



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
June 13, 2016
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 523 W. Ridge Ct. - 5/9/16
- B. 1301 E. Kensington Rd. - 5/9/16
- C. 1308 W. Watling St. - 5/9/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Kirk Residence - 17 S. Mitchell Ave.
- B. Giannola Residence - 2122 E. Miner St.
- C. Hothouse Residence - 1624 W. Cambridge St.
- D. Nelson Residence - 604 N. Carlyle Ln.
- E. Applegate Residence - 4 N. Reuter Dr.
- F. Cella Residence - 131 N. Waterman Ave.
- G. LaSalvia Residence - 1119 N. Beverly Ln.
- H. Klister Residence - 19 N. Prindle Ln.
- I. Purk Residence - 1418 N. Salem Blvd.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible

formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: Gibson Residence - 523 W. Ridge Ct.

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes 5/9/16 - Gibson	Minutes
Findings 5/9/16 - Gibson	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: GIBSON RESIDENCE - 523 W. RIDGE COURT

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, 2016, at the hour of 7:25 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

DRAFT

ACTING CHAIRMAN GEISEL: And the Gibson presentation.

MS. GIBSON: Hi, good evening.

ACTING CHAIRMAN GEISEL: Hi there.

MS. SWANSON: I am Eva Gibson, this is my husband Dave Gibson, we're at 523 West Ridge Court. And we are here to request a variance for a six foot high wood fence as opposed to a five foot high fence. (Witnesses sworn.)

ACTING CHAIRMAN GEISEL: Please proceed.

MS. GIBSON: So up until a couple of weeks ago, we had bushes that had been in place, surrounding the perimeter of our backyard. They've been there for, I guess it's 40 plus years, based on the feedback from our neighbors. We took all of those bushes down, and some areas they were 15 to 20 feet tall. We have been nicknamed the Great Wall of Hasbrook. So we back up to Hasbrook Park. We have an in-ground pool. There is a water retention area right behind our back yard. And we have one neighbor that is on the southeast lot, that has a lot of debris in their back yard which is dangerous, it attracts animals, it's messy and an eyesore. So we're here to request a six foot variance for all the above reasons.

ACTING CHAIRMAN GEISEL: So you've got a pool, is there no existing fence?

MS. GIBSON: There is no existing fence there right now, no. There's a deck on the pool. The pool was purchased with the home. It's on our plat survey and it is my understanding that it was permitted at the time it was put in. But it was an existing structure when we purchased the property.

COMMISSIONER SCHWINGBECK: It's an above-ground pool?

MS. GIBSON: Correct, it's an above-ground pool, yes, yes.

COMMISSIONER SCHWINGBECK: You had mentioned that it was in-ground.

MS. GIBSON: Oh I'm sorry, no above-ground. I apologize.

ACTING CHAIRMAN GEISEL: That's what I couldn't quite tell from this.

MS. GIBSON: Yes, it's above-ground.

ACTING CHAIRMAN GEISEL: No, not that so much as, because I thought quite frankly that a fence was required around the pool. So that's why I was confused.

MR. GIBSON: So did we.

MS. GIBSON: Yeah, so did we. But for insurance purposes we need a fence, for safety purposes we need a fence, there is a lot of traffic on the north side of our perimeter from people going from the park through the court. From children going from Thomas Middle School, walking through the court, so they don't have to go through the sidewalk. So there's traffic on, you know, the back line, there's traffic on the north side, and then the south side is where we have quite a mess. And I brought some photos if you'd like to see what we have been dealing with in that corner. If I may share.

ACTING CHAIRMAN GEISEL: I'm not 100 percent sure that that's exactly --

MS. GIBSON: Well, it's just additional. And this is the fence we're proposing to put in. And then I also have a picture of our backyard with the Hasbrook property, the Hasbrook sign.

ACTING CHAIRMAN GEISEL: Okay.

MS. GIBSON: We've asked them to clean, they said that it's the landlord's responsibility and he won't do anything about it. And my husband talked to the landlord and he

DRAFT

says it's the tenant's responsibility. So, we've tried to mediate directly. That's just the one side of it, that's not the back or the north.

ACTING CHAIRMAN GEISEL: So the fence appears to be going up in the exact same spot as the bushes were?

MS. GIBSON: Yes, sir, correct.

ACTING CHAIRMAN GEISEL: If there's, are there any questions?

COMMISSIONER SCHWINGBECK: There's a large, that large tank that's over in the corner of your property?

MS. GIBSON: Yes, yes. We would bypass that, so we would go on an angle.

COMMISSIONER SCHWINGBECK: On an angle and leave that on the outside.

MS. GIBSON: Correct. So the fence in that corner would actually be on an angle and be inside the property line versus on the outside.

COMMISSIONER SCHWINGBECK: And I read your proposal here, the, I guess when I look at this back yard, it is a tremendous amount of green space.

MS. GIBSON: Yes.

COMMISSIONER SCHWINGBECK: I mean when you sit up on top of the hill there between your house and your neighbors, and overlook that park, you don't see any fences anywhere at all throughout that entire back neighborhood there. So this fence is certainly going to change the entire look of that backyard area.

MS. GIBSON: I agree, yes.

MS. ULRYCH: Can I speak to that?

MS. GIBSON: We have our neighbors here.

ACTING CHAIRMAN GEISEL: We're going to get to that in a moment if you would, but yes, you'll be permitted to address that.

MR. GIBSON: Yeah, I would agree that it definitely change it, but for better. Currently what was there previously was a 15 foot high overgrown 40 year old bush line.

MS. GIBSON: We couldn't maintain them. They were an eyesore. They attracted bugs and animals, you know, the neighbors certainly have privacy but it was on us to maintain, and it just wasn't cost effective or affordable at all, I mean. We trimmed them last year, it was \$2,000. They wanted it done again in the fall for another \$2,000. This year they came back for more, so, you know, and for safety purposes with the pool and everything it just, a fence makes more sense.

COMMISSIONER SCHWINGBECK: Yes, and I don't doubt that as far as safety for the pool, I'm just looking at this solid wood fence in the backyard of a, I mean it's a park back there.

MS. GIBSON: Sure, so it would be, it would be the board on board, it would have the one inch gap. So it would be, the only variance we're looking for is the foot increase in height. Everything else would be to code. So, it would have the one inch between the boards and within standards.

MR. GIBSON: And on the other side of the reservoir pond, on the east side of the park there's fences line the whole side of that park.

COMMISSIONER DRAKE: Is there a reason why you're going for the extra foot? Just want privacy, more --

MR. GIBSON: More privacy.

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MS. GIBSON: More privacy, safety with the pool, there's a lot of traffic in the park with children and with people walking, they walk on the edge of our back property line and on the side property lines. Should anyone hop, there's people that walk there at night. We get a lot of light traffic from Thomas, on an angle, especially when the lights, kind of spread, in an array, which you can, you know, see in the back yard. So, it's a light obstruction. I mean everybody's accustomed to 15/20 feet, so for privacy purposes, for safety purposes, to kind of get rid of some of the noise both from traffic, from, you know, talking, walking, the lights, everything. It would help.

MR. GIBSON: And as well, our back patio is actually raised up a little bit, just a grade of the, of the rear of the yard.

MS. GIBSON: So our yard goes like this.

MR. GIBSON: I mean, I'm 6'3", if I stand up on my back patio, it would be like the fence isn't even there. I could look right over it at the park.

ACTING CHAIRMAN GEISEL: Having heard your testimony, we'll see if there's audience comments then please.

MS. GIBSON: Sure, so we have both of our neighbors on the north side, the south side and then our second neighbor, so both adjacent neighbors are here, and then one over.

ACTING CHAIRMAN GEISEL: Thank you.

MS. GIBSON: Sure. Thank you.

ACTING CHAIRMAN GEISEL: Whoever would like to, please, you can comment if you'd like. If you'd please come up and sign in. Unless you're together, you know, if we could just do one at a time. All right, so who'd like to go first?

MR. CRUZ: I'll go first.

ACTING CHAIRMAN GEISEL: Your name and address, please?

MR. CRUZ: My name is Bruce, the last name is Cruz. I live at 527 West Ridge Court.

ACTING CHAIRMAN GEISEL: Okay.

MR. CRUZ: And we are neighbors with the large bushes that always overgrown and it was very unattractive and now when the bushes are all gone, if you're driving west down Thomas, you look right into our backyard. So having that larger fence would obstruct that and if you look at the fence, not really, I'm pleased with the way that fence would look.

ACTING CHAIRMAN GEISEL: That's very helpful, thank you, since you're immediately adjacent.

MR. POWERS: I'm Thomas Powers, 528 West Ridge Court. I'm like on the north side of their property. And I'm also on the park, so my property line adjoins theirs. So, I'm directly impacted by this. For 40 years we've been at that home, and have seen this, I call it the Great Wall of Hasbrook. It was like 20 feet high, bushes, leaves, just an awful looking conglomerate of, it wasn't maintained, it got overgrown. I don't know what else was said, but there are animals and critters live in the area and I am so glad that they have taken this action to clean that property up. A fence would be highly welcome in my view. Even though it may adjoin the park, I think with as large a property as that is, the fence as high as I'm standing would not be an eyesore in any way. Especially when compared to the old bushes which were, were just awful. I would strongly urge you to approve this variance.

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ACTING CHAIRMAN GEISEL: Thank you very much for your comments.
Ma'am?

MS. ULRYCH: My name is Lisa Ulrych, and I am next to Tom at 524 West Ridge Court. And I would also like to see the fence approved. I would like to point out that I have a fence in my back yard. It was there when I moved in about 13 years ago, it's a chain-link fence with bushes. So, they wouldn't be the only person that has a fence in the area. I'm two houses down, but I back up directly to Hasbrook as well. They moved in about two-and-a-half years ago and they've been great neighbors and great friends and our kids play together. They've taken care of their property. They've brought the whole court together. When we moved there we really didn't know anybody and we didn't hang out with anybody and then they came in and they were this big social, wonderful family, who sort of brought everybody in the court together. I also have two kids who are in first and second grade and from a safety perspective, I would prefer that there be a fence there. We go over there, we hang out, we enjoy being with them, but it would be nice to have that deterrent. They do play out in the court on their own and I would just be a little more comfortable if they had to think twice before hopping over in the pool. So, I just would like to see the fence approved as well. So, I respectfully request that it be approved.

ACTING CHAIRMAN GEISEL: Thank you. Any other comments? Anybody else?

(No response.)

ACTING CHAIRMAN GEISEL: We'll open up comments to the Board.

COMMISSIONER DRAKE: I think it's a reasonable request. I mean from the way I look at it, somebody could have 10 feet of unsightly, awful bushes and they've been there forever, or get a one foot variance for a nice looking fence that the neighbors support. And while it would change the character of the back yard a little bit, I think for the better, so I'm in favor of it.

ACTING CHAIRMAN GEISEL: I would certainly suspect with the pool, the extra foot would be beneficial. So, I would support this as well.

COMMISSIONER SELBKA: I agree. I would support it as well. I think especially when it comes to safety, adding the extra foot would deter kids even more from jumping into the pool, which is what we absolutely want to avoid as much as possible. So, I'd be in favor of this.

ACTING CHAIRMAN GEISEL: Okay. Do we have a motion?

COMMISSIONER DRAKE: I move approval request.

COMMISSIONER SELBKA: Second.

ACTING CHAIRMAN GEISEL: Derek?

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chairman Geisel?

ACTING CHAIRMAN GEISEL: Yes. Your motion passes. Your proposal

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passes. I think we're all set.

MS. GIBSON: Thank you very much, thank you. It was a stressful day. Thank you.

ACTING CHAIRMAN GEISEL: I think we can call to adjourn. Do we have a motion to adjourn?

COMMISSIONER SELBKA: Motion to adjourn.

COMMISSIONER SCHWINGBECK: Second.

ACTING CHAIRMAN GEISEL: All in favor?

(Chorus of ayes.)

ACTING CHAIRMAN GEISEL: Thank you.

(Whereupon, the above-mentioned petition was adjourned at 7:32 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS May 9, 2016

PETITIONER: Gibson Residence
ADDRESS OF PROPERTY: 523 W. Ridge Ct.
VARIATION: 6.13-3b (Location of Fences)

A 1-foot variance to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the perimeter of the rear yard.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they have a swimming pool and that their rear property line is adjacent Hasbrook Park. The petitioner testified that there is a significant amount of pedestrian traffic in the park and they have safety concerns since they have a swimming pool. The petitioner also testified that one of their neighbors does not maintain their property and the six foot high fence would provide a screen.

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 4-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-0 to grant the variance as requested.

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

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

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



Item: Swanson Residence - 1301 E. Kensington Rd.

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes 5/9/16 - Swanson	Minutes
Findings 5/9/16 - Swanson	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: SWANSON RESIDENCE - 1301 EAST KENSINGTON AVENUE

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, 2016, at the hour of 7:15 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

DRAFT

ACTING CHAIRMAN GEISEL: Next up, I believe here is the Swanson residence. Please state your names, address.

MR. SWANSON: Scott Swanson and Robin Swanson, 1301 East Kensington.
(Witnesses sworn.)

ACTING CHAIRMAN GEISEL: Okay, please go ahead with your presentation.

MR. SWANSON: Okay, well we're adding a partial addition on the home, two bedrooms and a bathroom. Three boys, getting bigger, need the room. It's already been through Design Commission approval. No recommendation, no changes. And obviously it was built in the '50s, well not obviously, but built in '57, so I guess at that point it was a three foot setback, it's now five. We're 4.--

MRS. SWANSON: That's three on the front and then it jogs back and it's 4.7 on the back.

MR. SWANSON: Yeah, so we're like three-and-a-quarter inches off on part of that setback. We're not expanding the footprint. The eaves are not overhanging. There's no change in being an impervious on that side. That's actually our neighbor there, who is in full support of our addition.

MRS. SWANSON: We just want to utilize the current foundation, so we're going directly up from that.

MR. SWANSON: And then there's an issue, I guess, with the front setback with the entranceway.

MRS. SWANSON: The eaves are overhanging. So we're moving the front door over a little bit. So they're changing the roofline so everything looks nice, how everybody likes it. And the architect has the eave drawn at four feet so it's a covered entryway. Right now the, I have a picture, right now that little canopy is at 36 inches, so we were hoping to get the four feet, so we could have a covered entry. I don't know if helps to see --

ACTING CHAIRMAN GEISEL: I think that explains the 1.5 foot variance for the front yard sufficiently. But, unless there's any questions here on the Board.

COMMISSIONER DRAKE: Any impact on your garage?

MRS. SWANSON: No, the garage is attached. We're not touching it.

COMMISSIONER DRAKE: Okay.

ACTING CHAIRMAN GEISEL: All right then, so you said there's some neighbors here who would like to -- if you could state your name?

MR. BRIGGS: Kris Briggs, 1223 East Kensington. I'm their direct neighbor that's on the variance side.

ACTING CHAIRMAN GEISEL: And you've signed in?

MR. BRIGGS: Yes. My property has the exact same variance difference, it's just as old.

(Witness sworn.)

ACTING CHAIRMAN GEISEL: Okay.

MR. BRIGGS: So, I mean, I agree with what Scott said, we have no objection. We like being neighbors with their family. We'd hate to see them leave so we're all for their expansion, even though it's next to ours, straight up, I mean, closer than it was before. So, we would request that it be approved as well.

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ACTING CHAIRMAN GEISEL: Thank you for comment.

MR. BRIGGS: You bet.

ACTING CHAIRMAN GEISEL: At this point, let's see if there's any comments here from the Board. I think you can have a seat.

MR. SWANSON: Okay.

COMMISSIONER SELBKA: Again, I think this is a very minor variation and the, I think it is a really nice remodeling, closed remodeling project. I think it will add to the neighborhood. I think given the minor aspect of the variation, and the unique circumstances of the property, yes, I would vote to approve this.

ACTING CHAIRMAN GEISEL: Any comment? Okay, do we have a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER DRAKE: Second.

MR. MACH: Mr. Geisel?

ACTING CHAIRMAN GEISEL: Yes.

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Schwingbeck.

COMMISSIONER SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Yes.

ACTING CHAIRMAN GEISEL: Congratulations, the variance is approved.

MS. SWANSON: Thank you. Have a good night.

(Whereupon, the above-mentioned petition was adjourned at 7:23 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS May 9, 2016

PETITIONER: Swanson Residence
ADDRESS OF PROPERTY: 1301 E. Kensington Rd.
VARIATION: 5.1-3.6, 5.4, 6.6-5.1

A 2.1-foot variance to allow an addition with a side yard setback of 2.9-feet from the west property line instead of the minimum 5-feet and an additional 0.5-feet for the eave; A 1.5-foot variation to allow an eave that is projecting into the required front yard by 4.0-feet where the maximum allowed is 2.5-feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a second floor addition to their existing home. The petitioner explained that the existing footprint of the home is non-conforming therefore in order to build the addition above the existing wall, a variation is necessary. The petitioner also explained that they are proposing a covered front entry that has a 4 foot eave where the maximum allowed is 2.5 feet.

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

Thereafter, a motion was made by Mr. Selbka and seconded by Mr. Drake. Thereafter, the Board voted 4-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-0 to grant the variance as requested.

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

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

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



Item: Tatje Residence - 1308 W. Watling St.

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes 5/9/16 - Tatje	Minutes
Findings 5/9/16 - Tatje	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: TATJE RESIDENCE - 1308 WEST WATLING STREET

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, 2016, at the hour of 7:05 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

DRAFT

ACTING CHAIRMAN GEISEL: So we'll call the Zoning Board of Appeals meeting here on May 9th, to order. Roll call, right?

MR. MACH: Chairman Petrillo?

(No response.)

MR. MACH: Mr. Divito?

(No response.)

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel?

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Here.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Siavelis.

(No response.)

ACTING CHAIRMAN GEISEL: Okay. First order of business is approval of the prior minutes.

MR. MACH: Pledge of Allegiance.

ACTING CHAIRMAN GEISEL: Oh, sorry, getting right to business. Please stand and join us for the pledge, please?

(Pledge of allegiance.)

ACTING CHAIRMAN GEISEL: Okay, so now we'll try the meeting minutes, the prior? Anybody, any comments for, on the prior minutes? Approval? Say aye.

(Chorus of ayes.)

ACTING CHAIRMAN GEISEL: Okay, we're all set. We only have four members tonight out of seven. So if you, I think, back me up here Derek, if you choose not to present because of the numbers tonight, you can withdraw at this point and then be continued. Because at this point you're going to have to get, what? Three out of four?

MR. MACH: Four.

ACTING CHAIRMAN GEISEL: Oh, four out of --

MR. MACH: Four out of four.

ACTING CHAIRMAN GEISEL: So you have to get 100 percent approval for your proposal this evening. So that's up to everybody that's presenting.

AUDIENCE MEMBER: What's the appeal process for your decision tonight then?

ACTING CHAIRMAN GEISEL: I believe it's a one year.

AUDIENCE MEMBER: One year? There's quite a risk then for everybody here if you don't get an approval.

ACTING CHAIRMAN GEISEL: Depends on what you're putting up here on the table.

AUDIENCE MEMBER: If you have no problems with anybody that you send letters to or now received signatures, it's that in our favor or not?

ACTING CHAIRMAN GEISEL: If you have a reasonable basis to proceed then

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you should have a comfort level what you're asking for. Okay, and then anybody who is going to present have you signed in or could you please sign in at the sign-in sheet here on the podium. Is everybody signed in?

Okay, so the basis for appeals are three primary conditions. One, that the property in question cannot yield a reasonable return if the appeal is not permitted. That the plight of the owner is unique and there are unique circumstances and that, number three, the variation, if granted, will not alter the essential character of the locality. Those are the three criteria that we make our decisions on.

First up is Tatje residence, 1308 Watling.

MRS. TATJE: Can we come up here, is that what you want? Can we come up here?

ACTING CHAIRMAN GEISEL: Yes, please. Please state your names and your address.

MR. TATJE: Gary and Joan Tatje, 1308 Watling.

(Witnesses sworn.)

ACTING CHAIRMAN GEISEL: Okay. Please present your case.

MR. TATJE: Well, we've, it's an old house, it's been there forever. It's the old Peavy farmhouse, I don't know if you're, but the Peavy farm. But anyway it's got a six foot fence that's been there for a long time. And this last round of windstorms, the one section blew down, I think there's pictures of it there. And then when the next storm came through the other section blew down, okay? So there's two, I guess they're five feet sections that are down on the ground from the fence.

So I wanted to fix it and put them up. I'm asking a variance so it matches the rest of the fence, it's a six foot fence, it always has been a six foot fence. And, you know, if I don't get it I've got to put a five foot fence next to a six foot fence then it just will ruin the whole look of the property.

MRS. TATJE: The six foot fence, part of it, the first part of it was replaced, just a year, end of 2014, we think. And then more came down on the yard, first, before the second part. Which is why it wasn't done all at the first time. So, now we're just trying to get the second part to match the first part.

ACTING CHAIRMAN GEISEL: So you've had your sign up for a while, has anybody voiced any concerns or anything like that?

MR. TATJE: No.

MRS. TATJE: Everyone asks what it's about and I, we tell them and they're like well of course it's fine. Nobody can see the fence really.

MR. TATJE: From the street, you can't even see it back there.

MRS. TATJE: No, the people behind us who I'm sure will be very happy, once we get it taken care of, because it's half falling into their yard now, so.

ACTING CHAIRMAN GEISEL: Okay.

MRS. TATJE: He's offered to write a letter or anything we would need, but he said we would do this first.

ACTING CHAIRMAN GEISEL: Okay. Does anybody, all right, if you'll step down for a moment and we'll see what the audience has to say. Thank you.

MR. OLEJNICZAK: My name is Rich Olejniczak, my address is 1314 West

DRAFT

Watling. I'm the neighbor just to the west, so the fence encroaches on, not encroaches, it's along my border. I urge the Board to approve this. It matches with the overall area, the fence has been there for many, many years and a six foot fence lining up with the other fence would be aesthetically correct with the area that we have. So again, I'd urge the Board, as the neighbor that, I'm being affected by this, I see no reason why not to approve the six foot fence.

ACTING CHAIRMAN GEISEL: Okay, and did you sign in right here?

MR. OLEJNICZAK: I signed it, yes.

ACTING CHAIRMAN GEISEL: Thank you. Okay, I think as long as we've got comments, we'll go to the Board. Are there any comments here on the Board?

COMMISSIONER SELBKA: This is a relatively minor variation. I think that aesthetically it is much better to have a fence that matches all the way along. It is a unique building and given the relative minor aspect of the variation, I'm in favor of it.

ACTING CHAIRMAN GEISEL: I would agree, a continuation of the existing conditions so it's matching everything else seems to make sense.

COMMISSIONER SCHWINGBECK: And you are only going from that gate in the back over to the property line to the south and then just that one extension up the side, correct?

MR. TATJE: Correct.

COMMISSIONER SCHWINGBECK: You're not going to go any further up the side yard?

MR. TATJE: No.

COMMISSIONER SCHWINGBECK: Okay.

MR. TATJE: We're just going to rebuild what blew down.

COMMISSIONER SCHWINGBECK: Just what blew down, okay.

ACTING CHAIRMAN GEISEL: Unless there's any other comments I think we can take a vote.

COMMISSIONER DRAKE: I'd move approval of Petitioner's request.

COMMISSIONER SELBKA: Second.

ACTING CHAIRMAN GEISEL: Okay.

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Aye.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chairman Geisel?

ACTING CHAIRMAN GEISEL: Yes. Your motion passes.

MR. TATJE: Thank you. We're done?

ACTING CHAIRMAN GEISEL: You're done.

MRS. TATJE: Are we done?

ACTING CHAIRMAN GEISEL: You're done.

MRS. TATJE: Okay.

ACTING CHAIRMAN GEISEL: Good luck.

MRS. TATJE: Thank you very much.

DRAFT

ACTING CHAIRMAN GEISEL: No need to stay for the meeting.
(Whereupon, the above-mentioned petition was adjourned at 7:13
p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS May 9, 2016

PETITIONER: Tatje Residence
ADDRESS OF PROPERTY: 1308 W. Watling St.
VARIATION: 6.13-3b (Location of Fences)

A 1-foot variance to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the perimeter of the rear yard.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they have an existing six foot high fence and that a portion of the fence is in need of repair. The petitioner explained that they would like to replace the damaged portion of the fence and continue to maintain a 6 foot fence in the rear yard.

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

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Selbka. Thereafter, the Board voted 4-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-0 to grant the variance as requested.

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

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

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



Item: ZBA#16-017 - Kirk Residence - 17 S. Mitchell Ave.

Department: Planning & Community Development

REQUEST

Lot 3:

A variance from Chapter 28, Section 5.1-3.4 (Minimum Lot Size) and Section 5.1-3.5 to allow a 50 foot wide, 5,359 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.

Lot 4:

A variance from Chapter 28, Section 5.1-3.4 (Minimum Lot Size) and Section 5.1-3.5 to allow a 50 foot wide, 5,359 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.

ATTACHMENTS:

Description	Type
Staff Report	Board or Commission Report
Department Comments	Correspondence
Supporting Documents & Drawings	Exhibits
Neighborhood Letters	Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 13, 2016
Date Prepared: June 6, 2016
Project Title: Kirk Residence
Address: 17 S. Mitchell Ave. & Adjoining Parcel

Background Information

Petition Number: ZBA #16-017
Petitioner: Al Lander / Capital Homes Inc.
Address: 3050 N. Kennicott Ave.
Arlington Heights IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

Sections 5.1-3.4 and 5.1-3.5 of the Zoning Code set forth minimum lot size and width requirements for the R-3 District. The subject property is designated as Single Family Detached on the Comprehensive Plan. The proposal is before the Zoning Board of Appeals because of the substandard lot area and width. There are two platted lots which were platted in 1911 and the lots lack adequate size and width to meet the lot size standards in the R-3 zoning district. The property is commonly known as 17 S. Mitchell and the site is currently one zoning lot with two platted parcels that do not currently meet the minimum R-3 standards. Pursuant to the R-3 district standards, the minimum interior lot size is 70 feet in width and 8,750 square feet in area for an interior lot.

According to the recorded plat of subdivision, the lots are less than the minimum district standards, and as proposed would be 50 feet in width and 5,359 square feet in area. Therefore, the petitioner requests a variation for each parcel for lot area and width in order to create two buildable lots.

