Agenda
Village of Arlington Heights
Zoning Board of Appeals
Virtual Meeting

June 14, 2021
7:00 PM

I. CALL TO ORDER

A. In response to the COVID-19 pandemic, this meeting is being held virtually which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: https://bit.ly/350tVQG

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at dmach@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on June 14, 2021.

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 1835 N. Fernandez Ave. - 5/10/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 4239 N. Salem Dr. - ZBA#21-016
B. 606 E. Park St. - ZBA#21-017
C. 103 N. Pine Ave. - ZBA#21-018
D. 1015 S. Highland Ave. - ZBA#21-019
E. 515 W. Palatine Rd. - ZBA#21-020

VII. OTHER BUSINESS

A. Statement of Economic Interest

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
6/14/2021

Item: 1835 N. Fernandez Ave. - 5/10/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1835 N Fernandez Ave - 5/10/21 Minutes	Minutes
1835 N Fernandez Ave - 5/10/21 Findings	Minutes

ZONING BOARD
_____
_____
_____
OF APPEALS

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

RE: 1835 NORTH FERNANDEZ AVENUE - ZBA #21-015

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals held virtually in response to the COVID-19 pandemic, which permits the public to fully participate via their computers or using their phones, on the 10th day of May, 2021 at the hour of 7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Acting Chairperson
JOSEPH GEISEL
BENJAMIN JAFFE
THOMAS DRAKE
JOSEPH GEISEL
JEFFREY LANAGHAN

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRPERSON DIVITO: Good evening, everyone. I'd like to call to order the Zoning Board of Appeals meeting for May 10th, 2021. As part of that, I need to do a quick announcement, just due to the current situation that we're in.

I find that the public health concerns related to the Corona virus pandemic render in-person attendance at the regular meeting location non-feasible.

After the petitioner's presentation, as part of comments from the audience, public attendees will have an opportunity to speak. Please select the Raise Hand icon on the display and wait for either myself or the Staff liaison to call on you one at a time.

To all participants, please keep yourself on mute when not speaking to avoid background noise. During the meeting, if the Staff liaison or the host loses connection, please remain in the meeting until the host can rejoin and resume the meeting. If a participant loses connection, you can always rejoin using the original meeting link.

All right, with all that said, Derek, would you mind going through the roll call?

MR. MACH: Chairman Siavelis.

(No response.)

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Divito.

ACTING CHAIRPERSON DIVITO: Here.

All right, next item of business here is the Pledge of Allegiance. Derek has the lovely flag presented on the screen for us. So, if you could rise and join us in the Pledge of Allegiance?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON DIVITO: All right, our next item for tonight is the approval of minutes from last meeting. So, at this time, is there any errors or omissions that want to be mentioned? If not, we're looking for a motion to approve.

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER LANAGHAN: Second.

MR. MACH: I have Mr. Selbka put the motion forward, and Mr. Lanaghan seconded the motion.

Mr. Drake.

COMMISSIONER DRAKE: Yes.
MR. MACH: Mr. Geisel.
COMMISSIONER GEISEL: Yes.
MR. MACH: Mr. Jaffe.
COMMISSIONER JAFFE: Yes.
MR. MACH: Mr. Lanaghan.
COMMISSIONER LANAGHAN: Yes. Sorry about that.
MR. MACH: Mr. Selbka.
COMMISSIONER SELBKA: Yes.
MR. MACH: Acting Chairman Divito.
ACTING CHAIRPERSON DIVITO: Yes.

All right, so that brings us to new business. All right, before we get started with the petitions, there was an older item, an old business item that was slated for this evening's presentations. If anyone is waiting for 1223 East Mayfair Road, Zoning Board of Appeals Petition No. 20-040, that petition has been withdrawn and it will not be heard tonight. So, again, 1223 East Mayfair, that petition is not going to be in tonight's meeting.

That leaves us with one petition for this evening, and that is 1835 North Fernandez.

So, Derek, do you want to start us off?

MR. MACH: Yes, thank you, Chairman.

The Petitioner is proposing a new detached garage in the rear of the property. In order to access the proposed garage, a new driveway would need to be installed. The Petitioner is proposing that the driveway be set back one foot from the side property line; however, code requires a three-foot setback for lots that are greater than 70 feet in width.

Therefore, they're requesting a two-foot variance from Chapter 28, Section 10.2-11.1e to allow a driveway with a side yard setback of one foot from the south property line instead of the minimum required three feet.

Thank you, Chairman.

MR. PURDOM: I will be presenting. I'm Kevin Purdom, I'm with JRC Design Build.

ACTING CHAIRPERSON DIVITO: All right, thank you, Kevin. Give me one second.

I just wanted to make sure that everyone is aware of the four requirements that you need to meet in order for us to give a proper review of the petition. Do you need me to repeat them for you tonight?

MR. PURDOM: No, I do not.

ACTING CHAIRPERSON DIVITO: Okay, so with that, I can swear you in. Are you going to be the only one presenting for tonight?

MR. PURDOM: I believe so, yes.

ACTING CHAIRPERSON DIVITO: Okay, so you are on camera, so if you would, please raise your right hand.

(Witness sworn.)

ACTING CHAIRPERSON DIVITO: Excellent. All right, the floor is

yours.

MR. PURDOM: Okay, hello, everyone. Like Derek said, our plans are looking to close off their existing attached garage and build a detached garage in the back of the house. The existing lot has only 11 feet from the edge of the south side to the lot line. In order to have a 10-foot driveway which would be just the minimum contour level in order to get back to that garage, we are asking for that variance of two feet.

These homeowners have owned the house for 25 years. They have talked to a lot of their neighbors, especially their neighbor to the south which is where the drive will be, Edgar and Kathy Ciseros. They are all supportive of that.

We believe that this project meets the essential character, or meets all the zoning requirements except for this area where the existing condition is that even if we put an eight-foot wide drive which would be the three feet away, that's not large enough for a car to get safely through to the garage. Then the unique circumstance is that it just isn't possible to get that 10 feet plus three feet in the 11 feet width we have.

We've also, once we get past the building, we would curb the drive back to the garage so that we are not along that one-foot setback that we're asking for all the way. We're just doing it in the one spot that needs to get past the house.

I believe that's all I have.

ACTING CHAIRPERSON DIVITO: All right, any questions from the Board members to the Petitioner?

COMMISSIONER LANAGHAN: I had one, David, if I could? Just to verify, Kevin, you said the owners have talked to the people to the south, the owners to the south, and they're on board with having just the one-foot strip there?

MR. PURDOM: Correct. From what I've heard, they have said that. Kathy and Edgar Ciseros are the names of the neighbors.

ACTING CHAIRPERSON DIVITO: How many people are in the residence?

MR. PURDOM: It is two right now. I do not actually know if they have kids. If they do, they're out of the house.

ACTING CHAIRPERSON DIVITO: You said that they've been there for 25 years plus?

MR. PURDOM: Twenty-five years, correct.

ACTING CHAIRPERSON DIVITO: Did you see the notes from both the Building and Life Safety Department as well as the Engineering Department? Basically talking about, you know, redirecting stormwater away from the property but not towards the neighbors, and then also putting in a curb?

MR. PURDOM: Yes. We'd be agreeable to all of those in order to make this.

ACTING CHAIRPERSON DIVITO: Any other questions from Board members?

COMMISSIONER LANAGHAN: Can you address the landscaping

being proposed? I trust that there's a tree or two coming down also. Is there any, are you going to replace that to just, you know, soften up that side yard?

MR. PURDOM: There is an -- oh, sorry. There is an existing tree that they purposely are swerving back to avoid and keep that separation, but there is no other plan for landscaping at the moment.

ACTING CHAIRPERSON DIVITO: That plan shows that, it says that the existing tree will be removed.

COMMISSIONER LANAGHAN: Yes, that's what I saw as well, David.

MR. PURDOM: Oh, yes, I'm sorry. That's an old note actually. We originally had it going straight back, and we wanted to swerve it to keep that tree. So, that tree will be remaining.

ACTING CHAIRPERSON DIVITO: Will be or will not be removed?

MR. PURDOM: It will not be removed. The note is incorrect.

ACTING CHAIRPERSON DIVITO: Got it.

MRS. SIMPSON: Kevin? I'm sorry, hello?

ACTING CHAIRPERSON DIVITO: Hello.

MRS. SIMPSON: Hi, this is Kendra Simpson. I'm one of the homeowners. My husband and I are the homeowners.

ACTING CHAIRPERSON DIVITO: Excellent. So, Kendra, if you can hold on. If you are going to present, I do need to swear you in if that's okay?

MRS. SIMPSON: Okay, I just wanted to clarify the tree question.

ACTING CHAIRPERSON DIVITO: No, that's fair. So, any chance that you can put your video on?

MRS. SIMPSON: Sure.

ACTING CHAIRPERSON DIVITO: And I'm doing that only just so that way we could actually get proof that you're raising your right hand and identify yourself properly. All right, so if you don't mind, can you state your name and address for the record please?

MRS. SIMPSON: 1835 North Fernandez Avenue. I'm sorry, my name and address did you say? I got taken away, I didn't realize I had that background on, sorry.

ACTING CHAIRPERSON DIVITO: No, that's --

MRS. SIMPSON: Kendra Simpson, 1835 North Fernandez Avenue, Arlington Heights.

(Witness sworn.)

ACTING CHAIRPERSON DIVITO: All right, thank you. Go ahead.

MRS. SIMPSON: I just wanted to, that northeast drive, we did take the tree down because we talked to the concrete guy, he thought, or the other contractor, and he said that, and our tree guy, and he said that the tree stump probably would not survive because it's too close to the driveway. The roots would be compromised. So, we did have the tree taken down.

ACTING CHAIRPERSON DIVITO: Is there an intention to replace it with something new?

MRS. SIMPSON: So, we have, so we recently had a shed on the

property that we're rooting out which is in the northeast corner of the backyard. We're going to, once that shed is gone, we're going to plant the trees in that area, but it's not part of this plan right now.

ACTING CHAIRPERSON DIVITO: So, Jeff, I know you started off questioning on that topic, so did you get the information you needed?

COMMISSIONER LANAGHAN: Yes, I think so. Although the shed is shown in the southeast corner on your survey, you're saying it's actually the northeast corner?

MRS. SIMPSON: Yes. So, the plan that you have on here originally up above or wherever it is it shows that shed, that was from when we bought the house and that shed has been long gone. We've had it, we put a shed in the northeast corner 15 years ago. We got a permit and put that up on the northeast corner.

COMMISSIONER LANAGHAN: Okay, so then in exchange for the garage, you're taking the shed down and going to replant some stuff up in that corner? Okay.

MRS. SIMPSON: Yes. Yes. So, we still have one child living with us, just to clarify that adequately.

ACTING CHAIRPERSON DIVITO: Appreciate that.

Any other questions from the Board members to the Petitioner?

(No response.)

ACTING CHAIRPERSON DIVITO: All right, let's see if anyone from the audience wishes to talk on this petition. So, at this time, you'd be able, there's only one person in the audience, but if you wanted to select the Raise Hand icon, we can give you a chance to speak.

MR. MACH: Mr. Divito, I'm not showing any hands at this time.

ACTING CHAIRPERSON DIVITO: Okay, thank you.

So, at this point, let's just close it down to Board discussion. Anyone want to take the lead?

COMMISSIONER GEISEL: It's Geisel, I'm happy to.

Given the existing conditions and insufficient room to have a wider driveway, 10 feet is fairly narrow as is. Only leaving the additional foot, they're obviously trying to be mindful of that and bring the driveway back in as it approaches the garage. So, they're only utilizing the request here where needed.

So, I think it's a reasonable request under the circumstances to accommodate the project, and I would support it.

ACTING CHAIRPERSON DIVITO: That was very well summarized, Joe, and I'm agreeing with you on all fronts there.

Any other comments from the Board?

(No response.)

ACTING CHAIRPERSON DIVITO: If not, is there movement?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER JAFFE: Seconded.

MR. MACH: I have Mr. Selbka put the motion forward, and Mr. Jaffe

seconded the motion. Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chairman Divito.

ACTING CHAIRPERSON DIVITO: Yes.

Congratulations. The petition has been approved.

MR. PURDOM: Thank you very much for your time.

MRS. SIMPSON: Thank you.

ACTING CHAIRPERSON DIVITO: That was the last item on the agenda for this evening. No other business that popped up, right, Derek?

MR. MACH: No other business, that's correct.

ACTING CHAIRPERSON DIVITO: Perfect.

So, at this time, is there a motion to adjourn?

COMMISSIONER DRAKE: Move that we adjourn.

COMMISSIONER LANAGHAN: Second.

MR. MACH: Mr. Drake put the motion forward, and Mr. Lanaghan seconded the motion. Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chairman Divito.

ACTING CHAIRPERSON DIVITO: Yes.

We are adjourned.

(Whereupon, the above-mentioned petition was adjourned at 7:18 p.m.)

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
May 10, 2021

PETITIONER: Simpson Residence

ADDRESS OF PROPERTY: 1835 N. Fernandez Ave.

VARIATION: 10.2-11.1e

A 2.0' variance to allow a driveway with a side yard setback of 1.0' from the south property line instead of the minimum required 3.0'.

The petitioner explained that they are proposing to close off their existing attached garage in order to create additional living space. The petitioner further explained that as part of the project they are proposing to build a detached garage in the rear yard. The petitioner testified that in order to have a 10-foot wide driveway, a variance of two feet is necessary for the required setback. The petitioner also testified that there are other detached garages in the neighborhood. The petitioner explained that the driveway setback increases further from the side property line in the rear yard as the drive extends beyond the house.

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

Thereafter, a motion was made by Mr. Selbka 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, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

Zoning Board of Appeals
6/14/2021

Item: 4239 N. Salem Dr. - ZBA#21-016

Department: Planning & Community Development

REQUEST

• A 12 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 34 feet where a maximum width of 22 feet is permitted.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#21-016
PIN: 03-06-205-008

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Jake Schmidt, Assistant Planner
Hearing Date: June 14, 2021
Date Prepared: June 9, 2021
Project Title: Finn Residence
Address: 4239 N. Salem Dr.

Background Information

Petition Number: ZBA #21-016
Petitioner: Ira Finn
Address: 4239 N. Salem Dr.
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject property is zoned R-3 – Residential Single-Family District. The petitioner is seeking to increase the width of the asphalt driveway to accommodate a third car spot, and install brick pavers on the side of the driveway. However, this results in a driveway with a width of 34 feet where a maximum width of 22 feet is permitted. Therefore, the petitioner requests the following variation:

- A 12 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 34 feet where a maximum width of 22 feet is permitted.

Variation Review Standards

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

Petition – ZBA#21-016
PIN: 03-06-205-008

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	5/28/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/28/21	
3. Letter that was Mailed	✓	5/28/21	
4. Photographs of Sign on Property	✓	5/28/21	

Photographs of Existing Structure



Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Jake Schmidt, Zoning Board of Appeals Liaison**

From: **Deb Pierce, Building & Life Safety Department**

Project Name: **Finn Residence**

Project Address: **4239 N Salem Dr.**

ZBA #: **21-016**

Date: **May 28, 2021**

Derek:

I have reviewed the request for the following variance:

- A 12-foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 34 feet where a maximum width of 22 feet is permitted.

I have no objection to the variance.

ZBA# 21-016
4239 N Salem Dr- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: April 28, 2021
Received by Planning:
Transmitted to Engineering: May 25, 2021
Completed: June 4, 2021
ZBA Meeting Date: June 14, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A 12-foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 34 feet where a maximum width of 22 feet is permitted.

The Engineering Division has NO OBJECTION to the variance request.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Finn Residence

Project Address: 4239 N Salem Drive

ZBA #: 21-016

ZBA Hearing Date: June 14th, 2021

To:	Mike Pagones, Village Engineer Mark Fink, Assistant Building Official
C:	Bill Enright, Deputy Director of Planning and Community Development Steve Hautzinger, Design Planner
From:	Jake Schmidt, Zoning Board of Appeals Liaison
Transmitted On:	May 26, 2021

- A 12 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 34 feet where a maximum width of 22 feet is permitted.

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 4, 2021.

PETITION

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

PETITION

NOW COMES the Petitioner Ira Finn

being the owner of the property commonly know as: 4239 N Salem Dr Arlington Heights, IL 60004

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 10-2-11.1b

Chapter 28, of the Arlington Heights Municipal Code, in order to: Increase the width of the driveway to accommodate a third parking space and align the driveway with the walkway to the backyard. Our single-family home has a two-car garage and the driveway will blend in with our neighbors in the Terremere neighborhood,

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): There will be no change to the character of the village and neighborhood. It will enhance the appearance of the front of the house and replace the sinking paved driveway which was originally installed when the house was built in 1985. The new driveway will be compatible with other houses in the Terramere neighborhood who has extended the width and added in brick paver edging. The driveway work will end at the sidewalk and will flow with our house that sits on the side of a culdesac.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): We are redoing our driveway to replace the original one that is getting old with cracks and a big sinkhole where the driveway is connected to the garage. We are widening the driveway to allow for an additional car. My wife is nurse at a local hospital, and I have a daughter in high school and another daughter in college. This widened driveway will allow us to come in and out of the house without having to move cars or park on the street. Last year we built a sidewalk to our backyard and the extended driveway and boarder pavers will flow into the design of the sidewalk.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): Correct, we are looking to replace the paved driveway with a vary similar design with the exception that it is slightly wider and will ascetically pleasing with the sidewalk to the backyard.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): We are only asking for a slightly wider driveway which will fit in with the other houses in the neighborhood.

Signed: Ira Finn
Petitioner

Date: 4/28/21

PLAT OF SURVEY

BY

CARL PETERSEN SURVEY SERVICE, INC.
REGISTERED LAND SURVEYORS
[illegible] BURNING BUSH LANE, MT. PROSPECT, ILL. 60056
(312) 299-2411

ORDERED BY: Kennedy Homes
ORDER NO: 85-12-44

OF

Lot 457 in Tertamote of Arlington Heights Unit 10, being a Subdivision in the North ½ of Fractional Section 6, Township 42 North, Range 11, East of the Third Principal Meridian, according to Plat thereof recorded as Document No [illegible] in Cook County, Illinois

LAKE COOK RD.

NORTH

93'-0"

710.06

710.20

10 ft Utility Easement

710.40

CATCH BASIN # B
708.1

708.9

25 ft Building Line

SIDEYARD SETBACKS

SEWER 162.2'±

Utility Easement

143.11⅜"

2-STORY BRICK & FRAME DWELLING

12" ϕ STORM

F.G. 712.5
T/C. 711.0 Stoop

Existing Stoop

19.0'

712.0

Cover Stoop

Step Detail

Cover Stoop

Existing Stoop

2 Step

#2

#3

#1

House

7

18'

2 Pcs

42"

711.9

2' Paver Border

Existing

19'±

4

12

24"

WATER VALVE VAULT

STORM MANHOLE #3

711.01

711.22

711.06

20x10 Tapper To Existing 10" Sanit. Sewer

Paver Patio

2' Paver Border

SALEM

EXISTING STORM MANHOLE

EXISTING SAN. MANHOLE

EXISTING 15" STORM SEWER

ASPHALT Detail

3" ASPHALT

6½ STONE BASE

Paver Detail

Edging

Steel Spike

Pavers

1" SAND

10" STONE BASE

1" Type 'K' copper water (min 5½ ft. below grade)

2. 6" V.C.P. or equiv. san s

3. 4" P.V.C. sump discharge

NOTES: Provide min 10 ft. hor or 18" vertical separa ween services.

No 'B' boxes permitte or driveways

Downspouts to be direc front and rear yards

Scanned with CamScanner

PLAT OF SURVEY

FOR

ORDERED BY Kennedy Homes, Inc.

