



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 12, 2017
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 21 S. Waterman Ave. - 4/17/17
- B. 825-905 W. University Dr. - 4/17/17
- C. 1009 N. Douglas Ave. - 4/17/17
- D. 403 E. Eastman St. - 4/17/17
- E. 419 N. Hickory Ave. - 4/17/17
- F. 811 E. Central Rd. - 4/17/17
- G. 7-25 E. Golf Rd. - 4/17/17

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 406 W. Mueller St. - ZBA#17-020
- B. 2914 N. Dunton Ave. - ZBA#17-021
- C. 1003 E. Talbot St. - ZBA#17-013
- D. 1419 E. Eton Dr. - ZBA#17-019
- E. 120 S. Gibbons Ave. - ZBA #17-022
- F. 1200 E. Woodford Pl. - ZBA #17-023
- G. 221 S. Evergreen Ave. - ZBA #17-025

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: 21 S. Waterman Ave. - 4/17/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
21 S. Waterman Ave. - 4/17/17	Minutes
Findings 4/17/17 - 21 S. Waterman Ave.	Minutes

ZONING BOARD

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

OF APPEALS

RE: 21 SOUTH WATERMAN AVENUE - ZBA #17-011

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 17th day of April, 2017 at the hour of 7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
DAVID DIVITO
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

ACTING CHAIRMAN SIAVELIS: All right, ladies and gentlemen, welcome to the April meeting of the Zoning Board of Appeals. Let's call the meeting to order and start with roll call.

MR. MACH: Acting Chair Siavelis.

ACTING CHAIRMAN SIAVELIS: Here.

MR. MACH: Mr. Drake.

MR. DRAKE: Here.

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Divito.

MR. DIVITO: Here.

ACTING CHAIRMAN SIAVELIS: All right, thank you. The first item then that follows our roll call is the pledge of allegiance. So, all stand please.

(Pledge of allegiance.)

ACTING CHAIRMAN SIAVELIS: Thank you. Let's now turn to the review and approval of the minutes from last month's matters, petitions. There were seven of them I believe, maybe eight. It's seven of them actually, same as tonight. Has everybody had a chance to look those meeting minutes over? Any edits, changes? No? Okay.

MR. DIVITO: Motion to approve.

MR. SELBKA: Second.

ACTING CHAIRMAN SIAVELIS: Great. Can we have a, Derek, can we have a vote on it?

MR. MACH: Sure. Acting Chair Siavelis.

ACTING CHAIRMAN SIAVELIS: Yes.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: I will have to abstain because I wasn't here.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: I'm going to recuse because I wasn't here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

ACTING CHAIRMAN SIAVELIS: Great, thanks, Derek. So, we have seven petitions tonight and we have six Board members. You're going to need, Derek, right, four of the Board members to vote affirmatively for your petition.

MR. MACH: Correct.

ACTING CHAIRMAN SIAVELIS: It's important that you understand that if for whatever reason your petition is not granted, you have a one-year time period from which you can come back to the Zoning Board and pass again or seek the petition again. With

six members, it's not as tricky as it is when there's only four or five of us, so that I think works in your favor.

There is a sign-in sheet here at the podium, by the way, and if you're going to speak for or against any petition, we ask that you complete the sign-in sheet before you start so the record is clear, okay? Each and every petition, the petitioner must present evidence to support a showing. It's actually three showings, and it should have been distributed to you when you got your petition materials, and I'll just read the standards or the showings.

In 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 regulations in that zone;
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.

So, we ask that you try to address those three showings when you're at the podium speaking. Of course if we have questions for you, please address those. Because we do have seven petitions tonight, we ask that you don't stray off into the rough or into the fringes, okay? We'd really appreciate that.

So, with that in mind, let's start off with 21 South Waterman Avenue.

MR. DELEON: So, my name is Rommel --

ACTING CHAIRMAN SIAVELIS: We're going to, we'll swear you in.

Everybody --

MR. DELEON: Oh, sorry.

ACTING CHAIRMAN SIAVELIS: That's fine. No worries. The first person or the first petitioner always gets it that way. So, raise your right hand please.

(Witness sworn.)

ACTING CHAIRMAN SIAVELIS: So, please introduce yourself now.

MR. DELEON: Yes, sorry. My name is Rommel Deleon. We recently moved in Waterman a couple of months ago, and we're here for a variance for a fence. Right now, as you can see, there's an existing fence along Kensington. We wanted to raise it up to six feet. One, because I mean it's too low, because also according to the rule it should be nine feet inside towards the property line. That's taking away pretty much, I mean halfway which is taking away nine feet from our property line. So, it's going to be too close right by the door. If you'll notice over there, there's a door which is where the kitchen is at. So, if you moved it inside, it will be clearly like eight feet close, it's too close to the door. Also, if you move it inside, there's also like the gas line between that. So, those are the stuff that we want you to see.

Also, of course we want it as private as we could because Kensington itself is a busy street and there's a lot of traffic going on. One thing that we've noticed recently, too, which I didn't put in our petition because we were just outside and I can, my daughter saw it, too, that a person was actually on top of the fence and was running around. I'm like that's not right.

ACTING CHAIRMAN SIAVELIS: He was standing on top of the fence?

MR. DELEON: Yes, and running. My daughter screamed and was like Dad, Dad, there's a guy over there running around. If I have an eight-year-old and I mean for

me to be, I want it to be more secure just for her to play on the backyard alone.

ACTING CHAIRMAN SIAVELIS: Okay, have you talked to your neighbors regarding the petition for the fence?

MR. DELEON: Yes, I did. I talked to pretty much the closest ones, the one in the front, the one in the back. Again, there's pictures here. This is the front of my house. This is my neighbor over here, she has a six-foot fence.

ACTING CHAIRMAN SIAVELIS: Across the street from you?

MR. DELEON: Across the street. Behind that, there's another neighbor that I have, they do have a six-foot fence as well. I talked to the neighbor in the front, she goes, well, the thing is during the summertime there's a lot of kids sometimes that just go over, I mean because she had it before like I guess they just go into her property and just run around. I don't know what they're doing, I didn't ask personally because like I said I'm just new here. She goes yes, it should be a good idea to put in a six-foot fence especially if you have a kid. So, those are the stuff that we noticed.

I also talked to my next-door neighbor. She goes that will be nice because, you know, at least, because my plan was originally just to put the fence along Kensington which is a very, very busy street. They told us it will be nice because it will be private in our end, too. So, I was just talking to them, too.

ACTING CHAIRMAN SIAVELIS: So, did any of your neighbors voice concern or opposition?

MR. DELEON: No. Actually the person next door, or not next door, across the street, the property number is 103 Waterman, he called me actually last week. He goes definitely you have to do that. He goes because we do have a six-foot fence as well, having a kid yourself, it will help you. I mean we were talking for quite a few minutes there. So, go ahead and go for it, that's what they told me.

ACTING CHAIRMAN SIAVELIS: Okay. Any questions from the Board?

MR. SELBKA: Would you object to a variance not for a fence right up against the sidewalk but rather a couple of feet in? One of the issues is that the Engineering Department for the Village reviews all of these petitions, and they basically told us, I don't know if you've read the packet, but basically they told us that there would be issues with repairing the sidewalk if the fence is right up against the sidewalk. I'm wondering if you would object to putting the fence a foot or two, a couple of feet off of the side.

MR. DELEON: I wouldn't mind. The thing that, one issue that I kind of noticed, if it's a foot or two feet along the sidewalk, there's a gas line there. I took this picture. Actually this is ComEd's flag there, so if I move it in here, then it's going to be along the gas line. How is that going to affect it? That's one thing, I mean I could go maybe a foot in, that would be okay.

MR. DIVITO: Is that gas line going to the street?

MR. DELEON: I'm not quite sure because I mean I just go by the flag where JULIE was there before.

ACTING CHAIRMAN SIAVELIS: Is that in your packet? Because I don't think so.

MR. DIVITO: It's actually the existing fence photo. There's --

MR. DELEON: Probably not because I took this for my own.

MR. DRAKE: Yes, right here.

MR. SCHWINGBECK: Where the yellow flag is.

ACTING CHAIRMAN SIAVELIS: Oh, yes, there it is.

MR. DRAKE: It's the second photo in.

MR. DIVITO: But I didn't know if the gas line was running parallel to the fence or coming in from the street.

ACTING CHAIRMAN SIAVELIS: So, you're showing in this picture that you're referencing, it's up there on the screen by the way.

MR. DELEON: Oh, yes.

ACTING CHAIRMAN SIAVELIS: Is there another flag? Is there a third flag?

MR. DELEON: Yes, there's a flag west of that right by the door.

ACTING CHAIRMAN SIAVELIS: Can you point on the screen where that third flag is roughly?

MR. DELEON: Okay, it's not, it's blocked somewhere here. There's an existing door here.

ACTING CHAIRMAN SIAVELIS: Yes, yes. But I think we all understand that the door is on the left side.

MR. DELEON: Right.

ACTING CHAIRMAN SIAVELIS: Of this photograph. But where is that, where would that third flag be?

MR. DELEON: Well, if I'm looking at this, I'm sorry, I'm going here. It's along, right here, right where the door is, there's like a flag between that.

MR. SCHWINGBECK: So, it's running parallel to the fence?

MR. DRAKE: I can't tell.

ACTING CHAIRMAN SIAVELIS: Approximately, what was that distance between the fence and that first flag over there?

MR. DELEON: About two. About two feet.

ACTING CHAIRMAN SIAVELIS: About two feet.

MR. DELEON: Yes.

ACTING CHAIRMAN SIAVELIS: The neighbor across the street from across Waterman from you, she has a fence that's set in from the sidewalk also, right?

MR. DELEON: Yes. Yes. I don't know if you guys have it.

MR. GEISEL: As does your neighbor to the east, theirs is inset as well.

MR. DELEON: To the east, you mean across the street?

MR. GEISEL: Behind you.

MR. DELEON: Oh, behind, yes. It's in there, yes.

MR. GEISEL: That's actually what we're talking about. So, across from you and behind you, they're both inset just a little bit so that there's access to the sidewalk if necessary to repair.

MR. DELEON: Right, right.

MR. GEISEL: That's all.

MR. SELBKA: So, would it be possible to condition the approval on a setback at least to the gas line or just in front of the gas line?

ACTING CHAIRMAN SIAVELIS: Yes.

MR. SELBKA: I think that's probably --

MR. DIVITO: Only if the gas line is truly running parallel to the side yard. Because if it's running perpendicular, then it shouldn't matter.

ACTING CHAIRMAN SIAVELIS: Right. But if it's running perpendicular, then the concern is that it's still too close to the sidewalk, right? So, it's going to come off the sidewalk either way, it's just a question of how far it's going to come off the sidewalk with respect to parallel or perpendicular gas line. Right?

MR. DIVITO: Yes.

ACTING CHAIRMAN SIAVELIS: Okay. Do you have anything else to add? Because now is the time we allow any audience member to testify, and then we --

MR. SCHWINGBECK: I was just going to say --

ACTING CHAIRMAN SIAVELIS: I'm sorry?

MR. SCHWINGBECK: Well, we were saying that that's a good picture right there. So, to the east of your property, and I can't read that street right there --

MR. DRAKE: South Donald.

MR. DELEON: Donald, yes.

MR. SCHWINGBECK: Donald. So, that neighbor right there, they've got their six-foot fence set back with shrubbery in front of the fence.

MR. DELEON: Right, right.

MR. SCHWINGBECK: So, you know, one thought was if you move it back so that the fences are at least in line with one another.

MR. DELEON: I don't have a problem with that. I could do that. But if, like I said, so we're just moving it inside a little bit. One thing I'm just kind of worried, like I said, as long as it's not going to hit that gas line, like I said, that would be fine.

ACTING CHAIRMAN SIAVELIS: Right. Right, so maybe we condition it, get it into alignment, substantial alignment with that neighbor's fence to his east plus or minus a few inches to accommodate the gas line?

MR. SELBKA: I think that's fine.

ACTING CHAIRMAN SIAVELIS: Okay, let's open it up to any comments from the audience if there are any. Then we'll come back, we'll circle back with you, okay?

MR. DELEON: Okay.

ACTING CHAIRMAN SIAVELIS: So, is there anybody here who wishes to speak in regards to this petition? Okay, none being heard, then I think we have his response, Petitioner's response. Are you willing to consider that type of condition that we talked about here on the Board where --

MR. DELEON: Sure.

ACTING CHAIRMAN SIAVELIS: All right, let's close it down then for deliberations. Do you guys want to start?

MR. DIVITO: Yes. So, I think, I mean as mentioned, alignment with the neighbor's yard in the back would make the most amount of sense. It would allow them to even move some of the shrubbery that they have existing today to the front of the fence and allow that space off the sidewalk. I think that would be a reasonable measure and still give them enough yard space to not encroach too close to the house and still give them enough yard for the kids.

MR. MACH: Just to clarify, so at a minimum, the fence will be set back consistent with the neighbor to the east. If the gas line interferes, then he'll have to either

move it farther? Okay.

ACTING CHAIRMAN SIAVELIS: Right, and that's as to fence placement. Fence height we're okay with, right? I mean I personally am okay with the fence height.

MR. SELBKA: Yes. Kensington is a busy street and three feet really isn't enough I think, especially when you have a small child. So, I would be in favor of the height.

MR. GEISEL: And it's consistent with the fence to the east.

ACTING CHAIRMAN SIAVELIS: Right, and let's not forget what's down the street, too. Prospect High School is right down the street, so I imagine they get a lot of foot traffic.

MR. DELEON: Right. Yes.

ACTING CHAIRMAN SIAVELIS: Up and down that street. So, yes, I think six feet makes perfect sense.

MR. DRAKE: I'd agree with all that. The only thing I would add, I think visually it would also look better if he's lined up with the neighbor that's right behind him on Donald. I think it would just look nicer for the neighborhood, and accommodate what you're looking for, the privacy and those sorts of things.

MR. DELEON: Sure.

MR. GEISEL: That is what we said, Tom.

MR. DRAKE: Right.

ACTING CHAIRMAN SIAVELIS: Anybody have a motion? Do you want to make a motion?

MR. SELBKA: Motion to approve with the stated conditions that Derek had mentioned.

MR. GEISEL: Second.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Acting Chair Siavelis.

ACTING CHAIRMAN SIAVELIS: Yes. Congratulations.

MR. DELEON: Thank you.

(Whereupon, the hearing on the above petition was adjourned at 7:17 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 17, 2017

PETITIONER: DeLeon Residence
ADDRESS OF PROPERTY: 21 S. Waterman Ave.
VARIATION: 6.13-3c1, 6.13-3

An 8.9 foot variance to allow a 6 foot tall semi open fence in the exterior side yard that is along the south property line with no street side landscaping, where a 8.9 foot setback is required; and a 3 foot height variance to allow a 6 foot tall fence in the exterior side yard along the property line where 3 feet is the maximum height. The fence must be setback so that it is line with the fence to the east on the neighboring property.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that Kensington is a busy corridor therefore they are requesting a variance for a six foot high fence that is along the property line in the exterior side yard. The petitioner also testified that they would like to use the rear and side property and that code requires the fence be setback half the distance between the house and the property line. After discussion the ZBA was supportive of the variance request with a condition that the fence be setback so that it is line with the existing fence to the east.

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. Geisel. Thereafter, the Board voted 6-0 to approve the variance request.

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

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

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

Peter Siavelis, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 825-905 W. University Dr. - 4/17/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
825-905 W. University Dr.	Minutes
Findings 4/17/17 - 825-905 W. University Dr.	Minutes

ZONING BOARD

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

OF APPEALS

RE: 825-905 WEST UNIVERSITY DRIVE - ZBA #17-012

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 17th day of April, 2017 at the hour of 7:17 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
DAVID DIVITO
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

ACTING CHAIRMAN SIAVELIS: Next up is 825-905 West University Drive, Petitioner Daniel Grecco.

MR. GRECCO: Hello, how are you doing today, Commission members?

ACTING CHAIRMAN SIAVELIS: Good.

MR. GRECCO: My name is Dan Grecco.

ACTING CHAIRMAN SIAVELIS: Let me swear you in.

MR. GRECCO: Sure, no problem.

(Witness sworn.)

ACTING CHAIRMAN SIAVELIS: All right, please proceed.

MR. GRECCO: I'm here on behalf of the owner who contacted me about six months ago. I started working on some plans to expand the parking for the area. We realized that we're really tight on space, and we worked through Staff and we kept whittling away at different designs and eventually it came to, it looked like we needed some type of a variance from the Board to make it work.

But one of the considerations that the Board is asking for, what makes our situation unique, the property itself was originally built in an industrial park which was zoned for manufacturing and it used to be three shifts. As we all know, for the last 40 years, manufacturing has kind of shifted out of the country and more office type of retail spaces have kind of been more the driving force in the economy. A lot of these older type of facilities, warehouses, are being, at least currently, are being kind of transformed into office space. So, you're kind of going away from where you used to have three shifts to maybe one large shift which is your typical, you know, 8:00 to 5:00 shift. You know, there would never be a complete recovery of the amount of warehouse space, but in making additional office space you need more parking for your employees.

So, I don't think we'll ever get to, you know, three times the amount of parking for one shift, but maybe if we can just bump it up like, you know, 1.25 or 1.5 times that amount, that would make the building and the site more usable. The way the site is constructed, there is no other room on the site other than tearing down the building to be able to put additional parking on it.

So, we're looking to change some of the existing parking that's on the site that fronts University itself. It's parallel parking both directions as you can come in from the two driveways. What we'd like to do is, on the side that's closest to University is change that parking so everything is perpendicular. But to be able to do that, you need to have enough space for your parallel parking space, your drive aisle, and then your perpendicular parking space. Then per the code, you need a three-foot buffer beyond the parking space for green space and shrubbery, which would be typical of a new layout. But again we're working in a facility that's existing, so we don't have the ability to be able to shift the building back that's already there.

So, we're asking for a little bit of relief in terms of the driving aisle space. Typically, they're 24 feet wide, and we're looking for half a foot. Six inches, exactly. Then Staff did some very good work in the background for us as well. It seems that, you know, we can, as part of the project, they would be amenable to an easement being placed in the right of way so that we could actually put that green space. It would be something that the building would be responsible for even though it's located on public right of way. We would also replace any of the trees which happen to be ash trees which seem to be

removed anyways as a public good because of the plight of the trees. The owner would be willing to do that, too.

But one of the first things you do whenever putting a project together, when you're redoing a parking lot or something like this, you look at the geometrics, can I fit this in? Once we have, we couldn't get that approval from the Village, working with Staff. They said, you know, you need to come here and get the variance.

ACTING CHAIRMAN SIAVELIS: Right.

MR. GRECCO: Then once we have the geometrics, then we can move forward with the complete design engineering which we need to do.

ACTING CHAIRMAN SIAVELIS: Okay, understood. That's pretty straightforward for us.

MR. GRECCO: Yes, yes.

ACTING CHAIRMAN SIAVELIS: Any questions from the Board? Any comments from the audience?

MR. DAULTON: We live right behind them and --

ACTING CHAIRMAN SIAVELIS: I'm sorry, sir. You're going to have to come up and sign in. We can't take questions from your seats like that, unfortunately.

MR. DAULTON: We live right behind them, so I know this guy.

MR. GRECCO: Beautiful, thank you.

ACTING CHAIRMAN SIAVELIS: Can you just identify yourself?

MR. DAULTON: Yes, Terry Daulton, and I live right behind them. The letter came, we didn't understand what you were talking about. We thought you were going to tear out the back. Okay, okay, all right, then it's fine. Because their parking lot abuts our backyard and they started moving in, I thought we're going to flood. So, but you say it's strictly on the front facing University. Okay, then there's not --

ACTING CHAIRMAN SIAVELIS: No opposition?

MR. DAULTON: There's no opposition. They're good neighbors, they employ other people. It's okay.

MR. GRECCO: Thanks.

MR. DAULTON: Okay, all right.

ACTING CHAIRMAN SIAVELIS: Anybody else from the audience?

MR. GRECCO: I do have a letter that came from one of the businesses. I don't know if it had made it in time to the commission or not. I was hoping to find that letter. I just received it today, so I'd like to enter it as part of the public record if I could.

Just a clarification, too. I had my number up on the advertising, you know, required per the Board.

ACTING CHAIRMAN SIAVELIS: The signage, the notice?

MR. GRECCO: I never received a phone call. Anyone could have called. I would have been glad to answer your phone calls.

MR. DAULTON: I should have.

MR. GRECCO: That's okay. That's what we, we put the numbers on there, but again no one called.

MR. DAULTON: Yes.

MR. GRECCO: So, I didn't, just for the matter of the record, too, I didn't receive any phone calls either against or for the construction. I really didn't receive any

inquiries whatsoever. The only thing that I received is basically this letter that I received today. Do you want me to give it to you?

ACTING CHAIRMAN SIAVELIS: Sure. It's going to become on record then, right?

MR. GRECCO: Yes.

ACTING CHAIRMAN SIAVELIS: You retained a copy?

MR. GRECCO: I don't have an extra copy but you can go ahead and keep that one, that's fine. It's from one of the tenants. I can always get another one.

ACTING CHAIRMAN SIAVELIS: Okay. So, as to what you've handed in, it's a letter dated April 13th from Downs Swimming Pool Company expressing support. We are in full support of the request to seek relief from the landscaping buffer requirements, parking lot. Please take this into consideration for the request for a variance from the particular code. Signed Lewis Downs, President.

MR. GRECCO: Thank you. One of the things we did when we advertised the project, and it's per the zoning rules, is we have to do a 250-foot buffer from the property and notify everyone of the work that we're doing. Wheeling Township is the authority identifying what the parcels are on that 250-mile range. But then you also have the ability to double check that online if you want with the Village's website, which I did do and I did find a half dozen that Wheeling Township missed.

ACTING CHAIRMAN SIAVELIS: Within the 250 range?

MR. GRECCO: Within the 250 feet. The businesses that are incorporated into the site were one of them, and actually another one of the facilities across the way was another one. But I wanted to make certain that everyone was notified.

ACTING CHAIRMAN SIAVELIS: Okay, we appreciate that, and this is a pretty straightforward petition.

MR. GRECCO: Sure.

ACTING CHAIRMAN SIAVELIS: So, let's open it up for deliberations, I'll ask the Board members.

MR. SCHWINGBECK: It's pretty cut and dry, and that I'd be in favor of it.

MR. MACH: Staff just has one comment. As the Petitioner mentioned, he would need to pursue an easement for the required three-foot-high landscaping in order to buffer the parking lot which ultimately is up to the Village Board.

ACTING CHAIRMAN SIAVELIS: This Board?

MR. MACH: The Village Board.

ACTING CHAIRMAN SIAVELIS: The Village Board, right, that's what I thought. Okay, so that's not in our hands.

MR. MACH: Correct.

ACTING CHAIRMAN SIAVELIS: We don't need to attach a condition to any proposal that's made or a motion that's made.