Surrounding Zoning

Direction	Zoning	Existing Use	Comprehensive Plan
North	R-3	Single Family Homes	Single Family Detached
South	R-3	Single Family Homes	Single Family Detached
East	R-3	Single Family Homes	Single Family Detached
West	R-3	Single Family Homes	Single Family Detached

	Interior Lot, R-3	
	Lot Width	Lot Area
Minimum R-3 Standard	70	8,750
Lot 3	50	5,359
Lot 4	50	5,359

Address	Lot Width & Lot Area for Mitchell Avenue (same side of the street as subject property)	
	Lot Width	Lot Area
15 S. Mitchell	66	7,074
17 S. Mitchell (Subject Site)	100	10,718
29 S. Mitchell	75	8,038
33 S. Mitchell	75	8,038
37 S. Mitchell	50	5,359
39 S. Mitchell	50	5,359
45 S. Mitchell	50	5,359

As part of 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. Each parcel (Lot 3 and 4) is 50.0 feet wide; however, the lot area is 5,359. Four out of the seven lots fronting Mitchell Street on the same side as the subject property are substandard in lot width and six out of seven lots are substandard in lot area. Therefore, in order to create two buildable lots the following variations would be required:

Lot 3

- A variance from Chapter 28, Section 5.1-3.4 (Minimum Lot Size) and Section 5.1-3.5 to allow a 50 foot wide, 5,359 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.

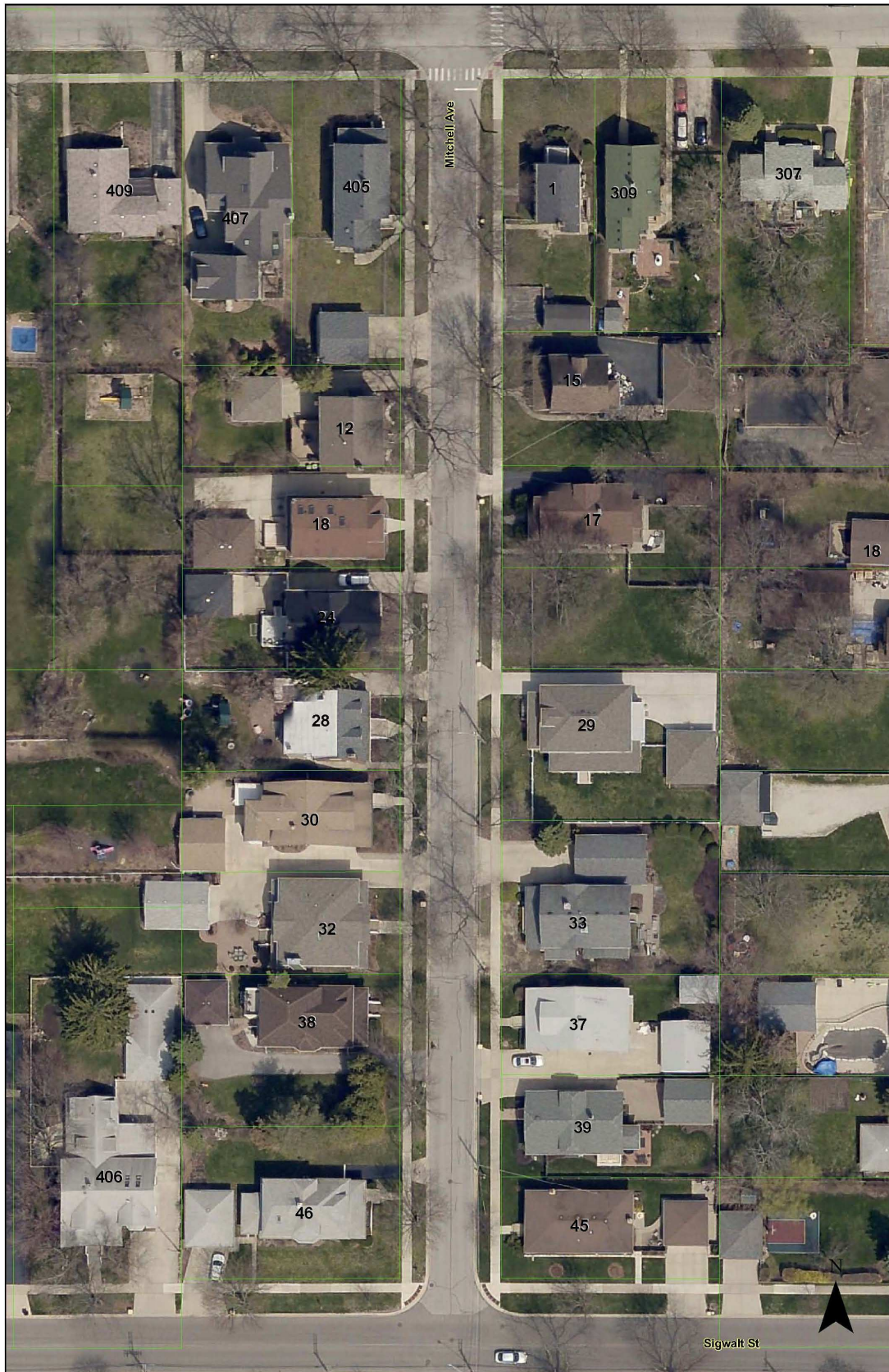
Lot 4

- A variance from Chapter 28, Section 5.1-3.4 (Minimum Lot Size) and Section 5.1-3.5 to allow a 50 foot wide, 5,359 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.

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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three 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	✓	5/27/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/27/16	
3. Letter that was Mailed	✓	5/27/16	
4. Photographs of Sign on Property	✓	5/27/16	

Photograph of Existing Structure



Lot 3



Lot 4

ZBA# 16-017
17 S Mitchell - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 23, 2016
Completed: May 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A variation to allow a 50 ft wide, 5,359 sq ft lot to be buildable, where 70 ft wide and 8.75- sq ft is required for both Lots 3 and 4.

NOTE: The existing home exists over both Lots 3 and 4, and an overall plan was not provided. The variance requested is to make both lots buildable.

My concerns are that insufficient was provided on what will be proposed for either the vacant lot (currently the yard for the home), or if the existing home will be demolished and two new SFR will be constructed. I am also concerned that if the variance is granted, that additional variances will be requested due to the size of the lot.

MIKE PAGONES TO DISCUSS WITH PLANNING

5-26-16 : I DISCUSSED THIS WITH DEREK. I AGREE WITH NANCY : BECAUSE WE DON'T HAVE THE PROPOSED PLANS, IF THIS VARIANCE IS GRANTED, NO OTHER VARIANCES SHOULD BE SOUGHT. THE NEW HOMES MUST MEET CODES FOR

THE SMALLER LOTS.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

May 24, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-017 – Kirk Residence, 17 S Mitchell Ave.

Building Department Comment(s):

No objection to the variance.

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DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kirk Residence

Project Address: 17 S. Mitchell Ave.

ZBA #: 16-017

ZBA Hearing Date: June 13, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: May 23, 2016

Lot 3

- A variance from Chapter 28, Section 5.1-3.4 (Minimum Lot Size) and Section 5.1-3.5 to allow a 50 foot wide, 5,359 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.

Lot 4

- A variance from Chapter 28, Section 5.1-3.4 (Minimum Lot Size) and Section 5.1-3.5 to allow a 50 foot wide, 5,359 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.

Attached are the Petitioner's:

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

Comments: _____

No COMMENT. -STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, June 3, 2016.

PETITION

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NOW COMES the Petitioner Al Lander representing Sandra Kirk being the owner of the property commonly known as: 17 South Mitchell Avenue, Arlington Heights, IL 60005 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from Section 5.1.2.4 (a), Chapter 28, of the Arlington Heights Municipal Code, in order to:
Construct new single family homes on the two existing parcels.

I hereby state that the following hardship would exist if the variation were not granted: The existing home has reached the end of its life and cannot be cost effectively rehabbed. The two parcels as currently zoned cannot be used to build new homes.

I hereby state that the following unique circumstances exist: The entire block of South Mitchell Avenue between West Campbell and West Sigwalt was originally platted for 50' x 107' lots which are no longer considered buildable lots under the current zoning ordinances due to their square footage. While some of the properties on the block are composed of the original platted lot and a portion of an adjacent lot the majority of the lots are the originally platted size.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: The homes would be consistent in size and height with similar setbacks. The intent is to also partially raise the first floor deck and provide a raised entry with an exposed split faced block look which is typical of the neighborhood. With the allowable floor area ratio and lot area coverage based, per ordinance, on the size of the lot the new homes would not be so large in comparison with the existing homes.

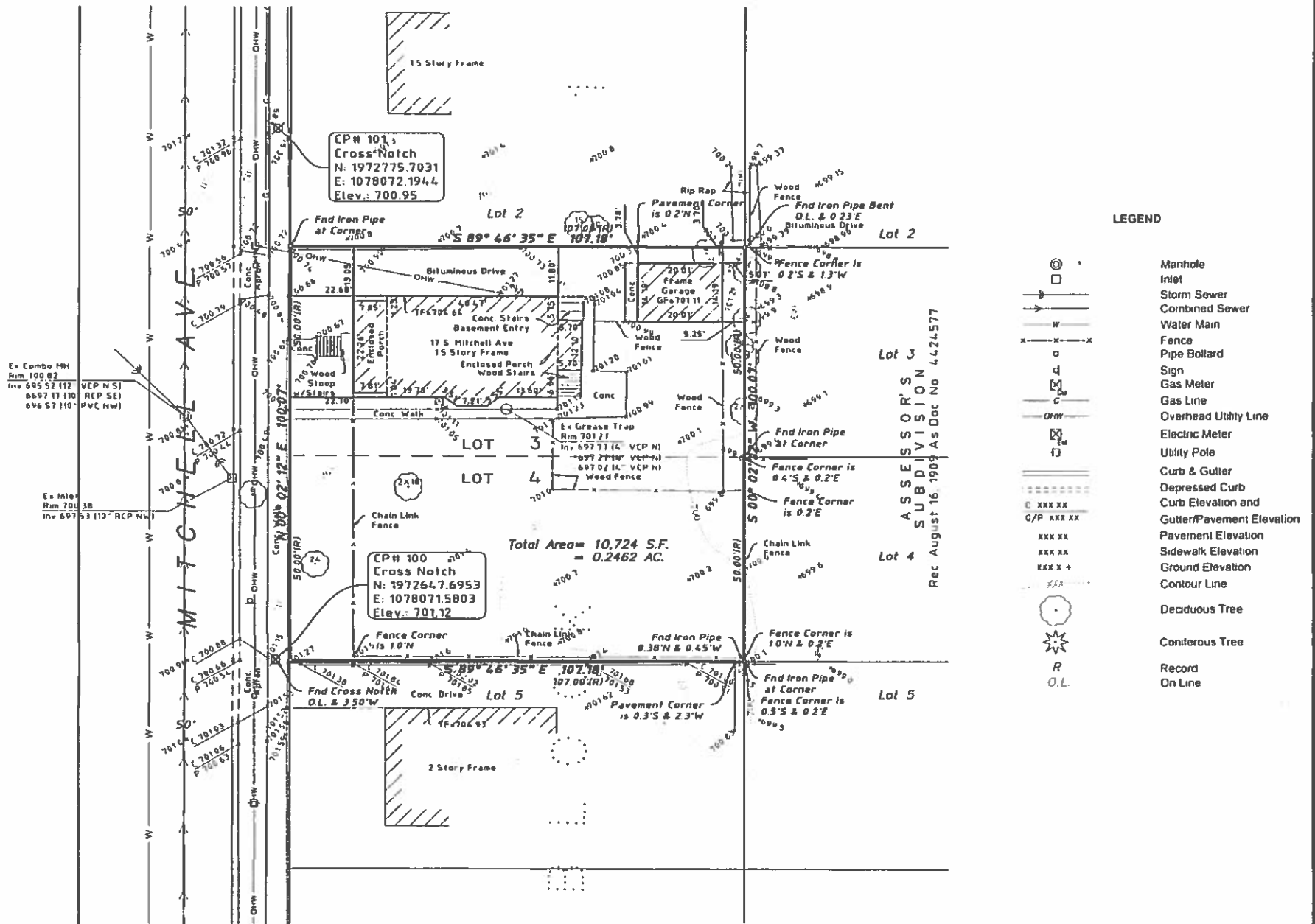
Signed: Al Lander
Petitioner

Date: 5/10/16

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LEGAL DESCRIPTION

LOTS 3 AND 4 IN BLOCK 1 IN THE SUBDIVISION OF LOTS 23, 24 AND 25 IN THE ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



Surveyor's Notes

- Field work was completed on March 18, 2016
- The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2012) Illinois East Zone 1201 State Plane Coordinates as referenced from Kara Company's RTK Network.
- The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Kara Company's RTK Network.
- A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
- Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J U L I E (1-800-892-0123)

Benchmark
Site Benchmark
CP # 100 (See Survey)
Description: Cross Notch
Elevation 701.12 NAVD 88 (Geoid 12A)

State of Illinois)
County of Cook)

This professional service conforms to the current Illinois minimum standards for a boundary & topographic survey.

Schaumburg, Illinois March 25, 2016
By Jeffrey W. Glunt
Illinois Professional Land Surveyor No. 3695



Ordered By Capital Homes
Order No. 16-029 Lot Nos. 3 & 4

EXPIRES 11-30-16

BOUNDARY & TOPOGRAPHIC
SURVEY
17 S. MITCHELL AVENUE
ARLINGTON HEIGHTS, ILLINOIS

HAEGER ENGINEERING
consulting engineers • land surveyors
110114 Main Street, Schaumburg, IL 60193 • Tel: 815.394.6641 Fax: 815.394.6648
Illinois Professional Land Surveyor License No. 184-003-57
www.haegerengineering.com

No. Date Revision





Variance: 17 S. Mitchell Avenue Arlington Heights

Property owners from the neighborhood of South Mitchell Avenue between West Campbell and West Sigwalt, respectfully submit to the Zoning Board of Appeals of the Village of Arlington Heights, Illinois, a recommendation to deny approval of the variance from the Arlington Heights Municipal Code, Chapter 28, (Zoning Regulations), Section 5.1.3.4 (a) submitted by Sandra Kirk to allow for the construction of two single family homes, one in each of the two parcels associated with the 17 S. Mitchell address. For your consideration, we provide five strong reasons why the Zoning Board should reject this request:

1. The proposed lot sizes are 3,400 sq. ft. less than the minimum standard lot size allowed by Village code, and almost 1,000 sq. ft. less than the minimum in an R-3.
2. Two new homes with basements will exacerbate the existing flooding problem.
3. The owners will likely return for a building size limit and impervious surface variance after the sale to Capital Homes, inc., as stated in the Notice of Public Hearing sent by the property owner.
4. Most area property owners purchased two parcels of land to build on one.
(Character of the Neighborhood)
5. The same property with a new single home can bring a profit to the buyers.
(Does not meet the Hardship requirements)

Overall, it is our assertion, that approving this variance ~~would~~ negatively impact the historical character of this neighborhood, would exacerbate a flooding problem that the Village is yet to address and is likely to cost millions of taxpayer dollars, and is ultimately unnecessary to allow the seller to find a buyer or a developer buyer to make reasonable profit from the purchase. It is our desire to find a solution that will be in keeping with the neighborhood and allow us the peace of mind of both protecting our homes from sewage and water damage and retaining property value.

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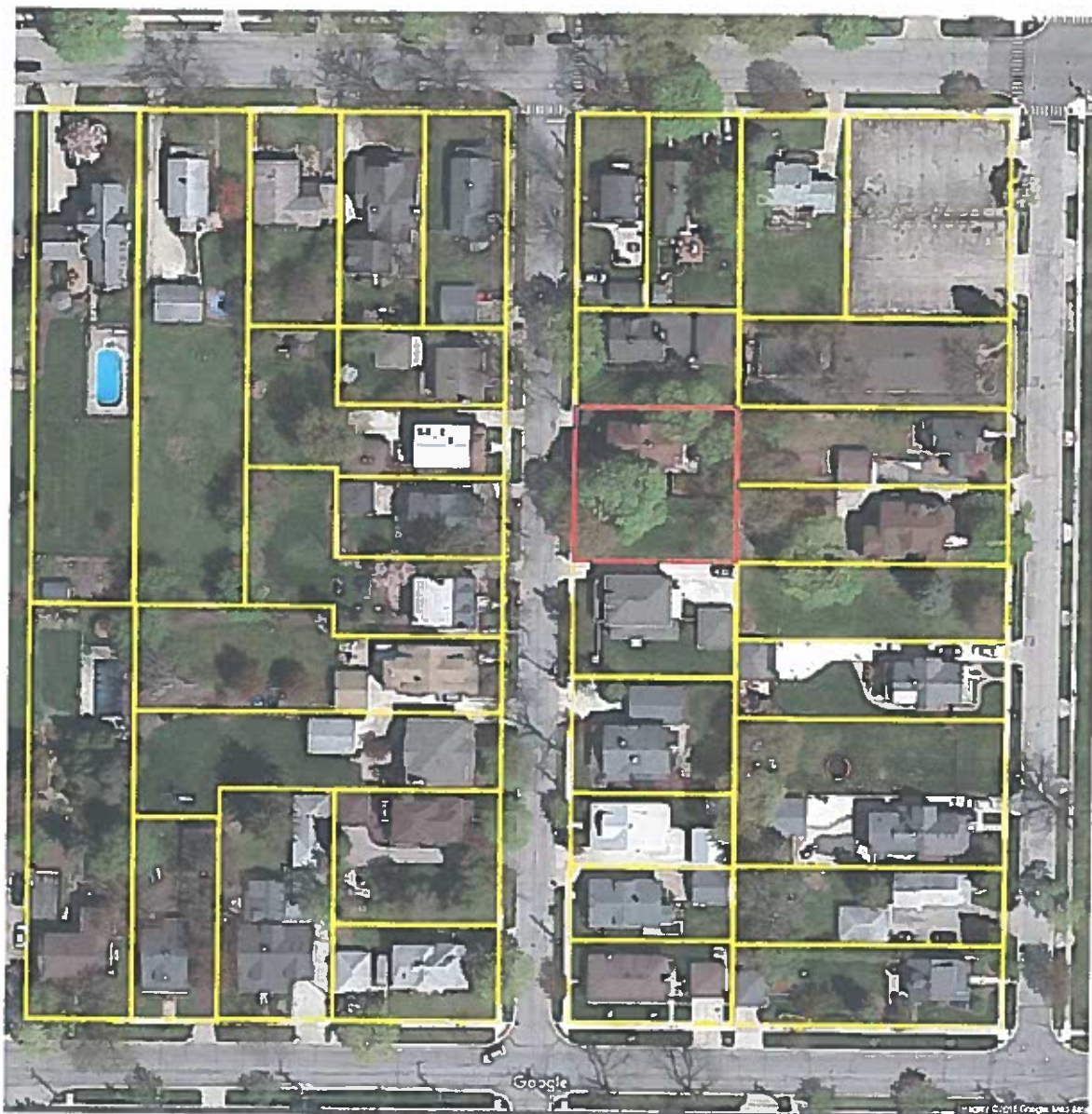
JUN 06 2016

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1. The proposed lot sizes are 3,400 sq. ft. less than the minimum standard lot size allowed by Village code, and almost 1,000 sq. ft. less than the minimum in an R-3.

The division of the property along the pin boundaries creates two of the smallest lots in the surrounding neighborhood. 90% (30 out of 33) of existing lots with a 50' frontage have extra deep lots or adjacent pins connected to them to expand the yard size.

The standard minimum lot size in Arlington Heights is 8,750 sq. ft. The variance would be creating two lots that would be 5,350 sq. ft. – 61% of the standard minimum size. In an R-3 District, the minimum lot size is 6,250 sq. ft. – each property would still be almost 1,000 sq. ft. less than that minimum. Code states, "...no permit shall be issued pursuant hereto for any parcel containing less than 6,250 square feet and a frontage less than 50 feet."

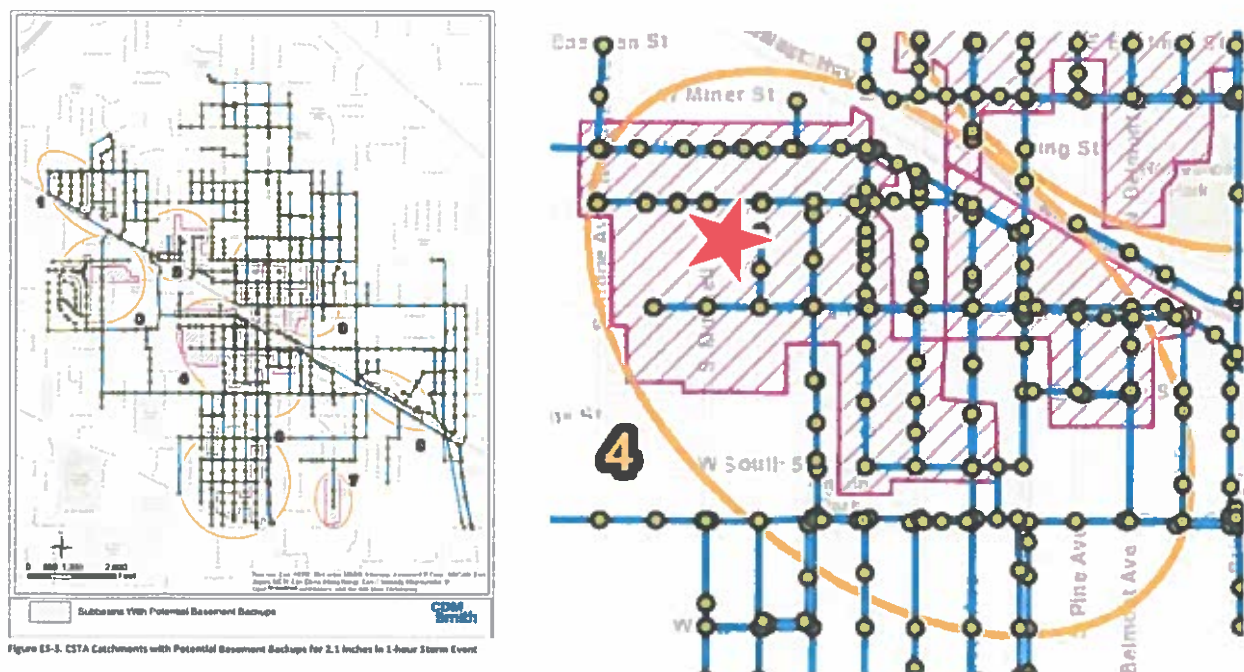


2. Two new homes with basements will exacerbate the existing flooding problem.

The 175 foot deep yards behind the property flood after heavy rain. This creates a ponding effect in the backyards of neighbors on Chestnut. The topography of the block channels all rainwater from west to east toward Chestnut. Two homes with garages on this **107 foot deep property** with full basements, even if they were equipped with overhead sewers as required by Village ordinance, would increase flooding on neighboring properties and on Campbell and Sigwalt streets. Current street ponding on Campbell and Sigwalt is caused by low topography and "insufficient storm and combined sewer capacity" (Arlington Heights Village CSTA Flood Study, 2015). Basements in the area already have well documented water issues due to the current conditions from both seepage and repeated sewer/storm backup into basements.



According to the Combined Sewer Tributary Area (CSTA) Flood Study completed by CDM Smith for the Village of Arlington Heights (2015) the pins in question are located within Area 4 (Campbell St., Vail Ave., Dunton Ave., and Sigwalt Ave.) of the 8 high risk for flooding areas. The report indicates that these areas currently do not provide adequate and equitable protection from basement backups given the local and trunk sewer capacity limitations. According to the CSTA Flood Study, the primary recommendation to address the current inequitable sewer services to this area is to drastically expand the capacity of the relief sewer system. Moreover, the study asserts that based on their storm modeling (which is based on at least 4 storm events within the last 15 years), an overhead sewers placement strategy would not adequately address the flooding risk for this particular area of the Village. The relief sewer improvement solution just for Area 4 is estimated to cost the Village and its tax paying residents an estimated \$2,700,000, an average of \$11,000 per property (in 2015 dollars).



Considering the extraordinary cost projected to address the current flooding risk in this area, it is of great concern that the Village would approve a variance that would further exacerbate the flooding risk by adding new impervious surface areas. The burden of the projected cost of the Flood Study recommendations is likely to be shared with property owners. Therefore, as current property owners it is of great concern that this particular proposal will end up costing the families in this neighborhood in the form of increased taxes and capital. It is our hope that the Village would be proactively partnering with current residents to mitigate rather than exacerbate the sewage flooding risk.

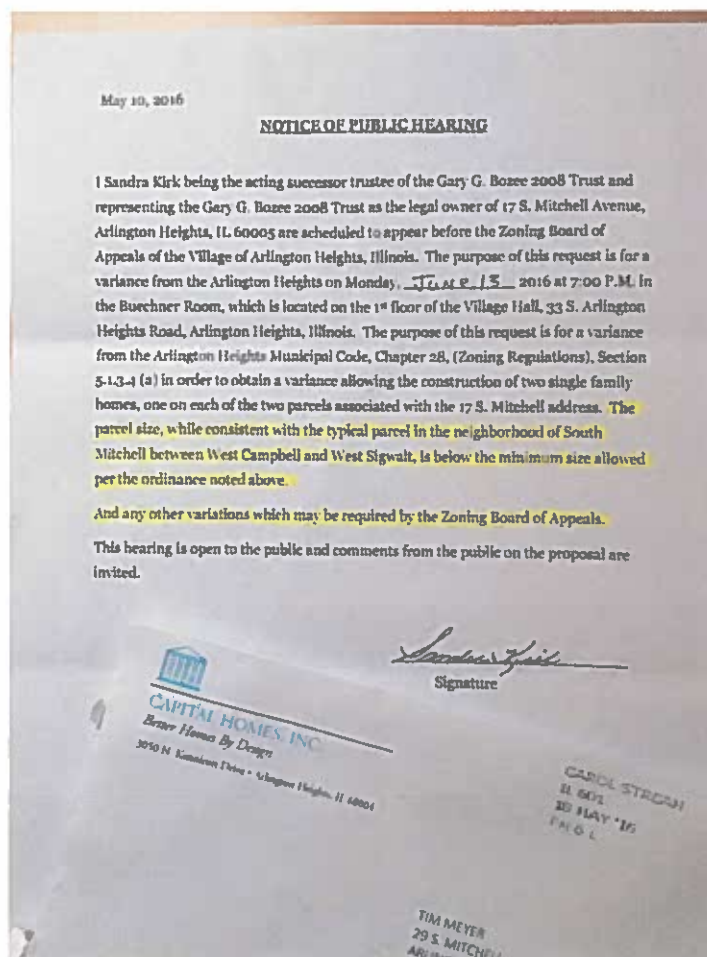
Photos from a recent flooding of 39 S. Mitchell Ave.: a home between two other homes, all with a **50 foot frontage** and a **lot depth of 107 feet**. It's likely that if the variance is allowed, the two new homes and their neighbors will experience similar flooding because of a lack of open land to absorb heavy rains. These photos show almost two inches of water in their basement.