ORDER NO 83-12-44

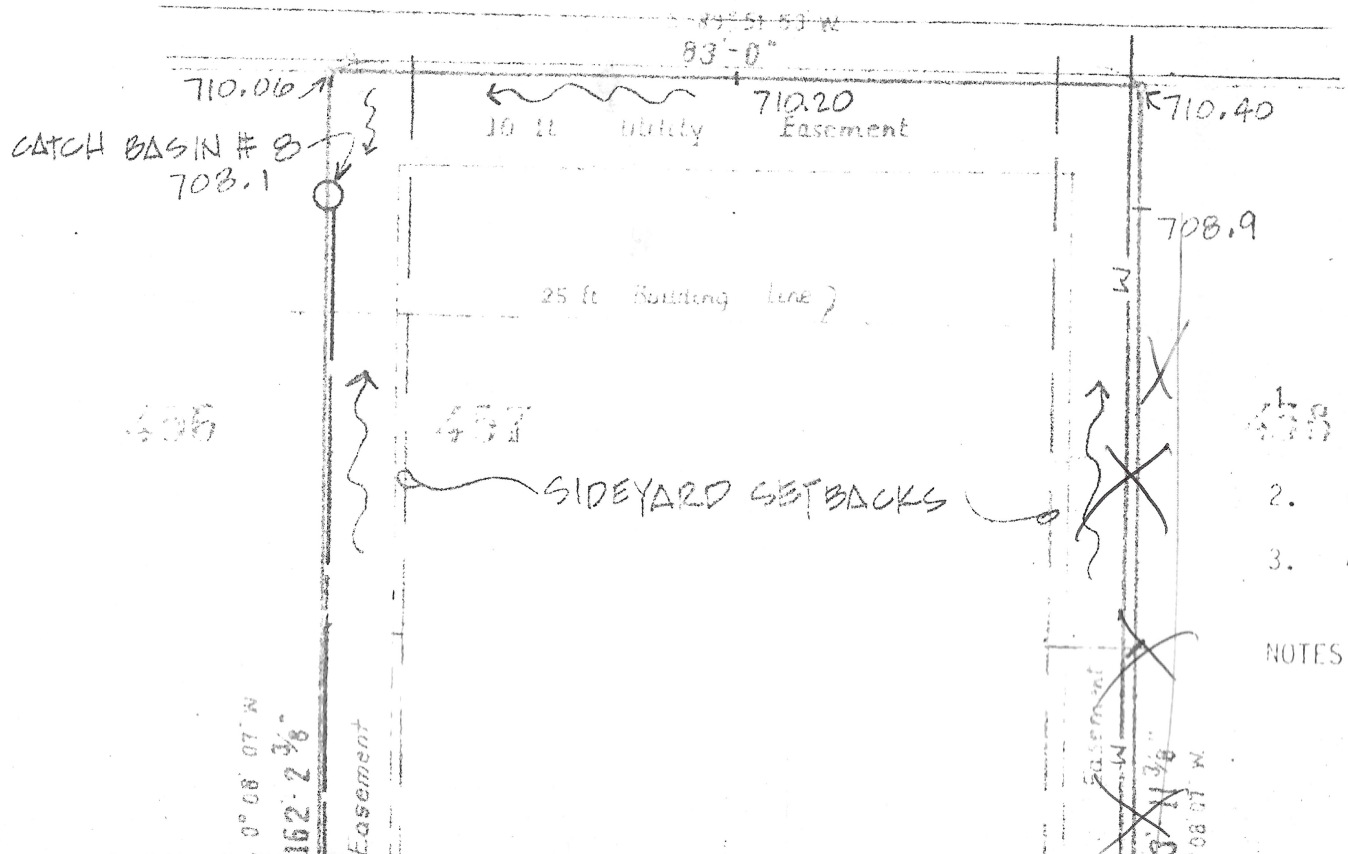
BY

CARL RITZEL SURVEY SERVICE, INC.
REGISTERED LAND SURVEYORS
1715 BURNING BUSH LANE, MT. PROSPECT, ILL. 60056
(312) 299-2411

OF

Lot 457 in Terramere of Arlington Heights Unit 10, being a Subdivision in the North ½ of Fractional Section 6, Township 42 North, Range 11, East of the Third Principal Meridian, according to Plat thereof recorded as Document No ____ in Cook County, Illinois

LAKE COOK RD.

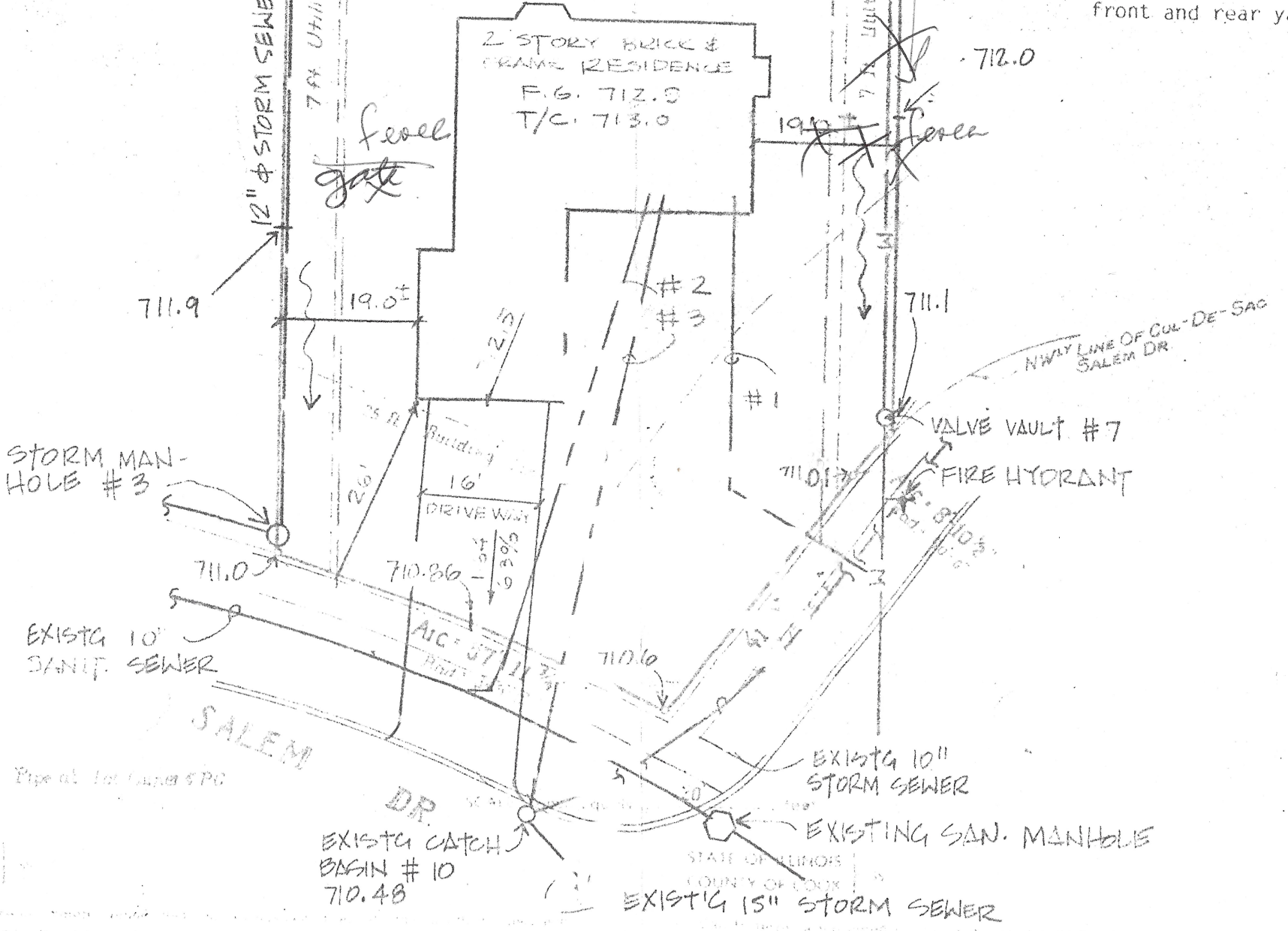


1. 1" Type 'K' copper water supply (min 5½ ft. below grade)
2. 6" V.C.P. or equiv. san sewer
3. 4" P.V.C. sump discharge w/air gap

NOTES: Provide min 10 ft. horizontal or 18" vertical separation between services.

No ' B' boxes permitted in walks or driveways

front and rear yards



Indicates Iron Pipe at lot corners PC

STATE OF ILLINOIS
COUNTY OF COOK

April 29, 2021

To Whom It May Concern,

Our neighbor, Ira Finn, of 4239 N. Salem Dr., is seeking a variance to Chapter 28, Section 10.2-11.1b of the Arlington Heights Municipal Code to widen his driveway. We do not have any concerns regarding his proposed changes to the width.

Thank you,

Nicholas and Niki Poteres
4235 N. Salem Dr.
Arlington Heights, IL 60004

April 29, 2021

To Whom It May Concern,

My neighbor, Ira Finn, at 4239 N Salem Dr., is seeking a variance to section 10.2-11.1b of the Arlington Heights code to widen their drive. I do not have any concerns regarding the proposed changes to the width.

Thank you,

Burt Ziskind
4231 N Salem Dr
Arlington Heights, IL 60004

April 29, 2021

To Whom It May Concern,

My neighbor, Ira Finn, at 4239 N Salem Dr., is seeking a variance to section 10.2-11.1b of the Arlington Heights code to widen their drive. I do not have any concerns regarding the proposed changes to the width.

Thank you,

Sandi Prommer
4220 N Salem Dr
Arlington Heights, IL 60004

Zoning Board of Appeals
6/14/2021

Item: 606 E. Park St. - ZBA#21-017

Department: Planning & Community Development

REQUEST

• A 7.3 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition along the west property line with a side yard setback of 6.3 feet instead of the required 13.6 feet and an additional 1.5 feet for the eave.

• A 0.7 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition with a front yard setback of 24.9 feet instead of the required 25.6 feet and an additional 1.5 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#21-017
PIN: 03-32-221-014

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By:	Derek Mach, Planner
Hearing Date:	June 14, 2021
Date Prepared:	June 9, 2021
Project Title:	Jarrett Residence
Address:	606 E. Park St.

Background Information

Petition Number:	ZBA #21-017
Petitioner:	Keith Ginnodo – Kingsley/Ginnodo Architects
Address:	33 N. Hickory Ave. Arlington Heights IL 60004

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

Requested Action/Background Information

The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 11,475 square feet. The petitioner is proposing to expand the existing two car attached garage and create a three car attached garage with living space above the new garage bay. The proposed garage expansion requires a zoning variation to allow a side yard setback of 6.3 feet, where 13.6 feet is required and a 0.7 foot variance for the front yard encroachment. Therefore, the petitioner requires the following variations:

- A 7.3 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition along the west property line with a side yard setback of 6.3 feet instead of the required 13.6 feet and an additional 1.5 feet for the eave.
- A 0.7 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition with a front yard setback of 24.9 feet instead of the required 25.6 feet and an additional 1.5 feet for the eave.

Variation Review Standards

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

Petition – ZBA#21-017
PIN: 03-32-221-014

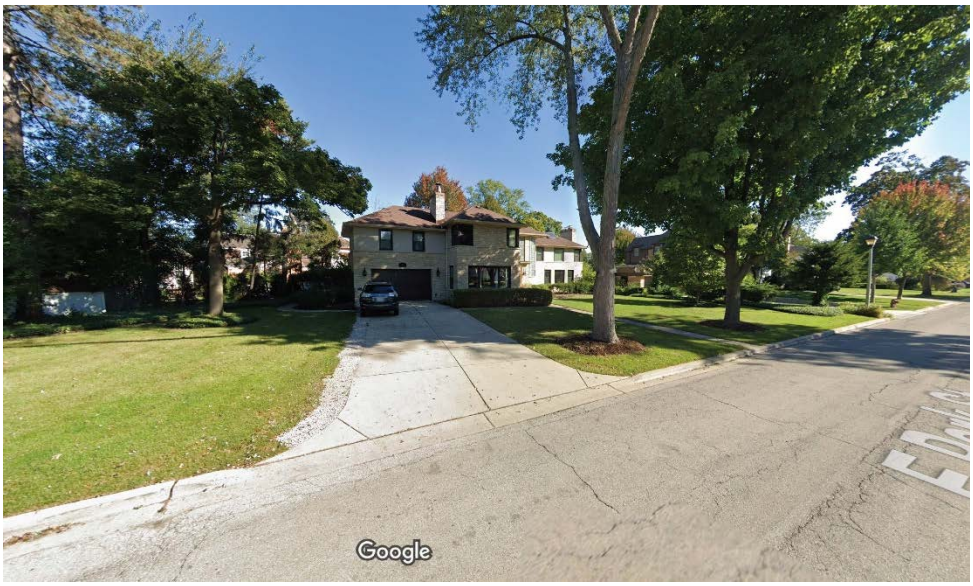
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	5/28/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/28/21	
3. Letter that was Mailed	✓	5/28/21	
4. Photographs of Sign on Property	✓	5/28/21	

Photographs of Existing Structure



Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

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

From: **Deb Pierce, Building & Life Safety Department**

Project Name: **Jarrett Residence**

Project Address: **606 E Park St.**

ZBA #: **21-017**

Date: **May 28, 2021**

Derek:

I have reviewed the request for the following variances:

- A 7.3-foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition along the west property line with a side yard setback of 6.3 feet instead of the required 13.6 feet and an additional 1.5 feet for the eave.

- A 0.6-foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition with a front yard setback of 24.9 feet instead of the required 25.6 feet and an additional 1.5 feet for the eave.

I have no objection to the variances with the following comment:

- The soffit of the garage that is less than 5 feet to the west lot line shall have a minimum fire-resistance construction of 1 hour, or fire-retardant-treated wood.

ZBA# 21-017
606 E Park St- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: May 6, 2021
Received by Planning:
Transmitted to Engineering: May 25, 2021
Completed: June 4, 2021
ZBA Meeting Date: June 14, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A 7.3-foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition along the west property line with a side yard setback of 6.3 feet instead of the required 13.6 feet and an additional 1.5 feet for the eave.

A 0.6-foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition with a front yard setback of 24.9 feet instead of the required 25.6 feet and an additional 1.5 feet for the eave.

The proposed garage encroaches the 8-foot utility easement with the proposed side yard setback variance request. Therefore, the owner must supply sign-off letters from all utility companies.

The Engineering Division has NO COMMENT for the front yard setback request.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Jarrett Residence

Project Address: 606 E. Park Street

ZBA #: 21-017

ZBA Hearing Date: June 14th, 2021

To: Mike Pagones, Village Engineer
Mark Fink, Assistant Building Official

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: May 26, 2021

- A 7.3 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition along the west property line with a side yard setback of 6.3 feet instead of the required 13.6 feet and an additional 1.5 feet for the eave.
- A 0.6 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition with a front yard setback of 24.9 feet instead of the required 25.6 feet and an additional 1.5 feet for the eave.

Attached are the Petitioner's:

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

Comments: The proposed gararge addition is nicely designed to match the existing house.

This project is favorable for an administrative (Staff) design approval, pending theoutcome of the ZBA review.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than June 4, 2021.

May 6, 2021

PETITION

Shani and Jovan Jarrett Residence – 606 E Park Street, Arlington Heights, Illinois 60005

NOW COMES the Petitioner Shani and Jovan Jarrett being the owner of the property commonly known as: 606 E Park Street, Arlington Heights, Illinois 60005 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from the Arlington Heights Municipal Code, Chapter 28 Zoning Regulations, Section 5.1-3.2 (Required Minimum Yards) in order to construct an addition for an additional garage bay on the side of the home that encroaches 0.7 feet into the required front yard and 7.3 feet into the required side yard.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property if the variations were granted: The proposed garage addition is a compatible and well-designed addition that blends in with the existing home in both scale and incorporated materials.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned: The existing garage is not large enough to fit two cars. The additional bay will provide the owners a place for 2 cars to be parked in a garage.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter: The garage addition is located adjacent to the existing garage and does not extend into the front yard beyond the existing home. The size of the additional garage bay meets the minimal Arlington Heights standards for a one car garage.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property: The addition will allow the Owners, a family of five, to live in this home as their forever home.

Signed: (petitioner) Shani Jarrett date: 5/6/21

PROFESSIONAL DESIGN FIRM NO. 184-003023

JE
INOIS 60712
ciated.com

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: pa@professionalsassoci

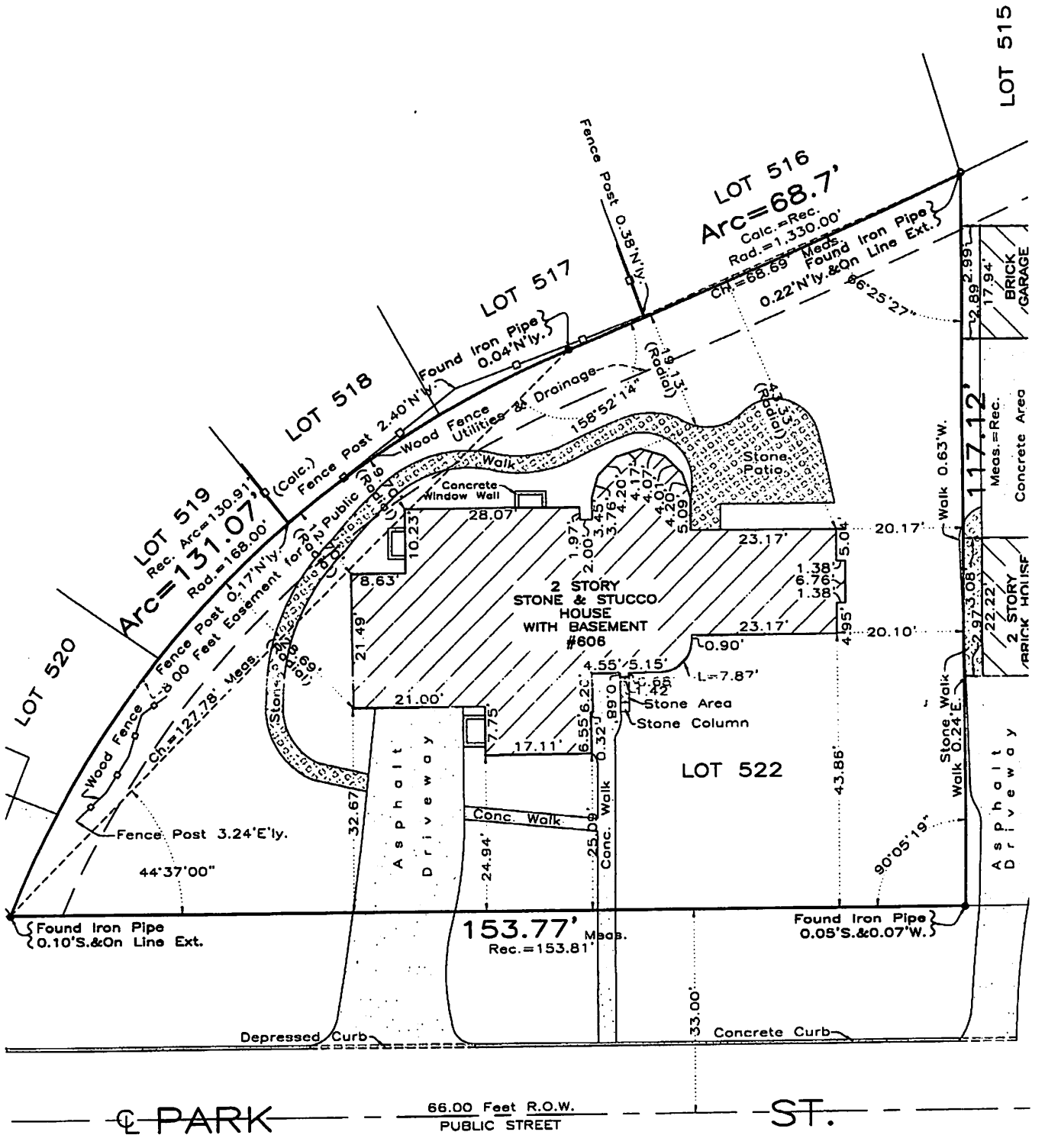
PLAT OF SURVEY

OF

LOT 522 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RAGNE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

