



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
June 13, 2022
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 2827 N Elm Ln - 5/9/22
- B. 319 W Whitehall Dr - 5/9/22
- C. 1206 N Harvard Ave - 5/9/22
- D. 200 S Evergreen Ave - 5/9/22
- E. 1304 N Hickory Ave - 5/9/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 824 N. Dunton Ave - ZBA#22-012
- B. 622 S. Dryden Pl. - ZBA#22-014
- C. 22 N. Belmont Ave - ZBA#22-015

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



Zoning Board of Appeals 6/13/2022

Item: 2827 N Elm Ln - 5/9/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2827 N Elm Ln - 5/9/22 Findings	Minutes
2827 N Elm Ln - 5/9/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS May 9, 2022

PETITIONER: Georgakopoulos Residence
ADDRESS OF PROPERTY 2827 N. Elm Ln.
VARIATION: 6.5-7 (Accessory Structures)

A 900 square foot variance to allow an accessory structure with a size of 1,200 square feet instead of the maximum of 300 square feet.

The petitioner explained that they are proposing to construct a pool house and are requesting a variation for a 1,200 square foot accessory structure where the maximum allowed is 300 square feet. The petitioner explained that the pool house would include a bathroom, office, exercise area and covered outdoor seating. The petitioner testified that it is not feasible to construct an addition that would provide the space that meets the homeowner needs. The petitioner further testified that the subject property is significantly under the allowed Floor Area Ratio and below the allowable lot coverage. The petitioner explained that the back of the house consists of windows that face the backyard; therefore, functionally, the space would not work as an addition based on the current design of the home.

The petitioner testified that the proposed accessory structure would provide privacy for an office. The petitioner explained that as part of the accessor structure an exercise room is proposed. The petitioner further explained that there are members of the household that require therapy and exercise but are not able to access the basement. The petitioner testified that four 300 square-foot accessory structures are permitted per the Zoning Code; therefore, they are proposing one 1,200 square feet accessory structure. The petitioner explained that the homeowner is trying to minimize the number of structures and maximize the green space. The petitioner testified that there is an existing accessory structure on the property that will be removed.

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

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

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

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.

Joseph Geisel, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD

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

OF APPEALS

RE: 2827 NORTH ELM LANE - ZBA #22-007

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 9th day of May, 2022 at the hour of
7:00 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairperson
FRANK PORTERA
BENJAMIN JAFFE
JOSEPH SELBKA
TOM DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRPERSON GEISEL: We can call the May 9th, 2022 Zoning Board of Appeals meeting to order.

Derek?

MR. MACH: Mr. Siavelis.

(No response.)

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

ACTING CHAIRPERSON GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

(No response.)

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Here.

ACTING CHAIRPERSON GEISEL: Okay, everybody join us for the Pledge of Allegiance.

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON GEISEL: Have the Board members had an opportunity to review prior meeting minutes?

(Chorus of yes responses.)

ACTING CHAIRPERSON GEISEL: Any changes?

(No response.)

ACTING CHAIRPERSON GEISEL: Hearing none, Derek, I don't recall what's required.

MR. MACH: Just a voice vote.

ACTING CHAIRPERSON GEISEL: Voice vote. Everybody approve?

(Chorus of ayes.)

ACTING CHAIRPERSON GEISEL: Okay, so tonight, we have five out of seven Board members. You are permitted, if you choose, to withdraw from this evening as we don't have a full Board and present at a future meeting. The option is yours. Procedure order, I just want to make sure everybody is aware of.

MR. SCAPIN: So, the procedure is you need four?

ACTING CHAIRPERSON GEISEL: You need four out of five.

MR. SCAPIN: Great, thank you.

ACTING CHAIRPERSON GEISEL: As a reminder regarding your petitions, there are four essential elements that you are required to make for your petition. I am not going to read them all. Please make sure that you touch upon them when you make your presentations.

With that, we can go to our first one, which is 2827 North Elm. Please state your name.

MR. RUSSO: Chris Russo, with ALA Architects.

(Witness sworn.)

ACTING CHAIRPERSON GEISEL: Okay, Derek, are you going to do any

Staff presentation?

MR. MACH: Thank you, Chairman.

The subject property is 2827 North Elm Lane, and the Petitioner is proposing to install a code compliant pool. As part of the project, the Petitioner is also proposing to construct a pool house and is requesting a variation for a 1,200 square foot accessory structure where the maximum allowed is 300 square feet.

Therefore, they're requesting a 900 square-foot variance from Chapter 28, Section 6.5-7 to allow an accessory structure with a size of 1,200 square feet instead of the maximum of 300 square feet. Thank you, Chairman.

ACTING CHAIRPERSON GEISEL: Thank you.

Would you please proceed with your presentation?

MR. RUSSO: Yes. I'm working with the homeowner. The homeowner is here, this is Harry. I know you've seen the packet. He loves his home, he loves the area. We're just trying to figure out what we need to do to make this for him and his family can enjoy it and live in it for many more years.

I'm just going to go through our thought process with the variation standards. So, number one, with regards to not altering the essential character, the pool house is designed to conform with the maximum building height. We also exceed all of the required setbacks. This is a very large lot. We are far away from all of the side yard setbacks, and extremely far away from the rear yard setback.

Aesthetically, our design is to complement the home. So, the actual elevation of the pool house reflects the back of the house. So, we are trying to make it where it looks like they complement each other. In addition, there's other properties in the neighborhood that have accessory structures. So, I think that it is something that would not alter the essential character of the neighborhood.

With regards to unique circumstances, any time we start a project, we look at it to see if there's a way to avoid the need for a variance. That's our internal check. If we can come up with a way that we don't need to come in front of the Board, then there's no hardship. In this case, we could not problem solve it.

The home, there is no way to get an addition that gives the space that we need by adding on to the home. We're significantly under the FAR. We're significantly under the lot coverage. It just doesn't work with the building footprint. The plan, the home has actually been remodeled on the interior, I know the owner has plans to improve the exterior, but it just doesn't work. The back of the house is essentially spoken for with windows that look out to the backyard.

So, functionally, the space would not work as an addition based on the current home design. If we did something, it would eliminate the views. It would reduce the natural light that's enjoyed in the home.

The design will allow for spaces associated with the pool and outdoor use located conveniently by the pool. So, the pool, it's going to serve the purposes of a pool room in addition to some other spaces we need. So, it is going to give us a bathroom. There is no bathroom close to the outside of the home that it would work for. It's going to give us a changing area that's going to give us sauna.

One of the homeowner's requirements was also to create an office. Now we know that people can work from home a little bit more, he really would like to avoid being in the basement, likes natural light. This proposed structure would give him

the privacy of his own office and enjoy the natural light.

The exercise room, this is a need for the family. There's members of the household that do therapy and exercise that are not able to access the basement. So, this would provide for an accessible space. It also allows for taller ceilings for equipment and different exercise machines.

With regards to being in the spirit and harmony of the code, based on the size of the lot, we are allowed four 300 square-foot accessory structures. So, that's how we came up with the 1,200 square feet. So, I know it sounds kind of bad asking the Board for a 900 square-foot variance, but as we were looking at it, we were thinking that you could have four 300 square-foot accessory structures, I just didn't think that made sense. I thought it made sense to consolidate it into one instead of creating like a little village in the backyard.

Code establishes the allowable size of the home and structures based on the size of the lot. I don't think four separate buildings is the right thing to do for the homeowner or this property. I think that we should be looking at trying to minimize the number of structures and maximize the green space. So, I think this achieves that.

Another thing is there's an existing accessory structure on the property. We would be removing that. We would also be agreeing to kind of capping our accessory structure allowance if this was approved. So, we would not come back and ask for another building or for more square footage.

With regards to the minimum variance necessary, each space is designed on how it will be used. So, we have an open covered patio as part of this, so it's not enclosed. That's enough room for cooking and a table on the outside. The office I believe would be minimum size, it's 12 by 11. The bathroom and cubbies, they're just standard size. Storage, this is going to give us room for pool equipment so there's not things outside. The gym, basically it's the same size we would put in a basement. It allows for equipment, the sauna and room to walk around everything.

Now, I'm available if you have any questions. Thank you.

ACTING CHAIRPERSON GEISEL: Tom, go ahead.

COMMISSIONER DRAKE: Yes, I do have a few questions for you. Have you talked to the neighbors about the project?

MR. RUSSO: The owner did. He did reach out to the neighbors.

COMMISSIONER DRAKE: And what sort of feedback did he get?

MR. RUSSO: From what I was told, one of the neighbors expressed concern, but the concern was they were afraid that this would be, or they wanted to make sure this would not be used as a secondary home. So, there would be nobody living in this. This is truly for use of the family, and I think that alleviated the concern.

COMMISSIONER DRAKE: How large is the family? How many residents are in the home?

MR. GEORGAKOPOULOS: A total of four.

COMMISSIONER DRAKE: Four, okay. There were some comments from Engineering and some comments from our Design Department. Did you see those comments?

MR. RUSSO: I did. So, we do have a civil engineer, so we'll work through the engineering. We will also submit the package to Design Commission. One of the things I would want to talk with the Board about is we're proposing a new look for the pool

house in the back. We also want the house to complement that. I think that was one of their concerns, so I just need to figure out how we go about making sure that they will complement each other. I think they didn't want a bluish gray building in the back that doesn't match the house. So, the goal is it will all match.

COMMISSIONER DRAKE: So, that's all in here, right here?

MR. RUSSO: Yes.

COMMISSIONER DRAKE: Those are really the only comments I have for now, Mr. Chairman.

ACTING CHAIRPERSON GEISEL: Anybody else?

(No response.)

ACTING CHAIRPERSON GEISEL: So, if you could please, that's our next phase is to allow any audience members to come up and speak. So, if you'd like to do that, please do so. Not from your chairs back there, but please come up.

MR. MACH: Chairman, I do have two e-mails I'd like to read into the record.

ACTING CHAIRPERSON GEISEL: Okay, can we do that after we hear from this neighbor? I'm assuming we can do that after we hear from this neighbor?

MR. MACH: Yes.

ACTING CHAIRPERSON GEISEL: Okay, can you please state your name?

MR. HUTTER: Dave Hutter. I live, my backyard backs up to his backyard on the side. The concern I have is there's 28 one-acre lots down Elm Lane and Vista, okay. The idea that Harry had is a great idea for his family, and if it just stays the way he intends to have it, it would be great.

But if he intends to get a big job and he goes to St. Louis and someone else buys it, they have no idea, oh, this is great, we've got another house, it's going to have a furnace, it's going to have a water heater, it's going to have toilets, it's got windows and insulation. It's a home, it could be a home. They could put Aunt Louise back there, you know. Then another of the neighbors say, hey, you know what, it's a really good idea, we can buy a different lot, if he got a variance, we can get a variance, too, and put the same size house up there.

I can picture looking down to right between my house and the ACC church at the end of the block and his and seeing one, two, three, four of these houses, I don't think it's really meant to be for that particular area at all. You just don't know what real use other people are going to have. I believe Harry is going to have it for his own family for doing pool stuff, but as a neighbor there, it bothers me that that size structure can be put up in that lot.

ACTING CHAIRPERSON GEISEL: Well, that makes sense. Please correct me if I'm wrong, but an accessory structure would not be considered a livable dwelling and that would be prohibited if I'm --

MR. MACH: We don't have any regulations that allow or explicitly prohibit short-term rentals, but as far as I know, they haven't been an issue. However, if it does become an issue, it certainly can be evaluated at that time, but currently though, we don't allow it.

MR. HUTTER: Okay, also someone could say hey, you know, we've got a little business here, we can just use this. We can build the same type of home, it's livable, it's heated in the winter, cool in the summer. We can put in a business there or we can use it for a warehouse, you know. So, there's a lot of uses that I think would bother me.

ACTING CHAIRPERSON GEISEL: I can appreciate that, but we honestly can't speak to what other neighbors may or may not do.

MR. HUTTER: Right.

ACTING CHAIRPERSON GEISEL: We can only at this point, the Board, address what this Petitioner is attempting to do which is construct a pool house.

MR. HUTTER: Okay.

ACTING CHAIRPERSON GEISEL: So, while I appreciate your concerns and I don't want to dismiss those, the Board has no control over those if they were to arise. You would certainly have the right to make objections to the Village in the event that someone did something inappropriate going forward.

MR. HUTTER: Okay, thank you very much.

ACTING CHAIRPERSON GEISEL: Thank you.

COMMISSIONER SELBKA: Derek, correct me if I'm wrong, but if somebody wanted to operate a business out of this pool house, that would violate the zoning ordinance, correct?

MR. MACH: They would have to comply with the home occupation requirements which prohibits, you know, has regulations and I think it's more than one person, you know, on the premises at any one time.

COMMISSIONER DRAKE: In this instance though, if I heard it right, the intent is to work from home, not run a business out of the home? I don't want to speak for the homeowner, but the intent is to work from home?

MR. GEORGAKOPOULOS: Yes, that's correct.

MR. MACH: Then Chairman, I'll read the, I did receive two e-mails pertaining to this.

This is from Mr. Bill Yedor: Harry discussed the proposed variance with nearby neighbors. I live at 1003 East Burr Oak Drive; our properties touch at the corners. Harry has a large lot in relation to others and I believe his variances are in keeping with the overall architecture of our neighborhood and will enhance the beauty of our community. I enthusiastically support this variance. Thanks for considering my comment. Sincerely, Bill Yedor.

Then another e-mail: Per our conversation earlier this week, I am e-mailing you my concern regarding the request by the owner of 2827 North Elm for a variance from Arlington Heights Municipal Code, Chapter 28, Section 6.5-7, from 300 square feet to 1,200 square feet, or a 900 square-foot variance.

My concerns are as follows:

The architectural drawings of the structure in question shows a furnace, A/C, bath with shower, office, and a 30-foot by 16-foot gym. This building is more than an accessory structure. It's a livable year-round building. At present, it's intended use is for family entertainment and a working office, but with minimal changes, it is large enough to be used for a living home. The building can be rented out as living quarters and it can be used for a business or warehouse. The present family can relocate and a future buyer might be attracted to the property because of the second dwelling, a 1,200 square-foot house, that they could rent out or run a business.

There are about 24, one-acre lots, combined with a one home on each on Elm Lane and Vista that would be able to build a similar structure with a variety of uses including a rental second home, a business or a warehouse. If Chapter 28, Section

6.5-7 was changed from 300 square feet to 1,200 square feet, I'm sure that there are many more one-acre lots in Arlington Heights that might take advantage of the change to the present code of 300 square feet for accessory structures.

My recommendation is not to change the present code of 300 square feet to 1,200 square feet. Sincerely yours, David Hutter, 915 Burr Oak Drive.

Thank you, Chairman.

ACTING CHAIRPERSON GEISEL: That was yours, Dave?

MR. HUTTER: That was mine.

ACTING CHAIRPERSON GEISEL: It sounded remarkably familiar.

MR. MACH: I wanted to read it into the record.

ACTING CHAIRPERSON GEISEL: Thank you for doing so.

So, I think at this point, we're shutting down for Board discussion.

Forgive me, is there any additional comments that you would like to make based upon the comments that you heard?

MR. RUSSO: Well, I know people's concerns, but our intent is not to have this as a home. There's also no kitchen in this. I don't know how enforcement would work down the road. I just know that that's not our intent.

Then the other thing is it's still, really the ask is to consolidate the allowable accessory structure into one instead of separate ones. So, we're not asking for more than what would be allowed on the property. Thank you.

ACTING CHAIRPERSON GEISEL: Okay, so with that, we move to Board discussion.

COMMISSIONER DRAKE: I'll start out. I think that the Petitioner has made the case as I see it. I think the last point he just made about being able to have four separate structures is a compelling point, at least for me. None of the departments that we have, the Staff departments, had any significant objections, rather it has to go to the Design Committee for one or two points which was raised by Design. There's one neighbor that's enthusiastically for it and another neighbor who's concerned about something which, as the Chairman mentioned, we have no control over. The homeowner has indicated they have no plans to run a business or rent the house out.

So, I'm in support of the petition. I think it's a reasonable request and a good use of space.

ACTING CHAIRPERSON GEISEL: I would agree with you, Tom. I think, you know, when you think about accessory structures, that 300 square feet, the majority of lots in town are 7,000, 8,000, 10,000 square feet. This is an acre, at 41,000 square feet with more than sufficient capacity. The consolidation of four amenity structures which would be an eyesore, and I suspect potentially if the neighbors knew that he could construct four buildings, they wouldn't care for that either. So, I would agree with you and would support the petition.

COMMISSIONER SELBKA: I also think that the last statement by the owner's architect that there is no kitchen in this property makes it pretty clear that this was not meant to be a rental property. I think that that just addresses the neighbor's concern that this is not going to be a rental property going forward.

ACTING CHAIRPERSON GEISEL: Thank you.

COMMISSIONER JAFFE: Prior to hearing the testimony from the Petitioner, I think I probably came into this with the same concerns that the neighbor

raised, but after listening to the testimony and then reviewing a lot, I would be more concerned if there was a paved surface that would enable vehicles to get back to a detached structure. But since that's not the case, and looking at page two of the packet it doesn't appear that that could be the case, then my concerns are void.

MR. MACH: In addition to the comments about the short-term rentals, the property is zoned Residential Estate which is a one-family dwelling district.

ACTING CHAIRPERSON GEISEL: Okay, with that, do we have a motion at this point?

COMMISSIONER DRAKE: I would move that we approve this petition.

COMMISSIONER SELBKA: Second.

ACTING CHAIRPERSON GEISEL: Okay.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

ACTING CHAIRPERSON GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

ACTING CHAIRPERSON GEISEL: Your petition is approved; you are free to depart.

MR. RUSSO: Thank you very much.

MR. GEORGAKOPOULOS: Thank you.

COMMISSIONER DRAKE: I would encourage that Petitioner maybe talk to some of the other neighbors and tell them a little bit more about that project.

MR. GEORGAKOPOULOS: I actually have done that already to all the neighbors that's around. Thank you.

MR. RUSSO: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:21 p.m.)



**Zoning Board of Appeals
6/13/2022**

Item: 319 W Whitehall Dr - 5/9/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
319 W Whitehall Dr - 5/9/22 Findings	Minutes
319 W Whitehall Dr - 5/9/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
May 9, 2022

PETITIONER: Stoller Residence
ADDRESS OF PROPERTY 319 W. Whitehall Dr.
VARIATION: 10.2-11.1b (Parking In Yards-Driveway Width)

A 4.0 foot variation to allow a driveway with a maximum width of 26.0 feet where a maximum width of 22 feet is permitted.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing to add an additional parking space adjacent to the driveway. The petitioner testified that the driveway plan was shared with the neighbors.

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. Portera and seconded by Mr. Jaffe. Thereafter, the Board voted 5-0 to approve the variance request.

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

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.

Joseph Geisel, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD

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

OF APPEALS

RE: 319 WEST WHITEHALL DRIVE - ZBA #22-008

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 9th day of May, 2022 at the hour of
7:21 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairperson
FRANK PORTERA
BENJAMIN JAFFE
JOSEPH SELBKA
TOM DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRPERSON GEISEL: Okay, we have whoever is presenting for 319 West Whitehall, please.

Can you state your name, please?

MR. STOLLER: Yes, I'm Daniel Stoller. I live at 319 West Whitehall Drive. I know that what we're looking for is a four-foot --

ACTING CHAIRPERSON GEISEL: If you'd bear with me just for a moment please?

MR. STOLLER: Oh, sorry, go ahead.

(Witness sworn.)

ACTING CHAIRPERSON GEISEL: Okay, we're going to have a Staff presentation of your proposed petition here, and then we'll come back to you.

MR. STOLLER: All right, sounds good.

ACTING CHAIRPERSON GEISEL: Okay, thank you.

MR. STOLLER: Yes.

MR. MACH: Thank you.

The Petitioner is proposing to increase the width of the driveway. The proposed expansion results in a driveway with a width of 26 feet where a maximum width of 22 feet is permitted.

Therefore, they're requesting a four-foot variation from Chapter 28, Section 10.2-11.1b to allow a driveway with a maximum width of 26 feet where a maximum width of 22 feet is permitted.

Thank you, Chairman.

ACTING CHAIRPERSON GEISEL: Thank you.

All right, please proceed with your proposal.

MR. STOLLER: So, we're looking to change our driveway from a blacktop to a cement driveway. While we're doing that, we wanted to kind of add that third parking spot in there. One of the reasons, I know, we have three kids within three years of each that at some point, I know they're young, but they're going to be driving.

We also are preparing for our, you know, hopefully at no time soon, but one of our parents if they need to move into our house, we do have a bedroom on the first floor with a bathroom that would be accessible for them. So, having another spot in our driveway would really help us a lot with that.

We have talked with our neighbors. They're all in favor. Actually, multiple, next-door, across the street, already have three-car spots in their, three driveway spots in their driveways. I know we've gone through and sent the letters out to everybody in the area and have not had any complaints. We have verbally talked with everybody who is right next to us or across the street from us, even behind us, I don't know why but we did, and they were all in favor of it.

I know when we moved into this house about two years ago, there was a tree that was dying there in that spot. So, it's been removed, so we do have that open area right next to the house where it was before. I know this is a house we're looking to be in for the next 30 years of our lives, having three little kids. So, we're hoping that once we are able to do this, it's planning for the future in that house. Thank you.

COMMISSIONER PORTERA: I can start the questions.

ACTING CHAIRPERSON GEISEL: Sure.

COMMISSIONER PORTERA: Thanks, Mr. Stoller.

MR. STOLLER: Yes.

COMMISSIONER PORTERA: How wide is the driveway now, do you know?

MR. STOLLER: Right now it's 22.

COMMISSIONER PORTERA: 22 right now. When you said the tree is gone, how long ago did you guys take the tree down?

MR. STOLLER: We moved in about two years ago, so just after we moved in. That was one of the things we knew when we bought the house that that tree had to come down.

COMMISSIONER PORTERA: Okay, and you mentioned that there's an asphalt now. What's the state of the asphalt right now?

MR. STOLLER: Not great. I mean, I watched my son trip running down on it because it's broken up a little bit. So, it definitely has to be redone, you know, this summer.

COMMISSIONER PORTERA: Yes, and you plan on putting cement there?

MR. STOLLER: Yes.

COMMISSIONER PORTERA: Okay, and you talked to the neighbors you said. The most affected would be the one right next to it.

MR. STOLLER: Yes, he was saying, he was like go for it, I don't care.

COMMISSIONER PORTERA: Okay, and then the one across the street to you, right across the street?

MR. STOLLER: He's interested in doing the same thing, so he wanted me to go through it first and let him know how the process is.

COMMISSIONER PORTERA: Okay, that's all the questions I have.

ACTING CHAIRPERSON GEISEL: Anybody else?

(No response.)

ACTING CHAIRPERSON GEISEL: Thank you.

Anybody in the audience wish to comment?

(No response.)

ACTING CHAIRPERSON GEISEL: Okay, hearing none, we'll go to Board deliberation here.

COMMISSIONER PORTERA: I think this is a pretty easy one. Just a very minimal variance from the code, and the Petitioner has made a good case about explaining what he's looking for his family and his three children. So, thank God this is an easy one.

ACTING CHAIRPERSON GEISEL: I would agree. Since we don't have any, we don't need to bring him back up. I think we can move to deliberation. Does anybody have any other comments?

COMMISSIONER JAFFE: I agree with what Frank had to say.

ACTING CHAIRPERSON GEISEL: Okay, do we have a motion?

COMMISSIONER PORTERA: I move to approve the four-foot variance.

COMMISSIONER JAFFE: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Geisel.

ACTING CHAIRPERSON GEISEL: Yes.

Okay, you're approved. Good luck with your project.

COMMISSIONER PORTERA: Thank you for trying to be easy this time.

MR. STOLLER: Thank you and have a good night.

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



**Zoning Board of Appeals
6/13/2022**

Item: 1206 N Harvard Ave - 5/9/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1206 N Harvard Ave - 5/9/22 Findings	Minutes
1206 N Harvard Ave - 5/9/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
May 9, 2022

PETITIONER: Scapin Residence
ADDRESS OF PROPERTY 1206 N. Harvard Ave.
VARIATION: 5.1-1.3 (Required Minimum Yards)

10.6 foot variance to allow an addition with a front yard setback of 26.0 feet from the south property line instead of the minimum 36.6 feet and an additional 1.0 feet for the eave.

The petitioner testified that the proposed addition will not alter the essential character of the locality since it will remain a single-family home in the Sherwood neighborhood. The petitioner explained that Sherwood is unique since there are many nonconforming homes that have additions, various setbacks and different angles. The petitioner testified that the unique circumstances that are faced on this property are as follows:

1. The house is angled along Harvard and the intersection is not a right angle, rather it's a sweeping curve.
2. There is no room to further utilize the land to the north or to the east due to the setback requirements.
3. The home was built in 1939 prior to the neighboring homes on an elevated lot with a significant grade change from north to the south.

The petitioner testified that the existing slope of the driveway is approximately 18 percent and placing the garage in the proposed location will allow the driveway slope to be significantly reduced. The petitioner testified that the proposed variation is in harmony with the spirit and intent of this chapter. The petitioner further testified that all other setbacks, FAR, max lot coverage will be maintained. The petitioner explained that the variation will allow the garage to be situated parallel to the street adjacent to the neighbor's garage at an elevation consistent with the neighbors. The petitioner also testified that the subject property is contributing to an increase to the required front yard setback average.

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

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

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

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.

Joseph Geisel, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD

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

RE: 1206 NORTH HARVARD AVENUE - ZBA #22-009

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 9th day of May, 2022 at the hour of
7:26 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairperson
FRANK PORTERA
BENJAMIN JAFFE
JOSEPH SELBKA
TOM DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRPERSON GEISEL: So, next petition is 1206 North Harvard please. Hello there.

MR. SCAPIN: Good evening.

ACTING CHAIRPERSON GEISEL: And you're?

MR. SCAPIN: My name is Jack Scapin. I'm the homeowner of 1206 North Harvard.

(Witness sworn.)

ACTING CHAIRPERSON GEISEL: Okay, Derek, please.

MR. MACH: Thank you.

The Petitioner is proposing an addition, and with the proposed expansion, the home will be approximately 5,300 square feet. As part of the project, the Petitioner is expanding the footprint, adding a second story addition and a three-car attached garage. The proposed garage will front Clarendon Road and is encroaching into the required front yard setback.

Therefore, they're requesting a 10.6-foot variance from Chapter 28, Section 5.1-1.3 to allow an addition with a front yard setback of 26 feet from the south property line instead of the minimum 36.6 feet and an additional one foot for the eave. Thank you.

ACTING CHAIRPERSON GEISEL: Thank you.

Can you please proceed with your petition here?

MR. SCAPIN: Yes. Good evening, members of the Board, and thank you for the opportunity to present my appeal for your consideration, my unique circumstances. I'd like to start by first directly addressing the four stated requirements as you asked for your consideration, and then further explain the hardship that my family has incurred as a result of this property and why we need the requested variance.

One, the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby properties. This proposed property will not alter the essential character of the locality because it will remain a single-family home in the Sherwood neighborhood. Sherwood is one of the unique neighborhoods in the Village where there are many nonconforming homes that have additions and various setbacks and different angles.

The essential character of the neighborhood and the diversity and the lack of conformance to the current standard Village planning. There are no sidewalks or curbs. The streets are curving and the homes are intentionally offset and angled in the original design of the neighborhood in the 1930's. Diversity, angles, and nonconformance are what make up the essential character of the neighborhood. On my corner, there are four different setbacks on that intersection, as seen on page two of the packet.

The plight of the owner is due to unique circumstances. The unique circumstances that are faced on this property are as follows. The house is angled along Harvard and the intersection is not a right angle, rather it's a sweeping curve. There is no room to further utilize the land to the north or to the east due to other restrictive setbacks. The home was built in 1939 prior to the neighboring homes on an elevated lot with a severe grade change from north to the south.

The third point I'd like to address is that the proposed variation is in harmony with the spirit and intent of this chapter. The continued use of the property as a

single-family home will not change. All other setbacks, FAR, max lot coverage will be maintained. The variation will allow for me to situate my garage parallel to the street adjacent to the neighbor's garage at an elevation consistent with the neighbors, which is not how it is today. Today it's elevated at an angle directly at my neighbor's house.

The variance requested is the minimum variance necessary to allow reasonable use of the property. The variance requested is the minimum necessary to allow reasonable use of the property because the garage and the driveway, as I stated, as currently constructed are not safe and cause a hardship for me in raising my three young girls without the additional space on my property located at the garage at that lower elevation aligned with the street, but in order to do so, I require more run for the existing rise to have a safe slope. Right, rise over run equals slope. So, if I'm required to move the garage back to align with the face of the neighbor's home as Planning had suggested, I'll not be able to absorb the grade change inside the home as it will create additional hardships in getting from the garage into the house.

Just for the sake of going back to the beginning here where it's stated that I was asking for 10 feet, the reality is that the homes along Clarendon, which is the side street, not Harvard which is my front street, and I understand why it's considered my front yard in this setting, the smaller frontage of a corner lot shall be considered your front yard, but the average setback including my own house is 10 feet. So, to my own detriment, my current house is increasing the average. So, if I were to actually meet the neighbor's house, that number would reduce from 10 to seven. I'm skewing the average by three because I'm already currently set back so far. What I'm asking for, so that makes the average 36.6, ultimately to be in alignment with the number, I'm asking for the full 10 feet, three to come up to the face of that neighbor's house, and seven feet past his house.

The Planning Department has been wonderful to work with. They provided very good feedback throughout the process. However, the lack of consideration for the grade change is an oversight. I know that as part of the packet I was supposed to provide written authorization for you guys to make a site visit. I don't know if anybody actually took me up on that, but it would be hard to really realize what's going on here from the pictures because they don't do it justice. Unless you're walking everyday on my driveway, you can't appreciate what it's like to live this challenging and unsafe slope.

Standard driveways are designed to have two to five percent slope. Within the first 10 feet out of my garage, the slope is 17.5 percent. This is the equivalent of a green run at a ski resort in Colorado. Not a concrete driveway for children to safely play on in Arlington Heights. When taking the entire length of the driveway in consideration, the slope is eight percent, which is nearly four times the recommended minimum slope of a driveway. The garage floor, as you know, is seven feet above the end of my driveway.

My wife and I purchased this home four years ago because we wanted to be a part of this community and raise a family in our forever home. Not allowing us to reduce this steep grade change will cause issues, now with young children, and later as we intend to age in place. We have three girls ages eight, four and one. We moved here because we wanted to send our children to St. James and live in a family-friendly neighborhood as we have found in Sherwood.

As it stands today, we're unable to allow our girls to even walk down the driveway unassisted or ride their bikes because of the safety of the driveway where the

slope is nearly 20 percent when you walk out of the garage. I have pictures here on my phone showing you all the band-aids and scrapes my little girls have just trying to walk down the driveway. It's too steep for them to simply walk without falling down. They also can't ride their bikes anywhere because of this unsafe condition, and as a result I have to force them to learn how to ride on the street where I have two more additional challenges.

One is that intersection where a car is approaching from four different directions, and the second one is farther to the right or north on Harvard where there's essentially a blind corner coming down the hill. Therefore, my moving my garage forward, I'll be able to provide more of a backyard setting where I can keep my children, my small children contained and provide for a safe place for them.

In the winter when it snows, I'm sorry, the driveway is so steep that when I parked my car on the driveway during December because our third car was in the garage, the suspension was damaged beyond repair and had to be replaced. I now have to park my car all the way at the bottom of the driveway and walk up to the house so it's blocking the driveway with our single-wide drive which leads to my wife driving on the lawn just to get out of the house. In the winter when it snows, it's nearly impossible to shovel or use a snow blower as the slope and ice cause a lack of traction going up or downhill. It does, however, make a very good sliding hill. My guests have fallen and suffered injuries due to the steepness and ice in the winter, and this is an unsafe condition that needs to be rectified. In order to do so, I'm requesting the additional footage within my property to adequately absorb the grade change that is inherent to this property.

Without this variance, I may be forced to keep the existing elevation and angle of the garage but move it out to the average setback as Planning had suggested. This would not be nearly as good of an alternative as my house sits, as I have mentioned, 10 feet above my next-door neighbor's garage. So, I'm trying very hard here to meet the character of the neighborhood and have my garage face the street which it does not do now. In order to do so, I'm trying to pivot my home and follow the dogleg of the street which is a municipal design, not mine, and lower the garage floor as close as possible to the elevation consistent with the neighboring homes.