3. The owners will likely return for a building size limit and impervious surface variance after the sale to Capital Homes, inc., as stated in the Notice of Public Hearing sent by the property owner.

There are currently no plans submitted for the houses to be built on the two small parcels of land. Currently, the existing 1915 house, one-car garage, driveway, patio and walkways on 17 S. Mitchell add up to approximately 97% of the maximum impervious surface zoning regulation if the lot was split in half. The footprint of the existing home on the property is 987 square feet. This is in sharp contrast to new homes in Arlington Heights whose footprints range from 1,500 to 2,000 square feet and always have at least a two-car garage.

In the absence of knowing the exact plans, it is reasonable to expect that any kind of contemporary building would be unlikely to have a single car garage and house with a footprint of only 987 square feet. Additionally there would not be an opportunity to increase the garage size or make any additions to the original house at 17 S. Mitchell without a variance. We are reasonably concerned that the builder may return for an additional variance on the building size limit and impervious surface limit.



4. Most area property owners purchased two parcels of land to build on one. (Character of the Neighborhood)

In the plan proposed by Sandra Kirk, she asserts that the original intent of the neighborhood was to have single houses on each individual 50 x 107 foot plot of land. According to the photo from the 1920's below, homeowners purchased two plots and built on every other plot as the standard, and the size of homes being built were considerably smaller than today's standard homes being built for today's families. The few homes that were built between the original houses were constructed at a later time and before current impervious zoning requirements were in place.

The original character of the neighborhood incorporated side yards for gardening and leisure. On the north end of Mitchell Ave., the first four homes comprising more than 60% of the eastern frontage on Mitchell, currently all have side yards in keeping with this history. Almost all are comprised of multiple pins including the fifth house. The homes on the backside of the property on Chestnut also illustrate this practice. Compare the photo below to the Google Earth shot from today on point number one (page 2). Adding additional homes into the neighborhood would further deteriorate the intended character of this old Arlington Heights neighborhood.



Considering how limited are the opportunities to retain and develop green Infrastructure within the community, especially in the areas subject to flooding risk, we would hope the Village of Arlington Heights would seek every opportunity to encourage or even incentivize property owners to retain and maintain as much pervious green surfaces as possible. This would reflect a commitment to long-term and community-centric sustainable solutions.

**5. The same property with a new single home can bring a profit to the buyers.
(Does not meet the Hardship requirements)**

The property at 17 S. Mitchell Ave., with its two pins provides an opportunity to build a sizable new home with a side yard that could bring the builder \$700,000 or more. The **renovated home** across the street at **32 S. Mitchell** received a bid and contract for **\$729,000** in August 2015 when the owners considered selling, but they decided to stay.

Current **new construction** homes in Arlington Heights of a similar size to a typical single home that could fit on the existing property with the two pins combined are selling in the range of **\$720,000 to \$790,000**. Below is an image of one of them that is currently on the market:



Opposition to Variance Requested for 17 S. Mitchell Avenue

I John D. Peck resident of [REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

John D. Peck
[Print Name]

J. D. Peck
[Signature]

5/27/16
[date]

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DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I Geoffrey Ocampo resident of [REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

Geoffrey Ocampo
[Print Name]

[Signature]
[Signature]

5/27/16
[date]

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JUN 06 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I ELIZABETH KOCH resident of [REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

ELIZABETH A. KOCH
[Print Name]

Elizabeth A. Koch
[Signature]

May 27, 2016
[date]

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DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I, RAUL MARRERO resident of [REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

RAUL MARRERO
[Print Name]

[Signature]
[Signature]

5/23/2016
[date]

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JUN 06 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I Lisa Doty resident of [REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

Lisa Doty
[Print Name]

[Signature]
[Signature]

6/1/16
[date]

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JUN 06 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I JEROME OSKROBA resident of [REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

JEROME OSKROBA
[Print Name]
[Signature]
[Signature]
5/27/16
[date]

RECEIVED
JUN 06 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I DANIEL BAIRD resident of [REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

DANIEL BAIRD
[Print Name]
[Signature]
[Signature]
5/23/2016
[date]

RECEIVED

JUN 06 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I Chris Klancnik & Leslie Klancnik resident of [REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

Chris Klancnik / Leslie Klancnik
[Print Name]

[Signature]

5/30/16 5/30/16
[date]

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JUN 06 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

We David + Cynthia
x Basche

resident of

[REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28, (Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction of two single homes, one in each of the two parcels associated with the 17 S. Mitchell Avenue, Arlington Heights, IL address.

David + Cynthia Basche

[Print Name]

Cynthia Basche

[Signature]

May 29, 2016

[date]

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JUN 10 2016

PLAINVILLE COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I OWEN D. WEST, III resident of [REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

OWEN D. WEST, III
[Print Name]
Owen D. West, III
[Signature]
May 24, 2016
[date]

RECEIVED
JUN 06 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I Doreen West resident of [REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

Doreen West
[Print Name]

Doreen West
[Signature]

5.26.16
[date]

RECEIVED
JUN 06 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I Brian & Heather Rybicki resident of [REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

Brian Rybicki Heather Rybicki
[Print Name]

[Signature] Heather Rybicki
[Signature]

5-29-2016
[date]

RECEIVED

JUN 06 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I, ROBERT G COLEMAN resident of [REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

ARLINGTON
HTS IL
60005

ROBERT G COLEMAN
[Print Name]
[Signature]
[Signature]
5/31/2016
[date]

RECEIVED
JUN 06 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I Christine Coleman resident of [REDACTED] Ar. Hts
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

Christine Coleman
[Print Name]

Christine Coleman
[Signature]

5-30-2016
[date]

RECEIVED

JUN 06 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I, James T. Andersen resident of [REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28, A.H.
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

JAMES T. ANDERSEN
[Print Name]

James T. Andersen
[Signature]

5-27-16
[date]

RECEIVED
JUN 06 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I CYNTHIA ARMSTRONG resident of [REDACTED] A.H. 60005
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

CYNTHIA ARMSTRONG

[Print Name]

[Signature]

[date]

4/2/2016

RECEIVED
JUN 06 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I RONALD L. ARMSTRONG resident of [REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

RONALD L. ARMSTRONG
[Print Name]

Ronald L. Armstrong
[Signature]

5/29/16
[date]

RECEIVED
JUN 06 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I, Jim Corcoran resident of [REDACTED]

oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28, (Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction of two single homes, one in each of the two parcels associated with the 17 S. Mitchell Avenue, Arlington Heights, IL address.

Jim Corcoran

[Print Name]

[Signature]

6/3/2016

[date]

RECEIVED

JUN 06 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I KEITH ALLEN resident of [REDACTED] A.H.
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

KEITH ALLEN
[Print Name]
[Signature]
5.23.2016
[date]

RECEIVED
JUN 06 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Opposition to Variance Requested for 17 S. Mitchell Avenue

I, Kimberly deJonckheere resident of [REDACTED]
oppose the request for a variance from the Arlington Heights Municipal Code, Chapter 28,
(Zoning Regulations), Section 5.1.3.4 (a) in order to obtain a variance allowing the construction
of two single homes, one in each of the two parcels associated with the
17 S. Mitchell Avenue, Arlington Heights, IL address.

Kimberly A. deJonckheere
[Print Name]

Kimberly A. deJonckheere
[Signature]

5/28/16
[date]

RECEIVED

JUN 06 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Item: ZBA#16-020 - Giannola Residence - 2122 E. Miner St.

Department: Planning & Community Development

REQUEST

1. A 19.6 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 10.4 feet from the west property line instead of the minimum 30 feet and an additional 1.5 feet for the eave.
2. A 3.3 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a porch with an exterior side yard setback of 28.0 feet from the south property line instead of the minimum 30.3 feet and an additional 1.0 feet for the eave. ·
3. A variance from Chapter 28, section 5.1-3.5 (Minimum Lot Width) to allow an 80-ft. wide, lot to be buildable, where 90 feet wide is required.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents & Drawings
Neighbors' Letter

Type

Board or Commission Report
Correspondence
Exhibits
Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 13, 2016
Date Prepared: June 6, 2016
Project Title: Giannola Residence
Address: 2122 E. Miner St.

Background Information

Petition Number: ZBA #16-020
Petitioner: Dominic Giannola
Address: 2122 E. Miner St.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner is proposing to expand an existing single story home with a new attached two car garage and a second floor addition. The existing one car attached garage will be converted to living space. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of approximately 9,978 square feet and the residence, with the proposed addition, will have approximately 3,375 square feet. The proposed attached garage is encroaching into the required rear yard setback. The petitioner is also proposing a porch in the exterior side yard (Miner Street) that is encroaching into the required setback. In addition, the lot width is substandard. Sections 5.1-3.4 and 5.1-3.5 of the Zoning Code set forth minimum lot size and width requirements for the R-3 District.

As part of 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. The petitioner's property is 80.0 feet wide where 90 feet is required and there is no majority of substandard developed lots on the same frontage as the subject site. Therefore, the petitioner requests a variation for lot width in order to make this a buildable lot, a variation for the rear yard encroachment for the new two car attached garage and a variation for the proposed porch that is encroaching into the required exterior side yard.

- **A 19.6 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 10.4 feet from the west property line instead of the minimum 30 feet and an additional 1.5 feet for the eave.**
- **A 3.3 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a porch with an exterior side yard setback of 28.0 feet from the south property line instead of the minimum 30.3 feet and an additional 1.0 feet for the eave.**
- **A variance from Chapter 28, section 5.1-3.5 (Minimum Lot Width) to allow an 80-ft. wide, lot to be buildable, where 90 feet wide is required.**

It should be noted that the applicant's petition indicates that a contract employee for the Department of Planning and Community Development provided verbal approval for their plans. The employee is no longer with the Village so the specifics of the discussion are unknown. On a daily basis, the Department of Planning and Community Development receives several inquiries and provides its best guidance on often limited information. Information provided upon preliminary zoning inquiries should not be relied upon as identification of all possible issues, and should not be considered binding or conclusive. Complete plans are required for a detailed review. A general inquiry is not a guarantee and it is typically recommended that the inquirer have appropriate contingencies within their contract pending Village approval.

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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three 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	✓	5/27/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/27/16	
3. Letter that was Mailed	✓	5/27/16	
4. Photographs of Sign on Property	✓	5/27/16	

Photograph of Existing Structure



ZBA# 16-020
2122 E Miner St - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 23, 2016
Completed: May 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 19.6 ft variance to allow an addition with a rear yard setback of 10.4 ft from the west property line instead of the minimum 30 ft and an additional 1.5 ft for the eave; and

A 3.3 ft variance to allow a porch with an exterior side yard setback of 28 ft from the south property line instead of the minimum 30.3 ft and an additional 1 ft from the eave; and

A variance to allow an 80 ft wide lot to be buildable, where 90 ft is required.

NOTE: The proposed plan does not show the setback for the porch.

The Engineering Department has NO OBJECTION to the proposed variations.

RECEIVED

MAY 26 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

May 24, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-020– Giannola Residence, 2122 E Miner St

Building Department Comment(s):

For a two-car garage, the minimum interior depth is required to be 21' 4" with an interior width of 21'.

RECEIVED
MAY 24 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Giannola Residence

Project Address: 2122 E. Miner St.

ZBA #: 16-020

ZBA Hearing Date: June 13, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: May 23, 2016

- A 19.6 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 10.4 feet from the west property line instead of the minimum 30 feet and an additional 1.5 feet for the eave.
- A 3.3 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a porch with an exterior side yard setback of 28.0 feet from the south property line instead of the minimum 30.3 feet and an additional 1.0 feet for the eave.
- A variance from Chapter 28, section 5.1-3.5 (Minimum Lot Width) to allow an 80-ft. wide, lot to be buildable, where 90 feet wide is required.

Attached are the Petitioner's:

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

Comments: A DESIGN COMMISSION APPLICATION IS REQUIRED, BUT THERE ARE NO

APPARENT DESIGN RELATED ZONING CONCERNS AS THERE ARE OTHER ATTACHED

Please review, comment, and return to me no later than Friday, June 3, 2016.

TWO CAR GARAGES ON THIS BLOCK.

—STEVE HAUZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner **Dominic & Deanne Giannola**

Being the owner of the property commonly known as: **2122 E Miner St., Arlington Heights, IL 60004**

And appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3, Chapter 28, of the Arlington Heights Municipal Code, in order to:

We are requesting a variance for the required rear yard setback of 30' to 10.56' to accommodate a two-car attached garage and a variance to allow a new front porch to encroach 3.5' into the required front yard.

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

An attached, two-car garage was one of our requirements as we searched for a home in Arlington Heights. My wife and I are both working professionals who require cars to get to work each day. We consider an attached garage to be a key feature in a modern home. It is critical to us for both the security and safety of us and our children and convenience. My wife and I both grew up in the neighborhood. We love it and we want to raise our own family in the same neighborhood. Both of our parents are long time, current residents of Arlington Heights. We are expecting our first child and plan to stay in this home for many years to raise our children and be close to our parents.

I hereby state that the following unique circumstances exist:

We purchased the house with the intention to build a two-car garage on the west side of the house and add a second floor addition over the house only. Before we purchased the home, our General Contractor (Gordon McLenaghan, M&M Builders) met with Charmain Later from the Planning Department and received verbal approval for these plans. The Engineering Department also verbally agreed to this plan provided we agreed to replace the existing curb cut. We understand that Ms. Later is no longer and employee of the Village of Arlington Heights. After purchasing the house, it was brought to our attention that the narrower of two dimensions are designated as the front (Waterman Ave.) despite the address of the house being on Miner St. The means the garage would be in the rear yard, not the side yard as we were led to believe.

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

We are requesting approval to encroach the building line for the garage only and would not be building a second floor above the garage. Placing the garage on the west side of the house is similar to other NW corner houses on Waterman including 2120 E Grove (corner of Waterman and Grove), 2124 E Park (corner of Waterman and Park), and 2116 E Gregory (corner of Waterman and Gregory).

Signed:


Petitioner

Date:

5/13/2016

570 E. NORTHWEST HWY.
DES PLAINES, ILLINOIS 60016
(847) 699-0018

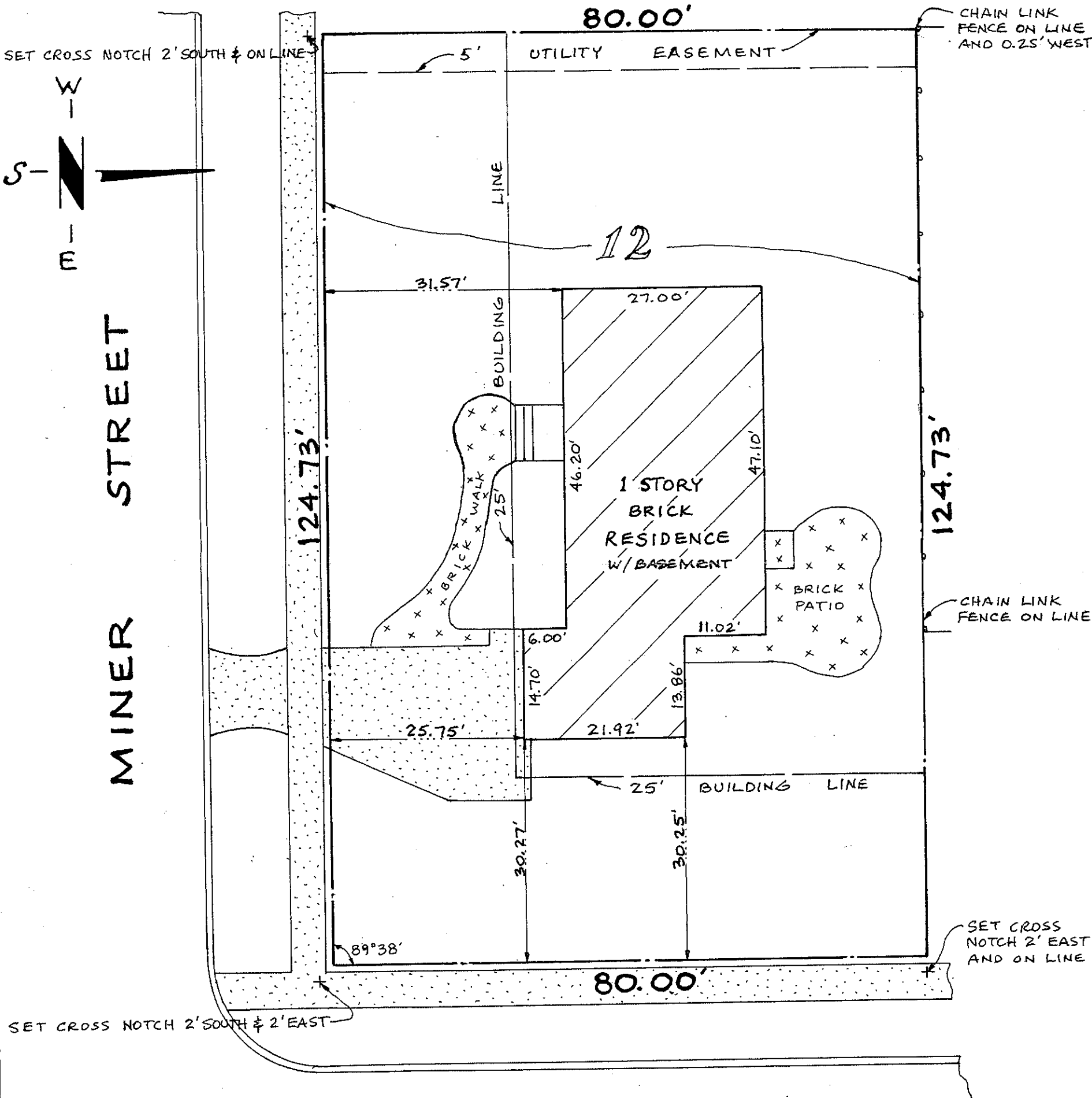
R. W. STANLEY & ASSOCIATES
ILLINOIS PROFESSIONAL LAND SURVEYOR

PHONE (847) 699-0018

PLAT OF SURVEY

LOT 12 IN MINARDI'S RESUBDIVISION OF PART OF WOLFF'S SUBDIVISION OF THE EAST 5 ACRES OF THE EAST 20 ACRES OF THE NORTHEAST QUARTER (1/4) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MORE COMMONLY KNOWN AS: 2122 EAST MINER STREET, ARLINGTON HEIGHTS, ILLINOIS



WATERMAN AVENUE

This Professional Service Conforms
To the current Illinois minimum Standards
For a Boundary Survey

Scale: 1 Inch equals 15 feet
Ordered by FRANK J. ZANGARA
Order number 16-1063

Note:
Compare the description on this plat with your deed, abstract,
or certificate of title, also compare all points before building by
same and report any difference at once. For building line and
other restrictions not shown hereon, refer to your abstract,
deed, contract, or zoning ordinance.



State of Illinois) S.S.
County of Cook)

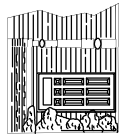
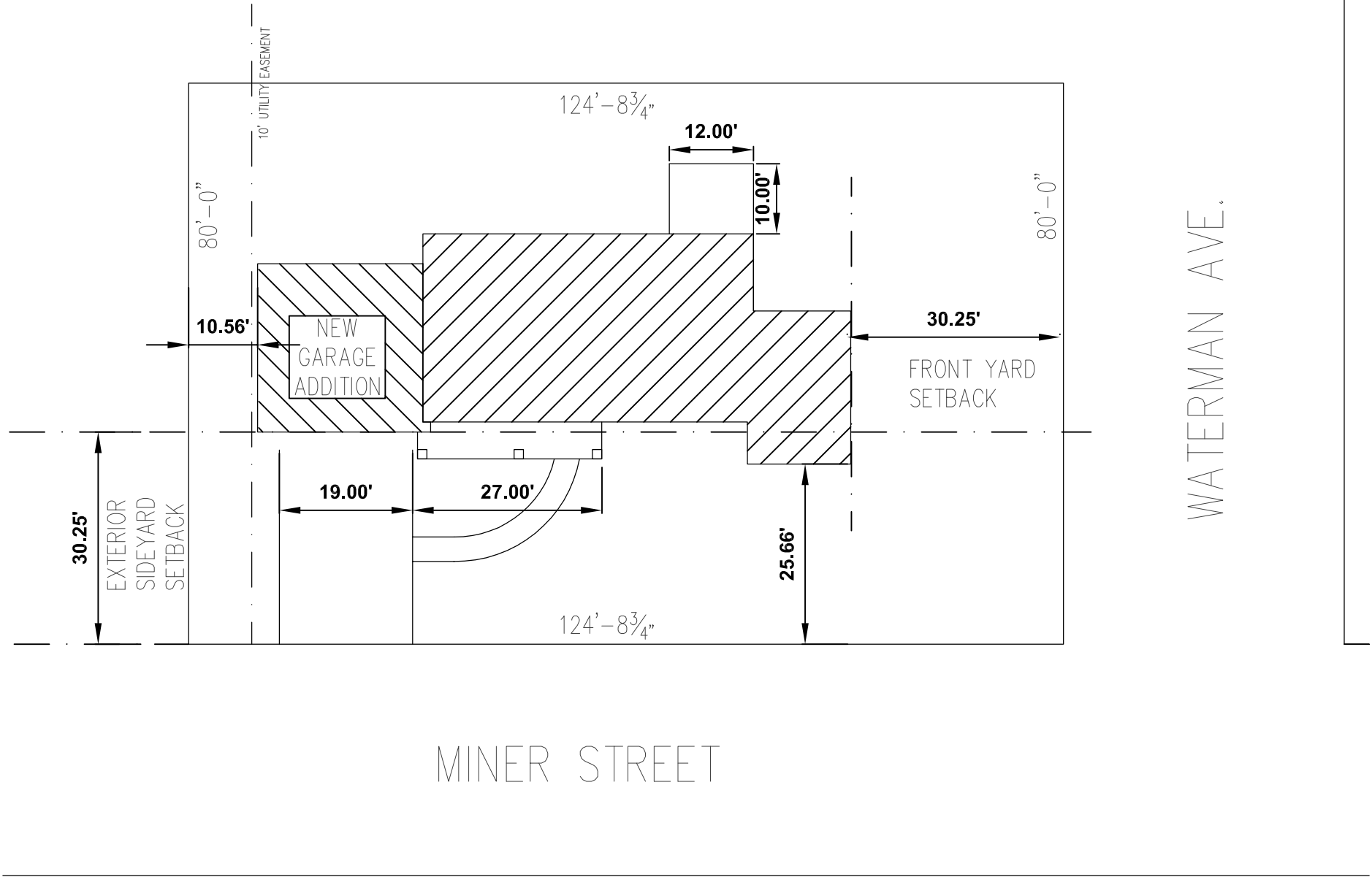
I, Ronald W. Stanley, hereby certify that the above
described property has been surveyed under my supervision
and that the plat hereon drawn is a correct representation of
said survey.

Dimensions are shown in feet and decimal parts thereof
and are corrected to a temperature of 62° Fahrenheit.