MR. MACH: No. He'll need to do that in order to meet the code requirement which he has indicated that he's amenable.

ACTING CHAIRMAN SIAVELIS: Okay, sounds good. Motion?

MR. GEISEL: Motion to approve.

MR. SCHWINGBECK: Second.

ACTING CHAIRMAN SIAVELIS: Derek, roll.

MR. MACH: Mr. Drake.
MR. DRAKE: Yes.
MR. MACH: Mr. Geisel.
MR. GEISEL: Yes.
MR. MACH: Mr. Schwingbeck.
MR. SCHWINGBECK: Yes.
MR. MACH: Mr. Selbka.
MR. SELBKA: Yes.
MR. MACH: Mr. Divito.
MR. DIVITO: Yes.
MR. MACH: Acting Chairman Siavelis.
ACTING CHAIRMAN SIAVELIS: Yes. Congratulations.
MR. GRECCO: Thank you, I appreciate it.
(Whereupon, the hearing on the above petition was adjourned at 7:27
p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 17, 2017

PETITIONER: 825-905 W. University Drive
ADDRESS OF PROPERTY: 825-905 W. University Dr.
VARIATION: 11.2-8

A 0.5 foot variation for a drive aisle that is 23.5 feet in width where 24 feet is required.

The petitioner explained that they would like to expand the parking area at 815-905 W. University Drive. The petitioner explained that the parking area includes parallel spaces and they are proposing perpendicular spaces which would increase the width of the parking area. The petitioner testified that in order to expand the parking lot, a six inch variance is necessary for the width of the drive aisle. The petitioner explained that code requires 24 feet and 23.5 feet is proposed. The petitioner testified that per the Zoning Code, a three-foot high buffer beyond the parking space for shrubbery is required. The petitioner testified that they would be amenable to working with the Village regarding an easement in order to place the code required landscaping within the parkway immediately adjacent to the parking lot.

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

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

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

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

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

Peter Siavelis, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 1009 N. Douglas Ave. - 4/17/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1009 N. Douglas - 4/17/17	Minutes
Findings 4/17/17 - 1009 N. Douglas Ave.	Minutes

ZONING BOARD

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

OF APPEALS

RE: 1009 NORTH DOUGLAS AVENUE - ZBA #17-014

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 17th day of April, 2017 at the hour of 7:27 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
DAVID DIVITO
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

ACTING CHAIRMAN SIAVELIS: Next up is Schultz Residence, 1009 North Douglas.

MR. SCHULTZ: How are you guys doing?

ACTING CHAIRMAN SIAVELIS: Did you sign in?

MR. SCHULTZ: I am.

ACTING CHAIRMAN SIAVELIS: You did sign in?

MR. SCHULTZ: No, I'm the Petitioner.

ACTING CHAIRMAN SIAVELIS: Okay, yes, just go ahead and sign in.

MR. SCHULTZ: I am, I'm signed in.

ACTING CHAIRMAN SIAVELIS: Raise your right hand please.

(Witness sworn.)

ACTING CHAIRMAN SIAVELIS: Okay, go ahead.

MR. SCHULTZ: All right. We're here for three variances. My wife is here and my architect is here also, so if there's a question I don't know, I'm going to defer to my architect.

But just to let you guys know just kind of who we are so it's not just an address, my wife has lived here her entire life. Her mom still lives here. I moved up to Arlington about 15 years ago. My wife and I moved in 2005 to our current house.

Our current house, I don't know if you guys are aware, it's only a two-bedroom, one bath, just under 900 square feet. But we love the area. Since then, our family grew. We have a nine-year-old and soon to be eight-year-old, and our house is not growing.

So, my wife and I were at the point where we were going to possibly move. We decided not to just because of all the amenities. We like walking our kids to school, St. James being down the street, all the stuff we can walk to, right in the center of the hub of everything. So, with that, for the last year and a half almost, we've been working with, my wife and I have been saving a lot and here we are with three variances we're asking for.

As you guys see in the information, we're on a substandard lot that's only 49 feet wide. I believe the Village code is 50-foot wide lot. Our whole neighborhood, you guys are probably well aware because you hear all of it, between Douglas, Hickory, Beverly, our whole neighborhood is changing. I believe a lot of the houses are in the 49-foot lot but I don't want to speak out of turn. A lot of our neighbors have already built houses. We have a lot of builders building houses where they're actually tearing down.

What we're trying to do is make it, maintain the character of the neighborhood and align it with the property that we do have. As you can see, our property that we want to build upon, we want to just make it a three-bedroom, two-bath, with a sidecar attached garage to give us more living space and to stay in the neighborhood that we do like. We want to maintain the character of the neighborhood, that's why we're not going crazy with the house. We're trying to maintain and we're trying to make it look aligned with both the north wall, I know the one variance is we're off by some feet, but we'd like to align both walls so when you look at it cosmetically from the street it's one continuous line.

Then I know there is also a question with the driveway. But the petition we have with the driveway, and if I'm speaking wrong, Mike, let me know, the

driveway will be, it's basically going to be right on our property line. The way our house is, our driveway is connected to our neighbor's driveway between that property line. So, currently right now, we have the old, not the old, the original way the house was built was we have two slabs with grass in between and grass on other sides. We would like to have a complete driveway throughout.

Hopefully I explained everything okay. You guys have questions? I'm just a homeowner, I'm not an architect here, so I'm trying to do the best I can. But that's kind of who we are. This is why we want to do it. We just like our area a lot. Our neighbors are basically our family. Our kids are friends with them on the street. Our block alone has 11 kids as it is. Moving just wasn't in our future. Believe me, my wife and I have had talks about it, so we think this will be the best thing for us, but then also really good for the Village to continue the growth that's happening in our whole neighborhood as you guys are well aware, because I continue to see signs going up all over.

So, do you guys have any questions on what we're looking at doing?

ACTING CHAIRMAN SIAVELIS: Yes, I bet there's a number.

MR. SCHULTZ: I'm sure there's a number of questions.

ACTING CHAIRMAN SIAVELIS: Let's start with the easy ones.

MR. SCHULTZ: Okay.

ACTING CHAIRMAN SIAVELIS: Soft balls --

MR. SCHULTZ: Sure, sure. Do my best.

ACTING CHAIRMAN SIAVELIS: Did you talk to your neighbors?

MR. SCHULTZ: Yes. So, what we ended up doing is, just like before, we put the sign up. All the letters were sent out. Just like the last person, we know it's the last page on our letters, all the pin numbers didn't add up. It was all like Euclid which didn't make sense, so we called back and they actually reissued a new one because we caught that error ourselves. They actually gave us a wrong last sheet of like 20 some houses.

We have talked to our neighbors a lot. Our next-door neighbor is basically like family, John. He's well aware of it. Two neighbors down, they just went through about four or five years ago, they saw the design. I want to say on our block alone, four neighbors if not five neighbors know what we're looking at doing, and no one has really said anything much negative about it.

ACTING CHAIRMAN SIAVELIS: No opposition as to --

MR. SCHULTZ: No, nothing. That's my wife talking, too.

ACTING CHAIRMAN SIAVELIS: Okay. Derek, just to clarify, I just want to make sure. I think the Petitioner testified, made a comment early on in his presentation and I want to just cross check. In this particular area, minimum lot width, buildable lot width is 50 or 70?

MR. MACH: It's 50 feet when the majority of the lots on the same side of the street are deficient. It can go down to a minimum of 50. However, this situation is 49 feet. The lots on the east side of the street are all deficient. I think the majority of them are actually 49 feet.

ACTING CHAIRMAN SIAVELIS: So, specifically, what is the required width?

MR. MACH: Absolute minimum with that condition in code is 50 feet.

ACTING CHAIRMAN SIAVELIS: Okay, so there's just a typo then in the cover page.

MR. SCHULTZ: Yes, it said 70.

ACTING CHAIRMAN SIAVELIS: It said 70.

MR. SCHULTZ: Yes.

MR. MACH: That's the R-3 standard. However --

ACTING CHAIRMAN SIAVELIS: But in light of the particular street --

MR. MACH: When the majority are deficient, it can go down to 50.

MR. SCHULTZ: Correct. I saw that, too, when I saw it, I'm like we don't have that.

ACTING CHAIRMAN SIAVELIS: So, to clarify then, you're looking for basically one foot on width?

MR. SCHULTZ: Yes.

ACTING CHAIRMAN SIAVELIS: One foot on the driveway?

MR. SCHULTZ: Yes.

ACTING CHAIRMAN SIAVELIS: And then two-tenths of a foot on the side yard setback?

MR. SCHULTZ: To align the north wall, yes.

ACTING CHAIRMAN SIAVELIS: Can you just expand on that? When you say to align the north wall, what do you mean by that, Mr. Petitioner? Otherwise, he's going to have to step up.

MR. SCHULTZ: You can step up, too, that's okay. Yes, you can step up. I want to make sure it's right. I'm sorry, guys.

ACTING CHAIRMAN SIAVELIS: Understood.

MR. GEISEL: This wall, this is existing. You just want to maintain that?

MR. SCHULTZ: I think it's to maintain that, yes, maintain it with the existing house so it doesn't --

ACTING CHAIRMAN SIAVELIS: Yes.

MR. SCHULTZ: I don't want to say nothing wrong, so sorry.

MR. LONIGRO: Yes, so the existing house --

ACTING CHAIRMAN SIAVELIS: If you can just introduce yourself?

MR. LONIGRO: Mike Lonigro, Ehlke Lonigro Architects. So, the existing house actually, based on what Derek has told us, is actually over the setback for a 50-foot lot. So, what we're trying to do is just align the new addition with the existing house. It's off by 0.2 feet, so it's like two inches, three inches.

MR. DIVITO: The property to your north where the addition would be put in, it's a garage and a driveway, is that correct?

MR. LONIGRO: Yes.

MR. SCHULTZ: Yes.

MR. DIVITO: Have you talked to them directly since they would be the most impacted by that variance?

MR. SCHULTZ: They're very quiet people. I mean they had some, yes, they had some issues with the Village of getting shut down on something they did a couple of years ago.

ACTING CHAIRMAN SIAVELIS: They're laying low then?

MRS. SCHULTZ: They're really nice.

MR. SCHULTZ: They're very nice people but they're very quiet.

ACTING CHAIRMAN SIAVELIS: Okay, and they didn't voice opposition?

MR. SCHULTZ: No. No one did.

ACTING CHAIRMAN SIAVELIS: Okay, any questions, any other questions from the Board?

MR. SCHWINGBECK: Yes. One question that I had, and if I missed it I apologize, but we're not in any way here with impervious surfaces, are we?

MR. LONIGRO: No.

MR. SCHWINGBECK: But I don't, on your existing plan, you have a patio off the back of the house. I don't show any, I don't need to know, with the patio, Derek, if it would get to that point where --

MR. LONIGRO: The patio would be absorbed with the addition, that's going out the back.

MR. SCHULTZ: That's going out, yes.

MR. SCHWINGBECK: But I don't see like on the new proposed plan that you're even proposing then at some later point in time, I just didn't know how close you were to that.

MR. LONIGRO: There is a patio on this. If you see on your sheet, on the drawings, see that little like half circle right here? If you look right here --

MR. SCHWINGBECK: Is that going to be your patio?

MR. SCHULTZ: This is going to be a driveway, this is going to be a new addition, we're going to have a sliding glass door here.

MR. SCHWINGBECK: Right.

MR. SCHULTZ: This is going to be going to our patio which our neighbor's house, his patio is right here also. Then his driveway, our driveway, and then this is going to be like a concrete patio right here that we're going to have. This will be asphalt, like concrete right there. Of course we have the grading and all that we need to with it.

MR. SCHWINGBECK: They're fine on --

MR. MACH: They are. Per code, they're allowed 3,560. They're proposing a little under 3,000.

MR. SCHWINGBECK: Okay.

MR. DIVITO: Is there going to be any space between the two driveways or is it going to be concrete to concrete?

MR. LONIGRO: If you go with the variance that Derek suggested for the 22-foot deep to back up a car, then we're right on the property line. So, we originally had it at 21, Derek suggested to ask for the variance for 22 feet to meet code.

MR. SCHULTZ: Yes, our goal was like to not have one driveway because, you know, with our neighbor, if I want a blacktop, well, then he would have it, too. So, what we're thinking of, we talked to the contractor, is having like a small like line almost to divide it, or like a small like little hump to help with the grading, so if he wants to blacktop it, he can blacktop it. Or if I want blacktop, I can blacktop so it doesn't look like, well, half is blacktopped and half wasn't done. So, we're looking at, we talked with him about that and he's okay with it also, to having some type of small line, if it's a small like little gap or like a low hump.

MR. MACH: Just to clarify, I don't think there's 22 feet from the face of the garage. Therefore, I don't think that a variance would be necessary.

ACTING CHAIRMAN SIAVELIS: Okay, any other questions from the Board? Comments from the audience? No? No comments from the audience.

So, let's open it up for, well, actually, any other further comments from the Petitioner? Any other points?

MR. SCHULTZ: No. We just love our area. We're just trying to make it, we're just trying to stay in our house but make it bigger for us just because our kids are, our two boys are in baseball right now and they just keep growing, and our house is pretty small with 875 square feet. We're on a slab. So, this is something we've been trying to work for a while, save a lot for and hopefully start soon.

ACTING CHAIRMAN SIAVELIS: Okay, understood. Let's open it up to deliberations of the Board.

MR. GEISEL: We've had a number of petitions from this particular neighborhood because of these exact same conditions. I think that what they propose fits in nicely and is consistent with the other improvements being made. I would be in favor of it.

MR. DIVITO: I agree with that, and I'd just add that this gives another good example of what to do with small spaces. So, I think this would be a good project.

MR. SELBKA: Yes, I agree as well. I think the design is really nice and definitely would fit in with the new homes that are going into this neighborhood at this point in time. So, I would be in favor of this.

ACTING CHAIRMAN SIAVELIS: Do we have a motion?

MR. DIVITO: I'll motion to approve.

MR. SELBKA: Second.

ACTING CHAIRMAN SIAVELIS: All right, let's call the roll.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Acting Chair Siavelis.

ACTING CHAIRMAN SIAVELIS: Yes.

MR. SCHULTZ: Thank you, guys.

ACTING CHAIRMAN SIAVELIS: Congratulations.

MR. SCHULTZ: I appreciate it.

(Whereupon, the hearing on the above petition was adjourned at 7:41 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 17, 2017

PETITIONER: Schultz Residence
ADDRESS OF PROPERTY: 1009 N. Douglas Ave.
VARIATION: 5.1-3.4, 11.2-11.1f, 5.1-3.6, 5.4

A variance to allow a 49 foot wide, 6,472 SF lot to be buildable, where 70 feet wide, 8,750 SF is required; A 1.0 foot variance for a driveway for an attached side load garage where the driveway pavement shall be a minimum of 22 feet from the face of the garage to the edge of the driveway pavement and 21.0 feet is proposed; and a 0.2 foot variance to allow an addition with a side yard setback of 4.8 feet from the north property line instead of the minimum 5.0 feet.

The petitioner testified that they are proposing to construct an addition to the existing home. The subject site is zoned R-3, One Family Dwelling District and the property has a total land area of 6,472 square feet and a lot width of 49.0 feet. The petitioner explained that the lot area and lot width are 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 which is 70 feet in width and 8,750 square feet in area for an interior lot. 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 explained that the subject property is 49.0 feet wide and 6,472 SF, which does not meet the absolute minimum lot width of 50 feet. The petitioner also explained that the proposed driveway is setback 21 feet from the face of the garage where 22 feet is required.

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. Divito and seconded by Mr. Selbka. Thereafter, the Board voted 6-0 to approve the variance request.

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

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

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

Peter Siavelis, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 403 E. Eastman St. - 4/17/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
403 E. Eastman - 4/17/17	Minutes
Findings 4/17/17 - 403 E. Eastman	Minutes

ZONING BOARD

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

OF APPEALS

RE: 403 EAST EASTMAN STREET - ZBA #17-015

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 17th day of April, 2017 at the hour of 7:41 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
DAVID DIVITO
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

ACTING CHAIRMAN SIAVELIS: Next petition is the Heaton petition, 403 East Eastman. Are you ready?

MR. GINNODO: I am.

ACTING CHAIRMAN SIAVELIS: Okay, can you raise your right hand please?

(Witness sworn.)

ACTING CHAIRMAN SIAVELIS: Great, can you introduce yourself to us?

MR. GINNODO: I'm Keith Ginnodo with Kingsley Ginnodo Architects, representing Kyle and Christina Heaton at 403 Eastman. Christina is here with her father, and I'm going to give you a little introduction to the project.

The Heatons have been in the house since 2008, about nine years almost to the day. In that time, they've grown the family twice as big with a seven and a four-year-old boy. They intend to stay in the neighborhood and they want to make their house, you know, amenable to their lifestyle and long-term living.

We actually had no intention to seek a variation for the project. It's kind of a result of how the design evolved over time. We began the project looking at improving their first floor living area by taking all the bedrooms and moving them to the second floor. But that didn't feel right to the clients and it was maybe a little bit more project than they were ready to take on. They wanted to respect the ranch and keep it a ranch but enhance it, and so, we have a ranch now.

We've made two small additions to the house as it currently is, a small area where the front entry currently is for a master bathroom. We've done some interior remodeling, and then the kitchen is now going to extend a couple of feet into the interior side yard to the south.

So, the design that we currently have in front of us is significantly under the floor area ratio. We have another 1,595 square feet to add building with. It's also significantly under the impervious surface coverage by 312 square feet. But you know, the design basically is enhanced by a porch that kind of squares out the floor plan, okay, on the front of their house.

It's a corner lot, and so they have like 105 lineal feet of frontage on two sides, okay. In the Frontier days, it gets pretty intense with cars and traffic and pedestrians and all that. It's one of the great parts of the neighborhood, but for that span of time at least your privacy is pretty compromised.

So, in order to expand the kitchen in the project, it's a 1950's ranch and it was pocketed in into an awkward spot. The only place to go with it without totally overhauling the interior of the house was to push it a couple of feet into the back, just enough to kind of get an island and a little bit better service area for the kitchen. The consequence of that is it wiped out their patio in the rear. They have a kind of a closed proximity to the interior lot line to the south, and the other neighbor's property is right there. They feel like they're entertaining the neighbors as well as their guests when they're hanging out on the patio.

So, in order to improve the first floor functions and improve their lifestyle, the front porch was kind of designed into the project and will do the things that we would do in the backyard in the front, and then do some screening with landscape in front of the porch to kind of help out. The design is intended again basically just to square off

the front of the house and give a little bit of a buffer to the street. In so doing, we crossed the threshold by a couple of hundred square feet of the building lot coverage. Again, we're way under on the FAR, so it's not a floor area ratio, and we're well under on the impervious. It's the building lot coverage that's kind of in play here.

I think I have covered my points. Yes, so, that's kind of the story. The design has already been presented and approved by the Design Commission. One of the comments was it's supportive of the architectural character of the neighborhood and is an improvement over the existing house. There's a lot of development in, and this is also my neighborhood, and this is in keeping with it in terms of quality and style.

ACTING CHAIRMAN SIAVELIS: So, can you tell us why you actually need that front yard setback for the porch? Is it because you wanted it squared off like you testified?

MR. GINNODO: Yes. It's basically to kind of, they don't have any backyard. When they go out their backdoor, they're kind of like sandwiched between their property and the next. Literally, it's twice my arm span. So, in order to make the kitchen usable, we bumped out I think three or four feet, and that just wiped out their practical living back there. So, that needed to kind of be pushed out within the footprint, squared off footprint of the house.

ACTING CHAIRMAN SIAVELIS: I assume you talked to the neighbors because there's a letter, at least one letter that was included in the materials provided to us.

MR. GINNODO: Yes. So, Kyle and Christina went around to the neighbors and they have 12 or 13 letters of support or petition --

ACTING CHAIRMAN SIAVELIS: Signatures.

MR. GINNODO: Signatures, yes.

ACTING CHAIRMAN SIAVELIS: Okay, all right. Any questions from the Board? None? Anybody in the audience wishes to speak?

Okay. We have the information that we need, so let us deliberate.

MR. SELBKA: I live down the street from this property and it is kind of, the lot is on a corner and is in an odd place. The house is in an odd place and I think this variance is pretty minor compared to the work that's being done. I think it's a nice design and it will fit right into the neighborhood very well. So, I would be in favor of this.

ACTING CHAIRMAN SIAVELIS: Anybody else with comments?

MR. DIVITO: Keeping the ranch design is always nice, so I appreciate being able to keep a ranch, so thanks.

ACTING CHAIRMAN SIAVELIS: It sounds like from the testimony provided by the Petitioner's architect and the materials presented to us, especially the site map, the house is kind of pinned in, in light of that placement in a corner lot. So, it's a tough design exercise it appears here to make this work.

MR. GINNODO: Right.

ACTING CHAIRMAN SIAVELIS: It seems in my view pretty reasonable, not pretty reasonable, it is reasonable given the Petitioner's desires and the lot realities. So, I'm in favor of it as well.

MR. SCHWINGBECK: Yes, and when you drive around Arlington Heights, to have that front porch, I mean it really adds to the look of the house. It makes the house

look extremely attractive and I could see using it a lot with a minimal backyard. So, I'd be in favor of it.

ACTING CHAIRMAN SIAVELIS: Okay.

MR. DRAKE: I am as well, and I think you did a very nice job of weaning out all the issues that need to be in front of us. Thank you.

MR. GINNODO: Thank you.

ACTING CHAIRMAN SIAVELIS: All right, do we have a motion?

MR. DRAKE: I move approval.

MR. SCHWINGBECK: Second.

ACTING CHAIRMAN SIAVELIS: All right, Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Acting Chair Siavelis.

ACTING CHAIRMAN SIAVELIS: Yes. Congratulations.

MR. GINNODO: Thank you very much.

ACTING CHAIRMAN SIAVELIS: I think you're up for more torture, right?

MR. GINNODO: Yes.

ACTING CHAIRMAN SIAVELIS: You've got the next petition as well.

(Whereupon, the hearing on the above petition was adjourned at 7:50 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 17, 2017

PETITIONER: Heaton Residence
ADDRESS OF PROPERTY: 403 E. Eastman St.
VARIATION: 5.1-3.8, 5.3-2, 5.1-3.6, 5.4

A 279 SF variance to allow 3,374 SF of building lot coverage where a maximum of 3,095 SF is allowed; and a 0.4 foot variance to allow a new porch with a front yard setback of 25.5 feet from the west property line instead of the minimum 25.9 feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing an addition to the existing house. The petitioner explained that the house is a ranch and that they would like it to remain a ranch; however, a variance is necessary for building lot coverage with the proposed addition. The petitioner testified that they are meeting the requirements for impervious surface coverage and floor area ratio. The petitioner testified that the homeowners have lived in the house since 2008 and that the expansion is necessary since their family has grown.

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. Schwingbeck. Thereafter, the Board voted 6-0 to approve the variance request.