An alternate design where the garage is way above the neighbor and angled directly to their house but within my setback would not be nearly as good of an alternative as I'm presenting. Furthermore, I would challenge anyone who thinks that the focal point of the intersection will become my garage. The neighbor who's kitty corner currently has a garage facing the intersection that is much closer than I'm proposing. He has a setback of only 10 feet whereas I'm proposing a setback trying to maintain 26 feet. I would intentionally add the window as you can see and an eave to break up the structure and make it appear as part of the home.

I've reviewed and discussed my designs with the neighbors directly to the west and also to the south and to the east, and they are supportive of the design. Unfortunately, they were not able to attend; however, I understand that they provided an e-mail verification to Derek stating their support.

To suggest that I need to meet the average setback of the neighboring houses is a little bit shortsighted in this unique situation because I would be hard-pressed to locate another lot with the angles, sweeping streets, and elevation changes that this lot presents anywhere else in the Village. So, to constrain me to conform to a standard to which its intent is for the 90 percent of standard municipal design

would be a failure to consider those constraints. It would also cause me to suffer an unsafe slope to the detriment of myself, my family, my neighbors and my friends. So, please consider the safety of my children as you review this request.

ACTING CHAIRPERSON GEISEL: Okay, Joe?

COMMISSIONER SELBKA: I think you answered most of my questions. I think, certainly I did review the statements by the neighbors which were all uniformly in favor of the requested variance. Planning has said will you bring it back from 36 to 33, or Design I should say. That's just, you don't think that would alleviate the issue of the slope when it comes to the driveway? Is that your thinking, or why is the 33 so much more problematic than the 36 I guess is the issue?

MR. SCAPIN: The 33 is more problematic than the 26. So, I'm asking to get to 26. Steve and Planning had asked me to come back to 33. Technically, I need to be at 36 by the letter of the law.

COMMISSIONER SELBKA: Oh, yes, yes, sorry. From 26, pardon me.

MR. SCAPIN: The difference between seven feet.

COMMISSIONER SELBKA: That's quite a bit, yes.

MR. SCAPIN: It's quite a bit to overcome given the rise of the slope.

COMMISSIONER SELBKA: Is the 10 feet the minimum of what you need?

MR. SCAPIN: It is.

COMMISSIONER SELBKA: It is.

MR. SCAPIN: It is, I'm trying to very much reduce the number of steps from the garage into the house so that there is not a hardship in my future, getting from the garage into the house with groceries and everything else. So, currently, there are seven steps as it stands at this elevation the way it's dimensioned. To cause me to come back even further and taking seven to 10 feet away from me would cause that staircase to get much steeper inside the house.

COMMISSIONER SELBKA: Okay, those are all --

MR. SCAPIN: So, I've taken those seven steps and I've spread them out as best I can here to reduce that.

COMMISSIONER SELBKA: Sure. Those are the only questions I've got.

ACTING CHAIRPERSON GEISEL: Thank you.

Anybody else?

(No response.)

ACTING CHAIRPERSON GEISEL: Okay, with that, we'll see if there's anybody in the audience that has any comments, and then if there are we'll come back to you.

MR. SCAPIN: Okay, thank you.

ACTING CHAIRPERSON GEISEL: Is there anybody in the audience who wishes to speak to this matter?

(No response.)

MR. MACH: Chairman, I do have two e-mails which I'd like to read into the record.

I apologize for the last minute e-mail regarding our neighbor's proposed building project. My husband and I have been hesitant to e-mail because we just didn't want to get involved with the town's decision regarding the project. We think the design and layout of the proposed project is well done and we're confident the result will

be a beautiful home. We support the current plan, but would also like to stay neutral regarding the town's decision. Sarah Dempsey, 1212 West Clarendon.

To the Zoning Board of Appeals, my wife, Pam and I would like to express our approval for the remodeling plans that the Scapins have for their home at 1206 North Harvard. Having lived in our home at 1110 West Clarendon Road for the past 28 years, we were very close to the previous owners, Mike and Annette Robbins, and had visited their home on many occasions. As neighbors, we would assist each other in looking after each other's property. We had occasions where we would assist with snow shoveling in the winter months and looking in on the internal functions within the home.

With this intimate knowledge of the house at 1206 North Harvard, we knew first-hand of the following issues which Mike and Annette had struggled. The driveway is fairly steep and in the winter was treacherous when icy. There were many days during the winter when Mike and/or Annette had to leave their cars parked near the parkway because they were unable to make up the steep slope from the garage. The only staircase leading to the second floor was very steep and one is susceptible to falling. Mike had fallen down himself on several occasions and it was injured as a result.

Mike constantly complained about their address being on Harvard, as the front door faces Clarendon. As such, package deliveries would take place at a home other than theirs because of the difficulty of locating their correct address on Harvard.

These safety and security issues were accompanied by other nuances which raised concerns by Mike and Annette. The Scapins will negate all of these issues by installing a new garage, even though it will be situated closer to Clarendon than the other houses. We believe that the setbacks and sight lines will not be impacted and the extra space will allow for a safer slope to their driveway given the higher elevation of their house. Within their home addition, the new staircase will be per code and will eliminate the steepness of the existing staircase. With a new front door facing Harvard, the remodeling effort will correct this issue and eliminate the incorrect delivery of packages and mail.

We put our full support behind this change and ask that you approve these changes as the Scapins are requesting. If any questions, please contact us. Thank you for considering our input to these changes. Brad and Pam Hardy at 1110 West Clarendon Road.

Thank you, Chairman.

ACTING CHAIRPERSON GEISEL: Okay, given the favorable comments, I'm guessing you don't really have a need to address those.

MR. SCAPIN: I don't. It's been a recurring problem for a long time.

ACTING CHAIRPERSON GEISEL: They certainly reinforced your position.

So, at this point, we'll move to the Board deliberation, please.

COMMISSIONER SELBKA: I would be in favor of this variance. I think the Petitioner has proved the hardship with the problematic slope of the driveway and it certainly does show this really oddly shaped lot that has problematic setback lines. So, I think that there are unique circumstances here, there is a hardship here.

I think the testimony has established that this is the minimum that would be necessary and I think that the neighbors' comments show that this would be in character with the neighborhood. So, I'd be in favor of this variance.

ACTING CHAIRPERSON GEISEL: Thank you.

Anybody else?

COMMISSIONER JAFFE: I did drive by the house. I did not step foot on your property, but I can appreciate what the Petitioner is talking about and he just brought it to life through his testimony. So, I agree with Mr. Selbka's comments.

ACTING CHAIRPERSON GEISEL: I would state as well that given that it's considered a front yard when obviously the front of the home faces Harvard, there's kind of an unfair, if you will, burden with respect to that. Given the testimony, it would also support the petition.

So, at this point, is there a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER JAFFE: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Geisel.

ACTING CHAIRPERSON GEISEL: Yes.

You are approved; good luck with your project.

MR. SCAPIN: Thank you. Thank you so much.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:44 p.m.)



**Zoning Board of Appeals
6/13/2022**

Item: 200 S Evergreen Ave - 5/9/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
200 S Evergreen Ave - 5/9/22 Findings	Minutes
200 S Evergreen Ave - 5/9/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS May 9, 2022

PETITIONER: Doshi Residence

ADDRESS OF PROPERTY 200 S. Evergreen Ave.

VARIATION: 5.1-6.3 (Maximum Floor Area-R-6 Zoning District)

A 945 square foot variance to allow a Floor Area Ratio (FAR) of 4,734 square feet instead of the maximum allowed 3,789 square feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to expand the existing single family home. The petitioner explained that recently first floor space was converted for their in-laws which eliminated some of the living space; therefore, they are proposing to an addition. The petitioner testified that the subject property is zoned R-6 multi-family which allows a Floor Area Ratio for single-family homes of 0.45 percent, but any other use in the zoning district 1.5 percent. The petitioner further testified that if the in-law suite was deemed a second dwelling, then the Floor Area Ratio could be increased to 1.5 percent since the structure would be defined as multi-family. The petitioner explained that the block consists of a mix of single family and multi- family structures.

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

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

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

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.

Joseph Geisel, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD

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

OF APPEALS

RE: 200 SOUTH EVERGREEN AVENUE - ZBA #22-010

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
 Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
 Arlington Heights, Illinois on the 9th day of May, 2022 at the hour of
 7:44 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairperson
 FRANK PORTERA
 BENJAMIN JAFFE
 JOSEPH SELBKA
 TOM DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRPERSON GEISEL: So, we've got 200 South Evergreen, please. Hi there.

MR. DOSHI: Hi, good evening. I am the homeowner.

ACTING CHAIRPERSON GEISEL: Name please?

MR. DOSHI: Bimal Doshi.

ACTING CHAIRPERSON GEISEL: Okay, thank you. Your address is?

MR. DOSHI: 200 South Evergreen.

(Witness sworn.)

ACTING CHAIRPERSON GEISEL: We're going to have a Staff presentation and then we're going to come back to you.

MR. MACH: Thank you.

The Petitioner is proposing an addition above the existing attached garage. In addition, the Petitioner is proposing to expand the garage footprint in order to create additional storage. The subject site is zoned R-6. The property has a total land area of 8.420 square feet. The proposed residence with the addition will be 4,734 square feet.

Therefore, they're requesting a 945 square-foot variance from Section 5.1-6.3 to allow a floor area ratio of 4,734 square feet instead of the maximum allowed 3,789 square feet. Thank you.

ACTING CHAIRPERSON GEISEL: Thank you.

Please proceed.

MR. DOSHI: Thank you. I thought I'd just give a little bit of background and motivation for the variance, and then my architect, Bob Flubacker, can address some of the other conditions.

ACTING CHAIRPERSON GEISEL: Very good.

MR. DOSHI: We currently live in the townhouses at Sigwalt and Evergreen, Fountain Terrace townhomes. We moved in there four years ago. We had our first child there and we are planning on increasing and growing our family and also want to have our in-laws come stay with us. They're elderly and they need assistance.

So, we were looking for a larger home. We really enjoy our time at the Fountain Terrace, we love our neighbors, but we just needed a larger space. We found this house. We purchased it a few months ago with the hope that we could get this expansion, basically keeping the footprint as it is, we're not increasing it, but just a little bit, correct, a little bit around the garage, but mainly increasing the structure, the building above the garage area.

We have started, we've gotten approval to do some work on the ground floor right now that will accommodate our in-laws, creating a new bedroom down there and a larger space for them. They're not able to go upstairs or downstairs, so we really wanted to create a nice space for them on the ground floor. In doing so, we've eliminated some of our living space, and that's part of the reason why, again, we want the increase in the space is to replace that living space. Also, my wife and I both work from home as well, too. So, we need some additional space to be able to work.

So, that's the primary motivation for the request. Again, Bob can speak to a little bit more of the details and the conditions.

ACTING CHAIRPERSON GEISEL: Thank you.

MR. FLUBACKER: So, this is an aerial of the subject property, two houses to the south and one structure to the north.

ACTING CHAIRPERSON GEISEL: So, before you get too far, if we can do the formal --

MR. FLUBACKER: Sorry.

ACTING CHAIRPERSON GEISEL: State your name.

MR. FLUBACKER: Bob Flubacker.

ACTING CHAIRPERSON GEISEL: And address please?

MR. FLUBACKER: 1895 Rohlwing Road, Rolling Meadows.
(Witness sworn.)

ACTING CHAIRPERSON GEISEL: Thank you, sir.

MR. FLUBACKER: All right, so the handout I gave you is the adjacent properties. My client's is the little house in the middle there.

COMMISSIONER JAFFE: Second from the right? You said middle, I want to make sure that I understand.

MR. FLUBACKER: Yes, right. The small house with the one car in the driveway versus the large house with the one car in the driveway.

This is an unusual house and an unusual zoning district. This is an R-6 zoning district which gives an FAR for single-family homes of 0.45, but any other use the FAR is 1.5. So, for instance, if we had classified the in-law suite as a second dwelling, we wouldn't need a variation because multifamily can go up to 1.5 FAR.

The structure directly to the north which would be the structure all the way to the right is actually a two-family dwelling. There are two separate PINs, it's been subdivided in the Assessor's Office as two separate PINs. The structure to the left is a single-family home. The FAR on the two-structure dwelling to the north is 0.65. The FAR on the single-family home to the south is 0.59. Now, what we're requesting is a 0.56 FAR, so to me it's very consistent with the neighborhood.

One of the things that is slightly unusual on this block is the up and down of the structures. There's large high-density structures, and then there are some small single-family homes. It kind of breaks the continuity of the block a little bit. I think this will help maintain the continuity with the consistent FARs of the property.

One of the things that's also driving the square footage of the FAR request is the unique opportunity we have in this particular house.

Derek, if you could put the elevation up?

If you look on the left side of the elevation, it has the existing floor levels of the house. So, you can see the first floor is elevated. It's a 10-foot first floor, then the floor construction, it's also a 10-foot second floor. Then there is about a five or six-foot attic space that's above the second floor ceiling. It's almost walkable, it's a wood truss kind of assembly up there.

If you look on the right side of the elevation, what's matching this existing roof line on the addition, we're actually able to get three stories in that. There is currently a roof deck, it's not being used as a deck, it's just roof, but the structure is enough to be a floor deck above the existing garage, substantially below the existing second floor line. So, you can see that I'm using that attic space at the very top as well as that drop above the garage in order to get a third level in there. In this, I'm able to accommodate the need for another office, which is the top floor. Then the middle floor is additional living

space that's being displaced by the in-law suite on the first floor.

There is a slight addition behind the garage. It's unusual for a house of this size to have a two-car garage, so there's really minimal storage in the garage. So, the addition on the first floor is to add additional storage space. If that had been a one-story element, it would look actually a little bit out of character with the house. So, we extended that up and are able to add some space to the master suite above and the provide a roof deck on top of that. My client likes to look at the stars and that's an opportunity to set up kind of an observatory for his telescope on that roof deck.

So, with that, I'd be happy to answer any questions you may have.

ACTING CHAIRPERSON GEISEL: So, just to clarify, this existing footprint, about 453 square feet, is that the additional that you're requesting? The actual additional footprint only grows by 53 square feet?

MR. FLUBACKER: Yes. Yes.

ACTING CHAIRPERSON GEISEL: And the other areas that you've addressed are broken out on various floor.

MR. FLUBACKER: Right. We looked at designing the addition with the roof lower, and it became really difficult to kind of organize the existing elements of the structure with having the roof on the right side lower than the other roofs. So, I think even if this was one level above the garage, we'd probably still match that roof line.

ACTING CHAIRPERSON GEISEL: That's where I was going naturally. I think I understood that irrespective of the interior, you would be trying to maintain this exterior roof line and effectively the interior square footage would be there, it just wouldn't be used in this fashion.

MR. FLUBACKER: Correct, correct. So, half of the requested FAR is just utilizing that volume of space for two floors instead of one.

ACTING CHAIRPERSON GEISEL: Okay.

MR. FLUBACKER: I'm sorry, I didn't go through the four requirements to the document. Obviously, this is a unique circumstance. Both the zoning district as well as the design of the house are both quite unique.

The character of the neighborhood obviously won't be altered because we're extending the architecture of the existing single-family home. As I went through the various FARs of the surrounding properties, we are still within character of what the neighborhood is.

The one that I always struggle with is the intent of the zoning ordinance. As I read the 14 points that are spelled out, I really read that as the zoning ordinance is meant to kind of protect the community, maintain a continuity with the neighborhoods, establish districts that certain uses are within, and maintain light and air and health and safety for the residents of the community. I believe this addition does nothing to compromise any of those intents or purposes of the zoning ordinance.

Then the final is, we've kind of talked about how it's the minimum variation to achieve the goal. I think it would be strange to reduce the size of the additional smaller than the garage and have step-backs in the architecture. I think currently there is a potential problem with that roof over the garage being contained with walls. I wouldn't want to create another roof deck or another balcony if I didn't have to.

ACTING CHAIRPERSON GEISEL: Okay, those were the comments that I had.

Does anybody else from the Board have any?

(No response.)

ACTING CHAIRPERSON GEISEL: Then if we could, to the homeowner, just have you spoken to, can we have you come up one more time? Have you spoken to your neighbors?

MR. DOSHI: Right, I have not had an opportunity. It's been a month since we purchased the house and I just have not had an opportunity to speak to them at all. There is just one house to the south. The building to the north is like a multifamily, multi-unit type building.

MR. FLUBACKER: Two-unit building.

MR. DOSHI: Yes.

ACTING CHAIRPERSON GEISEL: Okay, thank you.

MR. FLUBACKER: Kind of an aside, but this set a record for us. We sent out 134 letters. So, there was a broad area that we had to notify.

ACTING CHAIRPERSON GEISEL: Okay, thank you.

MR. FLUBACKER: I don't see the relevance to all the neighbors --

ACTING CHAIRPERSON GEISEL: Agreed.

So, is there anybody in the audience that does wish to speak to this petition? If you would like to come up, please do so.

MR. KARPICK: I live in the townhomes where Bimal currently lives.

ACTING CHAIRPERSON GEISEL: State your name please.

MR. KARPICK: My name is Don Karpick. I support this. Bimal is a great guy, you know, and it's not going to change the look of the neighborhood, in my opinion. You know, I drive up Evergreen everyday going in and out. It's a beautiful house. This will just make it more beautiful, I think.

ACTING CHAIRPERSON GEISEL: Thank you.

Okay, so we're going to shut down for Board deliberation.

Any other comments?

COMMISSIONER DRAKE: Derek, was there any e-mails from anyone about this project?

MR. MACH: No, none received.

ACTING CHAIRPERSON GEISEL: Well, based on the testimony and looking at the, I know it's a big ask at 900 and some odd square feet, but given the adjacent structure where you can go at 1.5, and given even the other structure that's immediately adjacent being at 0.59 and they're at 0.56, I don't believe that this has a negative impact to the neighborhood, in my opinion. I would, therefore, support the petition.

MR. FLUBACKER: Thank you.

ACTING CHAIRPERSON GEISEL: Could we get a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER DRAKE: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Geisel.

ACTING CHAIRPERSON GEISEL: Yes.

You're approved, good luck with your project.

MR. FLUBACKER: Thank you.

MR. DOSHI: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:59 p.m.)



**Zoning Board of Appeals
6/13/2022**

Item: 1304 N Hickory Ave - 5/9/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1304 N Hickory Ave - 5/9/22 Findings	Minutes
1304 N Hickory Ave - 5/9/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
May 9, 2022

PETITIONER: King Residence

ADDRESS OF PROPERTY 1304 N. Hickory Ave.

VARIATION: 5.1-3.3 (Required Minimum Yards)

A 6.5-foot variation to allow an addition with a side yard setback of 3.0 feet instead of the required 9.5 feet and an additional 1.0 feet for the eave; A 7.4-foot variation to allow an addition with an exterior side yard setback of 23.0 feet instead of the required 30.4 feet and an additional 1.0 feet for the eave; A 19.1-foot variation to allow an addition with a rear yard setback of 10.9 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to construct a laundry room and a mudroom on the first level that would connect to the garage. The petitioner explained that the existing detached garage is in disrepair; therefore, the garage would be reconstructed with a new mudroom between the existing house and new garage. The petitioner testified that the lot is irregular in shape which creates challenges meeting the setback requirements.

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. Jaffe and seconded by Mr. Selbka. Thereafter, the Board voted 5-0 to approve the variance request.

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

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.

Joseph Geisel, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD

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

OF APPEALS

RE: 1304 NORTH HICKORY AVENUE - ZBA #22-011

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
 Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
 Arlington Heights, Illinois on the 9th day of May, 2022 at the hour of
 7:59 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairperson
 FRANK PORTERA
 BENJAMIN JAFFE
 JOSEPH SELBKA
 TOM DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRPERSON GEISEL: Okay, and finally, we have 1304 North Hickory. So, at this point, I need to disclose that I know Mr. and Mrs. King. We have kids of similar ages and the wives work together. I don't believe that the relationship is one that I need to recuse myself, but I did want to state that properly for the record.

Okay, so Mr. King, would you please state your name?

MR. KING: James King, 1304 North Hickory.

(Witness sworn.)

ACTING CHAIRPERSON GEISEL: Derek is going to do a quick presentation of your proposed project.

MR. MACH: Thank you.

The Petitioner is proposing to add a one-story addition between the detached garage and the existing home. Since the addition will connect the detached garage and the house, it is subject to the setbacks for the principal structure. Therefore, they're requesting:

- A 6.5-foot variation from Chapter 28, Section 5.1-3.3 to allow an addition with a side yard setback of three feet instead of the required 9.5 feet and an additional one foot for the eave;
- A 7.4-foot variation from Chapter 28, Section 5.1-3.3 to allow an addition with an exterior side yard setback of 23 feet instead of the required 30.4 feet and an additional one foot for the eave; and
- A 19.1-foot variation from Chapter 28, Section 5.1-3.3 to allow an addition with a rear yard setback of 10.9 feet instead of the required 30 feet and an additional one foot for the eave.

Thank you.

ACTING CHAIRPERSON GEISEL: Thank you.

Jim and/or Bob?

MR. KING: Sure. I just want to give a little bit of a background on this project. We recently downsized from a house we lived for 31 years, a two-story colonial about four blocks from the current house. We want to stay in that neighborhood and we want to make this house be the house for us for the next 30 years. With that, we want to make sure we have all the functioning things on the same floor.

So, this will allow us to put a laundry room and a mudroom on the first level and connect that to the garage which also would be nice to have, you know, attached there for down the road as well. So, we're looking for our next 30-year home in Arlington Heights.

So, with that, I'll have Bob cover the specifics.

ACTING CHAIRPERSON GEISEL: Thank you.

MR. FLUBACKER: No handouts. This property has a really bizarre setback scheme. It's kind of a reverse pie where the front yard has the wide section and then it reduces as it goes to the rear yard. That map is incorrect, so if you look in your exhibits, you'll see that the north lot line is actually about 10 feet past the existing garage.

So, the project, in summary, is to add about a foot-and-a-half to the back of the existing garage and then create a link between the two structures that would have a laundry room and mudroom. The existing garage is in disrepair, cracked

foundation, cracked slabs, but it has a current title exception of the portion, that little triangular area that goes beyond the building line. So, one of two things is going to happen should the project get approved. We're either going to have to rebuild that, you know, stick by stick in order to keep the title exception, or if we can rebuild it in the exact same location if that maintains the title exception. This is something we have to look at from real estate law.

But the garage that's shown on the plan in its current location, it currently has a six-foot tall garage door. So, we are raising the height of the garage to match the eave lines of the rest of the house, and then again creating that link between, hence, the three-foot setback from the side lot line.

It's hard to see on that particular -- thank you, Derek.

There is no code complying area on the lot that I could tear down the existing garage and build a new attached two-car garage within the setbacks. If I move the garage anywhere else, it would go in front of one of the existing front yard setbacks, I'd have title issues. I'd have title insurance issues. So, maintaining the garage exactly where it is is the best scenario in this particular case.

In the comments from the Staff, I saw that Engineering wanted to get full topography. I can tell you that both my client and I are going to pay very close attention to the drainage along the back side of the house, which is I think what they're most concerned about, to make sure that we get very positive drainage to that far northwestern corner of the lot and not create any water drain to the neighbor to the west.

Again, going through the four points, obviously the project is very unique with the shape of the lot and the setback regime. We will maintain the character of the neighborhood. I would say we're going to enhance the character of the neighborhood with the addition.

Same comment with the intent of the zoning ordinance, that we're not making anything that's detrimental to any of the health, safety and welfare of the residents. We're not going outside of the norm in a single-family residential district.

The minimum, again because of where the garage is currently and the size of the existing garage, it is not a code-complying width for a two-car garage, nor is it a code-complying length. By adding what we're adding, we're at least getting closer to it being a code-complying length, but it's still a very narrow two-car garage.

So, with that, any questions from you?

COMMISSIONER JAFFE: So, I visited the property today, and based on the clearness of your explanation and the comments that were provided from the neighbors, I don't think I have any additional questions. So, I'll cede the rest of my time to the Board.

ACTING CHAIRPERSON GEISEL: If there's no other comments, I believe, Derek, there's quite a bit of a number of correspondence submitted? Those need to be addressed.

MR. MACH: Since they're already part of the packet, they do not need to be read into the record.

ACTING CHAIRPERSON GEISEL: Okay, great. Thank you.

Well, then at this point, we'll shut down for Board deliberation.

Anybody else have any comments?

COMMISSIONER JAFFE: I mean, I think it's, you know, I don't mean to be

dismissive of it, it was a well-explained petition. Having seen it up close, I have an appreciation and understanding of what the project entails. I don't think it's an egregious ask given what they're trying to accomplish. There are no dissenting neighbor opinions, just everything that was supportive of it.

We have an owner that has been in the Village for decades and wants to make an investment to stay in the Village for decades. So, I have no concerns.

ACTING CHAIRPERSON GEISEL: Thank you.

I guess the only other comment I had was just the one that Bob made, that given the unusual shape, there is no other options that were available. They're obviously constructing the garage in largely the same place which would be more compliant than the one that exists. So, hard to argue with that.

All right, with that, do we have a motion?

COMMISSIONER JAFFE: I have motion to approve as presented.

COMMISSIONER SELBKA: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

ACTING CHAIRPERSON GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. FLUBACKER: Thank you, again.

MR. KING: Thank you.

ACTING CHAIRPERSON GEISEL: Thank you.

Anything else we need to do, Derek?

MR. MACH: No.

ACTING CHAIRPERSON GEISEL: Do I have a motion to adjourn?

COMMISSIONER JAFFE: Motion to adjourn.

COMMISSIONER SELBKA: Seconded.

ACTING CHAIRPERSON GEISEL: All in favor, aye?

(Chorus of ayes.)

ACTING CHAIRPERSON GEISEL: Thank you. Okay, not bad.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:09 p.m.)



Zoning Board of Appeals 6/13/2022

Item: 824 N. Dunton Ave. - ZBA#22-012

Department: Planning & Community Development

REQUEST

- A 1.0 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a side yard setback of 2.0 feet instead of the minimum required 3.0 feet and an additional 1.0 feet for the eave.
- A 5.0 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a rear yard setback of 0 feet instead of the minimum required 5.0 feet.
- A 1.3-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 16.3 feet above grade where a maximum peak height of 15.0 feet is allowed.
- A 189 square foot variation from Chapter 28, Section 5.1-3.5 (Maximum Impervious Surface Coverage) to allow 3,627 square feet of impervious surface coverage where 3,438 square feet is allowed.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 13, 2022
Date Prepared: June 7, 2022
Project Title: Hill Residence
Address: 824 N. Dunton Ave.

Background Information

Petition Number: ZBA #22-012
Petitioner: Megan & Douglas Hill
Address: 824 N. Dunton Ave.
Arlington Heights IL 60004

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

Requested Action/Background Information

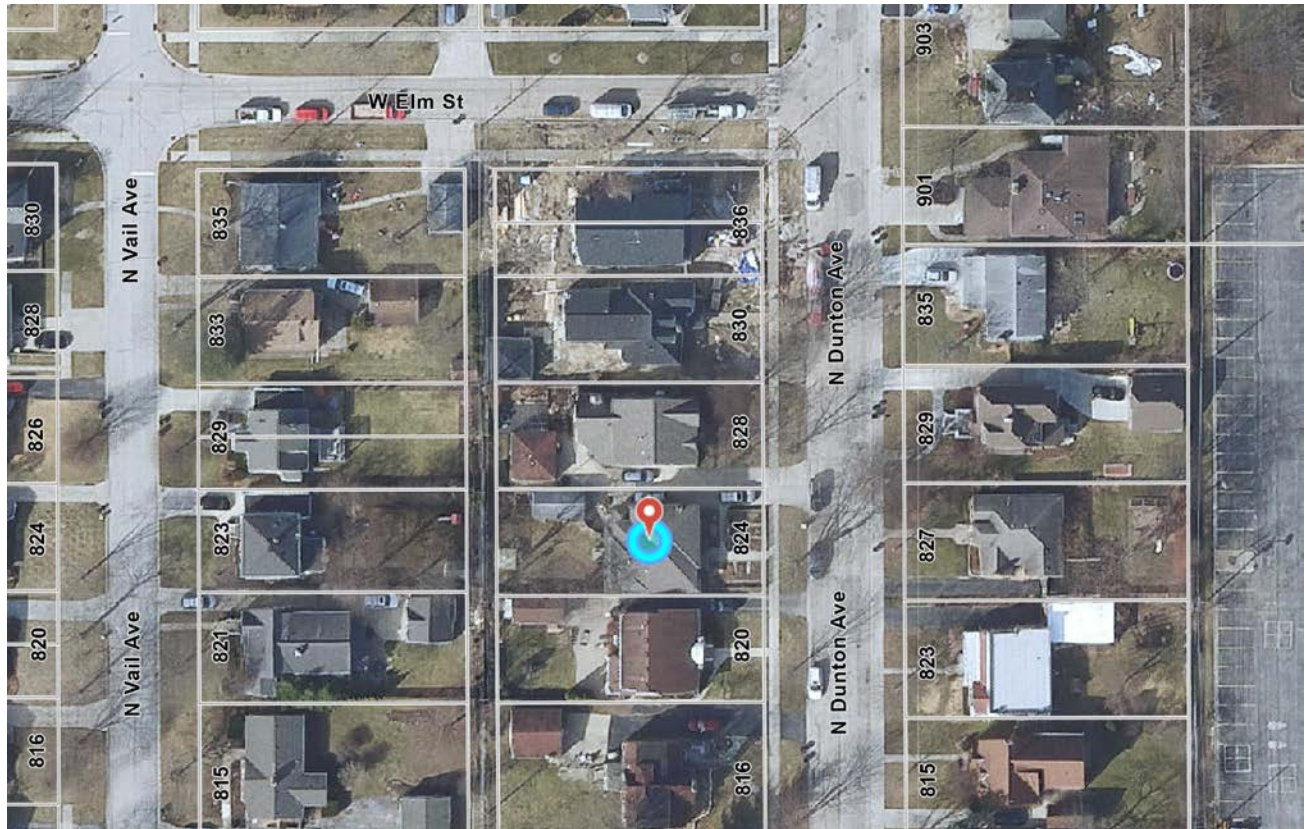
The subject site is zoned R-3, One Family Dwelling District and the property has a total land area of 6,250 square feet. The petitioner is proposing to replace an existing detached garage. The new garage will encroach into the required side yard setback and the required rear yard setback. The proposed rear yard setback from the west property line is zero feet instead of the required 5.0 feet, and the proposed side yard setback is 2.0 feet from the north property line instead of the required 3.0 feet. In addition, the petitioner is requesting a variance for impervious surface coverage and the height of the garage. There is an existing 14-foot-wide unimproved alley at the rear of the property which consists of green space and utilities. If the Zoning Board is supportive of the variation request, it should be noted that no portion of the garage may encroach over the property line into the unimproved alley. The petitioner is requesting the following variations:

- A 1.0 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a side yard setback of 2.0 feet instead of the minimum required 3.0 feet and an additional 1.0 feet for the eave.
- A 5.0 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a rear yard setback of 0 feet instead of the minimum required 5.0 feet.
- A 1.3-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 16.3 feet above grade where a maximum peak height of 15.0 feet is allowed.
- A 189 square foot variation from Chapter 28, Section 5.1-3.5 (Maximum Impervious Surface Coverage) to allow 3,627 square feet of impervious surface coverage where 3,438 square feet is allowed.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	5/27/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/27/22	
3. Letter that was Mailed	✓	5/27/22	
4. Photographs of Sign on Property	✓	5/27/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Plan Reviewer, Building & Life Safety Department

Project Name: Hill Residence

Project Address: 824 N. Dunton Avenue

ZBA #: 22-012

Date: June 3, 2022

Derek:

I have reviewed the request for the following variance:

- **A 2.0 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a side yard setback of 1.0 feet instead of the minimum required 3.0 feet.**
- **A 5.0 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a rear yard setback of 0 feet instead of the minimum required 5.0 feet.**
- **A 1.3-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 16.3 feet above grade where a maximum peak height of 15.0 feet is allowed.**
- **A 189 square foot variation from Chapter 28, Section 5.1-3.5 (Maximum Impervious Surface Coverage) to allow 3,627 square feet of impervious surface coverage where 3,438 square feet is allowed.**

and have the following comments:

1. The west and north walls of the new garage, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour with exposure from both the inside and outside of the garage.
2. The west and north walls soffit of the new garage, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour, or fire-retardant treated wood, or fireblocking from the wall top plate to the underside of the roof sheathing.