Des Plaines, Illinois MARCH 30, 20 16
Ronald W. Stanley
Illinois Professional Land Surveyor No. 2728
License expires 11-30-16

SITE PLAN

SCALE: 1" = 20'-0"



PRAIRIETECH, LTD
ARCHITECTS - DEVELOPERS - BUILDERS
415 SOUTH MIDDLETON AVE.
PALATINE, ILLINOIS 60067
(847) 202-9223

ARLINGTON HEIGHTS HOME
A REMODELED SINGLE FAMILY HOME
LOCATED @ 2122 E. MINER ST
ARLINGTON HEIGHTS, IL

SHEET NUMBER

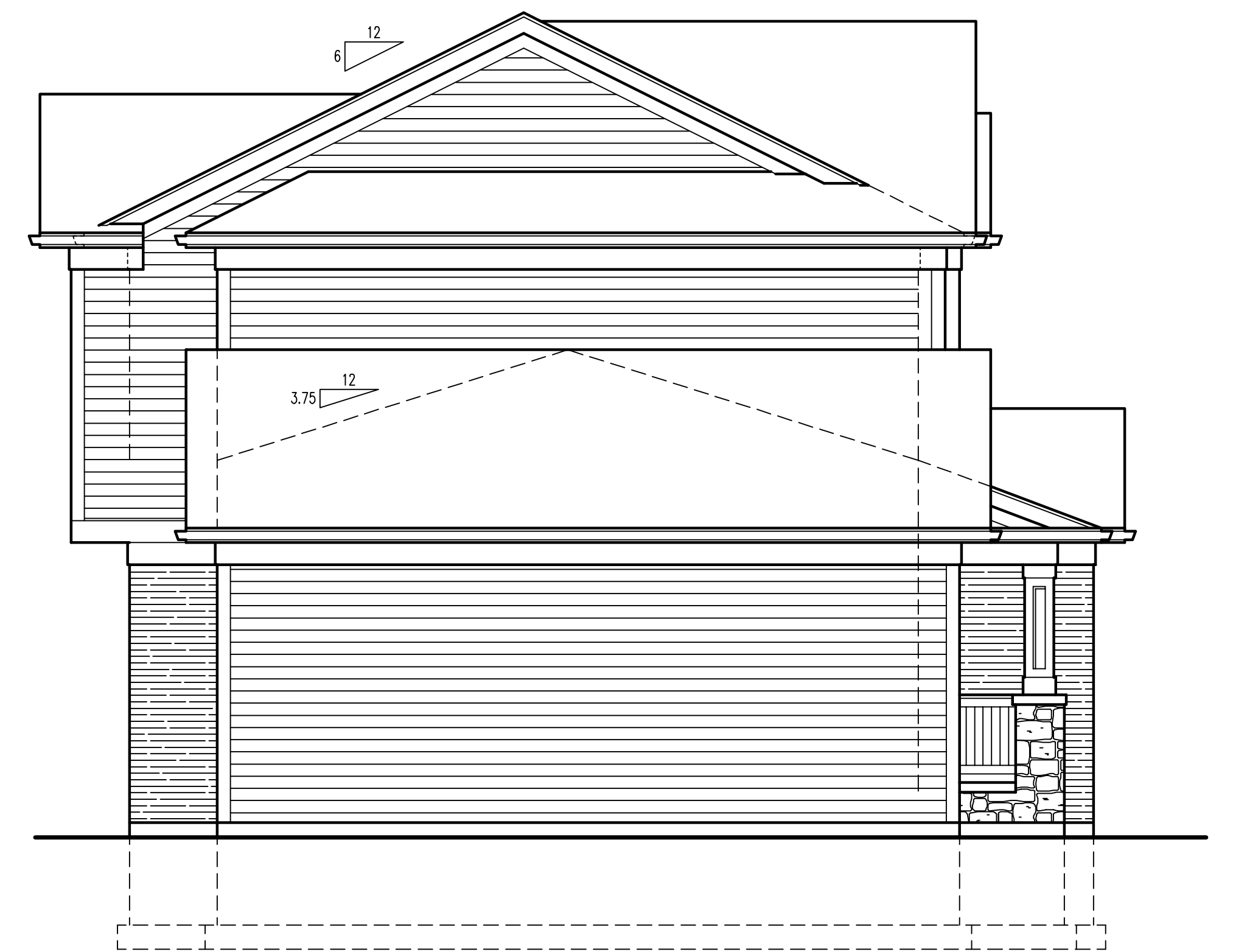
JOB NUMBER

No.	Revision	Date



REAR ELEVATION

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



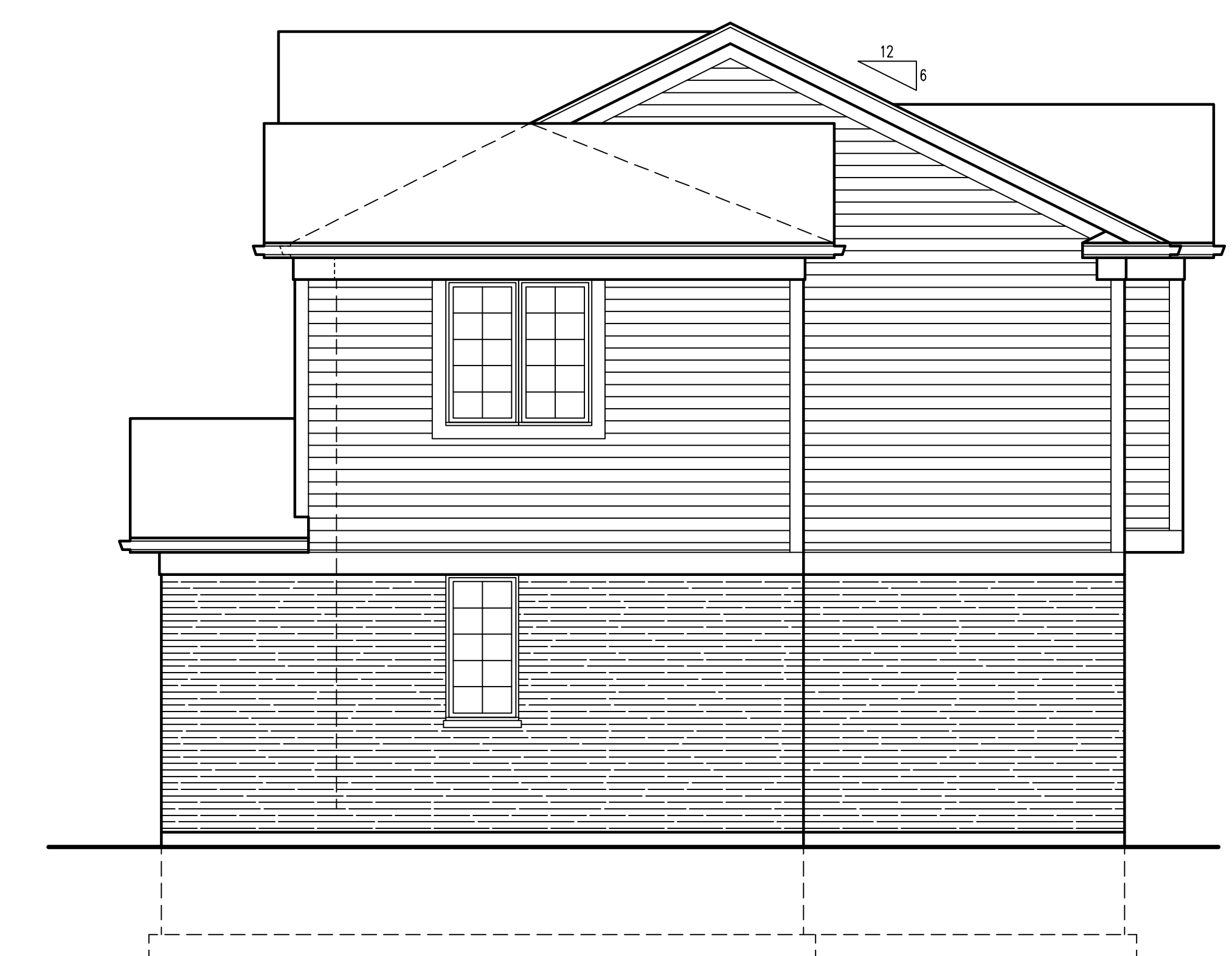
LEFT SIDE ELEVATION

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



FRONT ELEVATION

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



RIGHT SIDE ELEVATION

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

June 8, 2016

To: The members of the Zoning Board of Appeals

From: Mary Stitt, [REDACTED] (adjoining the subject property to the west)
Bob and Kris Solger, [REDACTED]
Hal and Kathy Durgin, [REDACTED]
Becky and Travis Donner, [REDACTED]

Subject: Variances being requested for the property located at 2122 E Miner St.

It's a delicate balancing act to express disagreement with the proposed plans of new neighbors without creating hard feelings. We want to say that we are very sympathetic to the plight of this young couple. Some of us have met and welcomed them to the neighborhood; they have expressed how excited and happy they are to be in Arlington Heights. However we have some serious concerns about the variances being requested.

Village code states the following: (chapter 28, Zoning Requirements):

Authorize upon appeal, whenever a property owner can show that a strict application of the terms of this ordinance relating to the use, construction of alteration of building or structures or the use of land will impose upon him **unusual practical difficulties or particular hardship**, such variation of the strict application of the terms of this ordinance as are in harmony with its general purposes and intent, but only when the Board is satisfied that a granting of such variation will **not merely serve as a convenience to the applicant**, but will alleviate some demonstrable and unusual hardship or difficulty so great as to warrant a variation from the comprehensive plan as established by this ordinance, and at the same time **the surrounding property will be protected**.

In its consideration of the standards of practical difficulties or particular hardships, the Board of Appeals shall require evidence that (1) the property in question **cannot yield a reasonable return** if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the **plight of the owner is due to unique circumstances**; and (3), the variation, if granted, **will not alter the essential character of the locality**. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, **sustains each of the three conditions** enumerated.

The petitioners have stated that their hardship is that they consider that a two car attached garage is essential to a modern home. Unfortunately, they purchased a home with a one car attached garage. The placement of the home on the lot does not permit an attached two car garage to be constructed on the west side of the house such that it also meets zoning requirements. They are now requesting a significant variance to the rear yard setback requirement to accommodate the garage.

The required rear yard (west side) setback is 30'. The west side of the current residence is at 32'. The proposed attached garage, however, requires a variance of 19.6' plus another 1.5' for the eave for a total of 21.1'. If this were a new home being built on an empty lot, this would not be allowed. This is a large variance, not just a few feet as an accommodation, or as an allowance for some unique characteristic of the property such as an oddly shaped lot.

2122 E Miner St

Page 1

As far as yielding a reasonable return, the home is completely functional and there is nothing inherently wrong with it because it has a one car garage; it just isn't the house that the petitioners want. There are many homes in our neighborhood with one car garages (on Waterman, Phelps, Prindle, and Gibbons between Miner and Kensington) and also in the very desirable Stonegate, which is just to the south and west of our area.

There have been very few teardowns in the surrounding neighborhood. There are only two that we're aware of, one of which was property that was condemned after decades of neglect. There have been some renovations and additions, but generally the homes remain basically as they were built. Clearly it is a desirable and affordable (relative to other parts of the village) neighborhood because of the proximity to schools (Prospect and Windsor), many parks, Mariano's, the train station, and downtown. People are willing to forego a two car garage as a tradeoff for an excellent location and family-friendly neighborhoods with mature trees and landscaping. It's difficult to make an argument for hardship if the petitioner's request for variance is denied.

The petition listed three examples of homes "located on the NW corner with a garage on the west side". Those homes do indeed have such garages, but they meet setback requirements. These examples do not support the petition for variance.

The purchase of the property was contingent on an architect examining the house to determine its suitability for expansion. It is unfortunate that the petitioners did not make their purchase contingent upon receiving a variance, rather than proceeding with the assumption that it would be granted. Their petition states that they were given "verbal approval" for the variance. It seems there may have been some misunderstanding between the petitioners, their architect, and the village about how the variance process works.

Staff does not make decisions regarding variances. The Planning Department coordinates information from various departments and the petitioner for submission to the ZBA for review and public comment. It is the ZBA that ultimately makes the determination as to whether to grant a variance. Perhaps the Engineering Department said it would have no objection to the proposed location for the garage and that was mistaken for "verbal approval". While it would be most unfortunate if this occurred, it does not qualify as hardship from a zoning perspective.

These are views of the west side of the property at 2122 and of the home immediately to the west



It should be noted that there is a fairly significant change in elevation from the adjoining property to the west belonging to Mary Stitt; that can be seen in the slope of the chain link fence on the north property line in the following photo.



There is standing water in the rear yards of the properties along North Waterman after rain storms, made worse after a very large weeping willow was removed several years ago because it was diseased and branches kept taking down the power lines.

Construction of a two car garage and driveway at 2122 would create a significant area of impermeable surface and act as a dam blocking two-thirds of a currently open area with two mature trees. It should be noted that trees such as these absorb large amounts of standing water and help reduce the volume of storm water going into an already overburdened system. Between the increased impermeable surface due to the garage and driveway, and the removal of the trees, the adjoining properties to the north and to the west would be subject to increased flood risk. The water has to go somewhere.

Speaking about this project, and more broadly about the village in general, we believe that flood mitigation approaches are critical to consider when redeveloping or remodeling properties anywhere in the village. This would go a long way to reducing the flooding problems that plague many areas. We have seen topographical maps from the time when various subdivisions were originally created. Often those maps show drain tile for farm fields, or streams that flowed through the area before any construction occurred, and those features were taken into consideration when planning the subdivision.

As time goes by, that information is lost. Teardowns and renovations of individual parcels, including the additions of patios and widening of sidewalks and driveways over many years have resulted in a piecemeal re-working of the topography, and the original storm water management plans are left in tatters. It's no wonder we see so much flooding. We need to go back to a comprehensive view, not just considering at one property at a time.

Homeowners, architects, and contractors need to spend as much time on storm water management considerations as they do on roof pitch and materials selection. We focus on the visual elements of the house, requiring Design Commission review of plans. Mundane issues such as how to handle water runoff go by the wayside. Yet it is precisely this element of the project that has the greatest potential to adversely affect neighboring properties in a very tangible way. And it's why the code quoted at the onset of this letter is in place: Surrounding properties must be protected. As a village, we haven't done a very good job at that.

All of us have friends in Arlington Heights that have experienced teardowns or renovations in their neighborhoods. Construction is completed, the property is graded, sod gets installed. Come the next rain storm, the neighbors are flooding. The story is all too common in the village and it seems that after the project is done the neighbors have little or no recourse. The village needs to recognize the effects of these projects early in the process and to help protect the surrounding properties rather than leaving residents stuck with flooding problems after the projects are completed. That means saying no to extreme variance requests such as this one. The village is looking at millions to solve flooding problems in many areas; we need to start putting more emphasis on storm water management as we look at redevelopment/remodeling projects so we don't keep digging ourselves into a hole.

While it is not a zoning issue, it should also be noted that removing mature trees lowers the value of the property and also eliminates an important source of cooling for the house in the summer. This affects both the subject property and the neighbors.

Looking farther away than just the properties immediately surrounding 2122, Waterman Street south of Miner has experienced increased overland flooding over the years we have lived here. Many of the homes in the area immediately adjacent to Banta Park are split levels with a half-basement and no overhead sewers. The sewers back up into the lower level living space because of the overland flooding. We have seen kids in rafts on Waterman after storms.

There is a restrictor on the storm sewer at Miner and Waterman, and the intersection floods during rain storms. The proposed variation would increase the impermeable area on the property and result in additional stress on the storm water sewers.

If the Board were to decide to grant this variance (though we strongly recommend that it be denied), it is essential that the petitioners' architect and contractor keep this flood risk in mind and to do everything possible to keep the water away from the neighbors and out of the storm sewer system.

We examined the plans for the renovation and the proposed location is not the only viable place to locate the garage. We have identified two alternatives:

- 1) **Building a tandem garage** along the east side of the house. This would require no variance, as the east building line would follow the existing garage, which already more than meets front yard setback requirements. There is an existing two car driveway that allows for a car to be parked off to the side. One car could be driven in and out of the garage without moving a second car. Both cars could be pulled in for overnight parking. Perhaps not the dream solution, but a viable one. There are several such existing tandem garages in the area, and there are currently two such construction projects to extend a one car garage into a tandem within a couple of blocks of the subject property.
- 2) **Expanding the existing one car garage on the east side into a two car garage.** The current one car garage is 30' from the front (east) lot line. The required setback for the front yard is approximately 25'. It requires about 10' to expand the existing one car garage into a two car unit. That would result in a 20' front yard setback, which would of course necessitate a request for approximately a 5' variance. It would seem that this would be much more reasonable than the 21' being requested on the west side. The driveway to the new garage could be either from Miner or Waterman (it's currently on Miner). This is an example of a similar house in the area and serves as an example of how it might look if the garage doors faced Waterman.





Either of these alternatives would leave the homeowners with a beautiful side yard on the west for their children to play in, with maybe a swing from one of those trees.

Thank you for your consideration of our comments.



Item: ZBA#16-015 - Holthouse Residence - 1624 W. Cambridge St.

Department: Planning & Community Development

REQUEST

1. A 12.0 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 6 foot tall semi open fence in the exterior side yard that is along the west property line with no street side landscaping where a 12.0 foot setback is required.
2. A 3 foot height variance from Chapter 28, Section 6.13-3 (Exterior Side Yards) to allow a 6 foot tall fence in the exterior side yard along the perimeter of the lot where a 3 foot high fence is allowed.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Drawings & Documents

Type

Board or Commission Report
Correspondence
Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 13, 2016
Date Prepared: June 6, 2016
Project Title: Holthouse Residence
Address: 1624 W. Cambridge St.

Background Information

Petition Number: ZBA #16-015
Petitioner: Robert J. Holthouse
Address: 1624 W. Cambridge St.
Arlington Heights IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner proposes to construct a 6' high semi-open wood fence along the west property line in the exterior side yard. Therefore, the petitioner requests the following variations:

- **A 12.0 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 6 foot tall semi open fence in the exterior side yard that is along the west property line with no street side landscaping where a 12.0 foot setback is required.**
- **A 3 foot height variance from Chapter 28, Section 6.13-3 (Exterior Side Yards) to allow a 6 foot tall fence in the exterior side yard along the perimeter of the lot where a 3 foot high fence 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

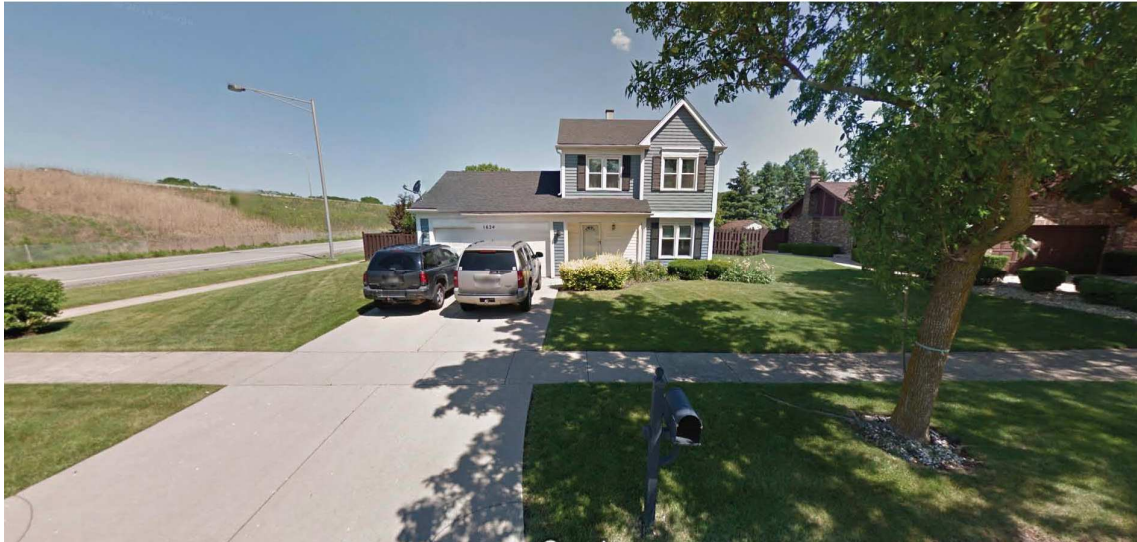
Map of General Vicinity



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	✓	5/13/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/13/16	
3. Letter that was Mailed	✓	5/13/16	
4. Photographs of Sign on Property	✓	5/13/16	

Photograph of Existing Structure



ZBA# 16-015
1624 W Cambridge St - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 23, 2016
Completed: May 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 12 ft setback to allow a 6 ft tall semi open fence in the exterior side yard that is along the west property line with no street side landscaping, where a 12 ft setback is required; and

A 3 ft height variance to allow a 6 ft tall fence in the exterior side yard along the perimeter of the lot where a 3 ft high fence is allowed.

NOTE: The variance is for the existing location of the fence that is adjacent to the frontage road.

The Engineering Department has NO OBJECTION to the proposed variation.

RECEIVED
MAY 26 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

May 24, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-015 – Holthouse Residence, 1624 W Cambridge St.

Building Department Comment(s):

No objection to the variance.

Homeowner shall be responsible for repairing and maintaining fence if/when utility companies need access to any portion of the utility easement.

RECEIVED
MAY 24 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Holthouse Residence

Project Address: 1624 W. Cambridge St.

ZBA #: 16-015

ZBA Hearing Date: June 13, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: May 23, 2016

- A 12.0 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 6 foot tall semi open fence in the exterior side yard that is along the west property line with no street side landscaping where a 12.0 foot setback is required.
- A 3 foot height variance from Chapter 28, Section 6.13-3 (Exterior Side Yards) to allow a 6 foot tall fence in the exterior side yard along the perimeter of the lot where a 3 foot high fence is allowed.

Attached are the Petitioner's:

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

Comments: _____

No COMMENT. - STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, June 3, 2016.

PETITION

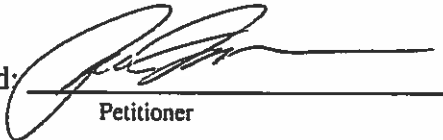
NOW COMES the petitioner Robert James Holthouse being the owner of the property commonly known as: 1624 West Cambridge Street and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation form Section 6.13-3, Chapter 28, of Arlington Height Municipal Code, in order to: Replace our old and rotting existing fence along property line and asking for variation in subsection (b-4) Corner Lot Exterior Side and Rear Yard which states "fences erected no closer than five feet or half the distance from the building to the perimeter of the lot, whichever is greater."

I hereby state that the following unique circumstances exist: I purchased 1624 West Cambridge Street in December of 2015. The old fence was erected on current property line and I was unaware of current fencing regulations when purchasing my home. Also, seller did not disclose current fencing was not to Arlington Heights Zoning code.

I hereby state that the following hardships would exist if the variation were not granted: Currently there are transformers and electrical equipment (green boxes) is inside property fenced line. If not granted fence would have to be moved back or forward to accommodate space needed for access or electrical equipment would need to be moved. Currently there are five large trees that would not fall into code if variation were not granted, trees would have to be removed. Currently there is a \$2,000 wooden playground/swing set that would have to be taken down and moved 8 feet into property if variation not granted. All of this was not accounted for when purchasing this home. As a single income family we could not afford to do all this and purchase a new fence. I have two children that play in yard with a fence that is rotting with a major/arterial roadway (north Wilke) next to it.

I hereby state that the variation, if granted, will not alter the essential character of the locality because proximity to North Wilke Avenue all the fences line up and is aesthetically pleasing for neighbors and passersby. Current fence is along property line and lines up with all other fencing along North Wilke Avenue.

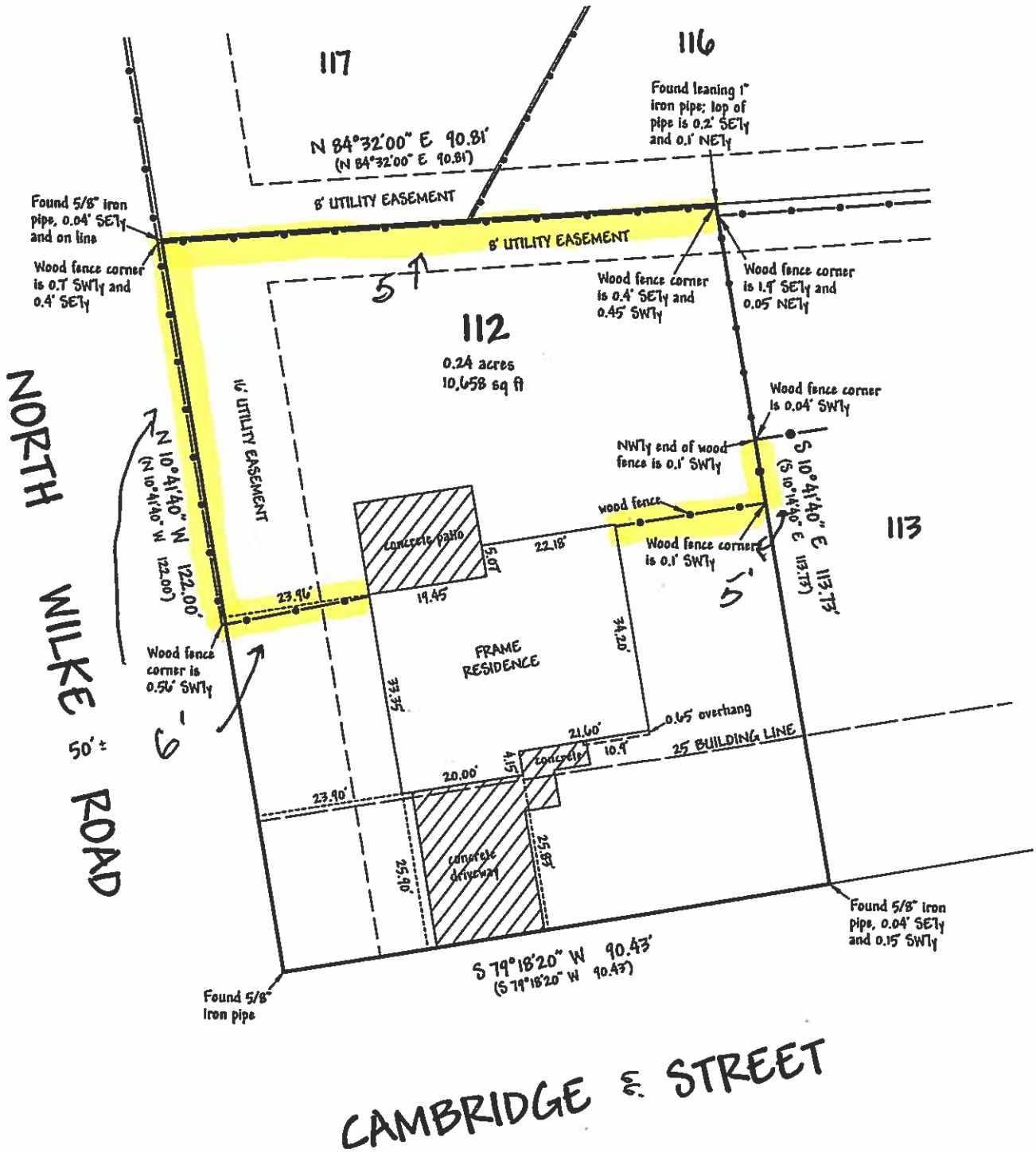
Signed: _____


Petitioner

Date: April 26, 2016

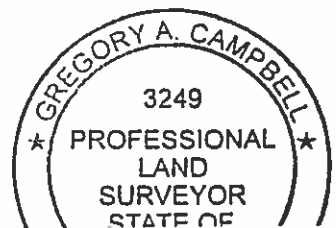
PLAT OF SURVEY

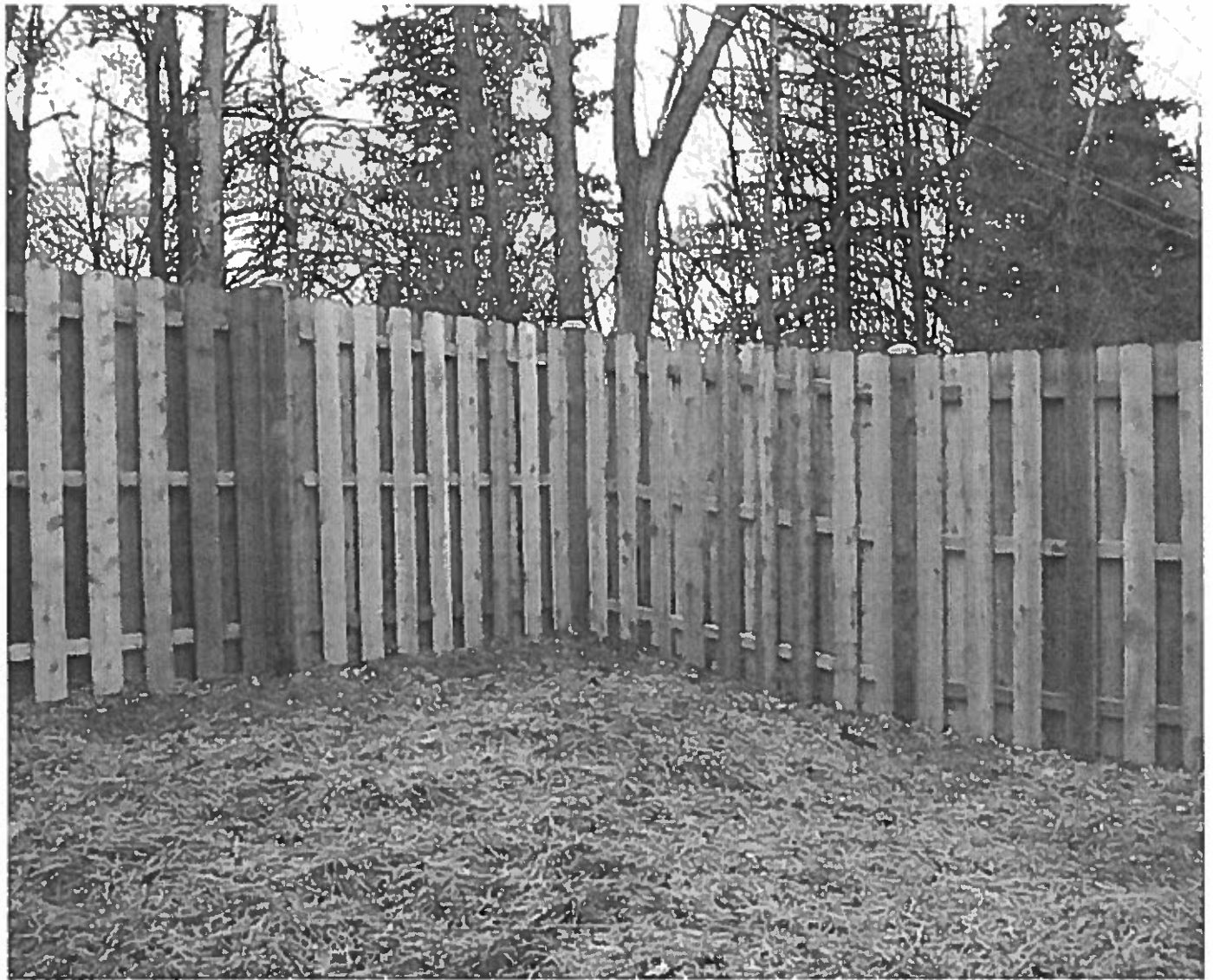
LOT 112 IN ARLINGTON MEADOWS, BEING A SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED FEBRUARY 14, 1978, AS DOCUMENT 24324934, IN COOK COUNTY, ILLINOIS.