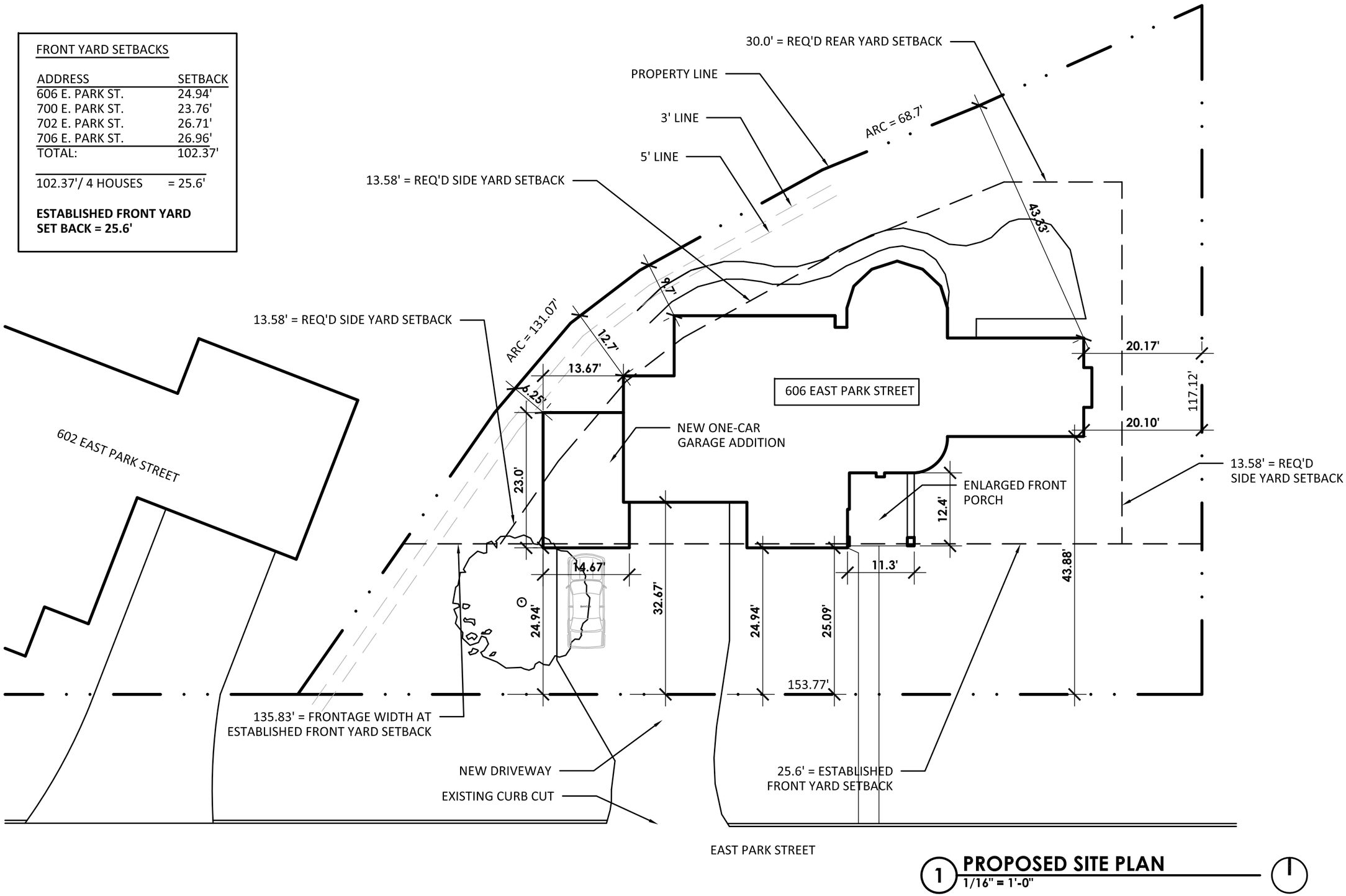
LAND TOTAL AREA: 11,649.96 SQ.FT.=0.2674 ACRES

COMMONLY KNOWN AS: 606 EAST PARK STREET, ARLINGTON HEIGHTS, ILLINOIS.



FRONT YARD SETBACKS	
ADDRESS	SETBACK
606 E. PARK ST.	24.94'
700 E. PARK ST.	23.76'
702 E. PARK ST.	26.71'
706 E. PARK ST.	26.96'
TOTAL:	102.37'
102.37'/ 4 HOUSES	= 25.6'

ESTABLISHED FRONT YARD SET BACK = 25.6'



1 PROPOSED SITE PLAN
1/16" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

A0

5.10.21
4.26.21
4.20.21

© KINGSLEY + GINNODO ARCHITECTS

SHANI AND JOVAN JARRETT

606 E PARK STREET, ARLINGTON HEIGHTS, IL 60005

PROPERTY LINE

3' LINE

5' LINE

REQUIRED SIDEYARD
SETBACK 13.58'

6.25'

4'-0"

21'-4"

12'-10"

6'-6"

SIDE ENTRY CANOPY

9' O.H. DOOR

BMW 535i

NEW DRIVEWAY

ENLARGED FRONT PORCH

12'-5"

11'-4"

ESTABLISHED FRONT YARD
SETBACK 25.6'

1 FIRST FLOOR PLAN
1/8" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

A1

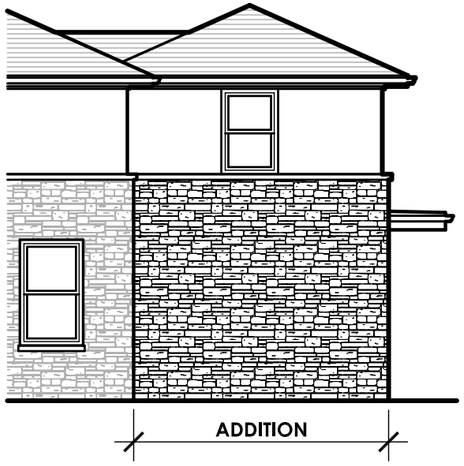
5.10.21
4.28.21
4.20.21

© KINGSLEY + GINNODO ARCHITECTS

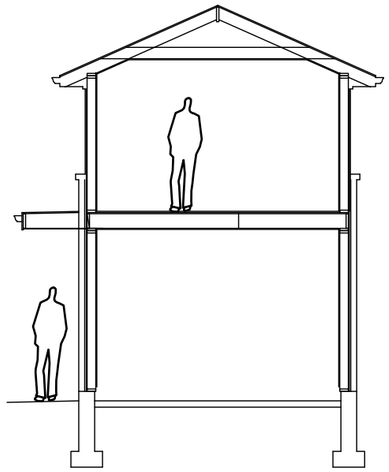
SHANI AND JOVAN JARRETT

606 E PARK STREET, ARLINGTON HEIGHTS, IL 60005

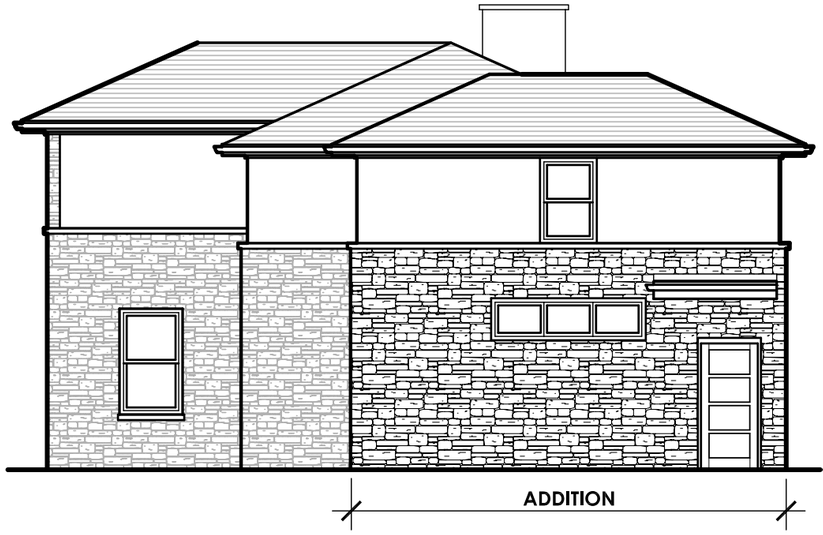
1 1/2 1/4



5 NORTH ELEVATION
1/8" = 1'-0"



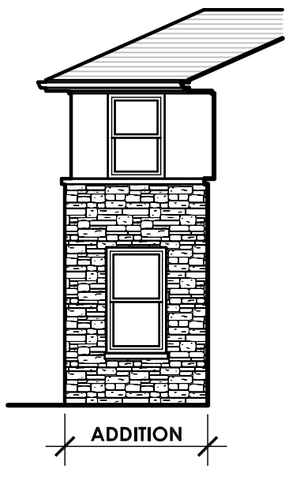
4 BUILDING SECTION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



6 EAST GARAGE ELEV
1/8" = 1'-0"



1 SOUTH ELEVATION
1/8" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

A4

5.10.21
4.29.21
4.20.21

© KINGSLEY + GINNODO ARCHITECTS

KGA

SHANI AND JOVAN JARRETT

606 E PARK STREET, ARLINGTON HEIGHTS, IL 60005

Zoning Board of Appeals
6/14/2021

Item: 103 N. Pine Ave. - ZBA#21-018

Department: Planning & Community Development

REQUEST

• A 6.8 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition with a rear yard setback of 23.2 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.

• A 3.9 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition with a setback of 17.5 feet along the exterior side yard (Wing Street) instead of the required 21.4 feet and an additional 1.0 feet for the eave.

• A 1.0 foot variation from Chapter 28, Section 6.5-2 to allow a shed with a side yard setback of 2.0 feet from the north property line where a minimum of 3.0 feet is required.

• A 3.0 foot variation from Chapter 28, Section 6.5-2 to allow a shed with a rear yard setback of 2.0 feet from the east property line where a minimum of 5.0 feet is required.

ATTACHMENTS:

Description	**Type**
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 14, 2021
Date Prepared: June 9, 2021
Project Title: Zittergruen Residence
Address: 103 N. Pine Ave.

Background Information

Petition Number: ZBA #21-018
Petitioner: Chris Russo – ALA Architects
Address: 2600 Behan Rd, Suite C
Crystal Lake, IL 60014

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

Requested Action/Background Information

The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,712 square feet and a lot width of 66.0 feet. The residence has approximately 3,750 square feet. In 2016 a variation was granted by the Zoning Board of Appeals for the new house which is encroaching into the required exterior side yard setback.

The petitioner is proposing to expand the width of the existing two car attached garage. The proposed addition requires a zoning variation to allow a setback along the exterior side yard (Wing Street) of 17.5 feet, where 21.4feet is required. In addition, the petitioner is proposing a new shed that is encroaching into the required side yard and rear yard setback. Therefore, the petitioner requires the following variations:

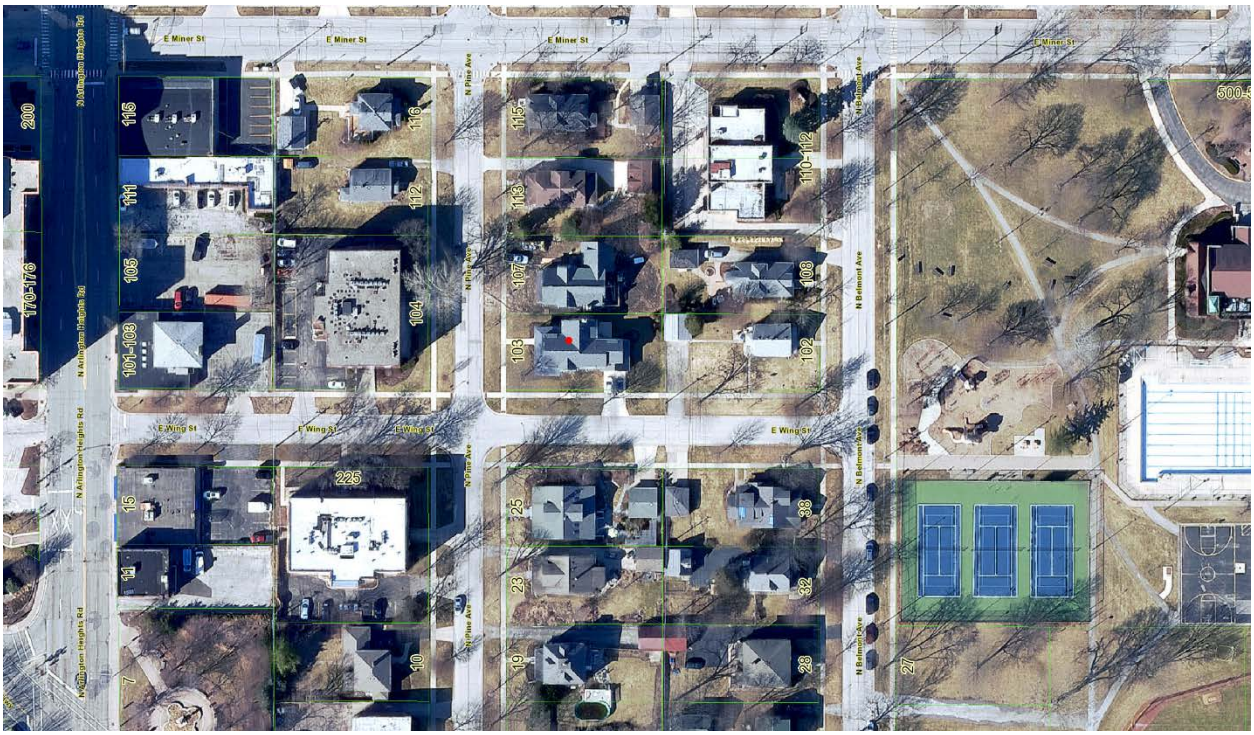
- A 6.8 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition with a rear yard setback of 23.2 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.
- A 3.9 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition with a setback of 17.5 feet along the exterior side yard (Wing Street) instead of the required 21.4 feet and an additional 1.0 feet for the eave.
- A 1.0 foot variation from Chapter 28, Section 6.5-2 to allow a shed with a side yard setback of 2.0 feet from the north property line where a minimum of 3.0 feet is required.
- A 3.0 foot variation from Chapter 28, Section 6.5-2 to allow a shed with a rear yard setback of 2.0 feet from the east property line where a minimum of 5.0 feet is required.

Variation Review Standards

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

Petition – ZBA#21-018
PIN: 03-29-337-004

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	5/28/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/28/21	
3. Letter that was Mailed	✓	5/28/21	
4. Photographs of Sign on Property	✓	5/28/21	

Photographs of Existing Structure





Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

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

From: **Deb Pierce, Building & Life Safety Department**

Project Name: **Zittergruen Residence**

Project Address: **103 N Pine Ave.**

ZBA #: **21-018**

Date: **May 28, 2021**

Derek:

I have reviewed the request for the following variances:

- A 6.8-foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition with a rear yard setback of 23.2 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.

- A 3.9-foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition with a setback of 17.5 feet along the exterior side yard (Wing Street) instead of the required 21.4 feet and an additional 1.0 feet for the eave.

- A 1.0-foot variation from Chapter 28, Section 6.5-2 to allow a shed with a side yard setback of 2.0 feet from the north property line where a minimum of 3.0 feet is required.

- A 3.0-foot variation from Chapter 28, Section 6.5-2 to allow a shed with a rear yard setback of 2.0 feet from the east property line where a minimum of 5.0 feet is required.

I have no objection to the variances with the following comment:

- Each wall of the shed that is less than 5 feet to the lot lines shall have a minimum fire-resistance construction of 1 hour with exposure from both sides.

ZBA# 21-018
103 N Pine St- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: March 18, 2021
Received by Planning:
Transmitted to Engineering: May 25, 2021
Completed: June 4, 2021
ZBA Meeting Date: June 14, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A 6.8-foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition with a rear yard setback of 23.2 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.

A 3.9-foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition with a setback of 17.5 feet along the exterior side yard (Wing Street) instead of the required 21.4 feet and an additional 1.0 feet for the eave.

A 1.0-foot variation from Chapter 28, Section 6.5-2 to allow a shed with a side yard setback of 2.0 feet from the north property line where a minimum of 3.0 feet is required.

A 3.0-foot variation from Chapter 28, Section 6.5-2 to allow a shed with a rear yard setback of 2.0 feet from the east property line where a minimum of 5.0 feet is required.

The Engineering Division has NO COMMENT for the rear yard setback request.

The Engineering Division has NO COMMENT for the exterior side yard setback request.

The Engineering Division has NO OBJECTION for the shed setback of 2.0 feet from the north property line and 2.0 feet from the east property line. However, a grading plan showing existing and proposed grades will be required at permitting.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Zittergruen Residence

Project Address: 103 N. Pine Avenue

ZBA #: 21-018

ZBA Hearing Date: June 14th, 2021

To:	Mike Pagones, Village Engineer Mark Fink, Assistant Building Official
C:	Bill Enright, Deputy Director of Planning and Community Development Steve Hautzinger, Design Planner
From:	Derek Mach, Zoning Board of Appeals Liaison
Transmitted On:	May 26, 2021

- A 6.8 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition with a rear yard setback of 23.2 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.
- A 3.9 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a garage addition with a setback of 17.5 feet along the exterior side yard (Wing Street) instead of the required 21.4 feet and an additional 1.0 feet for the eave.
- A 1.0 foot variation from Chapter 28, Section 6.5-2 to allow a shed with a side yard setback of 2.0 feet from the north property line where a minimum of 3.0 feet is required.
- A 3.0 foot variation from Chapter 28, Section 6.5-2 to allow a shed with a rear yard setback of 2.0 feet from the east property line where a minimum of 5.0 feet is required.

Attached are the Petitioner's:

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

Comments: No design concerns regarding the proposed wider garage.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than June 4, 2021.

PETITION

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

PETITION

NOW COMES the Petitioner Tyler Zittergruen

being the owner of the property commonly know as: 103 N. Pine Avenue, Arlignton Heights, IL

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-0-2

Chapter 28, of the Arlington Heights Municipal Code, in order to: Allow for a garage addiiton and shed to go over the rear and side yard setbacks.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): If approved, the varieances will allow for a usable two car garage and the shed will allow for storage. The improvements will solve our parking and storage issues and are similar to what other homes in the neighborhood have.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): Originally we thought that the garage would have been usable for two cars. However living in the home we realized that it only works for one car. The stairs to the homeare blocked when a car is parked in that bay.

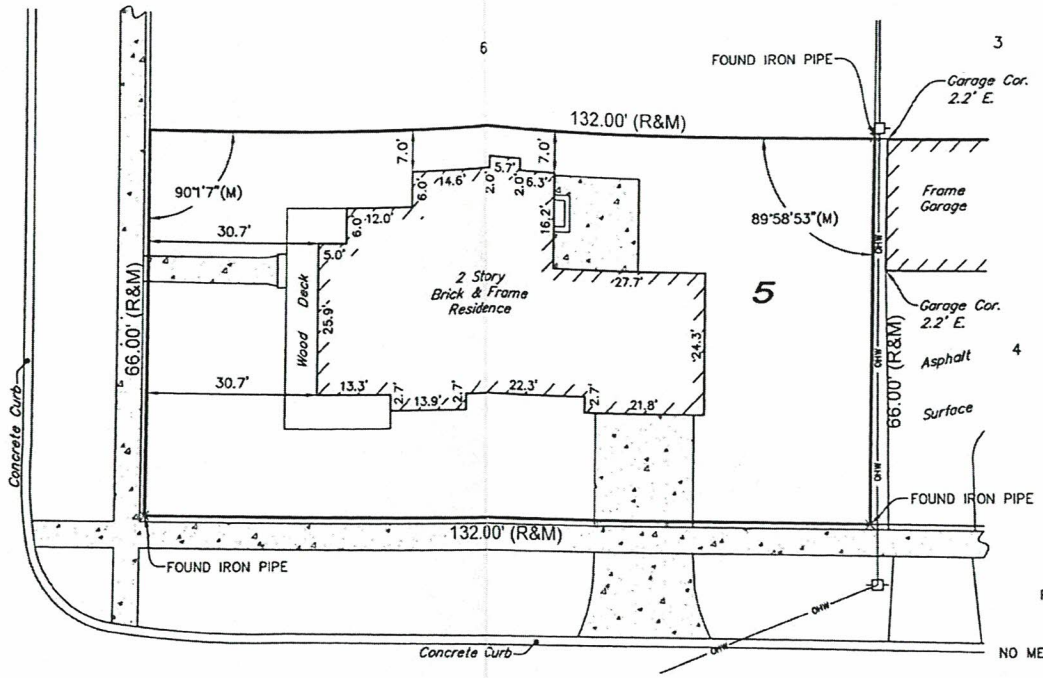
I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): If granted we feel the varience is in the spirit and intent of this chapter. The setbacks are used to create open spaceand prevent massing close to the street. Due to being a corner lot we have more restrictive setbacks, if granted we will have a lot of open space.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The proposed design allows for a wider two car garage garage door and 3'-0" of clear space in front of the stairs to acess the home. We are also keeping the same outside asthetics as the original home.