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

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

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

Peter Siavelis, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 419 N. Hickory Ave. - 4/17/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
419 N. Hickory Ave. - 4/17/17	Minutes
Findings 4/17/17 - 419 N. Hickory	Minutes

ZONING BOARD

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

RE: 419 NORTH HICKORY AVENUE - ZBA #17-016

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 17th day of April, 2017 at the hour of 7:50 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
DAVID DIVITO
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

ACTING CHAIRMAN SIAVELIS: Just for the record, the next petition, the project title is the O'Donnell residence at 419 North Hickory.

MR. GINNODO: Do you need to swear me in again?

ACTING CHAIRMAN SIAVELIS: No.

MR. GINNODO: No, okay. Just carries over.

ACTING CHAIRMAN SIAVELIS: Right. Your duty is ongoing.

MR. GINNODO: All right. Also not too far from the last residence that we just presented, 419 North Hickory, also in my neighborhood, so I have kind of a special interest in these two projects. I want to get them right.

This is kind of a difficult situation. Jamie O'Donnell here and his wife was unable to attend tonight. Not too long in the neighborhood but apparently want to stay because they're putting a significant amount of work and investment into the property.

The plan is to do kind of what we didn't get to do at the Heatons, and that is to move the bedrooms up to the second floor and take advantage of the first floor living. It's not a large footprint. Many of the houses in that street are about 1,000 square feet on the first floor, and you walk right in to the house, there is no transitional thing, no porches, nothing like that.

So, the plan is to basically use the porch as a means to buffer the house from the street, but also to make a mediation between the one-story house to the north and the two-story house to the south. I mean the telling image here I think is the context elevation which I believe is in your package. I sure hope so, at DC2.

So, there have been some changes in the neighborhood. The one on the right, 415, is one of the more recent changes, changing one of these ranches into a two-story house. Farther down and across the street, there's maybe three or four of these things on the block that have gone two stories, but this is between a two-story and a one-story house. So, what we're trying to do with the design is make it look like a one-and-a-half story.

There's enough architectural differentiation within a couple of block radius that this house doesn't seem as out of place perhaps as it might in the context of these three different elevations. But the whole purpose is to kind of scale the building down and help make a transition from the one to the two-story. That whole discussion comes, it's a design story, sorry, guys. But really, the porch addition doesn't project any closer to the street than is permissible by code.

The variation that we're asking for is for additional width. That kind of helps keep the one-story porch from looking like something that's just kind of pin the tail on the donkey to something that belongs to the facade, a little bit esoteric but in value it's actually true.

I need to make a point of clarification, that there is a discrepancy between our drawing documents and the petition. Our drawing documents, if you look on A100, show the width of that porch is 13 feet whereas the petition says 12. So, if 12 is the magic number, sure, we can do that. But the thing is drawn to 13 feet, so instead of a four-foot variance, it would be a total five-foot variance in width total.

So, is that, did I make myself clear on that?

ACTING CHAIRMAN SIAVELIS: I think so, and we can clarify through Q&A

if we need to. You can proceed.

MR. GINNODO: Okay, very good. Similar to the Heaton's, the O'Donnells have contacted all of their immediate neighbors. They have supporting signatures from five across and three next to them. So, they've got eight signatures of support for the project.

Did you turn those in already? Okay, so they're already part of the record. Okay. I think I've taken enough of your time for now.

ACTING CHAIRMAN SIAVELIS: So, Derek, just a point of question. The Petitioner's representative focused in on the width of the front porch. The materials seem to indicate the setback. Those are one and the same just for clarity?

MR. MACH: Well, per code, you're allowed a four-foot encroachment when it doesn't exceed the width of eight feet. When it's beyond that, it's considered an encroachment. It's a four-foot front yard encroachment since it's larger than the four by eight.

ACTING CHAIRMAN SIAVELIS: Right, so it qualifies in, and then the extent of the encroachment is four feet.

MR. MACH: Correct.

ACTING CHAIRMAN SIAVELIS: So, the clarification you made regarding the width of the front porch, 12 to 13 feet?

MR. GINNODO: Correct.

ACTING CHAIRMAN SIAVELIS: It doesn't really have a bearing on the necessity for obtaining a variance on the front yard encroachment because it exceeded the threshold width.

MR. GINNODO: Correct. Yes, it's already beyond the eight, so we're going for another foot if we can, different than the document.

ACTING CHAIRMAN SIAVELIS: Okay, understood. You're just clarifying the accuracy of the document.

MR. GINNODO: Thank you.

ACTING CHAIRMAN SIAVELIS: All right. Any questions from the Board? Anybody who wishes to speak from the audience?

Okay, let's just close it down now for deliberations. So, I think this is reasonable, a four-foot encroachment. I don't think that that porch is outsize or oversized. I know we have a history of granting similar encroachments on the front.

MR. DIVITO: Right.

ACTING CHAIRMAN SIAVELIS: Especially where there's a narrow lot like this and there's again constraints. This is a design exercise based on constraints from the lot and other houses nearby. So, those are my thoughts on that. Anyone else?

MR. DRAKE: Yes, I agree and I'm in favor.

ACTING CHAIRMAN SIAVELIS: Okay, do we have a motion?

MR. DIVITO: I'll motion to approve.

MR. SCHWINGBECK: Second.

ACTING CHAIRMAN SIAVELIS: Derek, let's call the roll.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Acting Chairman Siavelis.

ACTING CHAIRMAN SIAVELIS: Yes.

MR. GINNODO: Thank you.

ACTING CHAIRMAN SIAVELIS: Thank you.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 17, 2017

PETITIONER: O'Donnell Residence
ADDRESS OF PROPERTY: 419 N. Hickory Ave.
VARIATION: 5.1-3.6, 5.4

A 4.0 foot variance to allow a covered front porch with a front yard setback of 21.0 feet and an additional 1.0 foot for the eave from the west property line instead of the minimum 25.0 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 story addition with a porch. The petitioner testified that the proposed porch is encroaching into the required front yard setback. The petitioner explained that the porch will act as a means to buffer the house from the street, but also help the transition between the one-story house to the north and the two-story house to the south.

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. Divito and seconded by Mr. Selbka. Thereafter, the Board voted 6-0 to approve the variance request.

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

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

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

Peter Siavelis, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 811 E. Central Rd. - 4/17/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
811 E. Central Rd. - 4/17/17	Minutes
Findings 4/17/17 - 811 E. Central Rd.	Minutes

ZONING BOARD

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

OF APPEALS

RE: 811 EAST CENTRAL ROAD - ZBA #17-017

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
 Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
 Arlington Heights, Illinois on the 17th day of April, 2017 at the hour of 7:56 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Acting Chairman
 TOM DRAKE
 TOM SCHWINGBECK
 JOSEPH GEISEL
 DAVID DIVITO
 JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

ACTING CHAIRMAN SIAVELIS: Next up is the Moorings project, 811 East Central. Please introduce yourself and I'll swear you in.

MR. FRERES: Good evening. My name is Scott Freres, I'm a principal with the Lakota Group in Chicago, representing Presbyterian Homes this evening.

ACTING CHAIRMAN SIAVELIS: Okay, great. Please raise your right hand.
(Witness sworn.)

ACTING CHAIRMAN SIAVELIS: Please proceed.

MR. FRERES: Presbyterian Homes came before the Village about a year and a half ago with approval of a planned unit development amendment for their Moorings campus that consisted of three main new components: an assisted living facility, a new chapel, and a memory care unit, all of which are internal to the campus that's on Central Avenue. We went before you guys before.

At this point in time, our original proposal for the memory care unit which is central to the site has a memory care garden. That garden, as part of the specifications in our original submittal, had a five-foot high solid wood fence inside of it.

What we are asking for tonight is a variance to allow us to go to a seven-foot high solid wood fence, the top one foot of which would be a lattice decorative material. The reason being that the operators of the memory care unit, the Alzheimer patients need to be fully enclosed in that garden and the desired character is for them not to see beyond that wall. The intent of the garden is for them to keep their memories of the place that they're living and working in within that garden. For them to look beyond that would be harmful for their treatment.

So, anything that's at five-foot high, a patient that's six-foot high or taller could see over the top of it. Hence, we're asking for that variance in terms of the height of the fence. It's not visible from anywhere in the neighborhood. It's completely enclosed, and in fact it's got landscaping on both sides of it so you'd hardly even notice the difference.

Is there an exhibit in the packet? Otherwise, I have a board I can illustrate where it is if that would make it --

MR. SCHWINGBECK: Well, there is a drawing of the property in the packet.

MR. FRERES: Yes, I don't think that necessarily does it justice.

MR. SCHWINGBECK: I looked at all those.

MR. FRERES: Yes, I looked at that today, I've been thinking, I'm like that really doesn't, do you mind if I grab the little board just to, is that okay? I'll just do that, because I wasn't sure.

ACTING CHAIRMAN SIAVELIS: The packet materials are, it looks like they kind of went haywire.

MR. FRERES: So, if you look at our campus, where am I on here, upside down. Here we go, here is Douglas on our west, our neighbors to the west, Central on the north. Our main entrance comes off of Central. The facilities, the existing facilities are right here, all the independent living units, all the cottages are on the perimeter. The new assisted living facility is this big wing here. This is the memory care facility and this is the fellowship hall component. This is skilled nursing that occurs in here.

In the center of all of this is a courtyard garden. Nobody can see it unless you're within the site. The memory care garden of the courtyard is this little piece

here surrounded by that red dash line, that's the fence. To give you a sense of it, this is a blowup of the detail construction plans and landscape plans. This is the fence that goes around the memory care garden of that whole space. So, you can't even see it if you walk by it here.

The fence design is a sold wood cedar fence of which the bottom portion is six feet and the top would be just a little bit of decorative element about a foot high.

ACTING CHAIRMAN SIAVELIS: Okay. Any questions from the Board?

MR. DRAKE: Isn't there a retention pond or some sort of body of water that's right behind where that fence would go?

MR. FRERES: No, the detention pond is on the back side of the chapel facility which would be, here is us inside this courtyard, here is the fellowship hall, and here is the pond. The pond is surrounded by all the --

MR. DRAKE: Okay. Thank you.

ACTING CHAIRMAN SIAVELIS: Any other questions or comments from the Board? Any comments from the audience?

MR. McCLOSKEY: I was just curious. I'm on the east side, I'm on Audrey Lane. I'm actually on Mount Prospect and I look out of my window and I think from what, I was curious --

ACTING CHAIRMAN SIAVELIS: You know what, sir, I'm going to have to interrupt you. Come on up and just introduce yourself.

MR. McCLOSKEY: Oh, I was just curious if I'm ever even going to see this thing. I don't think I am.

ACTING CHAIRMAN SIAVELIS: It doesn't sound like it but we'll let the Petitioner address that.

MR. McCLOSKEY: I was just curious if I could just see what if any impact it will have on me. I don't think so.

MR. FRERES: I think you're over here. You're on the east side over here.

MR. McCLOSKEY: That's Moorings Drive. I'm over here, and this is the main hall.

MR. FRERES: The red fence is right inside but you would never see it inside the courtyard.

MR. McCLOSKEY: Would never see it, I have nothing to do with that.

MR. FRERES: No.

MR. McCLOSKEY: That's all. I'm just curious.

MR. FRERES: Good point. We did reach out to our neighbors and I know that Jim Martners, the project manager for Presbyterian Homes, did meet with a couple of our neighbors on Douglas who had the same concern. What fence are you talking about? So, we've clarified that with them.

ACTING CHAIRMAN SIAVELIS: Just so the record is clear, sir, can you just state your name?

MR. McCLOSKEY: Patrick McClosky.

ACTING CHAIRMAN SIAVELIS: And your address?

MR. McCLOSKEY: 14 Audrey Lane. I'm on the east side. I look out at it and

--

ACTING CHAIRMAN SIAVELIS: So, you have no opposition, correct?

MR. McCLOSKEY: No. No, not at all. I don't have any opposition at all from that. It's been, I've been there, that used to be, I watched the cows out there, the cows on the corner grove, so I've been there for 60 years or something like that. So, I was just curious to see it and it's there and I have to complement them because it is well maintained. It is beautiful, and I know it very well because I was an election judge over there for about 12 years. So, I'm very familiar with the Moorings, I know it, I've watched it grow, and it's beautiful.

ACTING CHAIRMAN SIAVELIS: Very good, thank you, sir.

MR. McCLOSKEY: I just wanted to see what if any or no impact to me. Can I go home now?

ACTING CHAIRMAN SIAVELIS: Sure.

MR. McCLOSKEY: Thank you very much.

MR. FRERES: Appreciate it.

ACTING CHAIRMAN SIAVELIS: All right. Anybody else from the audience? No? All right, let's close it down now for deliberation.

MR. DIVITO: Non-impact, non --

ACTING CHAIRMAN SIAVELIS: Right, non-issue. Great, really nice-looking fence, and they certainly seem to have the need, justifiable need.

MR. DIVITO: Yes, absolutely.

MR. SCHWINGBECK: Yes, I agree.

ACTING CHAIRMAN SIAVELIS: Okay, motion?

MR. DIVITO: Motion to approve.

ACTING CHAIRMAN SIAVELIS: Second?

MR. DRAKE: Second.

ACTING CHAIRMAN SIAVELIS: All right. Roll call vote.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Acting Chair Siavelis.

ACTING CHAIRMAN SIAVELIS: Yes.

MR. FRERES: Thank you, gentlemen. Appreciate it.

ACTING CHAIRMAN SIAVELIS: Certainly.

(Whereupon, the hearing on the above petition was adjourned at 8:04 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 17, 2017

PETITIONER: The Moorings
ADDRESS OF PROPERTY: 811 E. Central Rd.
VARIATION: 6.13-3b, 6.13-3

A 2.0 foot variance to allow an increase to the maximum fence height from 5-feet to 7-feet; and a variance to allow a solid fence where a semi-open fence is permitted.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that Presbyterian Homes came before the Village about a year and a half ago with approval of a planned unit development amendment for the Moorings campus. The petitioner explained that the improvements consisted of three main new components: an assisted living facility, a new chapel, and a memory care unit, all of which are internal to the campus located on Central Avenue. The petitioner explained that the original proposal for the memory care has a memory care garden and that the garden area has a five-foot high solid wood fence around the perimeter. The petitioner further explained that they requesting a variance to allow a seven-foot high solid wood fence. The petitioner testified that there is a need for a seven foot high fence since the Alzheimer patients need to be fully enclosed in the garden and the desired character is for the patients not to see beyond the fence. The petitioner explained that the intent of the garden is for the patients to keep their memories of the place that they're living and working in within that garden and for the patients to look beyond the fenced area would be harmful for their treatment.

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. Divito and seconded by Mr. Drake. Thereafter, the Board voted 6-0 to approve the variance request.

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

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

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

Peter Siavelis, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 7-25 E. Golf Rd. - 4/17/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
7-25 E. Golf Rd. - 4/17/17	Minutes
Findings 4/17/17 - 7-25 E. Golf Rd.	Minutes

ZONING BOARD

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

OF APPEALS

RE: 7-25 EAST GOLF ROAD - ZBA #17-018

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
 Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
 Arlington Heights, Illinois on the 17th day of April, 2017 at the hour of 8:04 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Acting Chairman
 TOM DRAKE
 TOM SCHWINGBECK
 JOSEPH GEISEL
 DAVID DIVITO
 JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

ACTING CHAIRMAN SIAVELIS: Petition number seven, last but not least, the Stafford Place Shopping Center.

MR. PSYHOGIOS: Good evening, gentlemen. Nick Psychogios for the Stafford Place Shopping Center. Mr. Tom Lee is in the audience, he is the owner of the nail salon. We have a two-family zoned small strip center for 30 years. We have a tenant there who's doing very well. He wants to take over one of the vacant spaces. We have a two-car deficiency. We can't really get passed, it's not really a factor as far as traffic. As far as parking goes, the medical uses never have the quantity of cars that the city has allocated for the space. But nevertheless, we are falling a little short and we ask your permission to let him expand his business.

ACTING CHAIRMAN SIAVELIS: Okay, and which tenant is it that's looking to expand?

MR. PSYHOGIOS: Toe Paradise, 17 East Golf Road.

ACTING CHAIRMAN SIAVELIS: There's other two spaces that are vacant right now, is that correct?

MR. PSYHOGIOS: That is correct. The one has been vacant for about a year and a half now, too.

ACTING CHAIRMAN SIAVELIS: Any comments from other neighbors and businesses?

MR. PSYHOGIOS: Well, all the neighbors, everybody was informed. I, too, got Elk Grove Township, I don't know why, but I got some properties two miles away. I says, you know, something is wrong here. It was of course rectified. But no, no objections from anyone.

ACTING CHAIRMAN SIAVELIS: You had a parking study done obviously, right?

MR. PSYHOGIOS: Yes.

ACTING CHAIRMAN SIAVELIS: Any questions from the Board? None?
Any --

MR. PSYHOGIOS: No one left.

MR. DRAKE: I have a comment. I'm glad to see that you're going to expand into that space because I think it's been vacant for a while. I live near there, I go by there quite a bit. So, I'm glad to see that the space is going to be used.

MR. PSYHOGIOS: Me, too.

MR. DRAKE: I'm sure.

MR. DIVITO: The business that's present, it's been doing well, and I'm happy to see them expand.

ACTING CHAIRMAN SIAVELIS: Are you talking about the Lover's Lane --

MR. DIVITO: No, I'm not. You know, to that point though, there is nobody actually, I mean the people that actually drive there and park to that main store on that corner, they don't have as much of an audience. So, I think Toe Paradise will benefit from having them as a neighbor because they can use those spots if they're not --

ACTING CHAIRMAN SIAVELIS: All right. Very eloquent answer to my question. All right, any other comments from the Petitioner?

MR. PSYHOGIOS: No.

ACTING CHAIRMAN SIAVELIS: Okay, all right. Do we have a motion?

MR. DIVITO: I'll motion to approve.

MR. DRAKE: Second.

ACTING CHAIRMAN SIAVELIS: All right. Let's take the roll.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Acting Chairman Siavelis.

ACTING CHAIRMAN SIAVELIS: Yes. Congratulations.

MR. PSYHOGIOS: Thank you, gentlemen.

ACTING CHAIRMAN SIAVELIS: All right, good luck. Move to adjourn?

MR. DIVITO: Sure.

ACTING CHAIRMAN SIAVELIS: All in favor?

(Chorus of ayes.)

ACTING CHAIRMAN SIAVELIS: All right. Thank you, gentlemen. We are
off the record.

(Whereupon, the hearing on the above petition was adjourned at 8:06
p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 17, 2017

PETITIONER: Stafford Place Shopping Center
ADDRESS OF PROPERTY: 7-25 E. Golf Rd.
VARIATION: 11.2

A variation to allow a reduction to the minimum required parking from 56 to 54 parking spaces.

The petitioner explained that per the parking ratios set forth in the Zoning Ordinance, one parking stall is required for every 200 square feet for medical/dental related uses, 300 square feet for retail related uses and 250 square feet for beauty related uses. The petitioner testified that based on the square footage for the businesses, the total number of parking stalls required for the site is 56 spaces. The petitioner explained that the site has a total of 54 parking spaces, thereby resulting in a deficit of 2 parking stalls. The petitioner explained that an existing business, Toe Paradise is increasing the parking demand due to their proposed expansion thereby resulting in a two space parking deficit. The petitioner testified that parking counts have been performed which demonstrate that there is adequate parking within the shopping center.

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. Divito and seconded by Mr. Geisel. Thereafter, the Board voted 6-0 to approve the variance request.

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

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

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

Peter Siavelis, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 406 W. Mueller St. - ZBA#17-020

Department: Planning & Community Development Department

The petitioner has withdrawn the project.

ATTACHMENTS:

Description

Type

No Attachments Available



Item: 2914 N. Dunton Ave. - ZBA#17-021

Department: Planning & Community Development Department

The petitioner has not fulfilled the notification requirements and the project has been rescheduled to the July 10, 2017 Zoning Board of Appeals meeting.

ATTACHMENTS:

Description

Type

No Attachments Available



Item: 1003 E. Talbot St. - ZBA#17-013

Department: Planning & Community Development

REQUEST

1. A 7.9 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 2.5 feet from the west property line where a 10.4 foot setback is required.
2. A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the west property line.

ATTACHMENTS:

Description

1003 E. Talbot St. - ZBA#17-013

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 12, 2017
Date Prepared: June 5, 2017
Project Title: Moreau Residence
Address: 1003 E. Talbot St.

Background Information

Petition Number: ZBA #17-013
Petitioner: Philip M. Moreau
Address: 1003 E. Talbot St.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

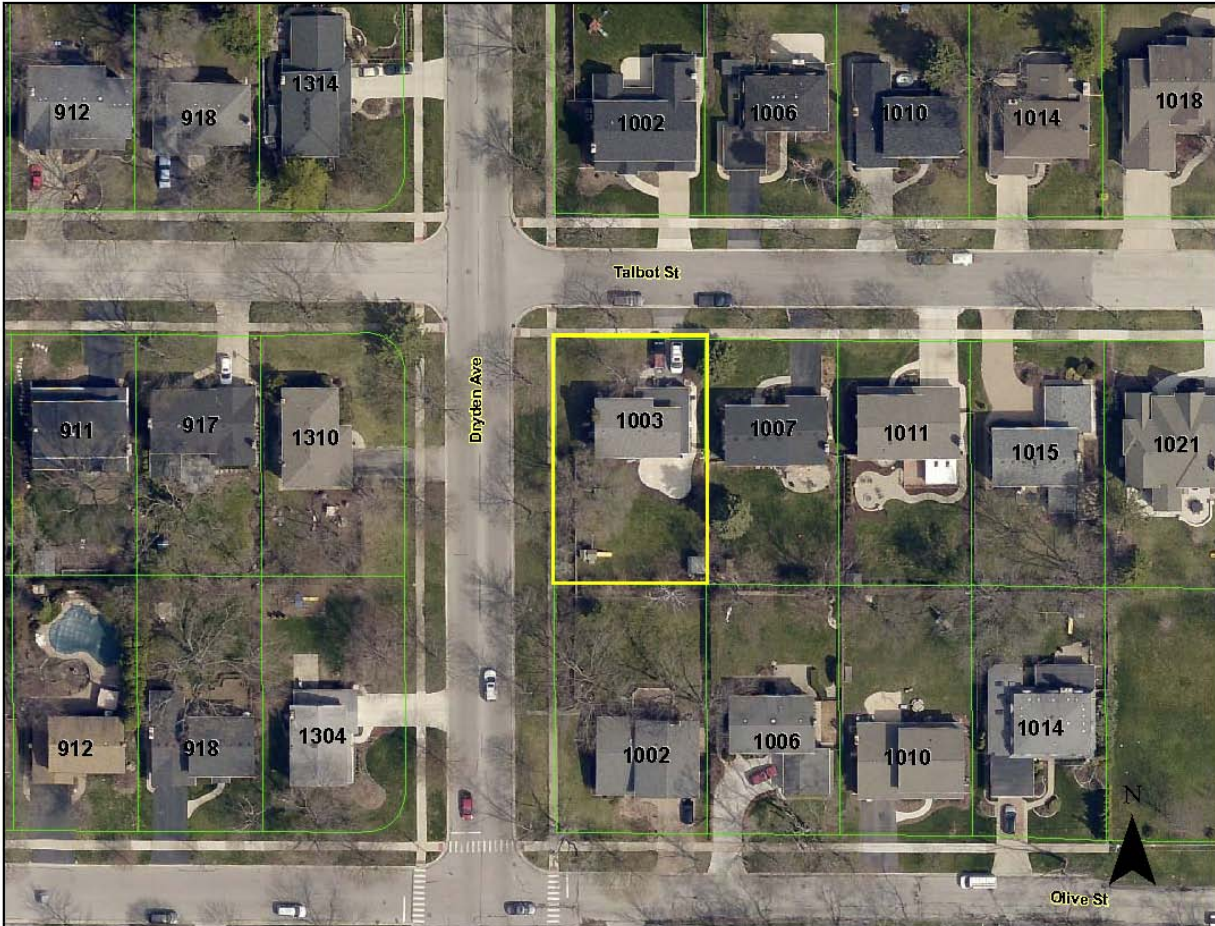
The petitioner proposes to construct a 6' high fence in the exterior side yard along the west property line. Therefore, the petitioner requests the following variation:

- A 7.9 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 2.5 feet from the west property line where a 10.4 foot setback is required.
- A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the west property line.