GENERAL NOTES:

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PARTS THEREOF.
2. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
3. THERE MAY BE ADDITIONAL TERMS, POWERS, PROVISIONS AND LIMITATIONS CONTAINED IN AN ABSTRACT DEED. LOCAL ORDINANCES DEPEND.







Item: ZBA#16-016 - Nelson Residence - 604 N. Carlyle Ln.

Department: Planning & Community Development

REQUEST

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

ATTACHMENTS:

Description

Staff Report

Department Comments

Supporting Documents & Drawings

Type

Board or Commission Report

Correspondence

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 13, 2016
Date Prepared: June 6, 2016
Project Title: Nelson Residence
Address: 604 N. Carlyle Ln.
Background Information
Petition Number: ZBA #16-016
Petitioner: Mark Nelson
Address: 604 N. Carlyle Ln.
Arlington Heights IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner is proposing to construct a shed that located in the exterior side yard where sheds are only permitted in the rear yard. Therefore, the petitioner requests the following variation:

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

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

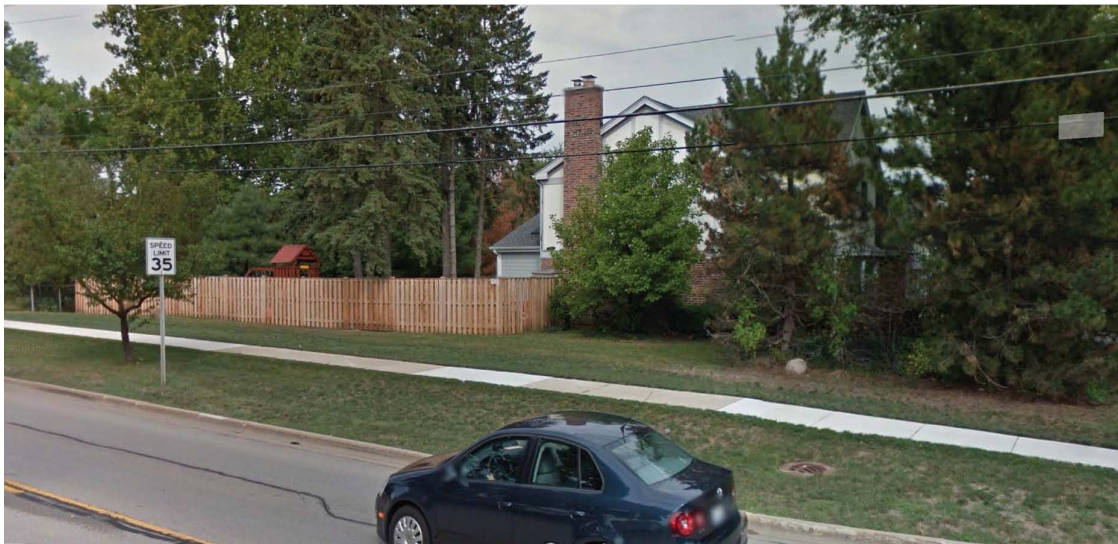
Map of General Vicinity



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	✓	5/26/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/26/16	
3. Letter that was Mailed	✓	5/26/16	
4. Photographs of Sign on Property	✓	5/26/16	

Photograph of Existing Structure



ZBA# 16-016
604 N Carlyle Ln - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 23, 2016
Completed: May 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

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

The Engineering Department has NO OBJECTION to the proposed variation.

RECEIVED
MAY 26 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

May 24, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-016 – Nelson Residence, 604 N Carlyle Ln.

Building Department Comment(s):

No objection to the variance.

RECEIVED
MAY 24 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Nelson Residence

Project Address: 604 N. Carlyle Ln.

ZBA #: 16-016

ZBA Hearing Date: June 13, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: May 23, 2016

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

Attached are the Petitioner's:

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

Comments: _____

No comment. - Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than Friday, June 3, 2016.

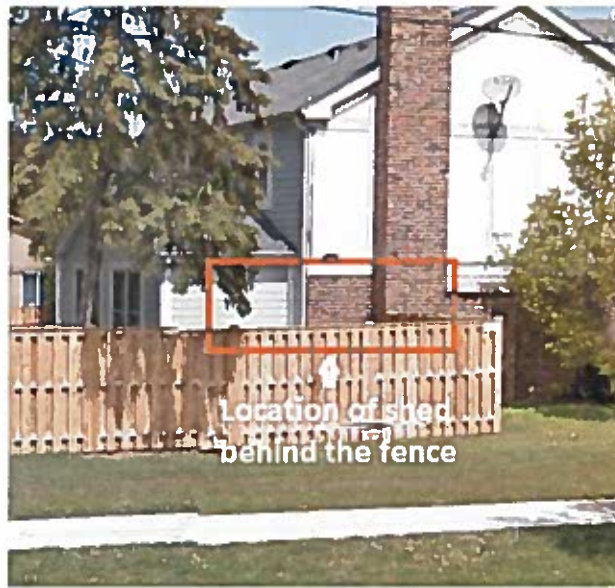
PETITION

NOW COMES the Petitioner Mark and Becky Nelson

being the owner of the property commonly as 604 N Carlyle Lane, Arlington Heights, IL 60004

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

6.5-2, Chapter 28, of the Arlington Heights Municipal Code, in order to: place a small shed in the backyard of the residence next to the house, which due to the backyard configuration, is the only viable spot to put a shed (proposed location shown below).



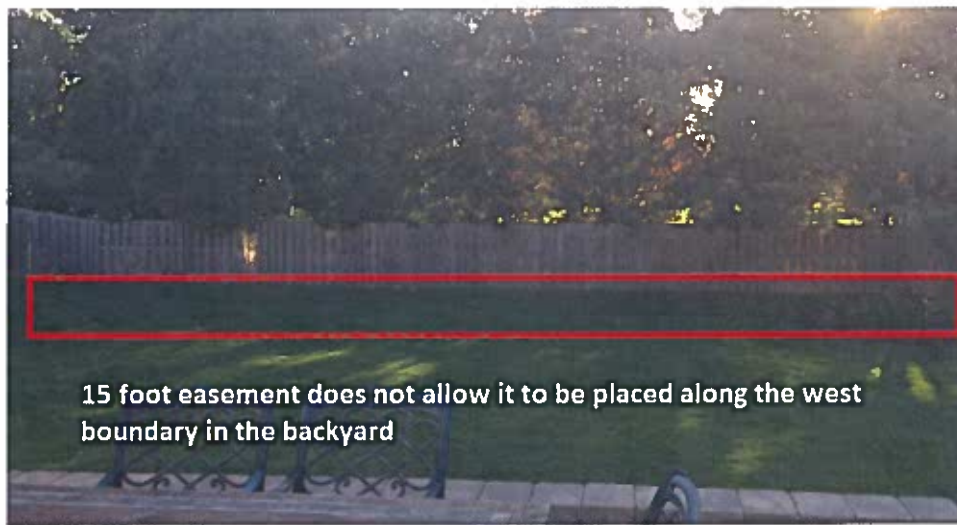
The photo above shows the view from GoogleMaps from Euclid Avenue looking North at the house. The proposed location would be in the backyard, but align with the side of the house.

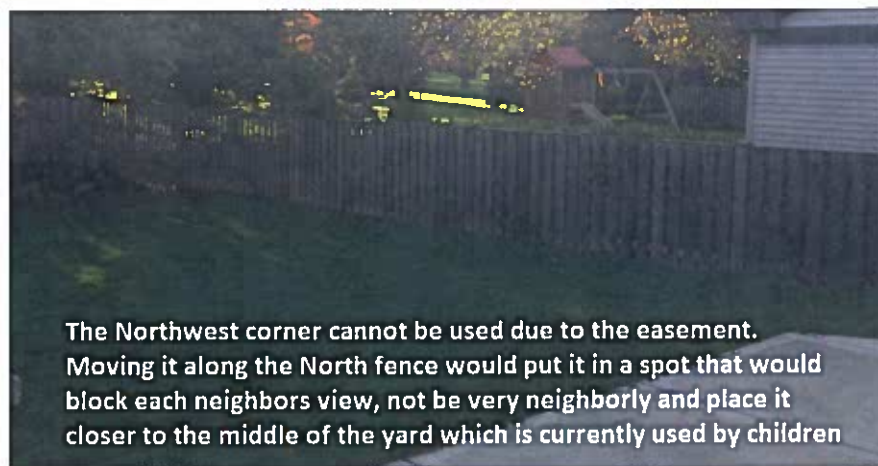


The photo above shows the proposed location from the backyard looking East (Euclid is to the North), which is an unused part of the backyard and a spot that will limit the view of the shed to neighbors and pedestrians walking along Euclid.

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

Due to the configuration of the backyard and the easement in the backyard, the shed cannot be placed in any area other that doesn't affect an easement, requires trees to be removed or affect the view of a neighbor and put the shed closer to the middle of the yard.





I hearby state the following unique circumstances exist:

As shown in the pictures above, the backyard configuration makes it difficult to place a small shed in the backyard meeting the village ordinance due to the easement and other unique circumstances. However, based on the space on the side of the house that is unused today and would hide the shed from neighbors is better than any other possible location. If needed, we would be willing to plant tall bushes outside of the fence on Euclid to enhance the look and feel of the yard while still being able to put the shed in a discreet location.

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

By placing the shed on the Southeast corner of the backyard along the backside of the house will be the most desirable location to meet the needs of the easement, not require any reduction in trees and still allow for good sightlines and views by neighbors to the north. This would have no effect on the value of the house or change the character of the house. By granting a variance, it will actually improve the character and overall value of the location.

Signed: Mark Nelson

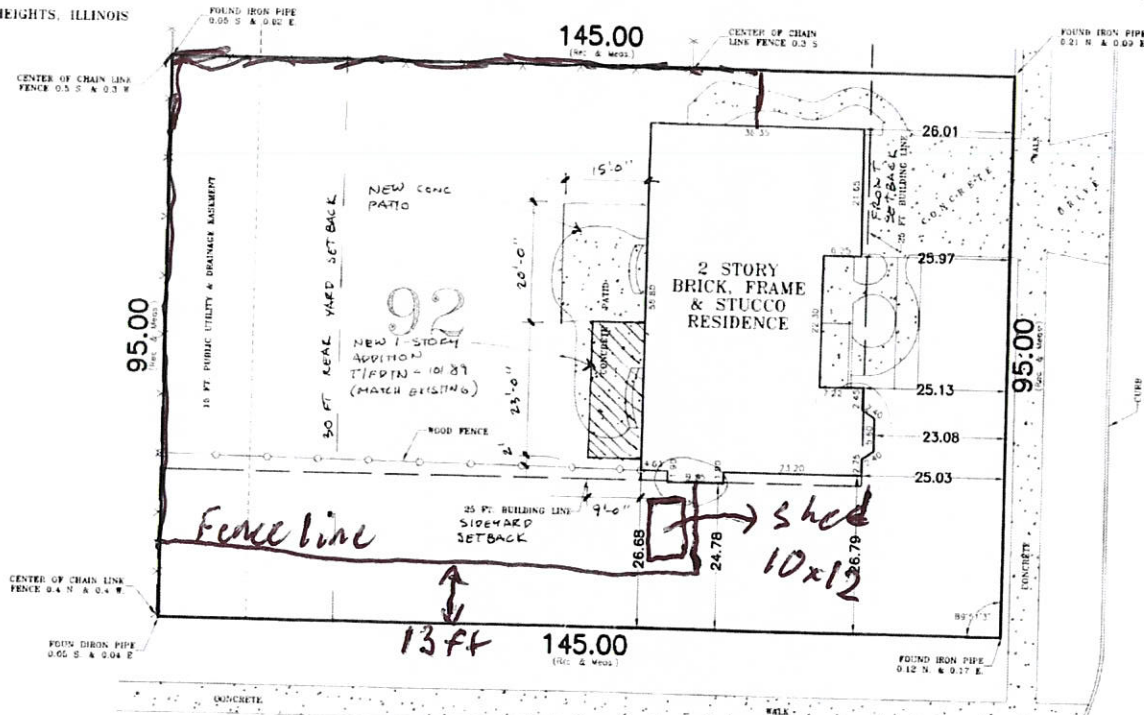
Date: 5/6/2016

Field Work Completed	12/10/03	FLD CREW	AM2/YK
Land Area Surveyed	13,775.0 Sq Ft	CAD.	EH
Drawing Revised	Concrete Addec 12/16/09		

PLAT OF SURVEY of

LOT 92 IN CARRIAGE WALK SUBDIVISION UNIT NUMBER 1, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 604 N. CARLYLE LANE, ARLINGTON HEIGHTS, ILLINOIS



SCALE: 1"=20'

GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND BASEMENTS 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 MAKING 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 EXTRAPOLATIONS 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.
- 7) SOME IMPROVEMENTS MAY NOT BE SHOWN DUE TO SNOW COVERAGE AT TIME OF SURVEY.

Professional Design Registration #104-002705

PREFERRED SURVEY, INC.

7045 W. 70TH STREET, BRIDGEVIEW, IL 60455
Phone 708-458-7045 / Fax 708-458-7855
www.psisurvey.com

EUCLID AVENUE

STATE OF ILLINOIS)
COUNTY OF COOK)

SURVEY ORDERED BY: JOHN KUKANKOS

I, JOSEPH P. MAINISCH, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS
11TH DAY OF DECEMBER A.D. 2009

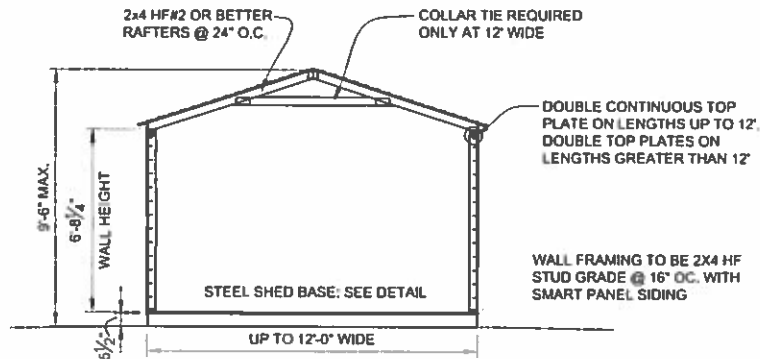
MY LICENSE EXPIRES ON 11/30/10

P.S.I. NO. 0689614



Field Work Completed	12/10/09	JLD CREW	AMG/TK
Land Area Surveyed	13,770.0 Sq. Ft.	CPD	CM
Drawing Revised	Concrete Addon	12/16/09	

TALL RANCH SHED - UP TO 12' x 24' SUNDANCE SERIES



1 BUILDING SECTION
KAL 12-11-12

NAILING

ROOF:
ATTACH 7/16 OSB SHEATHING TO TRUSSES WITH:
6d NAILS @ 6\" O.C. AT EDGES.
6d NAILS @ 12\" O.C. IN FIELD.

WALLS:
ATTACH 1/2\" DURATEMP TO WALL FRAMING WITH:
6d NAILS @ 6\" O.C. AT EDGES.
6d NAILS @ 12\" O.C. IN FIELD.

HEADER:
HEADER TO STUD - 4-8d TOENAIL OR
4-16d END NAIL DOUBLED HEADER
- 16d @ 16\" STAGGERED FACE NAIL

EARTH ANCHORS FOR THIS SHED ARE OPTIONAL. IF REQUIRED BY THE LOCAL BUILDING OFFICIAL, ANCHORS ARE AVAILABLE AT TUFF SHED. SEE SALESPERSON FOR PRICING.

#8 X 3\" FLAT HEAD SELF-TAPPING SCREWS SPACED @ 24\" O.C.

3/4\" APA OR TECO RATED T&G FLOOR DECKING.

2X6 STEEL JOISTS @ 24\" O.C.

#10 X 3/4\" PAN HEAD SELF-TAPPING SCREWS (2 PER TAB)

VENT HOLES @ 24\" O.C.

OPTIONAL LEVELING BLOCKS

2X6 STEEL TRACK EACH END

REMOVE 3/8\" FROM TOP & BOTTOM OF 6\" WEB. BEND 5 1/4\" END TO FORM TAB.

- STEEL SHED FOUNDATION:**
2X6 16-GAUGE STEEL TRACKS G210 ZINC COATED
2X6 16-GAUGE STEEL JOISTS G210 ZINC COATED @ 24\" O.C.
(SUPPLIER: ALLIED STUDCO (JOIST: 600S162-054 / TRACK: 600T125-054) ICBO ER-4943P).
- 3/4\" APA OR TECO RATED TONGUE AND GROOVE FLOOR DECKING. 24\" MAX PANEL SPAN.
- FASTEN FLOOR DECKING TO JOIST & TRACKS USING #8 X 1-5/8\" MINIMUM LONG SELF DRILLING SCREWS @ 12\" O.C. NO BLOCKING REQUIRED. ALL EDGES SHALL LIE ON FLOOR JOISTS. STAGGER PANEL LAYOUT PER APA CONDITION 1.
- FASTEN SOLE PLATE THROUGH FLOOR DECKING INTO JOISTS OR TRACKS WITH #8 X 3\" GALV SELF DRILLING SCREWS @ 24\" O.C.
- ALLOWABLE FLOOR LIVE LOAD: 75 PSF FOR STEEL JOISTS CONTINUOUSLY SUPPORTED. 50 PSF FOR JOISTS ON BLOCKS AS SHOWN.
- USE OPTIONAL CONCRETE BLOCKS AS REQUIRED TO LEVEL BUILDING: SUGGESTED SIZES: 2\" X 8\" X 16\", 4\" X 8\" X 16\", OR 8\" X 8\" X 16\" BLOCKS UNDER JOISTS @ 10\"-0\" OC MAXIMUM. BLOCKS UNDER TRACK SPACED @ 5\"-0\" OC MAXIMUM.

4 SHED BASE DETAIL

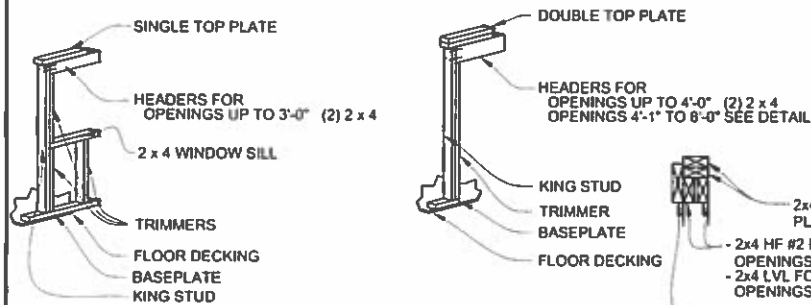
BUILDING CODE:

2000 IBC

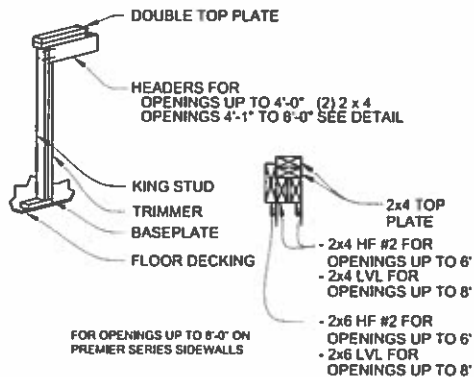
DESIGN LOADING

WIND SPEED & EXPOSURE 90 C.
ROOF LIVE LOAD 30 PSF.
ROOF DEAD LOAD 10 PSF.

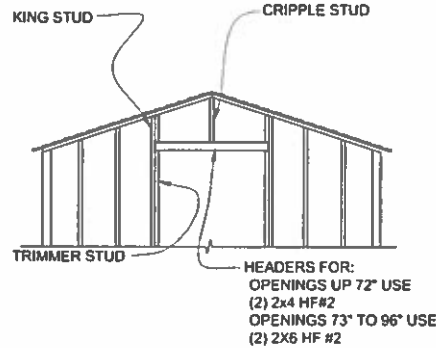
FOR SHEDS WHICH OTHERWISE MEET THE PRESCRIPTIVE REQUIREMENTS OF THE 2000 IBC. ALL SHEDS CONSTRUCTED ACCORDING TO STANDARD CONVENTIONAL CONSTRUCTION METHODS



2A WINDOW HEADER DETAIL FOR LOAD BEARING WALLS
KAL 12-11-12



2B DOOR HEADER DETAIL FOR LOAD BEARING WALLS
KAL 12-11-12



3 HEADER DETAIL FOR NON LOAD BEARING WALLS
KAL 12-11-12

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MAY 06 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

420-02u-02



TUFF SHED®
Storage Buildings & Garages
TUFF SHED, INC.

CHICAGO, IL
1-800-BUY-TUFF
(708) 305-7533
STORE 420

Inv. # _____
Customer: _____
Site Address: _____
Building Size: _____

P.O. # _____
Drawn By: SAH
Date: 07/13/06
Checked By: _____
Date: _____
Revised: _____
Revised: _____

THESE DRAWINGS AND THE DESIGN ARE THE PROPERTY OF TUFF SHED, INC. THESE DRAWINGS ARE FOR A BUILDING TO BE SUPPLIED AND BUILT BY TUFF SHED. ANY OTHER USE IS FORBIDDEN BY TUFF SHED INC & THE ENGINEER OF RECORD.

DRAWINGS BY:
TUFF SHED, INC.
IN HOUSE DRAFTING DEPARTMENT
1777 S. HARRISON STREET
DENVER, COLORADO 80210
(303) 753-TUFF

Title: BUILDING SECTIONS
SHED BASE
DETAILS
HEADER FRAMING
DETAILS
GENERAL NOTES
Scale: AS NOTED Sheet 1 of 1

SHEET:
1

* Built on GRASS



TUFF SHED®

BUILDERS HELPER FORM

(WHEN COMPLETE FAX TO 847-768-0213)

TR-700

011012

Customer: Mark Nelson Invoice # MN 5/22/15 @ 4:30pm

QUESTIONS / INFO. FOR CUSTOMER

	Initial
Customer or responsible individual must be at site at the time of delivery.	<u>MN</u>
Length of carry from truck? <u>< 150 FT</u> Clear access to site must be provided by customer.	<u>MN</u>
There must be 18" (24" for Barn Style) of clear workspace on all sides of the building site.	<u>MN</u>
Site must be clean & level? Additional charges will apply if leveling beyond 4" is required.	<u>MN</u>
Customer will provide 110VAC, 20AMP electrical service within 100 feet of build site.	<u>MN</u>
Building permits, fees and all related cost of site readiness are customer's responsibility. <u>TS TO PULL</u>	<u>MN</u>
Upon delivery customer will give permit instructions to the installer to ensure code compliance.	
Buyer understands that Building Permits and Engineering fees are non-refundable.	
Pathway from the street to the site must not contain any areas that are less than 3'w x 9'h.	
I understand that any order missing information (i.e. Option Placement, Color Selections, Signatures, Down Payment, etc.) cannot be scheduled for delivery and a 15% restocking fee will be assessed if a delivery date is cancelled with less than 2 working days notice.	
I understand although most structures are completed in one day it is not guaranteed.	
I understand that occasionally, due to weather, usually rain or temperature touch up painting may not be possible on the day it is delivered and if chosen a return trip will be required.	
If Tuff Shed is unable to do the touch up paint you may choose to have the builder leave a touch up kit and issue you a \$40 credit. Please circle whether you would prefer us to leave a kit or return?	Kit ☐ Return ☐
I understand that I must sign paperwork on the day of the build including a waiver. If I must leave prior to completion, I will complete the paperwork prior to leaving.	

BASE PAINT COLOR: Lakefront TRIM PAINT COLOR: Wentworth white
 SHINGLE SELECTION: Onyx Black 3TAB DRIP EDGE: White
 FAB / BUILD NOTES: _____

Side 4

Side 3

* (12ft) 16" shelf *

Side 2

Overhead View

Side 1

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DEVELOPMENT DEPARTMENT

Customer Signature: _____ Date: _____



Item: ZBA#16-018 - Applegate Residence - 4 N. Reuter Dr.

