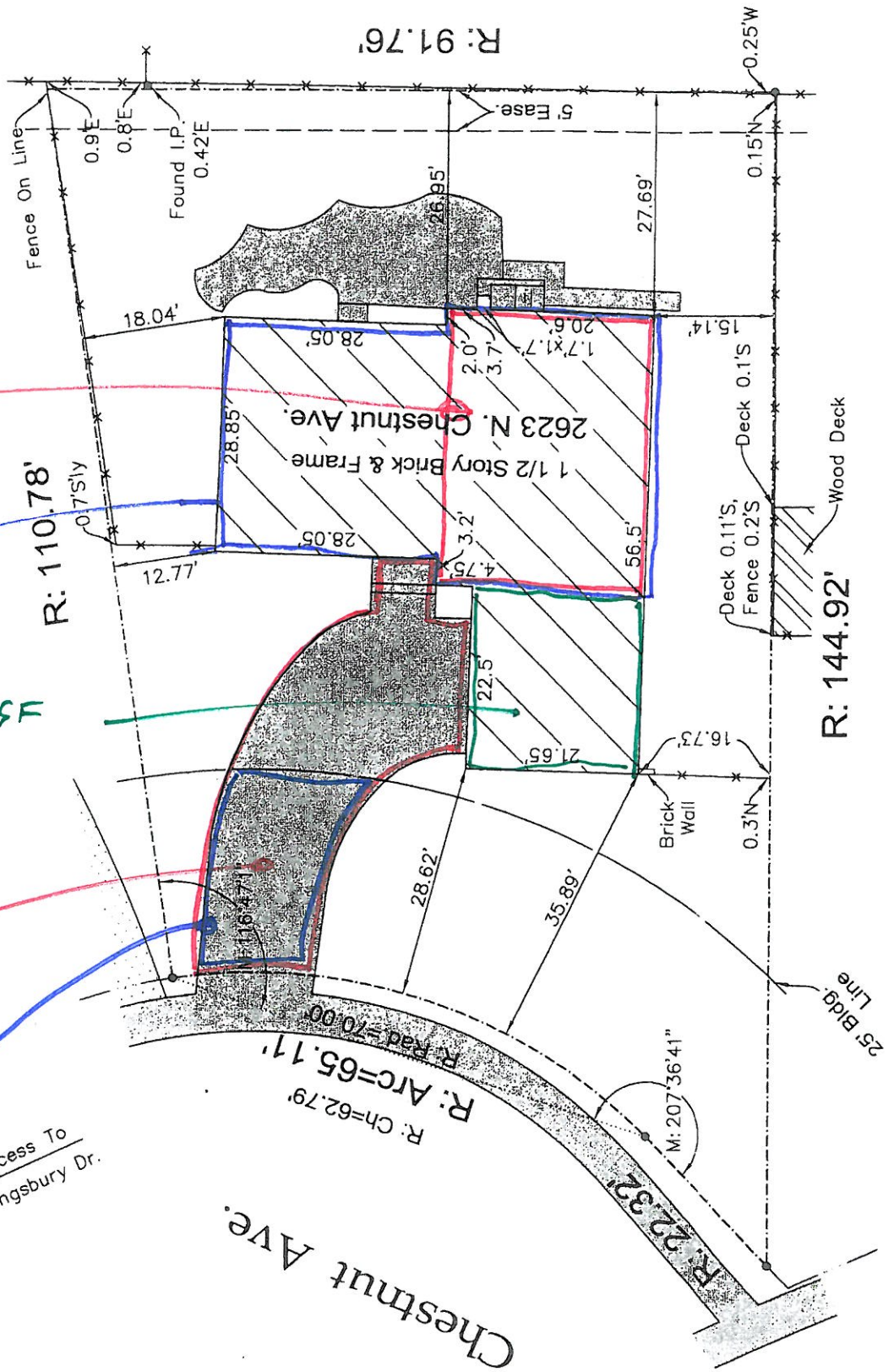
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GARAGE 488 SF