ZBA# 22-012
824 N Dunton- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: May 10, 2022
Received by Planning:
Transmitted to Engineering: May 25, 2022
Completed: June 6, 2022

The proposed ZBA application indicates that the petitioner is seeking:

A 2.0 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a side yard setback of 1.0 feet instead of the minimum required 3.0 feet.

A 5.0 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a rear yard setback of 0 feet instead of the minimum required 5.0 feet.

A 1.3-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 16.3 feet above grade where a maximum peak height of 15.0 feet is allowed.

A 189 square foot variation from Chapter 28, Section 5.1-3.5 (Maximum Impervious Surface Coverage) to allow 3,627 square feet of impervious surface coverage where 3,438 square feet is allowed.

The Engineering Division has NO OBJECTION on the proposed variance from Chapter 28, Section 6.5-2 for reduced side yard setback.

The Engineering Division has NO OBJECTION on the proposed variance from Chapter 28, Section 6.5-2 for reduced rear yard setback. Existing unvacated alley provides 7 feet for drainage.

The Engineering Division has NO OBJECTION on the proposed variance from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards).

The Engineering Division is NOT IN FAVOR of the proposed variance for impervious surface coverage. If the variance for impervious surface coverage is granted, it is recommended that the petitioner be required to use permeable pavers that allows for detention for a portion of the driveway to offset the increase in impervious surface.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Hill Residence

Project Address: 824 N. Dunton Avenue

ZBA #: 22-012

ZBA Hearing Date: June 13, 2022

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: May 25, 2022

- A 2.0 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a side yard setback of 1.0 feet instead of the minimum required 3.0 feet.
- A 5.0 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a rear yard setback of 0 feet instead of the minimum required 5.0 feet.
- A 1.3-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 16.3 feet above grade where a maximum peak height of 15.0 feet is allowed.
- A 189 square foot variation from Chapter 28, Section 5.1-3.5 (Maximum Impervious Surface Coverage) to allow 3,627 square feet of impervious surface coverage where 3,438 square feet is allowed.

Attached are the Petitioner's:

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

Comments: It is recommended that the materials and colors on the garage be selected to match the
existing house.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than June 3, 2022.

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 Megan and Douglas Hill

being the owner of the property commonly know as: 824 N Dunton Ave

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.5

Chapter 28, of the Arlington Heights Municipal Code, in order to: build a 2 car garage

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): new garage design and style is modeled after the current style of the home and property. Higher walls on the garage and flatter pitched roof are all in parallel to current home characteristics. Goal is to have a garage match the style of the home which adds continuity. Unvacated alley on our block currently has structures which encroach inside the 7' unvacated alley.

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

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): _____
Variations will allow for the new garage to follow the characteristics for the existing home and marry the two in style and appeal.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Variances will allow for the subject garage to be functionally useful, provide aesthetics which mirror existing home, and minimize the risk of accidentally hitting the NW rear of home. Variance will provide more driver friendly turning space from garage to home.

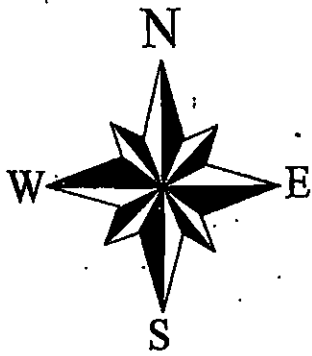
Currently have 4 drivers living at home.

Signed: _____

Petitioner

Date: May 10, 2022

amurzanski@outlook.com

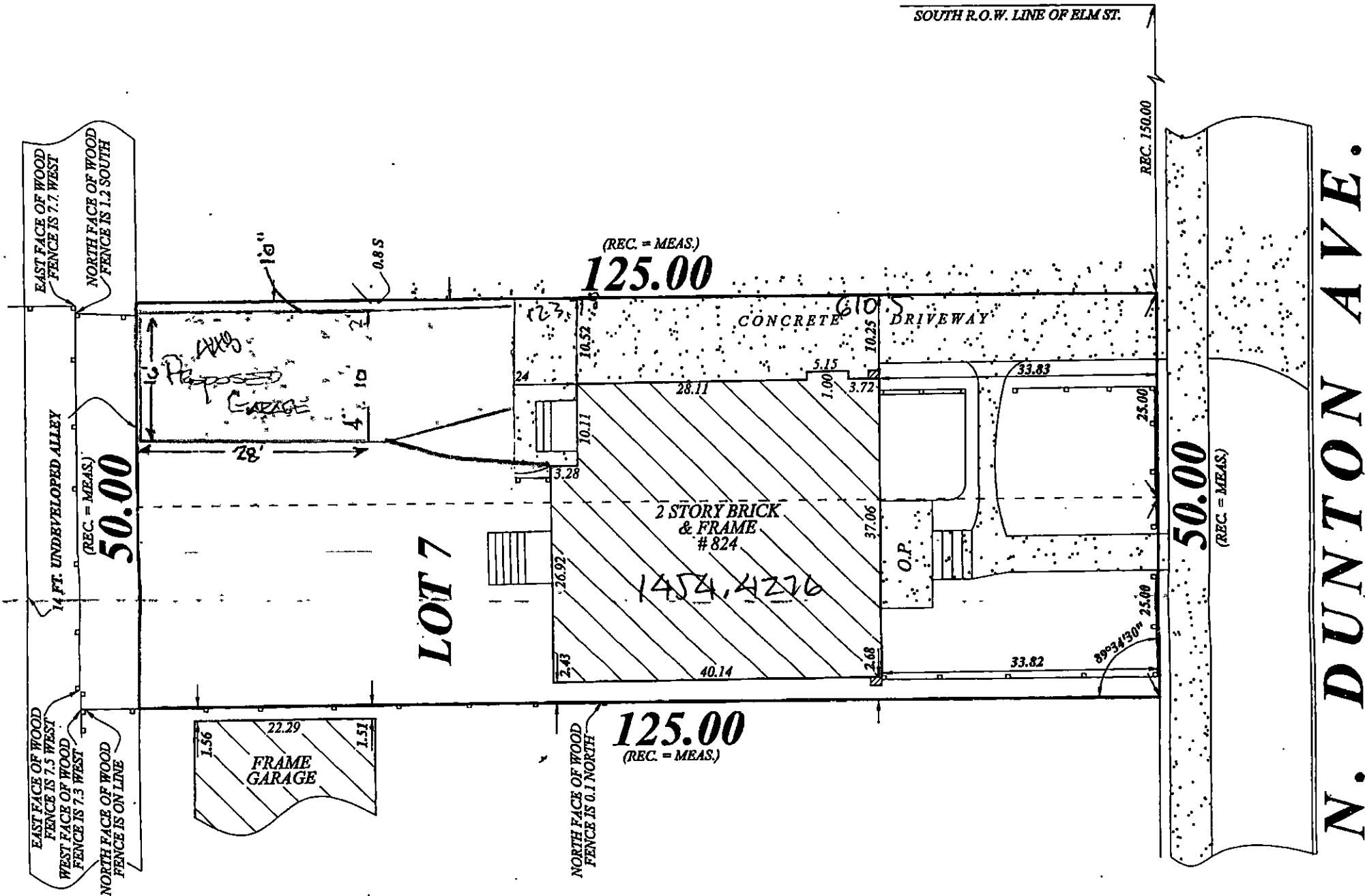


PLAT OF SURVEY

DESCRIBED AS :

LOTS 7 AND 8 IN BLOCK 4 IN DUNTON'S SUBDIVISION OF LOTS 4, 5 AND 6 IN DUNTON'S AND OTHERS SUBDIVISION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 6249.9 SQ. FT.



LEGEND

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- E. FR. P. - ENCLOSED FRAME PORCH
- O. FR. P. - OPEN FRAME PORCH
- SIDE BOUNDARY LINE
- BASEMENT LINE
- BLDG. SETBACK LINE
- CENTER LINE

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE : 1"=16'

ORDERED : MEGAN HILL

JOB NO : 210408H

FIELDWORK COMPLETION DATE : APRIL 6TH 2021

MUNICIPALITY : ARLINGTON HTS.

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE:
APRIL 8TH 2021

NO CORNERS WERE MONUMENTED PER CUSTOMER REQUEST.

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2022
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASUREMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE

FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.



ANDRZEJ MURZANSKI
LAND SURVEYORS, INC
PROFESSIONAL DESIGN FIRM
NO. 184-004748

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731

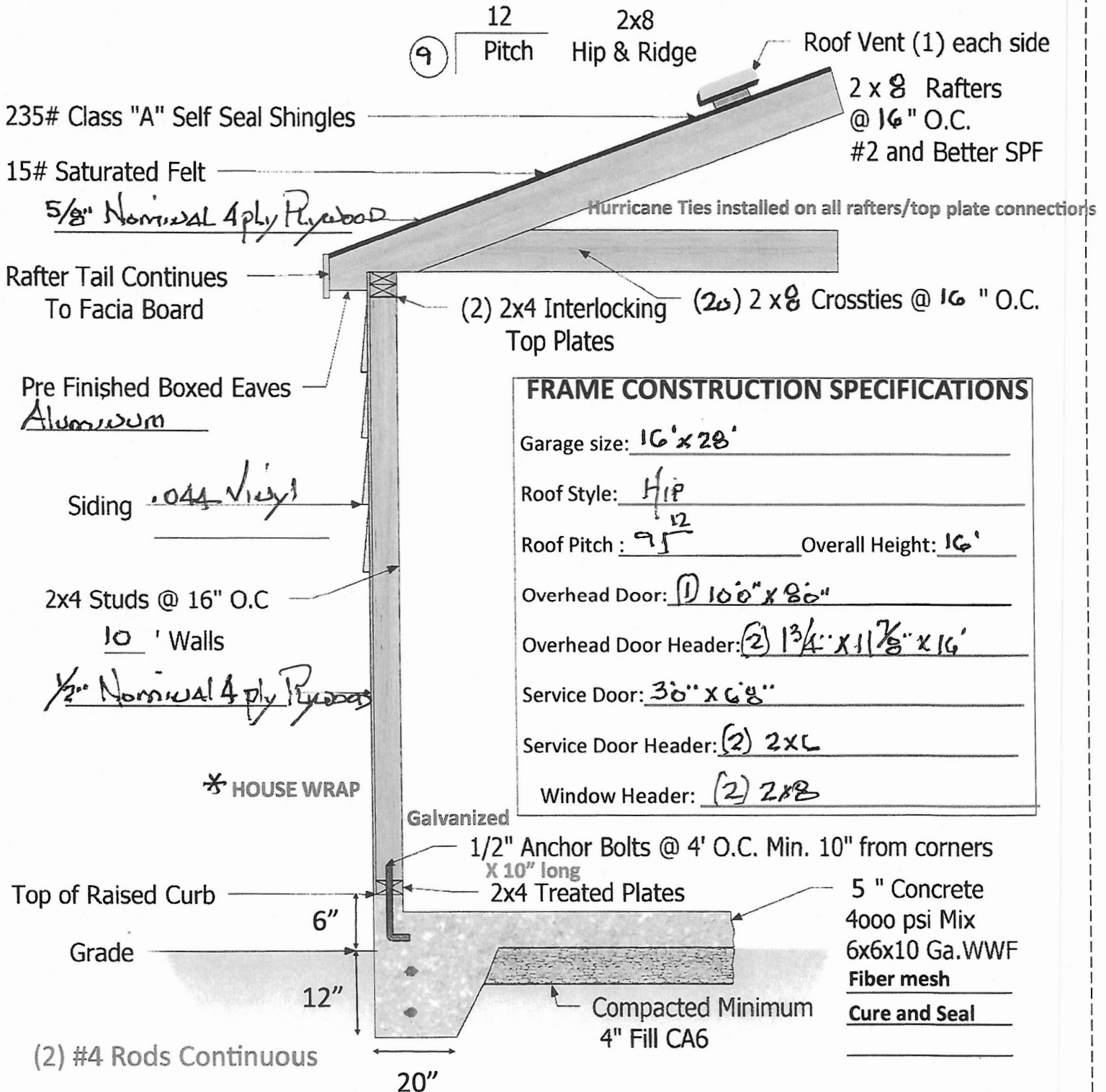
amurzanski@outlook.com

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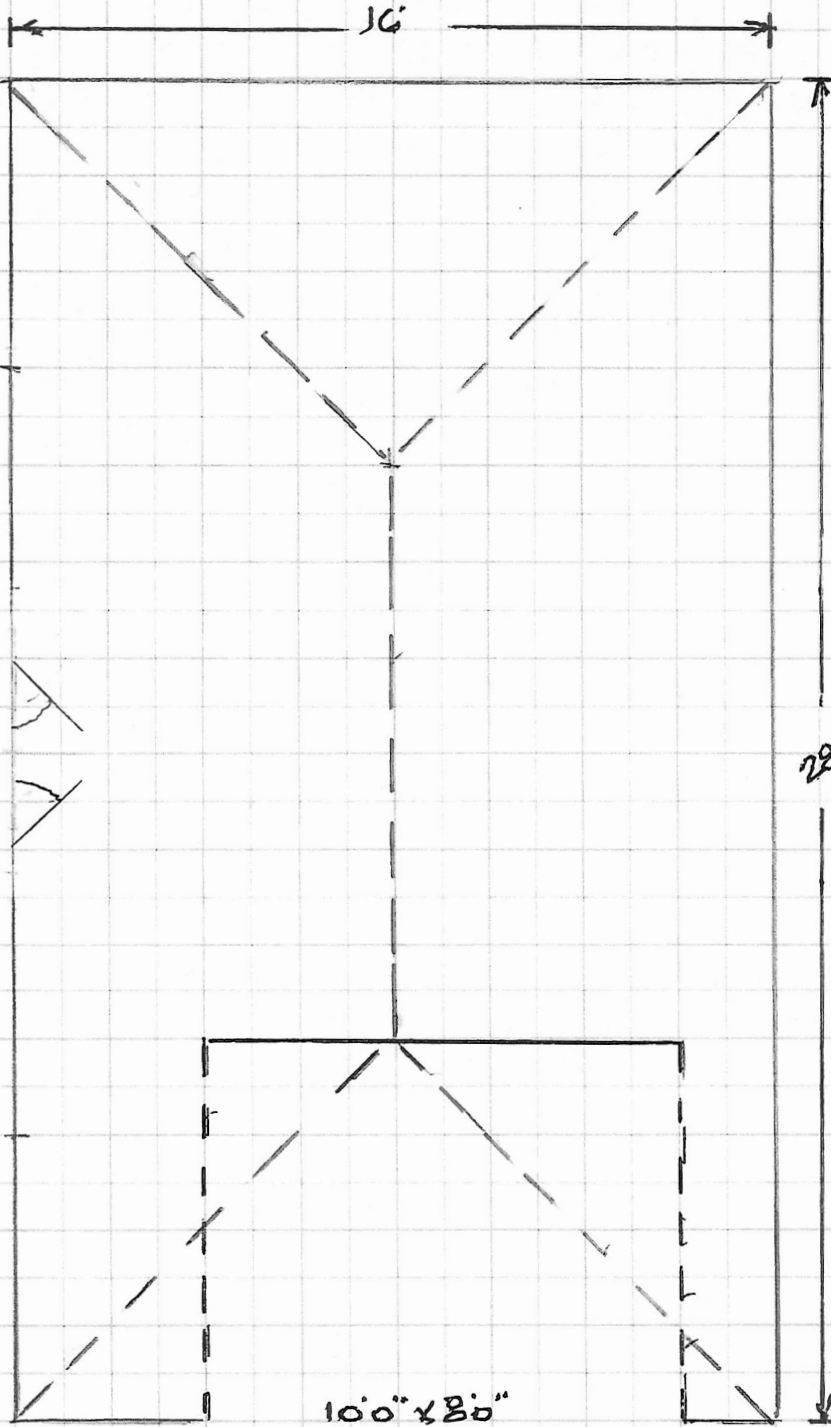
DEMO | DESIGN | BUILD
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DATE _____

JOB _____

Hill Garage Project

CALCULATED BY _____



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Fax (708) 343-4014 • ChicagolandGarageBuilders.com

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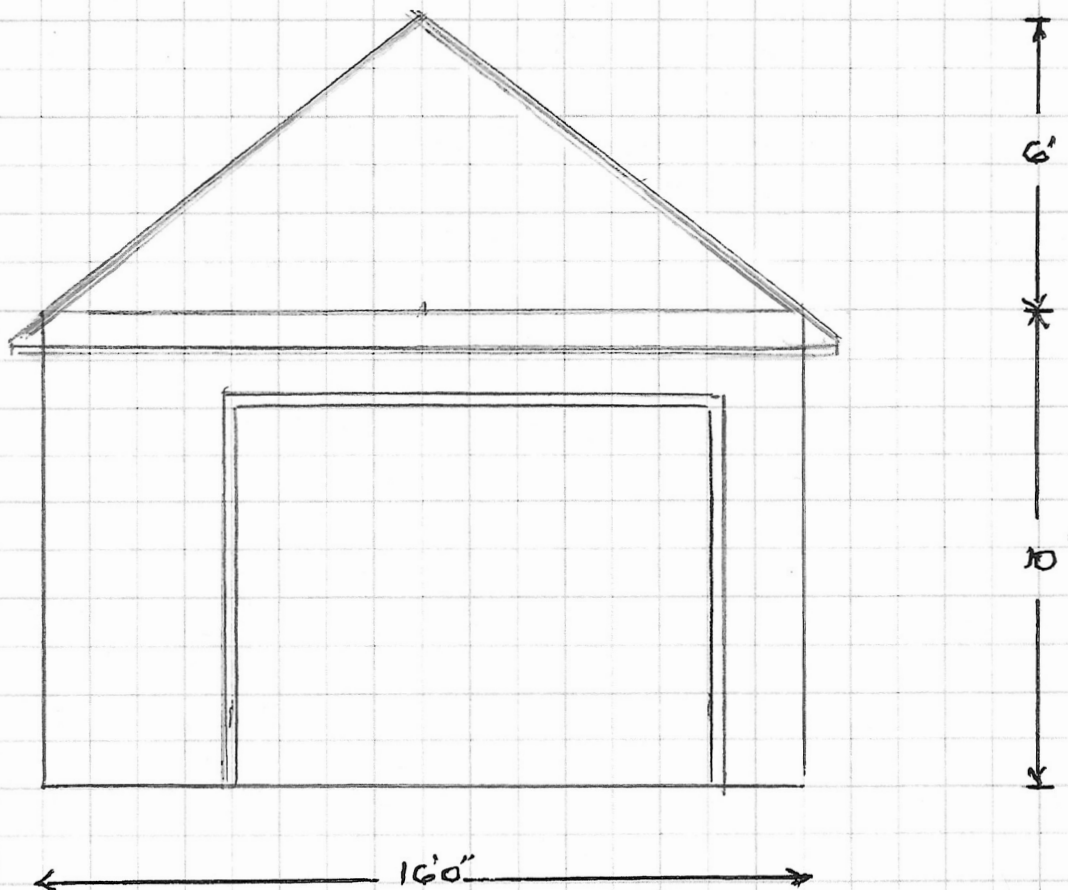
We do it all!

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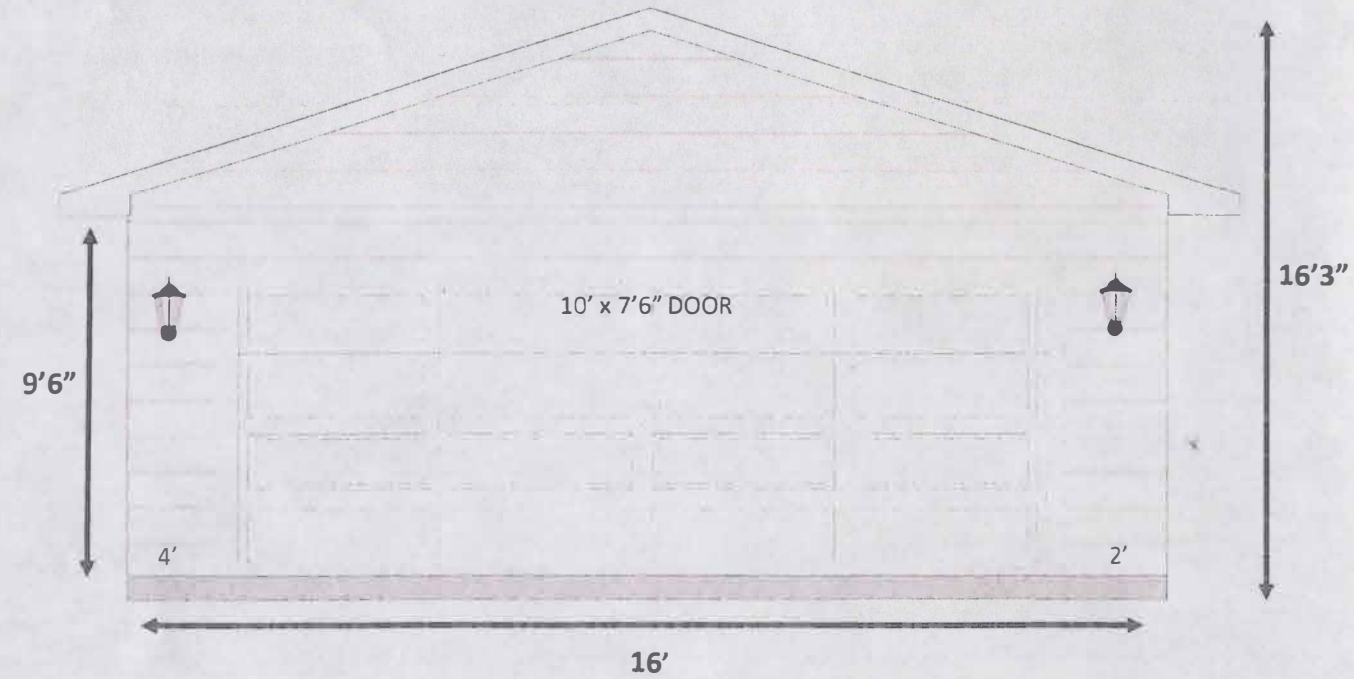
DATE _____

JOB Hill GARAGE PROJECT

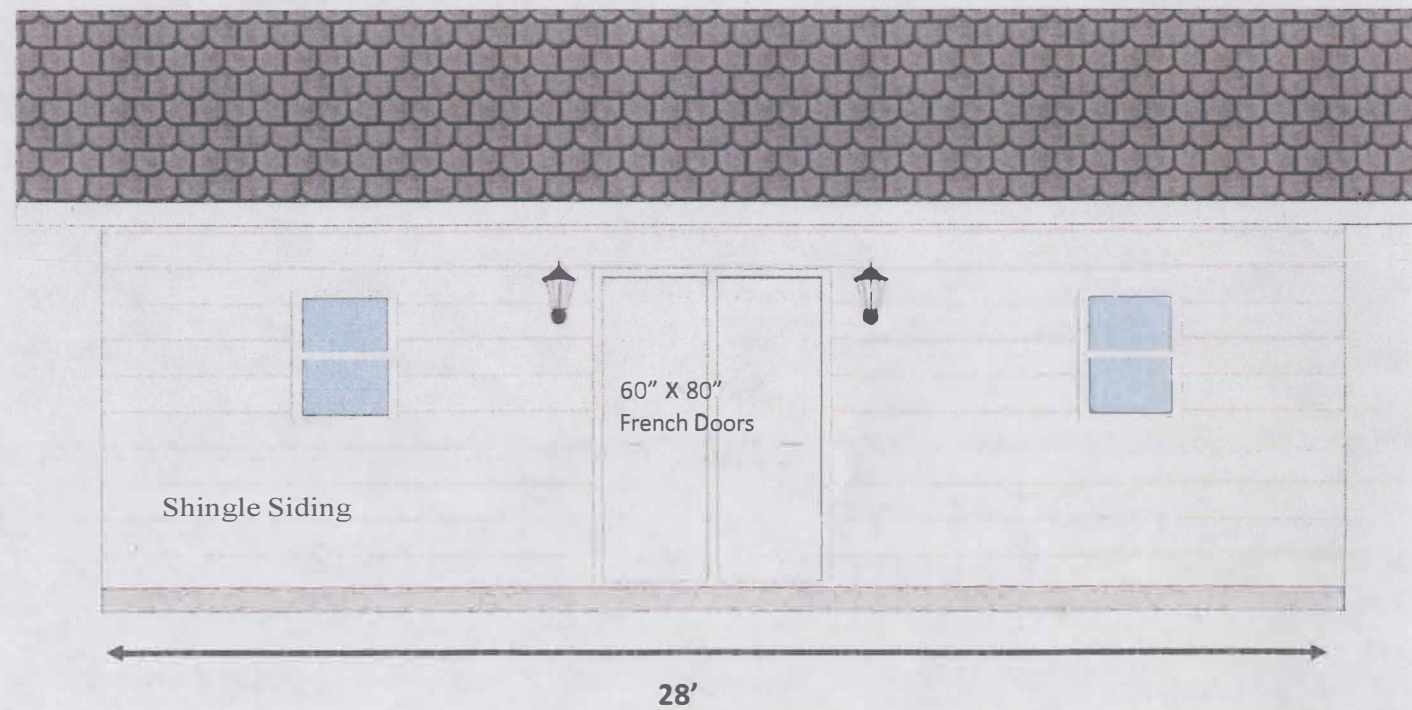
CALCULATED BY _____



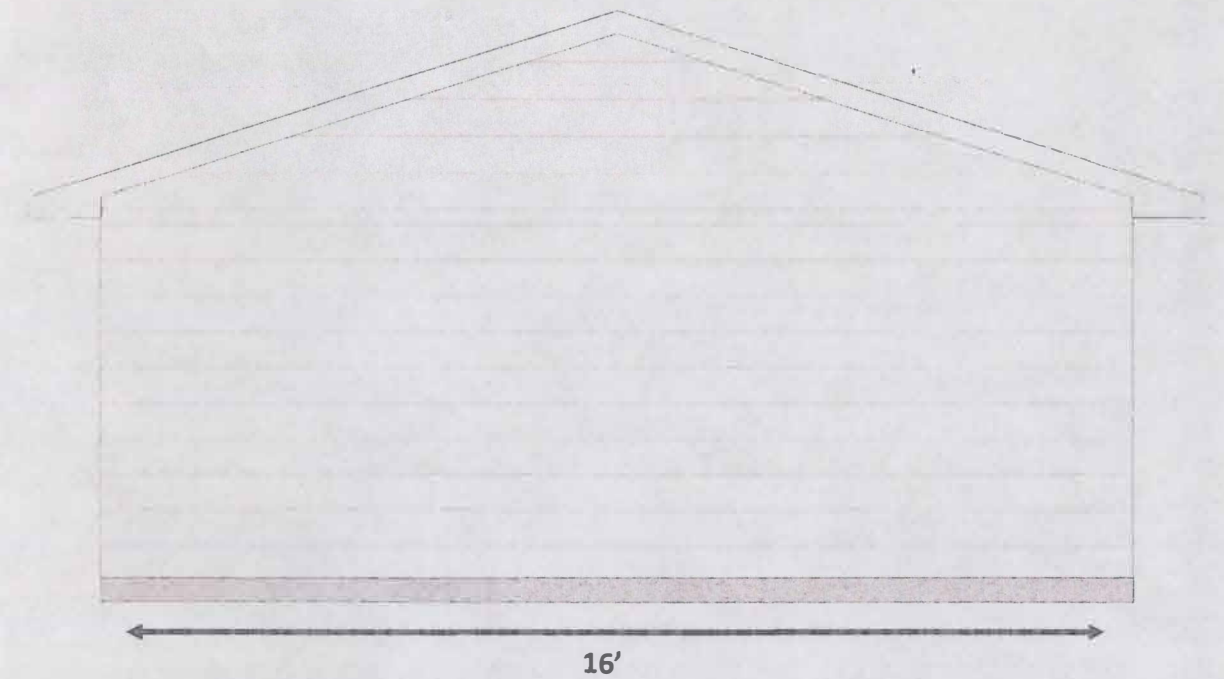
EAST



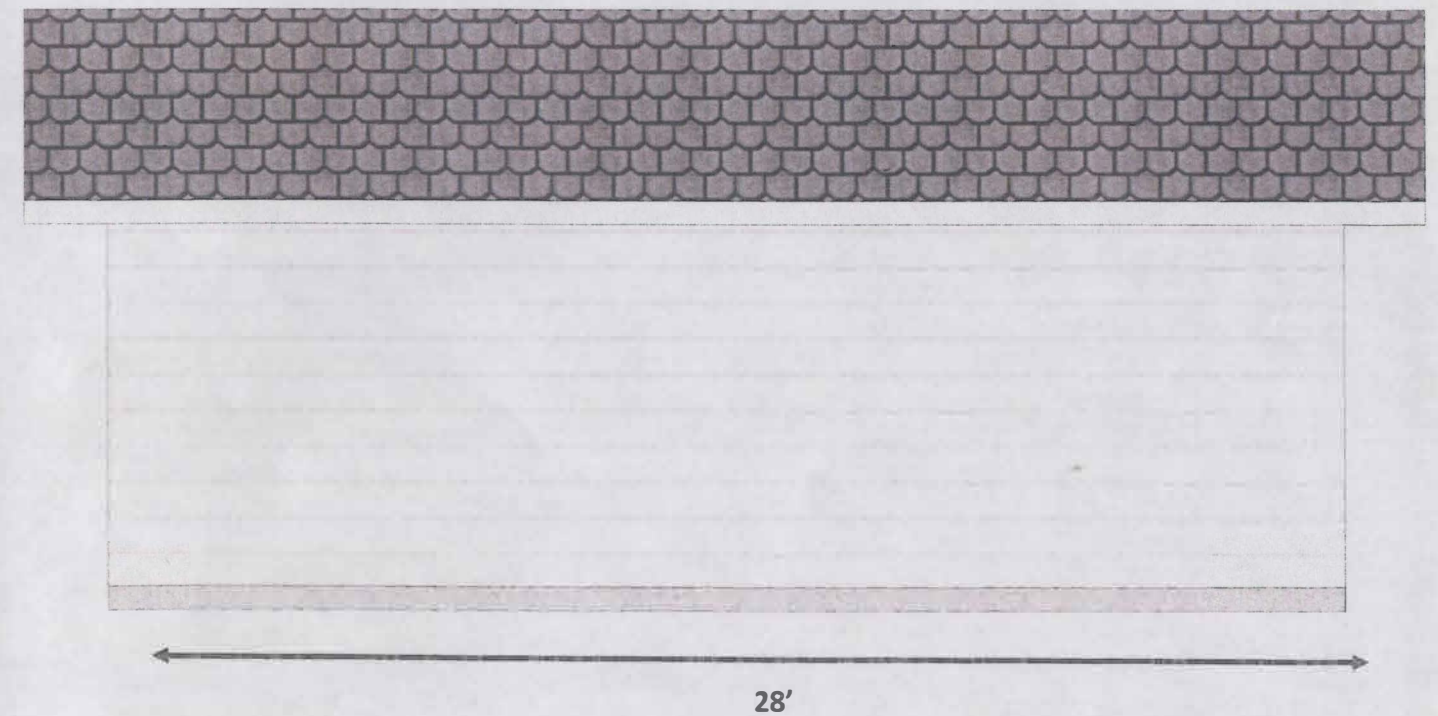
SOUTH



WEST



NORTH



Megan Hill

824 N Dunton Arlington Heights 847-902-1775







Zoning Board of Appeals 6/13/2022

Item: 622 S. Dryden Pl. - ZBA#22-014

Department: Planning & Community Development

REQUEST

A variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) to allow two air conditioning units with a side yard setback of 2.5 feet from the north property line where 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 13, 2022
Date Prepared: June 7, 2022
Project Title: Dubberke Residence
Address: 622 S. Dryden Pl.