Department: Planning & Community Development

REQUEST

1. A 3 foot height variance from Chapter 28, Section 6.13-3 to allow a 6 foot tall fence in the front yard where 3 feet is the maximum height.
2. A variation from Chapter 28, Section 6.13-3 to allow a solid fence in the front yard where only an open fence is permitted.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents & Drawings

Type

Board or Commission Report
Correspondence
Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 13, 2016
Date Prepared: June 6, 2016
Project Title: Applegate Residence
Address: 4 N. Reuter Drive

Background Information

Petition Number: ZBA #16-018
Petitioner: Robert Applegate
Address: 4 N. Reuter Dr.
Arlington Heights IL 60005
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner is proposing a six foot high solid fence in the front yard. Pursuant to Chapter 28, Section 3.2-220, the front yard on a corner lot is the smaller of the two dimensions adjacent to a street. The smaller of the two dimensions for the subject site is the frontage along Campbell Street. Therefore, the petitioner requests the following variations:

- **A 3 foot height variance from Chapter 28, Section 6.13-3 to allow a 6 foot tall fence in the front yard where 3 feet is the maximum height.**
- **A variation from Chapter 28, Section 6.13-3 to allow a solid fence in the front yard where only an open fence is permitted.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three 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	✓	5/26/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/25/16	
3. Letter that was Mailed	✓	5/11/16	
4. Photographs of Sign on Property	✓	5/25/16	

Photograph of Existing Structure



ZBA# 16-018
4 N Reuter Dr - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 23, 2016
Completed: May 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 3 ft variance to allow a 6 ft tall fence in the front yard where 3 ft is the maximum height; and

A variance to allow a solid fence in the front yard where only an open fence is permitted.

The Engineering Department is NOT IN FAVOR of the proposed variations due to site distance concerns at the corner of Reuter & Campbell St.

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MAY 26 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

May 24, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-018 – Applegate Residence, 4 N Reuter Dr

Building Department Comment(s):

No objection to the variance.

Homeowner shall be responsible for repairing and maintaining fence if/when utility companies need access to any portion of the utility easement.

RECEIVED
MAY 24 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Applegate Residence

Project Address: 4 N. Reuter Dr.

ZBA #: 16-018

ZBA Hearing Date: June 13, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: May 23, 2016

- A 3 foot height variance from Chapter 28, Section 6.13-3 to allow a 6 foot tall fence in the front yard where 3 feet is the maximum height.
- A variation from Chapter 28, Section 6.13-3 to allow a solid fence in the front yard where only an open fence is permitted.

Attached are the Petitioner's:

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

Comments: _____

No comment. - STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, June 3, 2016.

PETITION

NOW COMES the Petitioner, Robert Alan Applegate, being the owner of the property commonly known as 4 North Reuter Drive, Arlington Heights, Illinois 60005 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights Municipal Code, in order to have a privacy fence installed around backyard of property.

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

My wife and I would not be able to utilize our backyard to its fullest potential without being completely exposed to daily traffic on Campbell Street as well as being so close to the frequently shopped strip mall across the street.

I hereby state that the following unique circumstances exist:

Without a privacy fence, our backyard and back of our house are exposed to the public, which has resulted in many situations where our backyard has been full of litter and trash from the street. We also have had pedestrians wander onto our property late at night. In addition, we bought our house last year and we plan on starting a family this year and we feel that a privacy fence would benefit our family's safety as well as privacy.

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

Our will match other fences that our neighbors have recently installed, which are located on the other corners of Reuter Drive and along Campbell Street. We plan to meet or exceed the quality of the fences that exist in and around our neighborhood today.

Signed: _____



Date: _____



RECEIVED
MAY 11 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

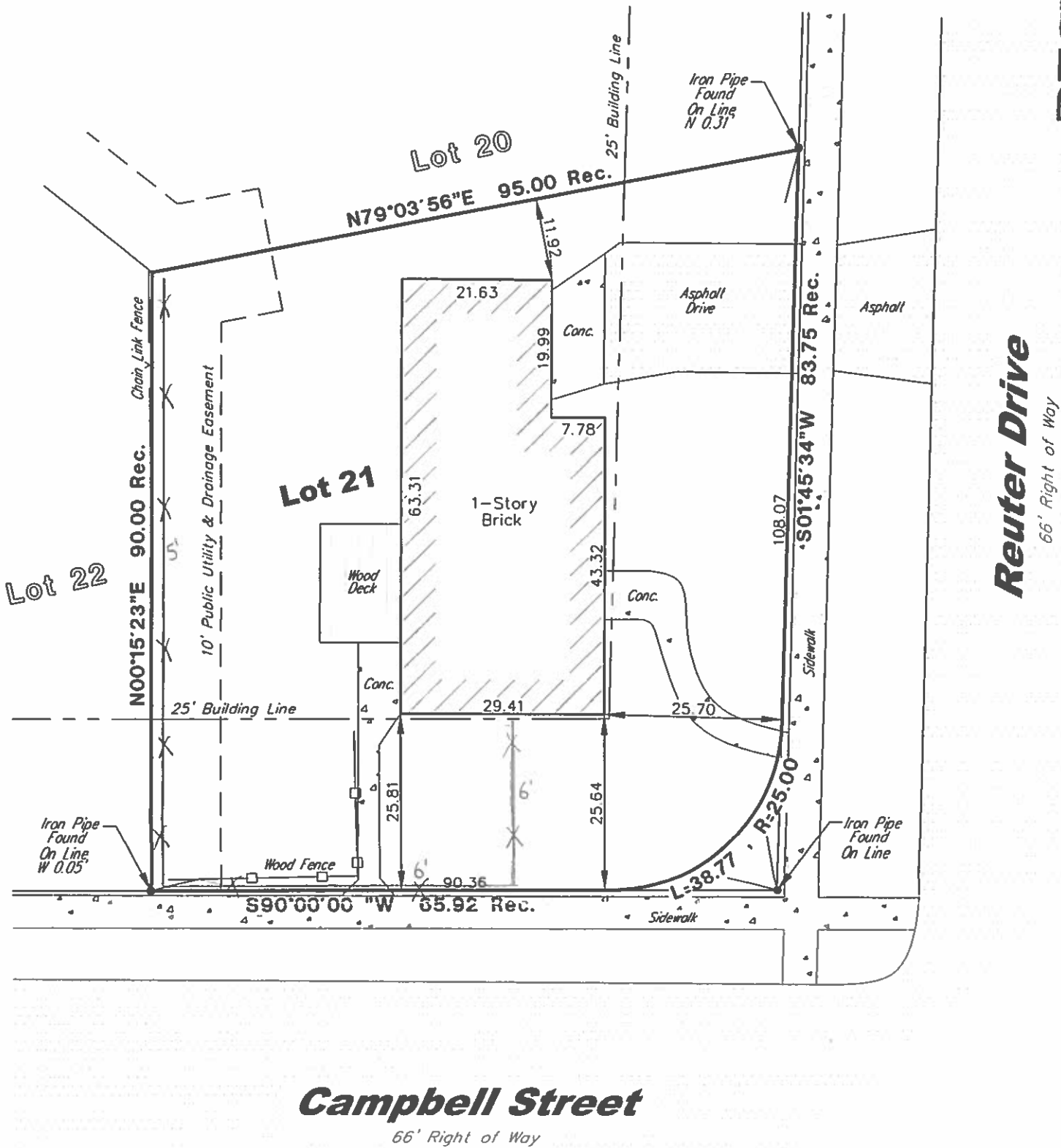


PLAT OF SURVEY

LOT 21 IN BLOCK 6 IN REUTER'S WESTGATE UNIT NO. 1, A SUBDIVISION OF PART OF THE SOUTHWEST ¼ OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

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MAY 11 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Campbell Street
66' Right of Way

Legend:

- Set 1/2" Iron Pipe
- Found Iron Pipe
- X-Found Cross

Surveyor Notes:

- Field Work Completed on 03-31-15
- Prepared for Survey Services, for real estate transaction.
- Site Address: 4 N. Reuter Drive, Arlington Heights, IL
- Pin No.: 03-30-313-033
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.

State of Illinois)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 01st day of April, A.D. 2015 in Palatine, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-16

This professional service conforms to the current Illinois minimum standards for a land survey.



Job Number	LS150136
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY

	Land Surveying Services, Inc.
574 W. Colfax Street Palatine, Illinois 60067	
Ph. (847)991-7700 Fax. (847)991-7707	
Professional Design Firm License No. 184-003632	

Field Work Completed:	03-31-15
Scale: 1" = 20'	Date: 04-01-15
Site Address:	
4 N. Reuter Drive	
Arlington Heights, Illinois	

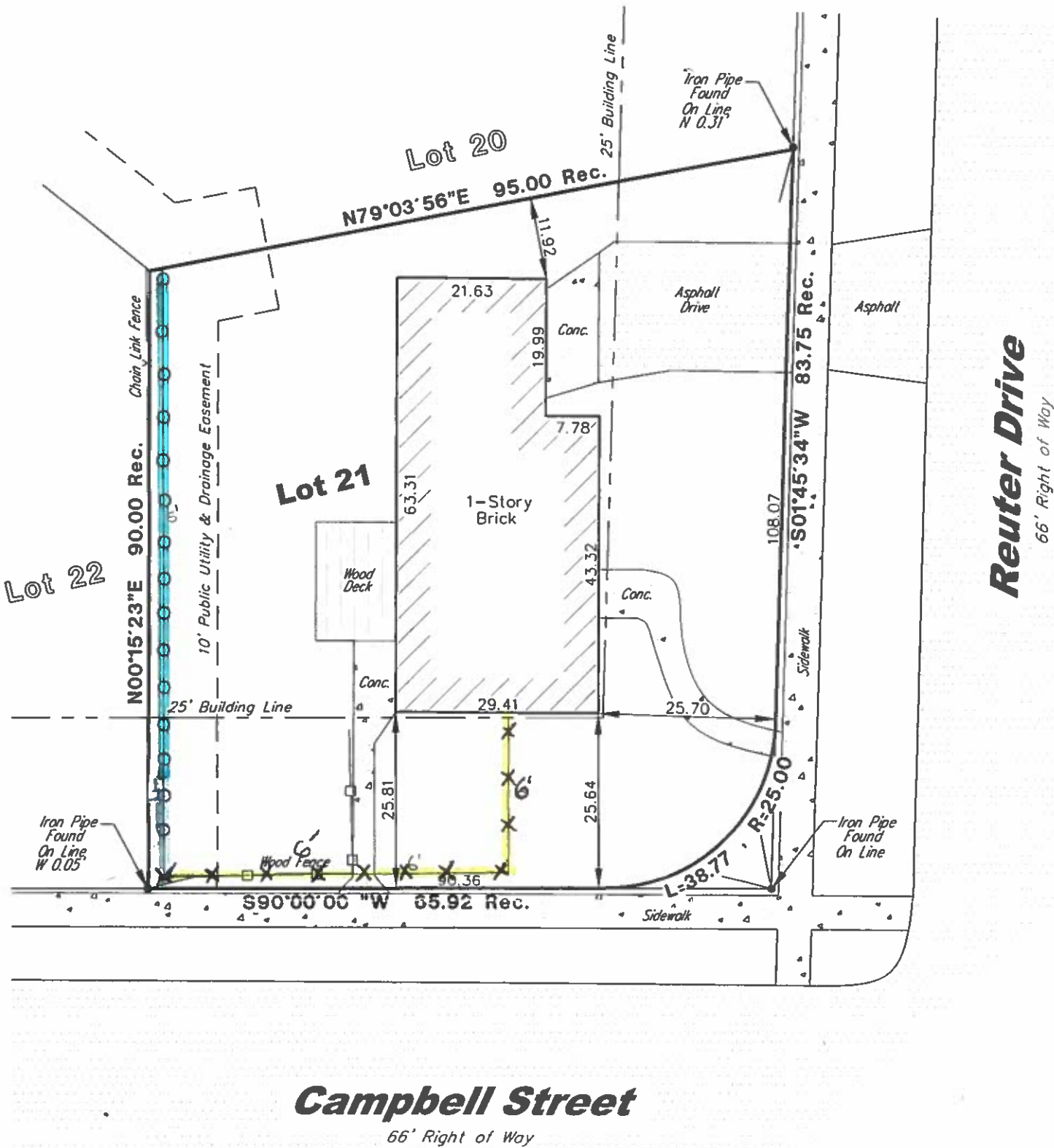
Drawn By:	KD	Checked By:	GJK
Drawing Revisions			
REVISION	Date	Drawn	Checked



Scale: 1" = 20'

PLAT OF SURVEY

LOT 21 IN BLOCK 6 IN REUTER'S WESTGATE UNIT NO. 1, A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



*** PROPOSED 6' SOLID FENCE
*** PROPOSED 5' SOLID FENCE

Legend:

- O-Set 1/2" Iron Pipe
- Found Iron Pipe
- X-Found Cross

Surveyor Notes:

- Field Work Completed on 03-31-15
- Prepared for Survey Services, for real estate transaction.
- Site Address: 4 N. Reuter Drive, Arlington Heights, IL
- Pln No.: 03-30-313-033
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.

State of Illinois)
SS)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 01st day of April, A.D. 2015 in Palatine, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-16

This professional service conforms to the current Illinois minimum standards for a minimum survey.

RECEIVED
MAY 11 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Job Number LS150136
Sheet Name PLAT OF SURVEY
Sheet Number SURVEY

LSI Land Surveying Services, Inc.
574 W. Colfax Street Palatine, Illinois 60067
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Field Work Completed:	03-31-15
Scale: 1" = 20'	Date: 04-01-15
Site Address: 4 N. Reuter Drive Arlington Heights, Illinois	

Drawn By: KD	Checked By: GJK		
Drawing Revisions			
REVISION	Date	Drawn	Checked



Proposed Fence

4 N. Reuter



Item: ZBA#16-019 - Cella Residence - 131 N. Waterman Ave.

Department: Planning & Community Development

REQUEST

A 11.3 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 18.7 feet from the east property line instead of the minimum 30 feet and an additional 1.5 feet for the eave.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents & Drawings

Type

Board or Commission Report
Correspondence
Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 13, 2016
Date Prepared: June 6, 2016
Project Title: Cella Residence
Address: 131 N. Waterman Ave.

Background Information

Petition Number: ZBA #16-019
Petitioner: Abigail Randall
Address: 39 E. Quincy St. Unit 2B
Riverside, IL 60546
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner is proposing an addition to an existing one story home. The one story addition will connect the existing detached garage to the existing home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,844 square feet. The proposed residence will have approximately 2,212 square feet. Where an accessory structure is structurally attached to a main building it is subject to the setbacks for the principle structure. Therefore the petitioner requests the following variation:

- **A 11.3 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 18.7 feet from the east property line instead of the minimum 30 feet and an additional 1.5 feet for the eave.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three 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	✓	5/27/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/27/16	
3. Letter that was Mailed	✓	5/27/16	
4. Photographs of Sign on Property	✓	5/27/16	

Photograph of Existing Structure



ZBA# 16-019
131 N Waterman Ave - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 23, 2016
Completed: May 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 11.3 ft variance to allow an addition with a rear yard setback of 18.7 ft from the east property line instead of the minimum 30 ft and an additional 1.5 ft for the eave.

Note: The proposed addition will connect the existing home and the existing detached garage, and the variance is for the existing setback of the garage.

The Engineering Department has NO OBJECTION to the proposed variation.

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MAY 26 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

May 24, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-019 – Cella Residence, 131 N Waterman Ave

Building Department Comment(s):

No objection to the variance.

Note: The drawing depicting the addition between the house and detached garage is labeled Quezada Residence.

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DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Cella Residence

Project Address: 131 N. Waterman Ave.

ZBA #: 16-019

ZBA Hearing Date: June 13, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: May 23, 2016

- A 11.3 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 18.7 feet from the east property line instead of the minimum 30 feet and an additional 1.5 feet for the eave.

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION IS NICELY DESIGNED AND IS FAVORABLE FOR AN ADMINISTRATIVE DESIGN APPROVAL AS A

Please review, comment, and return to me no later than Friday, June 3, 2016.

"SMALL PROJECT".

STEVE HAUZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner, ^{Denise}~~Lou~~ Cella, being the Owner of the property commonly known as 131 N. Waterman Avenue and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to construct a Single Story Addition to an Existing 1-1/2 Story Single Family Residence, attaching an Existing Detached Garage to the home.

I hereby state that the following hardship would exist if not granted:
An Existing Garage, currently Detached, would be located within the Rear Yard and would be considered Non-Conforming.

I hereby state that the following unique circumstances exist:
The Existing Masonry and Frame Detached Garage as well as the curb cut is located in the Rear Yard on a Corner Lot.

I hereby state that the variation, if granted, will not alter the essential character of the locality because:
The Home will maintain the Scale and Character of the Existing Home and Garage by using the existing structures. It will not encroach any further on the neighbor's property.

Signed:

Date:

Denise Cella

5/13/16

~~Lou~~ Cella, Petitioner
^{Denise}

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MAY 13 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

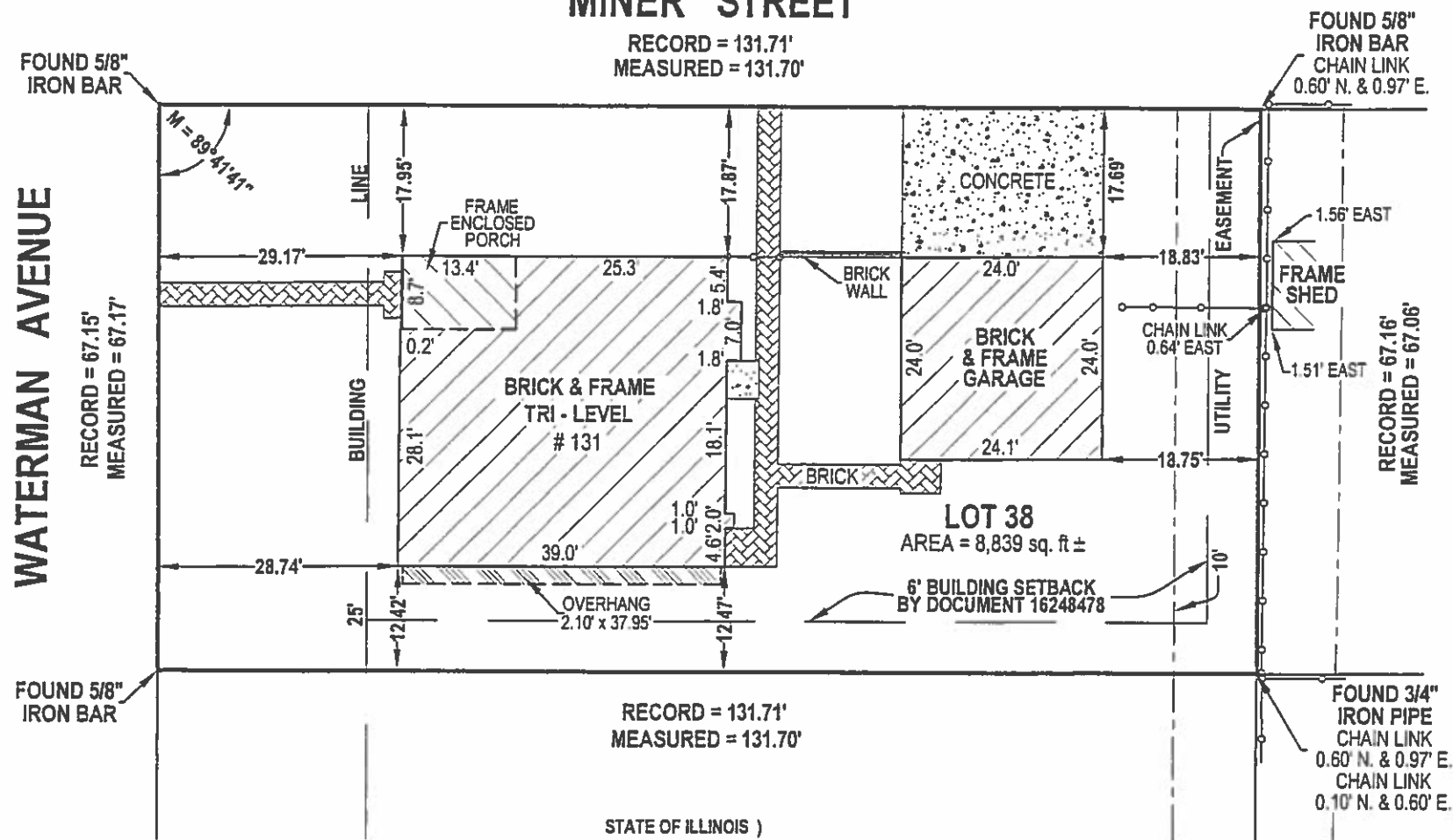
Phone: 847-973-1873
Fax: 847-973-9783
midlakes.survey@yahoo.com

PLAT OF SURVEY

LOT 38 IN THE LURYA ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST 10 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO OF LOTS 1 AND 2 IN ARTHUR T. MCINTOSH'S ARLINGTON HEIGHTS FARMS, A SUBDIVISION OF THE SOUTH 1/2 OF THE SOUTHWEST 1/4 OF SAID SECTION 28, IN COOK COUNTY, ILLINOIS.

MINER STREET

RECORD = 131.71'
MEASURED = 131.70'



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MAY 13 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling.
All fences are located to centerlines, unless otherwise noted. Field work completed on 08/15/2013

COPYRIGHT 2013 - MID LAKES SURVEY COMPANY

Job no. 452077 P.I.N. 03 - 28 - 403 - 001 Scale 1" = 20'
Address 131 N. WATERMAN AVENUE Township WHEELING Platted By MF
ARLINGTON HEIGHTS, IL 60004 Ordered By JAMES C. SIEBERT, ESQ. Checked By NNM

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annexed plat is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

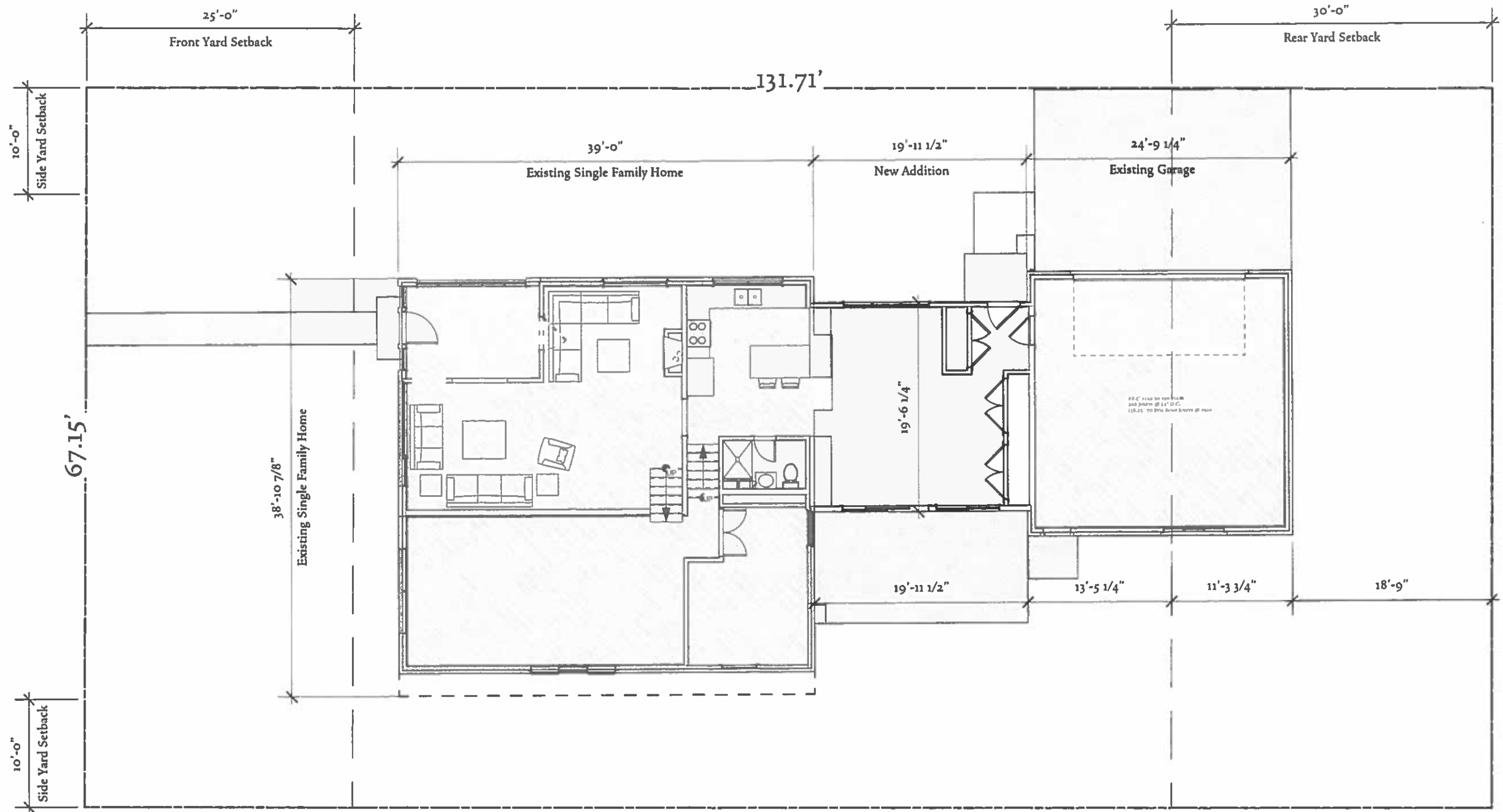
Dated AUGUST 16, 2013

MID LAKES SURVEY COMPANY

By Nathaniel N. Messer, PLS
Illinois Professional Land Surveyor. My license expires 11/30/2014

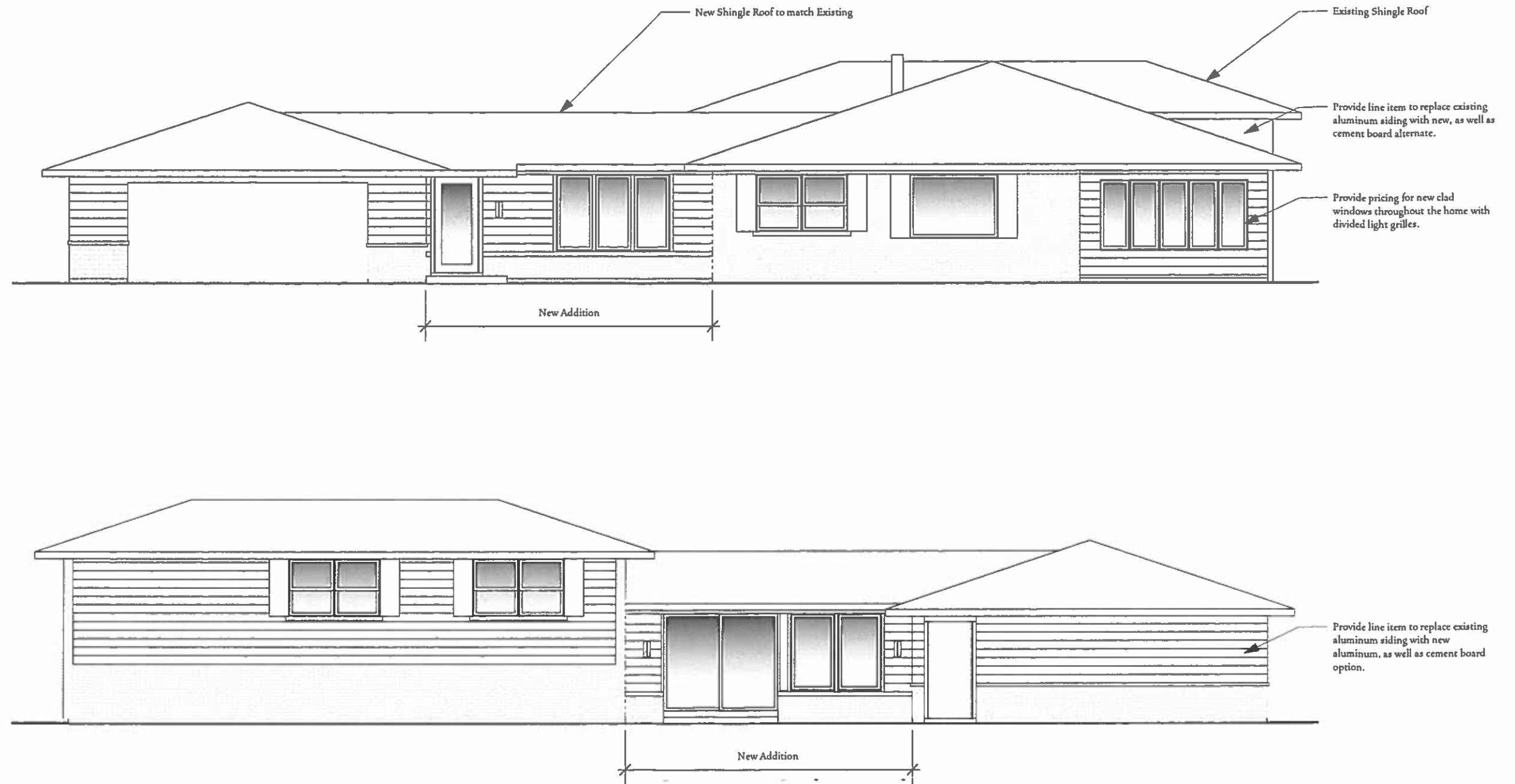
CERTIFIED COPIES ENCLOSED WITH PAID STAMP

WATERMAN AVENUE



1 SITE PLAN- 131 N. WATERMAN AVENUE
SCALE: 3/32" = 1'-0"

RECEIVED
MAY 13 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



RANDALL ARCHITECTS

39 East Quincy | Unit 2B | Riverside, Illinois 60546
office 708.853.9439 | randallarchitects.com

Quezada Residence

Schematic Design

05.06.16



Item: ZBA#16-021 - LaSalvia Residence - 1119 N. Beverly Ln.