DRIVEWAY  
898 SF

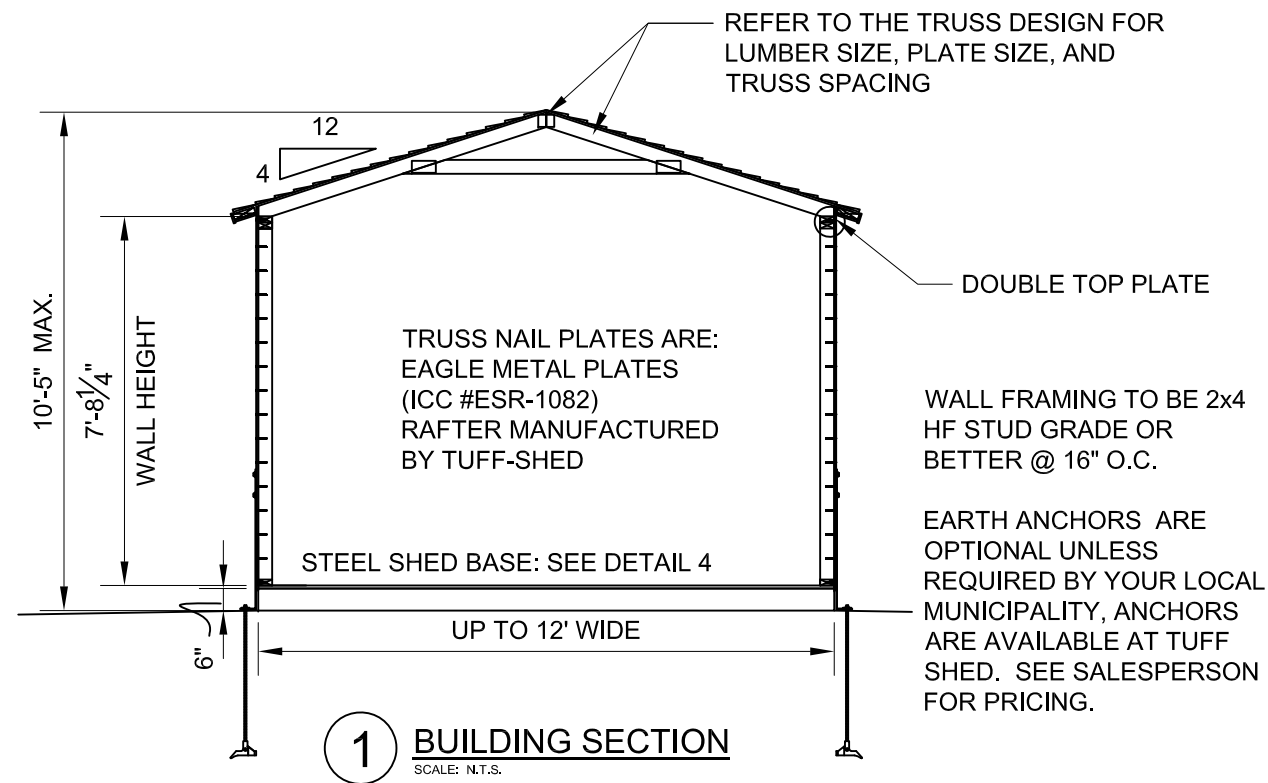
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FRONT YARD  
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Access To  
Kingsbury Dr.