Signed: _____ *Petitioner* Date: 03.18.2021

PLAT OF SURVEY

PROFESSIONAL LAND SURVEYING, INC.
3080 OGDEN AVENUE SUITE 307
LISLE, ILLINOIS 60532
PHONE: 630-778-1757
PROF. DESIGN FIRM # 184-004196
E-MAIL: info@plslisle.com



SCALE: 1" = 20'

PARCEL INDEX NUMBER
03-29-337-004

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

LEGAL DESCRIPTION

LOT 5 IN BLOCK 6 IN GEORGE W. DUNTON'S ADDITION NUMBER 2 IN THE EAST ½ OF THE SOUTHWEST ¼ (LYING NORTH OF RAILWAY) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN SITUATED IN THE VILLAGE OF ARLINGTON HEIGHTS, COUNTY OF COOK, STATE OF ILLINOIS.

PREPARED FOR: DESIGNERS & BUILDERS
ADDRESS: 103 NORTH PINE STREET, ARLINGTON HEIGHTS, ILLINOIS
BOOK & PG: FILE DATE: 8/29/2017 JOB NO: 1613607
DRAWN BY: JHH CHECK BY: SAR
REVISED:

SYMBOL LEGEND

- CONCRETE SURFACE
-X-X- FENCE LINE
(R) - RECORD DATA
(M) - MEASURED DATA
T/F - TOP FOUNDATION

SURVEYED AREA: 8,712± SQ. FT.

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

NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)

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

JEFFREY R. PANNON PROFESSIONAL 3483 STATE OF ILLINOIS LAND SURVEYOR LISLE, ILLINOIS

FIELD WORK COMPLETED AND DATED THIS 29TH DAY OF AUGUST, 2017.

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

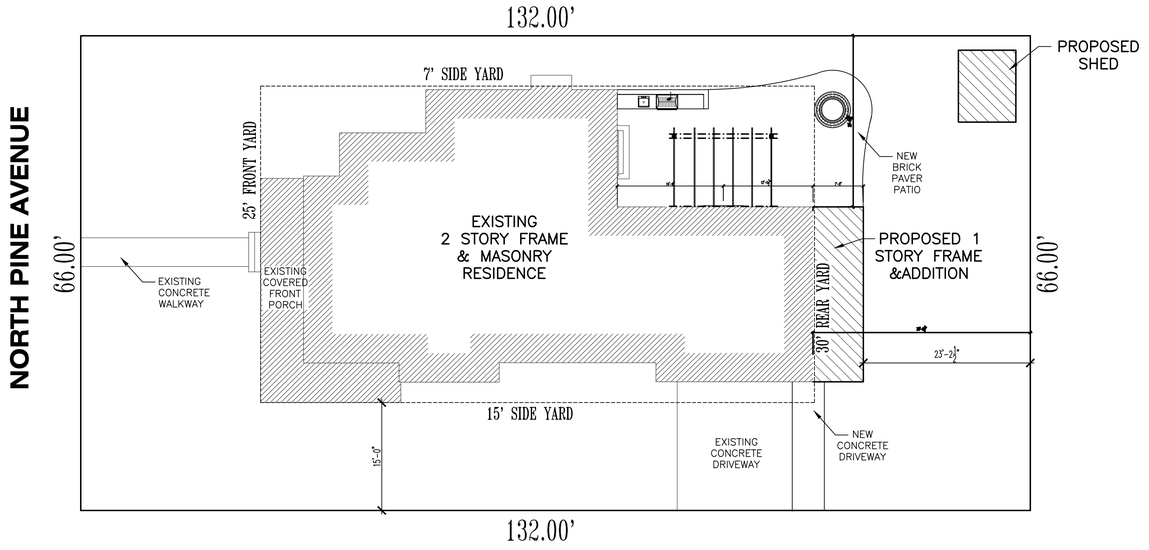
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DRAWING PATH: \\PLS-SERVER2\Company\Land Projects 3\13600-13699\13607_FS\dwg\13607_Plat.dwg

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ZITTERGRUEN RESIDENCE

103 N. PINE AVE.
ARLINGTON HEIGHTS, IL





NOTES:

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

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

NOTE TO OWNER & CONTRACTORS:

THESE DOCUMENTS HAVE BEEN PREPARED WITHOUT THE AID OF A PLAT OF SURVEY. THEREFORE THE RESPONSIBILITY OF VERIFYING ALL SITE RELATED INFORMATION HAS BEEN TRANSFERRED TO THE OWNER & CONTRACTORS AND HAS NOT BEEN COMPLETED BY THE ARCHITECT. THIS INCLUDES AND IS NOT LIMITED TO, THE ALLOWABLE BUILDING AREA, FOOTPRINT, SQUARE FOOTAGE, VERIFICATION OF WETLANDS AND/OR FLOOD PLAIN AND ALL OTHER ITEMS RELATED TO THE SITE THAT COULD IMPACT OR IMPEDE THE SUCCESSFUL COMPLETION OF PORTIONS OR THE ENTIRE PROJECT.

ACTIONS MAY BE REQUIRED TO VERIFY THE SITE INFORMATION PRIOR TO PERMIT SUBMITTAL OR CONSTRUCTION, AND IS THE RESPONSIBILITY OF THE OWNER AND/OR CONTRACTOR TO PERFORM THESE ACTIONS IF NEEDED.

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES

A101 EXISTING FIRST FLOOR PLAN FIRST FLOOR PLAN

A200 EXISTING FRONT ELEVATION, EXISTING RIGHT ELEVATION, EXISTING LEFT ELEVATION

A201 FRONT ELEVATION, RIGHT SIDE ELEVATION LEFT SIDE ELEVATION,

IECC — INTERNATIONAL ENERGY CONSERVATION CODE

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

* THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

* THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PRESCRIPTIVE METHOD AS ALLOWED FOR IN IECC, CHAPTER 1: "ADMINISTRATION FIGURE(1) ECC SCOPE AND APPLICATION ABSTRACT – RESIDENTIAL, OPTION 1". MEETING OR EXCEEDING ALL APPLICABLE INSULATION VALUES AND SPECIFICATIONS REQUIRED BY THE CODE.

* AS SPECIFIED BY THE CODE, OPTION 1, WAIVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK" TO EVALUATE THE ENVELOPE. THE PRESCRIPTIVE METHOD EXCEEDS ALL APPLICABLE REQUIREMENTS REQUIRED BY THE CODE AND IS SPECIFICALLY ALLOWED FOR AS A REPLACEMENT FOR THE "SIMULATED PERFORMANCE ALTERNATIVE" OR "RESCHECK".

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

{ IF YOU DONT READ ANY OTHER NOTES – READ THIS ONE }

NOTE TO BIDDERS & CONTRACTORS:

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

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

PLAN & ELEVATION SYMBOLS

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

WINDOW & DOOR NOTES

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

ELECTRICAL SYMBOLS:

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

WALL TYPES

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

NOTE TO CONTRACTORS

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

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING

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

PLUMBING NOTES

* PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES & FIREPLACES
* ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A 2 X 6 MIN. STUD WALL
* ALL WATER LINES TO A SECOND FLOOR TO HAVE 18" AIR CHAMBERS
  - ABOVE GROUND WASTE – SCHEDULE 40 PVC, 1120 SERIES
  - BELOW GROUND WASTE – SCH 40 PVC OR CAST IRON
  - ABOVE GROUND WATER – TYPE L COPPER, NO LEAD SOLDER
  - BELOW GROUND WATER – TYPE K COPPER
* UNDERGROUND SANITARY SHALL BE 4" MIN.
* COLORED PRIMER & STACK TEST REQUIRED ON ALL PVC PIPING
* 75 LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING

HVAC NOTES:

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

FINISHES

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

DESIGN LOADING VALUES

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

CONCRETE / MASONRY NOTES:

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

WINDOW NOTES:

* VERIFY ALL NEW WINDOW SIZES IN FIELD PRIOR TO PURCHASE
* NEW WINDOWS TO MATCH EXISTING WINDOW TYPE & STYLE, UNLESS OTHERWISE NOTED
* TOP OF WINDOWS IN REMODELED AREAS TO MATCH EXISTING UNLESS FOLLOWING HDR. HEIGHTS BELOW
* FOR BASEMENTS, TOP OF WINDOWS @ 6'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED
* FOR 10'-0" PLATES, TOP OF WINDOWS @ 108-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* FOR 9'-0" PLATES, TOP OF WINDOWS @ 94-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* FOR 8'-0" PLATES, TOP OF WINDOWS @ 82-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON MFG.
* PROVIDE (2) 2 X 12 HDR. ABOVE ALL NEW WINDOWS & OPENINGS, UNLESS OTHERWISE NOTED
* VERIFY ALL EXISTING HEADERS, WHERE BEARING WILL BE INCREASED AS A RESULT OF THE REMODELING, TO BE MIN. (2) 2 X 12 HDR., UNLESS OTHERWISE NOTED
* PROVIDE TEMPERED SAFETY GLAZING IN ALL NEWS WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS
* PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN NEW WINDOW SILLS ARE LESS THAN 24" ABOVE FINISHED FLOOR
* ALL NEW FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS =(0.30), SKYLIGHTS =(0.55)
* WINDOW & DOOR TAGS: FIXED WINDOW = (F), EGRESS WINDOW = (E), TEMPERED GLASS = (T)

STRUCTURAL NOTES:

* PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS
* ALL INTERIOR FRAME WALL PARTITIONS = 3-1/2" (2 X 4 STUD), UNLESS OTHERWISE NOTED
* ALL EXTERIOR FRAME WALLS = 4-1/2" (2 X 4 STUD + 1" SHEATHING)
* ALL EXTERIOR FRAME WALLS WITH MASONRY VENEER = 9-1/2" (2 X 4 STUD + 1" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER)
* ALL EXTERIOR FRAME WALLS = 6" (2 X 6 STUD + 1/2" SHEATHING)
* ALL EXTERIOR FRAME WALLS WITH MASONRY VENEER = 11" (2 X 6 STUD + 1/2" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER)
* ALL EXTERIOR DIMENSIONS ARE SNAPPED TO EXTERIOR OF WALL SHEATHING OR FULL MASONRY VENEER & ALSO COINCIDES WITH EXTERIOR OF FOUNDATION EDGE (DIMENSIONS ARE NEVER SNAPPED TO THIN-CUT MASONRY VENEERS, THEY ARE DEPICTED AS A TYPE OF EXTERIOR SIDING/CLADDING)
* ALL STEEL TO BE A-36 & STRUCTURAL STEEL BOLTS TO BE A-325
* PROVIDE (5" X 3-1/2" X 5/16") STEEL ANGLE L.L.V. ABOVE OPENINGS UP TO 9'-0" WIDE WITH MASONRY VENEER ABOVE
* PROVIDE (8" X 4" X 1/2") STEEL ANGLE L.L.V. ABOVE OPENINGS FROM 9'-0" TO 16'-0" WIDE WITH MASONRY VENEER ABOVE
* PROVIDE (7" X 4" X 3/8") STEEL ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH UP TO 2'-0" OF MASONRY VENEER ABOVE
* PROVIDE (9" X 4" X 9/16") STEEL ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH MORE THAN 2'-0" OF MASONRY VENEER ABOVE
* STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS & SHIMS FOR A COMPLETE INSTALLATION.
* STEEL FLITCH PLATE BEAMS TO BE CONNECTED WITH 1/2"ø BOLTS STAGGERED @ 20" O.C. & (2) @ EACH END
* ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED
* WALLS SHALL BE BRACED @ EACH END & 25'-0" O.C. MAX.
* ALL JOISTS, STUDS & RAFTERS TO BE SPF #2 (CANADIAN), UNLESS OTHERWISE NOTED
* ALL HEADERS TO BE (2) 2 X 12 SPF #2 (CANADIAN), UNLESS OTHERWISE NOTED
* THE DIAMETER OF HOLES BORED INTO SOLID SAWN FRAMING MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER & SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
* THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED FRAMING MEMBERS SHALL FOLLOW MFG. APPROVED SPECIFICATIONS
* PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS
* PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
* PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO START OF ROUGH FRAMING
* ■ = (2) 2x STUDS IN INTERIOR PARTITIONS WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED
* ■ = (2) 2x STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED
* □ = POINT LOAD FROM ABOVE WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED
* ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE MIN. 2 X 6 STUDS @ 16" O.C.
* ADD 2 X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING & TO STUDS.
* HALF WALLS TO BE MIN. 36" TALL UNLESS OTHERWISE NOTED
* FIREBLOCKING SHALL BE INSTALLED @ THE FOLLOWING LOCATIONS:
  - CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERTICAL AT CEILING & FLOOR LEVELS AND HORIZONTAL AT 10'-0" INTERVALS
  - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
  - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP & BOTTOM OF THE STAIR RUN
  - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS & AT FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS

ELECTRICAL NOTES

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

DESIGN STAGE	REVISIONS
CONCEPTUAL DESIGN	
PRELIMINARY DESIGN	03-19-21 BJJ
DESIGN DEVELOPMENT	03-19-21 BJJ
RELEASE FOR BID	
FINAL REVIEW	
RELEASE FOR PERMIT	
PERMIT DIVISION	

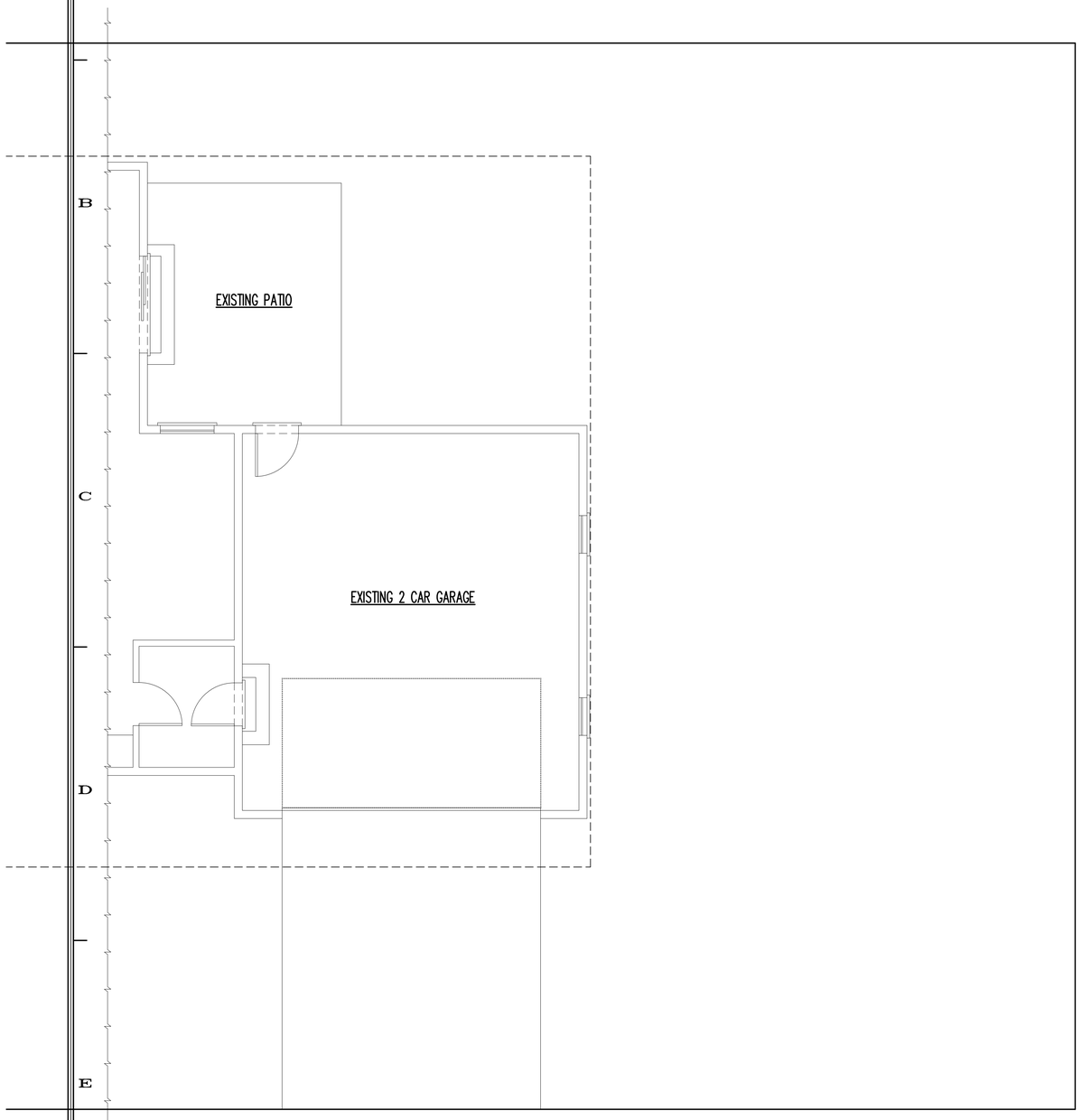
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SITE PLAN
DRAWING INDEX
GENERAL NOTES

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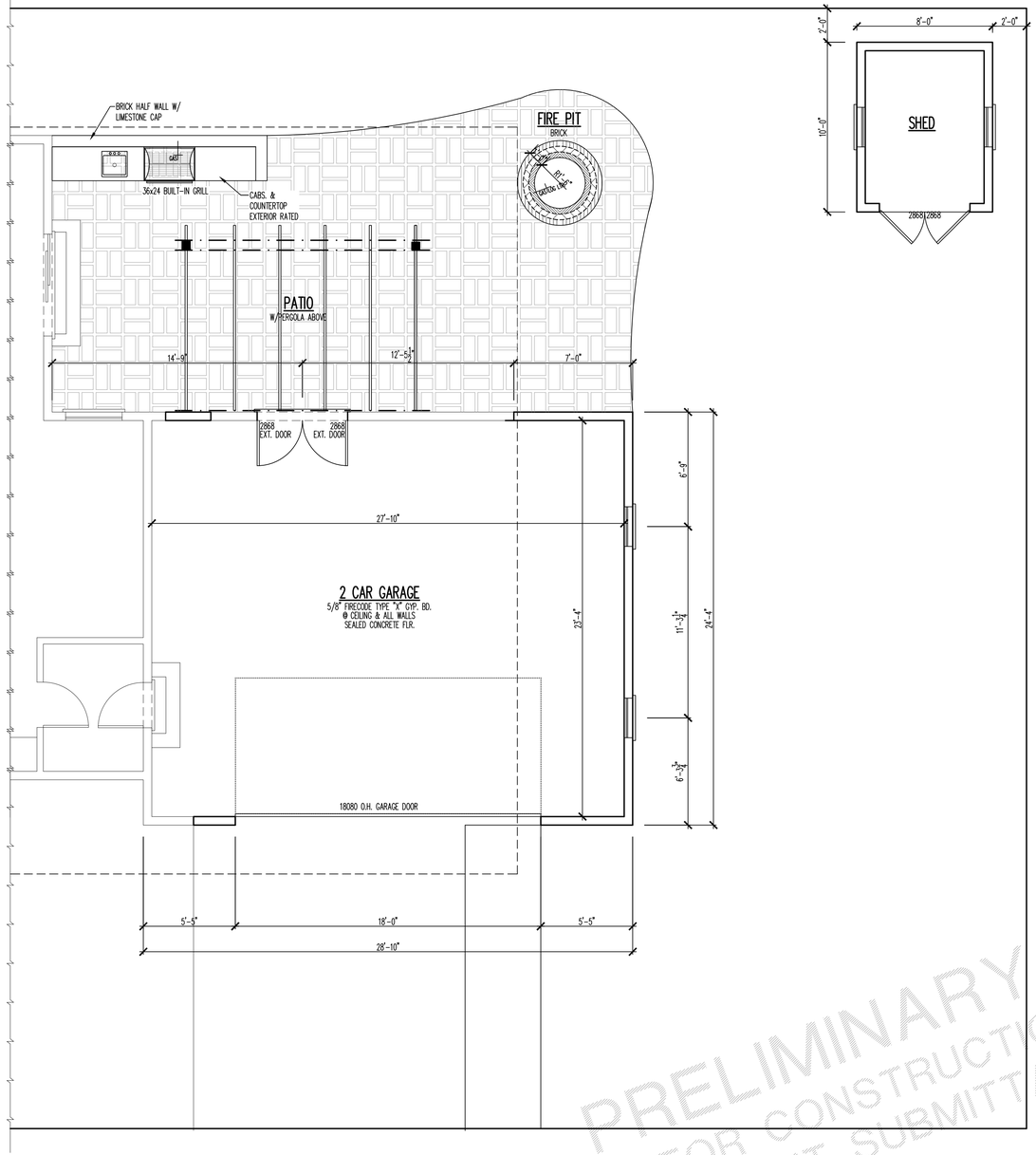
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File Name: 210730000