Department: Planning & Community Development

REQUEST

A 10.2 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a 22.1 foot wide covered front porch with a front yard setback of 19.6 feet from the northwest property line instead of the minimum 29.8 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents & Drawings

Type

Board or Commission Report
Correspondence
Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 13, 2016
Date Prepared: June 6, 2016
Project Title: LaSalvia Residence
Address: 1119 N. Beverly Ln.

Background Information

Petition Number: ZBA #16-021
Petitioner: Frank & Oksana LaSalvia
Address: 1119 N. Beverly Ln.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

On October 13, 2013 the Zoning Board of Appeals approved variations for the subject site. The applicant has submitted for a building permit; however, pursuant to Chapter 28, Section 12.1d 'No order of the Board permitting the erection or alteration of a building shall be valid for a period longer than one year, unless a building permit for such erection or alteration is obtained within such period and such erection or alteration is started and proceeds to completion in accordance with the terms of such permit'. Since a year has passed, the approvals from the Zoning Board of Appeals are no longer valid. The petitioner is returning with a modified project. The petitioner is proposing to construct the new front porch with a small increase to the depth of the proposed porch. Previously the Zoning Board of Appeals approved an 8.5 foot variance for the front yard encroachment and the petitioner is requesting a variance for 10.2 feet.

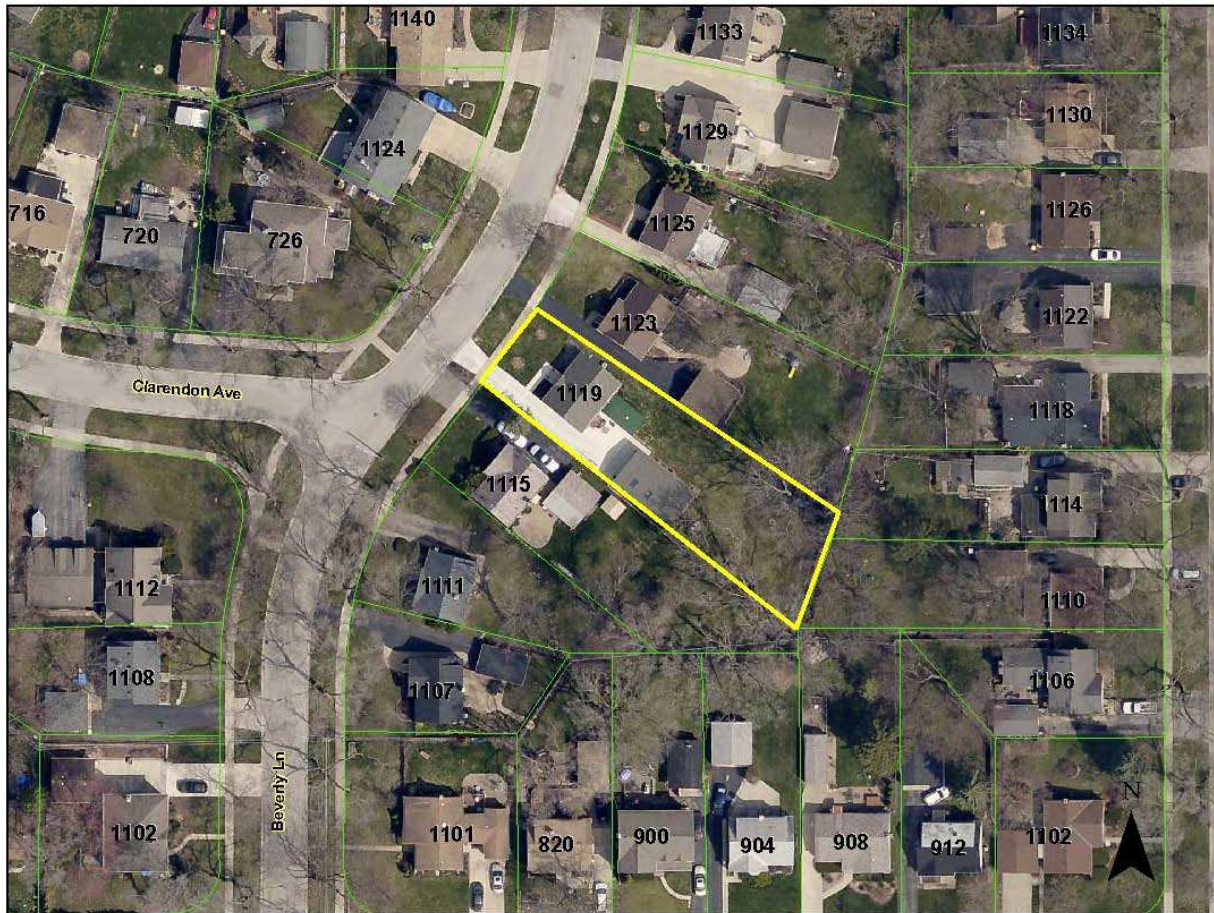
In 2013, the petitioner also received approvals for an addition in the rear of the home. The petitioner is not moving forward with the addition in the rear yard. The petitioner is requesting the following variation:

- **A 10.2 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a 22.1 foot wide covered front porch with a front yard setback of 19.6 feet from the northwest property line instead of the minimum 29.8 feet and an additional 1.0 feet for the eave.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three 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	✓	5/27/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/27/16	
3. Letter that was Mailed	✓	5/27/16	
4. Photographs of Sign on Property	✓	5/27/16	

Photograph of Existing Structure



ZBA# 16-021
1119 N Beverly Ln - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 23, 2016
Completed: May 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 10.2 ft variance to allow a 22.1 ft wide covered front porch with a front yard setback of 19.6 ft from the northwest property line instead of the minimum 29.8 ft and an additional 1 ft for the eave.

The Engineering Department has NO OBJECTION to the proposed variation.

RECEIVED
MAY 26 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

May 24, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-021- LaSalvia Residence, 1119 N Beverly Ln.

Building Department Comment(s):

No objection to the variance.

RECEIVED
MAY 24 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: LaSalvia Residence

Project Address: 1119 N. Beverly Ln.

ZBA #: 16-021

ZBA Hearing Date: June 13, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: May 23, 2016

- A 10.2 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a 22.1 foot wide covered front porch with a front yard setback of 19.6 feet from the northwest property line instead of the minimum 29.8 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: THE PROPOSED FRONT PORCH IS NICELY DESIGNED AND IS FAVORABLE FOR AN ADMINISTRATIVE DESIGN APPROVAL AS A

Please review, comment, and return to me no later than Friday, June 3, 2016.

"SMALL PROJECT".

-STEVE HAUZINGER, DESIGN PLANNER

MAY 15, 2016

PETITION

1119 North Beverly Lane, Arlington Heights, Illinois 60004

NOW COMES the Petitioner Oksana and Frank LaSalvia being the owner of the property commonly known as: 1119 North Beverly Lane, Arlington Heights, Illinois 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from the Arlington Heights Municipal Code, Chapter 28 Zoning Regulations, Section 5.1-3.6 (Required Minimum Yards) in order to allow a front yard of 21.34' whereas 29.75' is required in order to build a front entry, and porch. Also Addition 3

I hereby state that the following hardship would exist if the variation were not granted: The existing home has a limited front entry that does not provide room for reception of guests nor a coat closet. There are 3 adults and 4 children, 3 of whom are in High School, that live in the home. They are in need of a more gracious entry with a cover for protection from the elements.

I hereby state that the following unique circumstances exist: The home is situated on a curve in the street creating an illusion that the house is set back farther than it is. The houses adjacent to the home are not in strict alignment with one another due to the curve of the street.

Also Addition
I hereby state that the variation, if granted, will not alter the essential character of the locality. The new entry porch ~~and~~ foyer are designed to harmonize with the size, scale and character of the neighborhood and the surrounding homes. The fact that the home is located on the curve minimizes the perception of the front yard encroachment.

Signed: (petitioner) Oksana LaSalvia date: 5-15-16

RECEIVED
MAY 16 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NORTH

PLAT OF SURVEY MARCHESE SURVEYING, INC. RESIDENTIAL - COMMERCIAL SURVEYS

1281-G Homestead Circle
Bartlett, Illinois 60103

Phone: (630) 830-1570
Fax: (630) 830-1844

RECEIVED
MAY 16 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROPERTY DESCRIPTION

LOT 35 IN BLOCK 4 IN ARLINGTON GREENS, BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JUNE 11, 1982 AS DOCUMENT NUMBER 1408517, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS: 1119 NORTH BEVERLY LANE IN ARLINGTON HEIGHTS, ILLINOIS.

DATE: 11-16-09 ADDRESS: 1119 N. Beverly Ln
NOTES: PAGE 9
PLANS APPROVED CONTINGENT UPON REVISED DRAWINGS SUBMITTED (DATE):
APPROVED PLANS ARE REQUIRED AT THE JOB SITE INSPECTIONS WILL OCCUR WITHOUT THE APPROVED PLANS ON SITE.
ARCHITECT/CONTRACTOR OR OWNER IS RESPONSIBLE TO MEET ALL APPLICABLE LOCAL, STATE AND FEDERAL STANDARDS.
VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
11/20/09
09-3647
1 OF 3 COPIES

ANY CHANGES MADE TO THE SCOPE OF WORK MUST BE IN WRITING AND MUST BE APPROVED BY THE SURVEYOR FOR APPROVAL.

3 INCH DIAMETER BRASS DISC SET IN CONCRETE 4 INCHES ABOVE GRADE, APPROXIMATELY 34.00 FEET NORTH OF THE CENTERLINE OF OAKTON STREET AND APPROXIMATELY 34.00 FEET EAST OF THE CENTERLINE OF DRYDEN AVENUE AT THE NORTHEAST CORNER OF THE INTERSECTION.
ELEVATION = +880.28 B.M.V.D. 1829 DATUM PROVIDED BY VILLAGE OF ARLINGTON HEIGHTS

SITE BENCH MARK

THE SOUTHEAST CORNER BOLT ON A FIRE HYDRANT LOCATED APPROXIMATELY 2 LOTS SOUTH OF THE SURVEY SITE SHOWN HEREON AND EAST OF BEVERLY LANE.
ELEVATION = +880.28 B.M.V.D. 1829 DATUM PROVIDED BY VILLAGE OF ARLINGTON HEIGHTS

T/F = TOP OF FOUNDATION
F/F = FINISHED FLOOR
T/C = TOP OF CURB
B/C = BOTTOM OF CURB
O = PROPOSED ELEVATION

NOTE: TO CONVERT FROM B.M.V.D. 1829 DATUM TO N.A.S.D. 1988 DATUM SIMPLY SUBTRACT 0.30 FROM DATA SHOWN HEREON.

A PRELIMINARY TITLE POLICY REPORT WAS NOT FURNISHED TO MARCHESE SURVEYING INC. FOR OUR USE IN PREPARING THIS SURVEY, THEREFORE THERE MAY BE ADDITIONAL EASEMENTS AND OR SERVITUDES ERECTING THIS PROPERTY WHICH ARE NOT SHOWN ON THIS PLAT OF SURVEY.

SCALE: ONE INCH = FIFTEEN FEET

ORDER NO: 09-15006A

ORDERED BY: MR. FRANK R. LASALVA

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE. FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE.

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, ROCCO J. MARCHESE, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
DATED AT BARTLETT, NOVEMBER 3, 2009



NOT VALID UNLESS SEAL IS IN RED INK.

ANY REPRODUCTION OF THIS PLAT IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT FROM MARCHESE SURVEYING, INC.

DATE: 11/16/09

1119 NORTH BEVERLY LANE ARLINGTON HEIGHTS, ILLINOIS 60004



 LEFT LINE
 GETBACK LINE
 BUILDING LINE

SITE PLAN

SCALE: 1" = 20'-0"

FRONT YARD SETBACK

[illegible]

TOTAL	445-5
-------	-------

4463' / 6 HOURS - 79'4"

23'-0" ESTABLISHED SETBACK

5524

[illegible]

RECEIVED
MAY 16 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

SHEET INDEX

FLOOR AREAS

UNITED SPECIFICATIONS

SPECIES: G.F.F	NAME: LVL BEAMS
GRADE: NUMBER 2	USE MICROLAM LVL
Ps: 875 PSI	Pd: 2,500 PSI
E: 1,000,000 PSI	E: 1,800,000 PSI
Pv: 70 PSI	Pv: 285 PSI
Pcp: 425 PSI	Pc : 1,460 PSI
	Pc ⊥: 780 PSI

DESIGN LOADS

ROOF	30 PSF LIVE 10 PSF DEAD
FLOOR	40 PSF LIVE
WALLS	20 PSF WIND

VILLAGE CODES:

INTERNATIONAL RESIDENTIAL CODE, 2003 EDITION
INTERNATIONAL BUILDING CODE, 2003 EDITION
INTERNATIONAL MECHANICAL CODE, 2003 EDITION
INTERNATIONAL FUEL GAS CODE, 2003 EDITION
ILLINOIS ENERGY CONSERVATION CODE, 2003 EDITION
INTERNATIONAL FIRE CODE, 2003 EDITION
LIFE SAFETY CODE, NFPA 101, 2003 EDITION
NATIONAL ELECTRICAL CODE, 2003 EDITION
ILLINOIS PLUMBING CODE, 2014 EDITION
ILLINOIS ACCESSIBILITY CODE, 1991 LATEST EDITION

ALL CODES LISTED CODES AND VILLAGE OF ARLINGTON HEIGHTS AMENDMENTS

THIS IS TO CERTIFY THAT THESE DRAWINGS HAVE BEEN DONE UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL APPLICABLE ZONING AND BUILDING CODES FOR THE VILLAGE OF ARLINGTON HEIGHTS.

DATE OF SIGNATURE. / /

JOSEPH A. MEYER
STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON IL 60010 847-382-0200

TWO STORY ADDITION FOR:
MIR. & MRS. FRANK LASALVIA
11119 NORTH BEVERLY LANE ARLINGTON HEIGHTS, ILLINOIS 60004

DATE
MAY 3, 2016
MAY 13, 2016

REVISION

JOB#

SHEET 0

C

ROOF NOTES:

ICE AND WATER SHIELD: 3 LAYERS OF UNDERLAYMENT SHALL EXTEND A MIN OF 3' FROM THE INTERIOR SIDE OF THE WALL BENEATH (IRC R 508.2.1.1)

PROVIDE MINIMUM 3'-0" ICE AND WATER SHIELD AT ALL VALLEYS.

ALL FLASHING BY ROOFING CONTRACTOR

RIDGE BOARD SHALL NOT BE LESS IN DEPTH THAN THE CUT END OF RAFTER. AT VALLEYS AND HIPS THERE SHALL NOT BE A VALLEY OR HIP RAFTER LESS THAN 2" NORMAL THICKNESS AND NOT LESS IN DEPTH THAN THE CUT END OF THE RAFTER

ALL RAIN WATER FROM ALL BUILDING OR STRUCTURAL ROOFS SHALL BE COLLECTED BY GUTTERS OR DRAINPIPES WHICH DISCHARGE INTO DOWNSPOUTS ONTO A HARD SURFACE

ANY SLOPE BETWEEN 3:12 AND 4:12 SHALL HAVE TWO LAYERS OF UNDERLAYMENT OVER THE ENTIRE ROOF AREA.

ROOF CONSTRUCTION

30 YR ARCHITECTURAL SHINGLES
30 LB. FELT
5/8" #1 EXT GRADE PLYWOOD SHEATHING
ICE AND WATER SHIELD ALL VALLEYS
& EAVES 24" PAST INTERIOR SIDE OF WALL
RAFTERS AS NOTED
HURRICANE CLIPS AT EA. RAFTER TO TOP PLATE
CEILING JOISTS AS NOTED
VAPOR BARRIER WARM SIDE OF ROOF/CEILING
BLOWN IN INSULATION (R=49)
BATTEL EACH RAFTER SECTION
(MAINTAIN 1 1/2" CLEAR VENT SPACE)
ROOF VENTS AS REQUIRED
USE LEAD FLASHING ON VENT PIPES THROUGH ROOF

CORNICE CONSTRUCTION

1 X 8 SUB FASCIA BD. (ALUMINUM CLAD)
1 X 3 RAKE BD. (ALUMINUM CLAD)
CONTINUOUS ALUMINUM SOFFIT W/ VENTS
LP SMART SIDE FRIEZE AND CORNER BD.
ALUMINUM GUTTERS AND DOWNSPOUT

WALL CONSTRUCTION

VINYL SIDING
TYPEK PAPER
1/2" PLYWOOD SHEATHING
2 X 6 STUDS @ 16" O.C.
5 1/2" * FIBERGLASS INSULATION (R=21)
5/8" GYPSUM BD WALLS 5/8" CEILING.

FLOOR CONSTRUCTION

3/4" T & G PLYWOOD SHEATHING
(GLUE & NAIL)
FLOOR JOISTS AS NOTED PER PLAN
BRIDGING / BLOCKING BY CARPENTER CONTRACTOR

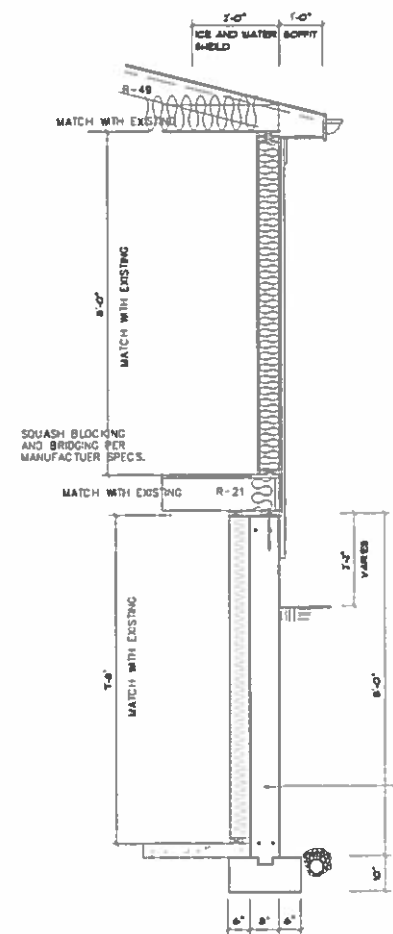
FOUNDATION CONSTRUCTION

VERIFY GRADE MIN. 6" BELOW 1/2ND
SILL SEALER
10" FND WALL W/ 2) #3 REBAR @ TOP & BTM
2X8 WOLM PLATE W/ 5/8" DIA. X 10" A.B. @ 6'-0" O.C.
(1'-0" @ CORNERS / 2 PER PLATE)
6" CONCRETE FND WALL W/ 3000 PSI COMPRESSION
2012 ILLINOIS ENERGY CONSERVATION CODE
R-21 AT RM BOARD (FACED BATT INSULATION)
2X4 STUD WALL @ 16" O.C WITH TREATED BASE PLATE
CONSTRUCTED 2" OFF THE FOUNDATION WALL
R-19 CAVITY INSULATION (VAPOR BARRIER AT WARM SIDE)
CONTINUOUS AIR BARRIER AT BUILDING ENVELOPE
DAMP PROOF EXTERIOR FOUNDATION
10" X 22" CONCRETE FTD W/ KEY
4" DRAIN TILE INSIDE W/ SOCK
MIN 6" GRANULAR COVER

SLAB CONSTRUCTION

4" CONCRETE SLAB
8x8 10/10 W.W.M.
8 MIL VAPOR BARRIER
6" CA-7 WELL COMPACTED

ICE AND WATER SHIELD
SHALL BEGIN AT THE DRAIN EDGE AND
CONTINUE UP THE ROOF TO A POINT 24
INCHES INSIDE THE EXTERIOR WALL LINE.

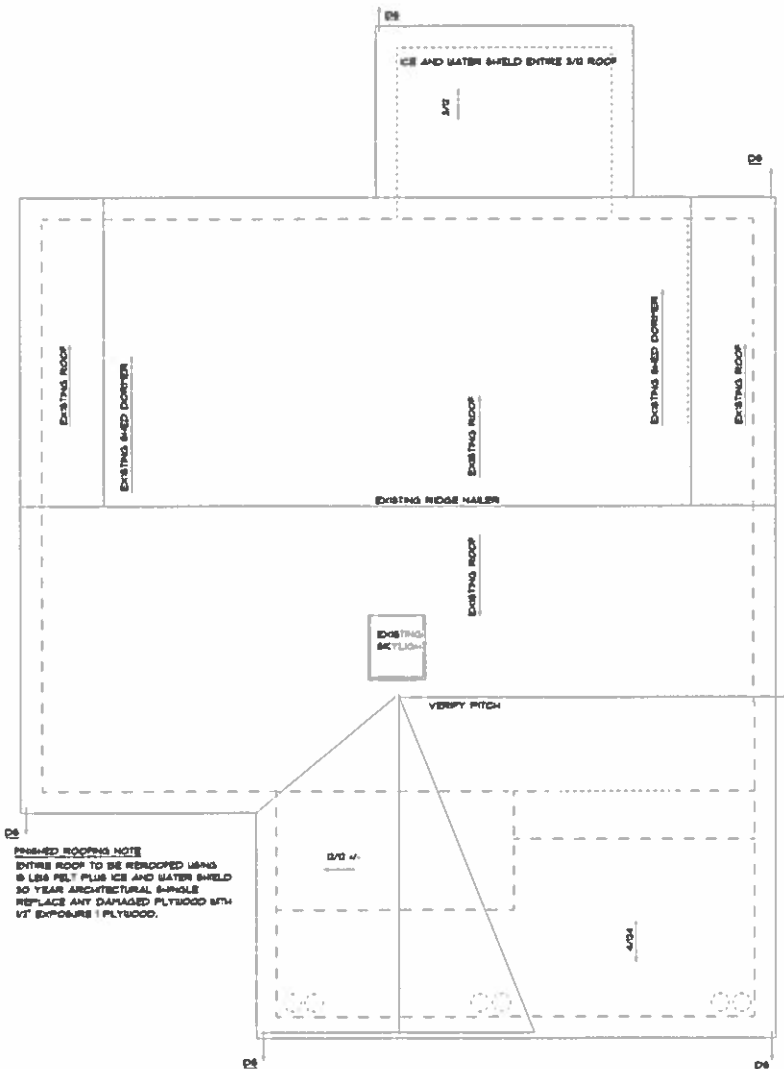


TYPICAL WALL SECTION

SCALE 1/2" = 1'-0"

BUILDING THERMAL ENVELOPE SHALL BE SEALED IN KEEPING WITH THE INTERNATIONAL ENERGY CONSERVATION CODE.