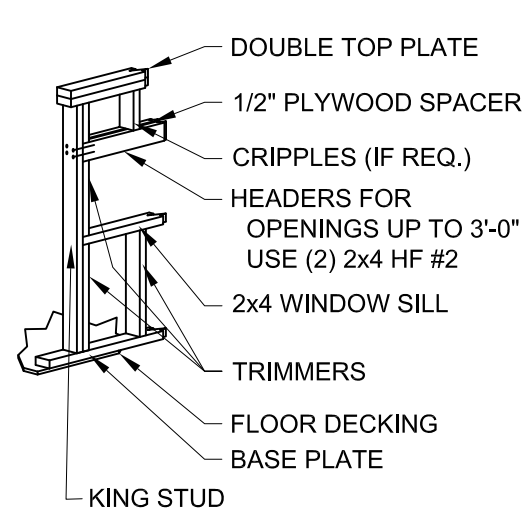
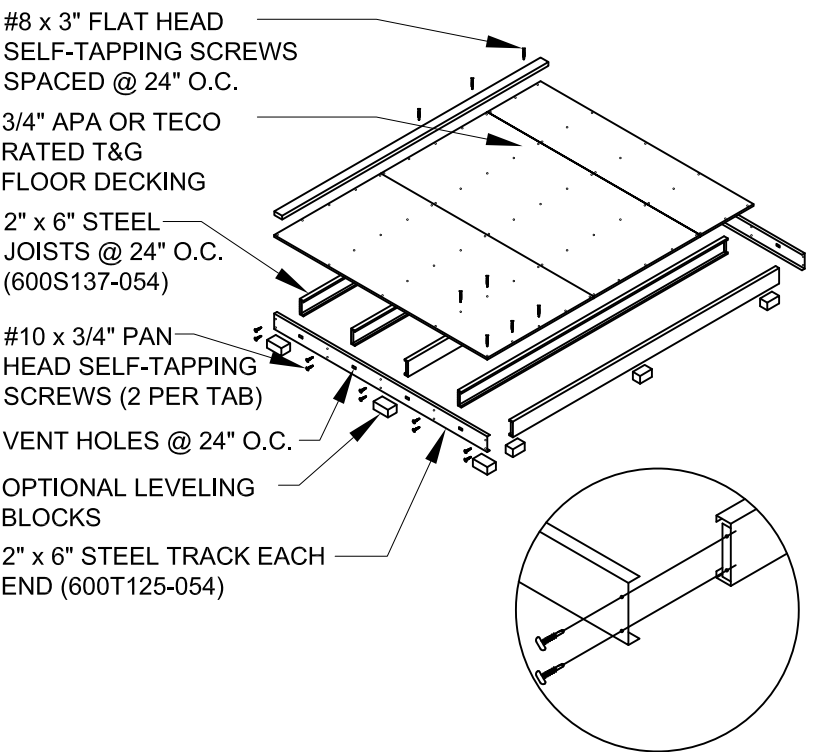


PTR SHED UP TO 12' WIDE x UP TO 24' LONG

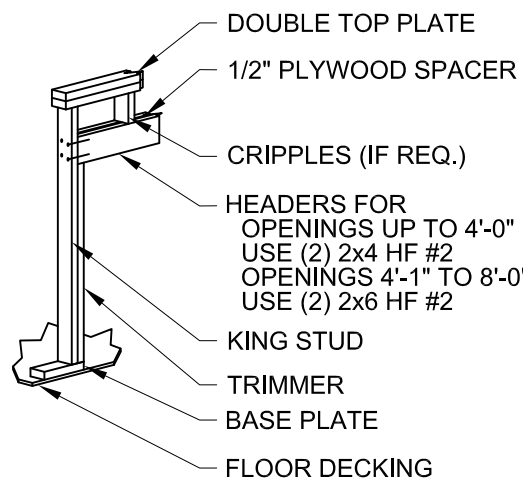
PREMIER SERIES



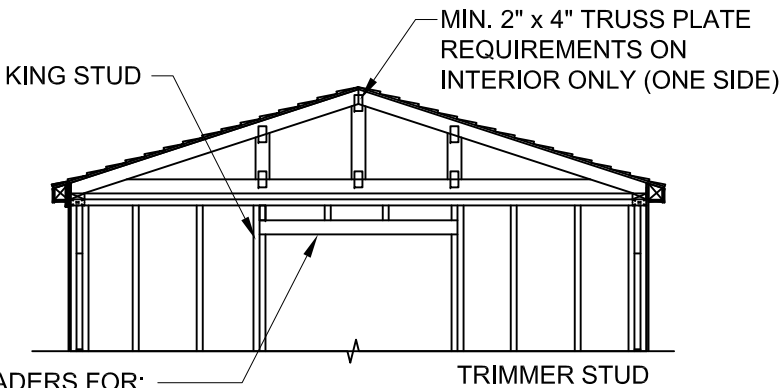
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WIND SPEED & EXPOSURE: 115C  
ROOF LIVE LOAD: 40 PSF  
ROOF DEAD LOAD: 10 PSF
  - FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2018 IBC AND 2018 IRC ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS.
- NAILING:**
- ROOF:  
ATTACH 7/16" SILVERCREST OSB SHEATHING TO TRUSSES WITH:  
6d NAILS @ 6" O.C. AT EDGES  
6d NAILS @ 12" O.C. IN FIELD
- WALLS:  
ATTACH 3/8" SMARTSIDE WITH FOIL BACKING TO WALL FRAMING WITH:  
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6d NAILS @ 12" O.C. IN FIELD
- HEADER:  
ATTACH HEADER TO STUD WITH:  
4-8d TOENAIL OR 4-16d END NAIL DOUBLED HEADER-16d @ 16" STAGGERED FACE NAIL