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1E A101 EXISTING FIRST FLOOR PLAN

1/4"=1'-0"



4E A101 FIRST FLOOR PLAN

1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE
- CONCEPTUAL DESIGN
- PROGRAMMING DESIGN
- DESIGN DEVELOPMENT
- RELEASE FOR BID
- FINAL REVIEW
- RELEASE FOR PERMIT
- REVISION

REVISIONS

1	03-11-21 BM	A
2	03-19-21 BM	A
3		A
4		A
5		A

PRELIMINARY

ZITTERGRUEN RESIDENCE
103 N. PINE AVE.
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EXISTING FIRST FLOOR PLAN
FIRST FLOOR PLAN

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Job Number: 21073

Sheet Number: A101

File Name: 21073101

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1C A200 EXISTING REAR ELEVATION

1/4"=1'-0"



5C A200 EXISTING LEFT ELEVATION

1/4"=1'-0"



1E A200 EXISTING RIGHT ELEVATION

1/4"=1'-0"

DESIGN STAGE

CONCEPTUAL DESIGN
PRELIMINARY DESIGN
PERMIT & BIDDING
RELEASE FOR BID
FINAL REVIEW
RELEASE FOR PERMIT
REVISION

REVISIONS

1 03-11-21 BM
2 03-19-21 BM
3
4
5

ZITTERGRUEN RESIDENCE
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PRELIMINARY

REAR ELEVATION
RIGHT ELEVATION
LEFT ELEVATION

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Job Number: 21073

Sheet Number: A200

File Name: 210729200

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1C A200 REAR ELEVATION

1/4"=1'-0"



5C A200 LEFT ELEVATION

1/4"=1'-0"



1E A200 RIGHT ELEVATION

1/4"=1'-0"

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

DESIGN STAGE
- CONCEPTUAL DESIGN
- PRELIMINARY DESIGN
- PRICING & ADJUSTMENT
- RELEASE FOR BID
- FINAL REVIEW
- RELEASE FOR PERMIT
- REVISION

REVISIONS
1 03-11-21 BM — 04-2-21 BM
2 04-16-21 BM
3
4
5

ZITTERGRUEN RESIDENCE
103 N. PINE AVE.
ARLINGTON HEIGHTS, IL

PRELIMINARY

REAR ELEVATION
RIGHT ELEVATION
LEFT ELEVATION

Architects & Planners, Inc.
2600 Bohan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 21073

Sheet Number: A200

File Name: 210729200

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Zoning Board of Appeals
6/14/2021

Item: 1015 S. Highland Ave. - ZBA#21-019

Department: Planning & Community Development

REQUEST

• A 25.8 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 47.8 feet where a maximum width of 22 feet is permitted.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#21-019
PIN: 08-09-204-014

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Jake Schmidt, Assistant Planner
Hearing Date: June 14, 2021
Date Prepared: June 9, 2021
Project Title: Carlson-Nofsinger Residence
Address: 1015 S. Highland Ave.

Background Information

Petition Number: ZBA #21-019
Petitioner: Carol Carlson-Nofsinger
Address: 1015 S. Highland Ave.
Arlington Heights IL 60005

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

Requested Action/Background Information

The subject property is zoned R-3 – Residential Single-Family District. The petitioner is seeking to construct a new detached garage to the rear of their home, and add a driveway to access the garage. However, this results in a driveway with a width of 47.8 feet where a maximum width of 22 feet is permitted. There is existing evergreen shrubbery adjacent to the north property line; however, if approval of the request is granted, Staff encourages the Zoning Board to add a condition requiring additional evergreen screening north of the driveway. This will provide additional screening, and ensure the driveway is adequately screened should the existing evergreen landscaping be removed. The petitioner requests the following variation:

- A 25.8 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 47.8 feet where a maximum width of 22 feet is permitted.

Variation Review Standards

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

Petition – ZBA#21-019
PIN: 08-09-204-014

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	5/27/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/27/21	
3. Letter that was Mailed	✓	5/27/21	
4. Photographs of Sign on Property	✓	5/27/21	

Photographs of Existing Structure



Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Jake Schmidt, Zoning Board of Appeals Liaison**

From: **Deb Pierce, Building & Life Safety Department**

Project Name: **Carlson-Nofsinger Residence**

Project Address: **1015 S Highland Ave.**

ZBA #: **21-019**

Date: **May 28, 2021**

Derek:

I have reviewed the request for the following variance:

- A 25.8-foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 47.8 feet where a maximum width of 22 feet is permitted.

I have no objection to the variance.

ZBA# 21-019
1015 S Highland Ave- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: May 13, 2021
Received by Planning:
Transmitted to Engineering: May 25, 2021
Completed: June 4, 2021
ZBA Meeting Date: June 14, 2021

The proposed ZBA application indicates that the petitioner is seeking:

> A 25.8-foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 47.8 feet where a maximum width of 22 feet is permitted.

The Engineering Division has NO OBJECTION for the driveway variance request. Please note an existing and proposed grading plan will be required at time of permitting.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Carlson-Nofsinger Residence

Project Address: 1015 S. Highland Avenue

ZBA #: 21-019

ZBA Hearing Date: June 14th, 2021

To:	Mike Pagones, Village Engineer Mark Fink, Assistant Building Official
C:	Bill Enright, Deputy Director of Planning and Community Development Steve Hautzinger, Design Planner
From:	Jake Schmidt, Zoning Board of Appeals Liaison
Transmitted On:	May 26, 2021

- A 25.8 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 47.8 feet where a maximum width of 22 feet is permitted.

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 4, 2021.

PETITION

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

PETITION

NOW COMES the Petitioner Carol Carlson-Nofsinger

being the owner of the property commonly know as: 1015 S. Highland Ave., Arlington Heights, IL 60005

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 10.2-14.1 Chapter 28, of the Arlington Heights Municipal Code, in order to: build a driveway to access a new detached garage, which will be built in compliance with the code.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The short width of the new driveway paired with the existing driveway is compatible with existing uses of nearby properties (see photos) including the property across the street from the subject property and in the neighborhood.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The property owner owns a truck that does not fit in the current garage and a classic car that needs to be stored inside. The new garage will accomodate these vehicles, but a driveway is required to get to the new garage (built in compliance with the code).

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The proposed variation is in harmony with the spirit and intent of Chap. 28 because the majority of the new driveway conforms to the code except where the proposed driveway meets the existing driveway.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The majority of the new proposed driveway doesn't exceed the 22' width required by the code. The code permits a 22' driveway and a 3' walkway. The only portion of the driveway that exceeds the 22' width is where it meets the existing driveway.

Signed: Carol Carlson-Nofsinger
Petitioner

Date: 5-13-2021

GENERAL REQUIREMENTS

A. CONTRACTOR shall furnish contractor's liability insurance, workkers' compensation,desability insurance for all emploees, subcontractors and other people envolved in that project, including the following:

1. claims under workers'compensation, disability benefit and other similar employee benefit acts which are applicable to the Work to be performed.

2. claim for damages becouse of bodily injury, occupational sickness or disease, or death of the emploees related to the Work to be performed.

3. claim of damages becouse of bodily injury, sickness, or death of any person other than the Contractor's emploees.

4. claims for damages insurade by usual personal injury liability coverage.

5. claims for damage, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom.

Contractor shall furnish the labor, materials, tools, necessary to complete the work as shown and as reasonably implied by the drawings, specifications, notes and required by any code with jurisdiction to complete the scope of work for a complete and properly finished job. Contractors proceed with the understanding and agreement that a satisfactory job is obtainable with the information as provided.

B. The General Contractor is solely responsible for dimensional accuracy. All differences in anticipated dimensions or conditions shall be immediately submitted in writing to the architect prior to the commencement or continuation of work or the Contractor shall be solely responsible for same.

C. Any deviation from these plans and specifications without prior written consent of the Architect shall be the responsibility of the Contractor and will nullify and void any architectural certification pertaining to this project.

D. All Subcontractor work shall be of quality to pass inspections by local authorities, lending institutions, Architect or Contractor. Any one or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately.
E. All Manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturers specifications.
F. All alternates are at the option of the owner and shall be at the owners request, constructed in addition to or in lieu of the typical condition.

G. All Contractors, Subcontractors, Suppliers and Fabricators shall be responsible for the content of the Construction Documents, and for the supply and design of appropriate materials and shall insure that all work is done in a professional workman like manner by skilled mechanics and shall insure that all work is done in a professional workman like manner by skilled mechanics and shall replace any materials or items damaged by Subcontractors performance. Subcontractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent of overlap of each others work and to successfully complete the execution of the Work.

1. All work shall comply with the following:

A. The Local Building Code. Applicable Local, State, County and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work.
B. Before final Construction Documents are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in the Construction Documents appear, the Architect shall be notified of such discrepancies in writing by the Contractor or building official, and allowed to alter the Construction Documents so as to comply with governing codes before construction begins.
C. Upon receipt of approval from the governing official, approved final Construction Documents shall be submitted to the Contractor by the Architect.
D. If code discrepancies are discovered during the construction process, the Architect shall be notified in writing and allowed ample time to remedy said discrepancies.

GENERAL NOTES:

1.CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, ALL DIMENSIONS, ELEVATIONS, GRADING ON THE FIELD BEFORE ANY WORK PROCEEDING, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

2. REQUIREMENTS AND DESIGN DATA SHALL BE FOLLOWED ENTIRELY, REGARDLESS OF WHETHER THEY ARE GIVEN BY BOTH THE SPECIFICATIONS AND DRAWINGS OR BY EITHER ONE ONLY.

3. SHOP DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC. SHALL BE REVIEWED BY STRUCTURAL ENGINEER ONLY FOR CONFORMANCE WITH DESIGN CONCEPT. NO WORK SHALL BE STARTED WITHOUT SUCH REVIEW.

4. CONTRACTORS TO ASSUME FULL RESPONSIBILITY, UNRELIEVED BY REVIEW OF SHOP DRAWINGS AND BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION, FOR THE FOLLOWING:

a) COMPLIANCE WITH CONTRACT DOCUMENTS.
b) DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS.
c). FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, SCAFFOLDING, BRACING, ERECTION, FORMWORK, ETC.)
d) COORDINATION OF THE VARIOUS TRADES.
e) SAFE CONDITIONS AT THE JOB SITE.

5. UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES ON DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.

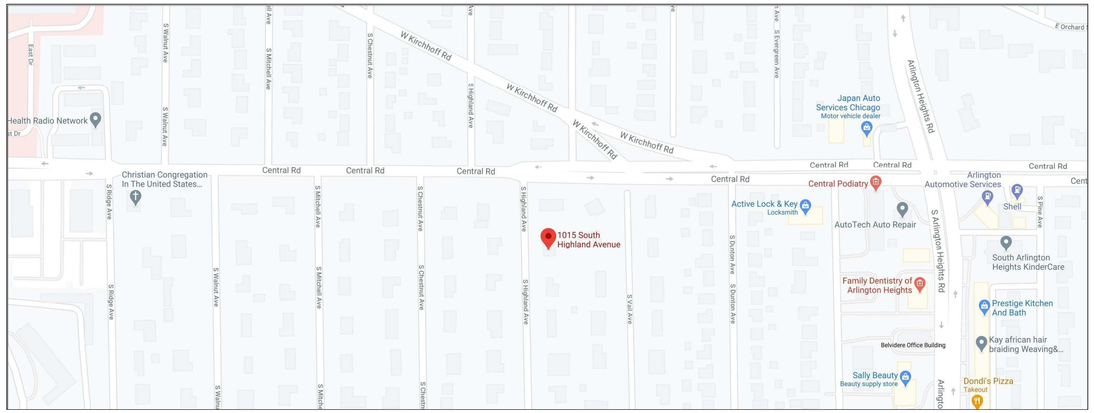
6. DESIGN LOADS, ALLOWABLE STRESSES AND STRUCTURAL CAPACITIES ARE BASED ON THE APPLICABLE BUILDING CODE, INCLUDING LOCAL AMENDMENTS, IN FORCE AT THE LOCATIONS OF THE BUILDING.

7. SUBMIT LOCATION AND SPACING OF CONSTRUCTION JOINTS IN CONCRETE SLABS AND WALLS TO THE STRUCTURAL ENGINEER FOR REVIEW.

8. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING TO THE STRUCTURE CAPABLE OF RESISTING A FULL WIND LOAD UPON THE BUILDING UNTIL THE ENTIRE ROOF DECK IS CONNECTED TO THE ROOF STRUCTURE.

MARK & CAROL NOFSINGER RESIDENCE
NEW DETACHED GARAGE

1015 S. HIGHLAND AVE. ARLINGTON HEIGHTS, ILLINOIS





BUILDING CODE SUMMARY

2018 International Building Code (IBC)
2018 International Residential Code (IRC)
2018 International Mechanical Code (IMC)
2018 International Energy Conservation Code (IECC)
2018 International Fuel Gas Code (IFGC)
2018 International Plumbing Code (IPC)
2018 International Fire Code (IFC)
2018 International Property Maintenance Code (IPMC)
2017 National Electrical Code (NEC)
2018 International Swimming Pool and Spa Code

INDEX OF DRAWINGS

CS-1.0	GENERAL INFORMATION
CS-2.0	GENERAL SPECIFICATIONS
A-1.0	EXISTING AND PROPOSED SITE PLAN WITH DETAILS AND NOTES
A-2.0	PROPOSED GARAGE PLANS WITH DETAILS AND NOTES
A-3.0	PROPOSED ELEVATIONS WITH DETAILS AND NOTES
A-4.0	PROPOSED SECTIONS WITH DETAILS AND NOTES

GENERAL NOTES

APPROVED PLANS SHALL BE ON SITE FOR ALL INSPECTIONS.

A. GENERAL

1. REFER TO CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS.

2. DETAILS SHOWN ARE TYPICAL IN NATURE AND ARE INDICATIVE OF PROFILES AND TYPES REQUIRED FOR THE WORK. REMAINDER OF THE WORK IS SIMILAR IN CHARACTER TO THESE DETAILS.

3. MATERIALS AND SYSTEMS NOTES ARE TYPICAL IN NATURE AND APPLY TO MULTIPLE DRAWINGS. NOTES ON ANY ONE DRAWINGS ARE TO APPLY TO ALL OTHER SIMILAR MATERIALS AND SYSTEMS UNLESS NOTED OTHERWISE.

4. ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE TOP OF SLAB LEVELS UNLESS NOTED OTHERWISE.

5. COORDINATE FLOOR AND WALL PENETRATIONS, SLEEVES AND MECHANICAL SHAFT WITH TRADE'S CONTRACTORS, INCLUDING BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION CONTRACTORS.

6. THE HANDICAP ACCESSIBILITY AND PARKING REQUIREMENTS SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE, ANSI 117.1 AND THE ILLINOIS ACCESSIBILITY CODE.

7. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CIVIL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEM.–GENERAL TO SUBMIT DWGS. TO THE VILLAGE FOR REVIEW.

B. FIRE RATINGS

1. A FIRE RATING INDICATED FOR A WALL OR PARTITION IS FOR THE ENTIRE LENGTH AND HEIGHT OF THE WALL.

2. FIRE RATINGS INDICATED MUST COMPLY WITH THE UNDERWRITERS LABORATORIES TESTS AND AS ACCEPTABLE BY THE APPLICABLE BUILDING CODES AND REGULATIONS.

3. FIRE STOP OPENING IN THE FLOOR SLAB AND/OR RATED WALLS, INCLUDING SPACES BETWEEN SLAB EDGE AND EXTERIOR WALL, SPACES BETWEEN DUCTS, CONDUITS, PIPING AND OTHER PENETRATIONS, (EXCEPT WHEN COMPLETELY ENCLOSED BY FIRE RATED CONSTRUCTION) TO MAINTAIN THE CONTINUITY OF THE FIRE RATING OF FLOOR OR WALL CONSTRUCTION AND TO PREVENT THE PASSAGE OF SMOKE.

C. DIMENSIONING

1. ALL DIMENSIONS ARE IN FEET–INCHES UNLESS NOTED OTHERWISE.

2. DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.

3. VERIFY DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

4. EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.

5. INTERIOR WALLS AND PARTITIONS ARE DIMENSIONED TO ONE FINISHED FACE UNLESS NOTED OTHERWISE.

6. DOORS ARE LOCATED BY THEIR JAMB DETAIL RELATIVE TO ADJACENT WALLS AND PARTITIONS. DOOR OPENING ARE DIMENSIONED TO THE STRIKE OR HINGE FACE OF THE DOOR FRAMES.

7. STAIR, ELEVATORS AND MECHANICAL SHAFTS ARE DIMENSIONED TO THEIR CLEAR OPENINGS.

D. PARTITION NOTES

1. EXTEND PARTITIONS TO THE UNDERSIDE OF THE STRUCTURAL DECK OR FRAMING ABOVE UNLESS SHOWN OR NOTED OTHERWISE.

2. MOVEMENT CONTROL: PROVIDE FOR VERTICAL MOVEMENT AT HEAD OF ALLCMU AND GYPSUM BOARD CONSTRUCTION AS INDICATED ON THE DRAWINGS AND NOTES.

E. MISCELLANEOUS

1. SEAL EXTERIOR JOINTS AROUND DOORS, WINDOWS AND LOUVER FRAMES AND AT PENETRATIONS OF MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION ELEMENTS TO PREVENT THE AIR AND WATER LEAKAGE.

2. ISOLATE DISSIMILAR METALS EFFECTIVELY FROM EACH OTHER TO PREVENT ELECTROLYTIC ACTION.

3. ANCHOR AND REINFORCE CONCRETE CURBS AS SHOWN ON STRUCTURAL DRAWINGS.

4. COORDINATE SIZES AND LOCATIONS OF EQUIPMENT BASES AND HOUSEKEEPING PADS.

5. PROVIDE ACCESS PANELS AS REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION EQUIPMENT.

ARCHITECT'S STATEMENT OF COMPLIANCE

THIS IS CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

SIGNATURE:_____

REGISTRATION
EXPIRATION DATE: 11/30/21

THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR DEMOLITION, EXCUVATION, FIELD SURVEY, LEGAL LIMITATIONS, ZONING, EASEMENTS, BOUNDARIES AND COUNTERS OF THE SITE, ANY UTILITY LOCATIONS FOR THE SITE OF THE PROJECT, LOCATION OF NEW BUILDING, DIMENSIONS AND NECESSARY DATA WITH RESPECT TO THE SITE AND EXISTING BUILDING.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S OR OWNER'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

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MARK & CAROL NOFSINGER
NEW DETACHED GARAGE
1015 S. HIGHLAND AVE.
ARLINGTON HEIGHTS,
ILLINOIS

GENERAL INFORMATION

Revisions		Date
1	Feasibility Report	08.15.20
2	Revised Feasibility Report	08.20.20
3	Bid Set	04.22.21

LICENSED ARCHITECT
GREGORY MAKRIS
001-011990
STATE OF ILLINOIS

SIGNATURE:

DATE: 9/17/20

DRAWN BY: D.P.P.
CHECKED BY: P.N.P.