Background Information

Petition Number: ZBA #22-014
Petitioner: Abbie Dubberke
Address: 622 S. Dryden Pl.
Arlington Heights IL 60005

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

Requested Action/Background Information

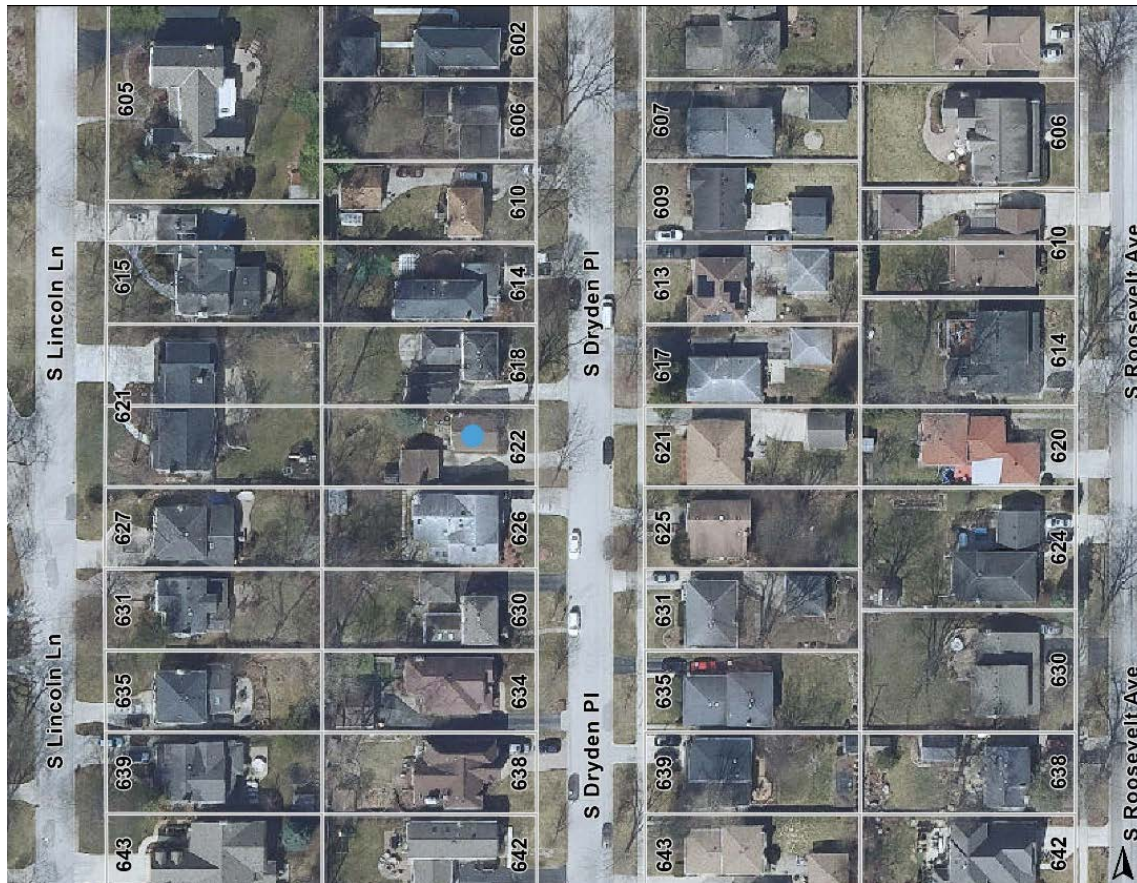
The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,582 square feet. Previously the petitioner received a variance for an addition that is encroaching into the required side yard setback along the south property line. As part of the project, the petitioner is proposing to place two air conditioning units in the required side yard along the north property line. The proposed air conditioning units would be located 2.5 feet from the side yard property line where a minimum setback of 5.0 feet (ten percent of lot width) is required. Therefore, the petitioner requests the following variation:

- A variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) to allow two air conditioning units with a side yard setback of 2.5 feet from the north property line where 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.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	5/26/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/26/22	
3. Letter that was Mailed	✓	5/26/22	
4. Photographs of Sign on Property	✓	5/26/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Plan Reviewer, Building & Life Safety Department

Project Name: Dubberke Residence

Project Address: 622 S. Dryden Place

ZBA #: 22-014

Date: June 3, 2022

Derek:

I have reviewed the request for the following variance:

- **A variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) to allow two air conditioning units with a side yard setback of 2.5 feet from the north property line where 5.0 feet is required.**

and do not have any objection to the request.

ZBA# 22-014
622 S Dryden Pl- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: April 15, 2022
Received by Planning:
Transmitted to Engineering: May 25, 2022
Completed: June 6, 2022

The proposed ZBA application indicates that the petitioner is seeking:

A variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) to allow two air conditioning units with a side yard setback of 2.5 feet from the north property line where 5.0 feet is required.

The Engineering Division has NO OBJECTION on the proposed variance from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions).

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Dubberke Residence

Project Address: 622 S. Dryden Place

ZBA #: 22-014

ZBA Hearing Date: June 13, 2022

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: May 25, 2022

- A variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) to allow two air conditioning units with a side yard setback of 2.5 feet from the north property line where 5.0 feet is required.

Attached are the Petitioner's:

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

Comments: No comments.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than June 3, 2022.

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 Abbie Dubberke

being the owner of the property commonly know as: 622 S Dryden Pl Arlington Heights, IL 60005

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.6-5.1

Chapter 28, of the Arlington Heights Municipal Code, in order to: Allow for AC units in side yard

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 AC units will sit between my home and the neighbors garage. This piece of land is completely unutilized and out of sight

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): Uniquely our lot is only 50' wide. The current AC unit sits next to our patio, which would be the only other viable location. This is noisy all summer and makes it difficult to enjoy the backyard. With the addition of a second unit, we would be unable to have a conversation while the AC is running.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): the request allows for the minimum use of the side yard to allow for the AC units and does not impact neighbors or the aesthetic

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): This allowance is the bare minium to install the side yard AC units.

Signed: Abbie Dubberke
Petitioner

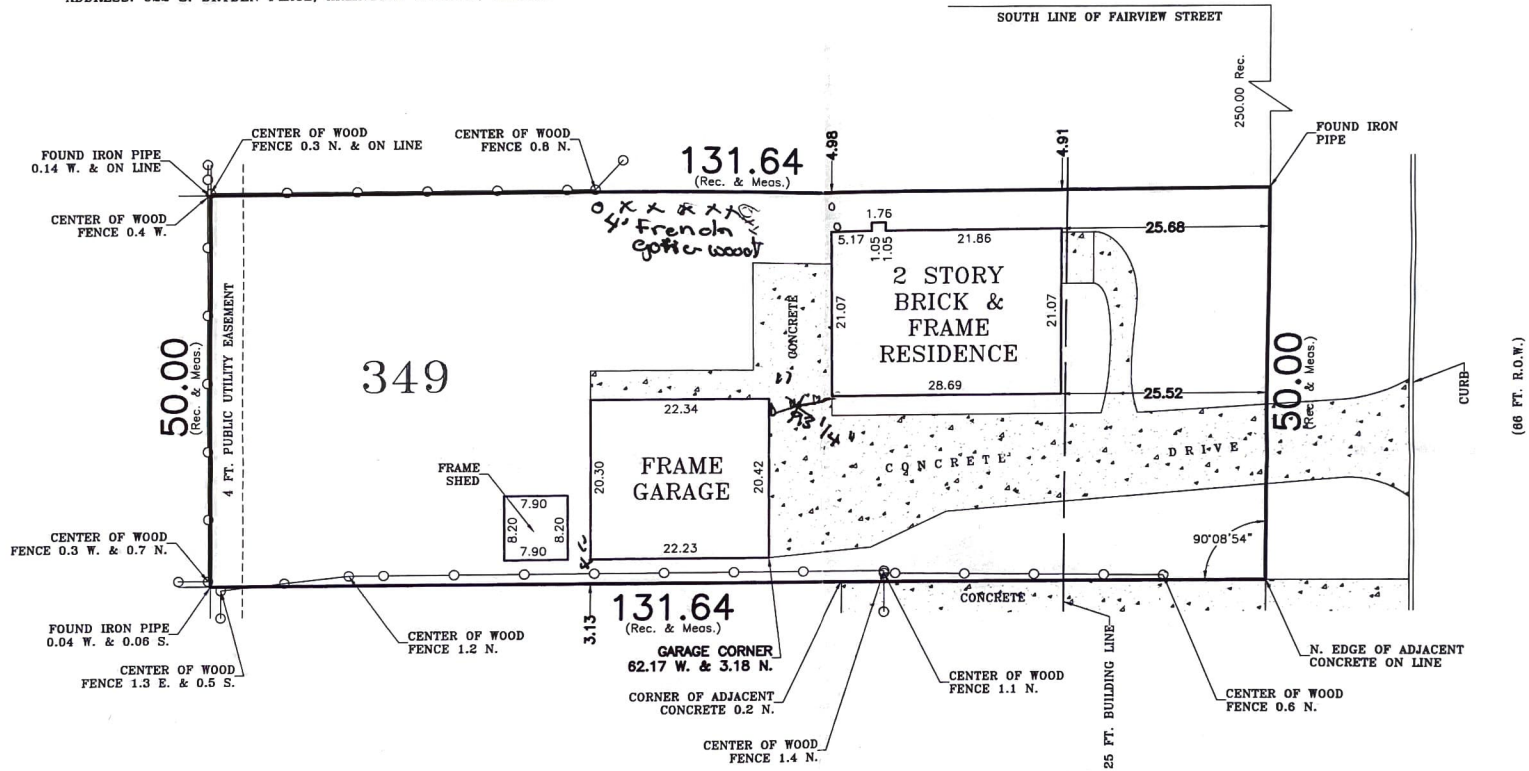
Date: 4/15/2022

of

ADDRESS: 622 S. DRYDEN PLACE, ARLINGTON HEIGHTS, ILLINOIS



SCALE: 1"=15'



- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.
- 4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

GIVEN UNDER MY HAND AND SEAL THIS
3RD DAY OF JANUARY

MY LICENSE EXPIRES ON 11/30/14

P.S.I. NO. 1298750

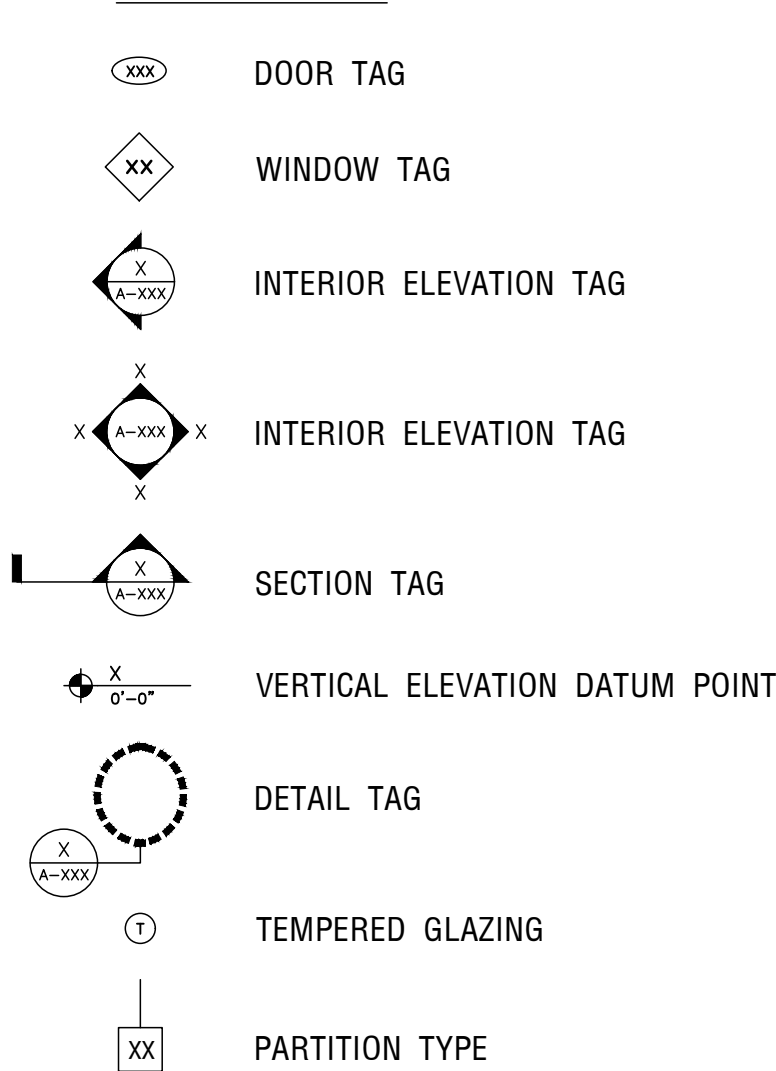


Field Work Completed	01/02/13	FLD CREW:	CD/GZ
Land Area Surveyed	6,582.0 Sq. Ft.	CAD:	SR
Drawing Revised		PNTN:	8032818

ABBREVIATIONS:

AFF	ABOVE FINISHED FLOOR	FD	FLOOR DRAIN	OPP	OPPOSITE
ALUM	ALUMINUM	FDN	FOUNDATION	PLAM	PLASTIC LAMINATE
BD	BOARD	FIN	FINISH(ED)	PML	PANEL
BM	BEAM	FLR	FLOOR	PT	PAINT
B/	BOTTOM OF	FPBH	FROST PROOF HOSE BIB	R	RISER
CAB	CABINET	GL	GLASS	REF	REFRIGERATOR
CL	CENTER LINE	GLB	GYPSUM WALL BOARD	REIN	REINFORCED
CLOS	CLOSET	HC	HOLLOW CORE	REQD	REQUIRED
CLR	CLEAR	HDWR	HARDWARE	RO	ROUGH OPENING
CONC	CONCRETE	HP	HIGH POINT	SC	SOLID CORE
CONST	CONSTRUCTION	INT	INTERIOR	SIM	SIMILAR
CNT	CONTINUOUS	LAV	LAVATORY	SF	SQUARE FOOT
CMU	CONCRETE MASONRY UNIT	LP	LOW POINT	SPECS	SPECIFICATIONS
CPT	CARPET	MAT	MATERIAL	SS	STAINLESS STEEL
CT	CERAMIC TILE	MAX	MAXIMUM	T/	TOP OF
DET	DETAIL	MC	MEDICINE CABINET	T	TREAD
DIA	DIAMETER	MECH	MECHANICAL	TEL	TELEPHONE
DN	DOWN	MFR	MANUFACTURER	TLT	TOILET
DW	DISHWASHER	MTL	METAL	TYP	TYPICAL
DWG	DRAWING	MIN	MINIMUM	UNO	UNLESS NOTED OTHERWISE
DS	DOWNSPOUT	MO	MASONRY OPENING	VCT	VINYL COMPOSITION TILE
EXG	EXISTING	NIC	NOT IN CONTRACT	VIF	VERIFY IN FIELD
EA	EACH	NTS	NOT TO SCALE	WD	WOOD
OC	ON CENTER	OC	ON CENTER	WP	WATER PROOF

SYMBOLS LEGEND:



GENERAL NOTES:

- ALL CONSTRUCTION TO COMPLY WITH VILLAGE OF ARLINGTON HEIGHTS AND APPLICABLE LOCAL, STATE AND NATIONAL CODES. CONTACT THE BUILDING DEPARTMENT TO REVIEW THESE CODES.
- THE GENERAL CONTRACTOR AND SUB-CONTRACTORS ARE RESPONSIBLE FOR JOBSITE SAFETY AT ALL TIMES. USE OF THESE DRAWINGS BY ANY CONTRACTOR, SUBCONTRACTOR, TRADESMAN, OR WORKMAN INSTIGATES A HOLD HARMLESS AGREEMENT BETWEEN THE DRAWING USER AND THE ARCHITECT.
- THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURE AND FOR ANY SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK AND FURTHER SHALL HOLD THE ARCHITECT HARMLESS FOR COSTS AND PROBLEMS ARISING FROM THE NEGLIGENCE OF CONTRACTOR, SUBCONTRACTOR, TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL TAKE NO RESPONSIBILITY FOR THE PLAN USER'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.
- CONTRACTORS TO OBTAIN AND FOLLOW THE INSTALLATION DETAILS AND PROCEDURES FOR ALL MANUFACTURED PRODUCTS AS CALLED FOR IN THE MANUFACTURERS SPECIFICATIONS. THIS IS TO INCLUDE LVL BEAMS, I-JOISTS, SHINGLES, SIDING, INSULATION, WINDOWS, DOORS, APPLIANCES, ETC. VERIFY THE ROUGH OPENING DIMENSIONS SHOWN ON THE DRAWINGS WITH MANUFACTURER'S DATA AND REQUIREMENTS. VERIFY FINISHED FIELD DIMENSIONS PRIOR TO ORDERING AND INSTALLING MATERIALS AND EQUIPMENT.
- THE GENERAL CONTRACTOR IS TO THOROUGHLY REVIEW ALL DRAWINGS AND IMMEDIATELY REPORT ANY AMBIGUITY TO THE ARCHITECT SO A RESOLUTION CAN BE DETERMINED. LARGER SCALE DETAILS SHALL GOVERN OVER SMALLER SCALE DETAILS.
- GENERAL CONTRACTOR TO BRACE AND PROTECT PARTIALLY INSTALLED WORK TO PREVENT DAMAGE.
- THE GENERAL CONTRACTOR IS TO ENSURE THAT FIRE EXTINGUISHERS OR ON SITE AT ALL TIMES THROUGHOUT CONSTRUCTION; A MINIMUM OF ONE PER FLOOR. PROVIDE THE APPROPRIATE CLASS OF FIRE EXTINGUISHER, DEPENDING ON THE TYPE OF WORK BEING PERFORMED.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR SITE ENCLOSURE FENCING, BARRICADES, WARNING LIGHTS AND SIGNS, PEST CONTROL AND SNOW AND ICE REMOVAL.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR CONSTRUCTION FACILITIES INCLUDING TRASH REMOVAL, DEWATERING, PUMPING, ALL TEMPORARY ENCLOSURES, TEMPORARY HEATING, LIGHTING, ACCESS TO THE SITE, AND PORTABLE TOILET FACILITIES.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT EASEMENTS AND SETBACKS ARE NOT ENCRoACHED.
- THE GENERAL CONTRACTOR AND ALL SUBCONTRACTORS MUST VERIFY ALL BELOW GRADE UTILITIES, BUILDING SERVICES AND SYSTEMS PRIOR TO EXCAVATION TO VERIFY NEW CONSTRUCTION DOES NOT INTERFERE WITH OR DAMAGE THEM. CALL J.U.I.I.E. BEFORE DIGGING.
- THE GENERAL CONTRACTOR IS RESPONSIBLE FOR DAILY CLEANUP.
- AT THE END OF THE PROJECT THE GENERAL CONTRACTOR IS RESPONSIBLE FOR A FINAL CLEAN-UP, LEAVING THE HOUSE IN "MOVE-IN" CONDITION, AT ALL AREAS AFFECTED BY THE WORK, INCLUDING INTERIOR/EXTERIOR WINDOW CLEANING, REMOVAL OF ALL CONSTRUCTION STICKERS, DOOR/WINDOW TRACKS, FLOOR MOPPING/SWEEPING/VACUUMING, COUNTERS/CABINETS CLEANED INSIDE AND OUT.
- RESTORE, OR REPLACE, ALL DAMAGED OR DEFACED SURFACES TO THEIR ORIGINAL CONDITION.
- THE CONTRACTOR SHALL ARRANGE FOR TEMPORARY AND FINAL HOOK-UPS AS REQUIRED. IF THE MAIN HEATING SYSTEM CANNOT BE UTILIZED FOR HEAT THE CONTRACTOR SHALL PROVIDE WHATEVER OTHER HEAT SOURCES ARE REQUIRED, PROPERLY VENTED AND INSTALLED AND OPERATED IN A SAFE MANNER.
- THE HOME MUST BE SECURE AGAINST INTRUSION AT THE END OF EACH WORKDAY. THE GENERAL CONTRACTOR IS RESPONSIBLE FOR THIS SECURITY WHETHER THE GENERAL CONTRACTOR'S OWN WORK FORCE, OR ONLY THAT OF THE SUB-CONTRACTOR'S HAVE BEEN WORKING AT THE SITE. LOSS OF MATERIALS, INSTALLED ITEMS, TOOLS AND EQUIPMENT SHALL BE AT THE CONTRACTOR'S EXPENSE.
- PROTECT ALL EXISTING ITEMS AND SURFACES THAT ARE TO REMAIN. REPAIR OR REPLACE ANY DAMAGED SURFACES OF ITEMS, INCLUDING WINDOWS AND GLAZING.
- THE TERMS "FURNISH", "PROVIDE" AND "INSTALL", WHETHER USED INDIVIDUALLY OR TOGETHER, SHALL MEAN TO "FURNISH AND INSTALL" ANY ITEM, SERVICE OR SYSTEM LISTED.
- THE CONTRACTOR SHALL COOPERATE WITH THE WORK OF ANY OTHERS THE OWNER MAY HIRE SEPARATELY SUCH AS COMMUNICATIONS, SECURITY AND LANDSCAPING.
- ANY HAZARDOUS MATERIALS ARE TO BE HANDLED AND DISPOSED OF IN ACCORDANCE WITH THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY (EPA) REGULATIONS AND REQUIREMENTS.
- A COPY OF THE APPROVED PLANS ARE TO REMAIN ON THE JOB SITE AT ALL TIMES.

ARCHITECTURAL NOTES:

- ALL NOTES ON THIS SHEET ARE APPLICABLE TO ALL DRAWING SHEETS.
- CONFORM TO ALL DIMENSIONS INDICATED IN PREFERENCE TO SCALE DIMENSIONS FROM THE BLUEPRINT. DO NOT SCALE THE DRAWINGS.
- ALL WORK SHOWN OR NOTED IS NEW, UNLESS MARKED EXISTING OR EXISTING TO REMAIN.
- ALL DIMENSIONS ARE TO THE FACE OF THE PLASTER OR DRYWALL UNLESS NOTED OTHERWISE.
- ALL FLOOR JOISTS TO HAVE BRIDGING AND CEILING JOISTS TO HAVE STIFFBACK AT 8'-0" O.C. MAX. (WALL TO WALL)
- ALL EXHAUST FANS TO BE VENTED TO OUTSIDE AIR.
- RAILINGS AT VERTICAL STAIR RUNS ARE 34-38" MINIMUM WITH SPACE BETWEEN BALUSTERS AT 4" MAX. HANDRAILS ARE 34-38" ABOVE FINISHED SURFACE OF STAIRS WITH RETURN TO WALL ON BOTH ENDS. ALL HORIZONTAL GUARDRAILS ADJACENT TO 24" OR GREATER DROP ARE 36" MINIMUM WITH 4" MAX B/T BALUSTERS.
- PROVIDE TEMPERED GLASS WHERE INDICATED ON PLANS AND ELEVATIONS WITH 1" AND IN ALL DOORS, SIDELIGHTS, WINDOWS WITH GLAZING WITHIN 18" OF THE FLOOR AND OVER 9 SQUARE FEET OF AREA, GLASS SHOWER ENCLOSURES, AND WINDOWS AT TUB AREA.
- WINDOW MANUFACTURER TO DESIGN AND PROVIDE NECESSARY REINFORCING FOR WIND LOADS IN MULLIONS OF COMBINED WINDOWS. VERIFY LOAD REQUIREMENTS.
- INSTALL ALL FLASHING AS REQUIRED FOR WEATERTIGHT EXTERIOR - ALL FLASHING INSTALLATION TO FOLLOW DETAILS FROM SHEET METAL AND AIR CONDITIONING CONTRACTORS' ASSOCIATION, INC. ARCHITECTURAL SHEET METAL MANUAL AND MASONRY INSTITUTE.
- MASONRY DETAILS AND METHODS TO FOLLOW APPROPRIATE GUIDELINES AND RECOMMENDATIONS BY THE MASONRY ADVISORY COUNCIL AND THE BRICK INSTITUTE OF AMERICA.
- ALL INTERIOR STAIRS TO HAVE WOOD HANDRAILS ON AT LEAST ONE SIDE.
- ALL INTERIOR AND EXTERIOR HANDRAILS AND GUARDRAILS SHALL BE ABLE TO RESIST A SIMULTANEOUS VERTICAL AND HORIZONTAL THRUST OF 50 LBF/FT (POUNDS-FORCE PER LINEAR FOOT) APPLIED AT THE TOP OF THE RAILING.
- ALL INTERIOR AND EXTERIOR STAIRS TO HAVE EQUAL RISERS WITH A MAXIMUM HEIGHT OF 7.75", AND TO HAVE EQUAL TREADS WITH A MINIMUM WIDTH OF 10' + 1" NOSING (11" TOTAL MIN.). PROVIDE A MINIMUM OF 6'-8" HEADROOM IN ALL PARTS OF THE STAIRWAY.
- ALL INTERIOR NON-LOADBEARING PARTITIONS TO HAVE 2x4S @ 16" OC WITH 1/2" GWB ON EACH SIDE, UNLESS NOTED OTHERWISE.
- ALL WALL AND CEILING FINISHES SHALL HAVE A FLAME-SPREAD RATING OF NOT GREATER THAN 200.
- ALL EXPOSED EXTERIOR WOOD, INTERIOR WOOD IN WET LOCATIONS, AND ANY WOOD IN CONTACT WITH CONCRETE SHALL BE PRESSURE TREATED. PROVIDE GALVANIZED FASTENERS WITH ALL PRESSURE TREATED WOOD.
- PROVIDE 5/8" "GREEN BOARD" GWB AT ALL WET LOCATIONS INCLUDING SHOWERS, TUBS AND SINKS; PROVIDE 5/8" CEMENTITIOUS BACKER BOARD, "DUROCK" BEHIND OR UNDER ALL WALL AND FLOOR TILE.
- NEW PLUMBING WALLS WITH HORIZONTAL DRAIN, WASTE AND VENT PIPING SHALL BE FRAMED WITH 2x6 STUDS.
- FIBER-CEMENT, FIBER-MAT REINFORCED CEMENTITIOUS BACKER UNITS, GLASS MAT GYPSUM BACKERS OR FIBER-REINFORCED GYPSUM BACKERS IN COMPLIANCE WITH ASTM C1288, C1325, C1178 OR C1278, RESPECTIVELY, AND INSTALLED IN ACCORDANCE WITH MANUFACTURERS' RECOMMENDATIONS SHALL BE USED AS BACKERS FOR WALL TILE IN TUB AND SHOWER AREAS AND WALL PANELS IN SHOWER AREAS.

DRAWING INDEX:

ARCHITECTURAL

A-000	SITE PLAN & GENERAL NOTES, EXISTING/DEMO PLANS
A-131	FOUNDATION/CRAWL SPACE AND FIRST FLOOR PLANS
A-132	SECOND FLOOR & ROOF PLANS
A-201	EXTERIOR ELEVATIONS
A-301	SECTIONS AND DETAILS

MECHANICAL, ELECTRICAL, AND PLUMBING

MEP-1	MEP PLANS
MEP-2	ELECTRICAL & PLUMBING SCHEDULES, DIAGRAMS, & NOTES
MEP-3	HVAC SCHEDULES, DIAGRAMS, & NOTES

DESIGN FIRM LICENSURE:

ANDREW IVARI ARCHITECTS INC IS A LICENSED PROFESSIONAL DESIGN FIRM, ARCHITECT CORPORATION, IN THE STATE OF ILLINOIS.

ANDREW IVARI ARCHITECTS INC
ILLINOIS LICENSE # 184.006619
EXPIRES 04.30.2023

ARCHITECT'S CERTIFICATION:

"I CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS APPLICABLE BUILDING CODES."

ANDREW JOHN IVARI, LICENSED ARCHITECT
ILLINOIS LICENSE # 001.020929
EXPIRES 11.30.2022

VILLAGE OF ARLINGTON HEIGHTS APPLICABLE CODES:

2018 ILLINOIS ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2017 NATIONAL ELECTRIC CODE (NEC)
2014 ILLINOIS STATE PLUMBING CODE

SCOPE OF WORK:

THE PROJECT IS A RENOVATION AND 2-STORY REAR ADDITION W/ ADJACENT 1-STORY ATTACHED GARAGE FOR AN EXISTING SINGLE-FAMILY BRICK AND FRAME HOME AS PER PLANS.

ANDREW IVARI
ARCHITECTS

4800 N MILWAUKEE AVENUE
SUITE 205B
CHICAGO, ILLINOIS 60630
773 940 0228 T
AIVARI@IVARIARCH.COM

PROJECT

622 S DRYDEN PLACE
ARLINGTON HEIGHTS, IL 60005
SINGLE-FAMILY RESIDENCE

ADDITION AND RENOVATION

OWNER

ABBIE AND RYAN DUBBERKE
622 S DRYDEN PLACE
ARLINGTON HEIGHTS, IL 60005

NOTES



01/07/2022

ISSUED

ISSUED FOR PERMIT-CONSTRUCTION	01.07.22
DESCRIPTION	DATE
PROJECT #	2121
CAD DWG FILE:	2121 PLANS.DWG
DRAWN BY:	
SHEET TITLE	

SITE PLAN & GENERAL NOTES, EXISTING/DEMO PLANS

A-000

SHEET #

ZONING INFORMATION

ZONED R-3 ONE FAMILY DWELLING DISTRICT

LOT AREA:	6,582 SF
FLOOR AREA RATIO (F.A.R.)	
ALLOWABLE = 6582 x .45	2,961 SF
PROPOSED:	2,724 SF

BUILDING LOT COVERAGE:	35% MAX
ALLOWABLE = 6582 x .35	2,304 SF
PROPOSED:	1,658 SF

MAX IMPERVIOUS SURFACE COVERAGE:	55% MAX
ALLOWABLE = 6582 x .55	3,620 SF
PROPOSED:	2,523 SF

MAX BUILDING HEIGHT:	25'-0"
PROPOSED:	19'-4 1/2"

F.A.R. CALCULATION

EXISTING STRUCTURE SF:	1,216
PROPOSED 2-STORY ADDITION SF:	1,046
PROPOSED GARAGE SF:	462
PROPOSED FLOOR AREA:	2,724 SF

BUILDING LOT COVERAGE CALCULATION

EXISTING STRUCTURE SF:	608
PROPOSED ADDITION SF:	923
PROPOSED GARAGE SF:	462
EXISTING ACCESSORY STRUCTURE SF:	65
PROPOSED BUILDING LOT COVERAGE:	1,658 SF

IMPERVIOUS SURFACE COVERAGE CALCULATION

BUILDING LOT COVERAGE SF:	1,658
OTHER IMPERVIOUS (DRIVEWAY) SF:	816
STOOPS SF:	49
PROPOSED IMPERVIOUS SURFACE:	2,523 SF

DEMOLITION GENERAL NOTES:

- ALL DEMOLITION WORK TO FOLLOW APPLICABLE AHJ (AUTHORITIES HAVING JURISDICTION), LOCAL, STATE, AND FEDERAL RULES & REGULATIONS, INCLUDING OCCUPATIONAL SAFETY AND HEALTH ACT (OSHA).
- PRIOR TO ANY DEMOLITION WORK, CONTRACTOR SHALL VERIFY EXISTING STRUCTURE AND PROVIDE BRACING/SHORING AS REQUIRED TO ENSURE BUILDING STABILITY.
- CONTRACTOR SHALL PROTECT ALL EXISTING CONSTRUCTION TO REMAIN ADJACENT TO AND AFFECTED BY DEMOLITION AREAS OF WORK. ITEMS INDICATED TO BE SALVAGED SHALL BE REMOVED WITH CARE AND STORED/PRESERVED FOR RE-USE.
- DEMOLITION PLANS DEMONSTRATE IN GENERAL AREAS OF WORK AND ITEMS TO BE REMOVED. ADDITIONAL DEMOLITION WORK, INCLUDING SMALLER ITEMS AFFECTED BY AND CONNECTED TO LARGER ITEMS, WILL BE REQUIRED FOR CONTRACTOR TO COMPLETE CONTRACT AND IMPLEMENT RENOVATIONS SHOWN ON DRAWINGS.
- AREAS OF DEMOLITION SHALL BE CLEARED OF ALL WASTE MATERIALS AND SWEEP BROOM CLEAN AT THE END OF EACH PHASE OF WORK. SITE BURNING IS NOT ALLOWED.
- AREAS HIDDEN FROM VIEW OR REVEALED IN THE PROCESS OF DEMOLITION HAVE NOT BEEN OBSERVED BY THE ARCHITECT. ANY STRUCTURAL DEFICIENCIES, DISCREPANCIES, CONCERNS, OR ISSUES AFFECTING THE DESIGN INTENT OF THE DRAWINGS SHOULD BE REPORTED TO THE ARCHITECT FOR RESOLUTION.
- CONTRACTOR TO VERIFY LOCATION OF AND PROTECT ALL UNDERGROUND UTILITIES TO REMAIN PRIOR TO ANY EXCAVATION REQUIRED ON THE JOB.