FOR WINDOW OPENINGS UP TO 3'-0" ON PREMIER SERIES SIDE WALLS



FOR OPENINGS UP TO 8'-0" ON PREMIER SERIES SIDE WALLS



HEADERS FOR:  
OPENINGS UP TO 6'-0" USE (2) 2x4 HF #2  
OPENINGS 6'-1" TO 8'-0" USE (2) 2x6 HF #2

- STEEL SHED FOUNDATION:  
2" x 6"-16 GAUGE STEEL TRACKS G140 ZINC COATED  
2" x 6"-16 GAUGE STEEL JOISTS G140 ZINC COATED @ 24" O.C. (SUPPLIER: ALLIED STUDCO (JOIST: 600S137-054 / TRACK: 600T125-054) ICC ER-4943P.
- 3/4" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24" MAX PANEL SPAN. STAGGER PANEL LAYOUT.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 x 1-5/8" MINIMUM LONG SELF-DRILLING SCREWS @ 12" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 x 3" GALVANIZED SELF-DRILLING SCREWS @ 24" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING:  
SUGGESTED SIZES: 2" x 8" x 16", 4" x 8" x 16", OR 8" x 8" x 16".  
BLOCKS UNDER JOISTS SPACED @ 8'-0" O.C. MAXIMUM.  
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**2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS**  
SCALE: N.T.S.

**2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS**  
SCALE: N.T.S.

**3 HEADER DETAIL FOR NON-LOAD BEARING WALLS**  
SCALE: N.T.S.

**4 SHED BASE DETAIL**  
SCALE: N.T.S.



Order #.  
Customer:  
Site Address:  
Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA

P.O. #  
Drawn By: SJ  
Date: 1/2/19  
Checked By:  
Date:  
Scale: N.T.S.