A BLOWER DOOR TEST SHALL BE PERFORMED AND THE RESULTS SUBMITTED TO THE BUILDING DEPARTMENT FOR REVIEW PRIOR TO SCHEDULING A FINAL INSPECTION.



ROOF PLAN

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

TABLE 601.1 (2009 IBC) SEE CHAPTER 6 FOR ADDITIONAL REQUIREMENTS

REQUIREMENT	DETAILS
1. The building shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Energy Conservation Code (IECC).	
2. The building shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Energy Conservation Code (IECC).	
3. The building shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Energy Conservation Code (IECC).	
4. The building shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Energy Conservation Code (IECC).	
5. The building shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Energy Conservation Code (IECC).	
6. The building shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Energy Conservation Code (IECC).	
7. The building shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Energy Conservation Code (IECC).	
8. The building shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Energy Conservation Code (IECC).	
9. The building shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Energy Conservation Code (IECC).	
10. The building shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Energy Conservation Code (IECC).	

REMARKS: 1. The building shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Energy Conservation Code (IECC).

2. The building shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Energy Conservation Code (IECC).

3. The building shall be constructed in accordance with the provisions of the International Building Code (IBC) and the International Energy Conservation Code (IECC).

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO SCHEDULE AND VERIFY THAT ALL REQUIRED ENERGY CODE INSPECTIONS ARE PERFORMED AND PASSED PRIOR TO VILLAGE INSPECTION WITH CHECKLISTS SUCH AS PROVIDED WITH RESPECT TO AIR-SEALING. VERIFYING THAT ALL BUILDING ELEMENTS ARE INSPECTED AND APPROVED BEFORE BEING CONCEALED.



ADDRESS NUMBERS TO BE PROVIDED WITH A HEIGHT OF NOT LESS THAN 6" AND SHALL BE LOCATED ON OR OVER THE PRIMARY ENTRANCE OF THE DWELLING.

FRONT ELEVATION

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

- MATERIAL LIST:**
- SIDING: VINYL SIDING TO MATCH EXISTING
 - SHINGLE SIDING: VINYL SHINGLES TO MATCH EXISTING
 - TRIM: VINYL TO MATCH EXISTING
 - WINDOWS: "CASHMERE"
 - GUTTERS/LEADERS: PREFINISHED ALUMINUM TO MATCH TRIM
 - ROOF SHINGLES: TEXTURED ASPHALT TO MATCH EXISTING
 - STONE: NATURAL VENEER STONE



REAR ELEVATION

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



LEFT SIDE ELEVATION

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



RIGHT SIDE ELEVATION

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

TWO STORY ADDITION FOR:

MR. & MRS. FRANK LASALVIA

1119 NORTH BEVERLY LANE ARLINGTON HEIGHTS, ILLINOIS 60004

DATE
MAY 3, 2016
MAY 13, 2016

REVISION

JOB #

SHEET #

4

JOSEPH A. MEYER

STRUCTURAL & PROFESSIONAL ENGINEER
135 PARK AVE. BARRINGTON, IL 60010 847-382-0200



Item: ZBA#16-022 - Klister Residence - 19 N. Prindle Ln.

Department: Planning & Community Development

REQUEST

A 6.0 foot variance from Chapter 28, section 11.2-11.1b to allow a 28.0 foot wide driveway where the maximum width is 22 feet.

ATTACHMENTS:

Description

Staff Report

Department Comments

Supporting Documents & Drawings

Type

Board or Commission Report

Correspondence

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 13, 2016
Date Prepared: June 6, 2016
Project Title: Klister Residence
Address: 19 N. Prindle Ln.

Background Information

Petition Number: ZBA #16-022
Petitioner: Mathew Klister
Address: 19 N. Prindle Lane
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

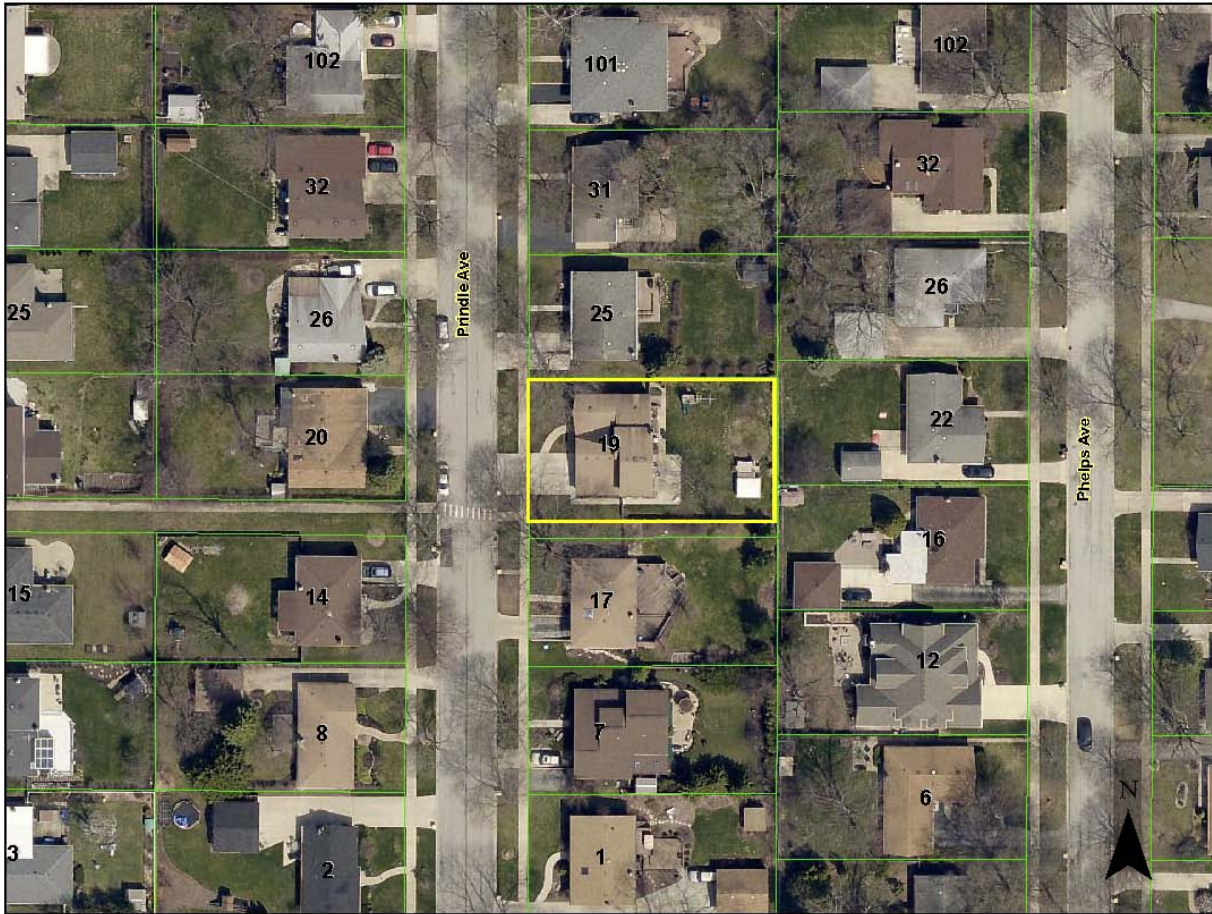
The petitioner proposes a driveway that exceeds the allowable width of 22 feet. Therefore, the petitioner requests the following variation:

- A 6.0 foot variance from Chapter 28, section 11.2-11.1b to allow a 28.0 foot wide driveway where the maximum width is 22 feet.

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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three 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	✓	5/27/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/27/16	
3. Letter that was Mailed	✓	5/27/16	
4. Photographs of Sign on Property	✓	5/27/16	

Photograph of Existing Structure



ZBA# 16-022
19 N Prindle Ave - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 23, 2016
Completed: May 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 6' variance to allow a 28 ft wide driveway where the maximum width is 22 ft.

The Engineering Department has NO OBJECTION to the proposed variations.

RECEIVED
MAY 26 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

May 24, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-022- Klister Residence, 19 N Prindle Ave.

Building Department Comment(s):

No objection to the variance.

RECEIVED
MAY 24 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Klistler Residence

Project Address: 19 N. Prindle Ave.

ZBA #: 16-022

ZBA Hearing Date: June 13, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: May 23, 2016

- A 6.0 foot variance from Chapter 28, section 11.2-11.1b to allow a 28.0 foot wide driveway where the maximum width is 22 feet.

Attached are the Petitioner's:

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

Comments: _____

No Comment. - STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, June 3, 2016.

PETITION

NOW COMES the Petitioner Matthew and Deanna Klister
being the owners of the property commonly known as: 19 North Prindle Avenue
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from
Section 11.2-11.1b, Chapter 28, of the Arlington Heights Municipal Code, in order to: widen the
existing driveway to 28 feet to accomodate a third parking space. This is 6 feet wider than the current
allowed 22 foot limit.

I hereby state that the follwing hardship would exist if the variation were not granted:
Being the parents of three boys, one who is already driving, one who will be driving in fall, and one
who will be driving a couple years after that, the additional parking space will guarantee that three
cars parked in the driveway will not block the sidewalk. It would also allow space for us to put in a
basketball hoop. Having the additional parking space would also help keep additional cars off the
street as Prindle is a very busy street.

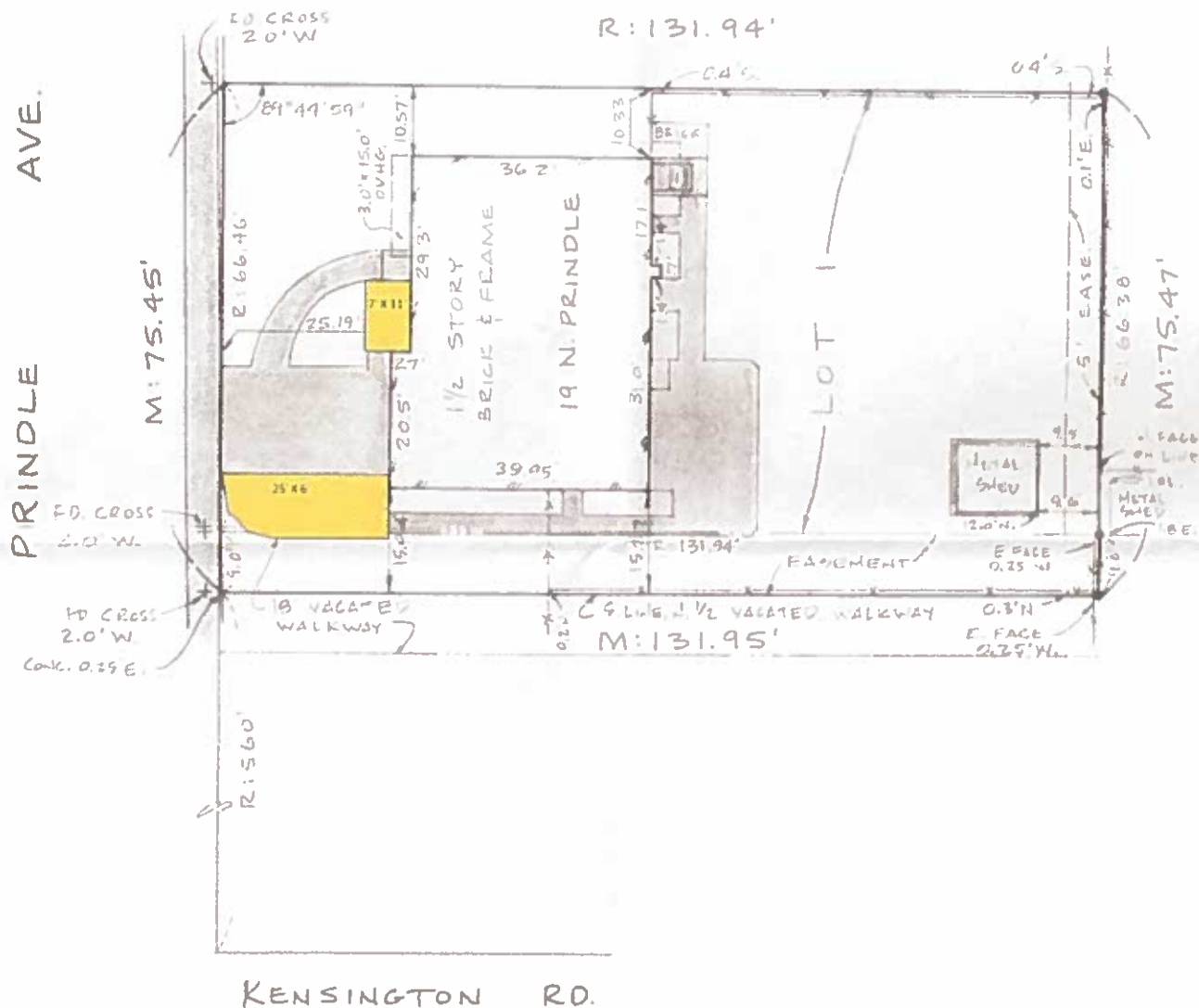
I hereby state that the following unique circumstances exist:
We will have 5 drivers within the next couple years, and the property has an additional 9 feet on the
south side from a vacated easement, providing adequate room for the additional parking space.

I hereby state that the variation, if granted, will not alter the essential character of the locality
because:
The lot has an additional 9 feet on the south side provides the necessary space to keep a buffer
between adjoining properties.

Signed: Matthew Klister
Petitioner

Date: 05/16/2016

OF LOT 1 AND THE NORTH 1/2 OF THE VACATED WALKWAY LYING SOUTH AND ADJOINING SAID LOT IN HARMONY SUBDIVISION OF LOTS 3 AND 4 (EXCEPT THE WEST 164.88 FEET OF SAID LOT 4 AND EXCEPT THE SOUTH 568 FEET OF SAID LOTS 3 AND 4) IN A.T. MCINTOSH'S ARLINGTON HEIGHTS FARMS, A SUBDIVISION IN SECTIONS 28 AND 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



CLIENT: KLISTER
IN 31978

DATE OF SURVEY JAN. 11, 2004

STATE OF ILLINOIS

COUNTY OF DU PAGE

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCRANCH ON THE ABOVE DESCRIBED PROPERTY.

I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

LEGEND	
R - RECORD DISTANCE	CH - CHORD
M - MEASURED DISTANCE	● FOUND IRON
D - DEED	○ SET IRON
CONCRETE SHOWN SHADED	UTILITY POLE W/
—x—x— FENCE LINE	OVHD WIRES
—/—/— LIMITS OF BUILDING	
SCALE 1" = 20 FEET	

SCHAEF-SFIDIG



Item: ZBA#16-023 - Purk Residence - 1418 N. Salem Blvd.

Department: Planning & Community Development

REQUEST

1. A variation from Chapter 28, Section 5.3-1.1 (Table of Minimum Lot Size), Section 5.1-1.4 (Minimum Lot Size) to allow a 10,310 square feet lot to be buildable where 15,000 square feet is required.
2. A 658 square foot variance from Section 5.1-1.7 (Maximum Floor Area Calculation for Single Family Lots in R-1 Zoning District), Section 5.3-3.2, Section 5.3-3.1 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 4,125 square feet instead of the maximum allowed 3,467 square feet.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents & Drawings

Type

Board or Commission Report
Correspondence
Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 13, 2016
Date Prepared: June 6, 2016
Project Title: Purk Residence
Address: 1418 N. Salem Blvd.

Background Information

Petition Number: ZBA #16-023
Petitioner: Gary & Mary Purk
Address: 1418 N. Salem Blvd.
Arlington Heights, IL 60004
Existing Zoning: R-1, Single-Family District

Requested Action/Background Information

The petitioner is proposing an addition to an existing two story home. The subject site is zoned R-1, One Family Dwelling District. The proposed residence will have 4,125 square feet. Pursuant to Chapter 28, Section 5.1-1.4 the minimum lot size in the R-1 zoning district is 15,000 square feet and the existing lot is 10,310 square feet. In addition, the proposed expansion exceeds the allowable floor area ratio. Therefore the petitioner requests the following variations:

- **A variation from Chapter 28, Section 5.3-1.1 (Table of Minimum Lot Size), Section 5.1-1.4 (Minimum Lot Size) to allow a 10,310 square feet lot to be buildable where 15,000 square feet is required.**
- **A 658 square foot variance from Section 5.1-1.7 (Maximum Floor Area Calculation for Single Family Lots in R-1 Zoning District), Section 5.3-3.2, Section 5.3-3.1 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 4,125 square feet instead of the maximum allowed 3,467 square feet.**

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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three 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	✓	5/27/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/27/16	
3. Letter that was Mailed	✓	5/27/16	
4. Photographs of Sign on Property	✓	5/27/16	

Photograph of Existing Structure



ZBA# 16-023
1418 N Salem - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 23, 2016
Completed: May 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A variation to allow a 10,310 sq ft lot to be buildable where 15,000 sq ft is required;

And a 658 sq ft variance to allow a floor area ratio of 4,125 sq ft instead of the maximum allowed 3,467 sq ft.

NOTE: The existing lot is non-compliant, and the new home does not increase the footprint of the existing home.

The Engineering Department has NO COMMENT to the proposed variations.

RECEIVED
MAY 26 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

May 24, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-023 – Purk Residence, 1418 N Salem Blvd.

Building Department Comment(s):

No objection to the variance.

RECEIVED
MAY 24 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Purk Residence

Project Address: 1418 N. Salem Blvd.

ZBA #: 16-023

ZBA Hearing Date: June 13, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: May 23, 2016

- A variation from Chapter 28, Section 5.3-1.1 (Table of Minimum Lot Size), Section 5.1-1.4 (Minimum Lot Size) to allow a 10,310 square feet lot to be buildable where 15,000 square feet is required.
- A 658 square foot variance from Section 5.1-1.7 (Maximum Floor Area Calculation for Single Family Lots in R-1 Zoning District), Section 5.3-3.2, Section 5.3-3.1 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 4,125 square feet instead of the maximum allowed 3,467 square feet.

Attached are the Petitioner's:

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

Comments: A DESIGN COMMISSION APPLICATION IS REQUIRED TO BE SUBMITTED FOR REVIEW. OVERALL, THE PROPOSED RENOVATION/ADDITION IS A NICE

Please review, comment, and return to me no later than Friday, June 3, 2016.

UPDATE TO THE EXISTING HOME. HOWEVER, THE NEW CENTER GARAGE HAS AN ODD
MARRING, AND THE PETITIONER SHOULD CONSIDER EXTENDING IT TO THE REAR WALL.
- STEVE HAUZINGER, DESIGN PLANNER

Petition

Now Comes the Petitioner **Gary & Mary Purk**

being owner of the property commonly known as: **1418 N. Salem, Arlington Heights IL**
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a
Variation from Section 5.1-1.7 Chapter 28, of the Arlington Heights Municipal Code, in
order to:

**Have a higher floor-area ratio approved which consists of adding approximately 300
square feet within the existing footprint of the house.**

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

1. The property is a 10,300 square foot lot in an R-1 zone which typically is a 15,000 square foot lot and causes a hardship on the floor-area allowed in this R-1 zone.
2. The neighborhood would not receive the benefit of a much needed improved home and landscaped lot that has been unoccupied since June of 2012.
3. Proposed improvements are within the existing footprint.

We hereby state that the following unique circumstances exist:

**The home is on a non-conforming property that has not been occupied since 2012
and took nearly a year to sell despite a very positive real estate market.**

We hereby state that the variation, if granted, will not alter the essential character of the
locality because the upgraded home will complement and enhance the character of the
neighborhood.

Signed: _____

Gary Purk

Date: _____

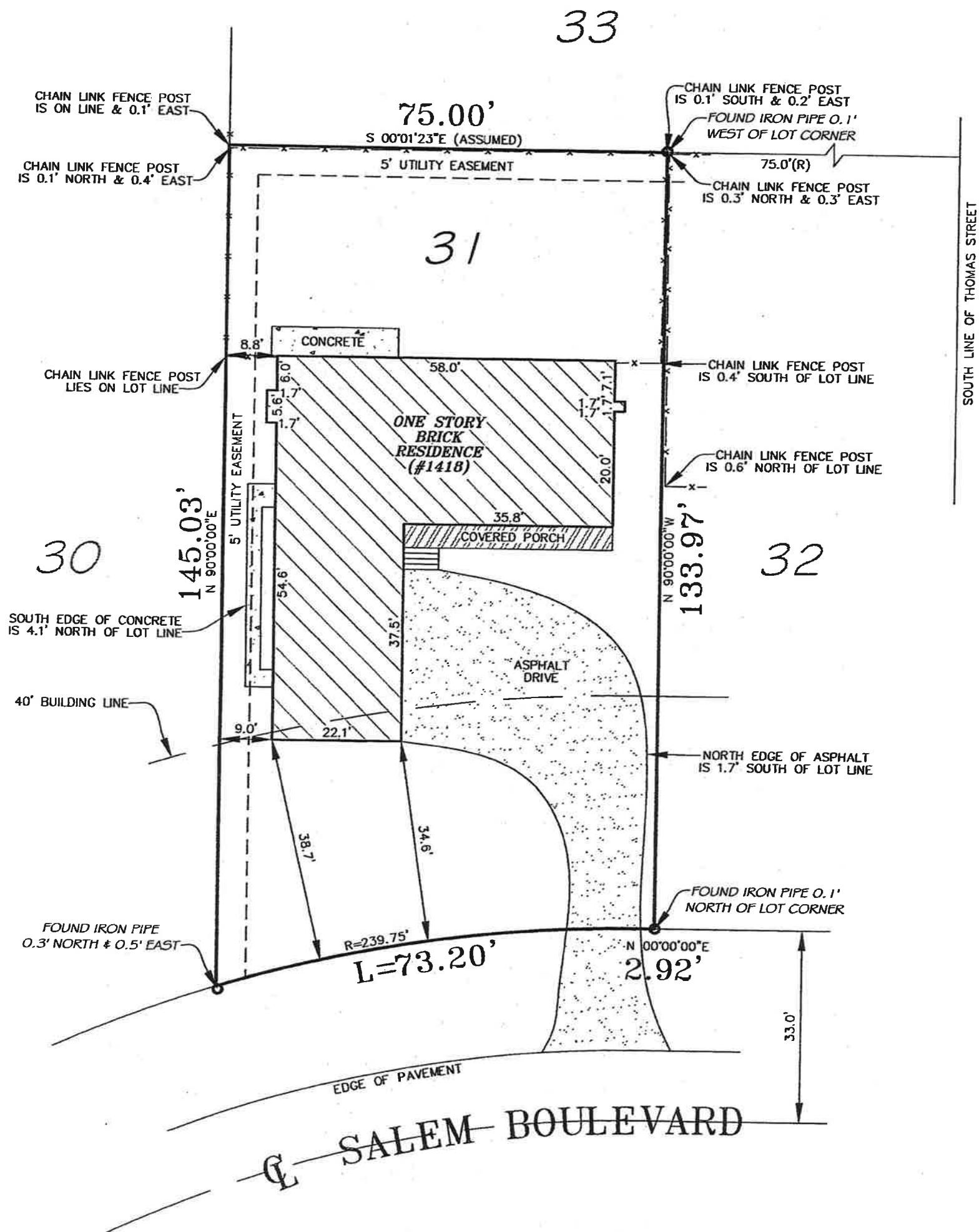
5/17/16

RECEIVED
MAY 17 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY

OF

LOT 31 IN SHERWOOD RESUBDIVISION, BEING A RESUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



LEGEND

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

AREA = 10,311 SQ. FT.
MORE OR LESS

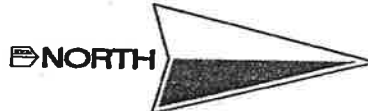
PREPARED FOR: ADVANCED SURVEY, INC.
JOB ADDRESS: 1418 N. SALEM BOULEVARD, ARLINGTON HEIGHTS, IL
SELLER/BUYER: CAROL WALDMAN TRUST / BOUSLOG
JOB NO.: 16-04-0157

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX

☒ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.
NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



SCALE: 20'



FIELD WORK COMPLETED ON THE 28TH DAY OF APRIL, 2016.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

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

DATED THIS 28TH DAY OF APRIL, 2016

IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2016.



1C
A200

REAR ELEVATION

1/4"=1'-0"



2E
A200

FRONT ELEVATION

1/4"=1'-0"

ELEVATION NOTES:

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

REMODELING OR ADDITION NOTES:

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

WINDOW NOTES:

- * TOP OF WINDOWS IN REMODELED AREAS TO MATCH EXISTING
- * TOP OF WALKOUT WINDOWS 6'-8" A.F.F.
- * TOP OF WINDOWS 106 3/4" ABOVE SUB-FLOOR
- * FOR 10'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 94 3/4" ABOVE SUB-FLOOR
- * FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82 3/4" ABOVE SUB-FLOOR
- * FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED)
- * PROVIDE (2)2 X 12'S ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF MAIN ENTRY DOOR, WITHIN 18" OF FLOOR, IN TUB/SHOWER ENCLOSURES, AND IN STAIR WELLS
PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090
WHEN SILL IS LESS THAN 24" HIGH ABOVE THE FLOOR
ALL FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS - 0.32, SKYLIGHTS - 0.55

ELEVATION SYMBOLS:

- * "E" - EGRESS WINDOW
- * "T" - TEMPERED GLASS
- * "F" - FIXED WINDOW

DESIGN STAGE		1	2	3	4	5
CONCEPTUAL DESIGN	05-11-16					
PRELIMINARY DESIGN	05-25-16					
DESIGN DEVELOPMENT						
PERMIT PREP						
PERMIT REVIEW						
REVISION						

PURK RESIDENCE
1418 N. SALEM
ARLINGTON HEIGHTS, IL 60004

FRONT ELEVATION
REAR ELEVATION

Architects & Planners, Inc.
2000 Debra Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-5200 Fax: 815-788-9201

ALA

Job Number:
16090

Sheet Number:
A200

File Name: 16090200


$$1/4'' = 1' - 0''$$

$$1/4'' = 1' - 0''$$

DESIGN STAGE	REVISIONS				
	1	2	3	4	5
CONCEPTUAL DESIGN	05-11-16 PM	05-25-16 PM			
PRELIMINARY DESIGN					
FINAL DESIGN					
TOTAL REVISIONS					
RELEASE FOR PERMIT					
REVISION					

LEFT ELEVATION
RIGHT ELEVATION

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

Job Number: 16090
Sheet Number: A201