WALL TYPE KEY:

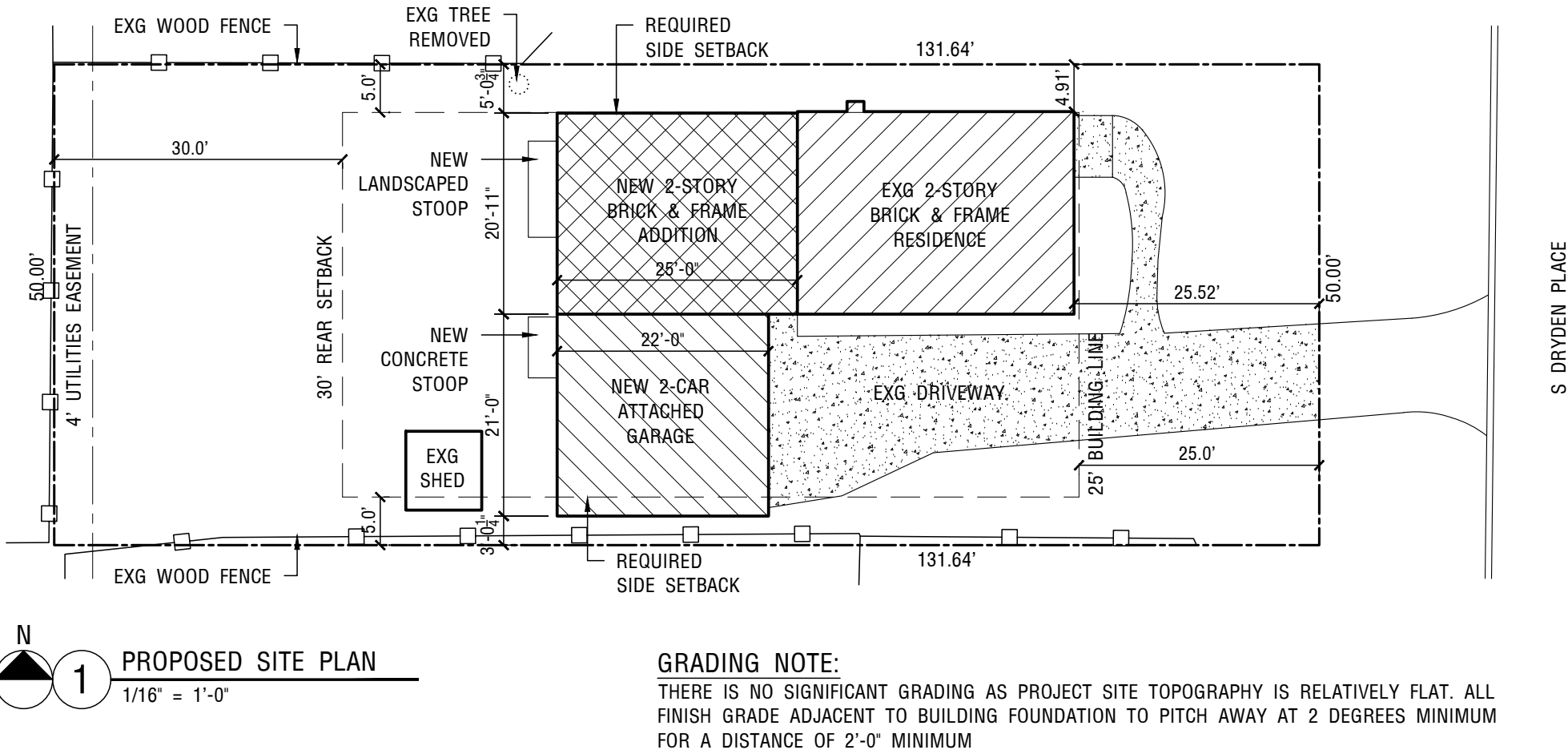
	EXISTING WALL TO REMAIN
	DEMOLITION

NOTE:
ALL ITEMS NOT DASHED AND/OR NOTED TO REMOVE ARE EXISTING TO REMAIN

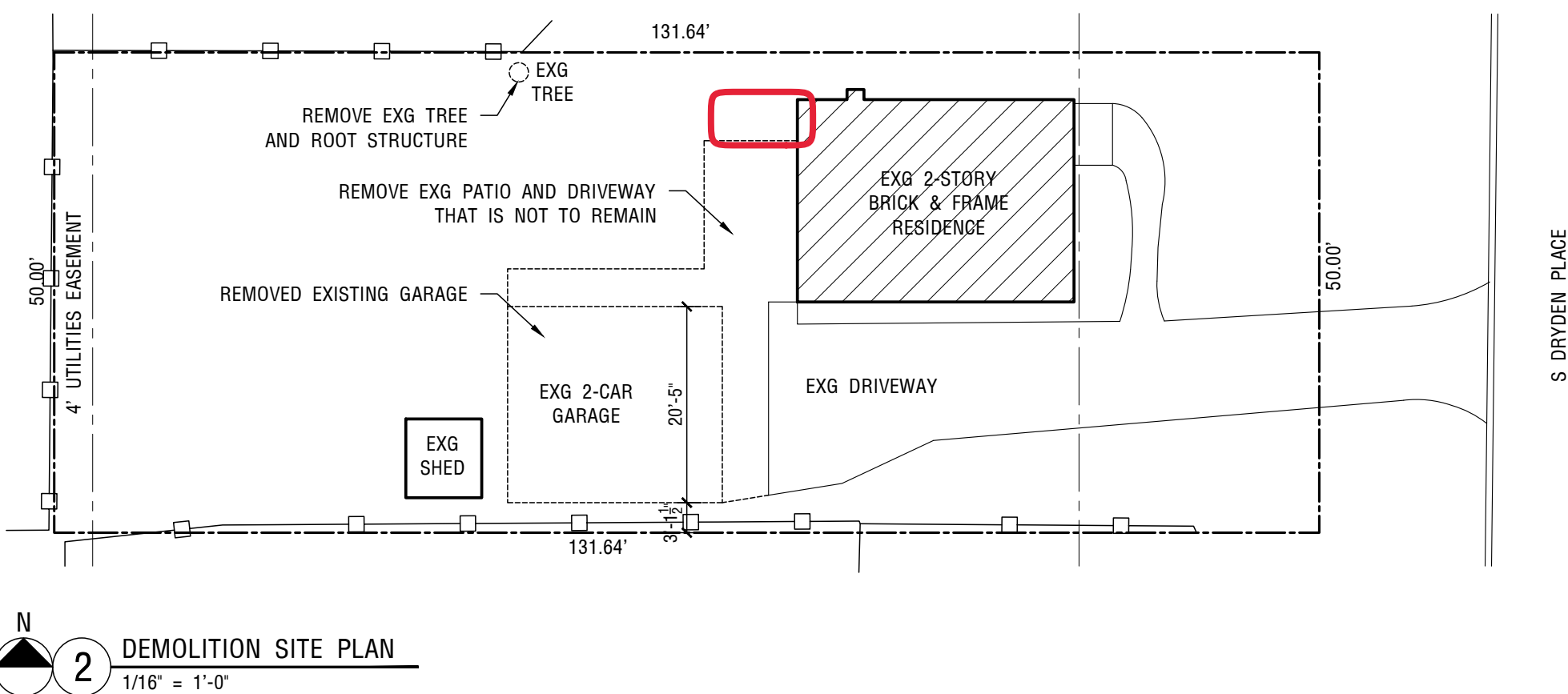


EXISTING FRONT ELEVATION

EXISTING HOUSE IMAGE
7/20/2021



Current AC location



PROJECT

622 S DRYDEN PLACE
ARLINGTON HEIGHTS, IL 60005
SINGLE-FAMILY RESIDENCE

ADDITION AND RENOVATION

OWNER

ABBIE AND RYAN DUBBERKE
622 S DRYDEN PLACE
ARLINGTON HEIGHTS, IL 60005

NOTES



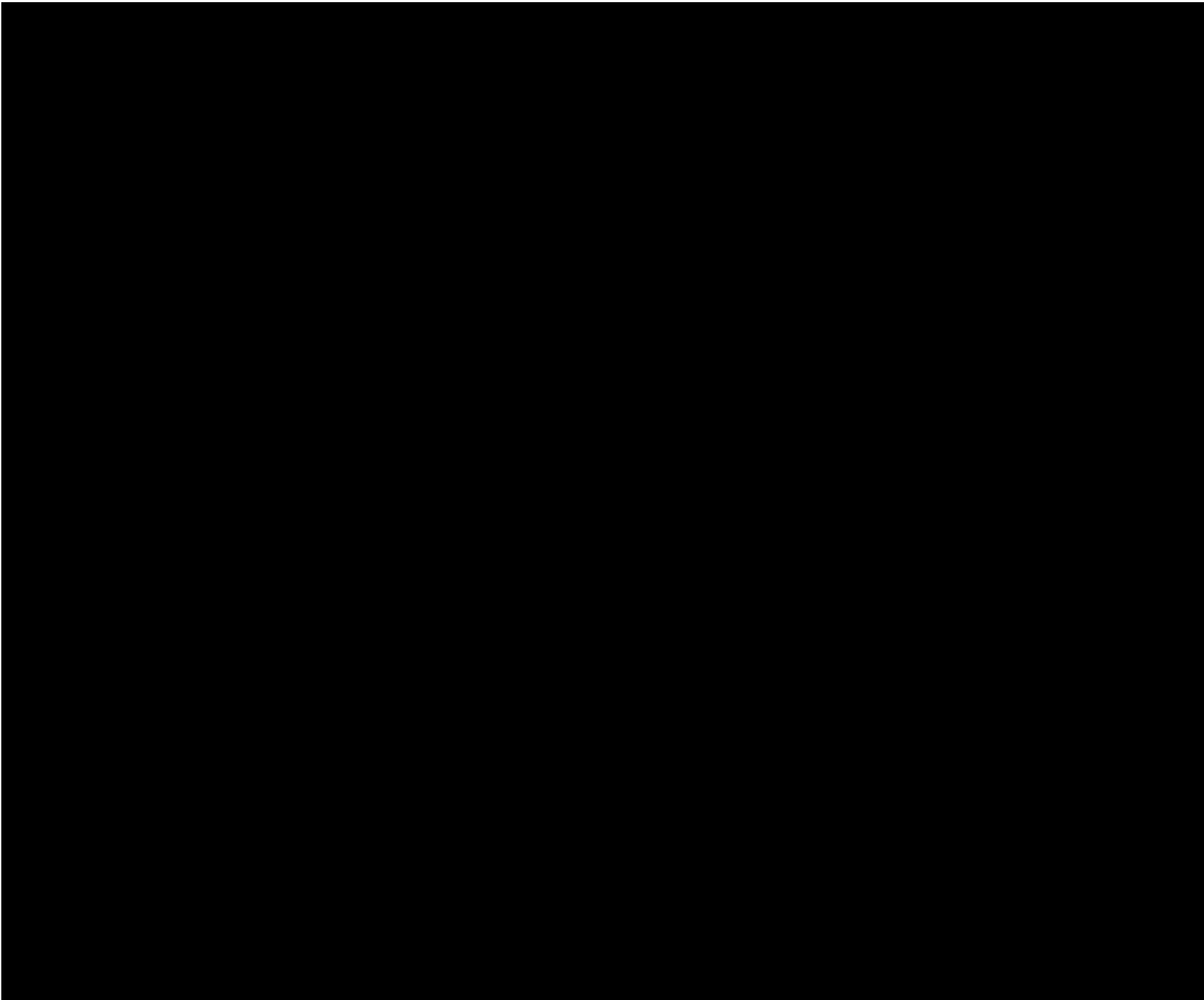
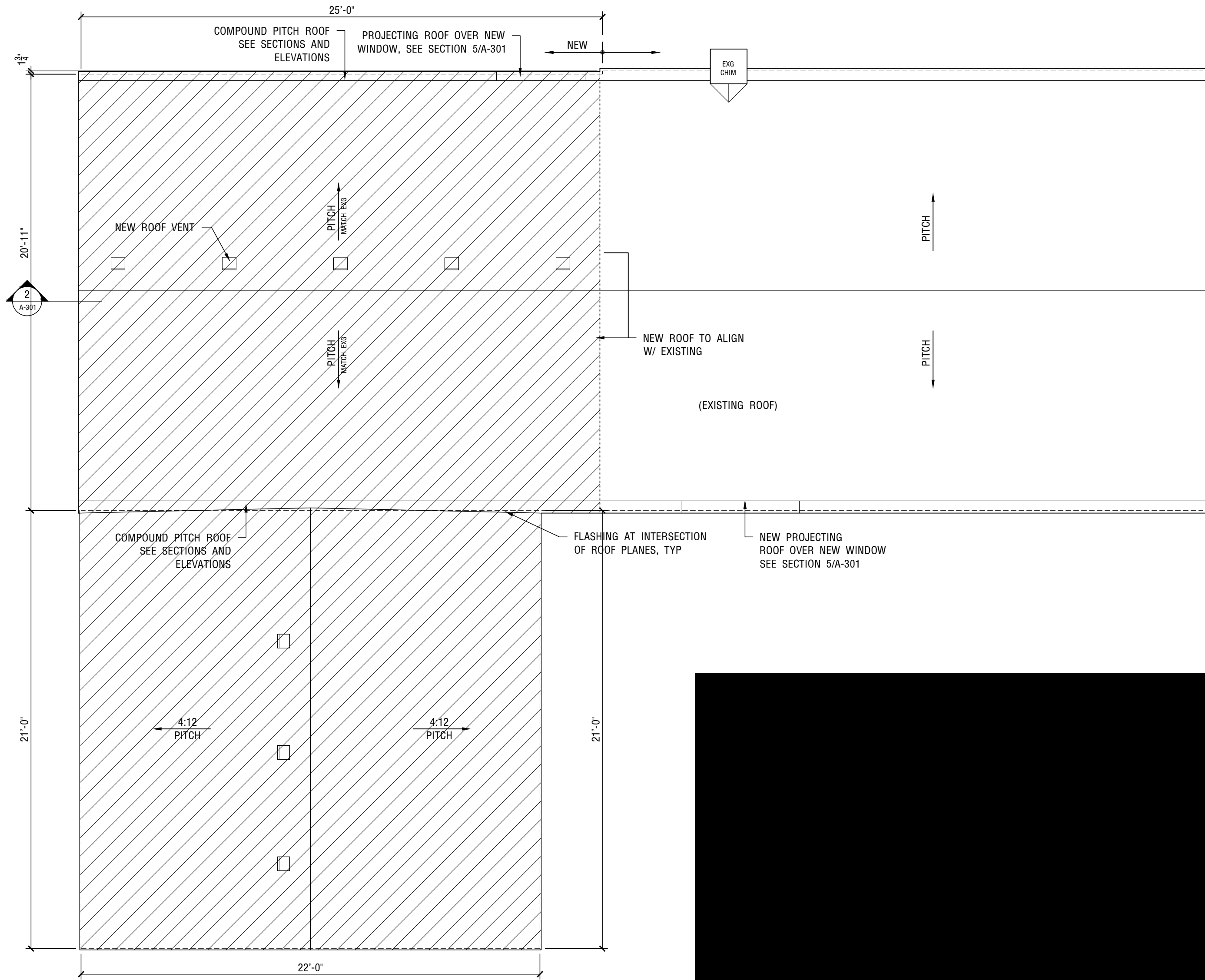
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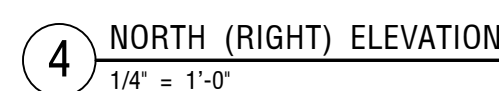
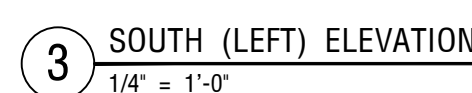
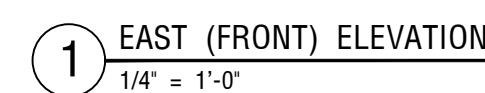
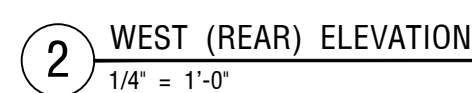
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SHEET TITLE	

1 SECOND FLOOR &
ROOF PLANS

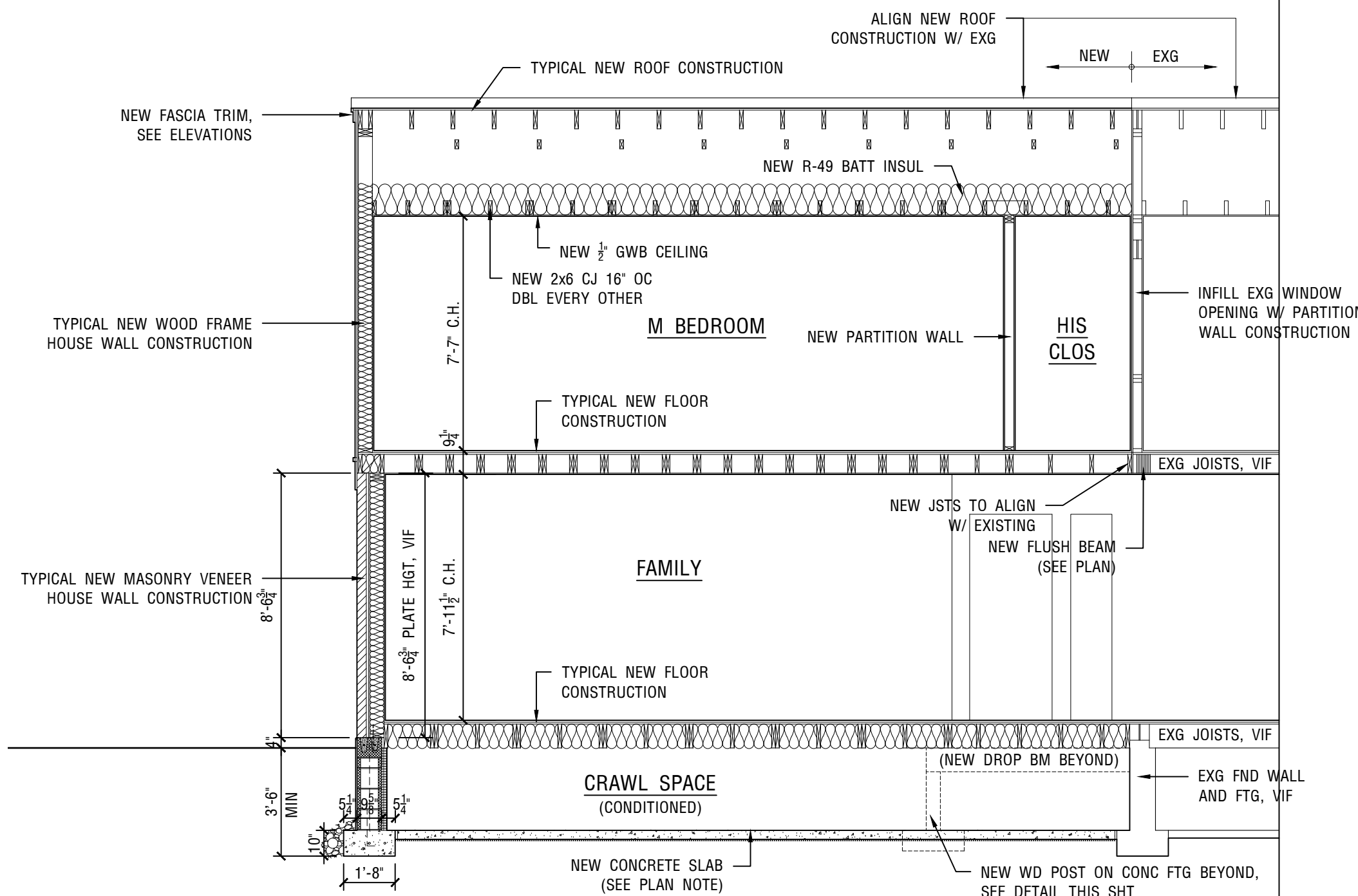
A-132

SHEET #

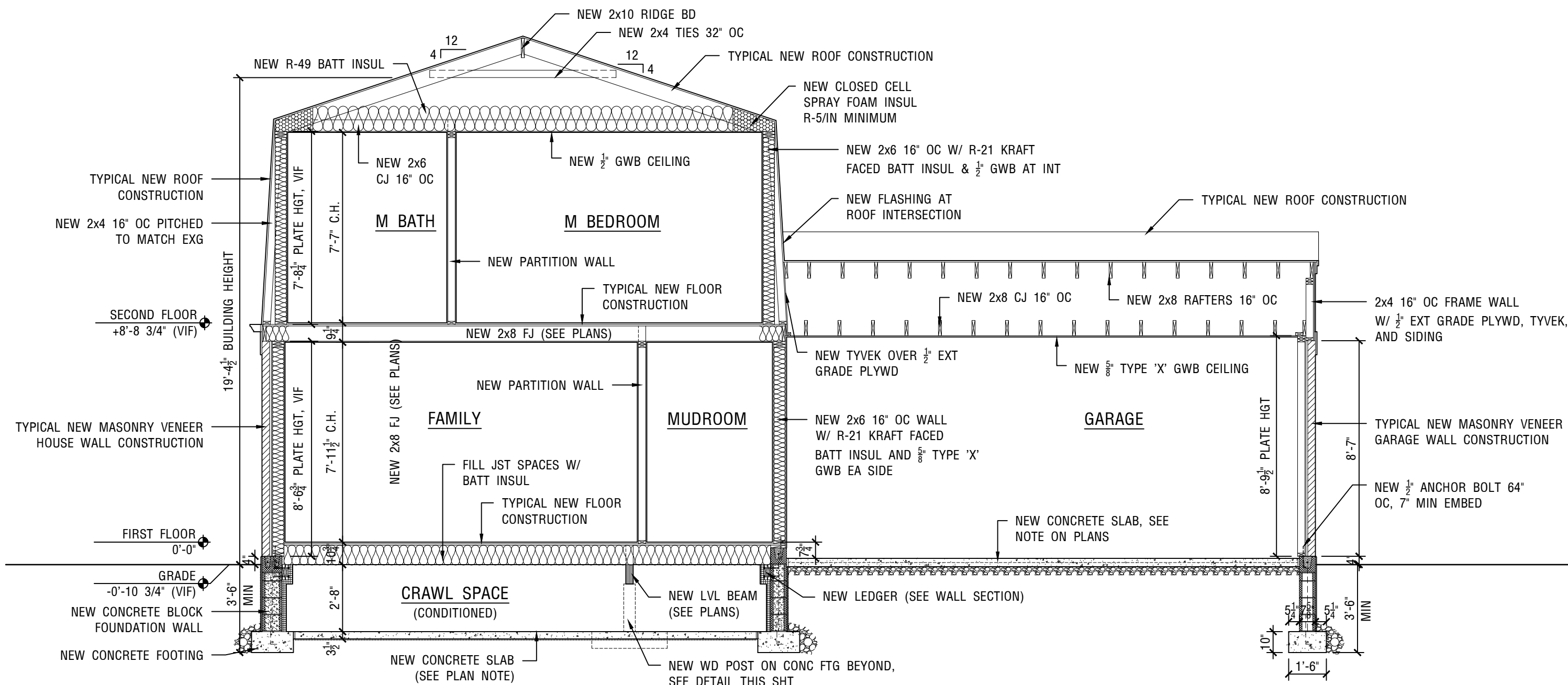




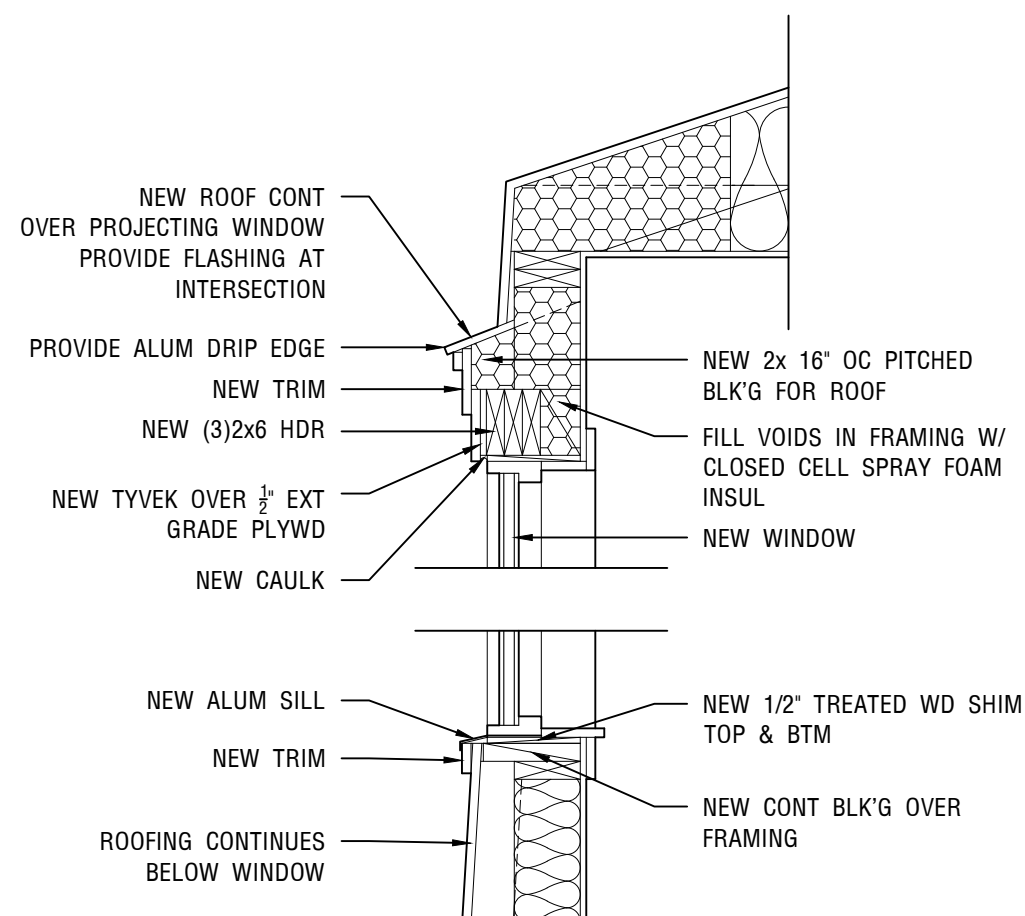
1. INSTALL ALL FLASHING AS REQUIRED FOR WEATHERTIGHT EXTERIOR - ALL FLASHING INSTALLATION TO FOLLOW DETAILS FROM SHEET METAL & AIR CONDITIONING CONTRACTORS' NATIONAL ASSOCIATION, INC. ARCHITECTURAL SHEET METAL MANUAL.
2. INSTALL FLASHING AT ALL INTERSECTIONS OF WALL AND ROOF AND AT ALL EXPOSED HORIZONTAL EDGES OR TRIM.
3. NEW WINDOWS AND GLASS DOOR ARE JELDOWEN BUILDERS CLAD SERIES OR EQUIVALENT AND SHALL BE ARGON FILLED DOUBLE PANE INSULATED WITH .30 U-VALUE BE TIGHTER SEAL. ALL GAPS AT WINDOW FRAMING AND EDGES OF WINDOWS AT INTERIOR WITH FOAM INSULATION. VERIFY COLOR SELECTION WITH OWNER.
4. CONTRACTOR TO PROVIDE ALL WINDOW FLASHINGS AND TRIM REQUIRED FOR WEATHERTIGHT INSTALLATION PER MANUFACTURER'S RECOMMENDATIONS.
5. PROVIDE SCREENS FOR OPERABLE WINDOWS.
6. NEW EXTERIOR DOORS TO BE SOLID CORE WOOD, FIBERGLASS OR METAL INSULATED WITH ALUMINUM THRESHOLD AND WEATHERSTRIPPING WITH U-VALUE OF .30 OR BETTER.