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	✓	5/26/27	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/26/17	
3. Letter that was Mailed	✓	5/26/17	
4. Photographs of Sign on Property	✓	5/26/17	

Photographs of Existing Structure



ZBA# 17-013
1003 E Talbot St - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 26, 2017
Completed: May 26, 2017

Jan

The proposed ZBA application indicates that the petitioner is seeking:

A 7.9 ft setback to allow a 5 ft tall semi-open fence in the exterior side yard that is 2.5 ft from the west property line where a 10.4 ft setback is required.

The Engineering Department has NO OBJECTION to the proposed variance.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services Department

Project Name: Moreau Residence

Project Address: 1003 E Talbot St

ZBA #: 17-013

Date: May 30, 2017

Derek:

I have reviewed the request for a 7.9 foot variance to allow a 5 foot semi-open fence, in the exterior side yard that is proposed to be 2.5 feet from the west property line and have no objection to the variances.

The homeowner is responsible for repairing the fence if and when the utility companies need access to the easement in the rear yard.

RECEIVED

MAY 30 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Moreau Residence

Project Address: 1003 E. Talbot Street

ZBA #: 17-013

ZBA Hearing Date: June 12, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of 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 25, 2017

- A 7.9 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5 foot tall semi-open fence in the exterior side yard that is 2.5 feet from the west property line where a 10.4 foot setback is required.

Attached are the Petitioner's:

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

Comments: NO COMMENTS.

- S. HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Thursday, June 1, 2017.

PETITION

NOW COMES the Petitioner **PHILLIP MOREAU** being the owner of the property commonly known as **1003 E. TALBOT ST, ARLINGTON HEIGHTS, IL 60004** and appeals to the Zoning Board of Appeals of Arlington Heights for a Variation from Section 12, Chapter 28, of the Arlington Heights Municipal Code, in order to: **Allow an existing fence that is built around the residential property, that is generally following the property line, to be extended slightly so as to otherwise encroach into the Village of Arlington Heights' right of way.**

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

The primary reason is that it would otherwise continue to allow the property to be in visual *hereby state that the following unique circumstances exist:* **The property owner who's fence abuts to our back yard street side fence line has an existing fence line that extends 3-4 feet beyond our current fence line creating an inconsistent visual line of sight which creates non uniformity and disharmony of neighborhood conformity.**

I hereby state that the variation, if granted, will not alter the essential character of the locality because: **The property owner directly to the south of this property has an existing common boundry fence that extends 3-4 feet further than my current fence. Allowing this variation would bring my fence into conformity with our neighbor's current fence line.**

Phillip Moreau

March 20, 2017

Petitioner

Date



PLAT OF SURVEY

LOT 9 IN CAMMIE-LEE HOME SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

RECEIVED

MAR 08 2017

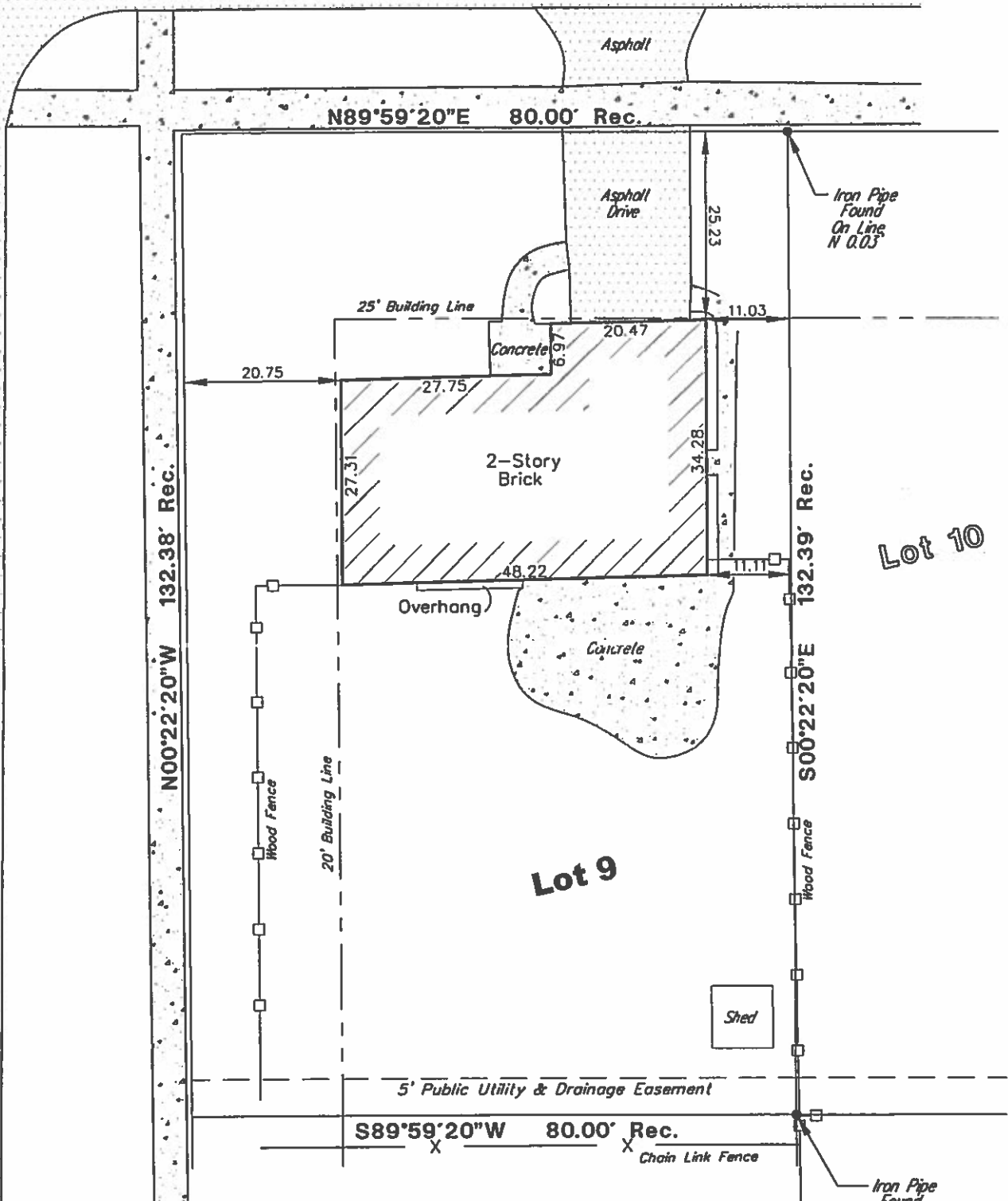
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Talbot Street

66' Right of Way

Dryden Avenue

80' Right of Way



Legend:

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

Surveyor Notes:

- Field Work Completed on 1-8-2013
- Prepared for Survey Services, for real estate transaction.
- Site Address: 1003 E. Talbot Street, Arlington Heights, IL 60004
- Pin No.: 03-20-424-001
- 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.

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 9th day of January, A.D. 2013, in the County of Cook, State of Illinois.

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

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-14

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



Job Number LS120681
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:	01-08-2013
Scale: 1" = 20'	Date: 01-09-2013
Site Address: 1003 e Talbot Street Arlington Heights, Illinois	

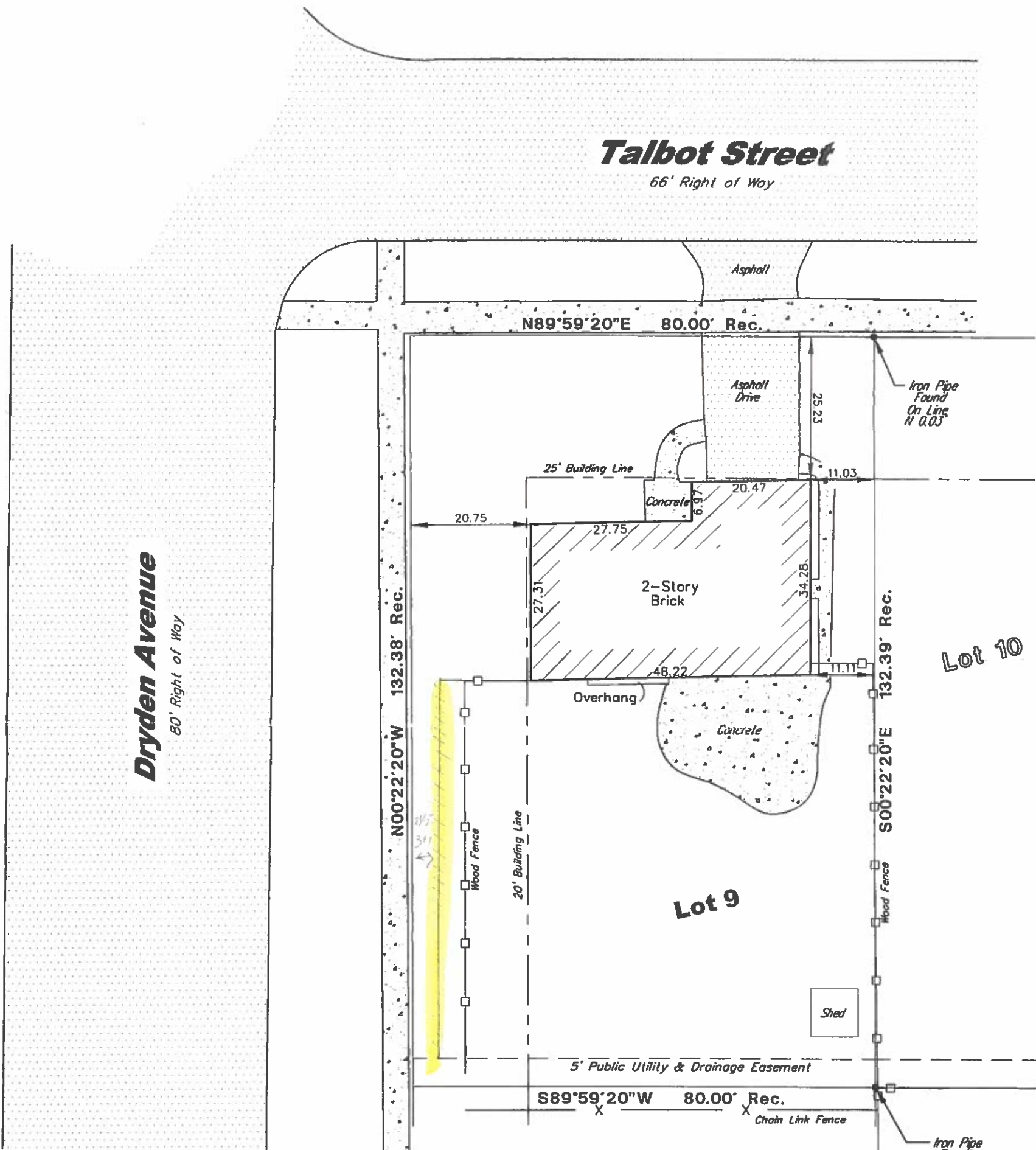
Drawn By: LP	Checked By: GJK		
Drawing Revisions			
REVISION	Date	Drawn	Checked



PLAT OF SURVEY

LOT 9 IN CAMMIE-LEE HOME SUBDIVISION OF PART OF THE WEST 1/2 OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

RECEIVED
MAR 08 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Legend:

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

Surveyor Notes:

- Field Work Completed on 1-8-2013
- Prepared for Survey Services, for real estate transaction.
- Site Address: 1003 E. Talbot Street, Arlington Heights, IL 60004
- Pin No.: 03-20-424-001
- 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.

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 on the date of said survey.

Given under my hand and seal this 9th day of January, A.D. 2013, at Arlington Heights, Illinois.
Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-14

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



Job Number LS120681
Sheet Name PLAT OF SURVEY
Sheet Number SURVEY

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

Field Work Completed:	01-08-2013
Scale: 1" = 20'	Date: 01-09-2013
Site Address: 1003 e Talbot Street Arlington Heights, Illinois	

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



Proposed Shadowbox Fence



Item: 1419 E. Eton Dr. - ZBA#17-019

Department: Planning and Community Development Department

REQUEST

1. A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a solid fence located along the perimeter of the rear yard.

ATTACHMENTS:

Description	Type
1419 E. Eton Dr. - ZBA#17-019	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 12, 2017
Date Prepared: June 5, 2017
Project Title: Ross Residence
Address: 1419 E. Eton Dr.

Background Information

Petition Number: ZBA #17-019
Petitioner: Rick Ross
Address: 1419 E. Eton Dr.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

The petitioner proposes to construct a 6 foot high solid wood fence along the perimeter of the rear yard. Therefore, the petitioner requests the following variation:

- **A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a solid fence located along the perimeter of 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.



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	✓	5/8/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/8/17	
3. Letter that was Mailed	✓	5/24/17	
4. Photographs of Sign on Property	✓	5/8/17	

Photographs of Existing Structure



ZBA# 17-019
1419 E Eton Dr - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 26, 2017
Completed: May 26, 2017

qjm

The proposed ZBA application indicates that the petitioner is seeking:

A 1 ft variance to allow an increase to the maximum fence height from 5 ft to 6 ft for a sold fence located along the perimeter of the rear yard.

The Engineering Department has NO OBJECTION to the proposed variance.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services Department

Project Name: Ross Residence

Project Address: 1419 E. Eton Drive

ZBA #: 17-019

Date: May 30, 2017

Derek:

I have reviewed the request for a 1 foot variance to allow a 6-foot solid fence, in the rear yard and have no objection to the variance.

The homeowner is responsible for repairing the fence if and when the utility companies need access to the easements of the yard.

RECEIVED

MAY 30 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Ross Residence

Project Address: 1419 E. Eton Drive.

ZBA #: 17-019

ZBA Hearing Date: June 12, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of 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 25, 2017

- A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a solid fence located along the perimeter of the rear yard.

Attached are the Petitioner's:

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

Comments: No Comments.

-S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Thursday, June 1, 2017.

NOW COMES the Petitioner Rick Ross being the owner of the property commonly known as: 1419 E. Eton Drive Arlington Heights, Illinois 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from Section 12 of Chapter 28, of the Arlington Heights Municipal Code, in order to: ask for a fence variance for our back yard.

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

Our Yorkie-Poo dog Pebbles has been afraid to go out in the back yard. We have seen quite a few Coyotes and Red Foxes in our neighborhood and by our yard. We also found large poop in our back yard. The poop is much too large to be from Pebbles. We suspect that Coyotes or Red Foxes have scaled or jumped our current fence into our back yard. Our neighbors dog "Buster" was killed by them several years ago. Pebbles has managed to get out of our back yard (with our board-on-board semi private fence). We would like to get another small dog, but are afraid it may get out of the yard.

A six-foot fence would make it harder for the wild animals to jump over. A privacy fence will keep our dog and future dog in the yard as well as keep the wild animals from seeing through the fence. We are consistently having to accompany Pebbles in the back yard to go pee or poop. The fence will provide the security which we think will allow her to feel secure in the yard again. It will also make us feel secure enough to purchase another dog.

I hereby state that the following unique circumstances exist:

N/A.

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

Our lots are large. The proposed fence is attractive. It is an upgrade from the current fence, and our neighbors like it and signed statements confirming they approve of the fence.

Signed:

A handwritten signature in black ink, appearing to read "Rick Ross", written over a horizontal line.

Date:

PLAT OF SURVEY



JOHN D. REBER & ASSOCIATES
Land and Construction Surveyors
Rm 1000 Tower
Golfview, Ill 60141 of 11021 128 1456

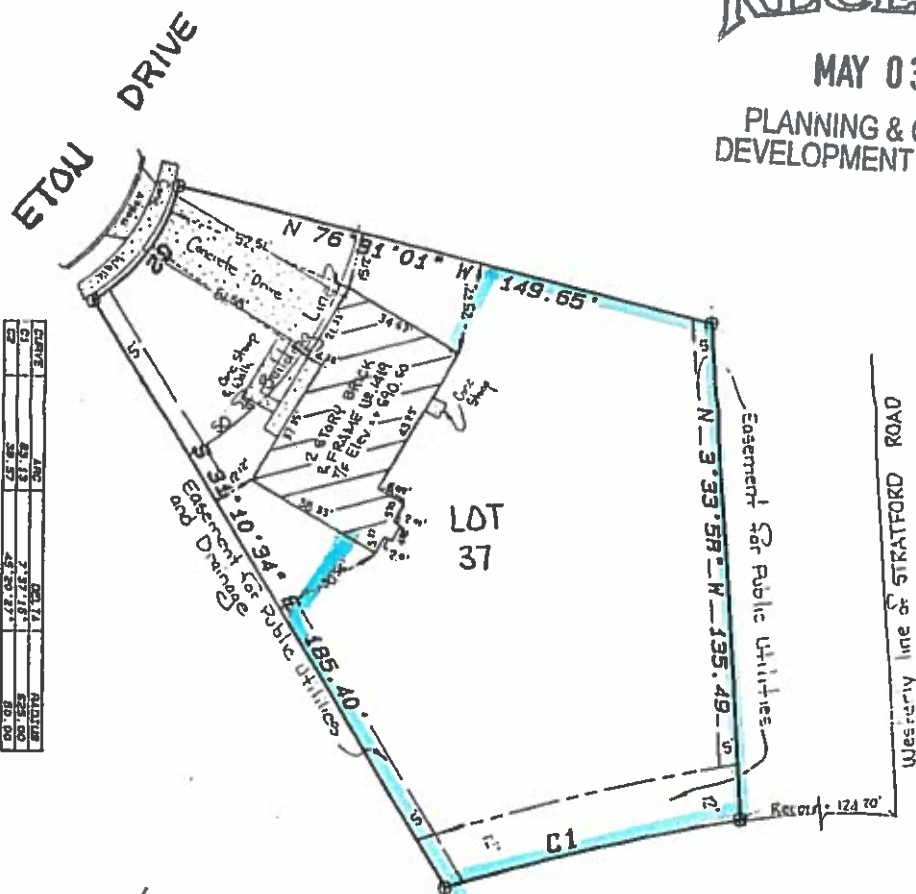


LOT 37 in CAMBRIDGE OF ARLINGTON HEIGHTS UNIT ONE, being a subdivision of part of the Southeast 1/4 of Section 8 and part of the Southwest 1/4 of Section 9, both in Township 42 North, Range 11 East of the Third Principal Meridian, in the Village of Arlington Heights, Cook County, Illinois.

RECEIVED

MAY 03 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



LINE	BEARING	DISTANCE	AREA
1	N 76° 51' 01" W	149.65	10.11
2	N 3° 33' 58" E	135.49	10.11
3	S 81° 10' 34" E	185.40	10.11
TOTAL			30.33

PROPOSED 6'
SOLID FENCE

BUFFALO GROVE ROAD

1 inch equals 30 feet.
Distances are marked in feet and decimal parts
if.

Prepared by: **CAMBRIDGE HOMES**
Surveyed by: **J.D.R.**

Building lines, if any, shown herein are building lines
on the recorded subdivision plat. Consult local au-
thorities for building lines established by local ordinances.

Check Legal Description with Deeds; also compare
notes before building and report ANY DISCREPANCY

STATE OF ILLINOIS } S.S. November 20th 1986
COUNTY OF KANE }

I hereby certify that the buildings on lot shown are within prop-
erty lines.

STATE OF ILLINOIS } S.S. August 30th 1985
COUNTY OF KANE }

This is to certify that I have surveyed the above-described property
according to the Official Record, and the above plat correctly
represents said survey.

John D. Reber

John D. Reber



11150 S. Cicero Ave. Alsip, IL 60803

Phone (708) 636-3500 Fax (708) 636-8046

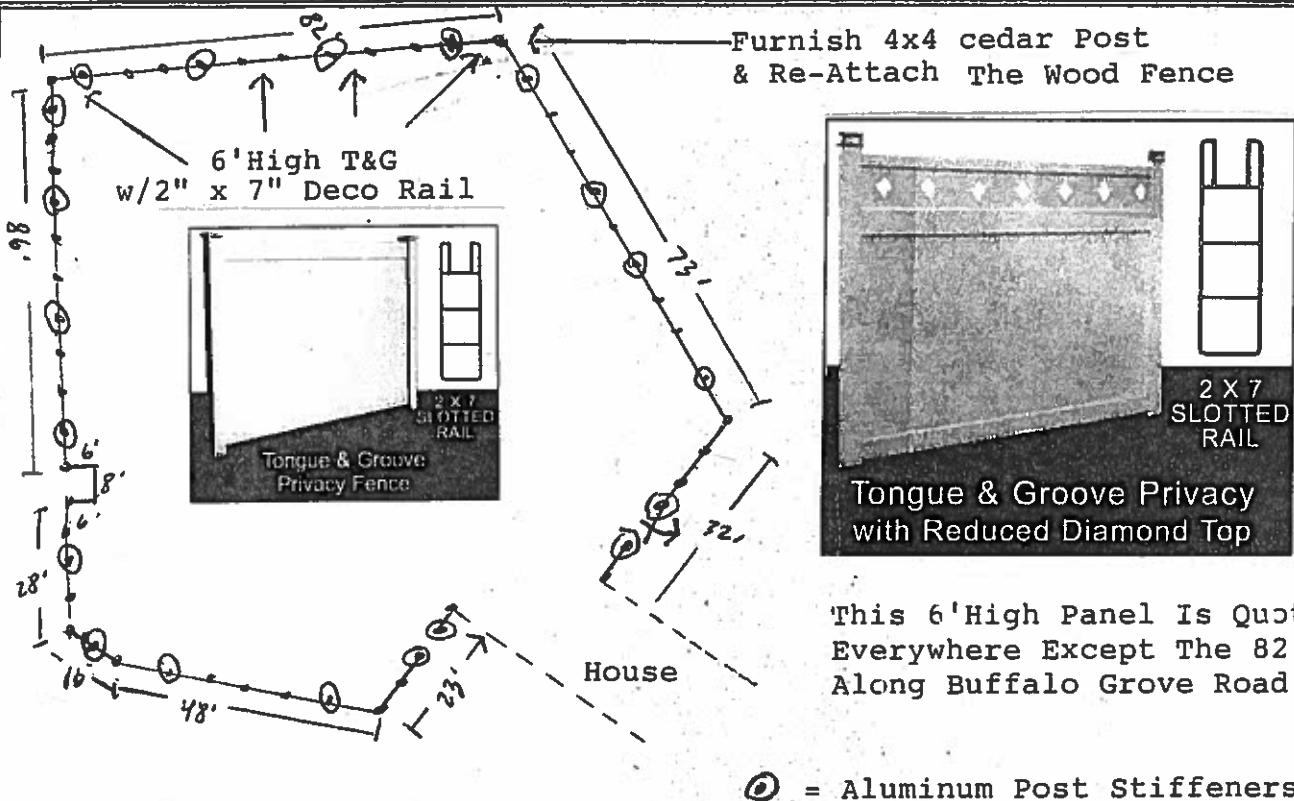
Vinyl Fence Quote

4/1/2017
Date: _____Visit Our Website
www.foxhomecenter.com**Customer Information:**

Name: Mr. Ross Address: 1419 E. Eton Drive City: Arlington Heights
 Zip Code: 60004 Phone: 224-628-0026 Cell: _____ Sales Person: Dennis

Fence Options:

T&G Privacy W/2"x 7" Deco Rail
 Brand: Veka Style: T&G Privacy w/Reduced Diamond Top & Deco Color: Khaki Or Almond
 Panel Size: 6' High Post Size: 5x5 Post Length: 9' Post Cap: New England



*Fence to follow the existing contour of the ground unless otherwise specified. Customer must provide survey and obtain permit.

Please Note: Call 708-636-3500 If you would like to schedule an Installation date

Balance to be paid upon job completion - FOX will contact J.U.L.I.E. to locate utilities.

Fence Components:

# of Panels:	53	=	10,462.00
# of Posts	57	=	1,938.00
# of Post Stiffeners	20	=	1,500.00
# of Post Caps	57	=	336.00
# 80lbs. Concrete	171	=	733.00
# of Single Gates	2	=	799.00
# of Double Gates		=	

Sub Total: 15,768.00

Discount -3,007.00

Material Total: 12,761.00

Dirt Removal is NOT Included!

Material	\$ 12,761.00
Tax	\$ 1,276.10
Labor	\$ 3,792.00
Delivery	\$ NO CHARGE
Take Down + Haul	\$ 1,404.00
TOTAL	\$ 19,233.10
DEPOSIT	\$
BALANCE	\$

Company Representative

Customer Signature



Item: 120 S. Gibbons Ave. - ZBA #17-022

Department: Planning & Community Development

REQUEST

Lot 22

- 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, 6,076 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.

Lot 23

- 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, 6,069 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.
- A 0.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a side yard setback of 4.5 feet from the north property line instead of the minimum 5.0 feet and an additional 1 foot for the eave.

ATTACHMENTS:

Description

120 S. Gibbons Ave. ZBA #17-022

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 12, 2017
Date Prepared: June 5, 2017
Project Title: Hargreaves Residence
Address: 120 S. Gibbons Ave.

Background Information

Petition Number: ZBA #17-022
Petitioner: Jack Boryszewski / MJ&B Contractors Inc.
Address: 7N601 Rodenburg Rd.
Roselle, IL 60172
Existing Zoning: R-3, Single-Family Residential 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 1928 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 120 S. Gibbons 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 6,076 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 22	50	6,076
Lot 23	50	6,069

Address	Lot Width & Lot Area for Gibbons Avenue (same side of the street as subject property)	
	Lot Width	Lot Area
112 S. Gibbons	50	6,076
120 S. Gibbons (Subject Site)	100	12,145
202 S. Gibbons	50	6,076
206 S. Gibbons	50	6,076
210 S. Gibbons	50	6,076
214 S. Gibbons	50	6,076
218 S. Gibbons	50	6,076
1714 E. Mayfair	50	6,076

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 22 and 23) is 50.0 feet wide; however, the lot area is 6,069. Seven out of the eight lots fronting Gibbons Avenue on the same side as the subject property are substandard in lot width and substandard in lot area. The petitioner is also seeking a variance for the side yard setback for the existing home on lot 23. In order to create two buildable lots the following variations would be required:

Lot 22

- 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, 6,076 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.

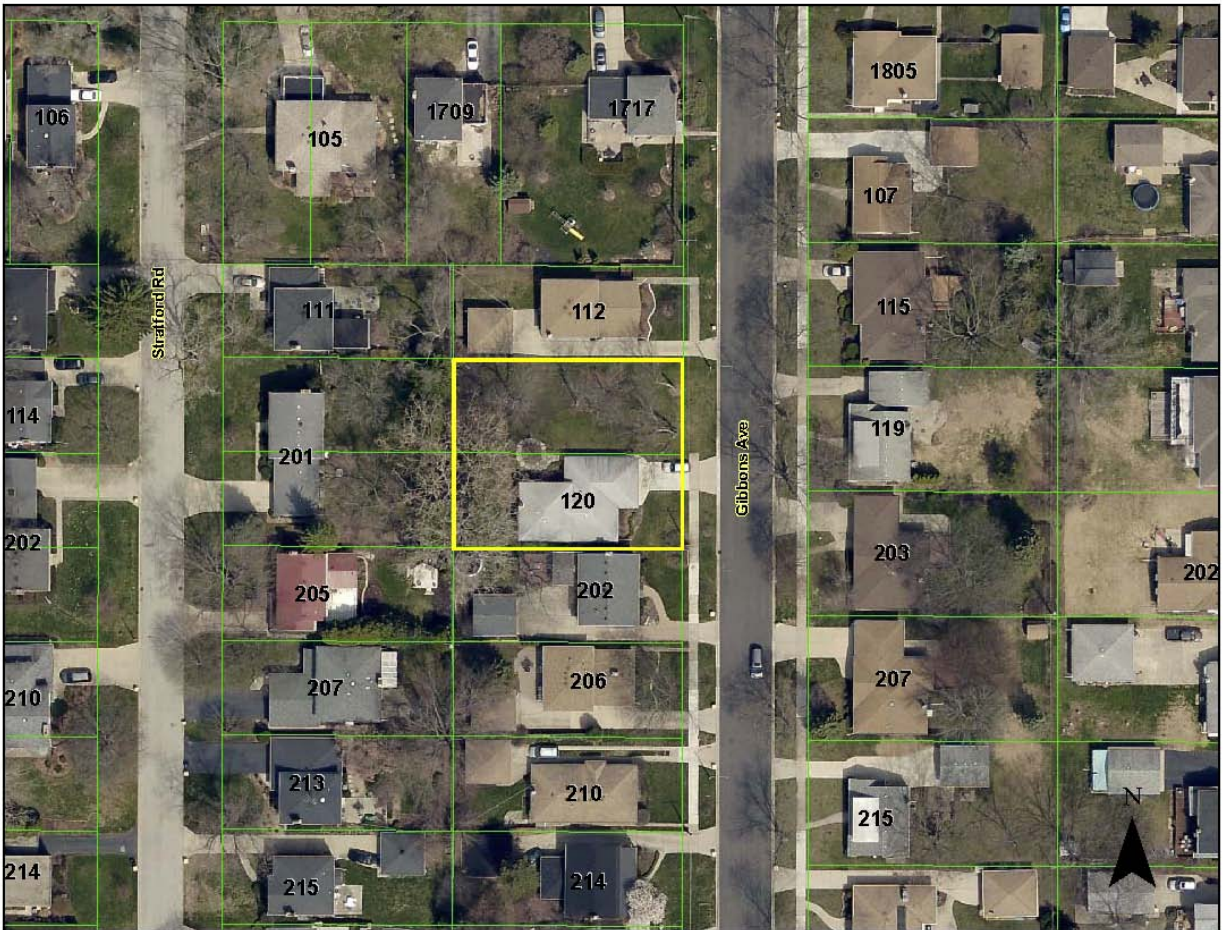
Lot 23

- 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, 6,069 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.
- A 0.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a side yard setback of 4.5 feet from the north property line instead of the minimum 5.0 feet and an additional 1 foot 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.

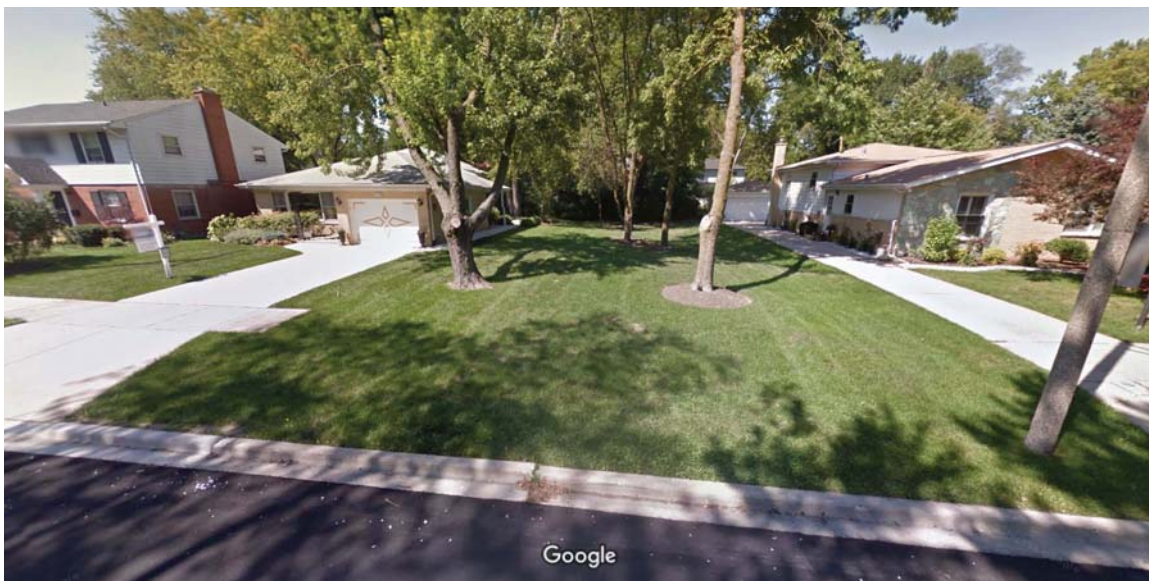
Map of General Vicinity



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	✓	5/26/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/26/17	
3. Letter that was Mailed	✓	5/26/17	
4. Photographs of Sign on Property	✓	5/26/17	

Photographs of Existing Structure



ZBA# 17-022
120 S Gibbons - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 26, 2017
Completed: May 26, 2017



The proposed ZBA application indicates that the petitioner is seeking:

Lot 22:

A variance to allow a 50 ft wide, 6,076 sq ft lot to be buildable where 70 ft wide, 8,750 sq ft is required;

Lot 23:

A variance to allow a 50 ft wide, 6,076 sq ft lot to be buildable where 70 ft wide, 8,750 sq ft is required;

A 0.5 ft variance to allow a side yard setback of 4.5 ft from the north property line instead of the minimum 5 ft and an additional 1 ft for the eave.

NOTE: The variances requested for Lot 23 is for an existing non-conforming home. Lot 22 is a vacant lot and the new SFR will meet all current codes.

The Engineering Department has NO OBJECTION to the proposed variances.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services Department

Project Name: Hargreaves Residence

Project Address: 120 S Gibbons

ZBA #: 17-022

Date: May 31, 2017

RECEIVED
JUN - 1 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the requests to allow a 50 foot wide, 6,046 and 6,069 square foot lots to be buildable, and a request to reduce the side yard setback at the north property line of lot 22, offer the following comments:

1. No objections to any of the variances.

However, the future home on lot 22 shall be required to have the portion of the north exterior wall that is less than 5 feet from the property line shall have a minimum fire-resistance rating of 1 hour. The eaves on the north wall shall have a minimum fire-resistance rating of 1 hour on the underside of the eaves and shall include the fascia.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Hargreaves Residence

Project Address: 120 S. Gibbons

ZBA #: 17-022

ZBA Hearing Date: June 12, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of 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 25, 2017

Lot 22

- 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, 6,076 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.

Lot 23

- 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, 6,069 -square foot lot to be buildable, where 70 feet wide 8,750 square feet is required by code.
- A 0.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a side yard setback of 4.5 feet from the north property line instead of the minimum 5.0 feet and an additional 1 foot for the eave.

Attached are the Petitioner's:

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

Comments: A DESIGN COMMISSION APPLICATION WILL BE REQUIRED
FOR THE NEW HOME ON THE VACANT LOT.

Please review, comment, and return to me no later than Thursday, June 1, 2017.

-S. HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner M J & B Contractors, Inc./Evan and Heather Hargreaves

Being the owner of the property commonly known as: 120 South Gibbons Ave, Arlington Heights, IL 60004

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

5.1-0.06, Chapter 28, of the Arlington Heights Municipal Code, in order to: secure a

+/- 6" side yard encroachment variation to allow the existing single family home to remain at 120 South Gibbons and allow Lot 22 to the north the be a legal conforming buildable lot.

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

If the variation is not granted then the existing single family home at 120 South Gibbons would need to be torn down in order for Lot 22 to be a legal conforming buildable lot. Moreover, without the variation the Petitioner can not yield a reasonable return on Lot 22 and its highest and best use is for a single family dwelling to be constructed.

I hereby state that the following unique circumstances exist:

The unique circumstance is the fact that there is common ownership between 120 South Gibbons and Lot 22 to the north are in common ownership and in order to build a new single family residence on Lot 22, a variance of approximately 6 inches must be granted to the existing residence at 120 South Gibbons. This existing condition the side yard setback does not meet the current zoning requirements.

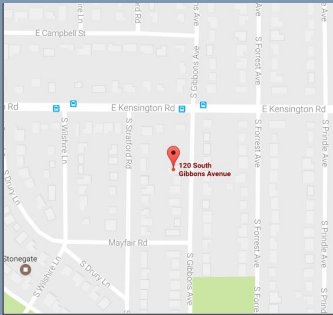
I hereby state that the variation, if granted, will not alter the essential character of the locality because:

There will be no change or alteration to the current conditions that have been in place since the residence at 120 South Gibbons for over 50 years. The proposed new construction residence for Lot 22 will meet all the current code requirements.

Signed: _____


Petitioner

Date: 5/11/17



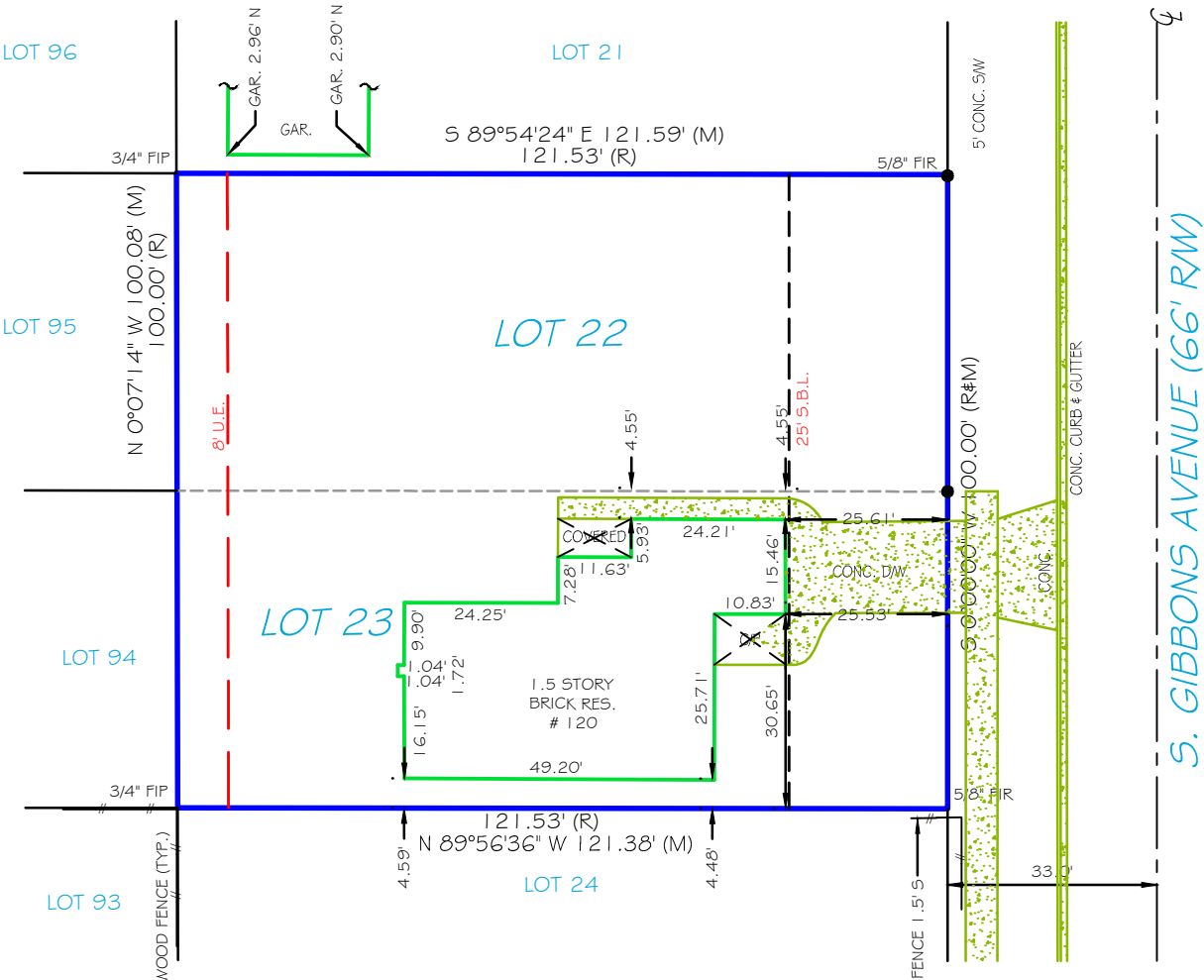
PROPERTY ADDRESS: 120 S. GIBBONS AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004

SURVEY NUMBER: IL1705.1292

FIELD WORK DATE: 5/11/2017
1705.1292
BOUNDARY SURVEY
COOK COUNTY

REVISION DATE(S): (REV.2 5/12/2017) (REV.1 5/11/2017)

LOT 22 AND 23 IN "STONEGATE" BEING A RESUBDIVISION OF H. ROY BERRY CO'S EAST MORELAND, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 33 AND THAT PART OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 32 LYING NORTHEASTERLY OF THE CHICAGO AND NORTHWESTERN RAILROAD CO, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF GRUNDY } 55

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 12th DAY OF MAY, 2017 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

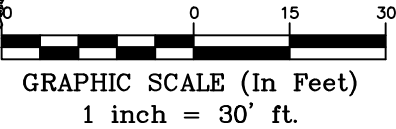
Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2018
EXACTA LAND SURVEYORS LB# 5763



TOTAL AREA OF PROPERTY SURVEYED = 12,154 SQ.FT.±

NOTES:
NO POINTS OF INTEREST OBSERVED AT THE TIME OF SURVEY



THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER: 17-0457JJTK

DATE: 5/12/2017

BUYER: JJTK, LLC

SELLER: HARGREAVES

CERTIFIED TO: JJTK, LLC

This is page 1 of 2 and is not valid without all pages.

POINTS OF INTEREST
NONE VISIBLE

Exacta Proudly Supports
THE cara PROGRAM
transforming lives...
www.thecaraprogram.org

Since 1991, The Cara Program has placed more than 4,800 motivated adults into more than 6,600 quality jobs, catalyzing the same number of families to stop the transfer of poverty from one generation to the next.

EXACTA
ILLINOIS SURVEYORS, INC.

LB# 184005763
www.exactachicago.com
P: (773) 305-4010 • F: (773) 305-4011
316 East Jackson Street, Morris, IL 60450

LEGAL DESCRIPTION:

LOT 22 AND 23 IN "STONEGATE" BEING A RESUBDIVISION OF H. ROY BERRY CO'S EAST MORELAND, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 33 AND THAT PART OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 32 LYING NORTHEASTERLY OF THE CHICAGO AND NORTHWESTERN RAILROAD CO, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

JOB SPECIFIC SURVEYOR NOTES:

SURVEYOR BEARINGS ARE USED FOR ANGULAR REFERENCE AND ARE USED TO SHOW ANGULAR RELATIONSHIPS OF LINES ONLY AND ARE NOT RELATED OR ORIENTATED TO TRUE OR MAGNETIC NORTH. BEARINGS ARE SHOWN AS SURVEYOR BEARINGS, AND WHEN SHOWN AS MATCHING THOSE ON THE SUBDIVISION PLATS ON WHICH THIS SURVEY IS BASED, THEY ARE TO BE DEEMED NO MORE ACCURATE AS THE DETERMINATION OF A NORTH ORIENTATION MADE ON AND FOR THOSE ORIGINAL SUBDIVISION PLATS. NORTH 0 DEGREES EAST IS ASSUMED AND UPON PREPARATION OF THIS PLAT, THE RESULTING BEARING BETWEEN FOUND POINTS AS SHOWN ON THIS SURVEY IS THE BASIS OF SAID SURVEYOR BEARINGS AS DEFINED AND REQUIRED TO BE NOTED BY ILLINOIS ADMINISTRATIVE CODE TITLE 68, CHAPTER 12, SUBCHAPTER b, PART 1270, SECTION 1270.56, PARAGRAPH b, SUBPARAGRAPH 6, ITEM K.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 2 page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All pins marked as set are 5/8 diameter, 18" iron rebar.
10. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
11. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND			
LINETYPES: (UNLESS OTHERWISE NOTED) BOUNDARY LINE STRUCTURE CENTERLINE CHAIN-LINK or WIRE FENCE EASEMENT EDGE OF WATER IRON FENCE OVERHEAD LINES SURVEY TIE LINE WALL OR PARTY WALL WOOD FENCE VINYL FENCE SURFACE TYPES: (UNLESS OTHERWISE NOTED) ASPHALT CONCRETE WATER BRICK or TILE COVERED AREA WOOD SYMBOLS: (UNLESS OTHERWISE NOTED) BENCH MARK CENTERLINE CENTRAL ANGLE or DELTA COMMON OWNERSHIP CONTROL POINT CONCRETE MONUMENT CATCH BASIN ELEVATION FIRE HYDRANT FIND OR SET MONUMENT GUYWIRE OR ANCHOR MANHOLE TREE UTILITY OR LIGHT POLE WELL			
A/C	AIR CONDITIONING	ID.	IDENTIFICATION
B.R.	BEARING REFERENCE	ILL.	ILLEGIBLE
B.C.	BLOCK CORNER	INST.	INSTRUMENT
B.F.P.	BACKFLOW PREVENTOR	INT.	INTERSECTION
B.K.	BLOCK	L	LENGTH
BLDG.	BUILDING	LB#	LICENSE # - BUSINESS
BM	BENCHMARK	LS#	LICENSE # - SURVEYOR
B.R.L.	BUILDING RESTRICTION LINE	(M)	MEASURED
BSMT.	BASEMENT	M.B.	MAP BOOK
B/W	BAY/BOX WINDOW	M.E.S.	MITERED END SECTION
(C)	CALCULATED	M.F.	METAL FENCE
C	CURVE	N.R.	NON RADIAL
CATV	CABLE TV RISER	N.T.S.	NOT TO SCALE
C.B.	CONCRETE BLOCK	O.C.S.	ON CONCRETE SLAB
CHIM.	CHIMNEY	O.G.	ON GROUND
C.L.F.	CHAIN LINK FENCE	OFF	OUTSIDE OF SUBJECT PARCEL
C.O.	CLEAN OUT	OH.	OVERHANG
CONC.	CONCRETE	OHL	OVERHEAD LINES
COR.	CORNER	ON	INSIDE OF SUBJECT PARCEL
CS/W	CONCRETE SIDEWALK	O.R.B	OFFICIAL RECORD BOOK
C.V.G.	CONCRETE VALLEY GUTTER	O.R.V.	OFFICIAL RECORD VOLUME
C/L	CENTER LINE	O/A	OVERALL
C/P	COVERED PORCH	O/S	OFFSET
C/S	CONCRETE SLAB	(P)	PLAT
(D)	DEED	P.B.	PLAT BOOK
D.F.	DRAIN FIELD	P.C.	POINT OF CURVATURE
D.H.	DRILL HOLE	P.C.C.	POINT OF COMPOUND CURVATURE
D/W	DRIVEWAY	P.C.P.	PERMANENT CONTROL POINT
ELEV.	ELEVATION	P/E	POOL EQUIPMENT
ENCL.	ENCLOSURE	P.G.	PAGE
ENT.	ENTRANCE	PI.	POINT OF INTERSECTION
EM	ELECTRIC METER	PLS	PROFESSIONAL LAND SURVEYOR
F.O.P.	EDGE OF PAVEMENT	PLT	PLANTER
FCM	FIELD	P.O.B.	POINT OF BEGINNING
F/DH	FOUND DRILL HOLE	P.O.C.	POINT OF COMMENCEMENT
F.F.	FINISHED FLOOR	P.P.	PINCHED POPE
FIP	FOUND IRON PIPE	P.R.C.	POINT OF REVERSE CURVATURE
FIPC	FOUND IRON PIPE & CAP	P.R.M.	PERMANENT REFERENCE MONUMENT
FIR	FOUND IRON ROD	PSM	PROFESSIONAL SURVEYOR AND MAPPER
FIRC	FOUND IRON ROD & CAP	P.T.	POINT OF TANGENCY
FN	FOUND NAIL	R	RADIUS or RADIAL
FN&D	FOUND NAIL AND DISC	(R)	RECORD
FND.	FOUND	RGE.	RANGE
FPKN	FOUND PARKER-KALON NAIL	RES.	RESIDENCE
FR&N&D	FOUND FR NAIL & DISC	R/W	RIGHT OF WAY
FR&RSPK	FOUND RAILROAD SPIKE	(S)	SURVEY
GAR.	GARAGE	S.B.L	SET BACK LINE
GM	GAS METER	S.C.L	SURVEY CLOSURE LINE
		SCR.	SCREEN
SEC.	SECTION		
SEP.	SEPTIC TANK		
SEW.	SEWER		
S/GD	SET GLUE DISC		
SIRC	SET IRON ROD & CAP		
SN&D	SET NAIL & DISC		
SQ.FT.	SQUARE FEET		
STY.	STORY		
S.T.L	SURVEY TIE LINE		
SV	SEWER VALVE		
S/W	SIDEWALK		
S.W.	SEAWALL		
TBM	TEMPORARY BENCHMARK		
TEL.	TELEPHONE FACILITIES		
T.O.B.	TOP OF BANK		
TWP.	TOWNSHIP		
TX	TRANSFORMER		
TYP.	TYPICAL		
U.R.	UTILITY RISER		
W/C	WITNESS CORNER		
W/F	WATER FILTER		
W.F.	WOODEN FENCE		
WM	WATER METER/VALVE BOX		
WY	WATER VALVE		
V.F.	VINYL FENCE		
A.E.	ACCESS EASEMENT		
AN.E.	ANCHOR EASEMENT		
C.M.E.	CANAL MAINTENANCE ESMT.		
C.U.E.	COUNTY UTILITY ESMT.		
D.E.	DRAINAGE EASEMENT		
D.U.E.	DRAINAGE AND UTILITY ESMT.		
ESMT.	EASEMENT		
I.E./E.E.	INGRESS/EGRESS ESMT.		
IRR.E.	IRRIGATION EASEMENT		
L.A.E.	LIMITED ACCESS ESMT.		
L.B.E.	LANDSCAPE BUFFER ESMT.		
L.E.	LANDSCAPE ESMT.		
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT		
M.E.	MAINTENANCE EASEMENT		
P.U.E.	PUBLIC UTILITY EASEMENT		
R.O.E.	ROOF OVERHANG ESMT.		
S.W.E.	SIDEWALK EASEMENT		
S.W.M.E.	STORM WATER MANAGEMENT EASEMENT		
T.U.E.	TECHNOLOGICAL UTILITY ESMT.		
U.E.	UTILITY EASEMENT		

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at <http://www.fileformat.info/tool/md5sum.htm>. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at <http://www.fileformat.info/tool/md5sum.htm> to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.
- TO PRINT IN BLACK + WHITE:
1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY:

EXACTA

25% off

(UP TO \$500)

FUTURE SURVEYING SERVICES ON THIS PROPERTY*

*Offer valid for fence stakeouts and additions to the existing structures only.

Offer valid only for the buyer as listed on the first page of this survey. Total discount not to exceed \$500. Coupon expires 2 years from the date of issuance.



Item: 1200 E. Woodford Pl. - ZBA #17-023

Department: Planning & Community Development

REQUEST

1. A 5.0 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5 foot tall semi-open fence in the exterior side yard that is 0 feet from the west property line where a 5.0 foot setback is required.

ATTACHMENTS:

Description	Type
1200 E. Woodford Pl. - ZBA#17-023	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 12, 2017
Date Prepared: June 5, 2017
Project Title: Gockenbach Residence
Address: 1200 E. Woodford Pl.

Background Information

Petition Number: ZBA #17-023
Petitioner: Charles & Nicole Gockenbach
Address: 1200 E. Woodford Pl.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

The petitioner proposes to construct a 5' high fence in the exterior side yard along the west property line where an 5.0 foot setback is required. Therefore, the petitioner requests the following variation:

- **A 5.0 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5 foot tall semi-open fence in the exterior side yard that is 0 feet from the west property line where a 5.0 foot setback is required.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	5/26/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/26/17	
3. Letter that was Mailed	✓	5/26/17	
4. Photographs of Sign on Property	✓	5/26/17	

Photographs of Existing Structure



ZBA# 17-023
1200 E Woodford Pl - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 26, 2017
Completed: May 26, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 5 ft variance to allow a 5 ft tall semi-open fence in the exterior side yard that is 0 ft from the west property line where a 5 ft setback is required.

NOTE: Although there is no public sidewalk along Derbyshire Ln, there is potential for other utility improvements within the right-of-way. Placing a fence on the property line would be a conflict for any future construction activities.

The Engineering Department is **NOT IN FAVOR** of a 0 setback.

REQ. 1' SETBACK JAM



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services Department

Project Name: Gockenbach Residence

Project Address: 1200 E Woodford Place

ZBA #: 17-023

Date: May 30, 2017

RECEIVED
MAY 30 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the request for a 5 foot setback variance to allow a 5-foot tall semi-open fence to be installed on the property line, and have no objection to the variance.

The homeowner is responsible for repairing the fence if and when the utility companies need access to the easements of the yard.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Hargreaves Residence

Project Address: 1200 E. Woodford Place

ZBA #: 17-023

ZBA Hearing Date: June 12, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of 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 25, 2017

- A 5.0 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5 foot tall semi-open fence in the exterior side yard that is 0 feet from the west property line where a 5.0 foot setback is required.

Attached are the Petitioner's:

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

Comments: NO COMMENTS.

- S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Thursday, June 1, 2017.

PETITION

NOW COME the Petitioners, Charles and Nicole Gockenbach, being the owners of the property commonly known as: 1200 E Woodford Place, Arlington Heights, Illinois 60004, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.13-3(b)(4), Chapter 28, of the Arlington Heights Municipal Code, in order to build a fence along the property line which is adjacent to Derbyshire Lane as opposed to five feet back from the property line.

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

I would lose over 300 square feet of yard space in the rear of the house if the fence were placed five feet back from the property line.

I hereby state that the following unique circumstance exists:

There is approximately 26 feet of land/grass between the property line adjacent to Derbyshire Lane and the eastern curb of Derbyshire Lane.

There is no sidewalk on the east side of Derbyshire lane where the variation is requested.

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

The type of fence is standard for the area; Visibility from Derbyshire Lane, Woodford Place, or Kensington Road, will not be effected

Signed: Nicole Gockenbach
Nicole Gockenbach

Date 5/9/17

Signed: Charles Gockenbach
Charles Gockenbach

Date 5/9/17

RECEIVED
MAY 12 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Plat of Survey

Central Survey Company, Inc., 6415 N. Caldwell Ave., Chicago, Illinois 60646-2713
Phone (773) 631-5285 www.Centralsurvey.com Fax (773) 775-2071

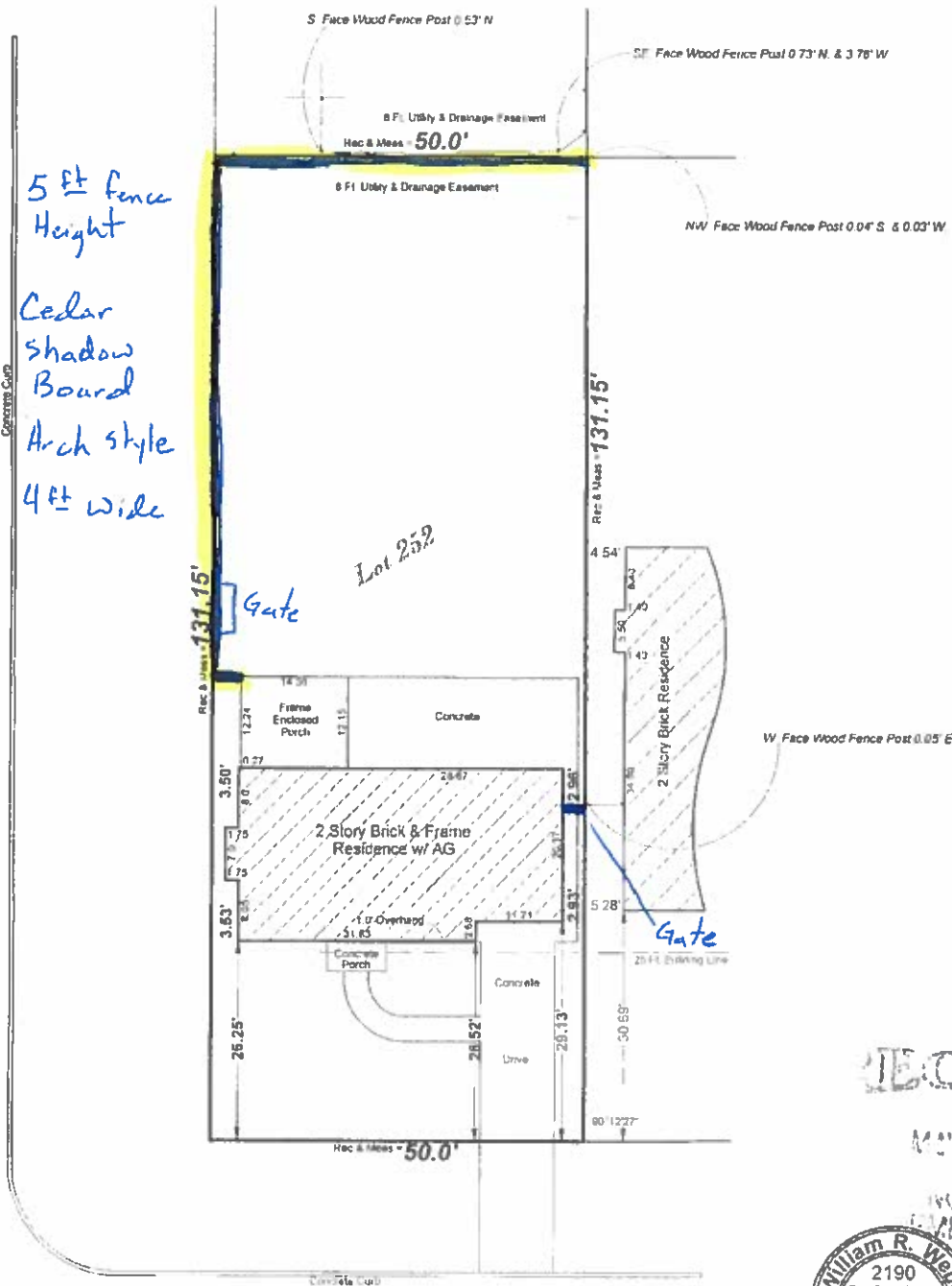
Legal Description

Lot 252 in Stonegate, being a Resubdivision of H. Roy Berry Company's East Moreland, being a Subdivision of that part of the West 1/2 of the Northwest 1/4 of Section 33 and that part of the East 1/2 of the Northeast 1/4 of Section 32, lying Northeasterly of the Chicago and Northwestern Railroad Company, all in Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois
Commonly Known as: 1200 E. Woodford Place, Arlington Heights, Illinois
Area of Land Described: 6,557 Sq. Ft.



- 5 ft fence Height
- Cedar Shadow Bound
- Arch style 4 ft wide

Derbyshire Lane



Legend

N	North
S	South
E	East
W	West
(TYP)	Typical
Rec	Record
Meas	Measure
St	Street
Ave	Avenue

Decimal/Inch Conversions			
0.01" = 1/8"	0.02" = 1/4"	0.03" = 3/8"	0.04" = 1/2"
0.05" = 5/8"	0.06" = 3/4"	0.07" = 7/8"	0.08" = 1"
0.09" = 9/16"	0.10" = 1 1/8"	0.11" = 1 1/4"	0.12" = 1 1/2"
0.13" = 1 3/8"	0.14" = 1 1/2"	0.15" = 1 5/8"	0.16" = 1 3/4"
0.17" = 1 7/8"	0.18" = 2"	0.19" = 2 1/8"	0.20" = 2 1/4"
0.21" = 2 1/2"	0.22" = 2 3/8"	0.23" = 2 1/2"	0.24" = 2 5/8"
0.25" = 2 3/4"	0.26" = 2 7/8"	0.27" = 3"	0.28" = 3 1/8"
0.29" = 3 1/4"	0.30" = 3 1/2"	0.31" = 3 3/8"	0.32" = 3 1/2"
0.33" = 3 5/8"	0.34" = 3 3/4"	0.35" = 3 7/8"	0.36" = 4"
0.37" = 4 1/8"	0.38" = 4 1/4"	0.39" = 4 1/2"	0.40" = 4 3/8"
0.41" = 4 1/2"	0.42" = 4 5/8"	0.43" = 4 3/4"	0.44" = 4 7/8"
0.45" = 4 1/2"	0.46" = 4 5/4"	0.47" = 4 3/2"	0.48" = 4 7/2"
0.49" = 4 9/2"	0.50" = 5"	0.51" = 5 1/8"	0.52" = 5 1/4"
0.53" = 5 1/2"	0.54" = 5 3/8"	0.55" = 5 1/2"	0.56" = 5 5/8"
0.57" = 5 3/4"	0.58" = 5 7/8"	0.59" = 6"	0.60" = 6 1/8"
0.61" = 6 1/4"	0.62" = 6 1/2"	0.63" = 6 3/8"	0.64" = 6 1/2"
0.65" = 6 5/8"	0.66" = 6 3/4"	0.67" = 6 7/8"	0.68" = 7"
0.69" = 7 1/8"	0.70" = 7 1/4"	0.71" = 7 1/2"	0.72" = 7 3/8"
0.73" = 7 1/2"	0.74" = 7 5/8"	0.75" = 7 3/4"	0.76" = 7 7/8"
0.77" = 8"	0.78" = 8 1/8"	0.79" = 8 1/4"	0.80" = 8 1/2"
0.81" = 8 3/8"	0.82" = 8 1/2"	0.83" = 8 5/8"	0.84" = 8 3/4"
0.85" = 8 7/8"	0.86" = 9"	0.87" = 9 1/8"	0.88" = 9 1/4"
0.89" = 9 1/2"	0.90" = 9 3/8"	0.91" = 9 1/2"	0.92" = 9 5/8"
0.93" = 9 3/4"	0.94" = 9 7/8"	0.95" = 10"	0.96" = 10 1/8"
0.97" = 10 1/4"	0.98" = 10 1/2"	0.99" = 10 3/8"	1.00" = 10 1/2"

NOTES: Property corners were NOT staked per customer
Possible some improvements not shown due to snow & ice
Scale: 1 inch equals 15 feet

Ordered By: Mike LaMonica
Order Number: 12008

Assume no dimension from scaling upon this plat. Compare all points before building and report any difference at once. For building restrictions refer to your abstract, deed, contract and local ordinances.

Woodford Place

State of Illinois)
County of Cook)

Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on January 9, 2015 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 9th day of January 2015
William R. Webb P.L.S. #2190 (exp. 11/30/2016) Professional Design Firm Land Surveying LLC (#184-004113)

RECEIVED

MAY 17 2017

COMMUNITY
DEPARTMENT



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



RECEIVED
2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



RECEIVED

MAY 12 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



Item: 221 S. Evergreen Ave. - ZBA #17-025

Department: Planning & Community Development

REQUEST

1. A 1,404 square foot variation from Chapter 28, Section 5.1-6.3, Minimum Lot Size to allow a reduction to the minimum lot size from 10,500 to 9,096 square feet.
2. A 7.7 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a structure with a side yard setback of 8.0 feet from the north property line instead of the minimum 15.7 feet and an additional 2.0 feet for the eave.
3. A 10.7 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow balconies with a side yard setback of 5.0 feet from the north property line instead of the minimum required 15.7 feet.
4. A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow three air conditioning units in the required side yard.

ATTACHMENTS:

Description	Type
221 S. Evergreen Ave. - ZBA#17-025	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 12, 2017
Date Prepared: June 5, 2017
Project Title: 221 S. Evergreen Ave.
Address: 221 S. Evergreen Ave.

Background Information

Petition Number: ZBA #17-025
Petitioner: Joseph LaBelle / Rize Properties
Address: 784 Busse Hwy.
Park Ridge, IL 60068
Existing Zoning: R-6, Multi-Family District

Requested Action/Background Information

Surrounding Land Uses

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6, Downtown District	Moderate Density Multi Family	Moderate Density Multi Family
South	R-3, Downtown District	Single Family	Single Family
East	B-2, Downtown District	Commercial	Commercial
West	R-6, Downtown District	Moderate Density Multi Family	Moderate Density Multi Family

The subject site is approximately 0.21 acres (9,096 square feet) and zoned R-6, Moderate Density Multi Family. The proposed action, if approved, would allow the petitioner to redevelop the site with a residential development that includes 3 units (3-three bedroom units) with an attached two car garage for each unit.

Minimum Lot Size

As shown in the table below, the proposed development has a total of 3 dwelling units.

	Number of Units	Required Land Area
Three Bedroom	3	3,500 SF per dwelling
Total Site Area Required		10,500 SF
Total Site Area Provided		9,096 SF

Per Chapter 28, Section 5.1-6.3, for lot size, 10,500 square feet is required in order to allow 3-three bedroom units and 9,096 square feet is proposed.

Building Setbacks

The petitioner is requesting a variance for the side yard setback along the north property line. Per Chapter 28, Section 5.1-6.4, a 15.7 foot setback is required and 8.0 feet is proposed. In addition, the petitioner is proposing balconies that are 5 feet from the north property line where 15.7 feet is required. The petitioner is meeting the front, rear and exterior side yard setbacks. The petitioner is also requesting a variance to locate the air conditioning units in the required side yard setback along the north property line.

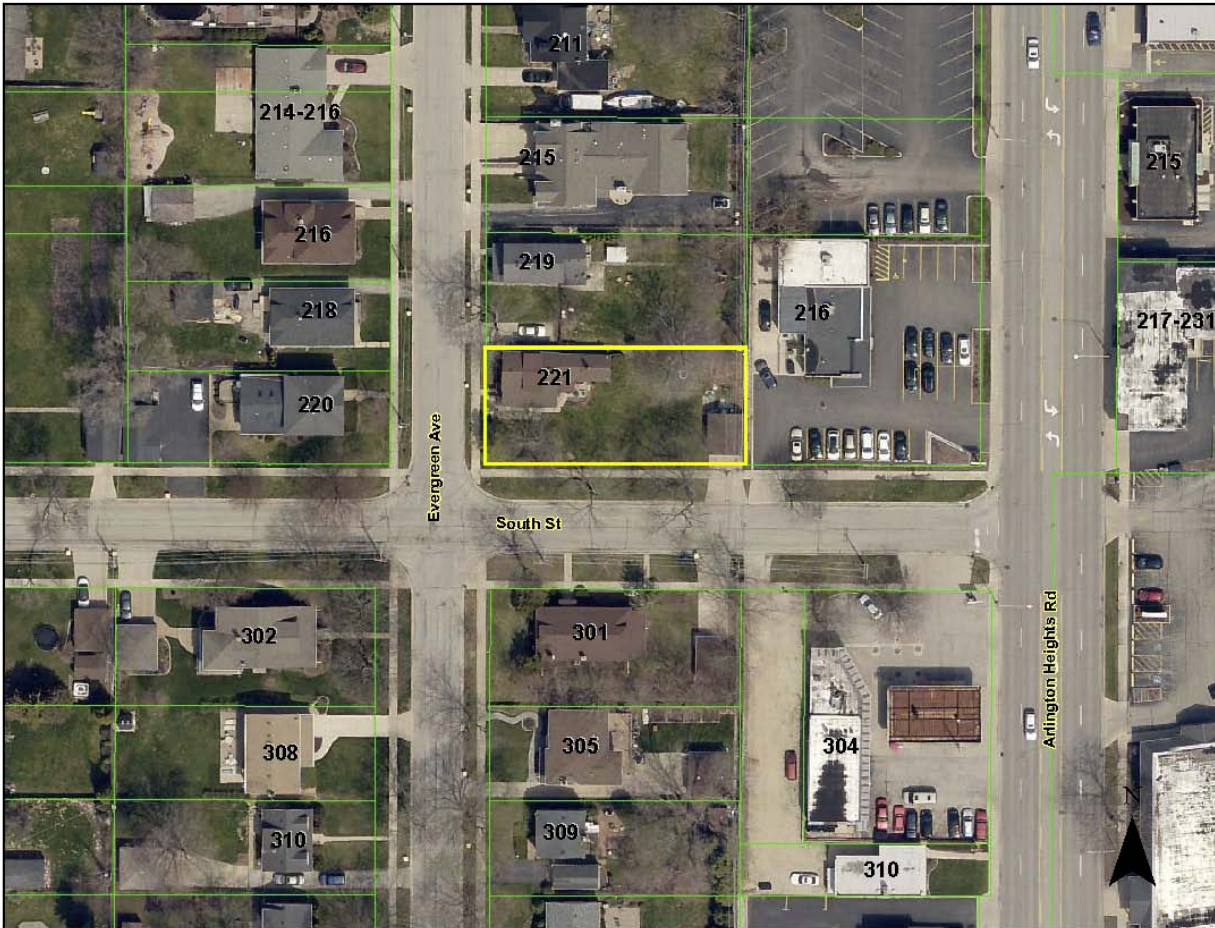
The petitioner is requesting the following variations:

- A 1,404 square foot variation from Chapter 28, Section 5.1-6.3, Minimum Lot Size to allow a reduction to the minimum lot size from 10,500 to 9,096 square feet.
- A 7.7 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a structure with a side yard setback of 8.0 feet from the north property line instead of the minimum 15.7 feet and an additional 2.0 feet for the eave.
- A 10.7 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow balconies with a side yard setback of 5.0 feet from the north property line instead of the minimum required 15.7 feet.
- A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow three air conditioning units in the required side 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	✓	5/26/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/26/17	
3. Letter that was Mailed	✓	5/26/17	
4. Photographs of Sign on Property	✓	5/26/17	

Photographs of Existing Structure



ZBA# 17-025
221 S Evergreen - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 26, 2017
Completed: May 26, 2017, updated June 6, 2017



The proposed ZBA application indicates that the petitioner is seeking:

A 1,404 sq ft variance minimum lot size to allow a reduction to the minimum lot size from 10,500 to 9,096 sq ft;

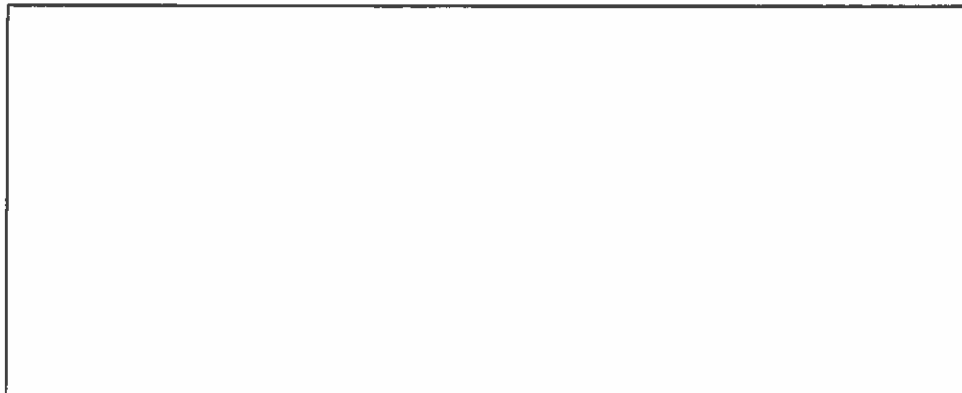
A 7.7 ft variance to allow a structure with a side yard setback of 8 ft from the north property line instead of the minimum 15.7 ft and an additional 2 ft for the eave;

A 10.7 ft variance to allow balconies with a side yard setback of 5 ft from the north property line instead of the minimum 15.7 ft; and

A variance to allow three air conditioning units in the required side yard.

NOTE: The existing Sidwell and Cook County Tax Bill shows the lot size as 61.33 ft wide and 8,096 sq ft, the survey provided shows a lot width of 66.66 ft and 9,096 sq ft.

Provided the survey is accurate, the Engineering Department IN FAVOR of the proposed variance, however; a detailed site plan was not provided. The Engineering Department may have other concerns that may need to be addressed during the permit review process of the proposed site plan.





Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services Department

Project Name: Rize Properties

Project Address: 221 S Evergreen

ZBA #: 17-025

Date: June 2, 2017

Derek:

I have reviewed the request for the variances and have the following comments:

1. Without knowing the proposed construction type of the building and based on the side yard setback of 8 feet, and 2 feet for the eave, the north building wall, and eave shall have a minimum fire-resistance rating of 1 hour.
2. The balconies on the north side of the building shall also have a minimum fire-resistance rating of 1 hour based on the proposed distance to the lot line.
3. Each unit shall be protected by a sprinkler system complying with NFPA 13R.

RECEIVED

JUN - 2 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Rize Properties

Project Address: 221 S. Everegreen

ZBA #: 17-025

ZBA Hearing Date: June 12, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of 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 25, 2017

- A 1,404 square foot variation from Chapter 28, Section 5.1-6.3, Minimum Lot Size to allow a reduction to the minimum lot size from 10,500 to 9,096 square feet.
- A 7.7 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a structure with a side yard setback of 8.0 feet from the north property line instead of the minimum 15.7 feet and an additional 2.0 feet for the eave.
- A 10.7 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow balconies with a side yard setback of 5.0 feet from the north property line instead of the minimum required 15.7 feet.
- A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow three air conditioning units in the required side yard.

Attached are the Petitioner's:

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

Comments: THIS PROJECT RECEIVED A PRELIMINARY DESIGN COMMISSION REVIEW ON MAY 23, 2017. OVERALL, THE DESIGN COMMISSION

Please review, comment, and return to me no later than Thursday, June 1, 2017.
WAS IN SUPPORT OF THE PROPOSED DESIGN. FORMAL DESIGN COMMISSION APPROVAL WILL BE REQUIRED.
-S. HAUZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner Joseph LaBelle, Member of Rize Properties LLC,

being the purchaser of the property commonly known as 221 S. Evergreen Ave, Arlington Heights, IL 60005,

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-6, Chapter 28, of the Arlington Heights Municipal Code, in order to:

- (a) Construct a three-unit building with dimensions of 80'-0" wide x 38'-6" deep x 34'-0" tall (from grade to gable mid-point)
- (b) Allow three bedrooms in each of the units

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

The highest and best use for the property is a multi-unit building. Zoning allows for three units to be constructed at this site. Anything less than three units makes the project unfeasible to build. However the setbacks are restrictive in order to get an appropriate height to the building to allow for three units.

I hereby state that the following unique circumstances exist:

The property currently is in a blighted state, with an aging, dilapidated structure that needs to be torn down. No other type of construction as allowed per R6 zoning is feasible. Remodeling or improving the current building is not practical, and the property is not an ideal site for a new single-family residence, given the proximity to Arlington Heights Road. Constructing a two-unit building is not economically feasible.

Current zoning allows for three units to be constructed on the site, at up to 4,556 square feet per unit. However the calculations limit the building to two (2) two-bedroom units, and one (1) three-bedroom unit. This limitation is impractical given the allowable FAR per unit.

The corner lot location includes an overly restrictive corner side-yard setback of 20', which considerably limits the possibilities for new construction on the lot. This setback, combined with the other setbacks, limits the height of the building to a height that is not practical for a three-unit building to be constructed.

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

- (a) The current property is blighted and is significantly detracting from the essential character of the locality, and
- (b) The design of the new building draws from the character of nearby single-family residences, while acting as a bridge to the larger, multi-unit structures situated to the north on the same block.

Signed: _____

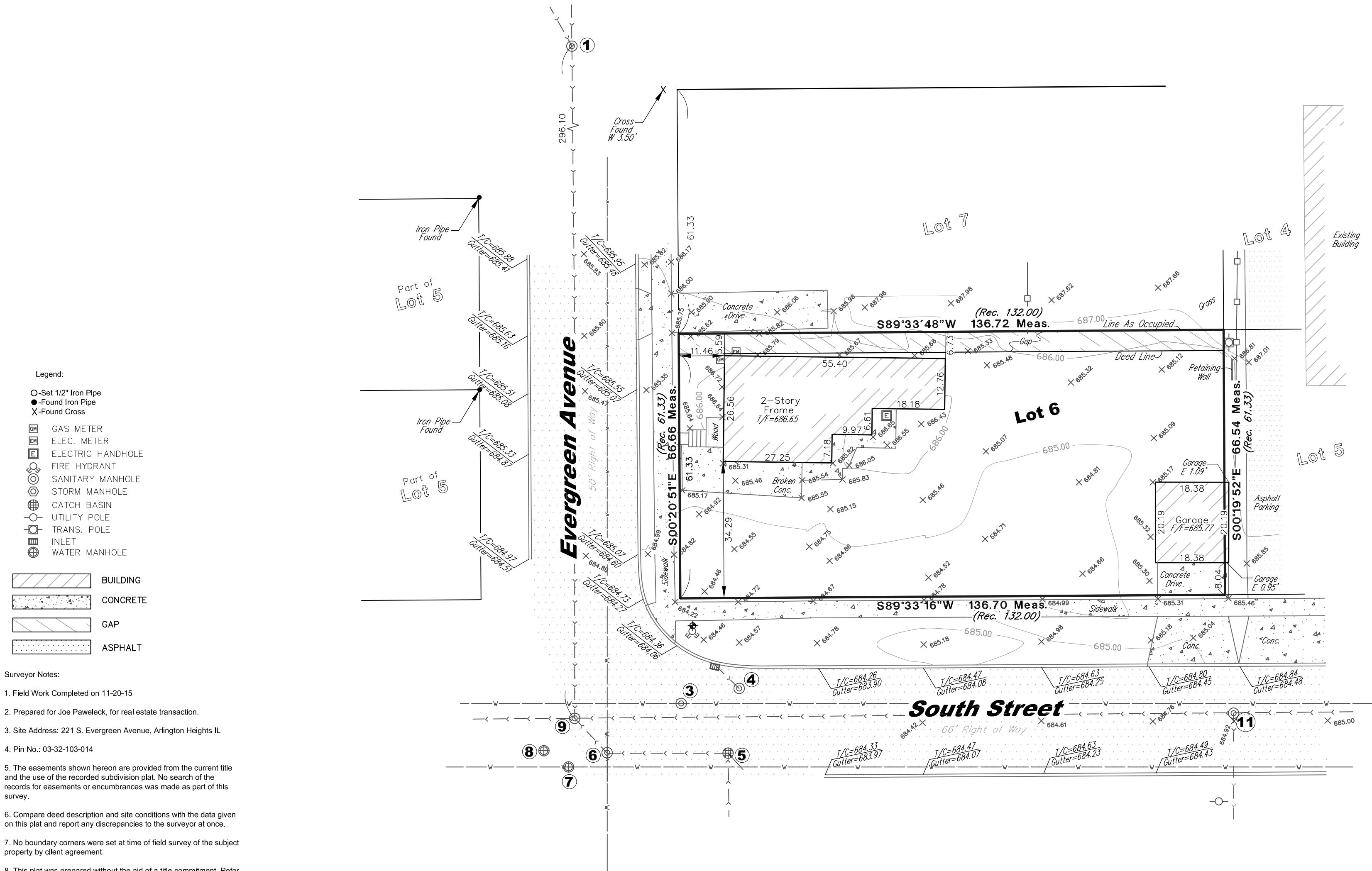
Joseph LaBelle, Petitioner

Date: 5/2-17



PLAT OF SURVEY with Topography

LOT 6 IN CHARLES REUSSNERS SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHWEST
1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.



- 1. Combo MH#1
Rim=687.66
N 8" Pipe Invert=691.36
S 8" Pipe Invert=691.16
NW 6" Pipe Invert=682.76
- 3. Water MH#3
Rim=684.02
E 6" Pipe Invert=679.97
W 6" Pipe Invert=679.97
- 4. Combo MH#4
Rim=683.82
NW 6" Pipe Invert=680.78
W 12" Pipe Invert=678.67
- 5. Storm CB#5
Rim=683.93
S 12" Pipe Invert=681.43
W 12" Pipe Invert=680.93
- 6. Combo MH#6
Rim=684.25
N Pipe Invert=673.15
E 12" Pipe Invert=679.75
S Pipe Invert=673.00
- 7. Water MH#7
Rim=684.15
E 12" Pipe Invert=697.00
W 12" Pipe Invert=697.00
- 8. Water MH#8
Rim=684.18
Unable to Access
- 9. Combo MH#9
Rim=684.30
N 6" Pipe Invert=680.40
E 18" Pipe Invert=679.85
W 18" Pipe Invert=680.15
- 11. Combo MH#11
Rim=684.87
E 18" Pipe Invert=679.87
S 18" Pipe Invert=679.27
W 18" Pipe Invert=679.57

- Legend:
- O-Set 1/2" Iron Pipe
 - Found Iron Pipe
 - X-Found Cross
 - GAS METER
 - ELEC. METER
 - ELECTRIC HANDHOLE
 - FIRE HYDRANT
 - SANITARY MANHOLE
 - STORM MANHOLE
 - CATCH BASIN
 - UTILITY POLE
 - TRANS. POLE
 - INLET
 - WATER MANHOLE

- BUILDING
- CONCRETE
- GAP
- ASPHALT

- Surveyor Notes:
- Field Work Completed on 11-20-15
 - Prepared for Joe Pawelek, for real estate transaction.
 - Site Address: 221 S. Evergreen Avenue, Arlington Heights IL
 - Pin No.: 03-32-103-014
 - 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.
 - No boundary corners were set at time of field survey of the subject property by client agreement.
 - This plat was prepared without the aid of a title commitment. Refer to a current title commitment for any building lines or easements not shown on this plat.
 - Due to snow and unplowed areas, some information is approximated and may not have been located and should be verified.
 - The location of underground utilities was determined by field observations and visible markings only. Call J.U.L.I.E. before digging.
 - On Site Bench Mark- Northeast corner of Evergreen Avenue and South Street, North bolt of fire hydrant.
Elev=685.66'
 - Off Site Bench Mark- Brass disc in concrete 35'+/- North of the centerline of South Street and 23'+/- West of the centerline of Highland Avenue at Northwest corner of intersection.
Elev=684.82
 - The location of underground utilities was determined by field observations and visible markings only.

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 the survey.
Given under my hand and seal this 07th day of December, A.D. 2015, at 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 topographic survey.



Drawn:	KD	Date:	12-07-15
Revision	Date	Drawn	Checked

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: 11-20-15 Scale: 1" = 20' Date: 12-07-15
Site Address:
221 S. Evergreen Avenue
Arlington Heights, Illinois

Job Number
LS150726
Sheet Number
TOPO
Sheet Name
PLAT OF TOPOGRAPHY

SCALE: 1" = 10"-0"

EVERGREEN AVE

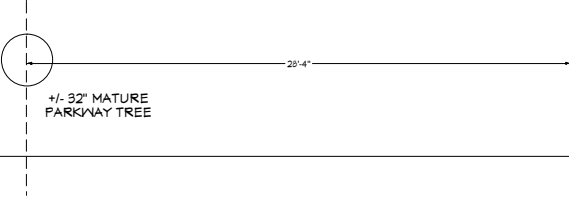
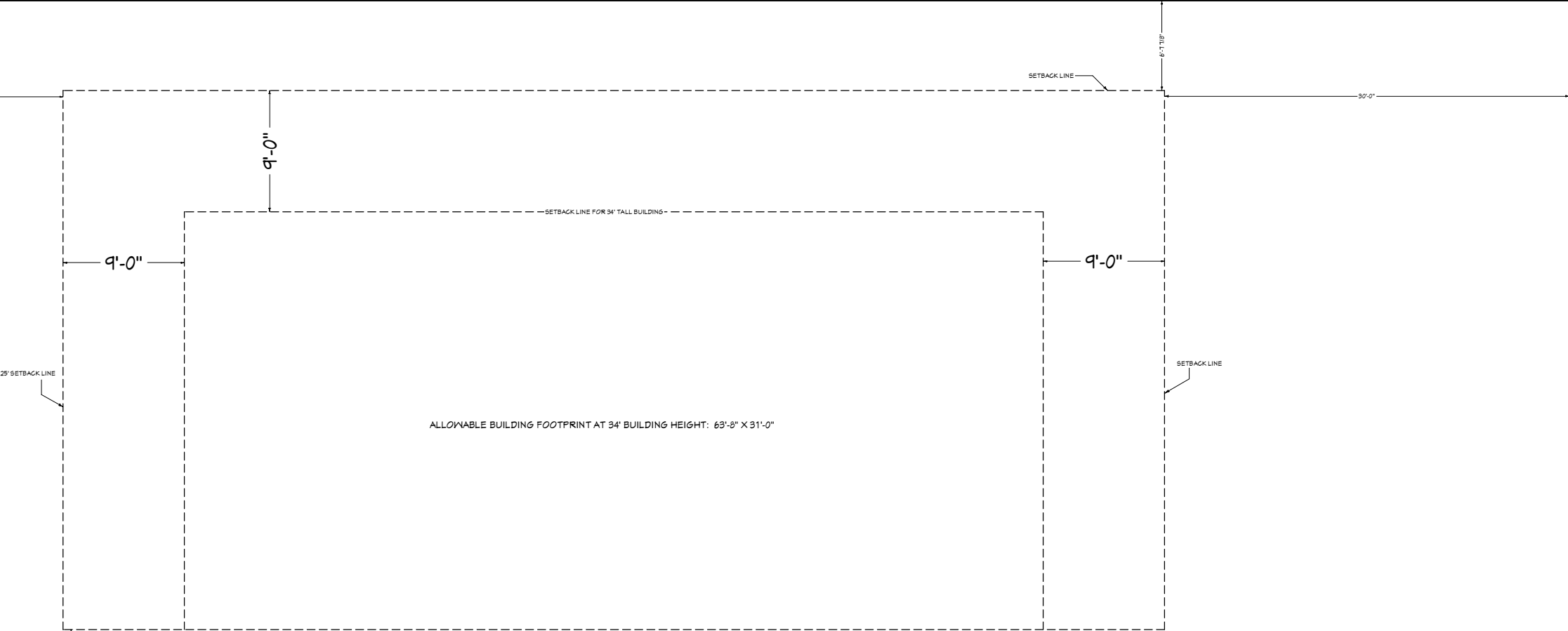
66.66'

136.72'

66.54'

136.7'

ALLOWABLE BUILDING FOOTPRINT AT 34' BUILDING HEIGHT: 63'-8" X 31'-0"



R6 ZONING
LOT SIZE: 66.66' X 136.70' = 9112 SF
MINIMUM LOT SIZE PER UNIT: 3-BR: 3,500 SF
2-BR: 2,500 SF
ALLOWABLE = (2) 2-BR UNITS AND (1) 3-BR UNIT
FAR = 150%
9112 SF *150% = 13,668/3 = 4,556 SF PER UNIT ALLOWABLE

SOUTH STREET

 RIZE PROPERTIES	RIZE PROPERTIES LLC 784 BUSSE HIGHWAY PARK RIDGE, IL 60068 847-452-6830 Info@RizeProperties.com	REVISION:	DATE:	SHEET TITLE		SHEET NUMBER: 1	SCALE: AS NOTED	DATE: 5/22/2017
				EXISTING				
				SITE PLAN				

SCALE: 1" = 10'-0"

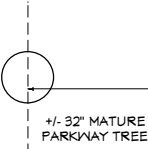
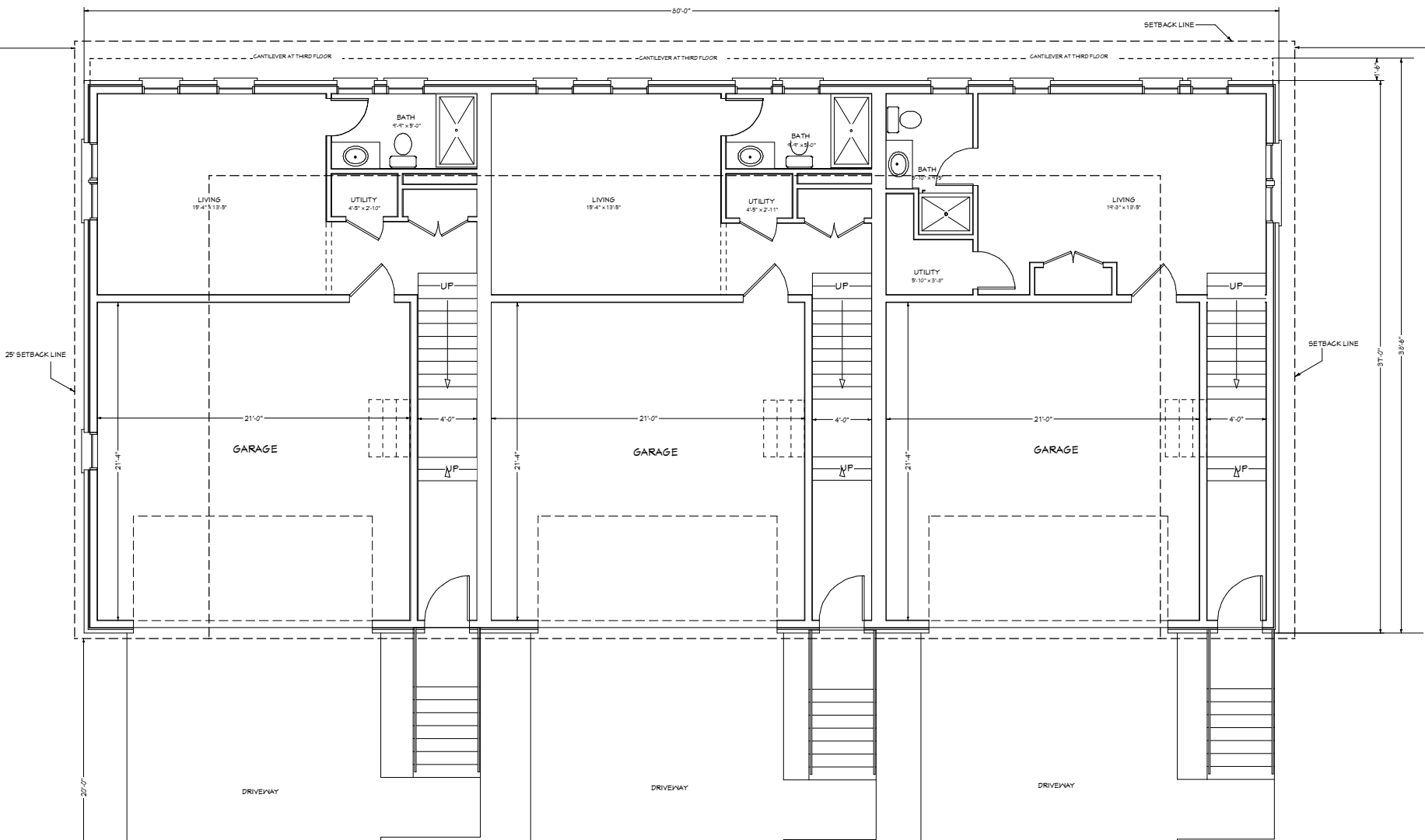
EVERGREEN AVE

66.66'

136.72'

66.54'

136.7'



+/- 32" MATURE PARKWAY TREE

R6 ZONING
LOT SIZE: 66.66' X 136.70' = 9112 SF
MINIMUM LOT SIZE PER UNIT: 3-BR: 3,500 SF
2-BR: 2,500 SF
ALLOWABLE = (2) 2-BR UNITS AND (1) 3-BR UNIT
FAR = 150%
9112 SF *150% = 13,668/3 = 4,556 SF PER UNIT ALLOWABLE

SOUTH STREET

	RIZE PROPERTIES LLC 784 BUSSE HIGHWAY PARK RIDGE, IL 60068 847-452-6830 Info@RizeProperties.com	REVISION:	DATE:	SHEET TITLE PROPOSED SITE PLAN	SHEET NUMBER: 2
		SCALE: AS NOTED			

SCALE: 1" = 10'-0"

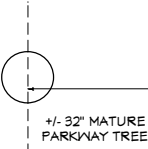
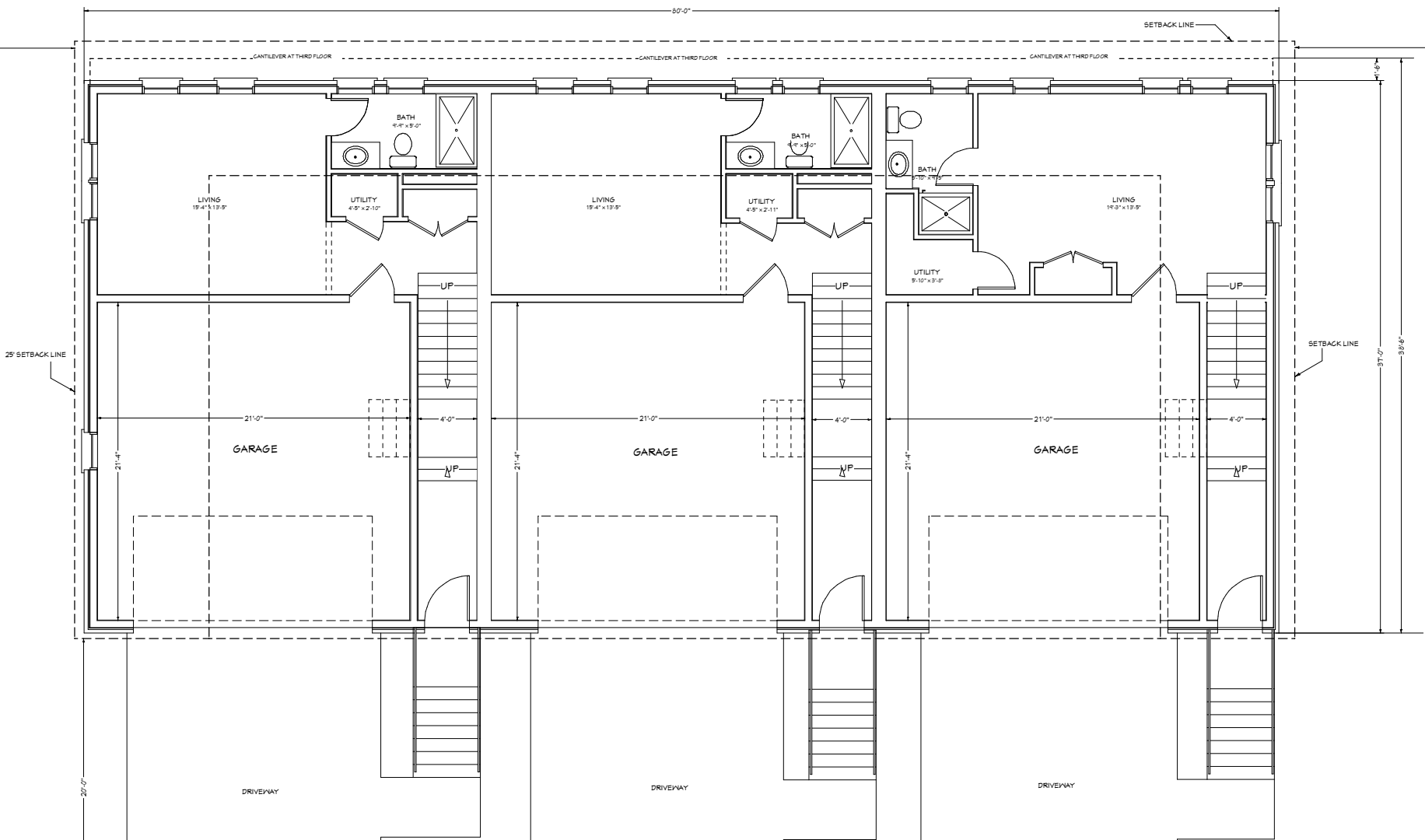
EVERGREEN AVE

66.66'

136.72'

66.54'

136.7'



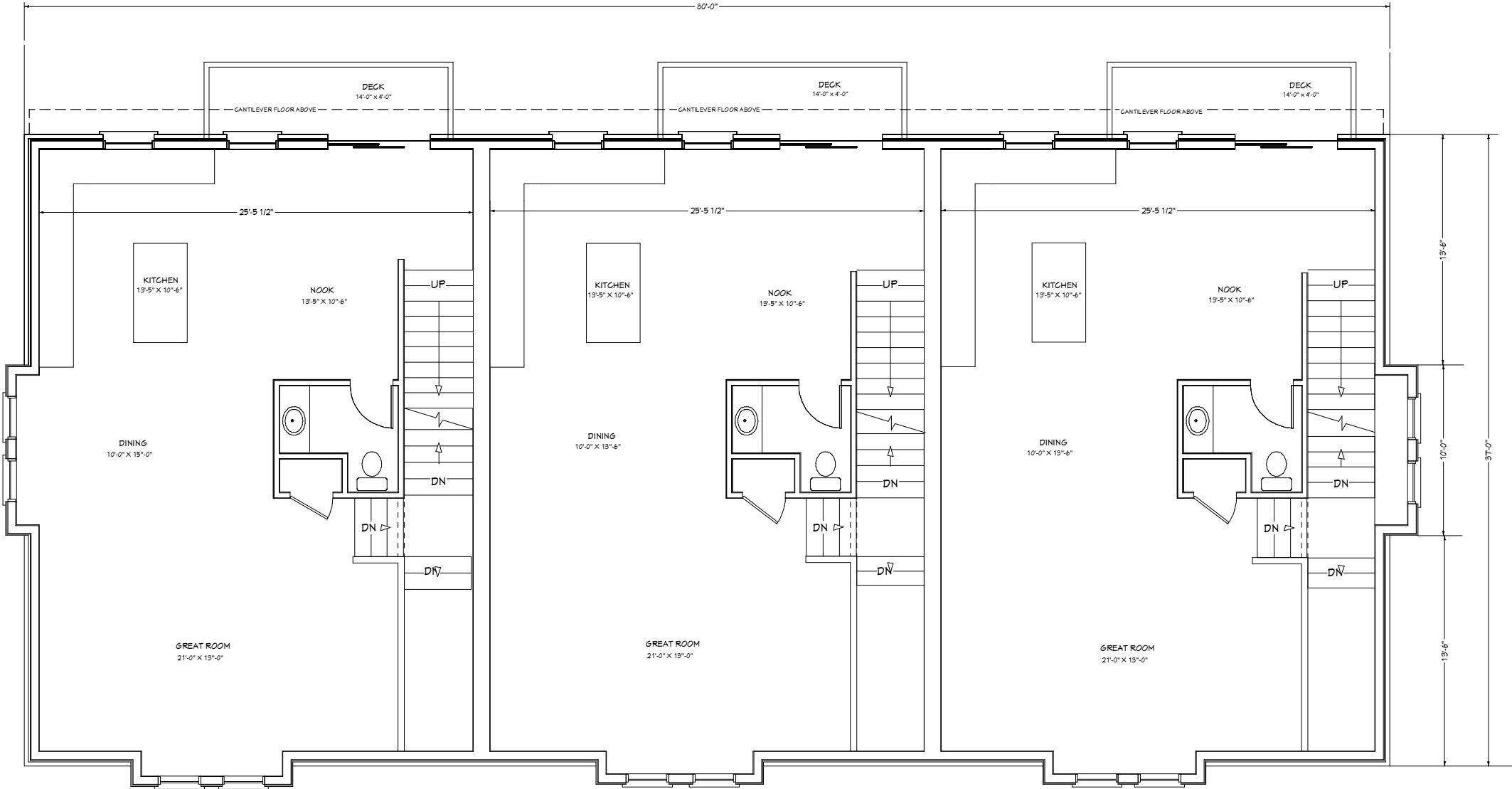
+/- 32" MATURE PARKWAY TREE

R6 ZONING
LOT SIZE: 66.66' X 136.70' = 9112 SF
MINIMUM LOT SIZE PER UNIT: 3-BR: 3,500 SF
2-BR: 2,500 SF
ALLOWABLE = (2) 2-BR UNITS AND (1) 3-BR UNIT
FAR = 150%
9112 SF *150% = 13,668/3 = 4,556 SF PER UNIT ALLOWABLE

SOUTH STREET

	RIZE PROPERTIES LLC 784 BUSSE HIGHWAY PARK RIDGE, IL 60068 847-452-6830 Info@RizeProperties.com	REVISION:	DATE:	SHEET TITLE PROPOSED SITE PLAN	SHEET NUMBER: 2
		SCALE: AS NOTED			

SCALE: 1/8" = 1'-0"



RIZE PROPERTIES LLC
784 BUSSE HIGHWAY
PARK RIDGE, IL 60068
847-452-6830
Info@RizeProperties.com

REVISION:

DATE:

SHEET TITLE

PROPOSED MAIN
LEVEL FLOOR PLAN

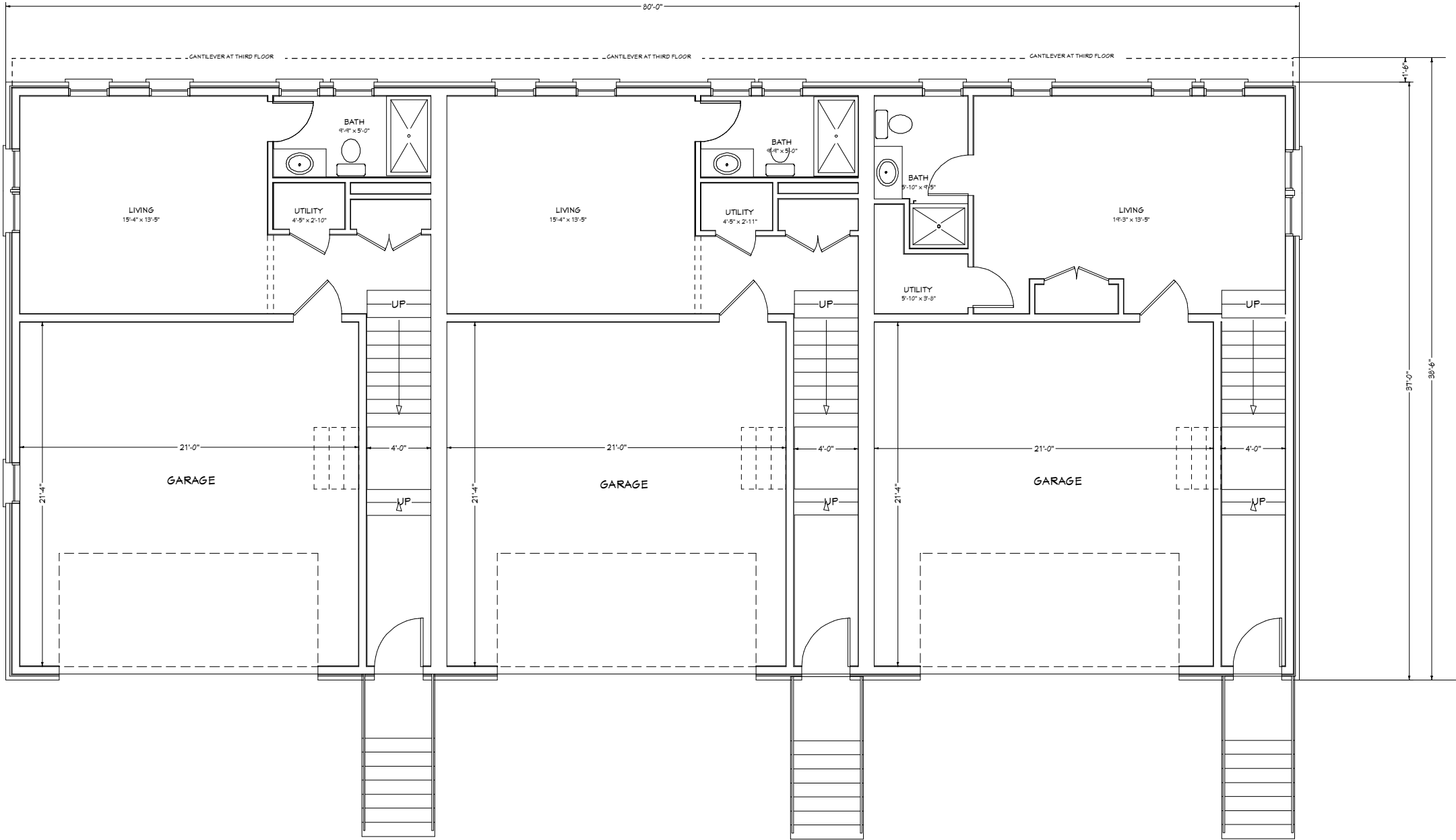
SHEET NUMBER:

4

SCALE: AS NOTED

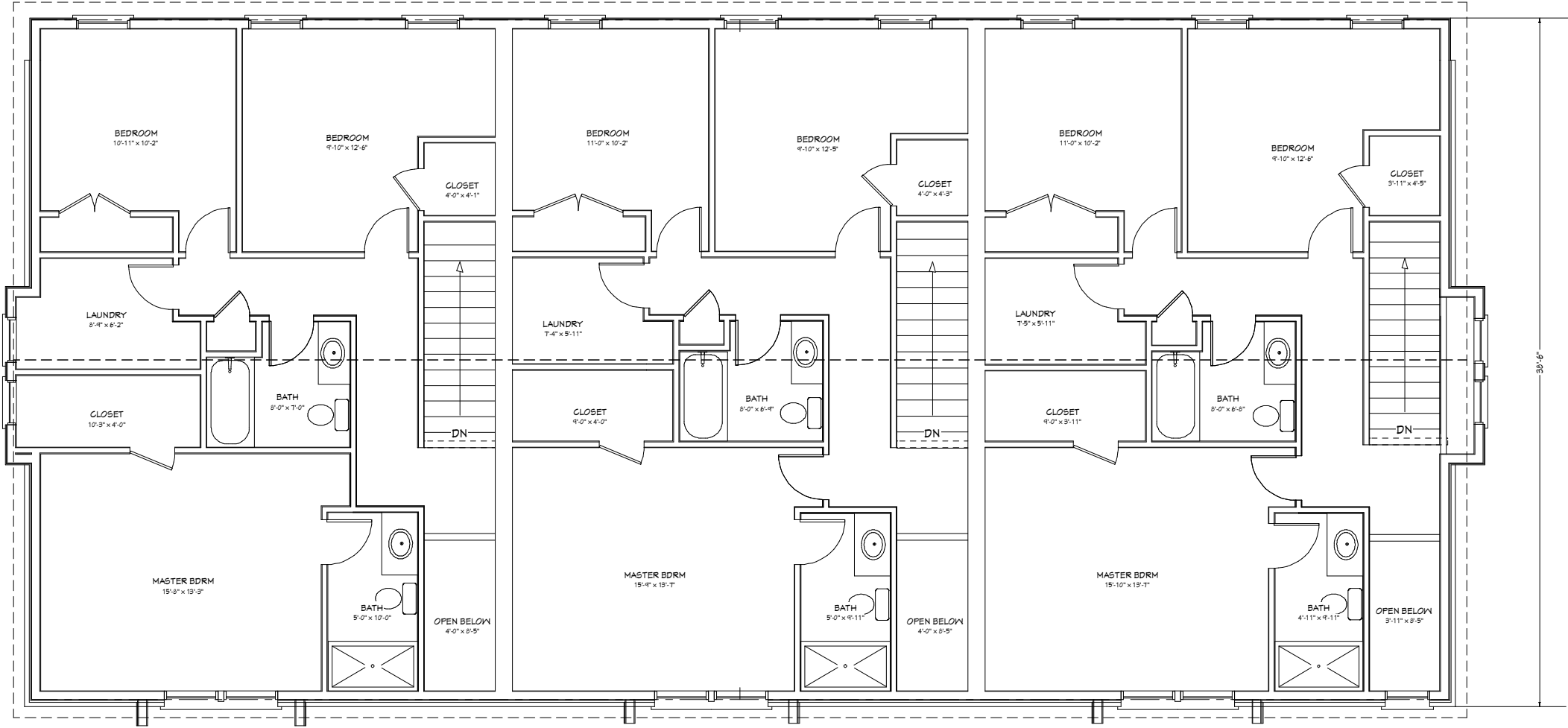
DATE: 5/22/2017

SCALE: 1/8" = 1'-0"



 RIZE PROPERTIES PROPERTIES RIZE PROPERTIES LLC 784 BUSSE HIGHWAY PARK RIDGE, IL 60068 847-452-6830 Info@RizeProperties.com	REVISION:	DATE:	SHEET TITLE	SHEET NUMBER:
			PROPOSED LOWER LEVEL FLOOR PLAN	3
			SCALE: AS NOTED	DATE: 5/15/2017

SCALE: 1/8" = 1'-0"



RIZE PROPERTIES LLC
784 BUSSE HIGHWAY
PARK RIDGE, IL 60068
847-452-6830
Info@RizeProperties.com



REVISION:

DATE:

SHEET TITLE
**PROPOSED UPPER
LEVEL FLOOR PLAN**

SHEET NUMBER:

5

SCALE: AS NOTED

DATE: 5/15/2017



211 S EVERGREEN



217 S EVERGREEN



219 S EVERGREEN



221 S EVERGREEN
SUBJECT HOUSE



301 S EVERGREEN



305 S EVERGREEN



309 S EVERGREEN

EVERGREEN AVE.



218 S EVERGREEN



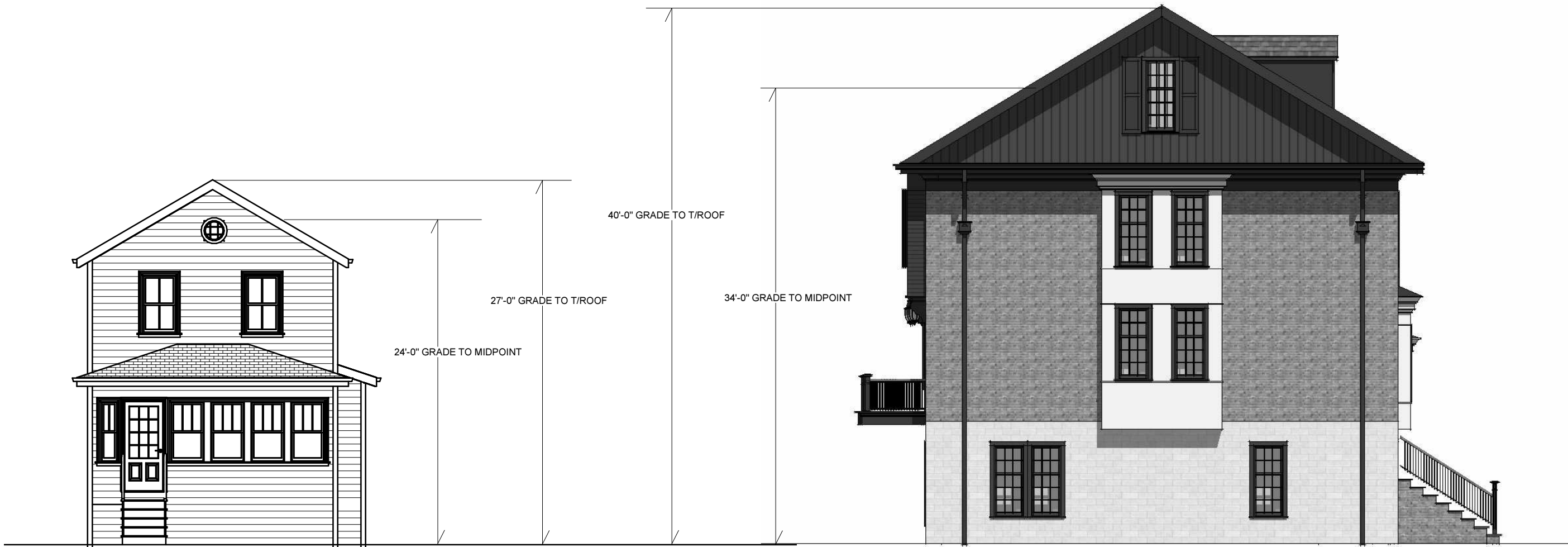
220 S EVERGREEN



302 S EVERGREEN

ELEVATION STUDY

SCALE: 1/8" = 1'-0"





EXTERIOR PERSPECTIVE
N.T.S.

1
A3.01

REVISION:

DATE:

SHEET TITLE

EXTERIOR
PERSPECTIVES

SHEET NUMBER:

9

SCALE: AS NOTED

DATE: 5/15/2017



FRONT ELEVATION
SCALE: 1/8" = 1'-0"

1
A2.02

REVISION:

DATE:

SHEET TITLE
**PROPOSED
ELEVATIONS**

SHEET NUMBER:

6

SCALE: AS NOTED

DATE: 5/15/2017



REAR ELEVATION
SCALE: 1/8" = 1'-0"

1
A2.02

REVISION:

DATE:

SHEET TITLE
**PROPOSED
ELEVATIONS**

SHEET NUMBER:
7

SCALE: AS NOTED

DATE: 5/15/2017



EAST ELEVATION
SCALE: 1/8" = 1'-0"

2
A2.02

WEST ELEVATION
SCALE: 1/8" = 1'-0"

3
A2.02

RIZE PROPERTIES LLC
784 BUSSE HIGHWAY
PARK RIDGE, IL 60068
847-452-6830
Info@RizeProperties.com



SHEET TITLE
**PROPOSED
ELEVATIONS**

DATE:

REVISION:

SHEET NUMBER:

8

SCALE: AS NOTED

DATE: 5/15/2017