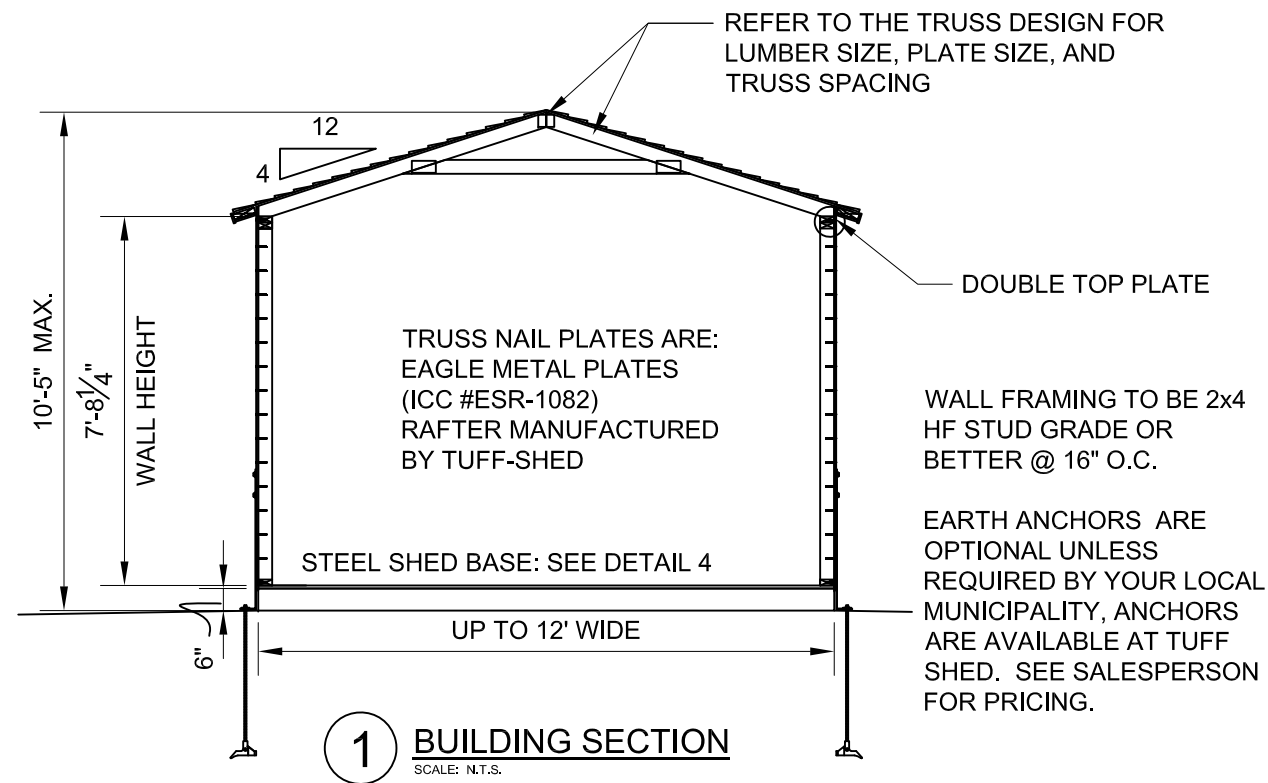
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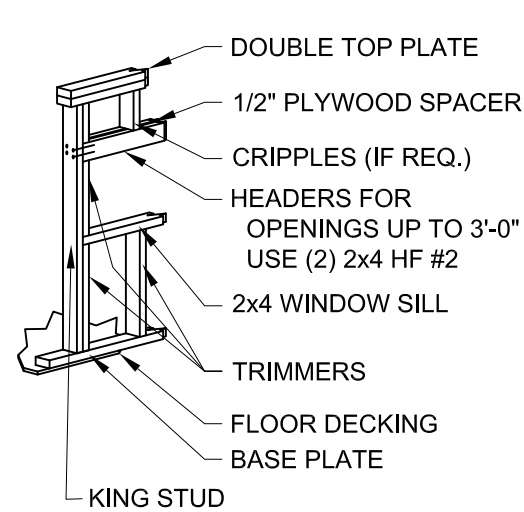
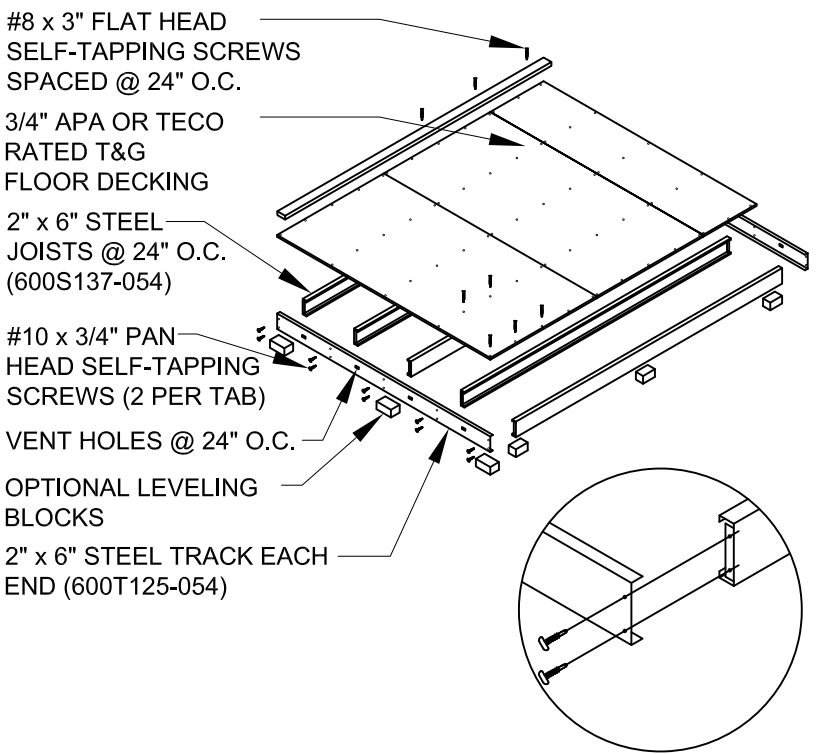
TITLE  
  