DWG

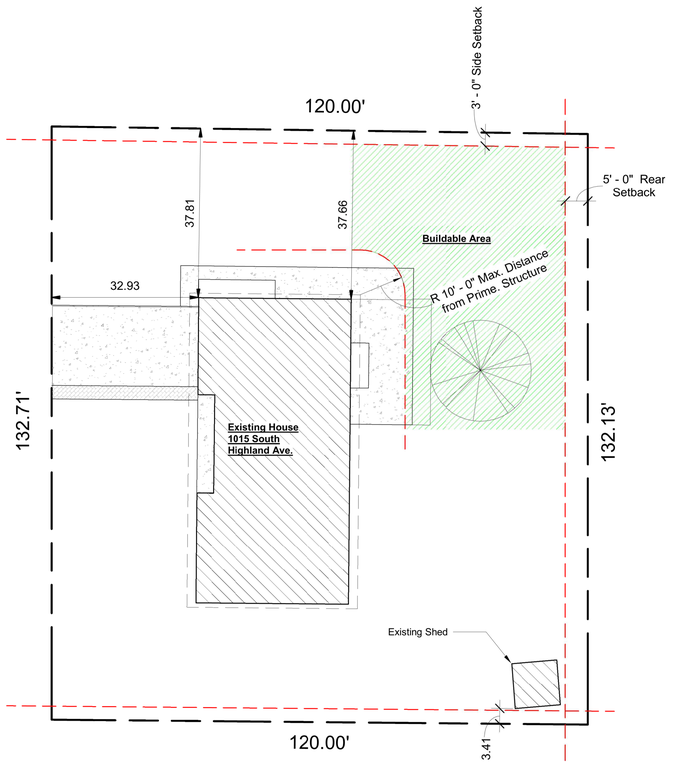
CS-1.0

SITE DATA FOR DETACHED GARAGE:

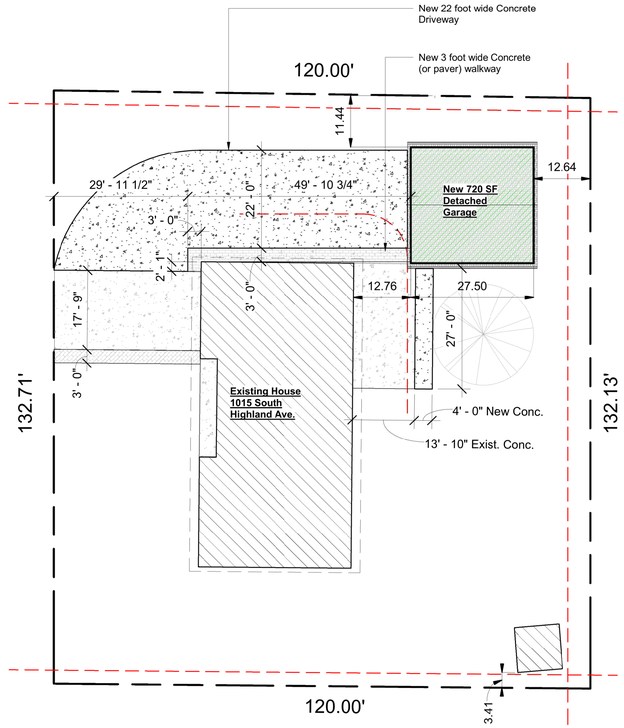
DESCRIPTION	ORDINANCE	EXISTING	PROPOSED
Total Lot Area	Over 10,000 SF	15,890 SF	--
Detached Garage Square Footage	720 SF (Max.)	--	720 SF
Detached Garage Height	15 Feet (Max.)	--	15 Feet
Accessory Structure Side Yard Setback	3 Feet (Min.)	--	11' - 5"
Accessory Structure Rear Yard Setback	5 Feet (Min.)	--	12' - 8"
Accessory Structure Prime. Structure Setback	10 Feet (Min.)	--	10' - 0"
Percentage of Rear Yard Occupied by Accessory Structure:	NOT more than 40% of the rear yard	102 SF or 1.5% of 7030 SF	822 SF or 11.7% of 7030 SF

SITE IMPERVIOUS SURFACE CALCULATIONS (50% Max.):

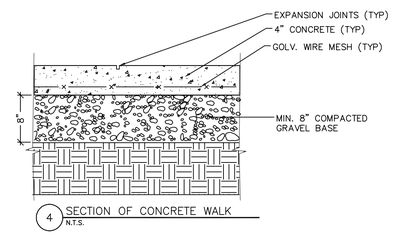
DESCRIPTION	TOTAL % OF 15,890 SF LOT	EXISTING	PROPOSED
Existing House	14.16 %	2,250 SF	--
Existing Driveway & Pavers	4.33 %	689 SF	--
Existing Concrete Patio	4.10 %	630 SF	--
Existing Concrete Entry	0.53 %	85 SF	--
Existing Shed	0.62 %	102 SF	--
New Detached Garage	4.53 %	--	720 SF
New Patio Extension	4.53 %	--	108 SF
New Concrete Driveway and Walkway	11.57 %	--	1,840 SF
TOTAL IMPERVIOUSNESS:	**40.50% (or) 6,445 SF - Total**	**3,777 SF**	**2,668 SF**



1 Site Plan - Existing
1/16" = 1'-0"

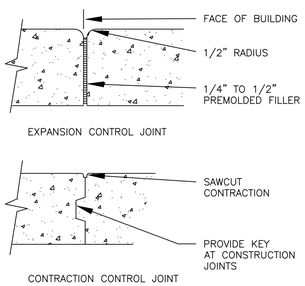


2 Site Plan - Proposed
1/16" = 1'-0"

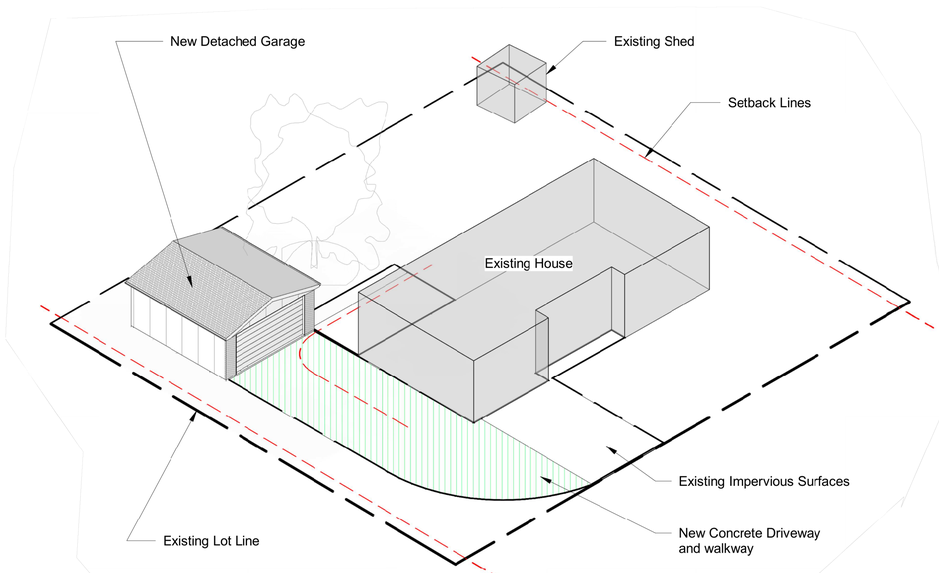


4 SECTION OF CONCRETE WALK
N.T.S.

NOTE:
1. SET EXPANSION JOINTS AT ALL PC'C. PT'C. 8' ON EITHER SIDE OF ANY FRAMES. AND AT 8' MAX. INTERVALS.



SURVEY INFORMATION:
LOT DIMENSIONS TAKEN FROM ORIGINAL SURVEY
ALL LOT LINES, SETBACK LINES, UTILITY EASEMENT, ARE TO BE LOCATED ON THE SITE BEFORE WORK STARTS. CONTRACTOR IS SOLE RESPONSIBLE FOR COMPLIANCE WITH SETBACKS AND EASEMENTS. ANY DISCREPANCIES WITH PLAN DIMENSIONS ARE TO BE REPORTED TO ARCHITECT IMMEDIATELY. CONTRACTOR AGREES TO COMPLY WITH THIS DIRECTIVE AND FURTHER AGREES TO HOLD ARCHITECT HARMLESS FOR REMEDIAL ACTION DUE TO HIS FAILURE TO COMPLY.



3 3D SITE PLAN
1/16" = 1'-0"

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MARK & CAROL NOFSINGER
NEW DETACHED GARAGE
1015 S. HIGHLAND AVE.
ARLINGTON HEIGHTS,
ILLINOIS

EXISTING & PROPOSED SITE PLAN AND NOTES

Revisions	Date
1 Feasibility Report	08.15.20
2 Revised Feasibility Report	08.20.20
3 Construction Bid Set	04.22.21

LICENSED ARCHITECT
GREGORY MAKRIS
001-011500
STATE OF ILLINOIS
SIGNATURE:

DATE: 9/17/20
DRAWN BY: D.P.P.
CHECKED BY: P.N.P.
DWG

A-1.0

GENERAL NOTES:

1. REQUIREMENTS AND DESIGN DATA SHALL BE FOLLOWED ENTIRELY, REGARDLESS OF WHETHER. THEY ARE GIVEN BY BOTH THE SPECIFICATIONS AND DRAWINGS OR BY EITHER ONE ONLY.

2. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, ALL DIMENSIONS, ELEVATIONS, GRADING ON THE FIELD BEFORE ANY WORK PROCEEDING, NOTIFY THE ARCHITECT OF ANY DISCREPENCIES.

3. SHOP DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC. SHALL BE REVIEWED BY STRUCTURAL ENGINEER ONLY FOR CONFORMANCE WITH DESIGN CONCEPT. NO WORK SHALL BE STARTED WITHOUT SUCH REVIEW.

4. CONTRACTORS TO ASSUME FULL RESPONSIBILITY, UNRELIEVED BY REVIEW OF SHOP DRAWINGS AND BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION, FOR THE FOLLOWING:
a) COMPLIANCE WITH CONTRACT DOCUMENTS.
b) DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS.
c) FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, SCAFFOLDING, BRACING, ERECTION, FORMWORK, ETC.)
d) COORDINATION OF THE VARIOUS TRADES.
e) SAFE CONDITIONS AT THE JOB SITE.

5. UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES ON DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.

6. DESIGN LOADS, ALLOWABLE STRESSES AND STRACTURAL CAPACITIES ARE BASED ON THE APPLICABLE BUILDING CODE, INCLUDING LOCAL AMENDMENTS, IN FORCE AT THE LOCATIONS OF THE BUILDING.

7. SUBMIT LOCATION AND SPACING OF CONSTRUCTION JOINTS IN CONCRETE SLABS AND WALLS TO THE STRUCTURAL ENGINEER FOR REVIEW.

8. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING TO THE STRUCTURE CAPABLE OF RESISTING A FULL WIND LOAD UPON THE BUILDING UNTIL THE ENTIRE ROOF DECK IS CONNECTED TO THE ROOF STRUCTURE.

9. SHOP DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC. SHALL BE REVIEWED BY STRUCTURAL ENGINEER ONLY FOR CONFORMANCE WITH DESIGN CONCEPT. NO WORK SHALL BE STARTED WITHOUT SUCH REVIEW.

10. OSB SHEATHING IS NOT ALLOWED FOR FLOOR AND ROOF CONSTRUCTIONS.

CONVENTIONAL FRAMING AND FURRING

1. JOISTS MAY BE SUPPORTED BY OR FRAMED INTO A STEEL BEAM. EACH JOIST SHOULD BE TOE NAILED TO THE WOOD PLATE AND SHOULD BE BOLTED AT 24 in. (610mm) ON CENTERS, THROUGH EITHER THE BEAMS WEB OR ITS FLANGE.

2. THE SILL PLATE OVER A FOUNDATION WALL SHOULD BE SECURELY ANCHORED AND SHOULD BE SEPARATED FROM THE FINISHED GRADE BY AT LEAST 8 in. (200mm).

3. JOISTS' GRADES SHOULD BE SELECTED FOR THE SPECIFIC DESIGN CONDITIONS. SEVERAL COMBINATIONS OF JOIST SIZE AND SPACE SATISFY THE GIVEN REQUIREMENTS, A DEEPER JOIST AT GREATER SPACING IS GENERALLY PREFERRED, PROVIDED, THAT THE SUBFLOOR AND THE CEILING FINISH ARE SELECTED TO SPAN THE GREATER SPACING.

4. THE LAP SHOULD NOT BE LESS THAN 4 in. (100mm), AND THE OVERHANG OF EITHER JOIST BEYOND THE EDGE OF THE GIRDER OR BEAM SHOULD NOT EXCEED 12 in. (305mm).

5. A SINGLE HEADER CAN BE USED IF THE DIMENSION OF THE OPENING ALONG THE HEADER IS LESS THAN 4 ft. (1220mm); A SINGLE TRIMMER CAN BE USED TO SUPPORT A SINGLE HEADER WHEN THE OPENING IS NEED THE END OF THE JOIST SPAN AND LESS THAN 4 ft. (1220mm) LONG. TAIL JOISTS SHORTER THAN 6 ft. (1800mm) SHOULD BE CONNECTED TO HEADERS WITH THREE 16d END NAILS AND TWO 10d TOE NAILS.

6. WHEN FRAMING OPENINGS LARGER THAN 4 ft. (1220mm) BY 4 ft. (1220mm), BOTH THE TRIMMERS AND HEADERS SHOULD BE DOUBLED. CONNECTIONS BETWEEN HEADERS AND TRIMMERS SHOULD BE MADE WITH FRAMING ANCHORS, JOISTS HANGERS, OR LEDGER STRIPS.

7. WHERE NOTCHING OR DRILLING TO A GREATER EXTENT IS NECESSARY, THE WEAKENED JOIST SHOULD BE REINFORCED WITH SCABS ON BOTH SIDES OR BY ADDING ANOTHER JOIST.

8. WALL, ROOF, AND CEILING FRAMING LUMBER SHOULD BE OF THE PROPER GRADE FOR THE INTENDED USE, GRADED BY A RECOGNIZED GRADING AUTHORITY. ITS MOISTURE CONTENT IS IMPORTANT IN THE PERFORMANCE OF APPLIED FINISHES, AND SHOULD BE AS NEAR AS POSSIBLE TO THE EQUILIBRIUM MOISTURE CONTENT FOR THE PARTICULAR AREA.

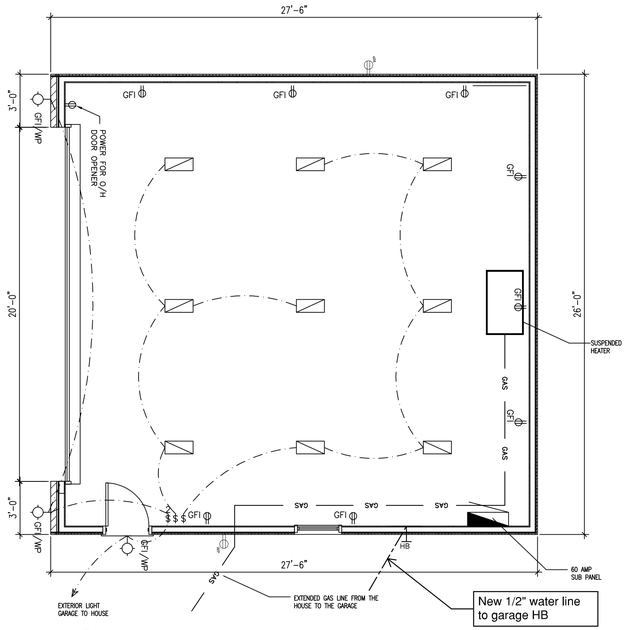
9. LUMBER SHEATHING BOARDS BENEATH WALL SHINGLES SHOULD BE SEASONED TO A MOISTURE CONTENT BETWEEN 12% AND 18%. THEY SHOULD BE FREE FROM LOOSE KNOTS AND LARGE KNOTHOLES.

10. WHEN NON WOOD SHEATHING IS USED THAT DOES NOT PROVIDE CORNER BRACING, SUCH AS FIBERBOARD AND GYPSUM BOARD, THE CORNERS OF A BUILDING MUST BE BRACED.

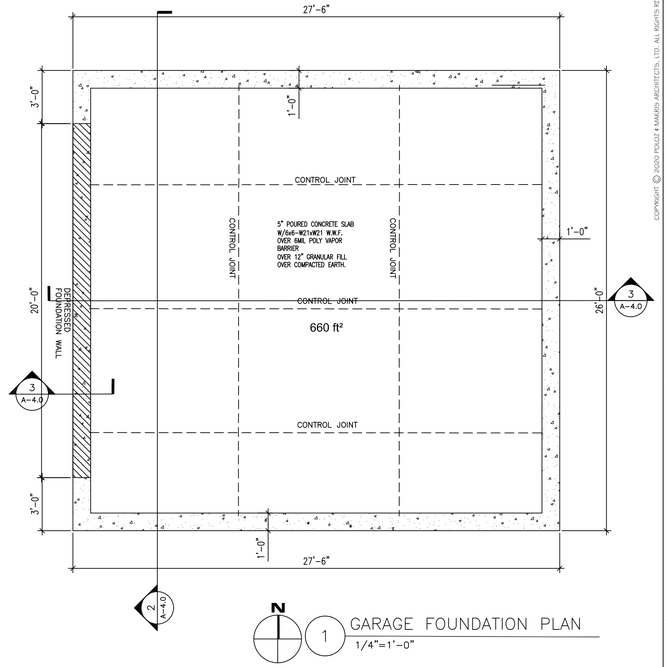
11. ALL LVL'S SHALL BE SERIES 560 (VERIFY W/SPECIFICATIONS)

12. ALL FRAMING SHELL BE DIMENSION LUMBER AND AT 16IN. O.C.

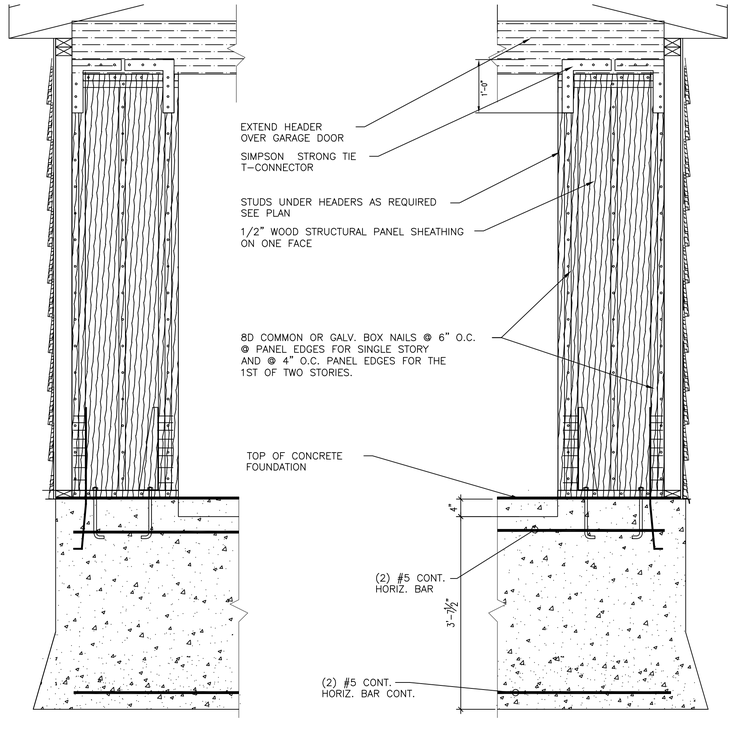
13. ALL ROOF SHEATHING SHALL BE 1/2 IN. EXT. GRADE PLYWOOD (PARTICLE BOARD NOT PERMITTED)



N 2 GARAGE FLOOR/ ELECTRICAL PLAN
1/4"=1'-0"



N 1 GARAGE FOUNDATION PLAN
1/4"=1'-0"



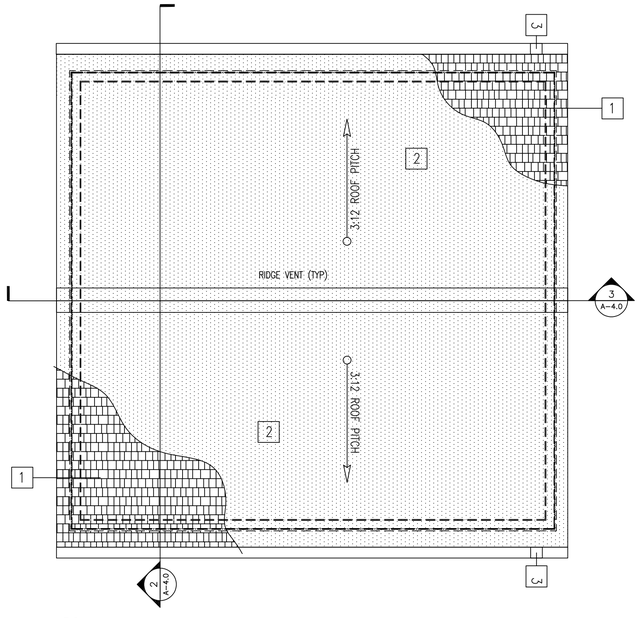
5 WALL SECTION (SHEARING METHOD)
3/4" = 1'-0"

CONT. ICE & WATER SHIELD FROM WALL STRUCTURE AND UP MIN. 36"

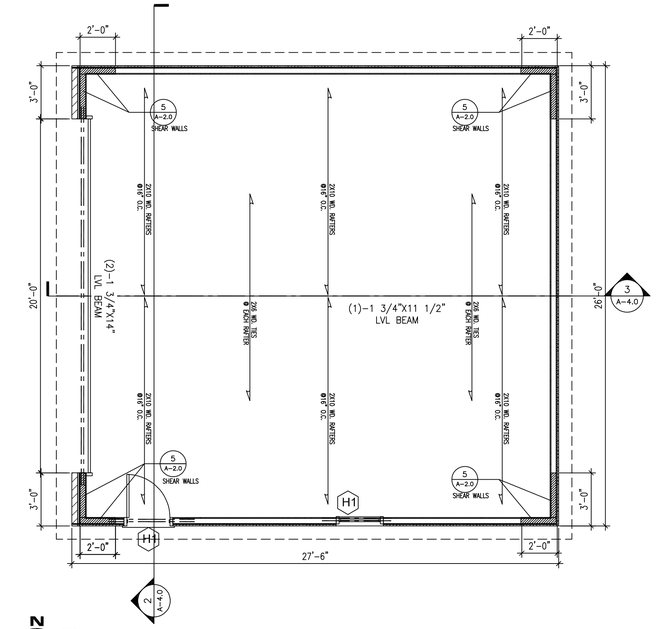
1 ARCHITECTURAL GRADE ROOFING SHINGLES TO MATCH HOUSE ROOF SHINGLES.

2 2-LAYERS OF #30 FELT AND 1-LAYER OF ICE & WATER SHIELD

3 DOWNSPOUTS & GUTTERS



N 4 GARAGE ROOF PLAN
1/4"=1'-0"



N 3 GARAGE ROOF STRUCTURAL PLAN
1/4"=1'-0"

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MARK & CAROL NOFSINGER
NEW DETACHED GARAGE

1015 S. HIGHLAND AVE.
ARLINGTON HEIGHTS,
ILLINOIS

FOUNDATION PLAN,
FLOOR PLAN,
STRUCTURAL PLAN,
ROOF PLAN

Revisions		Date
1	Feasibility Report	08.15.20
2	Revised Feasibility Report	08.20.20
3	Construction Bid Set	04.22.21

LICENSED ARCHITECT
GREGORY MAKRIS
001-011990
STATE OF ILLINOIS

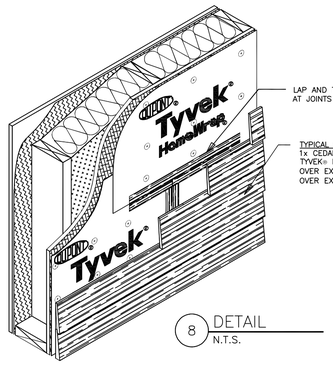
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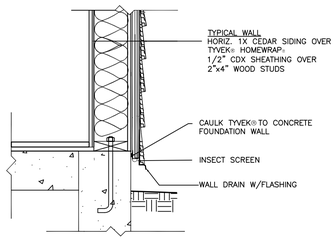
DRAWN BY: D.P.P.
CHECKED BY: P.N.P.

DWG

A-2.0



8 DETAIL
N.T.S.



9 DETAIL
N.T.S.

NOTES:

ICE PROTECTION

1. PROVIDE ICE PROTECTION FOR ASPHALT SHINGLED ROOFS THAT CONSIST OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, WHICH SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND SHALL EXTEND FROM THE EAVES TO A POINT AT LEAST 24" INSIDE OF EXTERIOR WALL LINE OF THE BUILDING.
2. OSB SHEATHING IS NOT ALLOWED FOR FLOOR AND ROOF CONSTRUCTION.
3. PROVIDE COLLAR TIES WHERE NECESSARY FOR ROOF RAFTERS.
4. PROVIDE R-8 & R-49 INSULATION ON ROOF – SEE SECTIONS.
5. ROOF DESIGN CRITERIA SHALL BE AS FOLLOWS:
   30 POUNDS PER SQUARE FOOT ROOF LOAD
   20 POUNDS PER SQUARE FOOT (MINIMUM) LOAD FOR ATTIC STORAGE AREAS.

FLASHING

1. FLASHING SHOULD BE INSTALLED AT THE FOLLOWING VULNERABLE LOCATIONS:
   1. AT THE BASE OF A WALL
   2. UNDER THE SILLS OF WALL OPENINGS
   3. OVER THE HEADS OF WALL OPENINGS
   4. AT FLOOR LINES
   5. BENEATH COPINGS
   6. WHERE MASONRY PENETRATES A ROOF SURFACE

2. FLASHING SHOULD BE PROVIDED UNDER HORIZONTAL MASONRY SURFACES SUCH AS SILLS AND COPINGS, AT INTERSECTIONS OF MASONRY WALLS AND HORIZONTAL SURFACES SUCH AS ROOFS AND CHIMNEYS, OVER THE HEADS OF OPENINGS SUCH AS DOORS AND WINDOWS, AND AT FLOOR LINES (DEPENDING ON THE TYPE OF CONSTRUCTION).

3. SILL FLASHING SHOULD BE PLACED UNDER AND BEHIND EVERY SILL. THE ENDS OF SILL FLASHING SHOULD EXTEND BEYOND THE SIDES OF AN OPENINGAND TURN UP AT LEAST 1 in. (25.4mm) INTO THE WALL.

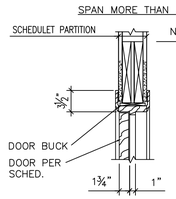
4. SILLS SHOULD SLOPE AND PROGECT FROM THE WALL TO DRAIN WATER WAY FROM THE BUILDING AND TO PREVENT STAINING. IF THE UNDERSIDES OF SILLS DO NOT SLOPE, A DRIP NOTCH SHOULD BE PROVIDED OR THE FLASHING MAY BE EXTENDED AND BENT DOWN TO FORM A DRIP.

5. HEAD FLASHING SHOULD BE PLACED OVER ALL OPENINGS EXCEPT THOSE COMPLETELY PROTECTED BY OVERHANGING PROJECTIONS. AT STEEL LINTELS THE FLASHING SHOULD BE PLACED UNDER AND BEHIND THE FACING MATERIAL, WITH ITS OUTER EDGES BENT DOWN OVER THE LINTEL TO FORM A DRIP.

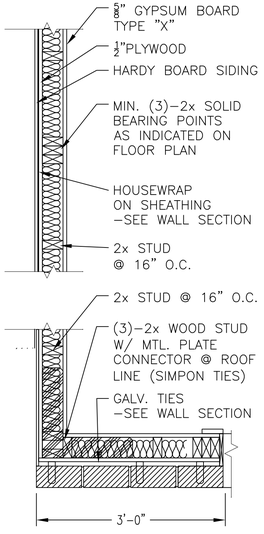
6. WHEN FLASHING IS TO BE LAID ON OR AGAINST MASONRY, THE SURFACE OF THE MASONRY MUST BE SMOOTH AND FREE FROM PROJECTIONS THAT WOULD PUNCTURE THE FLASHING MATERIAL OR DESTROY ITS EFFECTIVENESS.

STEEP ROOFING

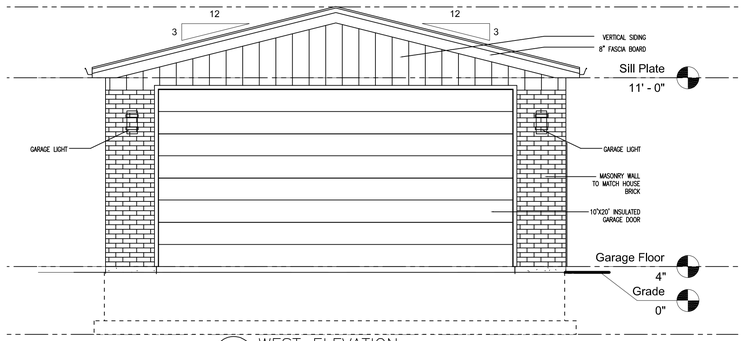
1. FLASHING MUST BE INSTALLED WHERE ROOFS INTERSECT OTHER ROOFS, WALLS, AND PROJECTIONS TO WHEATHER SEAL THE ROOF FROM LEAKAGE.



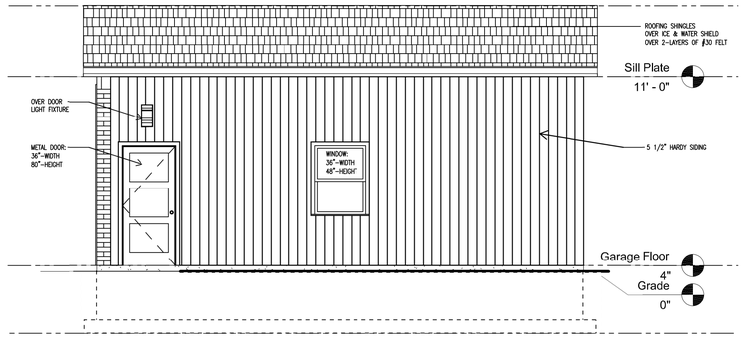
6 DOOR HEAD
1" = 1'-0"



5 WALL DETAIL
1" = 1'-0"

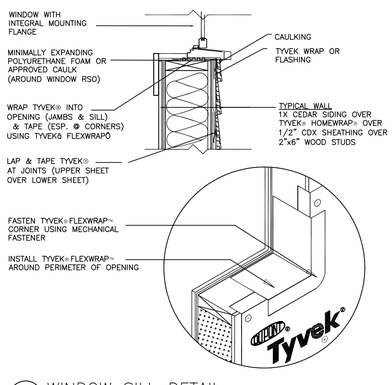


1 WEST ELEVATION
1/4"=1'-0"

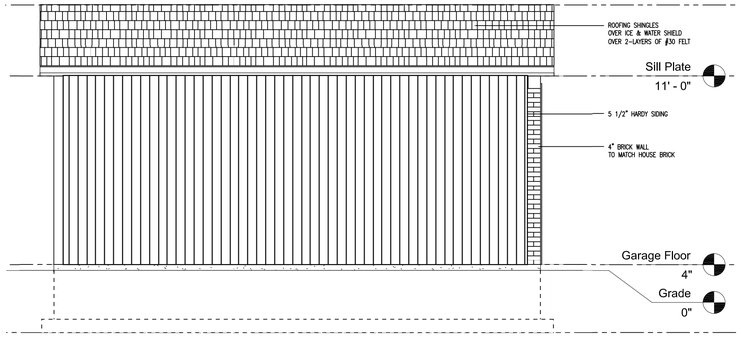


2 SOUTH ELEVATION
1/4"=1'-0"

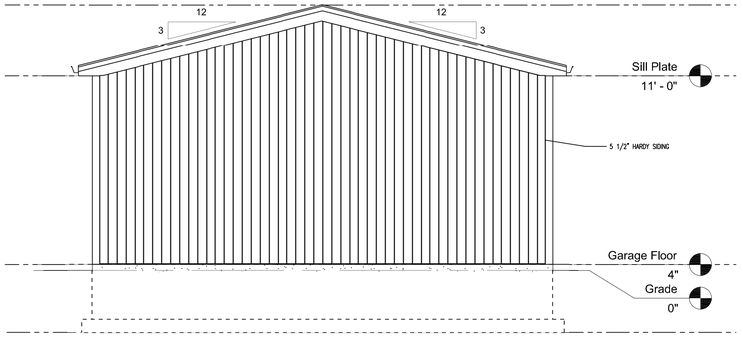
*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE. (ex. DUPONT CONTRACTOR TAPE).
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS OR USE NAILS WITH LARGE PLASTIC WASHER HEADS.(ex. DUPONT WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



10 WINDOW SILL DETAIL
N.T.S.



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



3 EAST ELEVATION
1/4"=1'-0"

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MARK & CAROL NOFSINGER
NEW DETACHED GARAGE
1015 S. HIGHLAND AVE.
ARLINGTON HEIGHTS,
ILLINOIS

ELEVATIONS,
DETAILS

Revisions		Date
1	Feasibility Report	08.15.20
2	Revised Feasibility Report	08.20.20
3	Construction Bid Set	04.22.21

LICENSED ARCHITECT
GREGORY MAKRIS
001-011560
STATE OF ILLINOIS

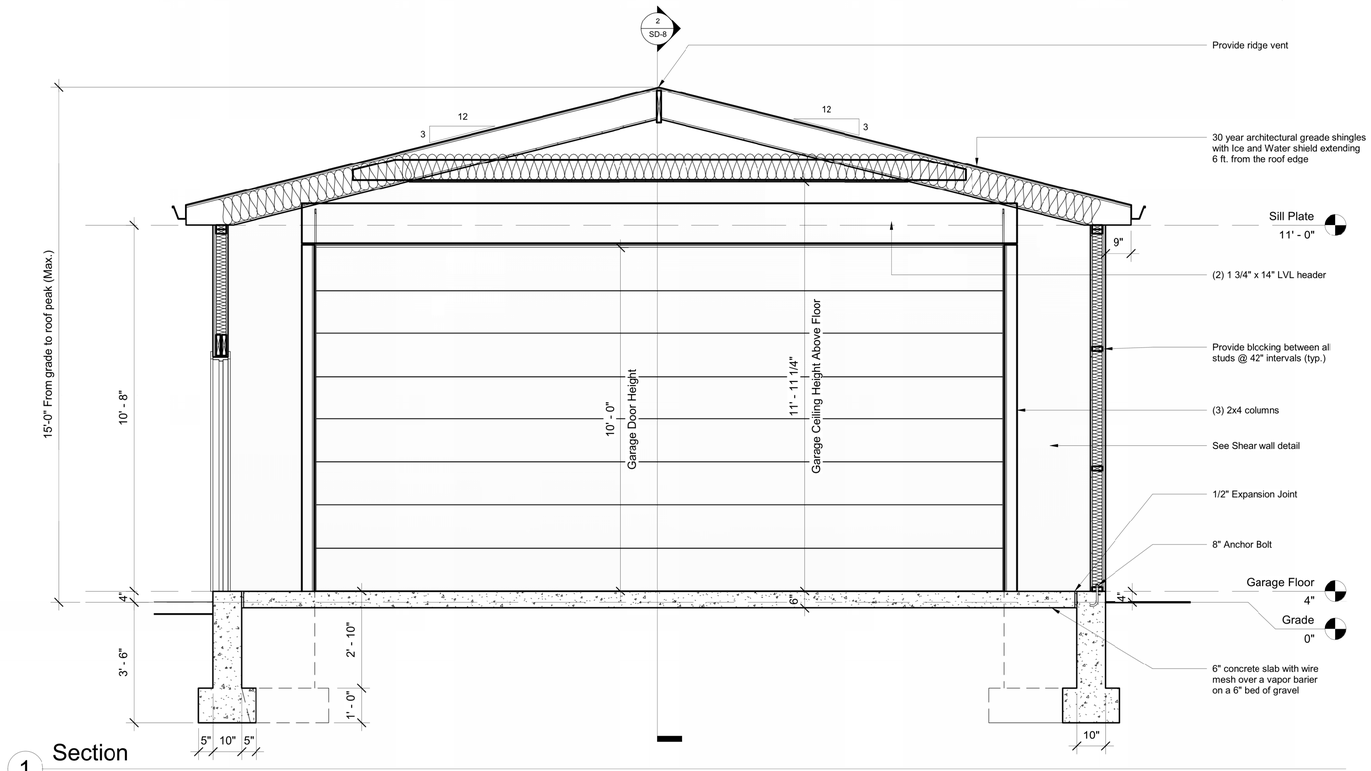
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DATE: 9/17/20

DRAWN BY: D.P.P.
CHECKED BY: P.N.P.

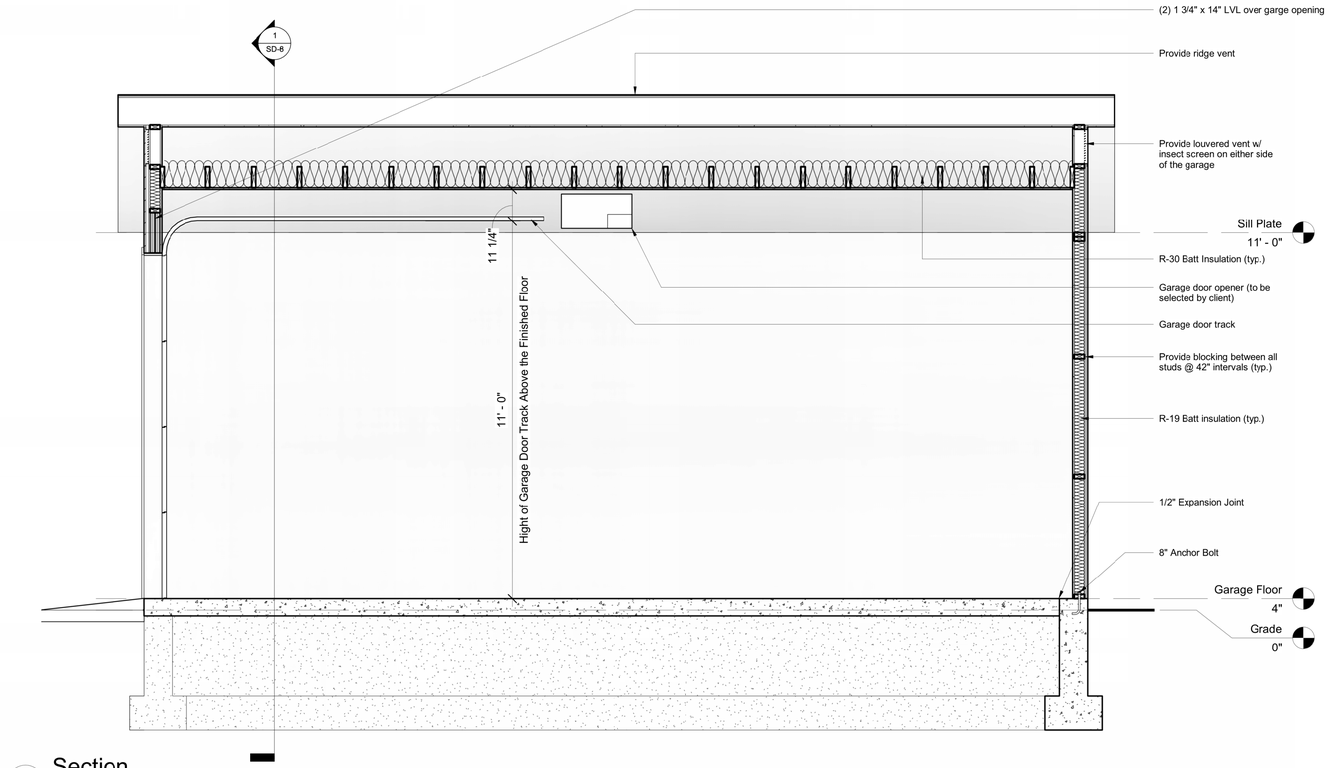
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1 Section

1/2" = 1'-0"

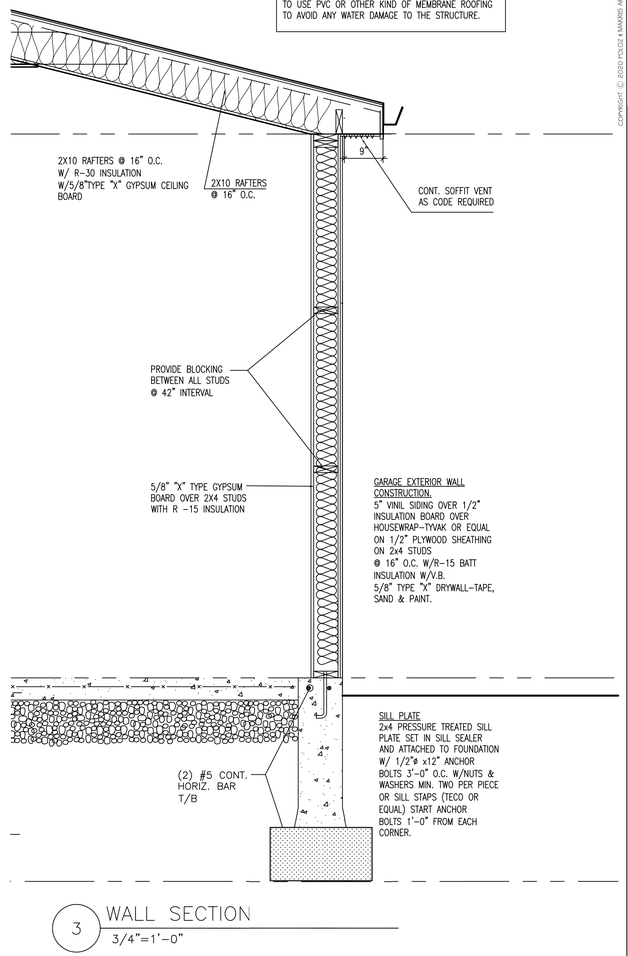


2 Section

1/2" = 1'-0"

ROOF CONSTRUCTION (AS OWNER REQUESTED).
ARCHITECTURAL GRADE SHINGLES OVER ICE & WATER SHIELD OVER 2-LAYERS OF 30# FELT ROOFING PAPER OVER 1/2" SDX. SHEATHING W/EDGE CLIPS ON ROOF FRAMING (SEE ROOF FRAMING PLAN).

WE ARE HIGHLY ADVISING FOR 3/12 ROOF PITCH TO USE PVC OR OTHER KIND OF MEMBRANE ROOFING TO AVOID ANY WATER DAMAGE TO THE STRUCTURE.



3 WALL SECTION

3/4"=1'-0"

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MARK & CAROL NOFSINGER
NEW DETACHED GARAGE

1015 S. HIGHLAND AVE.
ARLINGTON HEIGHTS,
ILLINOIS

BUILDING SECTION,
WALL SECTION,
DETAILS

Revisions		Date
1	Feasibility Report	08.15.20
2	Revised Feasibility Report	08.20.20
3	Construction Bid Set	04.22.21

LICENSED ARCHITECT
GREGORY MAKRIS
001-011550
STATE OF ILLINOIS

SIGNATURE: . . . . . .

DATE: 9/17/20

DRAWN BY: D.P.P.
CHECKED BY: P.N.P.

DWG

A-4.0

Zoning Board of Appeals
6/14/2021

Item: 515 W. Palatine Rd. - ZBA#21-020

Department: Planning & Community Development

REQUEST

• A 5 foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence in the exterior side yard to be 0 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

• A 1 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 4 foot tall open fence in the front yard, where code allows a 3 foot tall fence of open design.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#21-020
PIN: 03-19-200-034

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 14, 2021
Date Prepared: June 9, 2021
Project Title: Deiab Residence
Address: 515 W. Palatine Rd.

Background Information
Petition Number: ZBA #21-020
Petitioner: Aasem Deiab
Address: 515 W. Palatine Rd.
Arlington Heights IL 60004

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

Requested Action/Background Information

The petitioner is proposing to install a four foot tall open fence in the front yard where code limits the height of fences to three feet. The petitioner is also proposing to install a six foot tall solid fence in the rear yard along the north property line; however, a five foot setback with landscaping on the street side of the fence is required. Therefore, the petitioner requests the following variations:

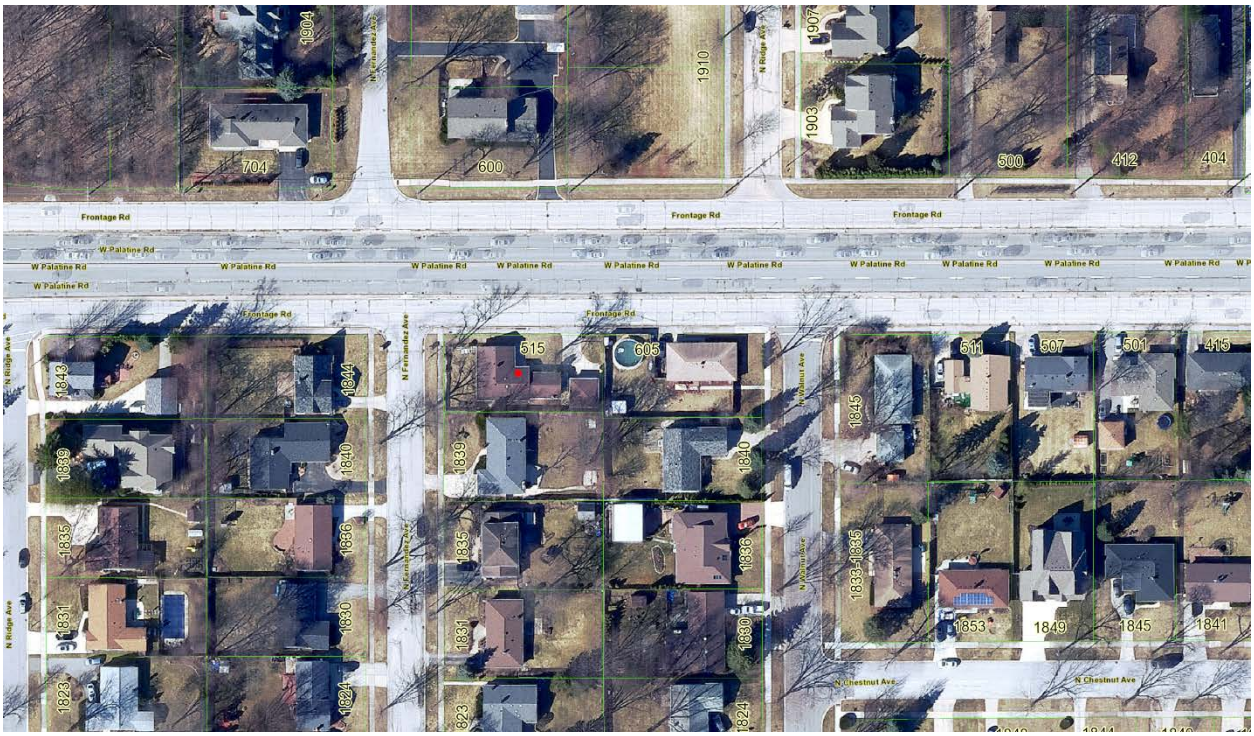
- A 5 foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence in the exterior side yard to be 0 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.
- A 1 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 4 foot tall open fence in the front yard, where code allows a 3 foot tall fence of open design.

Variation Review Standards

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

Petition – ZBA#21-020
PIN: 03-19-200-034

Map of General Vicinity



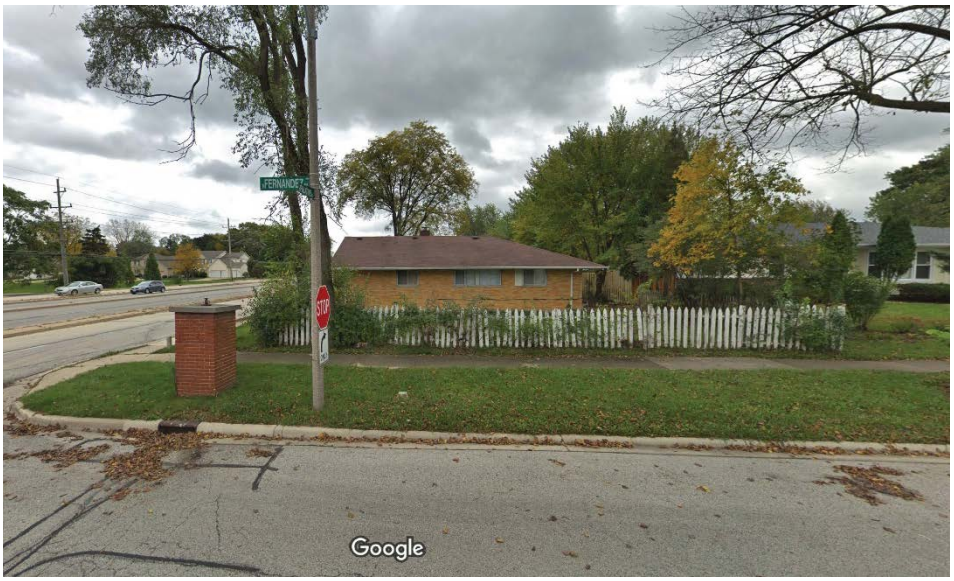
Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	5/26/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/26/21	
3. Letter that was Mailed	✓	5/26/21	
4. Photographs of Sign on Property	✓	5/26/21	

Photographs of Existing Structure






FERNANDEZ
STOP
Google

ZBA# 21-020
515 W Palatine Rd- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: May 20, 2021
Received by Planning:
Transmitted to Engineering: ~~May 25, 2021~~
Revision Submitted to Engineering: June 9, 2021
Original Completed: June 4, 2021
Revision Completed: June 9, 2021
ZBA Meeting Date: June 14, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A 5-foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence in the exterior side yard to be 0 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

A 1-foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 4-foot-tall open fence in the front yard, where code allows a 3-foot-tall fence of open design.

The Engineering Division has NO COMMENT on the location of the 6-foot tall fence or 0 feet setback variance request.

The Engineering Division is NO COMMENT of the 4-foot tall fence location or height of the fence.

NOTE: The fence must be setback at least 12 feet from the property line to ensure adequate site distance at the intersection.

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: **Deiab Residence**

Project Address: **515 W Palatine Rd.**

ZBA #: **21-020**

Date: **May 28, 2021**

Derek:

I have reviewed the request for the following variances:

- A 5-foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence in the exterior side yard to be 0 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

- A 1-foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 4-foot tall open fence in the front yard, where code allows a 3-foot tall fence of open design.

I have no objections to the variances. Homeowner shall correct the height of the fence show in blue on the plat of survey to the requested 4-feet height prior to submitting for permit.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Deiab Residence

Project Address: 515 W. Palatine Road

ZBA #: 21-020

ZBA Hearing Date: June 14th, 2021

To: Mike Pagones, Village Engineer
Mark Fink, Assistant Building Official

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: May 26, 2021

- A 5 foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 6-foot tall, solid fence in the exterior side yard to be 0 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.
- A 1 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 4 foot tall open fence in the front yard, where code allows a 3 foot tall fence of open design.

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 4, 2021.

PETITION

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

PETITION

NOW COMES the Petitioner Aasem Deiab

being the owner of the property commonly know as 515 w palatine rd, Arlington heights, IL, 60004

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

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

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

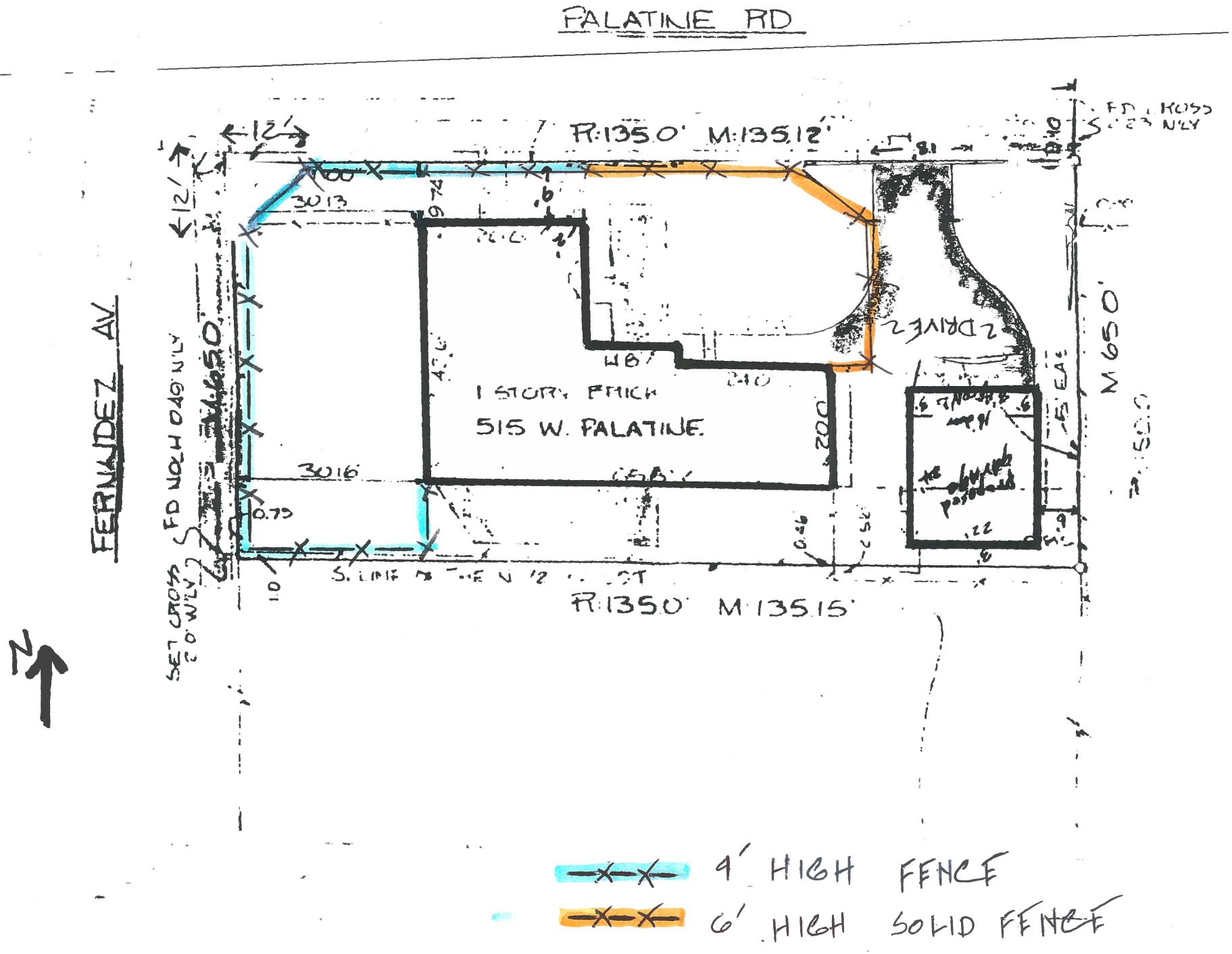
I hereby state that the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned (please explain) have a special needs son who needs a fence in backyard for safety reasons

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

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The fence is only 1 foot above current One - 4 foot

Signed _____ Date 05/20/2021

Petitioner


PALATINE RD
FERNANDEZ AV
R:135.0' M:135.12'
R:135.0' M:135.15'
M:650'
12'
12'
30.13
30.16
1 STORY BRICK
515 W. PALATINE
DRIVE
9' HIGH FENCE
6' HIGH SOLID FENCE
N





Zoning Board of Appeals
6/14/2021

Item: Statement of Economic Interest

Department: Village Clerk

Per Village Code, a Statement of Economic Interest is required to be filed by every Board and Commission member by May 1. The following are past due: Divito, Siavales, Selbka.

ATTACHMENTS:

Description	**Type**
form	Exhibits

VILLAGE OF ARLINGTON HEIGHTS
STATEMENT OF ECONOMIC DISCLOSURE

NAME (Last First Initial)	APPOINTMENT DATE
POSITION TITLE	

This form is required pursuant to Chapter 1, Section 1-602 of the Arlington Heights Municipal Code. It is to be filed with the Village Clerk on or before May 1 of each calendar year. This requirement is separate from any form that may be required by any other governmental entity.

Disclosure of Ownership of Real Estate

Do you or your spouse or children have any interest in real property located within the corporate limits of the Village of Arlington Heights or in the unincorporated area within one-half miles of the corporate limits of the Village of Arlington Heights? (The ownership of a beneficial interest in real estate held in trust or real property held by a corporation in which the person filing owns more than five percent of the outstanding stock shall be listed. The property on which the person resides is exempt from the provisions of this section.) Please check one: YES_____ NO_____. If the answer is yes, state the following:

Commonly Known Address of Real Property	Nature of Interest in such Real Property (Owner, Joint Owner, Tenant, Beneficiary, Trustee, etc.)	Permanent Real Estate Tax Identification Number

Disclosure of Loans

Have you or your spouse been released from an indebtedness exceeding in its principal amount $100 within the year, without paying the total balance due on such indebtedness or giving adequate consideration? Please check one: YES_____ NO_____. If the answer is yes, state the following:

Name of Creditor	Nature & Amount of Indebtedness Released	Description of Circumstance of Release

Disclosure of Ownership of Business Interests Conducting Business with the Village

Do you or your spouse or children have a direct or indirect ownership interest in any business, firm or corporation which has entered into contract with the Village or received any remuneration from the Village during the past year in which the interest held exceeds 1%? Please check one: YES_____ NO_____. If the answer is yes, state the following:

Name of Business Entity	Nature of Your Relationship to Business Entity	Extent of Ownership of Business Entity

If you or your spouse or your employer has had any dealings with any Village departments regarding licenses, reviews, or approvals necessary for conducting business in the Village, a statement to that effect shall be included with this filing.

Disclosure of Other Employment

List the names of all corporations, companies, firms or other business enterprises, partnerships, nonprofit organizations and educational or other institutions with which you are connected as an employee, officer, owner, director, member, trustee, partner, adviser or consultant. In the case of persons employed as attorneys, insurance agents or brokers, real estate brokers, or salespersons, you need include only the firm or professional corporation or other entity by whom the person is employed, and clients of such persons or employers of said persons who do business with the Village of Arlington Heights.

Name & Address & Kind of Organization	Position in Organization	Work Hours	Nature of Service Rendered

I declare that this Statement of Economic Disclosure (including any accompanying statement) has been examined by me and to the best of my knowledge and belief is a true, correct and complete statement of my economic interests as required by Chapter I, Article VII of the Municipal Code of the Village of Arlington Heights. I understand that the penalty for willfully filing a false or incomplete statement or violating the provisions of Chapter I, Article VII of the Municipal Code of the Village of Arlington Heights is a fine not to exceed $750 for each such offense.

_____

Signature of person making the statement Date

Please return to the Village Clerk no later than May 1.