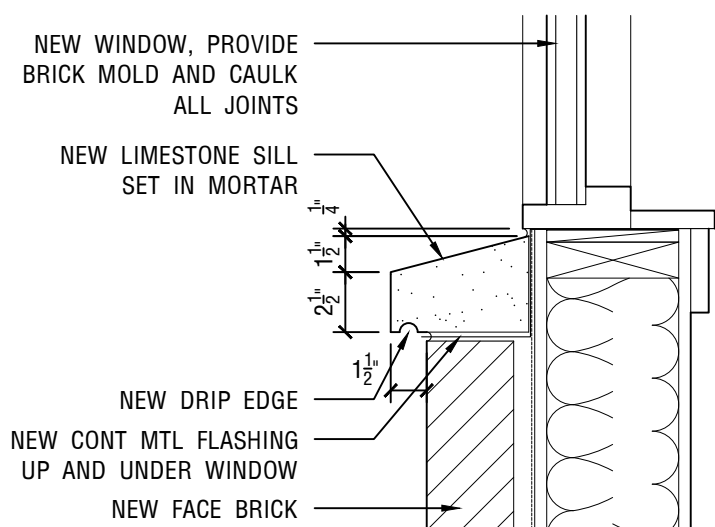
2 LONGITUDINAL BUILDING ADDITION SECTION
1/4" = 1'-0"



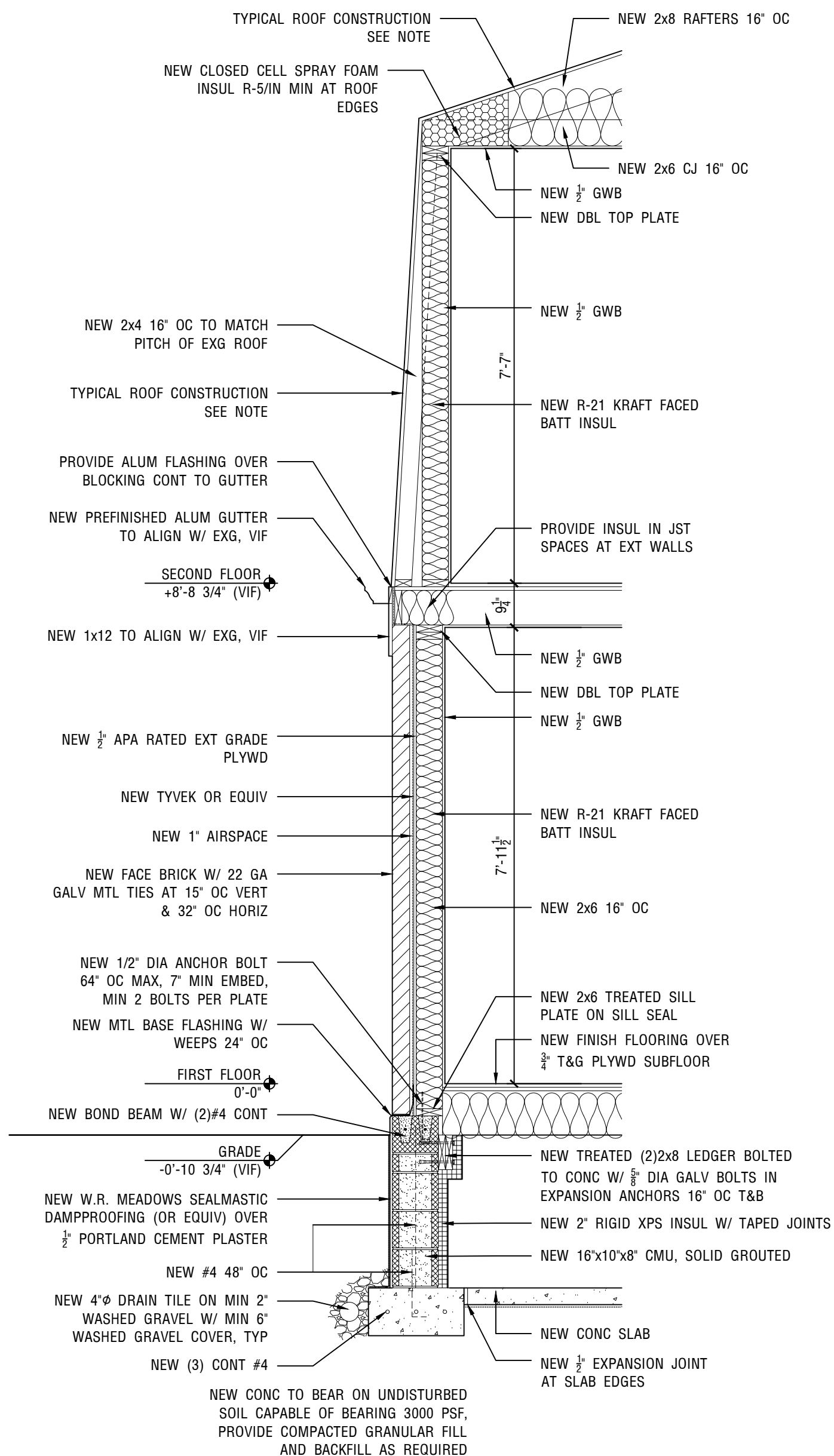
1 TRANSVERSE BUILDING ADDITION SECTION
1/4" = 1'-0"



5 PROJECTING WINDOW SECTION DETAIL
3/4" = 1'-0"



6 LIMESTONE SILL DETAIL
1-1/2" = 1'-0"



4 TYPICAL WALL SECTION
1/2" = 1'-0"

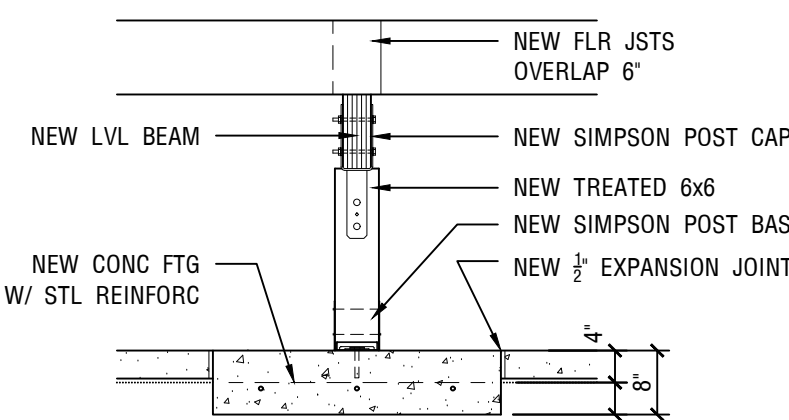
- TYPICAL NEW ROOF CONSTRUCTION**
- 30 YEAR ASPHALT GLASS FIBER MAT ARCHITECTURAL SHINGLES
 - ICE AND WATER SHIELD UP 24" FROM INSIDE OF EXTERIOR WALL ON ALL SIDES
 - 1 LAYERS 15# ROOFING FELT
 - 5/8" CDX PLYWOOD SHEATHING
 - 2x8 WOOD ROOF JOISTS 16" OC
 - R-49 BATT OR LOOSE FILL INSULATION
 - 2x8 CEILING JOISTS 16" OC
 - 1/2" GWB, PTD INTERIOR CEILING FINISH

- TYPICAL NEW WOOD FRAME HOUSE WALL CONSTRUCTION**
- VINYL SIDING, SEE ELEVATIONS
 - WEATHERPROOF BUILDING MEMBRANE, TYVEK OR EQUIVALENT
 - 1/2" APA-RATED EXTERIOR GRADE PLYWOOD STRUCTURAL SHEATHING
 - 2x6 WOOD WALL STUDS 16" OC
 - R-21 KRAFT FACED BATT INSULATION, KRAFT FACING ON WARM SIDE
 - 1/2" GWB, PTD INTERIOR WALL FINISH

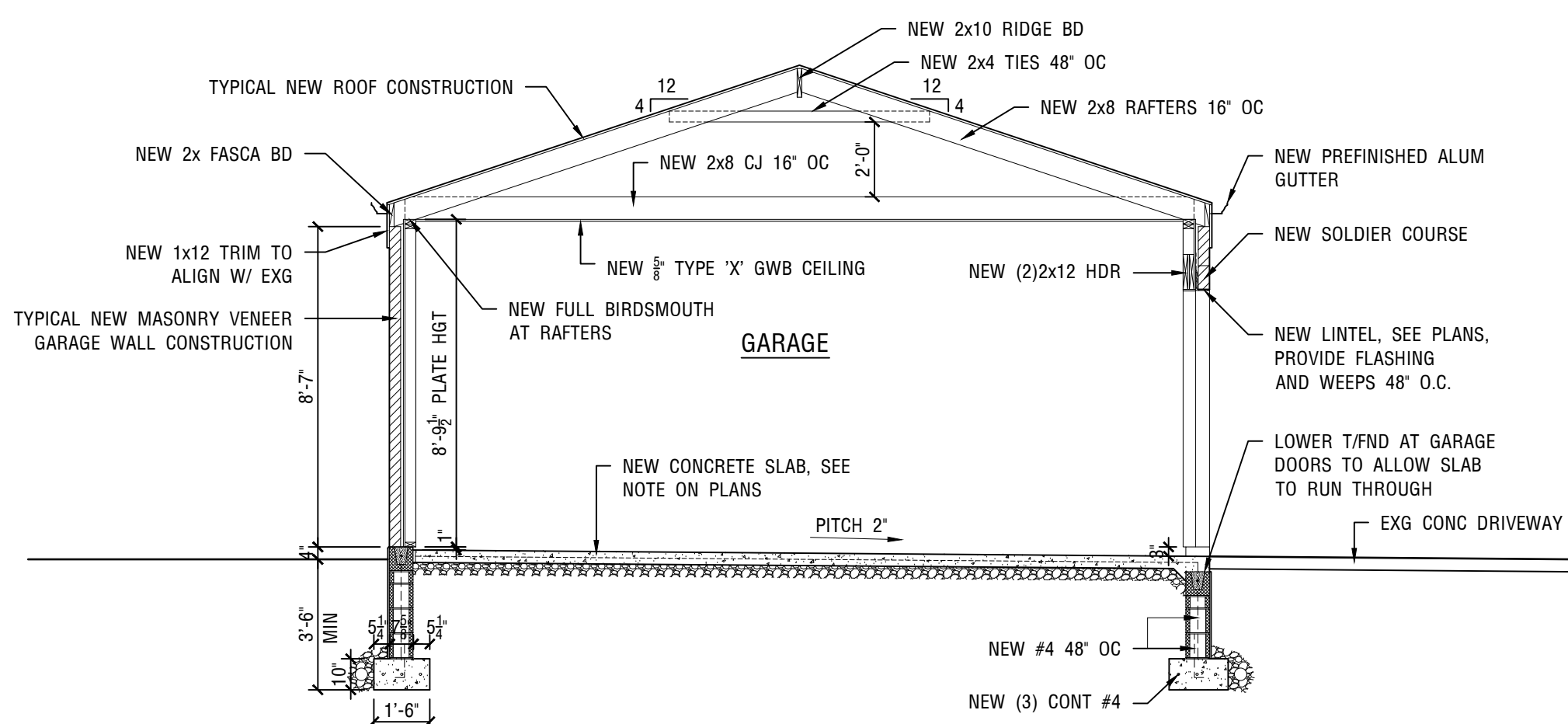
- TYPICAL NEW MASONRY VENEER HOUSE WALL CONSTRUCTION**
- 4" FACE BRICK (TO MATCH EXISTING) W/ 22 GA GALV MTL TIES AT 15" OC VERT AND 32" HORIZ
 - 1" AIRSPACE
 - WEATHERPROOF BUILDING MEMBRANE, TYVEK OR EQUIVALENT
 - 1/2" APA-RATED EXTERIOR GRADE PLYWOOD STRUCTURAL SHEATHING
 - 2x6 WOOD WALL STUDS 16" OC
 - R-21 KRAFT FACED BATT INSULATION, KRAFT FACING ON WARM SIDE
 - 1/2" GWB, PAINTED INTERIOR WALL FINISH

- TYPICAL NEW FLOOR CONSTRUCTION**
- NEW 3/4" HARDWOOD OR CERAMIC TILE. VERIFY NEW FLOOR FINISH SELECTIONS WITH OWNER
 - 3/4" T&G PLYWOOD SUBFLOOR, GLUED AND NAILED
 - NEW 2x FLOOR JOISTS (SEE PLANS FOR SIZE AND SPACING) W/ BRIDGING AT 8'-0" OC MAX
 - NEW 1/2" GWB CEILING, PTD (NO CEILING REQ'D IN CRAWL SPACE)

- TYPICAL INTERIOR PARTITION**
- SEE WALL TYPES, SHEET A-131



7 CRAWL SPACE POST DETAIL
1/2" = 1'-0"



3 TRANSVERSE GARAGE SECTION
1/4" = 1'-0"

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PROJECT

622 S DRYDEN PLACE
ARLINGTON HEIGHTS, IL 60005
SINGLE-FAMILY RESIDENCE

ADDITION AND RENOVATION

OWNER

ABBIE AND RYAN DUBBERKE
622 S DRYDEN PLACE
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NOTES



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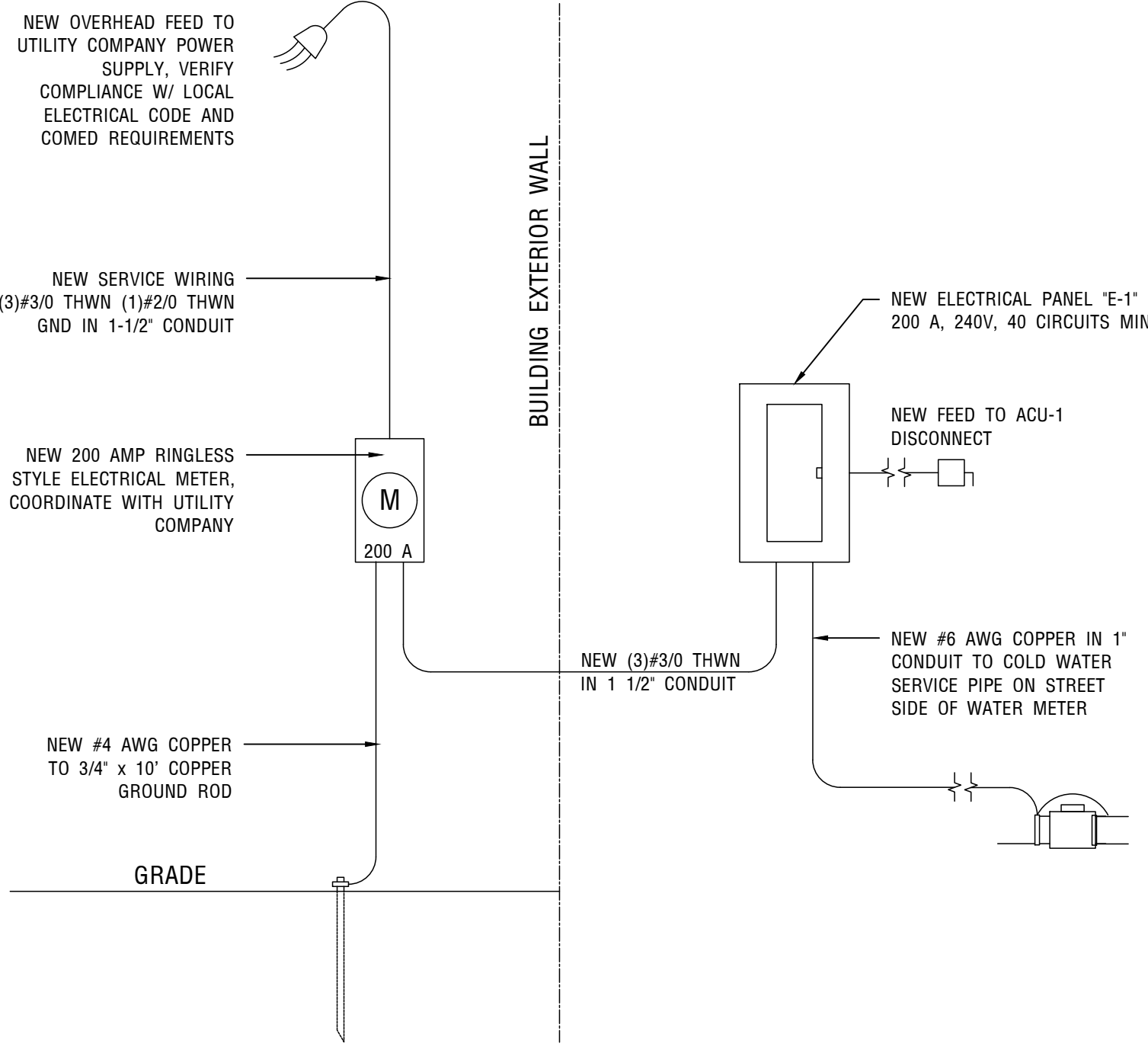
SECTIONS & DETAILS

A-301
SHEET #

Electrical Service Calculation				
General Lighting Load	Square Feet	3W/sf	VA	
	2262 x	3	6786	
	Number	W/ea		
Appliance Circuits	3 x	1500	4500	
Laundry Circuits	1 x	1500	1500	
Bathroom Circuits	3 x	1500	4500	
Garage Circuit	1 x	1500	1500	
			Subtotal	18786
First 3K or Less VA @ 100%			3000	
From 3K-120K VA @ 35%			5525	
			Subtotal	8525
Appliance Loads	Number	W/ea	Demand	
Dishwasher	1 x	1200	75%	900
Microwave/Hood	1 x	1200	75%	900
Disposal	1 x	1200	75%	900
Sump	1 x	375	75%	281
Bathroom Fan	3 x	300	75%	675
A/C Units	Number	Amps	V	
ACU-1	1 x	30	240	7200
ACU-2	1 x	30	240	7200
			Subtotal	10856
Total Watts			19381	
Amps			81	
Electrical Service		200 Amps	240/120V, 1 Phase, 3 Wire	

- ELECTRICAL NOTES:
- POWER SUPPLY TO HOUSE IS EXISTING. ELECTRICAL SERVICE WIRING, METER AND PANEL ARE NEW. PROVIDE NEW CONDUIT, OUTLETS, AND LIGHTS FOR NEW AND RENOVATED AREAS.
 - ALL ELECTRICAL DRAWINGS SHOW SCHEMATIC CONNECTIONS OF THE APPLIANCES, OUTLETS, AND LIGHTS. ELECTRICAL CONTRACTOR SHALL VERIFY ALL NEW AND EXISTING CIRCUITS TO CONFIRM CONTINUITY AND MAXIMUM LOAD OF THE CIRCUITS.
 - ALL ELECTRICAL OUTLETS SERVING "WET" AREAS SHALL BE GFI PROTECTED.
 - ELECTRICAL CONTRACTOR SHALL VERIFY POWER REQUIREMENTS TO ALL APPLIANCES BEFORE PROCEEDING WITH THE WORK.
 - ELECTRICAL CONTRACTOR SHALL INSPECT AND TEST ALL EXISTING ELECTRICAL EQUIPMENT, ALL SWITCHES, OUTLETS, AND WIRING; AND REPLACE IF NECESSARY.
 - ELECTRICAL CONTRACTOR SHALL INSTALL SMOKE AND CO DETECTORS AS PER CITY REQUIREMENTS.
 - ELECTRICAL CONTRACTOR SHALL INSTALL DATA AND TELEPHONE LINES IN LOCATIONS TO BE VERIFIED WITH OWNER.
 - ELECTRICAL CONTRACTOR SHALL VERIFY THE EXISTING POWER SUPPLY BEFORE START OF WORK.
 - ELECTRICAL CONTRACTOR SHALL INSPECT EXISTING CIRCUITS AND LOADS AND REWIRE AS REQUIRED FOR PROPER DISTRIBUTION OF POWER.
 - ALL WORK SHALL COMPLY WITH STATE AND LOCAL CODES AND THE NATIONAL ELECTRICAL CODE (N.E.C.).
 - ALL MATERIALS USED IN CONSTRUCTION SHALL BE NEW AND IN PERFECT CONDITION WHEN INSTALLED. ALL EQUIPMENT USED FOR THE SAME PURPOSE SHALL BE OF THE SAME MAKE.
 - ALL MATERIALS USED IN THE FABRICATION AND MANUFACTURE OF THE WORK SHALL BE IN ACCORDANCE WITH THE LATEST STANDARD SPECIFICATIONS OF THE AMERICAN SOCIETY FOR TESTING MATERIALS (A.S.T.M.) AND THE NATIONAL BOARD OF FIRE UNDERWRITERS AS THEY APPLY.
 - ALL WIRING SHALL BE COPPER AND SHALL MEET ALL GOVERNING CODES AND REGULATIONS. ALUMINUM WIRING IS NOT ACCEPTABLE. THE TYPICAL WIRING METHOD SHALL BE INTERMEDIATE METAL CONDUIT.
 - INSTALL GROUND FAULT INTERRUPTER CIRCUITS WHERE INDICATED ON PLANS.
 - SUBCONTRACTOR SHALL RING OUT ALL CIRCUITS PRIOR TO FINAL INSPECTION OF WORK.
 - UNLESS OTHERWISE NOTED ON PLANS, LOCATE ALL SWITCHES AT FORTY-TWO (42) INCHES ABOVE THE FINISH FLOOR AND MOUNT ALL OUTLETS AT FIFTEEN (15) INCHES ABOVE THE FINISH FLOOR.
 - SWITCHES AND OUTLETS LOCATED ABOVE COUNTERS SHALL BE MOUNTED TWO (2) INCHES ABOVE THE SPLASH, ALL OUTLETS SHALL BE MOUNTED VERTICALLY. SWITCHES SHALL BE MECHANICAL QUIET TYPE.
 - A MINIMUM OF 75% OF LAMPS IN PERMANENT FIXTURES MUST BE HIGH-EFFICACY.
 - ALL RECEPTACLE OUTLETS TO BE TAMPER RESISTANT WITH THE EXCEPTION OF: A) RECEPTACLES LOCATED MORE THAN 5'-6" ABOVE FINISHED FLOOR LEVEL. B) RECEPTACLES SERVING APPLIANCES NOT EASILY MOVED SUCH AS REFRIGERATORS, DISHWASHERS, CLOTHES WASHERS OR SIMILAR APPLIANCES.
 - ALL CIRCUITS SUPPLYING POWER, LIGHT, SMOKE DETECTOR AND CARBON MONOXIDE DETECTOR OUTLETS INSTALLED IN BEDROOMS, LIVING ROOMS, DINING ROOMS, FAMILY ROOMS, RECREATION ROOMS, SUNROOMS, PARLORS, DENS, LIBRARIES, HALLWAYS, CLOSETS OR SIMILAR ROOMS OR AREAS REQUIRE AFCI PROTECTION.

E-1 ELECTRICAL PANEL SCHEDULE									
CIRCUIT USE	TRIP AMPS	A C		TRIP AMPS	W C	CIRCUIT USE			
FURNACE F-1	1 15	1	2	30	1	CONDENSER ACU-1			
MECHANICAL/CRAWL	1 15	3	4	30	1				
SUMP PUMP	1 15	5	6	30	1	CONDENSER ACU-2			
LIVING/ENTRY	1 15	7	8						
DINING	1 20	9	10	15	1	FURNACE F-2			
POWDER ROOM	1 20	11	12	20	1	WASHER/DRYER			
KITCHEN OUTLETS	1 20	13	14	15	1	MECHANICAL/HALL			
KITCHEN LIGHTS	1 20	15	16	15	1	BEDROOM 2			
KITCHEN LIGHTS	1 15	17	18	15	1	BEDROOM 3			
REFRIGERATOR	1 15	19	20	15	1	BEDROOM 4			
MICRO/HOOD	1 20	21	22	20	1	HALL BATH			
DISHWASHER	1 15	23	24	15	1	M. BEDROOM			
DISPOSAL	1 20	25	26	20	1	M. BATH OUTLETS			
MUDROOM/PANTRY	1 15	27	28	15	1	M. BATH OTHER			
FAMILY OUTLETS	1 20	29	30	15	1	EXTERIOR			
FAMILY LIGHTS	1 15	31	32	20	1	GARAGE			
STAIRSHALL	1 15	33	34			SPARE			
SPARE		35	36			SPARE			
SPARE		37	38			SPARE			
SPARE		39	40			SPARE			
MAIN 200 MCB AMPS						PANEL MOUNTING: RECESSED			
VOLTAGE: 240/120V, 1 PHASE, 3-WIRE						AFCI IN ALL BEDROOMS			



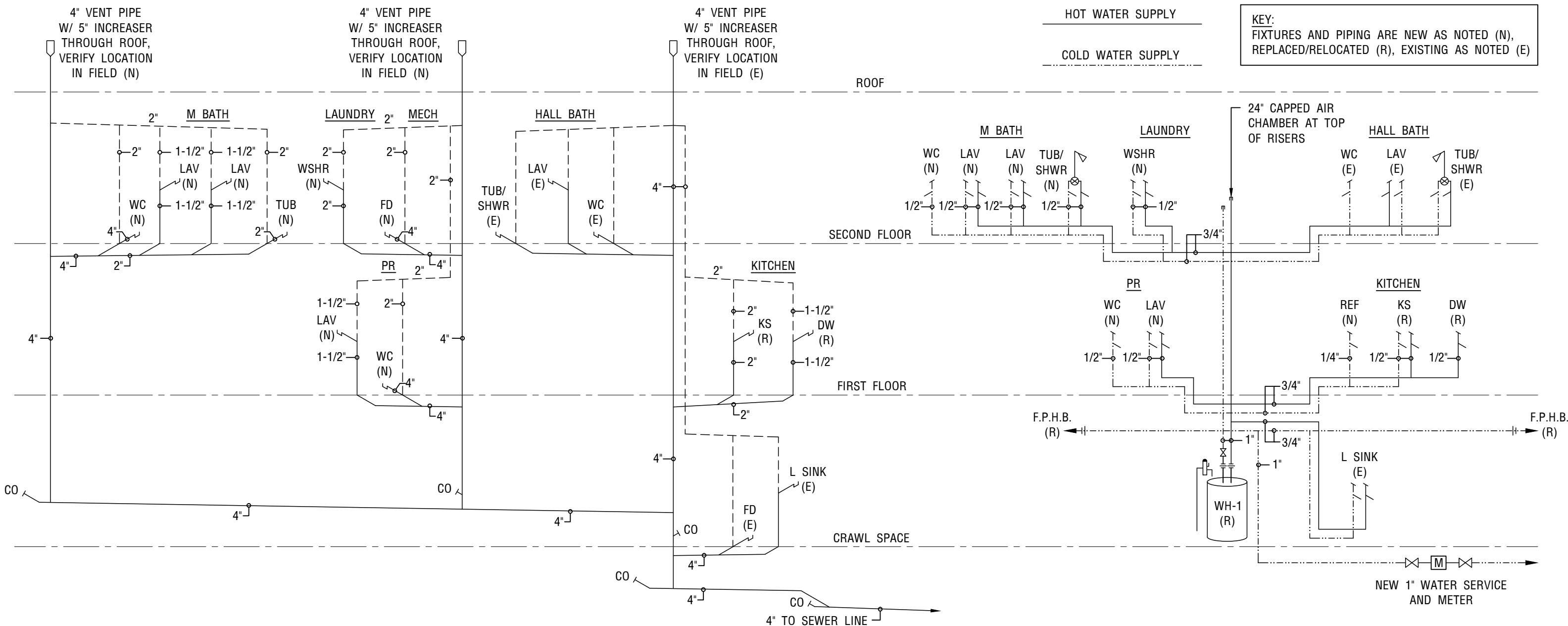
3 ELECTRICAL RISER DIAGRAM
NTS

Water Service Size Calculation				
(For domestic systems with gravity flush tanks)				
Fixture Type	Total #	x	Unit Load	= W.S.F.U.
Water Closets	3		3	9
Lavatories	4		1	4
Bathtubs / Showers	2		2	4
Kitchen Sink	1		2	2
Dishwasher	1		1	1
Laundry Sink	1		3	3
Bar Sink	0		1	0
Washing Machine	1		2	2
Total W.S.F.U.				25
Total GPM				17
Water service size required				1"
per State of Illinois Plumbing Code Section 890, Appendix A - Table N				

PLUMBING FIXTURE COUNT:				
	EXISTING	PROPOSED NEW	TOTAL	REMARKS
TOILETS	1	2	3	2 NEW
BATHROOM LAVS	1	3	4	3 NEW
TUBS	1	1	2	1 NEW
SHOWERS	0	0	0	NO CHANGE
KITCHEN SINKS	1	0	1	1 REPLACED/RELOCATED
DISHWASHERS	1	0	1	1 REPLACED/RELOCATED
LAUNDRY SINKS	1	0	1	NO CHANGE
WASHERS	1	0	1	1 REPLACED/RELOCATED

- PLUMBING NOTES:
- ALL PLUMBING WORK IS TO BE IN ACCORDANCE WITH GOVERNING LOCAL, STATE AND NATIONAL CODES.
 - PLUMBER TO PROVIDE SHUT-OFF VALVES BOTH SIDES OF WATER METER IF NEW OR REPLACED.
 - SUPPLY PIPING ABOVE GROUND SHALL BE TYPE "L" COPPER OR CAST IRON WITH CAULKED JOINTS, BELOW GRADE TYPE "K" COPPER PIPE WITH LEAD FREE SOLDERED JOINTS.
 - NEW HOT WATER PIPING TO INSULATED R-3 MINIMUM.
 - SANITARY WASTE LINES ABOVE GRADE TO BE SCHEDULE 40 PVC, INSULATED TO MINIMIZE SOUND, BELOW GRADE CAST IRON. PROVIDE CLEANOUTS AT ENDS OF WASTE LINES PER CODE.
 - TEST ALL DRAIN, WASTE, AND VENT PIPING PRIOR TO ENCLOSURE BY FILLING SYSTEM WITH WATER, OR, AIR PRESSURE OF 5 LBS MIN FOR A TIME PERIOD OF 15 MINUTES.
 - PROVIDE NON-RUST SHUTOFF VALVES AT ALL TOILETS AND RISERS.
 - PROVIDE "P" TRAPS FOR FLOOR FIXTURES, 24" MAX FROM FIXTURE TO TRAP WEIR.
 - WATER TEMPERATURE FOR TUBS AND SHOWERS TO BE SET AT 120 DEGREES.
 - WATER SUPPLY AND WASTE LINES MAY NOT BE LOCATED IN UNHEATED EXTERIOR WALL CAVITIES OR OTHER UNHEATED SPACES.
 - ALL VENTS TO EXTEND A MINIMUM OF 12" ABOVE ROOF SURFACE. PROVIDE FLASHING AS REQUIRED.
 - REMOVE AND CAP OFF ANY UNUSED EXISTING PLUMBING SUPPLY, WASTE, AND VENT LINES.
 - CONTRACTOR TO PROVIDE BLACK IRON GAS SERVICE TO ALL NEW GAS FIRED APPLIANCES.
 - ALL PLUMBING FIXTURES, FAUCETS, AND HARDWARE SELECTED BY OWNER.
 - NEW WATER HEATER WH-1 IS RHEEM (OR EQUIV) GAS-FIRED 50 GALLON HIGH EFFICIENCY VENTED TO EXTERIOR IN PVC PER MANUF AND LOCAL CODES.

2 PLUMBING WASTE DIAGRAM
NTS



1 PLUMBING SUPPLY DIAGRAM
NTS

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PROJECT

622 S DRYDEN PLACE
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SINGLE-FAMILY RESIDENCE

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MEP SCHEDULES,
DIAGRAMS, & NOTES

MEP-2
SHEET #

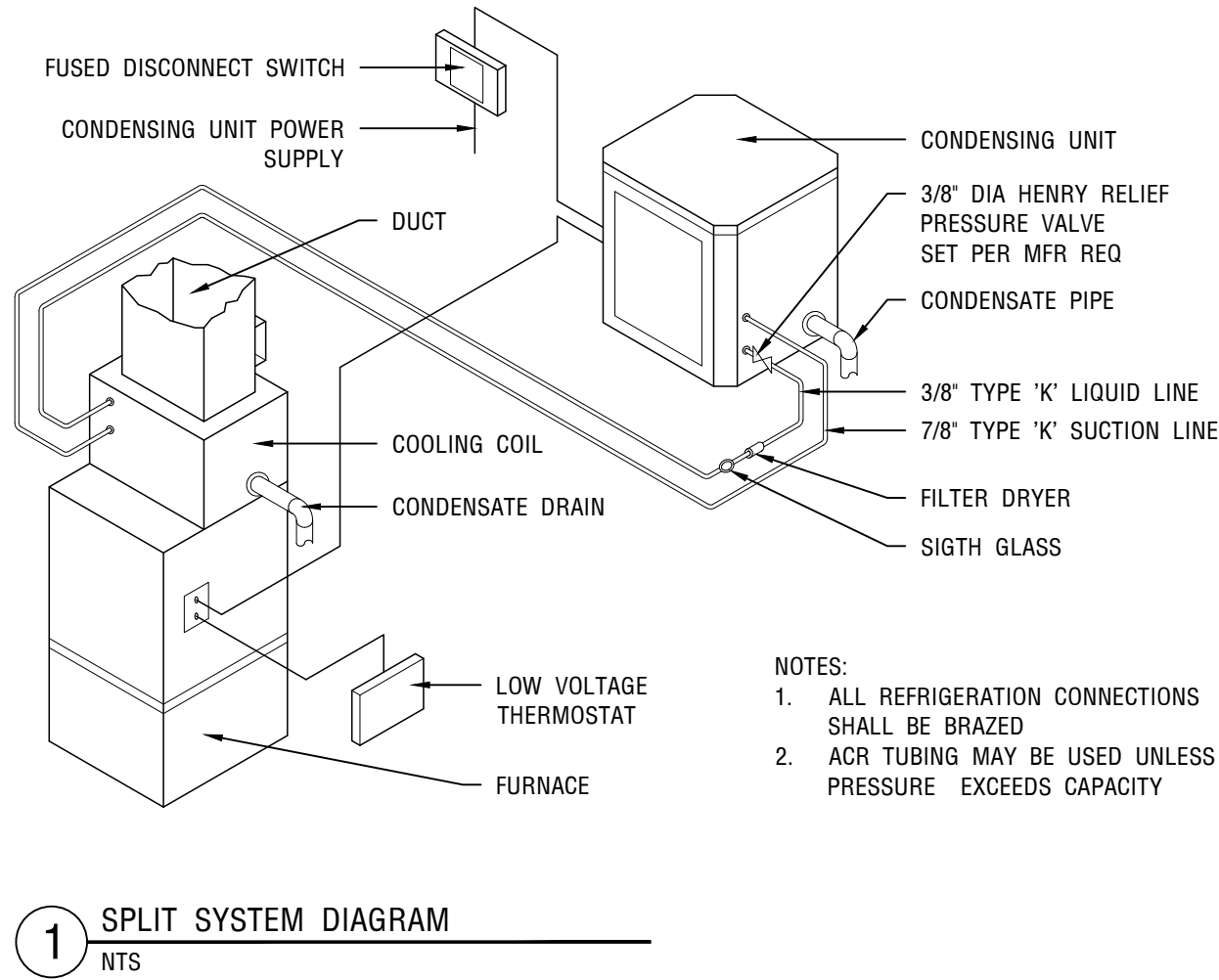
MECHANICAL VENTILATION SCHEDULE										
FLOOR	ROOM	AREA (sf)	EXH. UNIT	SUPPLY UNIT	HEAT LOSS (BTU/HR)	HEAT INSTALLED (BTU/HR)	ORDINANCE REQ'S		ACTUAL	
							MECH. VENTILATIONS		MECH. VENTILATIONS	
							CFM AIR SUPPLY	CFM AIR EXHAUST	CFM AIR SUPPLY	CFM AIR EXHAUST
BASEMENT AND FIRST FLOOR										
0	CRAWL SPACE (EXG)	436		F-1	8666	9966	130.80	-	150	
0	CRAWL SPACE (NEW)	458			9104	10469	137.40	-	150	
1	POWDER	25			497	571	20.00	-	25	80
1	KITCHEN / FAMILY	434			8627	9921	347.20	-	350	300
1	MUDROOM	45			894	1029	36.00	-	40	
1	DINING	89			1769	2034	71.20	-	75	
1	ENTRY / LIVING	219			4353	5006	175.20	-	200	
1	PANTRY	25			497	571	20.00	-	25	
	TOTALS	1731				34407	39568	937.80		1015

- EXISTING F-1 AND ACU-1 NOTES:
- EXISTING FURNACE F-1 AND ACU-1 TO REMAIN IN CRAWL SPACE MECHANICAL ROOM AND SERVE FIRST FLOOR AND CRAWL SPACE. CAP OFF AND/OR REMOVE EXISTING DUCTWORK RUNNING UP TO SECOND FLOOR AND HALL BATH.
 - VERIFY EXISTING FURNACE F-1 PROVIDES 40,000 BTU OUTPUT AND EXISTING ACU-1 2 TON MINIMUM.
 - EXISTING SUPPLY RETURN DUCTWORK CAN REMAIN FOR FRONT LIVING/ENTRY AND DINING ROOMS, VIF
 - PROVIDE NEW SUPPLY AND RETURN DUCTWORK FROM EXISTING FURNACE F-1 FOR REAR ADDITION AND RENOVATED/ENLARGED KITCHEN AS NOTED ON MEP PLANS.