BUILDING SECTIONS  
SHED BASE DETAILS  
HEADER FRAMING DETAILS  
NOTES - 2018 IBC & IRC - 115C

DRAWING NO.  
PTR-01  
  
REV. LEVEL 01  
  
SHEET **1**  
  
PAGE 1 OF 1

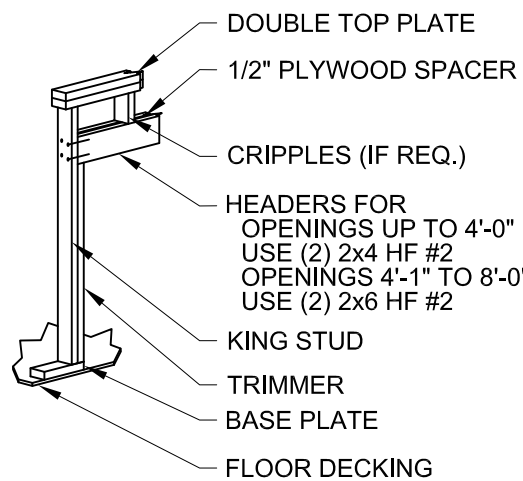
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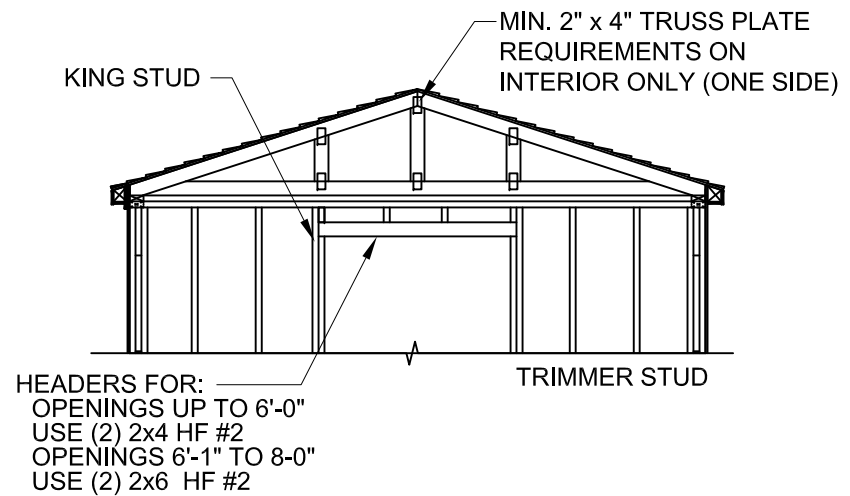
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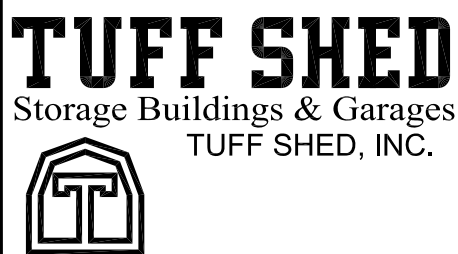
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Building Size: WIDTH - LENGTH - HEIGHT - SQ. FT. AREA \_\_\_\_\_

P.O. # \_\_\_\_\_

Drawn By: SJ

Date: 1/2/19

Checked By: \_\_\_\_\_

Date: \_\_\_\_\_

Scale: N.T.S.

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TITLE

BUILDING SECTIONS

SHED BASE DETAILS

HEADER FRAMING DETAILS

NOTES - 2018 IBC & IRC - 115C

DRAWING NO. PTR-01

REV. LEVEL 01

SHEET 1

PAGE 1 OF 1