SECOND FLOOR										
2	M BEDROOM	247		F-2	7314	11527	197.60	-	200	
2	M BATH	66			1954	3080	52.80	-	60	80
2	BEDROOM 2	109			3227	5087	87.20	-	100	
2	BEDROOM 3	114			3375	5320	91.20	-	100	
2	BEDROOM 4	105			3109	4900	84.00	-	100	
2	HALL BATH	55			1629	2567	44.00	-	50	80
2	HERS CLOS	36			1066	1680	28.80	-	40	
2	STAIR/HALL	61			1806	2847	48.80	-	60	
2	LAUNDRY	44			1303	2053	35.20	-	40	
	TOTALS	837				24783	39060	634.40		750

MECHANICAL EQUIPMENT SCHEDULE	
TAG	F-2
LOCATION UNIT #	MECH
TYPE	HIGH EFFICIENCY GAS FURNACE
SUPPLY	UPFLOW
CFM	1049
ESP	.8
HEATING MEDIUM	NATURAL GAS
EFFICIENCY	92%
INPUT BTU/HR	42,000
OUTPUT BTU/HR	39,060
HEAT LOSS BTU/HR	2,940
FLUE SIZE	3" PVC
FILTER-TYPE	1" DISP
ELECTRICAL	
VOLTS/PH/HZ	115 / 1 / 50
MANUFACTURER	RHEEM
MODEL NUMBER	R92PA0401317MSA
NOTES: 1. CONTRACTOR TO VERIFY ALL EQUIPMENT PRIOR TO ORDERING 2. PROVIDE ELECTRONIC AIR CLEANER 3. PROVIDE THERMOSTAT ON EACH FLOOR 4. PROVIDE BYPASS TYPE HUMIDIFIER 5. PROVIDE COOLING COIL	

CONDENSING UNIT SCHEDULE	
TAG	ACU-2
EQUIPMENT SERVED	F-2
LOCATION	SIDE YARD
NOMINAL TONS	2.0
AMBIENT TEMP DB	75
REFRIGERANT	R-410A
SUCTION CONNECTION	SEE NOTE 4
LIQUID CONNECTION	SEE NOTE 4
ELECTRICAL	
VOLTS/PH/HZ	208 / 230 / 1 / 60
MCA	14
MAX CIRCUIT (AMPS)	20
MANUFACTURER	RHEEM
MODEL NUMBER	RA1624A
NOTES: 1. CONTRACTOR TO VERIFY EQUIPMENT PRIOR TO ORDERING 2. UNITS SHALL BE RATED AS 16 SEER/13 EER MINIMUM 3. PROVIDE CRANKCASE HEATER FOR CONDENSING UNITS 4. USE MANUF LONG LINE DATA FOR SIZING AND INSTALLING PIPING	



- MECHANICAL NOTES:
- THE MECHANICAL CONTRACTOR SHALL VERIFY ADEQUACY OF THE EXISTING AND PROPOSED HVAC SYSTEM BASED UPON HEAT LOSS AND GAIN CALCULATIONS. THE SYSTEM SHALL BE CAPABLE OF HEATING ALL ROOMS OF THE BUILDING TO AN INSIDE AIR TEMPERATURE OF 70 DEGREES F WHEN THE OUTSIDE AIR TEMPERATURE IS -10 DEGREES F.
 - EQUIPMENT SHALL BE HIGH EFFICIENT, GAS FIRED, QUIET, UNITS WITH PVC DISCHARGE, WITH ELECTRONIC AIR CLEANERS AND "APRIL-AIRE" HUMIDIFIERS AS WELL AS FULLY DUCTED SUPPLY AND RETURNS.
 - NEW FURNACE AND EQUIPMENT TO BE LOCATED AS SHOWN ON DRAWINGS. PROVIDE PROPER CLEARANCES FOR NEW FURNACE AND ALLOW ACCESS FOR MAINTENANCE.
 - AIR CLEANERS TO BE "ELECTRONIC AIR CLEANERS", OR HIGH EFFICIENCY MECHANICAL NON-ALLERGENIC FILTERS.
 - PROVIDE HUMIDIFIER FOR THE NEW HEATING-AIR CONDITIONING FURNACE, COMPLETE WITH WATER CONNECTION, 3/4 DRAIN PIPING TO FLOOR DRAIN, ROOM TYPE HUMIDISTAT & CONTROL WIRING, INTERLOCK HUMIDIFIER, TO THE HEATING CYCLE GAS VALVE CONTROL CIRCUIT. BY "APRIL-AIRE" OR APPROVED EQUAL.
 - PROVIDE ROOM TYPE PROGRAMMABLE THERMOSTAT WITH SUBBASE FOR THE FURNACES. PROVIDE ALL NECESSARY 24 VOLT CONTROL TRANSFORMERS.
 - THE MECHANICAL CONTRACTOR SHALL OVERSIZE ALL EQUIPMENT A MINIMUM OF 15% (OR WHAT IS REQUIRED BY CODE).
 - ALL MECHANICAL SUPPLIES AND RETURNS SHALL BE PLACED WITHIN THE FLOOR OR INTERIOR PARTITIONS, NO RETURNS ARE TO BE PLACED IN EXTERIOR WALLS.
 - PROVIDE AND INSTALL METAL DUCTS FOR ALL BATHROOM EXHAUST FANS, DRYER VENTS, KITCHEN EXHAUSTS, ETC., AND VENT THROUGH THE WALL OR UP THROUGH THE ROOF, DIRECTLY TO THE EXTERIOR. VENTING INTO ATTIC OR SOFFIT SPACE IS NOT PERMITTED.
 - ALL WORK SHALL BE IN ACCORDANCE WITH ALL GOVERNING LOCAL AND NATIONAL CODES.
 - ALL DUCTWORK SHALL BE 26 GA. SHEET METAL, CONSTRUCTED IN ACCORDANCE WITH SMACNA STANDARDS. ALL DUCT JOINTS TO BE PROPERLY SEALED.
 - PROVIDE ALL FLUES FOR FURNACE AND DOMESTIC HOT WATER HEATERS. FLUE STACK TO BE DOUBLE WALLS UL LISTED CLASS "B" WITH ALL NECESSARY FITTING, ROOF CURBS, FLASHING AND BELMONT CAPS; OR SHALL BE DIRECT VENT WITH "PVC FLUE AND APPROPRIATE EXTERIOR CAPS.
 - CONNECT NEW BLOWERS TO NEW AC CONDENSERS.
 - PROVIDE BALANCING DAMPERS FOR ALL FLOOR AND WALL SUPPLIES SO THE SYSTEM CAN BE BALANCED AS PER CODE REQUIREMENT. ALL ADJUSTABLE DAMPERS IN THE DUCTS SHALL BE A LOCKING TYPE WITH 2 TURNING TABS. FLOOR REGISTERS ARE NOT CONSIDERED AN APPROVED DAMPER SYSTEM.
 - ALL DUCTWORK IN UN-CONDITIONED SPACES SHALL BE INSULATED. DUCTWORK IN UN-CONDITIONED ATTIC SPACE TO BE INSULATED TO R-8 MIN FOR SUPPLY AND R-4 MIN FOR RETURN DUCTS.
 - ALL FLOOR AND CEILING REGISTERS SHALL NOT BE MORE THAN 9" FROM EXTERIOR OR INTERIOR WALL AS SHOWN ON DRAWINGS.
 - ALL EXHAUST FANS TO VENT TO THE OUTSIDE AND 15' AWAY FROM ANY INTAKE; AND 10' ABOVE GRADE.
 - ALL FLUES SHALL TERMINATE 2' MIN. ABOVE ROOF AND/OR 10' AWAY FROM ANY INTAKE OR BUILDING STRUCTURE.
 - THE MECHANICAL SYSTEM IS NOT TO BE USED DURING CONSTRUCTION. THE CONTRACTOR IS TO PROVIDE TEMPORARY HEAT AS REQUIRED.
 - BUILDING CAVITIES MAY NOT BE USED AS DUCTS OR PLENUMS.

- REFRIGERATION NOTES:
- PRESSURE RELIEF VALVE INSTALLED IN HIGH-PRESSURE SIDE OF SYSTEMS, UPSTREAM OF ANY INTERVENING VALVES (ON ALL SYSTEMS WITH LIQUID RECEIVER).
 - EXPANSION VALVES, DEVICES AND CONNECTIONS REMOVED FROM AIR STREAM.
 - ALL CONNECTIONS AND DEVICES TO BE BRAZED.
 - THE DATA FOR REFRIGERANT IS APPROXIMATE AND REFLECTS THE TYPE AND SIZE OF SPECIFIED UNIT NOT NECESSARY THE DATA FOR THE EXACT UNIT SPECIFIED.
 - MANUFACTURER INDICATES ONLY A CHARGE OF THE COMPRESSOR AND CONDENSER COIL.
 - HVAC CONTRACTOR SHALL FOLLOW MANUFACTURER RECOMMENDATIONS REGARDING THE LENGTH OF THE REFRIGERATOR LINES AND PRESSURES RECOMMENDED. IF NECESSARY THE LICENSED CONTRACTOR SHALL CHARGE THE SYSTEM WITH EXTRA REFRIGERANT.
 - THE SIZE OF REFRIGERATION PIPES IS INDICATED FOR INFORMATION ONLY HVAC CONTRACTOR SHALL VERIFY WITH THE MANUFACTURER THE EXACT SIZE OF THE PIPES REQUIRED.
 - REFRIGERATION COPPER PIPING MAY BE TYPE ACR OR TYPE K UNLESS THE PRESSURE EXCEEDS THE RATED CAPACITY OF ACR TUBING.
 - HVAC CONTRACTOR TO VERIFY THE SYSTEM TIGHTENS AND DETECT AND FIX ALL POSSIBLE REFRIGERANT LEAKS.

ANDREW IVARI
ARCHITECTS

4800 N MILWAUKEE AVENUE
SUITE 205B
CHICAGO, ILLINOIS 60630
773 940 0228 T
AIVARI@IVARIARCH.COM

PROJECT

622 S DRYDEN PLACE
ARLINGTON HEIGHTS, IL 60005
SINGLE-FAMILY RESIDENCE

ADDITION AND RENOVATION

OWNER

ABBIE AND RYAN DUBBERKE
622 S DRYDEN PLACE
ARLINGTON HEIGHTS, IL 60005

NOTES



ISSUED

ISSUED FOR PERMIT-CONSTRUCTION	01.07.22
DESCRIPTION	DATE
PROJECT #	2121
CAD DWG FILE:	2121 MEP PLANS.DWG
DRAWN BY:	
SHEET TITLE	

HVAC SCHEDULES,
DIAGRAMS, & NOTES

MEP-3
SHEET #



Zoning Board of Appeals 6/13/2022

Item: 22 N. Belmont Ave. - ZBA#22-015

Department: Planning & Community Development

REQUEST

- A variation from Chapter 28, Section 5.1-4.1 (Minimum Lot Size), to allow a lot with an area of 8,712 square feet to be buildable where 8,750 square feet is required.
- A 4 foot variation from Chapter 28, Section 5.1-4.2 (Minimum Lot Width) to allow a lot with a width of 66 feet to be buildable where 70 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 13, 2022
Date Prepared: June 7, 2022
Project Title: Forrest Residence
Address: 22 N. Belmont Ave.

Background Information

Petition Number: ZBA #22-015
Petitioner: Paul Rogner – Par Craft Ltd.
Address: 825 E. Rand Rd.
Arlington Heights IL 60004

Existing Zoning: R-4 – Residential Single-Family District

Requested Action/Background Information

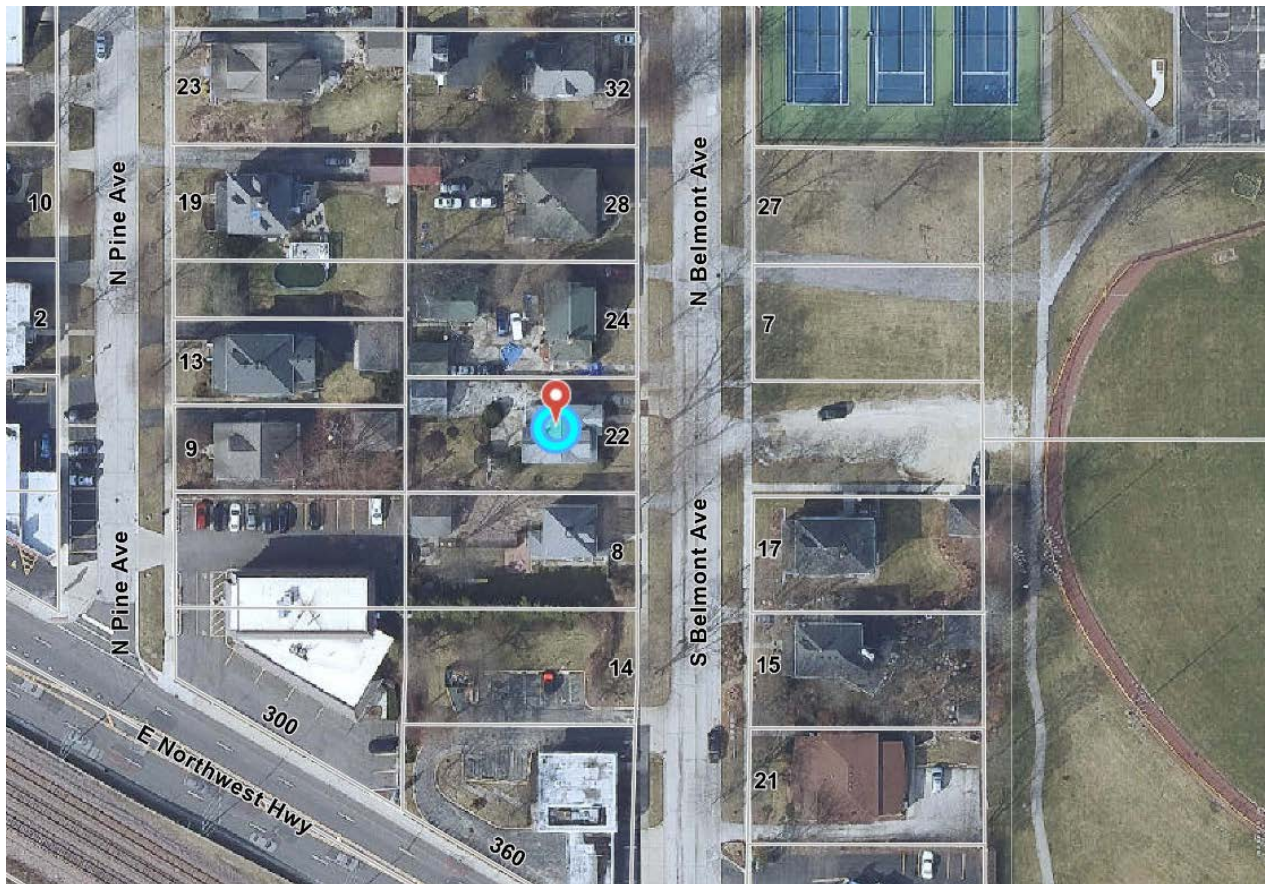
The petitioner is proposing a two-story addition to the existing one-and-a-half story single family residence. The subject site is zoned R-4, Two Family Dwelling District. The property has a total land area of 8,712 square feet and the proposed residence will have approximately 3,458 square feet. The project requires approval from the Zoning Board for a variance for lot width and lot size due to the existing 66' wide lot with 8,712 square feet not meeting the minimum required 70 foot width and 8,750 square feet. The project design does comply with all other zoning requirements. The petitioner is requesting the following variations:

- A variation from Chapter 28, Section 5.1-4.1 (Minimum Lot Size), to allow a lot with an area of 8,712 square feet to be buildable where 8,750 square feet is required.
- A 4 foot variation from Chapter 28, Section 5.1-4.2 (Minimum Lot Width) to allow a lot with a width of 66 feet to be buildable where 70 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.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	5/31/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/31/22	
3. Letter that was Mailed	✓	5/31/22	
4. Photographs of Sign on Property	✓	5/31/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Forrest Residence

Project Address: 22 N Belmont Ave

ZBA #: 22-015

Date: June 3, 2022

Derek:

I have reviewed the request for the following variance:

- **A variation from Chapter 28, Section 5.1-4.1 (Minimum Lot Size), to allow a lot with an area of 8,712 square feet to be buildable where 8,750 square feet is required.**
- **A 4 foot variation from Chapter 28, Section 5.1-4.2 (Minimum Lot Width) to allow a lot with a width of 66 feet to be buildable where 70 feet is required.**

I do not have any objections to the request.

Note: Setbacks of the proposed addition are not indicated on the plat of survey.

ZBA# 22-015
22 N Belmont Ave- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: May 13, 2022
Received by Planning:
Transmitted to Engineering: May 25, 2022
Completed: June 6, 2022

The proposed ZBA application indicates that the petitioner is seeking:

A variation from Chapter 28, Section 5.1-4.1 (Minimum Lot Size), to allow a lot with an area of 8,712 square feet to be buildable where 8,750 square feet is required.

A 4 foot variation from Chapter 28, Section 5.1-4.2 (Minimum Lot Width) to allow a lot with a width of 66 feet to be buildable where 70 feet is required.

The Engineering Division has NO OBJECTION on the proposed variance from Chapter 28, Section 5.1-4.1 and Chapter 28, Section 5.1-4.2.

NOTES: Existing lot with proposed addition being placed over an existing concrete patio and sidewalk.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Forrest Residence

Project Address: 22 N. Belmont Avenue

ZBA #: 22-015

ZBA Hearing Date: June 13, 2022

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: May 25, 2022

- A variation from Chapter 28, Section 5.1-4.1 (Minimum Lot Size), to allow a lot with an area of 8,712 square feet to be buildable where 8,750 square feet is required.
- A 4 foot variation from Chapter 28, Section 5.1-4.2 (Minimum Lot Width) to allow a lot with a width of 66 feet to be buildable where 70 feet is required.

Attached are the Petitioner's:

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

Comments: The proposed design is nicely done to fit with the existing house and neighborhood. The design is favorable for an Administrative (Staff) design approval, pending the outcome of the ZBA review.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than June 3, 2022.

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 Brian and Erin Forrest

being the owner of the property commonly know as: 22 N. Belmont Ave.

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-4.1

Chapter 28, of the Arlington Heights Municipal Code, in order to: Obtain a variance for minimum lot width and overall minimum lot square footage

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): We are hoping to make improvements to the existing residence and add an addition to the back of the home.

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 unique circumstance is the size of the exisiting lot and its width.

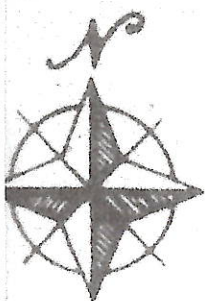
I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The improvements and addition of the home would bring it more in keeping with the other homes around it.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): We are hoping to enlarge and improve the home to make it a better place to raise our family for years to come.

Signed: _____

Brian & Erin Forrest
Petitioner

Date: 5-13-2022



ANTON ADAMS
Illinois Professional Land Surveyor

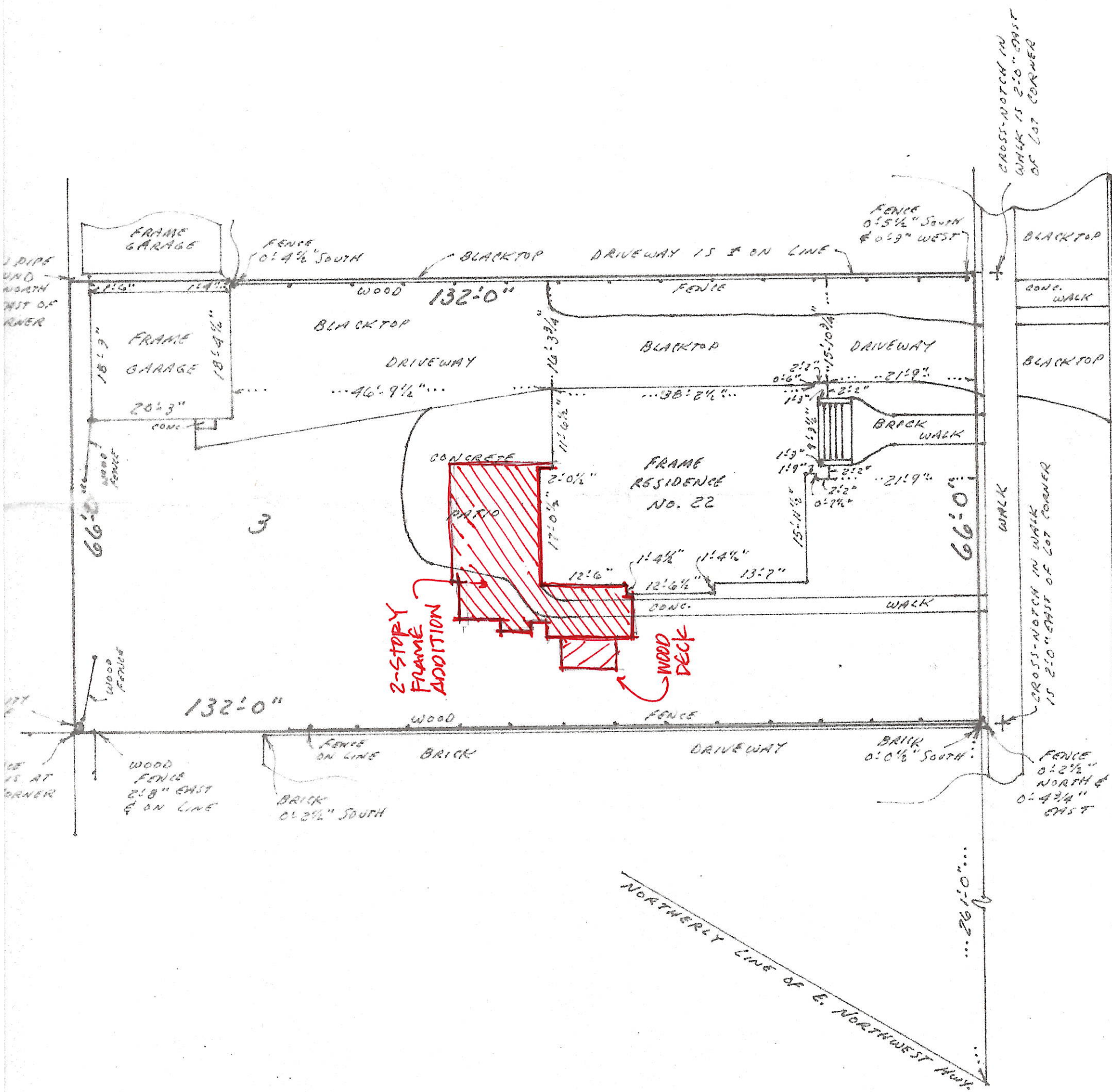
PLAT OF SURVEY

of

301 N. Wille Street
Mt. Prospect, IL 60056

Scale: 1 inch = 15 feet

Lot 3 in Block 1 in Krause's Subdivision, being a Subdivision of that part of the West 627.0 feet of the East 992.45 feet of the South 824.1 feet of the East $\frac{1}{2}$ of the Southwest $\frac{1}{4}$ of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, lying North of the center line of Chicago Road in the Village of Arlington Heights and including also Lot 1 in Block 5 in George W. Dunton's Addition to Arlington Heights Number 2, in Cook County, Illinois.



ORDER NUMBER: 49783

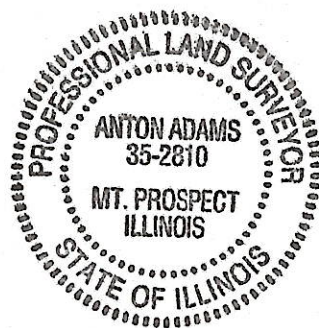
FIELD BOOK: 42-11-114

PAGE: 111

ORDERED BY: Scheller Law LLC

Compare legal description on this plat with deed or title policy. Compare all lines before building by same and report any differences at once. Building lines and easements, if any, are shown as they appear on the recorded plat of subdivision, otherwise refer to deed, title policy or Zoning ordinances. Distances and angles shown may not be assumed by scaling.

STATE OF ILLINOIS)
COUNTY OF COOK) SS.



I, ANTON ADAMS, Illinois Professional Land Surveyor, certify that I have surveyed the property described above and that this is a correct representation thereof. This professional seal is in accordance with the current Illinois minimum standards for a boundary survey.

MOUNT PROSPECT, ILLINOIS, April 30

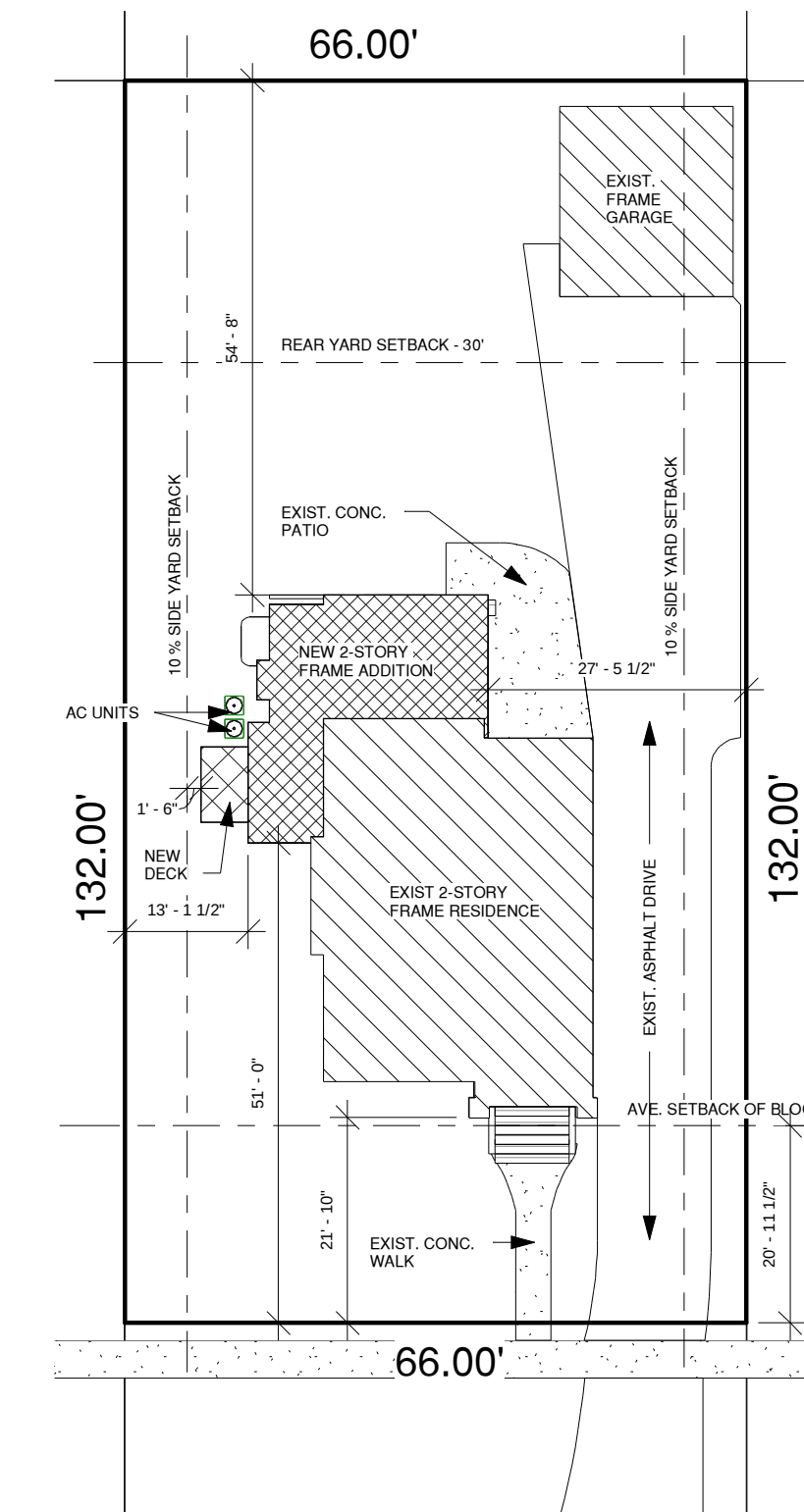
Anton Adams



CONTEXT ELEVATION - existing
SCALE:1/8" 1'-0"



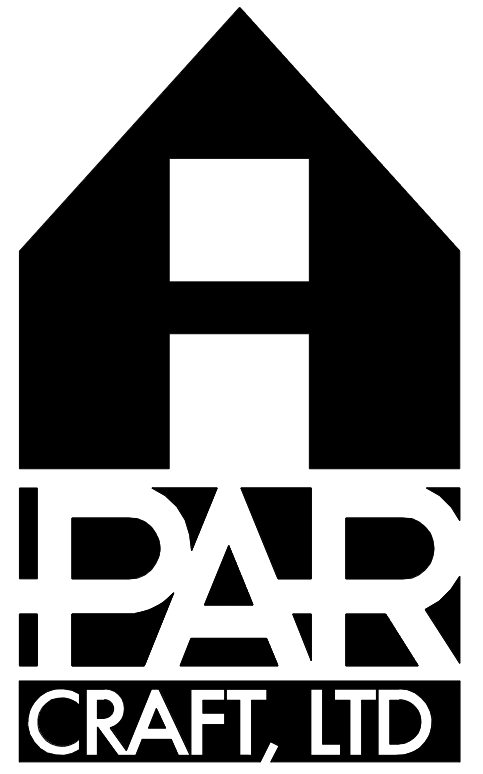
CONTEXT ELEVATION - proposed
SCALE:1/8" 1'-0"



N. BELMONT AVE.

SITE PLAN
SCALE: 1" = 20'-0"

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
T1	SITE PLAN, ELEVATION STUDIES, SHEET INDEX
D1	DEMOLITION PLANS AND ELEVATIONS
A1	FOUNDATION PLAN, MUD ROOM LEVEL FLOOR PLAN, FIRST FLOOR PLAN
A2	SECOND FLOOR PLAN, STAIR LANDING PLAN, ROOF PLAN
A3	ELEVATIONS
A5	PERSPECTIVE VIEWS



ARCHITECTS

BUILDERS

REMODELERS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132
www.parcraft.com

Illinois Design Firm Registration:
184.007356

RESIDENTIAL
REMODEL &
ADDITION FOR:

Brian & Erin
Forrest

22 N. Belmont Ave.
Arlington Heights, IL

ISSUE	DATE
PRELIMINARY	1/20/2022
DESIGN DEV.	2/18/2022
DESIGN COMM.	4/4/2022
BID SET	
PERMIT SET	

DRAWN BY: ES

CHECKED BY: PAR

SIGNATURE.:

DATE: _____

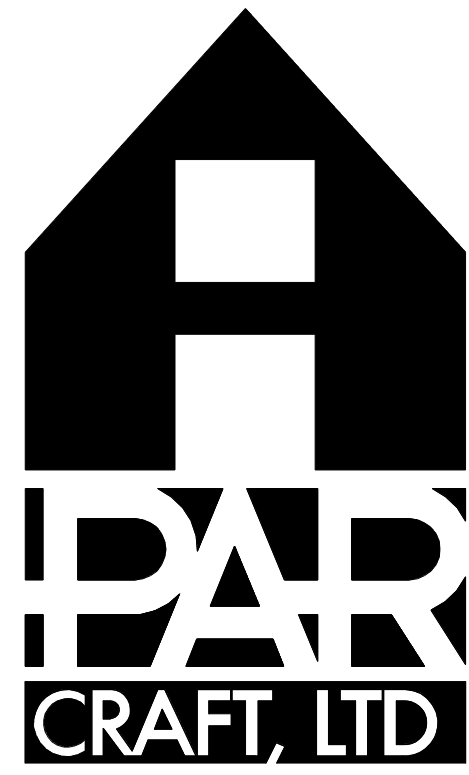
EXPIRES.: 11/30/22

JOB NO.: FORREST

SHEET:

T1

OF:



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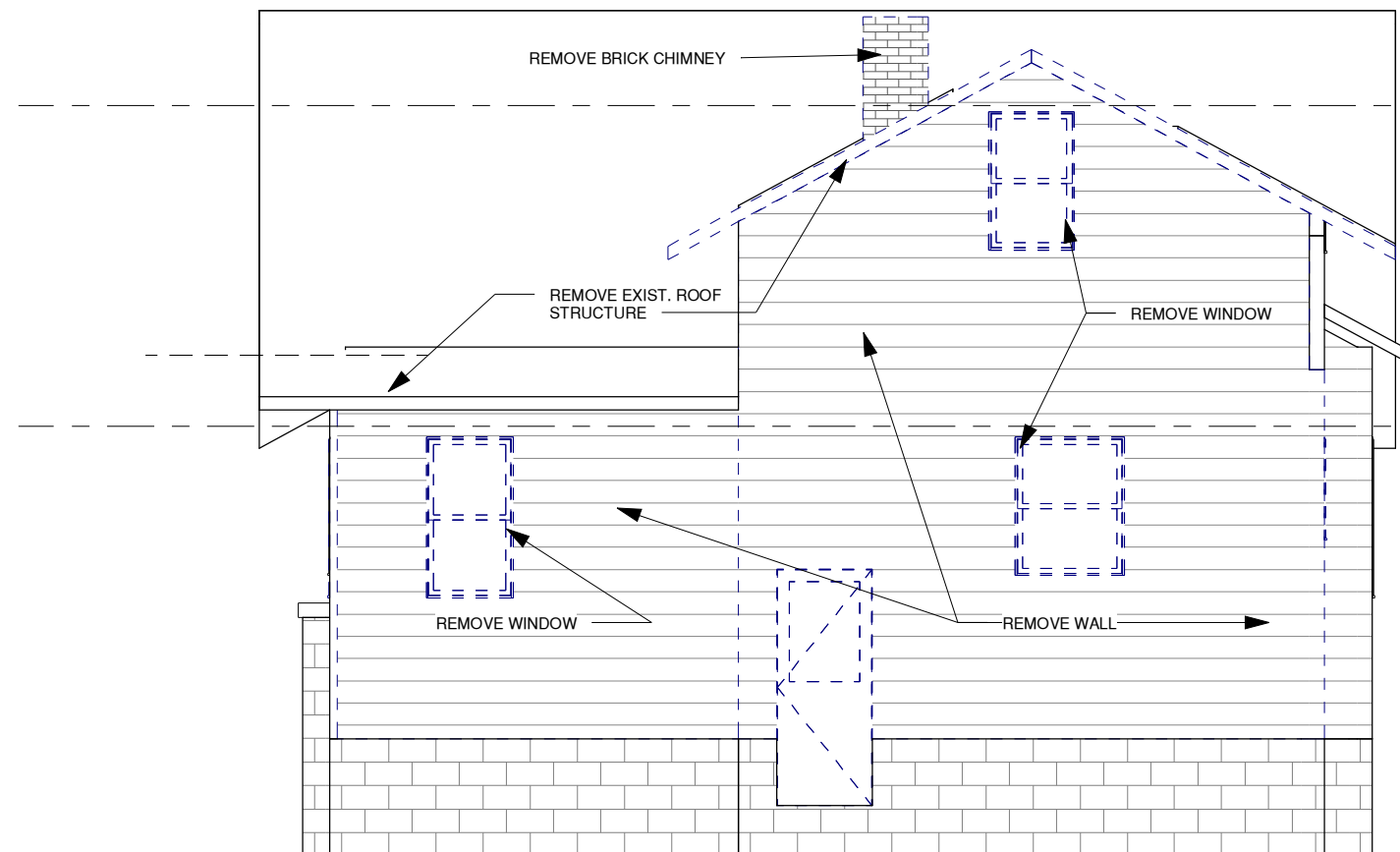
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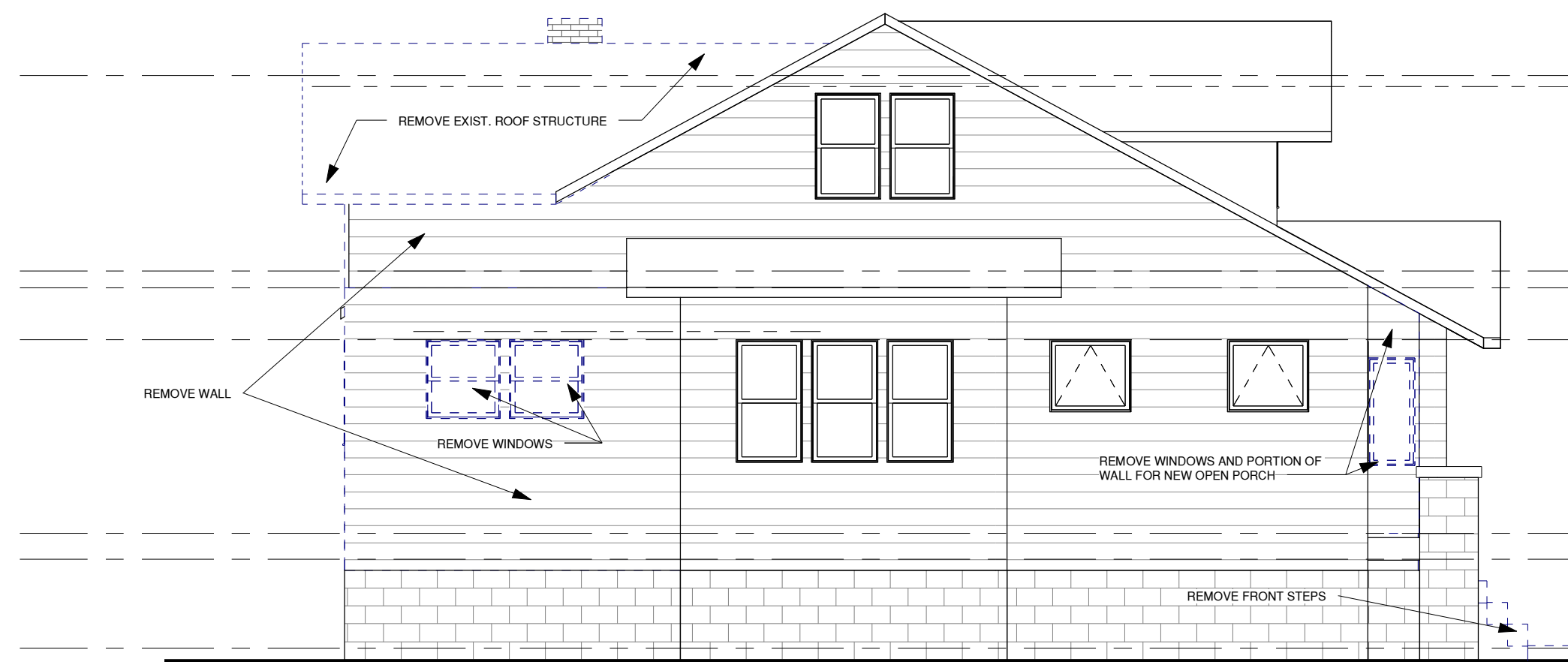
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SHEET:
D1
OF:



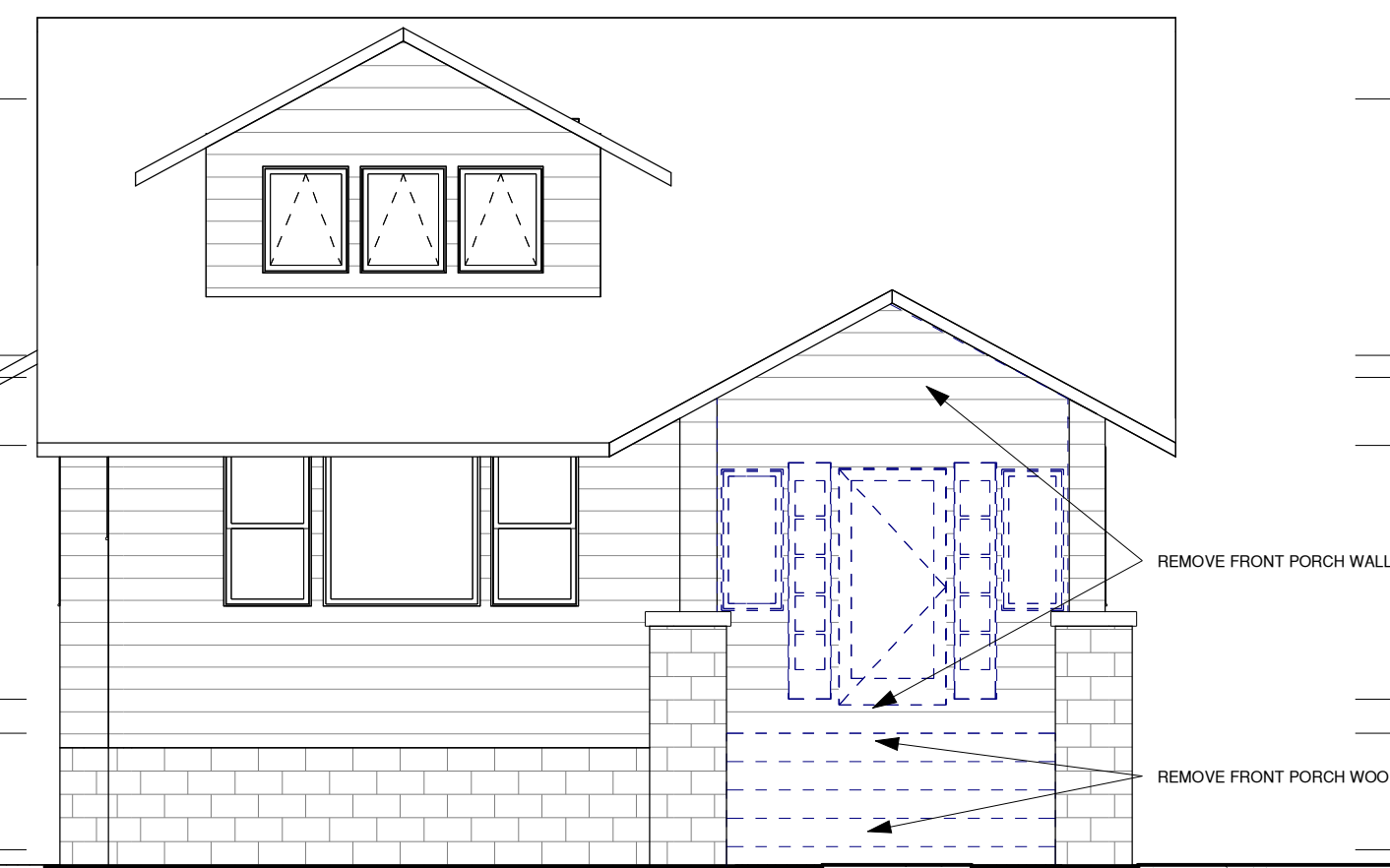
DEMOLITION ELEVATION - west

SCALE: 3/16" = 1'-0"



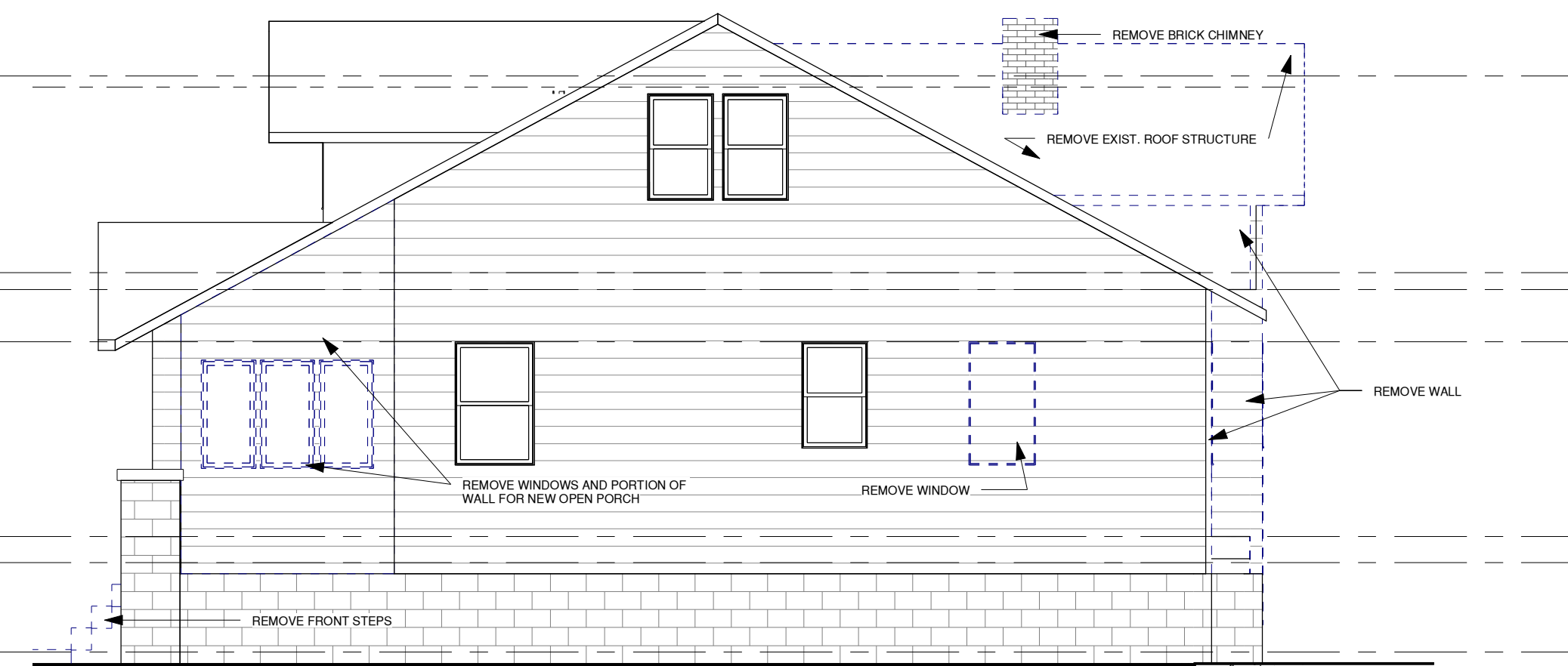
DEMOLITION ELEVATION - south

SCALE: 3/16" = 1'-0"



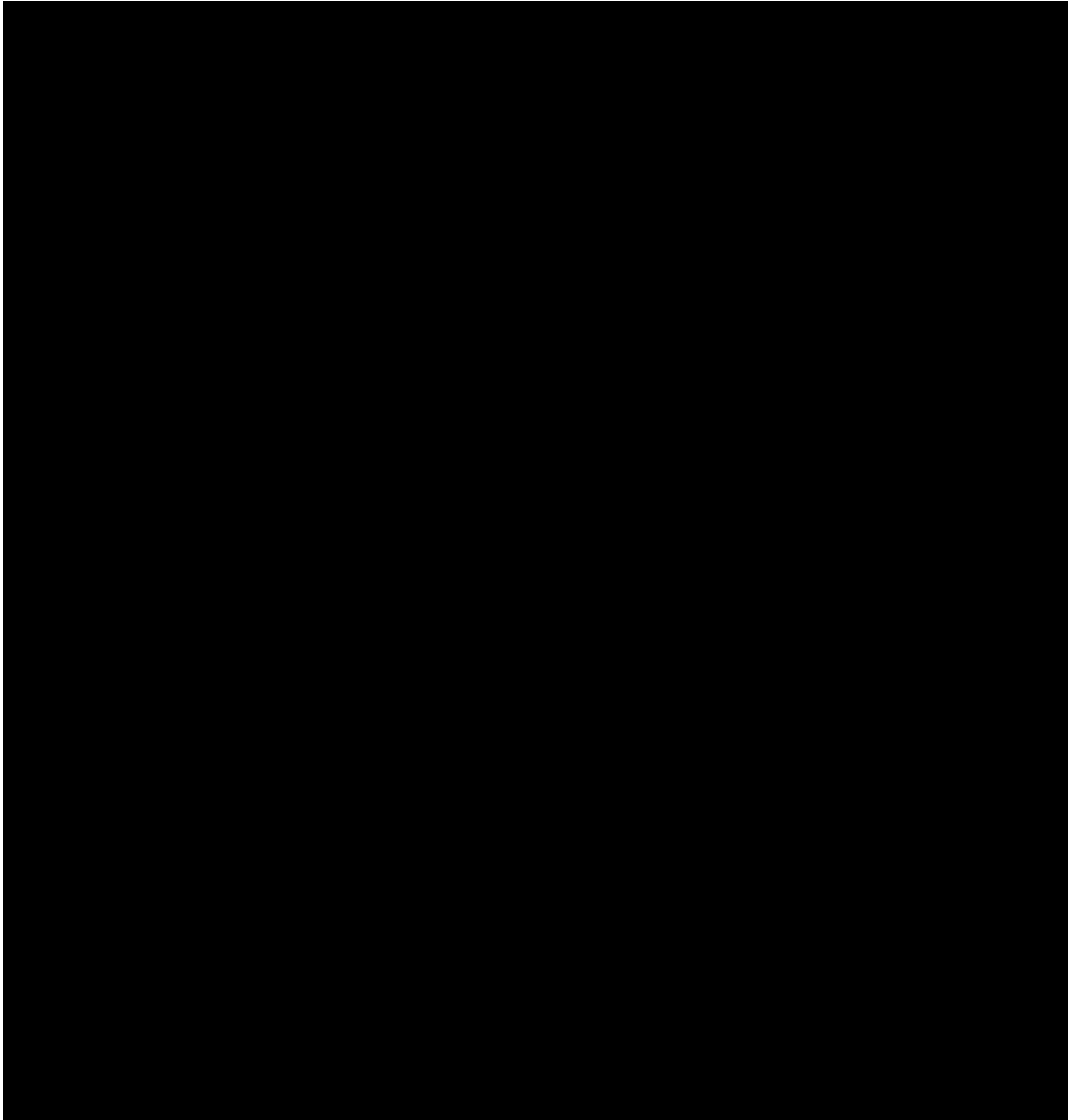
DEMOLITION ELEVATION - east

SCALE: 3/16" = 1'-0"

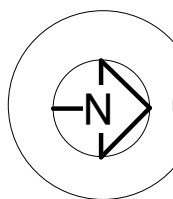


DEMOLITION ELEVATION - north

SCALE: 3/16" = 1'-0"



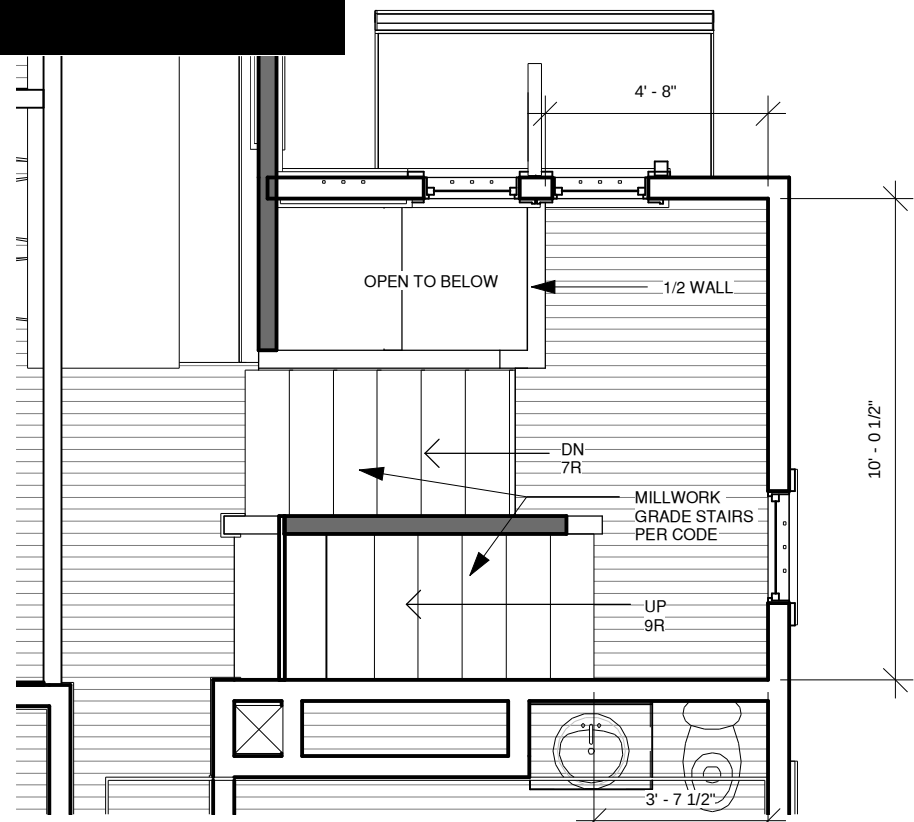
RETURN, AND EXHAUST) SHALL BE SEALED ACCORDING TO UL 181 STANDARDS.
ALL JOINTS IN DUCT WORK (SUPPLY, RETURN AIR VENTS ARE TO BE BOTH HIGH AND LOW IN THE ROOMS PERMITTED TO SUPPLY RETURN AIR.
THE BUILDING THERMAL ENVELOPE OF THE ADDITION IS TO BE SEALED TO PREVENT AIR INFILTRATION PER 2015 IECC.
ALL NEW WINDOW HEADERS TO USE MIN. 1/2" RIGID INSULATION BOARD AS A SPACER
ALL EXTERIOR WINDOW AND DOOR HEADERS TO BE 2) 2X6 INSULATED HEADERS UNLESS OTHERWISE NOTED.
ALL WINDOWS SHALL HAVE A MAXIMUM U-FACTOR OF .32
ALL WINDOWS TO HAVE FALL PROTECTION DEVICES PER IRC 610.2.2 AND 610.3



SECOND FLOOR PLAN -

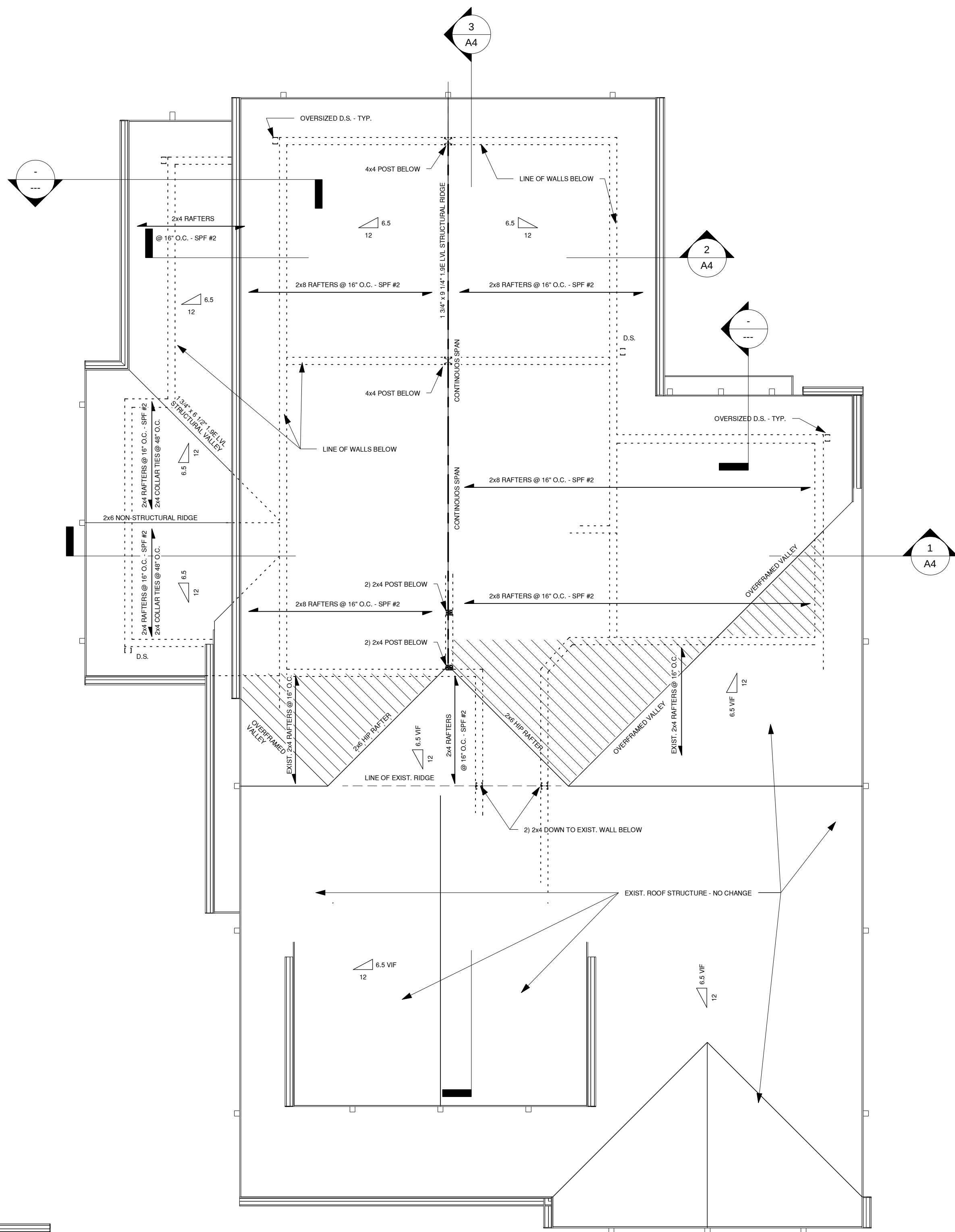
SCALE: 1/4" = 1'-0"

- INDICATES EXISTING FRAME WALLS
- INDICATES NEW FRAME WALLS
- INDICATES 4x4 DOUGLAS FIR COL. - UNLESS OTHERWISE NOTED



STAIR LANDING FLOOR PLAN

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



ROOF PLAN

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

NOTE:
ALL ROOF SHINGLES TO BE REMOVED DOWN TO SHEATHING. NEW SHINGLES TO BE MIN 30-YEAR CLASS C FIRE RATED ARCHITECTURAL SHINGLES OVER 15# ROOFING FELT, ICE & WATER SHIELD TO BE INSTALLED UNDER ASPHALT ROOFING SHINGLES PER CODE - FROM EAVE EDGE TO MIN. 24" HORIZ. FROM INTERIOR SURFACE OF EXTERIOR WALL - TYP.

INDICATES AREA OF OVER FRAMING



ARCHITECTS

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Forrest

22 N. Belmont Ave.
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PRELIMINARY	1/20/2022
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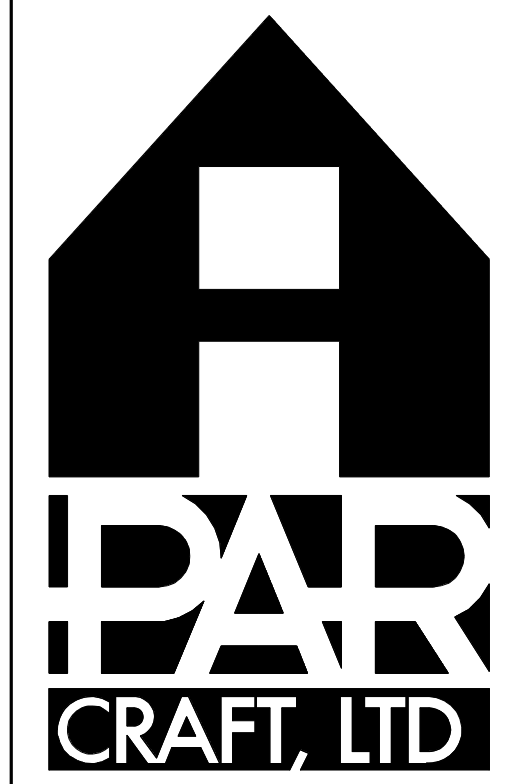
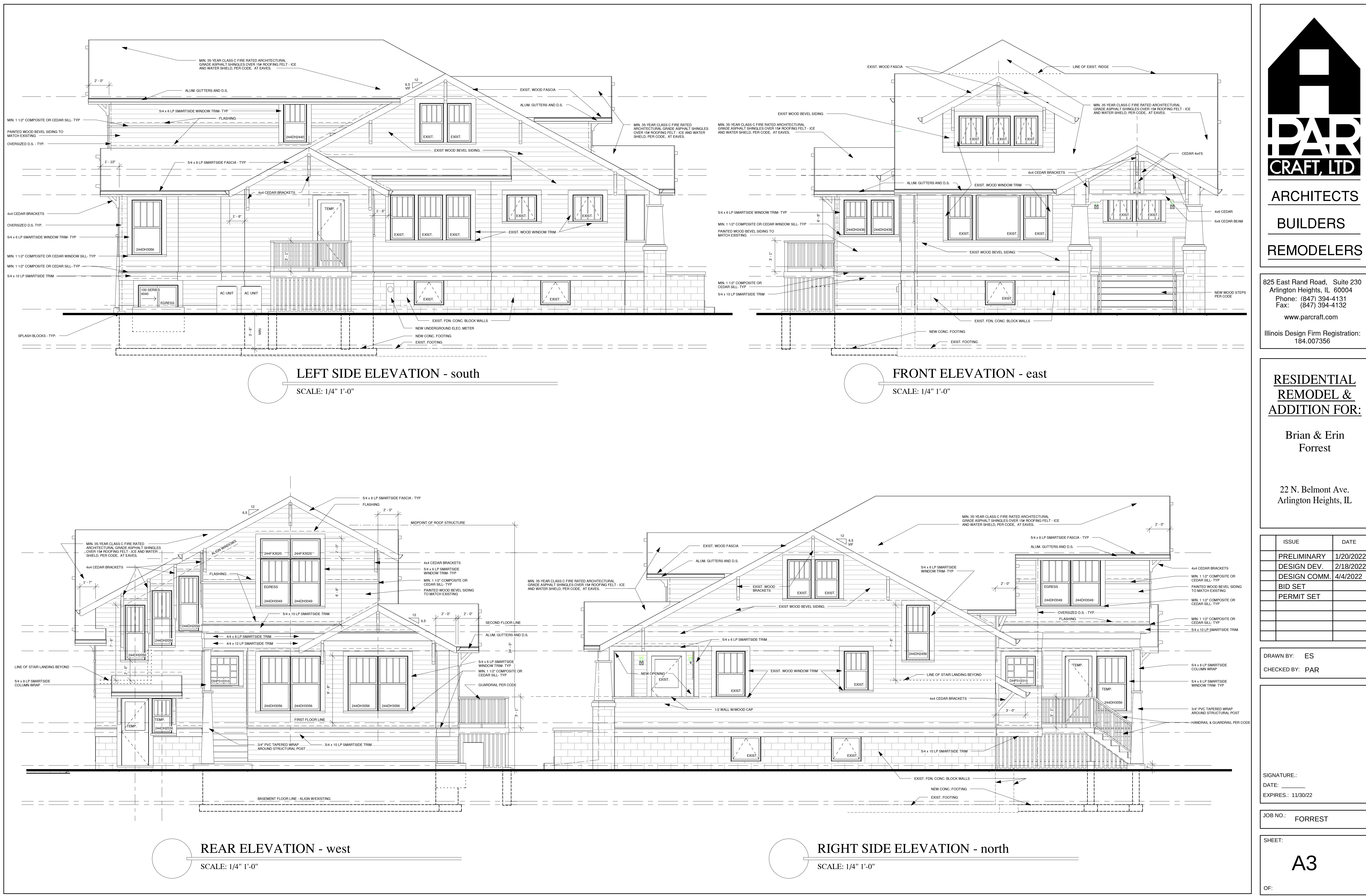
SIGNATURE.:
DATE: _____
EXPIRES.: 11/30/22

JOB NO.: FORREST

SHEET:

A2

OF:



ARCHITECTS
BUILDERS
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PERMIT SET	

DRAWN BY: ES
CHECKED BY: PAR

SIGNATURE: _____
DATE: _____
EXPIRES: 11/30/22

JOB NO.: FORREST

SHEET:
A3
OF:



SOUTHWEST VIEW



KITCHEN VIEW



SOUTHEAST VIEW



KITCHEN/FAMILY ROOM VIEW



KITCHEN/EATING NOOK VIEW



NORTHEAST VIEW



BEDROOM VIEW



NORTHWEST VIEW



ARCHITECTS

BUILDERS

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ISSUE	DATE
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DESIGN DEV.	2/18/2022
DESIGN COMM.	4/4/2022
BID SET	
PERMIT SET	

DRAWN BY: ES
CHECKED BY: PAR

SIGNATURE: _____
DATE: _____
EXPIRES: 11/30/22

JOB NO.: FORREST

SHEET:

A5

OF: