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 11, 2018
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 926 S. Cleveland Ave. - 5/14/18
B. 432 S. Banbury Rd. - 5/14/18
C. 319 E. Orchard St. - 5/14/18
D. 1638 S. Arlington Heights Rd. - 5/14/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 445 S. Beverly Ln. - ZBA#18-016
B. 628 S. Lincoln Ln. - ZBA#17-024
C. 2305 E. Miner St. - ZBA#18-018
D. 316 W. University Dr. - ZBA#18-017

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: 926 S. Cleveland Ave. - 5/14/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
926 S. Cleveland Ave. - Minutes 5/14/18	Minutes
926 S. Cleveland Ave. - Findings 5/14/18	Minutes

ZONING BOARD
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OF APPEALS

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

RE: 926 SOUTH CLEVELAND AVENUE - ZBA #18-012

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 14th day of May, 2018 at the hour of 7:00 p.m.

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MEMBERS PRESENT:

JOSEPH SELBKA, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRMAN SELBKA: Okay, why don't we get started? This is the Arlington Heights Zoning Board of Appeals meeting for May 14th, 2018. The first thing I'd ask that we do is have the pledge of allegiance.

(Pledge of allegiance recited.)

ACTING CHAIRMAN SELBKA: Okay, we have then as well old business, the approval of minutes from the last meeting. Was every Board member --

MR. MACH: First, should we do roll call?

ACTING CHAIRMAN SELBKA: Oh, yes, roll call, pardon me.

MR. MACH: Chairman Divito.

(No response.)

MR. MACH: Mr. Drake.

MR. DRAKE: Here.

MR. MACH: Mr. Geisel.

(No response.)

MR. MACH: Mr. Jaffe.

MR. JAFFE: Here.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

ACTING CHAIRMAN SELBKA: Here.

MR. MACH: Mr. Siavelis.

(No response.)

ACTING CHAIRMAN SELBKA: Okay, we'll go to approval of minutes. Were all four members here for the last meeting?

MR. JAFFE: I was not but I did look at the minutes.

ACTING CHAIRMAN SELBKA: Can we move to approve with only three members?

MR. MACH: Yes.

ACTING CHAIRMAN SELBKA: Okay, I'll move to approve the minutes.

MR. DRAKE: Second.

ACTING CHAIRMAN SELBKA: All in favor?

(Chorus of ayes.)

ACTING CHAIRMAN SELBKA: All opposed?

(No response.)

ACTING CHAIRMAN SELBKA: With that, I guess we are ready for new business. We have four petitions on the call today. First off, anybody who has a petition in front of us, there are seven members of this Board and you need four affirmative votes. Today, there are three missing, so you will need to get a unanimous four votes to get your zoning variance. If you want to continue, we understand that and we will allow for a continuance until a greater number of Board members is here. However, if you want to go forward, you need to get a unanimous vote for your variance.

So, with that, let's go to the first proposed variance which is 926 Cleveland Avenue. Step up please, thank you. Could I have your name please?

MS. KOCIUBA: Beata Kociuba, architect.

ACTING CHAIRMAN SELBKA: Okay, and have you signed in, Ms. Kociuba?

MS. KOCIUBA: Yes.

ACTING CHAIRMAN SELBKA: Who is next to you?

MS. CHOWANIEC: Aneta Chowaniec, the owner.

ACTING CHAIRMAN SELBKA: Will you be the only people who will be testifying on behalf of the Petitioner today?

MS. KOCIUBA: Yes.

ACTING CHAIRMAN SELBKA: Would you both raise your right hand?

(Witnesses sworn.)

ACTING CHAIRMAN SELBKA: All right. A reminder for everybody, there are three elements necessary to prove a variance. You must show that there is a hardship and that the property cannot yield a reasonable return if permitted to be used only under the conditions allowed by the zoning regulations. There must be a unique situation, and the proposed variance must not alter the character of the neighborhood.

So, Ms. Kociuba, please begin.

MS. KOCIUBA: We are asking for a variance of a south side setback for a building which was originally built probably with five feet setbacks on both sides. So, original setback is 5.1 to west siding wall, and 4.77 to brick pillar which is on the, it's like the corner of the south, the southeast corner.

The intention of this project is to build a second floor addition. It's a kind of split-level house. So, on the first floor, on the main floor, we would like to build the master suite for the owners. To do it, we would like to extend the existing siding wall up which is the best for the look, the best for the structure needs because this is a bearing wall. In that case, we will be 5.1 feet from the south property line.

We tried to use the same material as the house, as the neighbors. We have planned two-story houses in our neighborhood, so proposing what is presented in our project, I hope that we are not making the neighborhood worse but more beautiful.

ACTING CHAIRMAN SELBKA: Could you tell me about the hardship that you would suffer if this variance, or that your client would suffer --

MS. KOCIUBA: Well, to push the bearing wall of the second floor, the exterior wall by four inches, it will require to build new beams which, you know, it's not only expensive but it's just a hardship for construction because we don't have the support for this beam, so we'd have to go all the way down to the basement. The elevation will look ugly with like a four-inch setback which is hard to maintain, to protect it against the rain and snow which will be like a shelf so everything will be standing on this. It will look ugly and it will be not structurally solid.

ACTING CHAIRMAN SELBKA: Also, this is a nonconforming lot, correct?

MS. KOCIUBA: This is a nonconforming lot. On both sides of the house, it doesn't have the 5.5 feet setbacks on either side, it has a little more. But I think it was built with different rules than the five-foot setback a long time ago.

ACTING CHAIRMAN SELBKA: All right. Have you spoken to the family, the neighbors? Have you spoken to the neighbors?

MS. CHOWANIEC: Yes, we did.

ACTING CHAIRMAN SELBKA: Okay, what are the opinions of the neighbors in regard to this addition, proposed addition?

MS. CHOWANIEC: They didn't have anything against us and they would

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support us.

ACTING CHAIRMAN SELBKA: Okay, all right. Do you have anyone else that you would like to testify?

MS. KOCIUBA: Well, even if we are building that two-story part, I just want to tell that this is like a one-and-a-half, much like building a roof. So, it's not like a solid, big second floor wall. It's just in a triangle, and we added a window which will decorate this wall. At this moment, a little lower wall which is the same in a peak has no windows, it's only plain siding. So, we will improve it even to build it higher. So, we are increasing that height of the triangle which is existing right now.

ACTING CHAIRMAN SELBKA: At this time, I'll open it up for questions from the Board. Does anybody from the Board have any questions?

MR. DRAKE: How long have you been in the home?

MS. CHOWANIEC: Probably 12-13 years.

MR. DRAKE: Okay.

MS. CHOWANIEC: Yes, our kids are growing up and then they don't, we need extra room for one of the daughters. That's why we decided to extend the house.

MR. DRAKE: Great, thank you.

MS. CHOWANIEC: Thank you.

ACTING CHAIRMAN SELBKA: At this time, I will open it up for comments from the audience. Does anybody from the audience want to have any comments in regard, in favor of or against this petition?

MR. BHAT: I would.

ACTING CHAIRMAN SELBKA: Okay, would you please step up? Have you signed in, sir?

MR. BHAT: Yes.

ACTING CHAIRMAN SELBKA: Could I have your name?

MR. BHAT: My name is Anil Bhat.

ACTING CHAIRMAN SELBKA: Okay, would you raise your hand please?

(Witness sworn.)

ACTING CHAIRMAN SELBKA: What comments would you have?

MR. BHAT: I actually have a question. I am the neighbor. I know them very well. I'm just wondering if any of those changes will encroach on my property. I live on the west side of their house, so I'm just interested.

MS. CHOWANIEC: No.

MR. BHAT: So, you won't be moving the fence or anything like that?

MS. CHOWANIEC: No.

MR. BHAT: Okay, it's either modifications to the house --

MS. KOCIUBA: It's, yes, lifting the house up and building the balcony from your side. There's nothing encroaching towards your side.

MR. BHAT: Okay, that's all.

ACTING CHAIRMAN SELBKA: Do you have any, are you in favor of the variance?

MR. BHAT: I am in favor. I have no objection.

ACTING CHAIRMAN SELBKA: All right, thank you, sir. Ma'am? Could I have your name please?

MS. CERBIN: Vivian Cerbin.
ACTING CHAIRMAN SELBKA: Okay, Ms. Cerbin, have you signed in?
MS. CERBIN: Actually I didn't. I didn't know I was going to speak.
ACTING CHAIRMAN SELBKA: That's okay. Would you like to sign in?
MS. CERBIN: Yes, sure.
ACTING CHAIRMAN SELBKA: Or please sign in then. Please raise your hand, Ms. Cerbin.
(Witness sworn.)
MS. CERBIN: I just have a comment, I don't have any questions. I live at 910 Cleveland, so we're a few doors down from them. I just want to say that we have no objection.
ACTING CHAIRMAN SELBKA: Okay, great. Thank you, Ms. Cerbin.
MS. CERBIN: Okay, sure.
ACTING CHAIRMAN SELBKA: All right, are there any other comments from the audience? Okay, therefore, I will close it down for deliberation by the Board members.
MR. SCHWINGBECK: This seems pretty straightforward. They're going to keep the same base, just go up.
MR. DRAKE: Yes.
ACTING CHAIRMAN SELBKA: I'm in favor of it. I think it would be a nice addition to the neighborhood.
MR. SCHWINGBECK: Right. I as well.
ACTING CHAIRMAN SELBKA: Is there a motion?
MR. SCHWINGBECK: Motion to approve.
MR. DRAKE: Second.
MR. MACH: Mr. Drake.
MR. DRAKE: Yes.
MR. MACH: Mr. Jaffe.
MR. JAFFE: Yes.
MR. MACH: Mr. Schwingbeck.
MR. SCHWINGBECK: Yes.
MR. MACH: Acting Chairman Selbka.
ACTING CHAIRMAN SELBKA: Yes. Okay, thank you. You don't have to stay.
MS. KOCIUBA: I know.
MS. CHOWANIEC: Thank you.
MS. KOCIUBA: Thank you so much.
(Whereupon, the above-mentioned petition was adjourned at 7:11 p.m.)

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
May 14, 2018

PETITIONER: Chowaniec Residence

ADDRESS OF PROPERTY: 926 S. Cleveland Ave.

VARIATION: 5.1-3.6

A 0.4' variation to allow a second-story addition with a sideyard setback of 5.1' where 5.5' is required and an additional 1.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing a second story addition above the nonconforming footprint. The petitioner explained that there are several two story homes in the neighborhood.

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. Schwingbeck and seconded by Mr. Drake. Thereafter, the Board voted 4-0 to approve the variance request.

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

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

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

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

Item: 432 S. Banbury Rd. - 5/14/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
432 S. Banbury Rd. - Minutes 5/14/18	Minutes
432 S. Banbury Rd. - Findings 5/14/18	Minutes

ZONING BOARD
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OF APPEALS

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

RE: 432 SOUTH BANBURY ROAD - ZBA #18-013

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room, Arlington Heights, Illinois on the 14th day of May, 2018 at the hour of 7:11 p.m.

MEMBERS PRESENT:

JOSEPH SELBKA, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

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ACTING CHAIRMAN SELBKA: The next petition is 432 South Banbury Road. Could you state your name for the record, Mr. Ginnado?

MR. GINNADO: My name is Keith Ginnado, I'm with Kingsley Ginnado Architects, 33 North Hickory.

ACTING CHAIRMAN SELBKA: Have you signed in?

MR. GINNADO: I have.

ACTING CHAIRMAN SELBKA: Would you raise your right hand?

(Witness sworn.)

ACTING CHAIRMAN SELBKA: Okay, would you please present the petition?

MR. GINNADO: So, my clients are here, Firas and Tricia Hasan, they're sitting back here. They've been in the house for 12 years and it's time to do something about it. If you take a look at the plat, you can already see that the house is kind of close to the boundary on either of the side yards. The garage side is where we're talking about building a second floor addition. The side yard there is already a nonconforming condition, and we're hoping to build directly above the exterior wall with a second floor addition.

The hardship is that it's already an existing nonconforming situation. What we're asking for in terms of the program is well under all of the floor area, 300 square feet under the floor area allowable, 700 under the building lot coverage, and 1,400 under the impervious surface. So, what we're asking for is in line with the zoning ordinance.

The side yard setback is just the thing that we're having trouble with. We looked at moving the exterior wall in conformance. It's a more expensive proposition structurally and kind of yields awkward dimension rooms inside. So, those are kind of the hardships that we're facing.

The uniqueness is actually not as unique as it might otherwise appear. The lot is narrow and is strangely shaped. It's a little bit narrower at one end than the other. So, if you look at our plat, or excuse me, our site plan, you can see the ask we are asking for, it's kind of wedge shaped. It gets nearly to nothing towards the rear of the lot and a little bit wider towards the front. Yes, so, you're looking at a zero for that. So, it's just an awkward situation, and getting the variation will be the best solution to the house, to the neighborhood, and to our owners' well-being.

As far as the character of the neighborhood, we are intending to make it conform nicely with the rest of the neighborhood.

We do have a piece of paper that the neighboring property to the south, the one that's most affected by it, that is in support of the project.

ACTING CHAIRMAN SELBKA: Has the Petitioner spoken to any of the other neighbors?

MR. HASAN: Yes.

ACTING CHAIRMAN SELBKA: Would you mind signing in and be sworn in?

MR. HASAN: I'm signed in.

ACTING CHAIRMAN SELBKA: Oh, you did.

MR. HASAN: Yes.

ACTING CHAIRMAN SELBKA: Please raise your hand.

(Witness sworn.)

ACTING CHAIRMAN SELBKA: Have you spoken to your neighbors, sir?

MR. HASAN: Yes, I've spoken to the neighbors on the other side and the

neighbors across the street. They're all very supportive.

ACTING CHAIRMAN SELBKA: Has any of your neighbors spoken with any type of objection to the petition?

MR. HASAN: No.

ACTING CHAIRMAN SELBKA: Questions from the Board? Okay, with that, I will open it up for comments from the audience. Does anyone in the audience have anything to say in support of or against this petition?

No comments being heard, I will close it for deliberation by the Board members. Does anyone have any comments?

MR. SCHWINGBECK: I mean this one, too, I went out and looked at the property, it seems very straightforward. So, I have no objections.

MR. JAFFE: Same here.

MR. DRAKE: They've satisfied all the requirements. The neighbors are supportive and no one against.

ACTING CHAIRMAN SELBKA: Okay, I'm in favor as well. So, do I have a motion?

MR. DRAKE: I move approval.

ACTING CHAIRMAN SELBKA: Second?

MR. SCHWINGBECK: Second.

ACTING CHAIRMAN SELBKA: Roll call.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Acting Chairman Selbka.

ACTING CHAIRMAN SELBKA: Yes. Thank you very much.

MR. GINNADO: Thank you.

(Whereupon, the above-mentioned petition was adjourned at 7:15 p.m.)

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ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
May 14, 2018

PETITIONER: Hasan Residence

ADDRESS OF PROPERTY: 432 S. Banbury Rd.

VARIATION: 5.1-3.6, 5.4

A 1.8' variation to allow a second-story addition with a side yard setback of 3.4' from the east property line instead of the minimum 5.2'.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to construct an addition above the garage. The petitioner testified that they are proposing to build directly above the existing nonconforming exterior wall with a second floor addition. The petitioner testified that the lot is narrow and is irregular in shape. The petitioner also testified that the neighbor that is affected by the addition is in support of the project.

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

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

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

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

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

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

Item: 319 E. Orchard St. - 5/14/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
319 E. Orchard St. - Minutes 5/14/18	Minutes
319 E. Orchard St. - Findings 5/14/18	Minutes

ZONING BOARD
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OF APPEALS

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

RE: 319 EAST ORCHARD STREET - ZBA #18-014

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 14th day of May, 2018 at the hour of 7:15 p.m.

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MEMBERS PRESENT:

JOSEPH SELBKA, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRMAN SELBKA: Next, we have the proposed variance petition at 319 East Orchard Street. Okay, could you give me your name, sir?

MR. BROOKS: Kevin Brooks.

ACTING CHAIRMAN SELBKA: Would you raise your right hand, Mr. Brooks?

(Witness sworn.)

ACTING CHAIRMAN SELBKA: All right. Please present your petition.

MR. BROOKS: Myself and my wife are the contract purchasers for this property. We're purchasing it for ourselves with the intention of putting a second floor addition on it to accommodate more bedrooms. The variances, I guess there are four different variances that we'd need for this.

On the east side of the property where the garage is, I want to expand the garage back. In order to do that, there is a garage minimum width with the Village, so that is requiring me to encroach into the east side yard setback by, I think it's one foot. I don't have that exact measurement in front of me, I can't read it on the sheet. I think it's one foot or just under one foot. At the same time, the front yard setback, the average of the street is 45.6 I believe, and the existing house is at 46--no, I'm sorry, it's 47.6 is the average, the existing house at 46.6. But because of the angle of the front property line, the garage expansion ends up going to 45.6. However, the other side of the property is at 77 feet back from the front yard setback, or from the front property line.

On the west side of the property, we would like to build the second floor within the same footprint as the existing house. The existing house is nonconforming. It is currently four-foot 9.5 at the back corner from the property line. We're doing as much as we can to reduce the appearance of it where you can't really see the second floor on the elevation from the front elevation which I worked with Steve for the Design Commission regarding keeping it in scale and making it so that the bedroom that's going to be on that part of the house is towards the back and it's dormered coming up. Obviously, as other petitioners have said, building five feet in the room below is structurally difficult. It also will not help with the appearance of the front elevation of the house.

As far as the hardships, it is a nonconforming property currently. As far as the side setback, it's also an irregularly shaped lot which creates the offset on the front, the front yard setbacks.

ACTING CHAIRMAN SELBKA: Have you spoken to your neighbors, Mr. Brooks?

MR. BROOKS: I've spoken to the neighbor to the east. She was asking about the variance on the side yard, and I told her we were moving one foot closer with the garage, and she was okay with that. I have not spoken to the neighbor to the west.

ACTING CHAIRMAN SELBKA: Have you heard any objection from any neighbor?

MR. BROOKS: I have not. I think when I spoke to, I met with Derek at the Village last week, I think he had said somebody called concerned about drainage. However, on the west side, we're not doing anything that would affect the drainage because we're just going up with the existing, you know, over the existing structure. On the east side, we're expanding the garage by about a foot.

Currently, the top of foundation is very close to what the grade is, and so part of my desire in rebuilding the garage is to raise the top of foundation so that I can

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create more of a swale on my property and get more drainage away from it. There's also currently a well vault on that side of the property that I believe has a sump pump that pumps water outside, and that's going to be removed with this project.

ACTING CHAIRMAN SELBKA: All right. At this time, I'll shut it down for questions from the Board. Does anyone have any questions?

MR. SCHWINGBECK: What is the, I know you want to make the garage a little bit larger. What's the size of the garage right now?

MR. BROOKS: Right now, the existing garage I think is 19 feet inside. It's double-width brick, not in very good condition. The minimum requirement per the Village is 21-foot-four. So, I'm going to be required to build a frame wall with drywall on the existing inside wall, and then the new exterior wall. So, that puts me at 22-foot something. Actually, the day I was submitting, I was informed about that. I had to go back and change to make the garage wider so it would be in compliance with that ordinance.

MR. DRAKE: You have a lot of large trees it looks like and landscaping in the property. Are you going to have to do anything with the trees that are in the front or on the side with this project?

MR. BROOKS: No. The only tree that is being affected by it is there is one tree which I would almost call it a buckthorn towards the back corner of the new garage addition. Other than that, the large trees are pretty far back on the property so I don't foresee any issue with the trees.

MR. DRAKE: Thank you.

ACTING CHAIRMAN SELBKA: Any other questions?

MR. JAFFE: None.

ACTING CHAIRMAN SELBKA: At this time, I will ask for comments from the audience. Does anyone want to speak in favor of or against this petition? Would you step forward, sir? Could you state your name for the record, sir?

MR. ZIMMERMAN: Al Zimmerman, I'm at 402 East Orchard.

ACTING CHAIRMAN SELBKA: Have you signed in, sir?

MR. ZIMMERMAN: Yes, I have.

ACTING CHAIRMAN SELBKA: Would you raise your right hand?

(Witness sworn.)

ACTING CHAIRMAN SELBKA: Go ahead, sir.

MR. ZIMMERMAN: The one thing that I was commenting, I mean I'm for the addition. However, their property drains into our yard. From last night's rain, we have over a foot of water now. So, we need, we just found out today that the Village isn't planning on doing any improvements to alleviate our flooding for another two years. So, I'd like to see, if this moves forward, they contain their own water and have their own either retainage culvert put in or a way of dissipating their own water rather than absorbing, taking away more surface area so it's coming into the street and flooding out our yard. We have ducks swimming in our yard after every rain.

ACTING CHAIRMAN SELBKA: Will the addition create any more non-permeable surface area to the best of your knowledge?

MR. ZIMMERMAN: If there is an addition that they're enlarging the garage, the answer is yes. There's less grass.

ACTING CHAIRMAN SELBKA: One moment, sir.

MR. ZIMMERMAN: Okay? Where the garage is, that's the side that drains into our yard. So, you know, if the drainage is addressed, I'm for the, you know, the improvements.

ACTING CHAIRMAN SELBKA: Okay.

MR. ZIMMERMAN: Is that clear?

ACTING CHAIRMAN SELBKA: Yes.

MR. ZIMMERMAN: Thank you.

ACTING CHAIRMAN SELBKA: Thank you, Mr. Zimmerman. Does anyone else want to speak? Okay, ma'am?

MS. PLACEK-ZIMMERMAN: First of all, welcome to the neighborhood, Mr. Brooks.

MR. BROOKS: Thank you.

MS. PLACEK-ZIMMERMAN: We have been known to have Welcome to the Neighborhood parties, and we will do the same for you. I'm Ellyn Placek-Zimmerman, I live at 402 East Orchard Street.

ACTING CHAIRMAN SELBKA: Have you signed in this?

MS. PLACEK-ZIMMERMAN: I have.

ACTING CHAIRMAN SELBKA: Would you raise your right hand?

(Witness sworn.)

MS. PLACEK-ZIMMERMAN: First, the water issue. This is what my yard looks like as Al described, as we speak. This was taken this morning. So, it's probably even a little worse because more water has fallen.

MR. ZIMMERMAN: The ducks are in luck.

MS. PLACEK-ZIMMERMAN: So, we have no issues against you and your family, Mr. Brooks. We have issues with the Village of Arlington Heights insofar as how they're addressing this drainage situation in Scarsdale Estates. As more and more properties are approved to have more and more grass covered, be it by a garage, an addition, whatever the case may be, that water has to go someplace. It's finding the lowest level, that happens to be what you just saw now.

We are working with the Engineering Department. I would highly encourage you folks to have greater dialogue with the Engineering Department when it comes to these variances. We have lived in the house, are you ready for this, probably more years than some of you are old, 40 years. It's been within the last, I would say three years, it's gotten really worse. Last year, excuse me, summer before last, we reseeded our yard three times. Last year, we reseeded the yard twice.

So, again, with all due respect, Mr. Brooks, welcome to the neighborhood. I'd just like the water situation taken care of, not only on this property but throughout all of Scarsdale Estates. Thank you.

ACTING CHAIRMAN SELBKA: Would anyone else like to speak? Could you step up, sir?

MR. MAXWELL: My name is Dennis Maxwell. I live at 422 East Central Road.

ACTING CHAIRMAN SELBKA: Have you signed in, sir?

MR. MAXWELL: Yes, sir.

ACTING CHAIRMAN SELBKA: Okay, would you raise your right hand?

(Witness sworn.)

MR. MAXWELL: Okay, I had the same, funny, I had the same issue. It was the water issue. I don't care about the addition one iota. In that spot that he's building, it just happens to be a low spot, and Ellyn is even lower. So, if the building meets the displacement to land ratio, I'm happy. That's the only thing I'm questioning.

ACTING CHAIRMAN SELBKA: Mr. Brooks, would you like to please respond?

MR. BROOKS: Okay. In regards to the impervious lot coverage, if you look at the existing on the right and the proposed on the left, there is an existing patio that's being removed to accommodate for the new garage. There is actually less coverage when you're looking at that, or very close to the same. I'm also going to be removing, like I said, the vault that pumps the water on the side of the house and the asphalt walkway along the side of the house there. I believe 402 is across the street, correct? So, I don't know how much I can do with that water that goes on the other side of the street. But again, I haven't lived here so I don't know, you know.

As far as the water, I've been out there a couple of times and I have seen, you know, the drainage swales on both sides of the street filled with water. I did ask a neighbor, the one to the east that I spoke to, and she said that, you know, every spring, the backyard is pretty soaked for a couple of days but then it dries out. This is actually the first I'm hearing of a bigger water problem.

ACTING CHAIRMAN SELBKA: You said you're removing a concrete patio?

MR. BROOKS: A paver patio, yes.

ACTING CHAIRMAN SELBKA: And an asphalt walkway?

MR. BROOKS: Yes.

ACTING CHAIRMAN SELBKA: What are you expecting to replace those with?

MR. BROOKS: The garage.

ACTING CHAIRMAN SELBKA: And only the garage?

MR. BROOKS: Yes. There's going to be, where there's existing pavers right now towards the left behind the house, then we will be reinstalling pavers at some point to connect to the existing patio there. But as far as the overall lot coverage, I don't know the exact numbers as far as what it is now compared to what it's going to be, but I'd have to say very close.

ACTING CHAIRMAN SELBKA: Derek, do we have that?

MR. MACH: I have what's proposed. I don't think I have the existing.

ACTING CHAIRMAN SELBKA: Can you point out on there what you're removing?

MR. BROOKS: So, this is where the vault is for the existing well that's coming out, and it currently has a sump pump in that I believe pumps water back to somewhere in here. There is an asphalt walkway all the way along here which if you compare it to the providence goes three feet over to the side yard setback, I'm only one foot over with that. Then the pavers go back and this will be for the pool equipment and the garage is stopping about here, and then we will just have a small square patio to extend to the existing.

ACTING CHAIRMAN SELBKA: So, where, it looks like the proposed garage is not going to take up all the space of the paver patio and the asphalt walkway. Are you

going to keep those then or what is your --

MR. BROOKS: No, they're going to be coming out.

ACTING CHAIRMAN SELBKA: So, those will be replaced?

MR. BROOKS: Those will all be removed as well as the walkway. The garage is coming down so new foundation will be put in. As all this comes out, it's just, I think this is 11 feet by 11 feet or something that we'll replace the pavers at.

ACTING CHAIRMAN SELBKA: So, some of the pavers are going to be replaced with grass then?

MR. BROOKS: Yes.

ACTING CHAIRMAN SELBKA: And some of the asphalt will be replaced with grass?

MR. BROOKS: Yes.

MR. SCHWINGBECK: Did I hear you say you were lifting up the height of the garage?

MR. BROOKS: Yes.

MR. SCHWINGBECK: To push the water onto the --

MR. BROOKS: To keep the water from coming into the garage.

MR. SCHWINGBECK: But that water has to go somewhere.

MR. BROOKS: It has to go somewhere. By raising the top of foundation, it will allow me to create more of a swale. I don't know, you know, obviously the water has to drain somewhere. If it's draining out to the front and then going across the street, there's really nothing on my property that I can do to prevent it from going across the street. If it's coming from, in fact I'm not sure which way the water is flowing. As far as the gentleman at 402 Central, if water comes out of my property and flows towards Central, or if it flows towards Orchard, I'm not sure which way it flows, so I'm not really sure.

I know, you know, I saw some drainage coming through going towards the front on this side when I went and stopped by there, but obviously the water, it's an existing condition, I don't think I'm going to make it worse. Obviously, I have little kids that I want to be able to play within the yard and not becoming all muddy everyday, so I want to do whatever I can to solve whatever water problem we have. Obviously, I don't want to push the water onto somebody else. But it sounds like there's a bigger drainage issue that the water is getting stuck across the street just from what I've been told.

ACTING CHAIRMAN SELBKA: Ms. Zimmerman?

MR. DRAKE: Derek, did you say you have those figures comparing the current and proposed on impervious?

MR. MACH: I have what's proposed. The Petitioner is well under what's allowed.

MR. DRAKE: Okay.

MR. MACH: 11,922 square feet is allowed. What's proposed, this includes the entire swimming pool, the existing footprint addition, the driveway, and all other impervious surface coverage is approximately 6,300 square feet. So, they're 5,500 square feet under what's allowed.

MR. BROOKS: Because really most, I'm sorry, but most of --

MS. PLACEK-ZIMMERMAN: I would suggest that pavers will allow for some drainage; concrete garage floor will not. I would also reiterate that there is a need for

conversation between your Department and Engineering because, yes, I realize it's not your problem, it's coming onto our property. We have continued to maintain our culverts. The Village of Arlington Heights has allowed other people to cover over them, fill them in, and so as a result, 40 years ago when we moved into the house, all of the homes had drainage, had culverts. If you drive through that neighborhood now, you will see very few.

So, again, Mr. Brooks, I will welcome you. I am concerned that our Village allows these culverts to be filled in, because had it not been filled in on his property as a new homeowner, had it not been filled in by somebody previously, Al and I would not be here tonight. So, I would hope for greater dialogue, and again I will welcome with open arms. You said you have young children, do not allow them to come across the street because if they trip and fall, they will drown in the amount of water. It's that deep, it's over a foot deep. It's dangerous.

ACTING CHAIRMAN SELBKA: And Ms. Zimmerman, you are across the street, correct?

MS. PLACEK-ZIMMERMAN: Yes.

ACTING CHAIRMAN SELBKA: Do you get any water from Mr. Brooks' property?

MS. PLACEK-ZIMMERMAN: It's coming from wherever it's coming. We're the lowest point probably.

MR. ZIMMERMAN: The answer is yes. It comes down the driveway across the street because their house is higher than ours.

ACTING CHAIRMAN SELBKA: Okay, and their house is --

MR. ZIMMERMAN: It actually washes out the grass into our culvert so it's like a stream.

MS. PLACEK-ZIMMERMAN: Sir, his mailbox can be seen here and it's coming across the street. You can see a large amount of water right there. We've already dealt with, you know, I mean it's in the backyard, it's in the front of our house, it's on the side of our house. This is not safe and this needs to be corrected. So, this conversation that you folks might have hopefully with Engineering, and we've been in contact with Engineering as well, but this is a safety hazard for kids. Be careful, okay? Thank you.

MR. BROOKS: On the point on the pavers, while I'll agree pavers could be considered not 100 percent impervious, the Village considers them to be 100 percent impervious on their impervious calculations. So, it's kind of hard to say you're going to put in a new paver patio and have it count as 100 percent but then by removing an impervious patio, you're not removing 100 percent.

ACTING CHAIRMAN SELBKA: All right, I'm going to close it down for Board deliberation at this time. Comments?

MR. JAFFE: So, the variances that the Petitioner is requesting, from what we just gathered from the discussion as I understand it, is not going to make the situation any worse.

MR. SCHWINGBECK: Well, I think by raising up the garage and forcing the water which right now sits on the property will make it worse.

ACTING CHAIRMAN SELBKA: But it's already higher. The property is already higher is the issue. So, raising up the garage probably isn't going to change the flow of water. That's the issue.

MR. BROOKS: I'm not raising the garage though, just the foundation.

ACTING CHAIRMAN SELBKA: Right. No, I get that. I mean the issue is the property is already higher than the Zimmermans property, so is raising up the foundation a bit higher going to change the natural flow of the water? I don't think so. That's the issue here.

MR. DRAKE: Derek, do you have a point of view on whether what he wants to do with the garage, where that part might wind up? Because your guess is as good as anyone else's.

MR. MACH: My understanding was that he is doing that in order to create a swale and improve it. With that said, I'm not certain. The Petitioner will have to satisfy all engineering requirements at the time of building permit if the Zoning Board is supportive of the variations requested.

MR. SCHWINGBECK: But the driveway itself, is that going to be raised?

MR. MACH: I don't believe so but I'm not certain. But he will have to satisfy Engineering's requirements.

MR. SCHWINGBECK: Yes, I mean I'm familiar with the street. It's not just the Zimmermans house. It's the house next to them, it's the home behind them, it's the one next door to the east and the one down. You drive through and we're not talking about a torrential downpour here, we're talking about a rainstorm, you can't drive down the street without going through six inches of water. Already you can't even walk in to neighbors' homes from the street without walking through three or four inches of water just to cross their driveway.

So, this is not just a little water issue, it's a major water issue. As they were saying, this is not just a little, it's a deep lake right now.

MS. PLACEK-ZIMMERMAN: Like Arlington South is what it's referred to.

MR. JAFFE: But as it relates to the variance that this Petitioner is asking for?

MR. SCHWINGBECK: Yes, I guess I'd like a little bit more clarification. I understand that the foundation is going to be moved over. But is the garage going to be lifted up a little bit, having the flow of water going somewhere?

ACTING CHAIRMAN SELBKA: And will it change from the existing flow of water?

MR. SCHWINGBECK: Right.

ACTING CHAIRMAN SELBKA: You know, that's, because this piece of property is already higher than the properties that are flooding which is the issue.

MR. JAFFE: I'm sorry, Mr. Brooks, we're closed, it's just for Board deliberation.

MR. DRAKE: I think the fact that Engineering hasn't weighed in here with any objections, or Buildings & Grounds, and the significant difference that you gave with those numbers on the impervious space, for me, the fact that I think he's satisfying the requirements, I would be in favor of this. I'm not insensitive to the neighbors' plight at all. I mean I think it stinks and I don't know what we can do here, that's not our task and our charge, other than for you to communicate back, you're an employee of the Village, you know, that we've heard this again. It's not the first time we've heard this kind of issues. But from where I sit, I think this is a reasonable and approvable request, and I'm in favor of it.

MR. SCHWINGBECK: Can we open it up where we can ask the Petitioner

another question?

ACTING CHAIRMAN SELBKA: Sure. Mr. Brooks, can you step up please?

MR. SCHWINGBECK: I think I understood what you were saying. But when you move that garage out a little bit, are you going to be raising up the garage floor and the driveway?

MR. BROOKS: The driveway will stay. The garage floor height will stay the same. The issue which, and I haven't lived there so I can't say, but when I looked at it, you know, proposed new constructions, they require the top of foundation to be six to eight inches above the existing grade. The existing garage right now is maybe a half an inch above the existing grade which means that, you know, if there's snow or if there's any standing water there, it's going to go into the garage.

So, I'm not talking about raising grades up. I'm talking about raising the foundation and not raising the floor just to create a water barrier if there is a water there. But by doing that, I can also create a swale that might help drain. I wasn't aware of where the water was going to at that point in time, you know, but basically I want to create it so that the water, as it does flow whether it's going to new culverts that they've got to put in the streets or wherever it's going to go, obviously it's going to go somewhere, I just don't want it to come into the garage. Even if I build it with the existing top of foundation staying the same, I'm not trying to affect, I'm not trying to raise the grade. If anything, I'd want to lower it to create a drainage swale.

MR. SCHWINGBECK: Well, this is where I'm a little confused because you're talking about creating something where the water doesn't come into your garage. I'm assuming that's coming in from the front garage door?

MR. BROOKS: No. What my concern is typically when building, we try to put the top of foundation six to eight inches above grade.

MR. SCHWINGBECK: Right.

MR. BROOKS: Right now, this top of foundation is almost at grade.

MR. SCHWINGBECK: Right.

MR. BROOKS: So, I just want to raise the top of foundation on the garage, keep the floor where it's at. I'm not going to change any of the grades as far as that goes.

MR. SCHWINGBECK: So, you're not getting any water coming in the front of your garage door right now?

MR. BROOKS: I couldn't tell you, I haven't lived there yet.

MR. SCHWINGBECK: But you're not talking about raising up that level?

MR. BROOKS: No. No, I'm not talking about raising the driveway or the garage. We're not proposing changing the driveway. I mean obviously I may have to, you know, re-pour two feet of asphalt from the over-dig with the new garage, but I'm not intending to raise the garage or the driveway. Obviously, any changes to grade would, as Derek said, would have to meet engineering because we can't push more water onto other people's property.

ACTING CHAIRMAN SELBKA: Any other questions, Tom?

MR. SCHWINGBECK: No.

ACTING CHAIRMAN SELBKA: Anyone else?

MR. SCHWINGBECK: I mean this one I really struggle with because of all the massive flooding in the neighborhood. I understand he's taking out a section on the side

over there, so he's really moving the garage out but also removing other sections that would be impervious. It would be nice if the water could be moved into the backyard into a pit, because I know that is being done in other larger homes in the area where they actually drain it into the backyard.

ACTING CHAIRMAN SELBKA: Well, the issue is, and I guess we could require putting a drywell in the backyard to grant the variation. But is that an appropriate condition for this variance?

MR. MACH: I'm not certain that would be allowed, and it really should be up to Engineering.

ACTING CHAIRMAN SELBKA: Okay, because the issue is, you know, water drainage is already problematic in that whole neighborhood. It may be removing the culverts by a previous owner is what caused that, maybe not, but it's not as though this construction is going to change that situation from my looking at the plans. Since this already is an irregular lot, I guess I would be in favor of the variance.

MR. DRAKE: I agree. I mean I said that earlier, I'm in favor. I went over and looked at the property today, I feel your pain. The water over there is unbelievable. I was stunned. But I don't think this is on the homeowner or the Petitioner. This is on the Village.

MR. JAFFE: Well, that was my understanding, and I'm glad Tom Schwingbeck helped us further about what is actually happening. But I don't have any concerns.

ACTING CHAIRMAN SELBKA: Do I have a motion?
MR. DRAKE: I move approval.
MR. JAFFE: Seconded.
MR. MACH: Mr. Drake.
MR. DRAKE: Yes.
MR. MACH: Mr. Jaffe.
MR. JAFFE: Yes.
MR. MACH: Mr. Schwingbeck.
MR. SCHWINGBECK: Yes.
MR. MACH: Acting Chairman Selbka.
ACTING CHAIRMAN SELBKA: Yes.

(Whereupon, the above-mentioned petition was adjourned at 7:47 p.m.)

DRAFT

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
May 14, 2018

PETITIONER: 319 E. Orchard St. Residence

ADDRESS OF PROPERTY: 319 E. Orchard St.

VARIATION: 5.1-0.06

A 2.0 foot variation to allow an addition with a front yard setback of 45.5 feet where 47.5 feet is required, and an additional 1.0 foot for the eave; A 4.9 foot variation to allow an addition with a side yard setback of 4.8 feet where 9.7 feet is required, and an additional 1.0 foot for the eave; A 1.0 foot variation to allow an addition with a side yard setback of 8.7 feet where 9.7 feet is required, and an additional 1.0 foot for the eave; and a 6.5 foot variation to allow a combined side yard setback of 13.5 feet where 20.0 feet is required, and an additional 2.0 feet for the eaves.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to construct a second floor addition in order to accommodate more bedrooms. The petitioner explained that the second story addition is above the existing footprint. The petitioner testified that the footprint of the existing house is nonconforming. The petitioner also explained that they would like to expand the garage and that there is a minimum garage width per the building code; therefore, the garage is encroaching into the east side yard setback by one additional foot. The petitioner testified that the lot is irregularly shaped which creates the offset on the front yard setbacks.

A few neighbors expressed concern with water and what impact the proposed addition may have on the drainage for the area.

The petitioner testified that they are increasing the footprint of the garage but they are decreasing the size of the patio. The petitioner also testified that on the west side of the home the drainage would not be affected since they are not changing the footprint and on the east side they are increasing the encroachment by one additional foot.

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

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

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

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

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

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

Item: 1638 S. Arlington Heights Rd. - 5/14/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1638 S. Arlington Heights Rd. - Minutes - 5/14/18	Minutes
1638 S. Arlington Heights Rd. - Findings - 5/14/18	Minutes

ZONING BOARD
_____
_____
_____
OF APPEALS

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

RE: 1638 SOUTH ARLINGTON HEIGHTS ROAD - ZBA #18-015

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 14th day of May, 2018 at the hour of 7:47 p.m.

MEMBERS PRESENT:

JOSEPH SELBKA, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

ACTING CHAIRMAN SELBKA: Finally, we have 1638 South Arlington Heights Road. Can I have your names please?

MR. BAUMHART: My name is Mark Baumhart with Arthur Rogers & Company. I did sign in.

REV. KAMANDA: And I'm Reverend Joe Kamanda.

ACTING CHAIRMAN SELBKA: Have you signed in?

REV. KAMANDA: Yes, sir.

ACTING CHAIRMAN SELBKA: Okay, would you both raise your hands?

(Witnesses sworn.)

ACTING CHAIRMAN SELBKA: Okay, please present your petition.

MR. BAUMHART: Thank you. I'm going to talk a little about the property and the Reverend can speak about its use and everything a little better than I can. I've been handling the building for the seller for over the past, about five years. This church has been operating out of Prospect Heights for the past, how many years?

REV. KAMANDA: About seven years.

MR. BAUMHART: Seven years out of a 5,000-foot office space in Prospect Heights. So, the lease came up, they went under contract for this building. We thought we were good for the parking, met with Michael Mertes because of the ratios, we were sufficient without coming for a zoning variance. But then we got thrown back because there's a fellowship hall which is part of the property which kicked our parking requirements up from 21 or 22 to over I think 50 or something. But the difference, there's the same amount of people who's at the sanctuary that we applied for will be the only people that's going into the fellowship hall, which has required us to come in for a variance because of that definition for the different parking requirement.

His church has been established for seven years in a similar size space, we're confident that parking can work. You know, next door we're contiguous to a church also, and then it looks like they might be expanding as well. But that's the purpose for our request for a variance.

MR. JAFFE: So, what would be the hardship that you would face if these variances weren't approved?

MR. BAUMHART: We couldn't use it, we couldn't comply. It's just simply we couldn't comply with using the building for the church. We wouldn't have the parking because of the requirement to satisfy the extra parking for the fellowship hall. That's what really caused us to come here.

ACTING CHAIRMAN SELBKA: You haven't done a parking study, but I guess it really wouldn't matter because its use as an office and as a church are totally different.

MR. BAUMHART: Right. Well, he's got an existing use that has, you know, a history of how many people come to the church. Again, we got an extension on the sales contract to come in for the variance because we thought we, our first opinion we thought we were okay.

MR. JAFFE: So, a couple of questions. I went to the website, and from what I saw, is your congregation, is your membership growing?

REV. KAMANDA: Right now, we do a lot of events in the community. In Prospect Heights, we've been very, very active into being able to be, you know, as vocal as possible and also as active as possible. So, what we do is we do these events and after we

finish we post some pictures online definitely.

The church right now is kind of maintaining. We are not really growing, I think it's maintaining where we've been. We've been there for seven years and I will say we've kept pretty much the same kind of size for the last couple of years.

MR. BAUMHART: Then if there's a requirement for, we can talk about that, you can figure, he'd love to have more services. Right now they have one service on a Sunday.

REV. KAMANDA: To two services.

MR. BAUMHART: He could go to two services. Then one night a week, he has like a bible study that has maybe six, seven, eight cars there.

REV. KAMANDA: Exactly.

MR. BAUMHART: But explain to them a little bit what you do in the community with the kids and what you did for Prospect Heights.

REV. KAMANDA: Yes. Like I said, in Prospect Heights, we've been really working closely with the city, especially with the kids. Once a year, we do Christmas giveaways to be able to benefit some of these families who may not be able to afford to give a gift to their children. We do that, and this has been one of our key attraction I should say to present ourselves as a hand to the community, not just as a church. In addition to that, we do Back to School bash to also bless children in the community, especially those who cannot afford it. One of our biggest events that we do is the Easter egg hunt, which really the mayor of the city has been a part of it, working with us to be able to present that.

But in all of these, we have maintained our church the size that it is but at the same time be very active in the community.

ACTING CHAIRMAN SELBKA: Typically, you have about 20 cars for your Sunday service?

REV. KAMANDA: We have between 15 to 19 cars because we have a lot of children, small children that make up our membership. So, when we count members, we don't just count adults, we're also counting the children that come with their parents.

MR. JAFFE: But those kids are going to grow up and they're going to start driving, right? So, my other question about the parking was you said you're currently in an office park, correct?

MR. BAUMHART: Well, I mean their lease expired, so they were in 5,000 feet on Wolf and Palatine Road. Their lease expired, and we were supposed to close at a certain date, we had to vacate the space. He's in a temporary space right now until we close on this property.

MR. JAFFE: Okay, so the previous property was in an office park?

MR. BAUMHART: Yes. Absolutely, yes. It was more of an industrial building really, it was right in the corner of Wolf and Palatine Road, just east in there, there's three industrial, a building complex. This unit was built out with extra office space, it wasn't like a typical office building.

MR. JAFFE: But how many parking spaces were there? Even though the church was only using 28 or so, there were other spots, correct?

MR. BAUMHART: Yes.

REV. KAMANDA: Yes, there were.

MR. JAFFE: So, what you're asking for with this variance, if we go to 22 spots,

and right now you're getting about 15 to 19, correct? Chicago wintertime, it snows. When parking lots get plowed, typically the snow gets piled up in corners, and those corners tend to take up parking spots. You're located in Arlington Heights Road, you have a lot of children. If we run out of spots, where are people going to go? Are you going to have families crossing Arlington Heights Road?

MR. BAUMHART: No.

MR. JAFFE: That's my concern because you're getting pretty tight but that's under normal optimal conditions which are not always normal or optimal.

REV. KAMANDA: I have something to say about that.

MR. JAFFE: Please.

REV. KAMANDA: Because we are a small church, whenever there are this kind of conditions, many of our members can't make it to church because the weather is bad. We see the issue, so whenever snow is on the ground, especially during winter, we shrink. Then during, we've had services with nine cars, eight cars, many times, especially during winter.

MR. BAUMHART: Really, too, just common sense, if there's not enough car parking because of the situation as you said, well, there's no place to even overflow onto the street. You couldn't go on Arlington Heights Road, or the side street isn't really a good viable option. That's fair, that's a good question. I kind of talked to him before on what to expect, because if it gets bigger, the answer for him really is to, you know, have two services.

MR. JAFFE: Okay.

MR. SCHWINGBECK: You're only going to be leasing this property?

MR. BAUMHART: No, no, he's purchasing.

MR. SCHWINGBECK: Purchasing it.

MR. BAUMHART: Yes.

MR. SCHWINGBECK: Because that was my question, too. When you look around Arlington Heights, Mount Prospect, at churches, typically there is always an overflow and they're parked on city streets, doesn't matter what church you're talking about. The parking lot gets full, they're moving on to streets, and we're talking about a fairly busy area here. One of the things you say in here is you're really looking at growing your ministry. So, if you're going to grow your ministry, which I think is your objective here, I think what you're talking about is growing your membership, not growing your ministry outside your walls but growing it --

MR. BAUMHART: Well, actually it's kind of both, because what he does to outreach to the communities, I don't think he explained it really. I think he's being very humble about how many people he touches outside in the community.

MR. SCHWINGBECK: Right.

MR. BAUMHART: But again, Tom, it would be, he would have to go, he would like to go with two services.

REV. KAMANDA: Yes.

MR. BAUMHART: I think they would like to go to two services.

REV. KAMANDA: Definitely.

MR. SCHWINGBECK: So, even going two services, you'd have an overlap there where you wouldn't be overfilling the parking lot.

REV. KAMANDA: Exactly.

MR. DRAKE: So, I have a question. There is a church right next door at 1640, and I don't know exactly what's going on with that church. I've been by there, I live around the corner. What happens, and they have a billboard out that says two services that they're offering on Sunday morning as well. What happens if they have overflow and try to park in your lot? Because it's an easy drive through, there is no fence or barrier up or anything between the two lots as I recall.

MR. BAUMHART: You know, one thing that we would like to do and we haven't done it yet, because the other church, you know, they've talked now with the owner about maybe trying to buy that particular building but it never happened. But we were of course, you know, thinking they might be a good neighbor for both of them. You know, if they needed help, I think you would help them and vice versa.

MR. DRAKE: My question is about the parking.

MR. BAUMHART: Right.

MR. DRAKE: What if they have a jammed Sunday service and they decide to, people that's right next door park in your lot? You've only got, you know, 24 spaces or 22, you should have more than that, is that going to create a problem?

MR. BAUMHART: We could block it, they don't have access to, I mean they could drive through but if there's a problem and you wanted to be a bad neighbor, you could put a fence there.

MR. DRAKE: Yes, but right now you can drive through.

MR. BAUMHART: Yes. Again, like I said, I'm just repeating myself, but the reason why we had to come here was because of this definition of the fellowship hall. Had it not been for that, you know, we were all, we had found out about a week or so later after meeting with Michael Mertes with the application.

ACTING CHAIRMAN SELBKA: We had questions from the Board. Do we have any comments from the audience?

MR. CISNEROS: I have a question. You know, like I know what you're saying about the parking.

ACTING CHAIRMAN SELBKA: Yes, can you step up, sir?

MR. CISNEROS: Hi.

ACTING CHAIRMAN SELBKA: Hi, would you give me your name?

MR. CISNEROS: I'm Gilbert Cisneros.

ACTING CHAIRMAN SELBKA: Okay, have you signed in, sir?

MR. CISNEROS: Sorry.

ACTING CHAIRMAN SELBKA: That's okay. Would you raise your right hand?

(Witness sworn.)

MR. CISNEROS: Okay, I know that there's churches, like you go to Willow Creek and these are big churches, but they have people, too, like with vests where they can, you know, guide the cars in, make sure that the people get there safely and that everything is in order. I was thinking maybe of an idea where if, for some reason, like you said, people might come in and then they park on this side, we can actually have volunteers that could come out there with their vests just to make sure that we actually have the actual parking that we need, so we don't have this miscommunication with the parking and everything like

that. We can actually do that, too, as well. I think that would probably solve the problem of other people parking in the parking lot and whatever. We can kind of keep it, you know, where it should be in order.

ACTING CHAIRMAN SELBKA: Are you a neighbor, sir, or are you a congregant of --

MR. CISNEROS: No, I'm a minister at Glory House as well.

ACTING CHAIRMAN SELBKA: Oh, okay.

MR. BAUMHART: Obviously, the goal would not be to obstruct the church next door. I don't even know how many car parking he has; I think percentage-wise, it's probably far less than we have. But the goal would be to work together so they're not --

MR. CISNEROS: Yes. It seems like a small church but it's got potential, too, as well. I mean we're willing to work as well. So, if we can keep it in order and just maybe get some volunteers to make sure that everybody gets that safety and park everywhere. I think we can actually work something out and that would be good. I just wanted to give --

MR. BAUMHART: You know, he has no experience coming to a board. I've been doing this for a long time. The fact that he's had an established place for so long, or you could speak to the landlord and he would, you know, testify that his parking was in that range. I think that would help qualify the request.

ACTING CHAIRMAN SELBKA: Would anyone else like to speak? Okay, none being heard, I will close it down for deliberation by the Board members.

REV. KAMANDA: Thank you.

MR. JAFFE: I mean I had my concerns but I raised them and they were addressed. So, I'm good to go.

ACTING CHAIRMAN SELBKA: Okay, all right.

MR. SCHWINGBECK: Same here.

ACTING CHAIRMAN SELBKA: Can I have a motion?

MR. MACH: To the Zoning Board, I just wanted to bring to your attention the conditions that Staff has recommended on page two towards the bottom of the page.

MR. JAFFE: You had some sort of --

MR. MACH: It's regarding the code required screening on Arlington Heights Road, a six-foot high screen which is required by code adjacent to residential when there's a parking lot involved, and that the islands, the code required islands be installed in each corner of the rear property. Then the Petitioner will be required to add one accessible parking space.

ACTING CHAIRMAN SELBKA: It says two accessible parking spaces?

MR. MACH: There's currently one on the site.

ACTING CHAIRMAN SELBKA: So, one more.

MR. MACH: Which would allow for 22 spaces.

ACTING CHAIRMAN SELBKA: Reverend, did you see these conditions?

REV. KAMANDA: Yes, we have.

ACTING CHAIRMAN SELBKA: Do you have an issue with complying with these conditions?

REV. KAMANDA: Absolutely not. We are actually planning on doing most of the suggestions, especially with the fence. We want to make sure the fence is nice, we want to do all that.

ACTING CHAIRMAN SELBKA: Great. Thank you, Reverend.
REV. KAMANDA: Thank you.
ACTING CHAIRMAN SELBKA: All right. I think, I'm in favor of this. I think it will be a nice addition. It sounds like they're looking to improve that building and I would always welcome, always happy to welcome another faith community to Arlington Heights. So, I'm in favor of this subject to the four conditions that the Director of Planning & Community Development, was that the person who suggested it or the Village?
MR. MACH: The Department of Planning.
ACTING CHAIRMAN SELBKA: The Department of Planning suggested.
MR. SCHWINGBECK: And Derek, approving this, if we approve it, final inspection, because I know you and I have talked about when we approve things with conditions, making sure that those conditions are followed up with.
MR. MACH: Yes. Staff will --
MR. SCHWINGBECK: Staff will make sure that that's all done?
MR. MACH: Yes.
MR. SCHWINGBECK: And signed up?
MR. MACH: Yes.
MR. SCHWINGBECK: Okay.
ACTING CHAIRMAN SELBKA: Okay, motion?
MR. SCHWINGBECK: Motion to approve.
MR. JAFFE: Seconded.
ACTING CHAIRMAN SELBKA: Okay, roll call.
MR. MACH: Mr. Drake.
MR. DRAKE: Yes.
MR. MACH: Mr. Jaffe.
MR. JAFFE: Yes.
MR. MACH: Mr. Schwingbeck.
MR. SCHWINGBECK: Yes.
MR. MACH: Acting Chairman Selbka.
ACTING CHAIRMAN SELBKA: Yes. Thank you.
REV. KAMANDA: Thank you.
ACTING CHAIRMAN SELBKA: All right. Any other business? Do we have a motion to adjourn?
MR. JAFFE: Motion to adjourn.
ACTING CHAIRMAN SELBKA: Tom, second?
MR. DRAKE: Second.
ACTING CHAIRMAN SELBKA: All in favor?
(Chorus of ayes.)
ACTING CHAIRMAN SELBKA: All opposed?
(No response.)
ACTING CHAIRMAN SELBKA: All right, no nays being heard.
(Whereupon, the above-mentioned petition was adjourned at 8:03 p.m.)

DRAFT

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
May 14, 2018

PETITIONER: Glory House Ministries

ADDRESS OF PROPERTY: 1638 S. Arlington Heights Rd.

VARIATION: 5.1-1.4, 11.4-2

A variation to allow a reduction to the minimum lot size from 20,000 to 16,444 square feet, and a variation to allow a reduction to the minimum parking requirements from 46 spaces to 22 parking spaces.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are seeking a variance for parking. The petitioner testified that the fellowship hall will be utilized by the participants in the church service. The petitioner explained that there is overlap since the fellowship hall is counted along with the number of seats for the church service. The petitioner testified that there is adequate parking for their needs and if the church grew in the future they would add an additional service. The petitioner explained that they are currently operating in a space that is similar in size. The petitioner testified that they currently have between 15 and 19 cars per service.

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. Schwingbeck and seconded by Mr. Jaffe. Thereafter, the Board voted 4-0 to approve the variance request with the following conditions:

1) The three foot high code required screen be provided along South Arlington Heights Road.
2) That the petitioner provide the code required six foot high screen adjacent to the residential district along the north and west property line.
3) That the required parking islands along with the required shade trees be installed along the west property line in the northwest and southwest corner.
4) That the petitioner provide two accessible parking spaces in order to comply with Illinois Accessibility Code. Currently the site has one accessible parking space.

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

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

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

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

Item: 445 S. Beverly Ln. - ZBA#18-016

Department: Planning & Community Development

Request

1. A 1.8 foot variation from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a home with a side yard setback of 3.2 feet where 5.0 feet is required, and an additional 1.0 foot for the eave.

2. A 1.3 foot variation from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a home with an exterior side yard setback of 11.0 feet where 12.3 feet is required.

3. A 159.9 square-foot variation from Chapter 28, Section 5.1-3.7 and Chapter 28, Section 5.3-3.2 (Maximum Floor Area Ratio) to allow a home with a floor area of 2,976.0 square feet where 2,816.1 square feet is allowed.

4. A 196.7 square-foot variation from Chapter 28, Section 5.1-3.8 (Maximum Building Lot Coverage) to allow a home with a Building Lot Coverage of 2,387.0 square feet where 2,190.3 square feet is allowed.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits
Resident Objection	Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 11, 2018
Date Prepared: June 5, 2018
Project Title: LaMonica Residence
Address: 445 S. Beverly Ln.

Background Information

Petition Number: ZBA #18-016
Petitioner: Keith Ginnodo
Kingsley/Ginnodo Architects
Address: 33 N. Hickory Ave.
Arlington Heights, IL 60004

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

Requested Action/Background Information

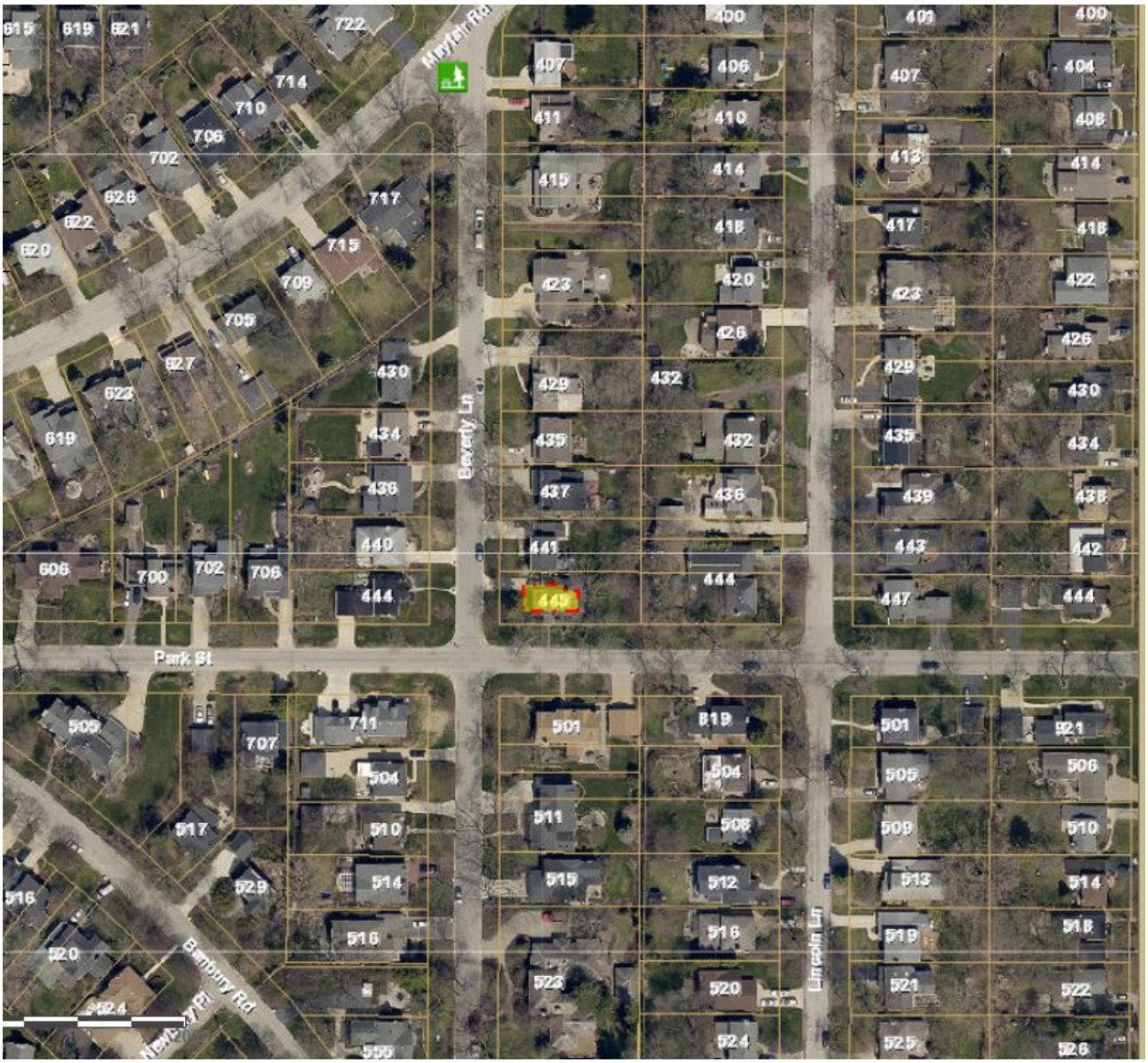
The subject property is zoned R-3, One-Family Dwelling District. The property has a total land area of 6,258 square feet and the residence, with the proposed addition, will have 2,976 square feet. The petitioner is proposing to construct a first and second story addition to their existing home, matching the existing building lines. However, the existing northern building line has a side yard setback of 3.2 feet where 5.0 feet is required, and the existing southern building line has an exterior side yard setback of 11.0 feet where 12.3 feet is required. Additionally, the proposed addition will result in a Floor Area of 2,976 square feet where 2,816.1 feet is allowed, as well as a Building Lot Coverage of 2,387 square feet where 2,190.3 square feet is allowed. Lastly, the petitioner is proposing to construct a detached garage in the rear yard of their home. Therefore, the petitioner requests the following variations:

- A 1.8 foot variation from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a home with a side yard setback of 3.2 feet where 5.0 feet is required, and an additional 1.0 foot for the eave.
- A 1.3 foot variation from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a home with an exterior side yard setback of 11.0 feet where 12.3 feet is required.
- A 159.9 square-foot variation from Chapter 28, Section 5.1-3.7 and Chapter 28, Section 5.3-3.2 (Maximum Floor Area Ratio) to allow a home with a floor area of 2,976.0 square feet where 2,816.1 square feet is allowed.
- A 196.7 square-foot variation from Chapter 28, Section 5.1-3.8 (Maximum Building Lot Coverage) to allow a home with a Building Lot Coverage of 2,387.0 square feet where 2,190.3 square feet is allowed.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	5/25/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/25/18	
3. Letter that was Mailed	✓	5/25/18	
4. Photographs of Sign on Property	✓	5/25/18	

-

Photographs of Existing Structure

-

ZBA# 18-016
445 S Beverly Ln- ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 21, 2018
Completed: May 22, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A 1.57 ft variance to allow a home with a side yard setback of 3.18 ft where 4.75 ft is required, and an additional 1 ft for the eave;
A 1.27 ft variance to allow a home with an exterior side yard setback of 11.03 ft where 12.3 ft is required;
A 159.9 sq ft variance to allow a home with a floor area of 2,976 sq ft where 2,816.1 sq fti si allowed; and
A 196.7 sq ft variance to allow a home with a building lot coverage of 2,190.3 sq ft where 2,387 sq ft is allowed.

NOTE: The existing side yard setbacks are non-conforming, and the proposed addition will not increase the non-conformity. Although the petitioner is requesting a variance for an increase in the building lot coverage and floor area, the proposed plans including the new detached garage meet Village code for impervious area.

The Engineering Department has NO OBJECTION to the proposed variations.

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: LaMonica Residence

Project Address: 445 S Beverly Lane

ZBA #: 18-016

Date: May 24, 2018

RECEIVED
MAY 25 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the request for the following variances:

- A 1.57 foot variance to allow a home with a side yard setback of 3.18 feet from the north property line instead of the minimum 4.75 feet.
- A 1.27 foot variance to allow a home with an exterior side yard setback of 11.03 feet from the south property line instead of the minimum 12.3 feet.
- A 159.9 square-foot variance to allow a home with a floor area of 2,976 square feet where 2,816.1 square feet if allowed.
- A 196.7 square-foot variance to allow a home with a Building Lot Coverage of 2,378 square feet where 2,190.3 square feet is allowed.

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

1. The north wall of the home shall have a minimum fire-resistance rating of 1-hour, with exposure from both the inside and outside, based on the distance to the lot line of less than 5 feet.
2. The soffit and fascia of the north wall of the home shall have 5/8-inch drywall installed under the weather protection material based on the distance to the lot line of less than 5 feet.
3. Window openings in the north wall of the home shall not exceed 25% of the wall area based on the distance to the lot line of less than 5 feet.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: LaMonica Residence

Project Address: 445 S. Beverly Ln.

ZBA #: 18-016

ZBA Hearing Date: June 11, 2018

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 18, 2018

- **A 1.6 foot variation from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a home with a side yard setback of 3.2 feet where 4.8 feet is required, and an additional 1.0 foot for the eave.**
- **A 1.3 foot variation from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a home with an exterior side yard setback of 11.0 feet where 12.3 feet is required.**
- **A 159.9 square-foot variation from Chapter 28, Section 5.1-3.7 asnd Chapter 28, Section 5.3-3.2 (Maximum Floor Area Ratio) to allow a home with a floor area of 2,976.0 square feet where 2,816.1 square feet is allowed.**
- **A 196.7 square-foot variation from Chapter 28, Section 5.1-3.8 (Maximum Building Lot Coverage) to allow a home with a Building Lot Coverage of 2,387.0 square feet where 2190.3 square feet is allowed.**

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION HAS A MISMATCHED APPEARANCE WITH THE EXISTING HOUSE. A DESIGN COMMISSION APPLICATION IS REQUIRED TO BE SUBMITTED FOR REVIEW.

Please review, comment, and return to me no later than Friday, May 25, 2018.

-STEVE HAUTZINGER, DESIGN PLANNER

May 7, 2018

PETITION

445 S. Beverly Lane, Arlington Heights, Illinois 60005

NOW COMES the Petitioner Stephanie and Mike LaMonica being the owner of the property commonly known as: 445 S. Beverly Lane, Arlington Heights, Illinois 60005 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from the Arlington Heights Municipal Code, Chapter 28 Zoning Regulations, Section 5.1-3.6 (Required Minimum Yards) in order to build an addition that encroaches into the required side yard by 1'-9" and the required exterior side yard by 16" and Section 5.3-3.2 (Maximum Floor Area) exceeding the allowable FAR by 160 SF and Section 5.3-2 (Building Lot Coverage) exceeding the allowable Lot Coverage by 197 SF.

I hereby state that the following hardship would exist if the variation were not granted: The proposed addition will line up with the existing non-conforming walls. If the new addition were to be built in compliance, the addition would be limited and would not function as intended. The resulting roof line would be difficult to achieve aesthetically. The result would create an awkward exterior and interior arrangement that would be more costly to build and less useful.

I hereby state that the following unique circumstances exist: The existing north and south walls are in non-conformance with the existing zoning codes. The addition follows the existing lines of the home, creating an addition that is simple and straightforward structurally and aesthetically.

I hereby state that the variation, if granted, will not alter the essential character of the locality. The new addition seamlessly blends into the existing home, enhancing the overall appearance.

Signed: (petitioner) Stephanie LaMonica date: 5.7.18

PLAT OF SURVEY

OF

LOT 431 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 1, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

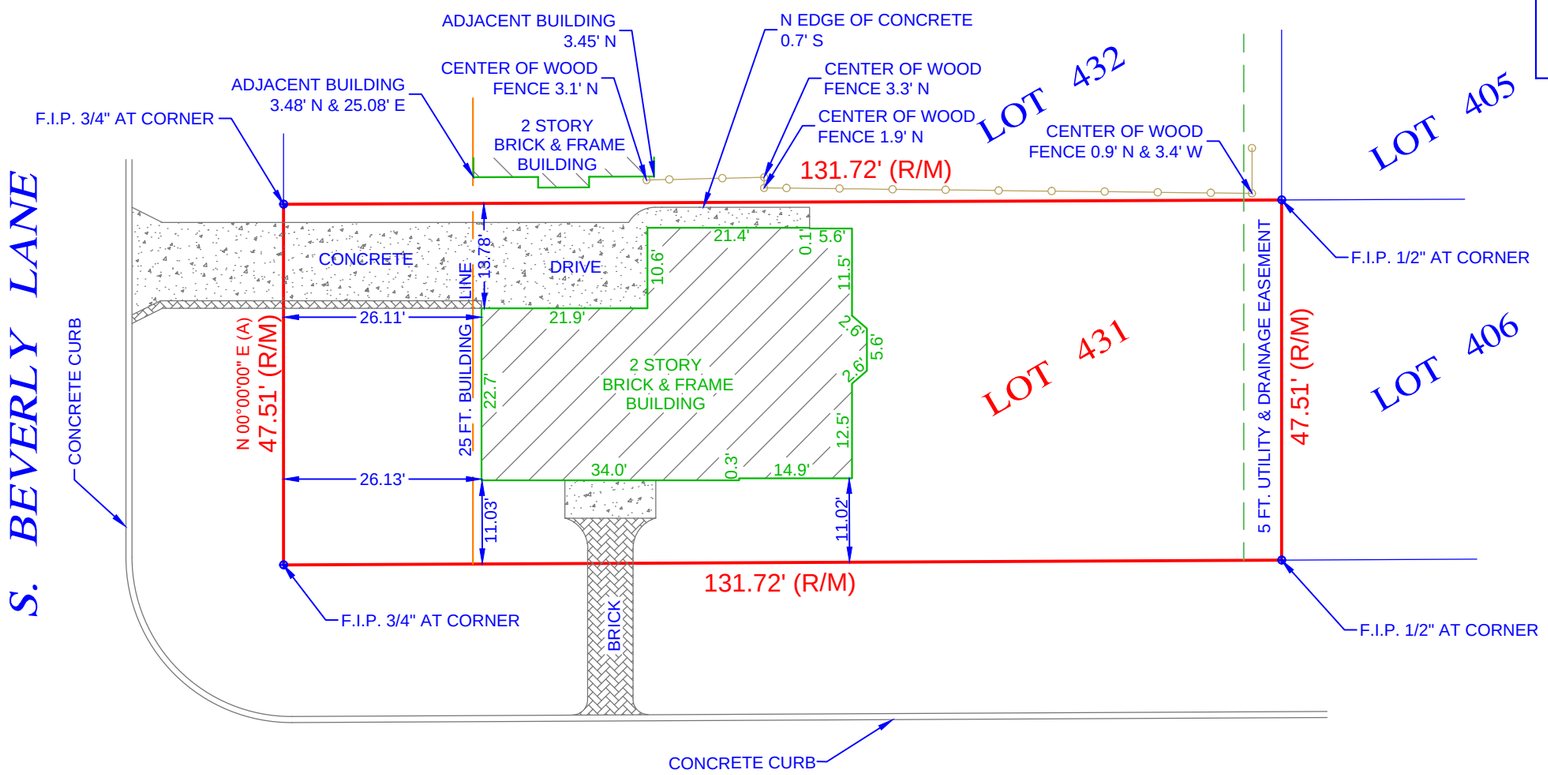
LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

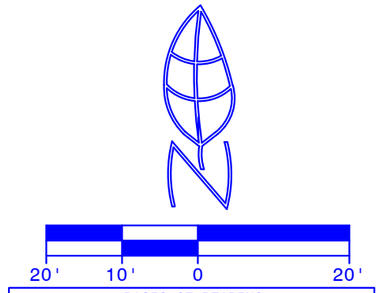
AREA OF SURVEY:

"CONTAINING 6,262.0 SQ. FT. OR 0.14 ACRES MORE OR LESS"



PARK STREET

(66 FT. R.O.W.)



BASIS OF BEARING:
EAST LINE OF S. BEVERLY LANE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
N 00°00'00" E (A)

Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE }

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 2ND DAY OF FEBRUARY, A.D., 2018, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2018
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

JOSEPH P. MAIKISCH
3253
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

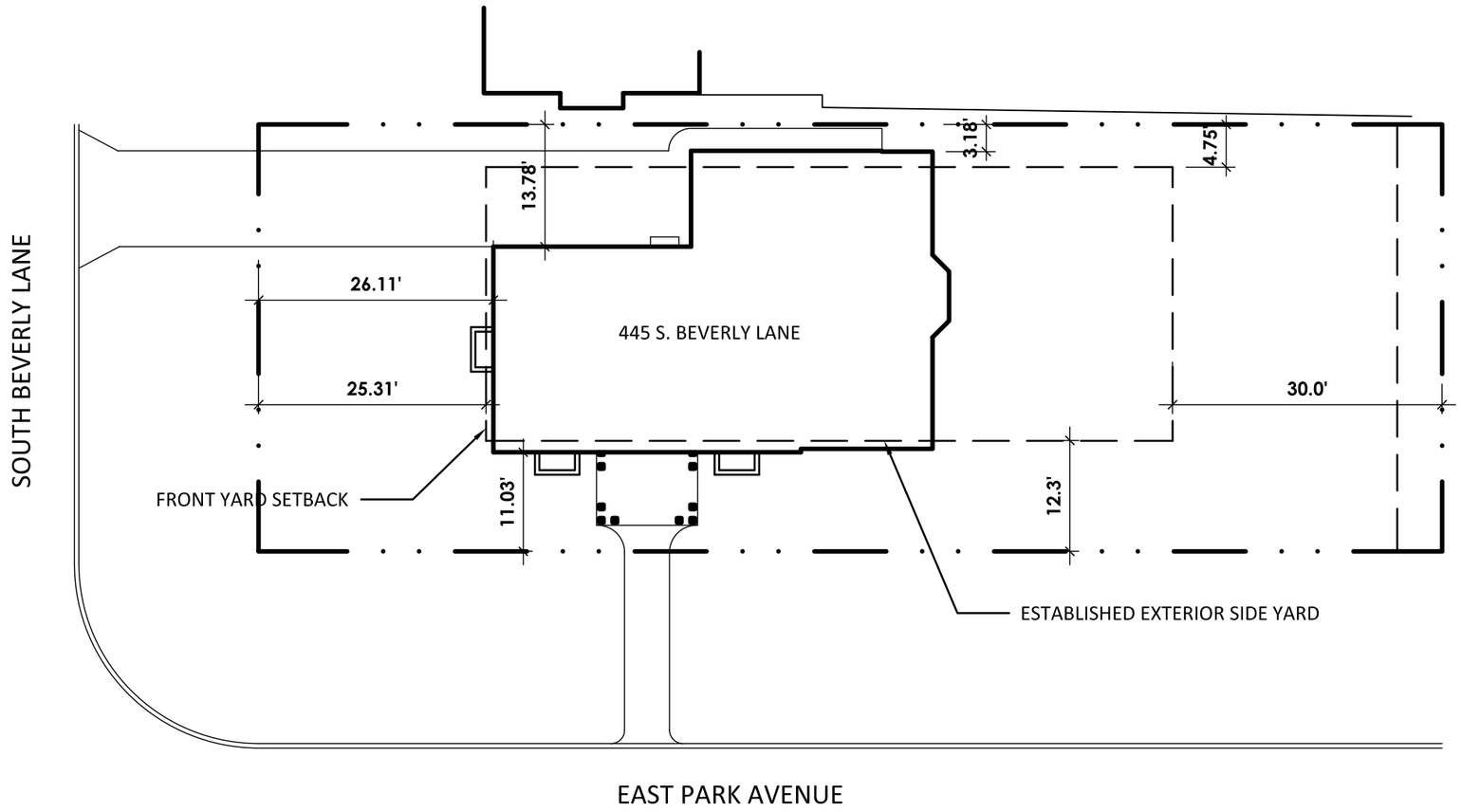
NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 445 S. BEVERLY LANE
ARLINGTON HEIGHTS, ILLINOIS
CLIENT CITYWIDE TITLE CORP.
FIELDWORK DATE (CREW) 02/02/2018 (RJ/BV)
DRAWN BY: JB REVISED: JOB NO. 18-02-0011

DRAWING INDEX

EX0 EXISTING SITE PLAN
EX1 EXISTING BASEMENT PLAN
EX2 EXISTING FIRST FLOOR PLAN
EX3 EXISTING SECOND FLOOR PLAN
EX4 EXISTING ROOF PLAN
EX5 EXISTING SOUTH ELEVATION
EX6 EXISTING WEST ELEVATION
EX7 EXISTING NORTH ELEVATION
EX8 EXISTING EAST ELEVATION



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

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

EX0

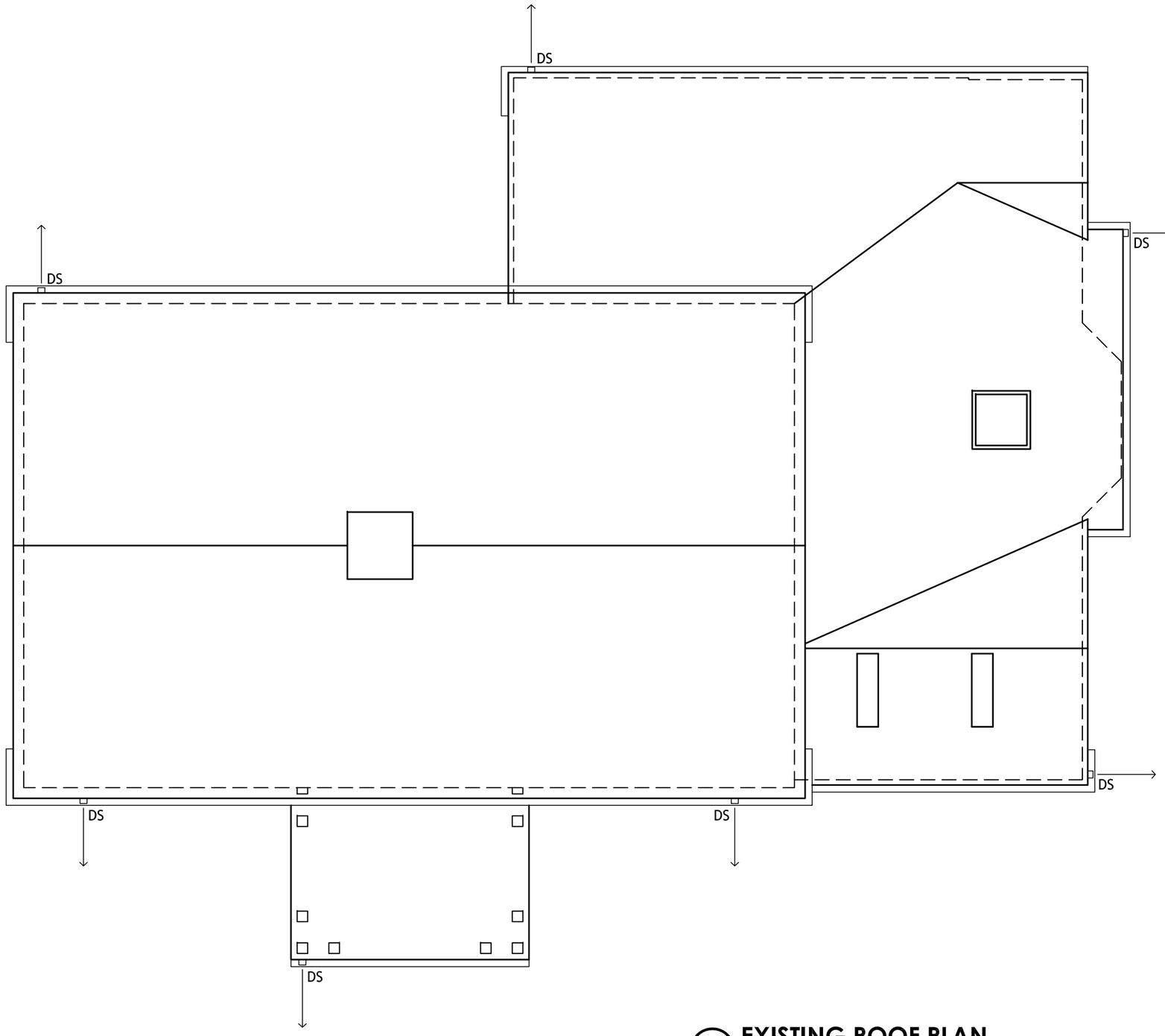
3.6.18

© KINGSLEY + GINNODO ARCHITECTS

STEPHANIE AND MIKE LAMONICA

445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005

1 1/2 1/4



1 EXISTING ROOF PLAN
3/16" = 1'-0"

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

EX4

3.6.18

© KINGSLEY + GINNODO ARCHITECTS

KGA

STEPHANIE AND MIKE LAMONICA

445 S. BEVERLY AVENUE, ARLINGTON HEIGHTS, IL 60005

1 1/2 1/4

1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"

STEPHANIE AND MIKE LAMONICA

445 S. BEVERLY AVENUE, ARLINGTON HEIGHTS, IL 60005

EX5

4.5.18

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

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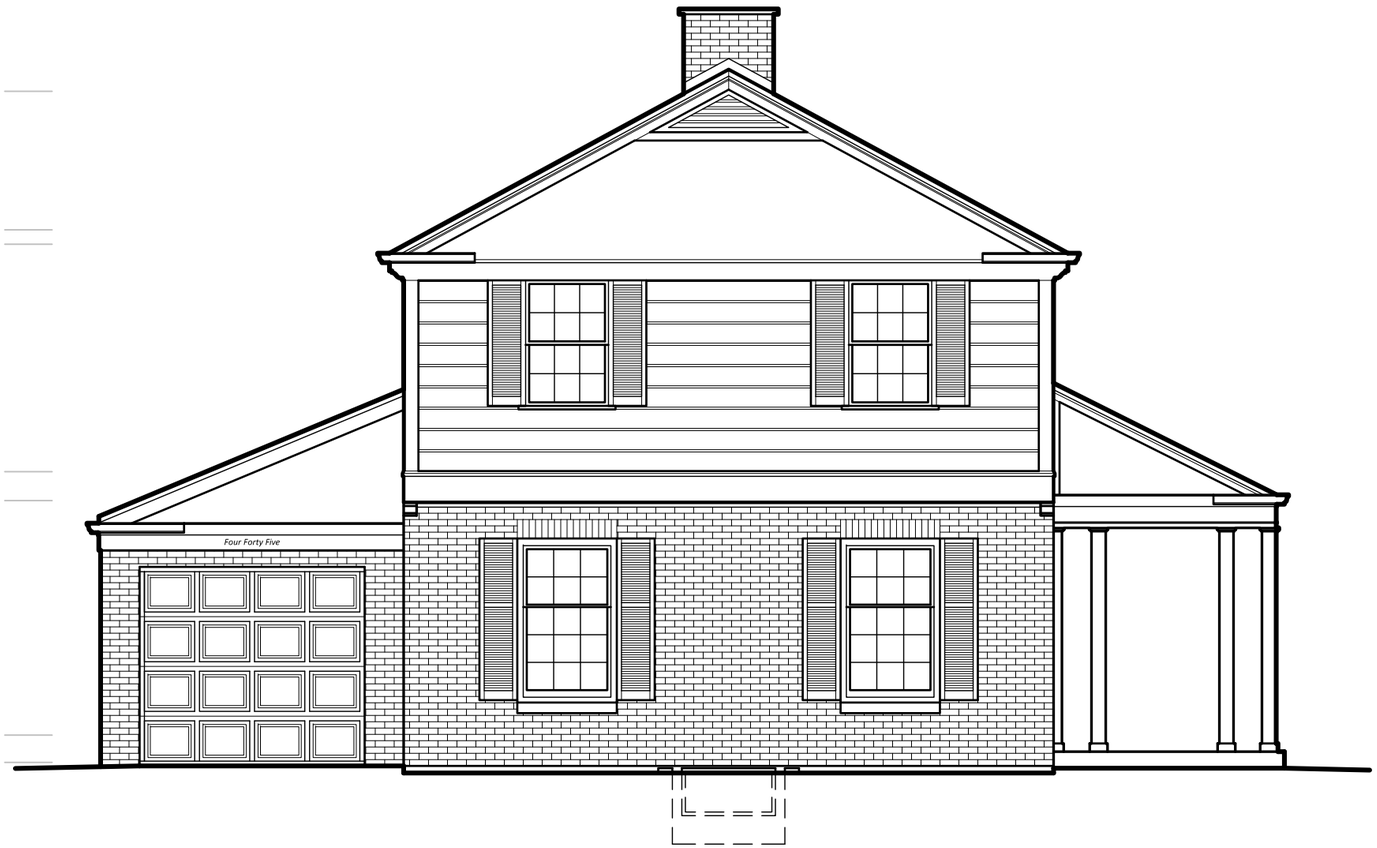
1 1/2 1/4



1 **EXISTING WEST ELEVATION**
3/16" = 1'-0"

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33 N HICKORY AV. ARLINGTON HTS. IL 60004

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STEPHANIE AND MIKE LAMONICA

445 S. BEVERLY AVENUE, ARLINGTON HEIGHTS, IL 60005

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1 1/2 1/4

1 EXISTING NORTH ELEVATION
3/16" = 1'-0"

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33 N HICKORY AV. ARLINGTON HTS. IL 60004

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STEPHANIE AND MIKE LAMONICA

445 S. BEVERLY AVENUE, ARLINGTON HEIGHTS, IL 60005

1 1/2 1/4

1 EXISTING EAST ELEVATION
3/16" = 1'-0"

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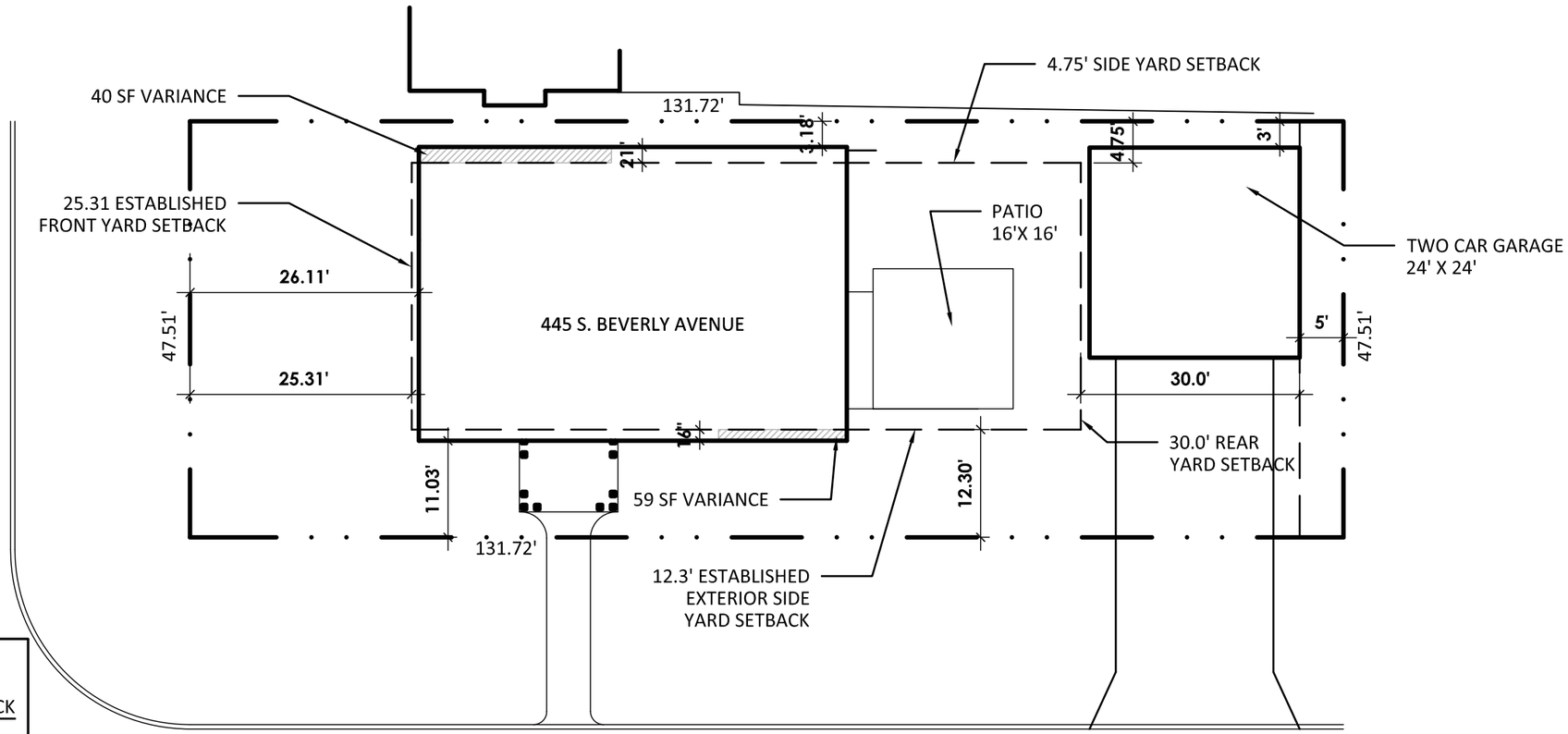
STEPHANIE AND MIKE LAMONICA

445 S. BEVERLY AVENUE, ARLINGTON HEIGHTS, IL 60005

DRAWING INDEX

A0	SITE PLAN
A2	FIRST FLOOR PLAN
A3	SECOND FLOOR PLAN
A4	ROOF PLAN
A5	SOUTH ELEVATION
A6	WEST ELEVATION
A7	NORTH ELEVATION
A8	EAST ELEVATION
DC1	CONTEXT PHOTOS
DC2	CONTEXT ELEVATIONS
DC3	CONTEXT ELEVATIONS



FRONT YARD SETBACKS

ADDRESS	SETBACK
407 S. BEVERLY LN.	25.5'
411 S. BEVERLY LN.	21.85'
415 S. BEVERLY LN.	27.67'
423 S. BEVERLY LN.	22.57'
429 S. BEVERLY LN.	23.3'
435 S. BEVERLY LN.	29.13'
437 S. BEVERLY LN.	26.95'
441 S. BEVERLY LN.	24.77'
445 S. BEVERLY LN.	26.11'
TOTAL:	227.85'

227.85'/ 9 HOUSES = 25.31'

ESTABLISHED FRONT YARD SET BACK = 25.31'

EXTERIOR SIDE YARD SETBACK

ADDRESS	SETBACK
444 S. LINCOLN LN.	13.58'
445 S. BEVERLY LN.	11.03'
TOTAL:	24.61'

24.61'/ 2 HOUSES = 12.30'

ESTABLISHED EXTERIOR SIDE YARD SET BACK = 12.30'

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

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

A0

5.3.18
4.30.18
3.28.18

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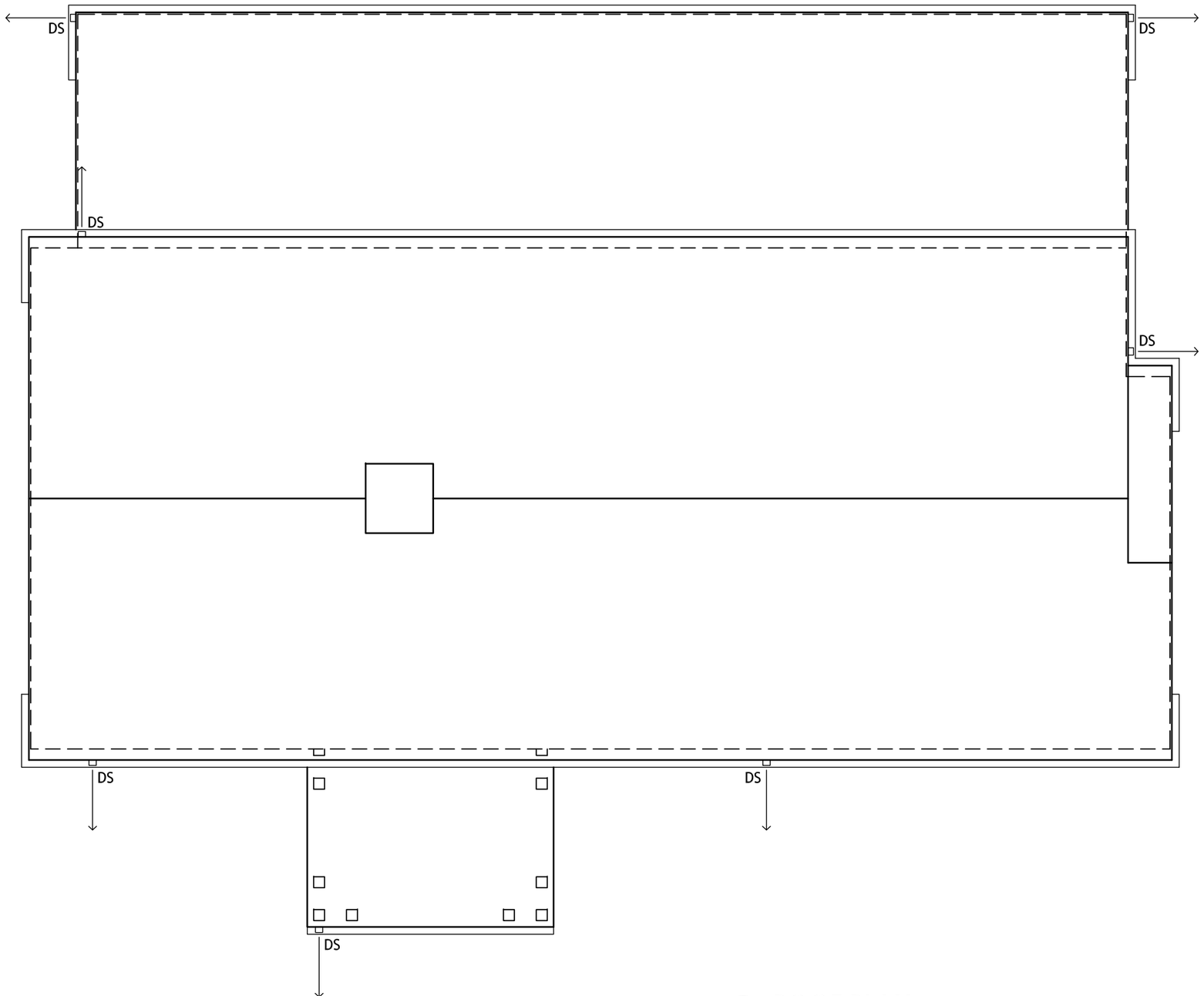
STEPHANIE AND MIKE LAMONICA

445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005

1 1/2 1/4



1 **ROOF PLAN**
3/16" = 1'-0"

STEPHANIE AND MIKE LAMONICA

445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005

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33 N HICKORY AV. ARLINGTON HTS. IL 60004

5.3.18

A4

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1 1/2 1/4

MATERIAL LIST:

SIDING:	EXISTING WOOD SIDING WITH NEW WOOD SIDING TO MATCH - PAINTED WHITE OR SMOOTH FIBER CEMENT SIDING BY JAMES HARDIE - ARCTIC WHITE 8" EXPOSURE
PANELS:	SMOOTH FIBER CEMENT PANELS BY JAMES HARDIE, WHITE
TRIM:	EXISTING WOOD TRIM - PAINTED WHITE OR SMOOTH FIBER CEMENT TRIM BY JAMES HARDIE - ARCTIC WHITE
GUTTERS/LEADERS:	ALL NEW GUTTERS, DOWNSPOUTS AND LEADERS PRE-FINISHED ALUMINUM - WHITE OR BLACK
WINDOWS:	INTEGRITY, WOOD ULTREX, WINDOWS BY MARVIN (ARCTIC WHITE OR EBONY) OR EXISTING WINDOWS TO REMAIN PAINTED (WHITE OR EBONY)
BRICK:	EXISTING TO REMAIN - PAINT WHITE
ROOF SHINGLES:	CHARCOAL, HIGH DEFINITION, TEXTURED ASPHALT SHINGLES BY GAF
METAL ROOFING:	ALUMINUM STANDING METAL SEAM, REFINISHED BLACK
COLUMNS:	WOOD COLUMNS - PAINTED
FRONT DOOR:	PAINTED BLACK
SHUTTERS:	EXISTING - PAINT BLACK (OR REPLACE WITH NEW)

1 **SOUTH ELEVATION**
3/16" = 1'-0"

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STEPHANIE AND MIKE LAMONICA

445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005

MATERIAL LIST:	
SIDING:	EXISTING WOOD SIDING WITH NEW WOOD SIDING TO MATCH - PAINTED WHITE OR SMOOTH FIBER CEMENT SIDING BY JAMES HARDIE - ARCTIC WHITE 8" EXPOSURE
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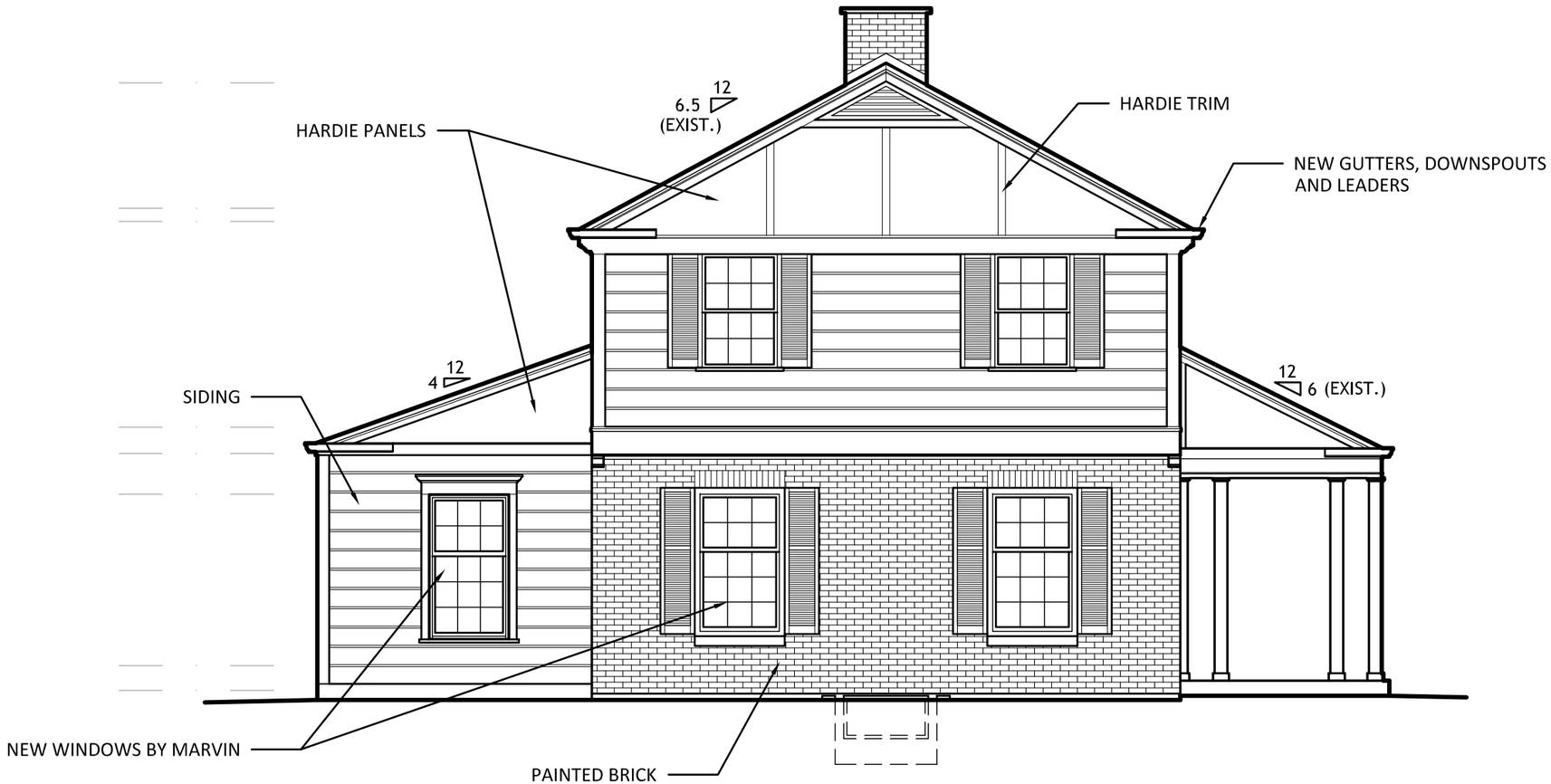
FRONT DOOR:	PAINTED BLACK
SHUTTERS:	EXISTING - PAINT BLACK (OR REPLACE WITH NEW)



1 **WEST ELEVATION**
3/16" = 1'-0"

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STEPHANIE AND MIKE LAMONICA

445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005

1 1/2 1/4

MATERIAL LIST:	
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COLUMNS:	WOOD COLUMNS - PAINTED
FRONT DOOR:	PAINTED BLACK
SHUTTERS:	EXISTING - PAINT BLACK (OR REPLACE WITH NEW)

1 **NORTH ELEVATION**
3/16" = 1'-0"

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A7

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KGA

STEPHANIE AND MIKE LAMONICA

445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005

1 1/2 1/4

MATERIAL LIST:

SIDING:	EXISTING WOOD SIDING WITH NEW WOOD SIDING TO MATCH - PAINTED WHITE OR SMOOTH FIBER CEMENT SIDING BY JAMES HARDIE - ARCTIC WHITE 8" EXPOSURE
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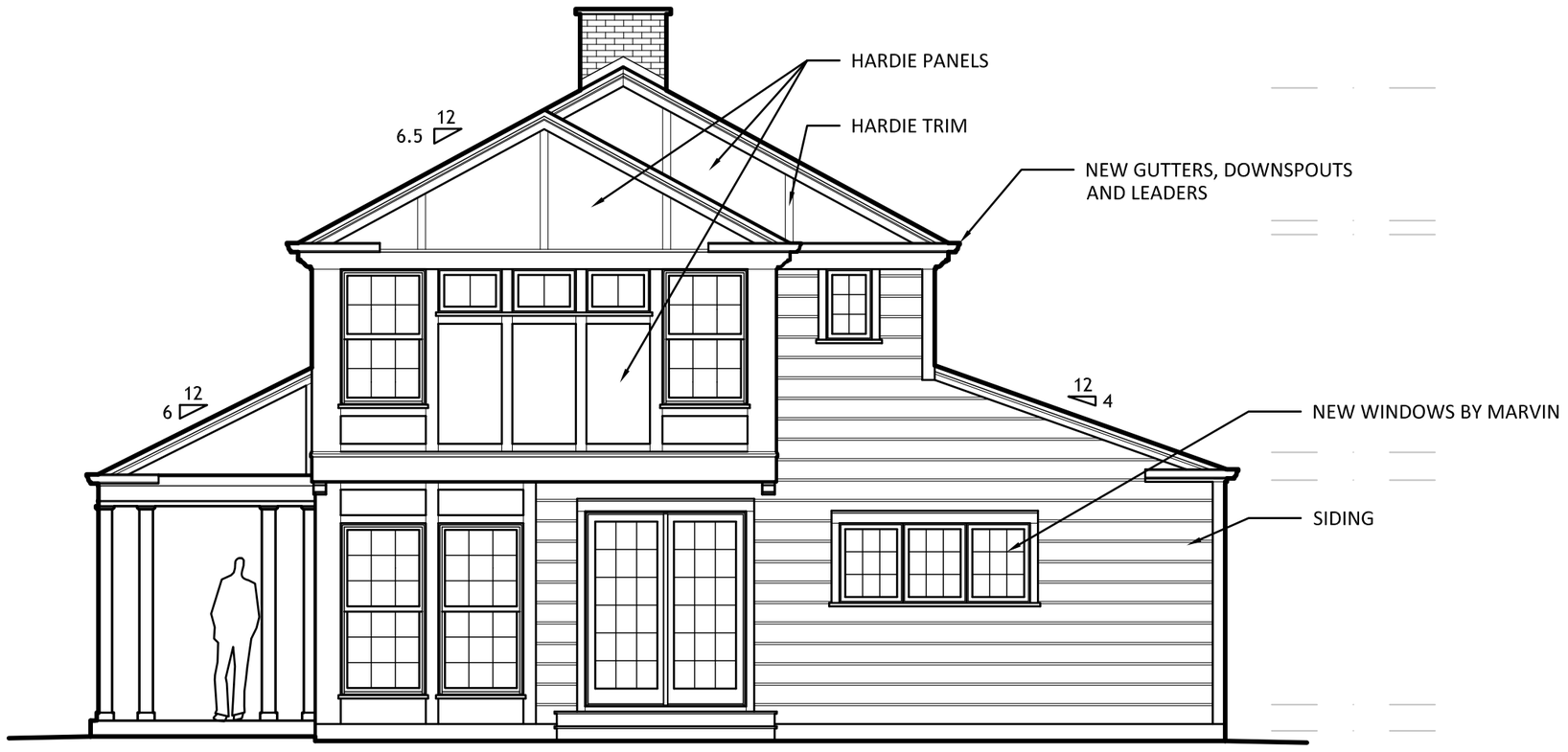
COLUMNS:	WOOD COLUMNS - PAINTED
FRONT DOOR:	PAINTED BLACK
SHUTTERS:	EXISTING - PAINT BLACK (OR REPLACE WITH NEW)



1 **EAST ELEVATION**
3/16" = 1'-0"

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STEPHANIE AND MIKE LAMONICA

445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005

PROPERTY ACROSS NORTH 2
436 S. BEVERLY LN

PROPERTY ACROSS NORTH 1
440 S. BEVERLY LN

PROPERTY ACROSS
444 S. BEVERLY LN

South Beverly Lane

PROPERTY TO NORTH 2
437 S. BEVERLY LN

PROPERTY TO NORTH 1
441 S. BEVERLY LN

SUBJECT PROPERTY
445 S. BEVERLY LN

PROPERTY TO EAST 1
444 S. LINCOLN LN

South Lincoln Lane

East Park Street

PROPERTY TO SOUTH 1
501 S. BEVERLY LN

PROPERTY TO SOUTH 2
511 S. BEVERLY LN

1 CONTEXT PHOTOS
NO SCALE

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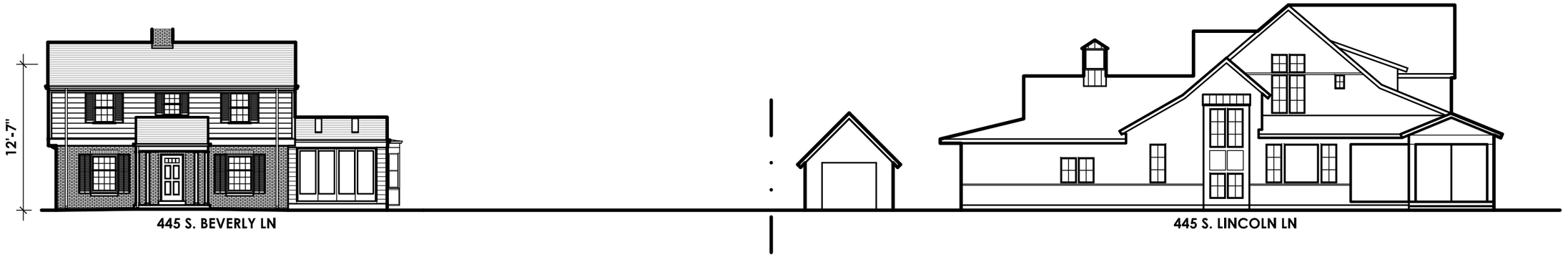
STEPHANIE AND MIKE LAMONICA
445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005

1 1/2 1/4



1 EXISTING CONTEXT ELEVATIONS
1/16" = 1'-0"

2 PROPOSED CONTEXT ELEVATIONS
1/16" = 1'-0"

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33 N HICKORY AV. ARLINGTON HTS. IL 60004

DC2

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STEPHANIE AND MIKE LAMONICA

445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005

1 EXISTING CONTEXT ELEVATIONS
1/16" = 1'-0"

2 PROPOSED CONTEXT ELEVATIONS
1/16" = 1'-0"

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

DC3

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STEPHANIE AND MIKE LAMONICA

445 S. BEVERLY LANE, ARLINGTON HEIGHTS, IL 60005

06/07/2018

to Village of Arlington Heights Zoning Board

We have reviewed the request for zoning exceptions for 445 South Beverly Lane and reviewed the blueprints.

We do not agree that the 21" exception to the side yard should be granted. The house at 441 South Beverly is very close to the lot line and this makes the exception all the more objectionable. The code could be maintained by a 21 inch inset. The proposed laundry room and office could be smaller. The space between the houses allows the house to appear to be separate and not on top of each other. This is critical to our neighborhood.

In respect to the 24 by 24 foot proposed garage on this small lot ; we feel it is excessive. A standard one car garage would be much closer to the code. Not having a two car garage does not appear to create harm from our point of view.

Clifford Kuhnlohe
[redacted]
Arlington Heights, il.

Lynne Kuhnlohe
[redacted]
Arlington Heights Il

RECEIVED
JUN 07 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Item: 628 S. Lincoln Ln. - ZBA#17-024

Department: Planning & Community Development

Request

A 3.2 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a pergola with a side yard setback of 2.2 feet from the south property line instead of the minimum 5.4 feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By:	Derek Mach, Planner
Hearing Date:	June 11, 2018
Date Prepared:	June 5, 2018
Project Title:	Morley Residence
Address:	628 S. Lincoln Ln.

Background Information

Petition Number:	ZBA #17-024
Petitioner:	Tom & Janette Morley
Address:	628 S. Lincoln Ln. Arlington Heights, IL 60005
Existing Zoning:	R-3, Single-Family Residential District

Requested Action/Background Information

The subject property is zoned R-3, One-Family Dwelling District. The petitioner is proposing a pergola over a portion of the existing patio. The proposed pergola is attached to the house and the pergola is setback 2.2 feet from the side property line where 5.4 feet is required. Therefore, the petitioner requests the following variation:

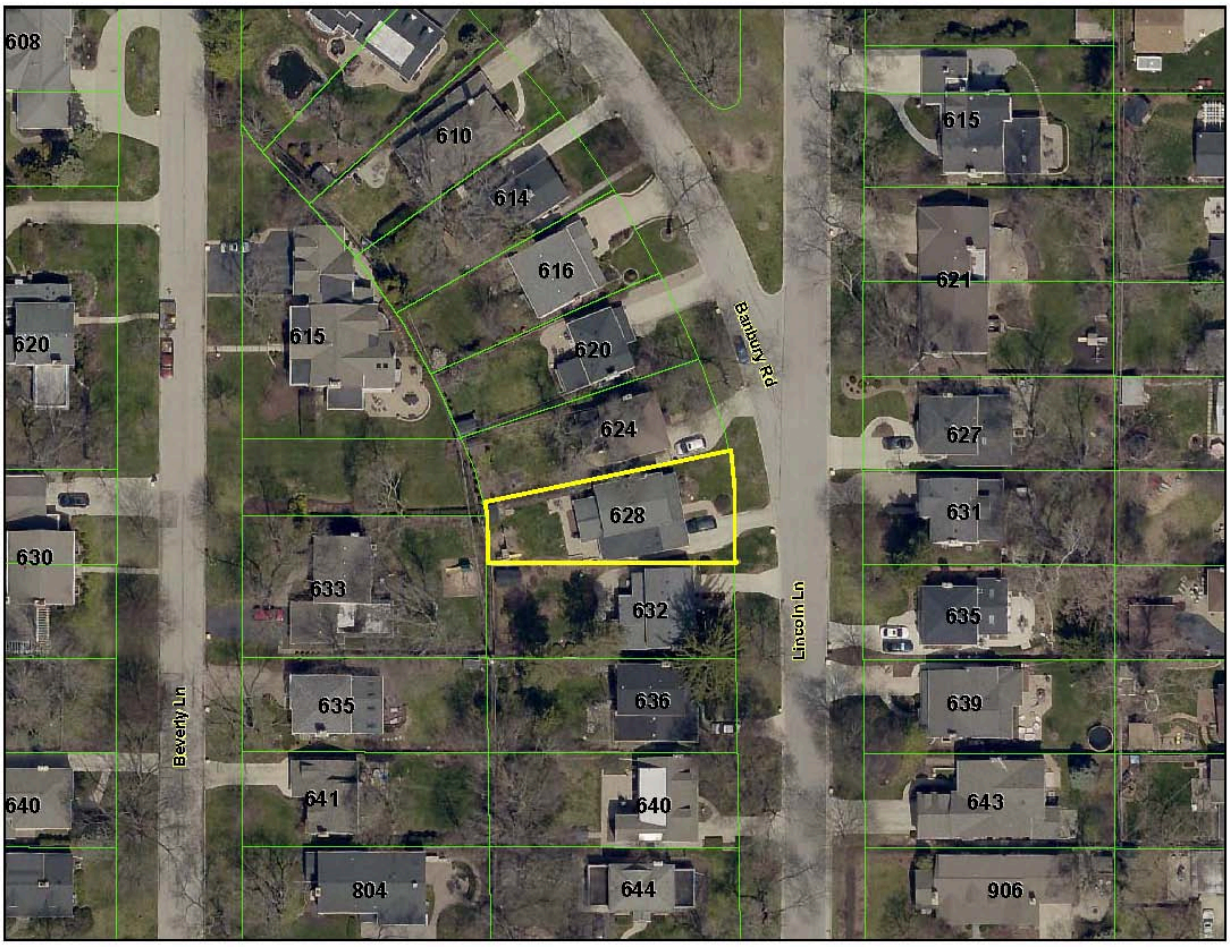
- A 3.2 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a pergola with a side yard setback of 2.2 feet from the south property line instead of the minimum 5.4 feet.

Variation Review Standards

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

Petition – ZBA#17-024
PIN:03-32-402-014

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	5/25/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/25/18	
3. Letter that was Mailed	✓	5/25/18	
4. Photographs of Sign on Property	✓	5/25/18	

Photographs of Existing Structure

Village of Arlington Heights
Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Morley Residence

Project Address: 628 S Lincoln Ln

ZBA #: 17-024

Date: May 24, 2018

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MAY 25 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the request for a 3.2 foot variance to allow a pergola with a side yard setback of 2.2 feet from the south property line and have no objection to the variance.

ZBA# 17-024
628 S Lincoln Ln- ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 21, 2018
Completed: May 22, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A 3.2 ft variance to allow a pergola with a side yard setback of 2.2 ft from the south property line instead of the minimum 5.4 ft.

NOTE: The proposed pergola would be constructed over an existing patio, and the overall impervious footprint of the home and patio would not be altered. There are also no drainage service requests on record for this property.

The Engineering Department has NO OBJECTION to the proposed variations.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Morley Residence

Project Address: 628 S. Lincoln Lane

ZBA #: 17-024

ZBA Hearing Date: June 11, 2018

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 18, 2018

- **A 3.2 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a pergola with a side yard setback of 2.2 feet from the south property line instead of the minimum 5.4 feet.**

Attached are the Petitioner's:

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

Comments: No comments.
- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than Friday, May 25, 2018.

PETITION

NOW COMES the Petitioners, Tom and Janette Morley, being the owners of the property commonly known as: 628 S. Lincoln Lane, Arlington Heights, IL 60005, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variations from Section 12, Chapter 28, of the Arlington Heights Municipal Code, in order to: construct a pergola to cover existing patio. The proposed pergola would have 2 supports poles that would need to be closer to the lot line than the set-back calls for. One support would be 41" from lot line, and the other would be 50". The entire pergola would be only 10' x 11'. The pergola would not extend beyond the impervious surface coverage, would only offer to shade to already existing patio. Additionally, the pergola would be an attractive extension of the current home.

I hereby state that the following hardship would exist if the variation were not granted:
The patio faces west, and the tree coverage in the area has dwindled, making the patio uninhabitable in the summer months until the sun goes down completely. Therefore, we cannot enjoy our patio in late afternoon or evening.

I hereby state that the following unique circumstances exist: Our lot is irregularly shaped, so that there is limited room for a patio space. We received a variance from the board in 2009 for our addition that encroached on the setback. Our addition has greatly improved our enjoyment of our home.

I hereby state that the variation, if granted, will not alter the essential character of the locality because the structure will not be visible from the street, but from neighbor's yards, it will enhance the attractiveness of the patio area as an extension of the house.

Signed,

Janette Morley
5/11/17

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MAY 15 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

7700 West Touhy Avenue
Chicago, Illinois 60[illegible]-4200

ARCHITECTURAL - INDUSTRIAL - LOTS - SUBDIVISIONS - MORTGAGE - CONDOMINIUMS

Jens K. Doe
Professional Land Surveyors, P.C.

Phone: (773) 775-0530
(773) 775-0531
Fax: (773) 775-7512

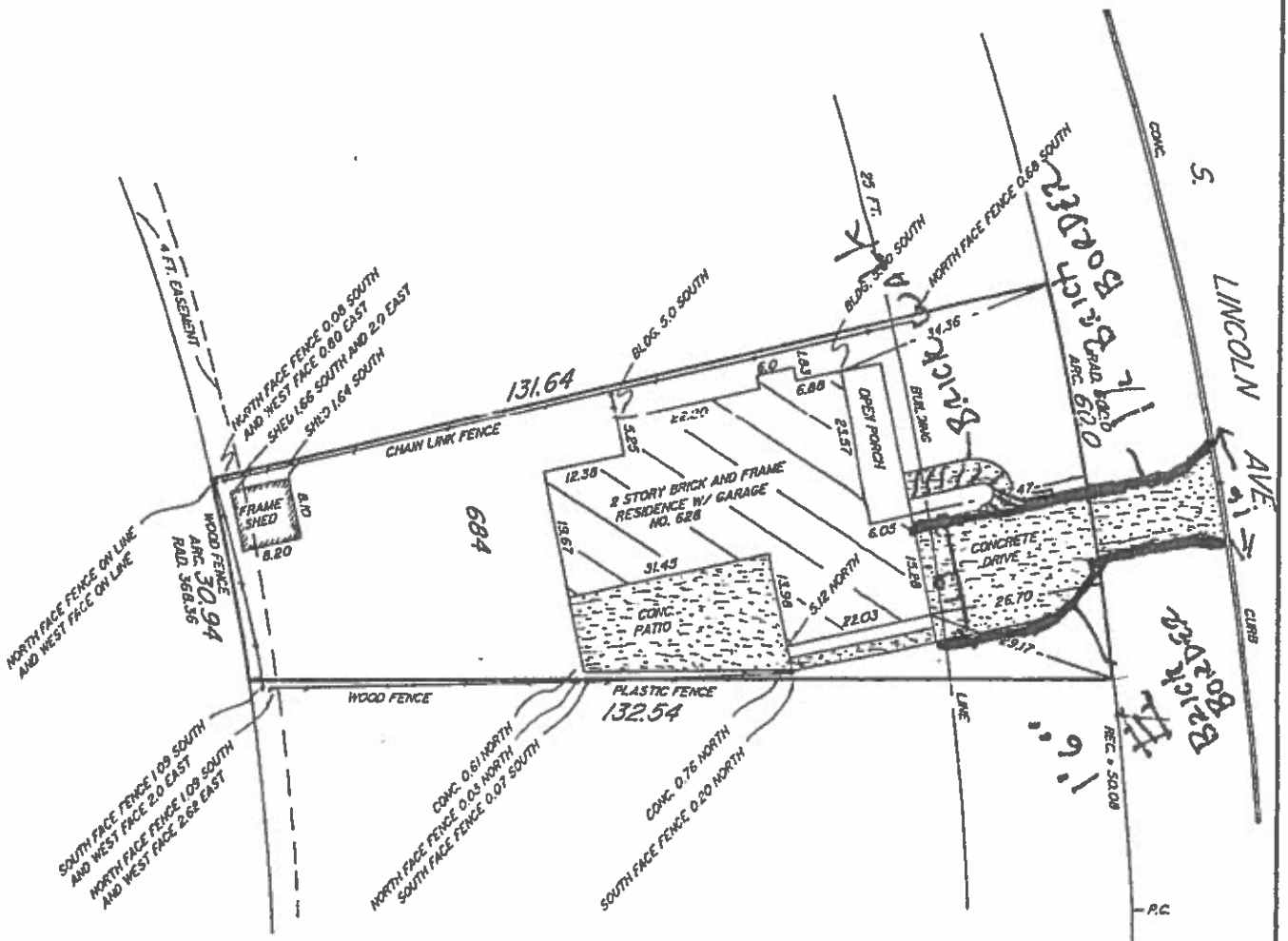
ORDER NO.
01 - 1246

Scale - 1 inch = 20 Feet

PLAT OF SURVEY

of

LOT 684 IN SCARSDALE, A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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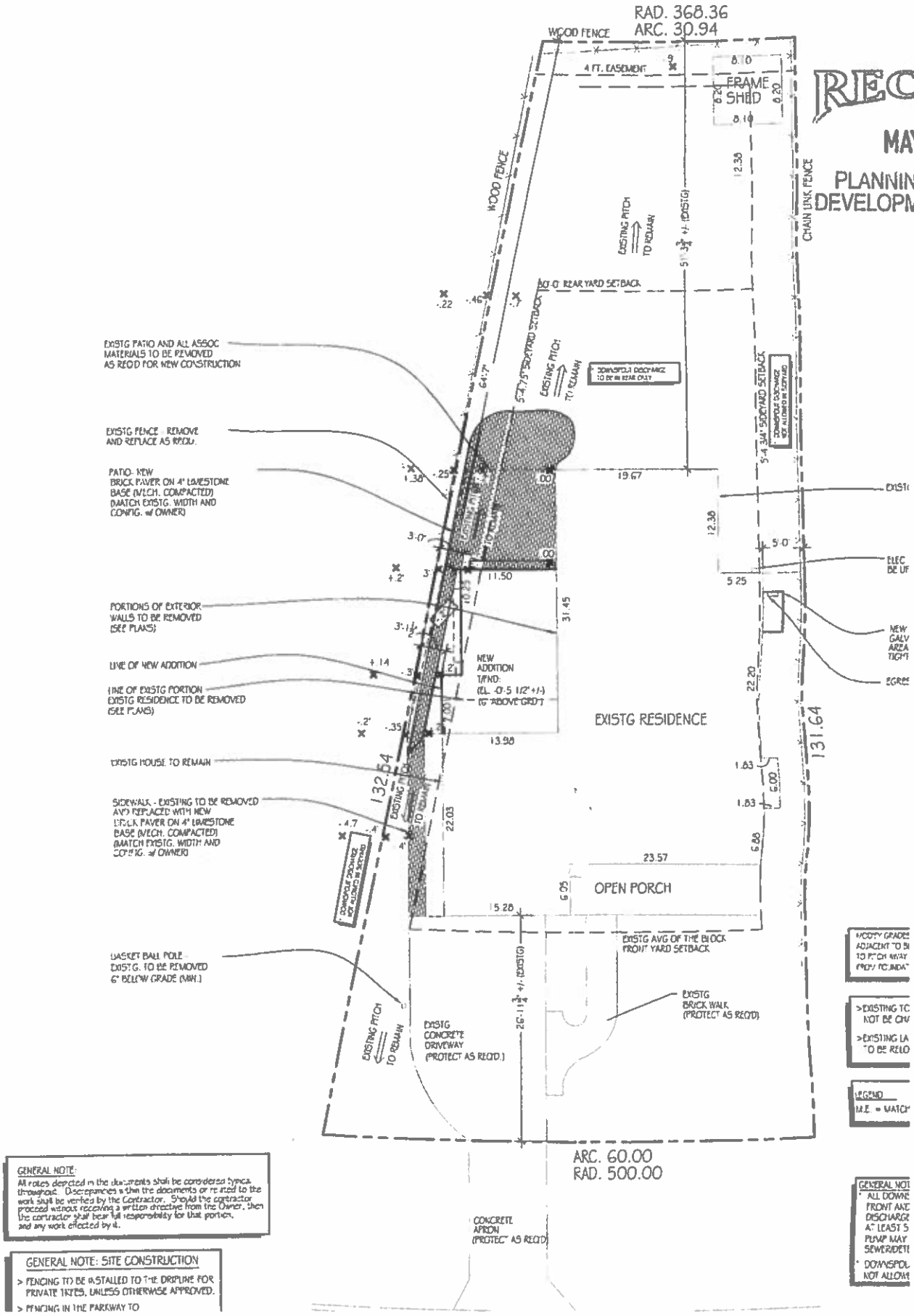
MAY 15 2017
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT



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MAY 15 2017
PLANNING & COMMUNITY DEVELOPMENT DEPARTMENT

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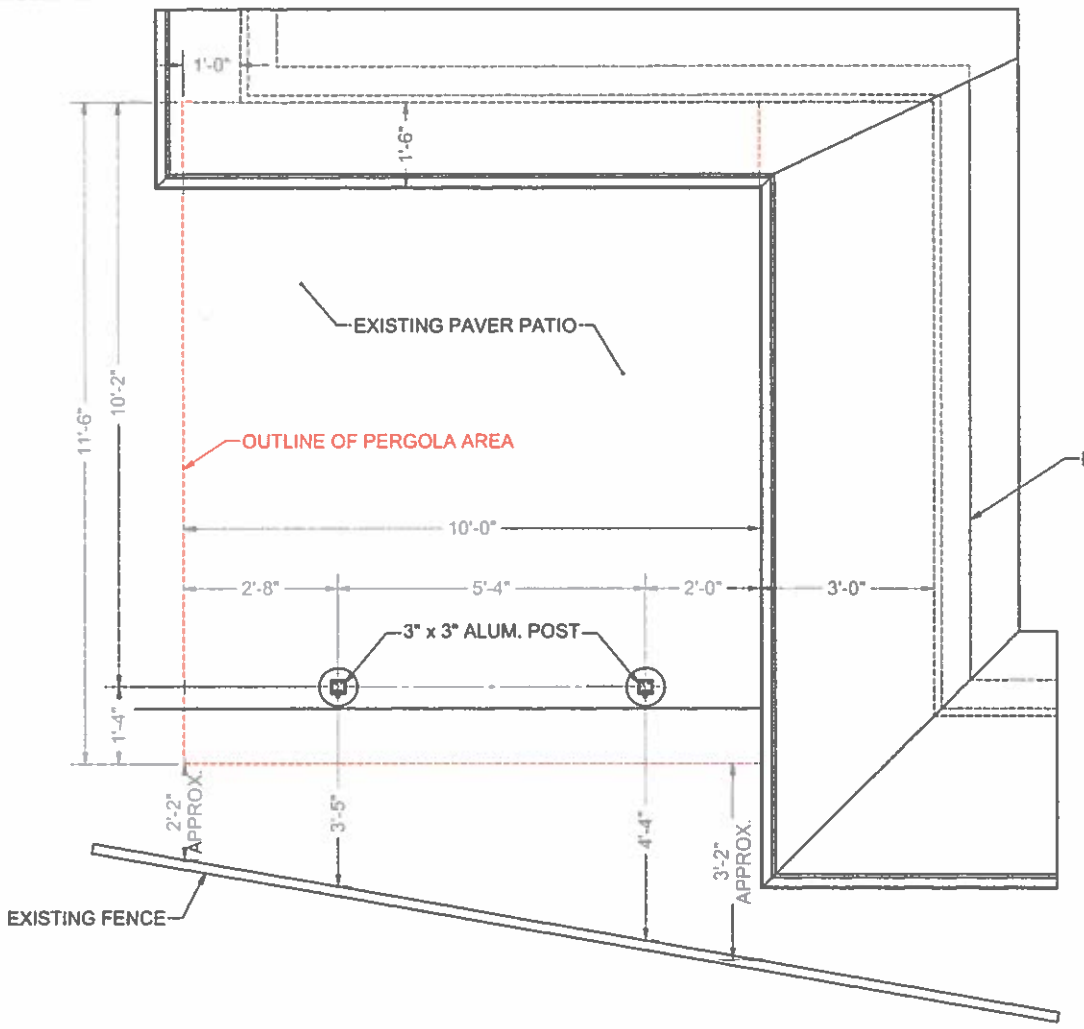
MAY 15 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



SITE LAYOUT PLAN
Scale: ½" = 1'-0"

SHADING SOLUTIONS GROUP, INC.
PROJECT NAME: MORLEY RESIDENCE
LOCATION: ARLINGTON HEIGHTS, IL 60005

TITLE
11'-6" x 10'-0"
PERGOLA

SIZE	DATE	DWG NO	REV
B	5/10/2017		

SCALE: AS NOTED | DRAWN: AY | SHEET 1 of 5

Item: 2305 E. Miner St. - ZBA#18-018

Department: Planning & Community Development

Request

1. A 3 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 6 foot tall semi-open fence in the front yard, where code allows a 3 foot tall fence of open design.

2. A 4 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3c (Location of Fences – Exterior Side Yards) to allow a 6 foot tall semi-open fence in the exterior side yard 1 foot from the sidewalk where code requires a minimum of a 5 foot setback, and to waive the requirement for landscaping on the street side of the fence.

ATTACHMENTS:

Description	**Type**
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 11, 2018
Date Prepared: June 5, 2018
Project Title: Jones Residence
Address: 2305 E. Miner St.

Background Information

Petition Number: ZBA #18-018
Petitioner: Nick & Katy Jones
Address: 2305 E. Miner St.
Arlington Heights, IL 60004

Existing Zoning: R-3 – Residential Single-Family

Requested Action/Background Information

The subject property is zoned R-3, One-Family Dwelling District. The petitioner is proposing to construct a 6 foot tall, semi-open board-on-board wood fence in their front, side, rear, and exterior side yards. However, fences in front yards are only permitted to be a maximum of 3 feet tall, and must be open in design. Therefore, the petitioner requests the following variations:

- A 3 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 6 foot tall semi-open fence in the front yard, where code allows a 3 foot tall fence of open design.

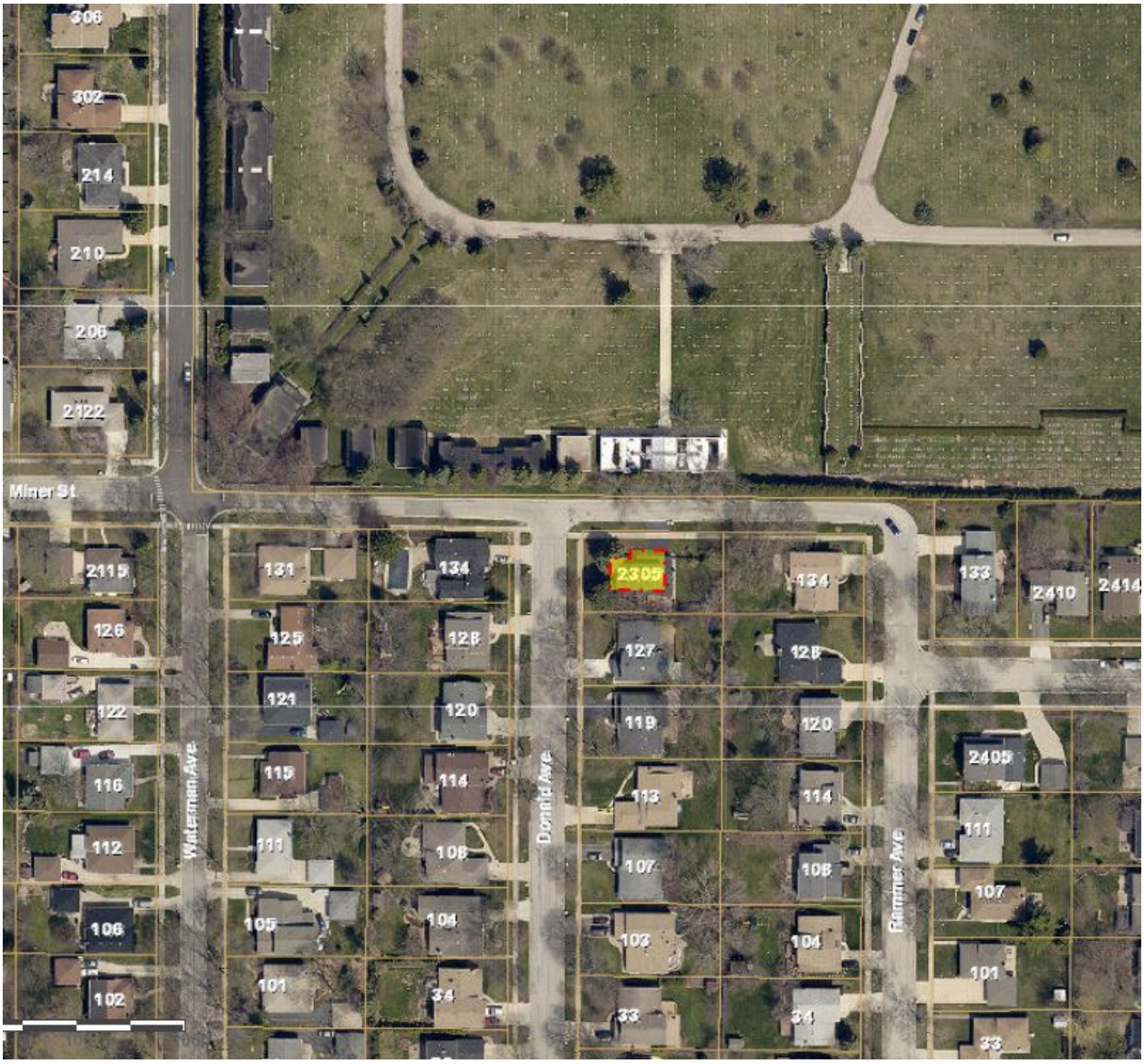
- A 4 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3c (Location of Fences – Exterior Side Yards) to allow a 6 foot tall semi-open fence in the exterior side yard 1 foot from the sidewalk where code requires a minimum of a 5 foot setback, and to waive the requirement for landscaping on the street side of the fence.

Variation Review Standards

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

Petition – ZBA#18-018
PIN:03-28-402-010

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	5/24/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/24/18	
3. Letter that was Mailed	✓	5/24/18	
4. Photographs of Sign on Property	✓	5/24/18	

-

Photographs of Existing Structure

-

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Jones Residence

Project Address: 2305 E Miner St.

ZBA #: 18-018

Date: May 24, 2018

RECEIVED
MAY 25 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the request for the following variances:

- A 36 inch (3 foot) variance to allow a 72 inch (6 foot) tall semi-open fence in the front yard where a maximum of 3 foot is allowed.
- A 4 foot variance to allow a 6 foot tall semi-open fence in the exterior side yard 1 foot from the sidewalk where code requires a minimum of 5 feet, and to waive the requirement for landscaping on the street side of the fence.

I have no objection to the variances.

1.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Jones Residence

Project Address: 2305 E. Miner St.

ZBA #: 18-018

ZBA Hearing Date: June 11, 2018

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 18, 2018

- **A 36 inch (3 foot) variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 72 inch (6 foot) tall semi-open fence in the front yard, where code allows a maximum 36 inch (3 foot) tall fence of open design.**
- **A 4 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3c (Location of Fences – Exterior Side Yards) to allow a 6 foot tall semi-open fence in the exterior side yard 1 foot from the sidewalk where code requires a minimum of 5 feet, and to waive the requirement for landscaping on the street side of the fence.**

Attached are the Petitioner's:

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

Comments: No Comments.

-Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than Friday, May 25, 2018.

ZBA# 18-018
2305 E Miner ST- ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 21, 2018
Completed: May 31, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A 3 ft variation to allow a 6 ft tall semi-open fence in the front yard where code allows a maximum 3 ft tall fence of open design; and
A 4 ft variance to allow a 6 ft tall semi-open fence in the exterior side yard 1 ft from the sidewalk where code requires a minimum of 5 ft, and to waive the requirement for landscaping on the street side of the fence.

NOTE: The petitioner states that they wish to match the existing neighboring fence, however; their requested variances differ from the existing neighborhing fence. The neighboring fence is close to 5 ft from the sidewalk, 5 ft in height at the tallest point, and does have street side landscaping. A picture of the neighboring fence is attached.

If the petitioner was seeking to install a 3 ft fence, they would not need a variance to place the fence at the property line.

The Engineering Department has NO COMMENT on the fence height, and NO OBJECTION to the 1 ft setback, however; it should be noted that a fence in this location would not match the neighbor's fence.

4-7
4-8
4-9
4-10
4-11
5-1
5-2
5-4
5-5

NOW COMES the Petitioner **Nicholas Jones**

Being the owner of the property commonly known as: **2305 East Miner Street**

And appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.13-3, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Fence in the northeast side of said property with a semi open 6 foot cedar wood fence.

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

1)

The physical appearance of symmetry would not exist due to neighbors existing fence of the East side of the property.

2)

The site line from said property backyard would be of the back end of the Memory Gardens cemetery burial crypts.

I hereby state the following unique circumstances exist:

1)

Said property is the only home on the block between Donald Ave and Miner and Rammer Ave and Miner

2)

Said property is often the victim of midnight littering of empty alcohol bottles and such because of the isolation.

3)

Said property does not have adequate lighting on the streets to provide security – therefore a taller and larger fence is the only option.

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

1)

The property that shares a property line on the East has a fence like the one we are requesting

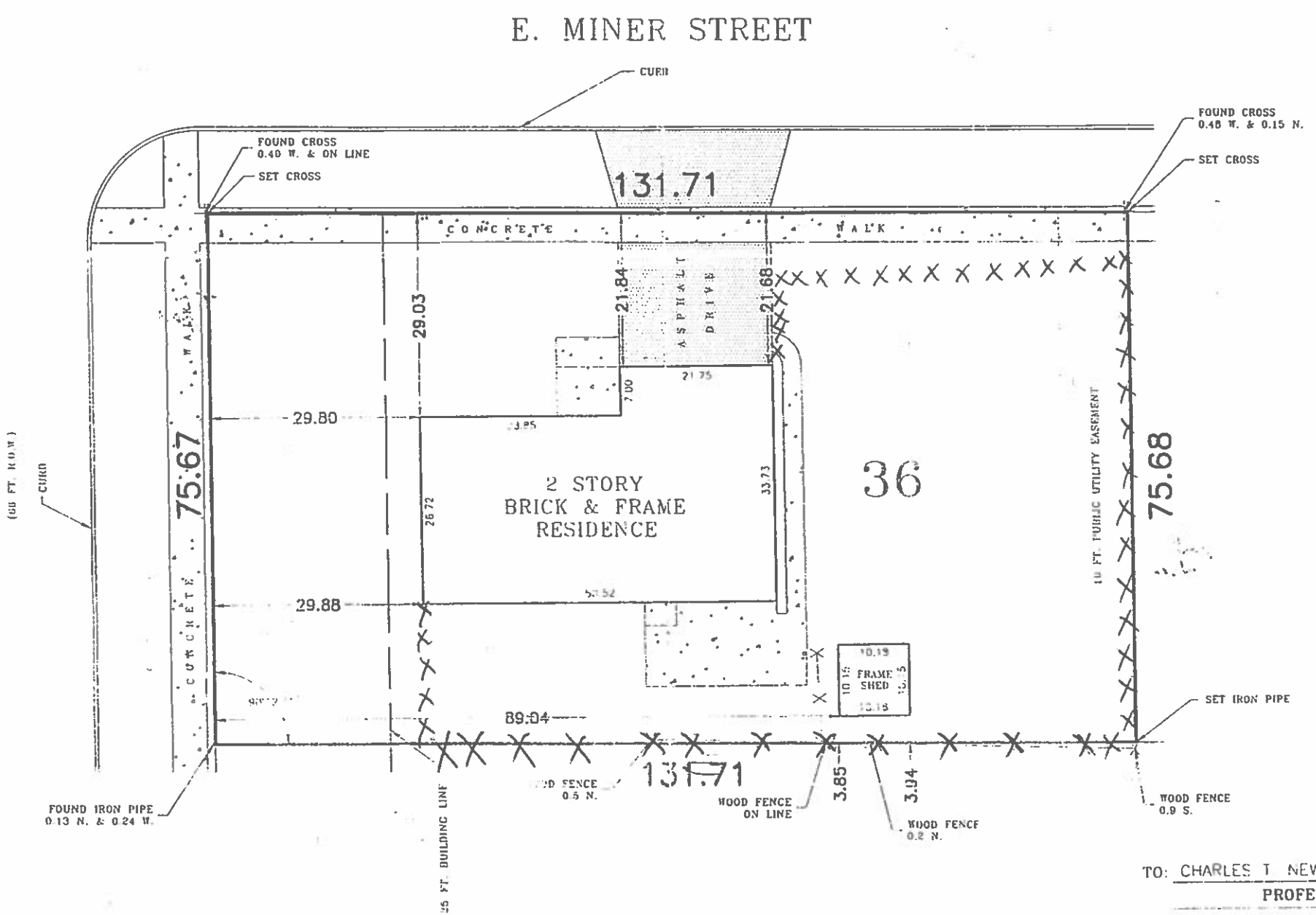
2)

Said property is the ONLY property North facing on the block

Signed Nicholas Jones Kathryn Jones Date 5/14/18

OF LOT 36 IN LURYA SECOND ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE EAST 10 ACRES OF THE WEST 20 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 2305 E. MINER STREET, ARLINGTON HEIGHTS, ILLINOIS



TO: CHARLES T NEWLAND

PROFESSIONAL NATI

THIS IS TO CERTIFY THAT WE, F
PROFESSIONAL LAND SURVEYOR
THE PROPERTY DESCRIBED HERE
IS A CORRECT REPRESENTATION
SHOWN HEREON ARE IN FEET AN

STATE OF ILL

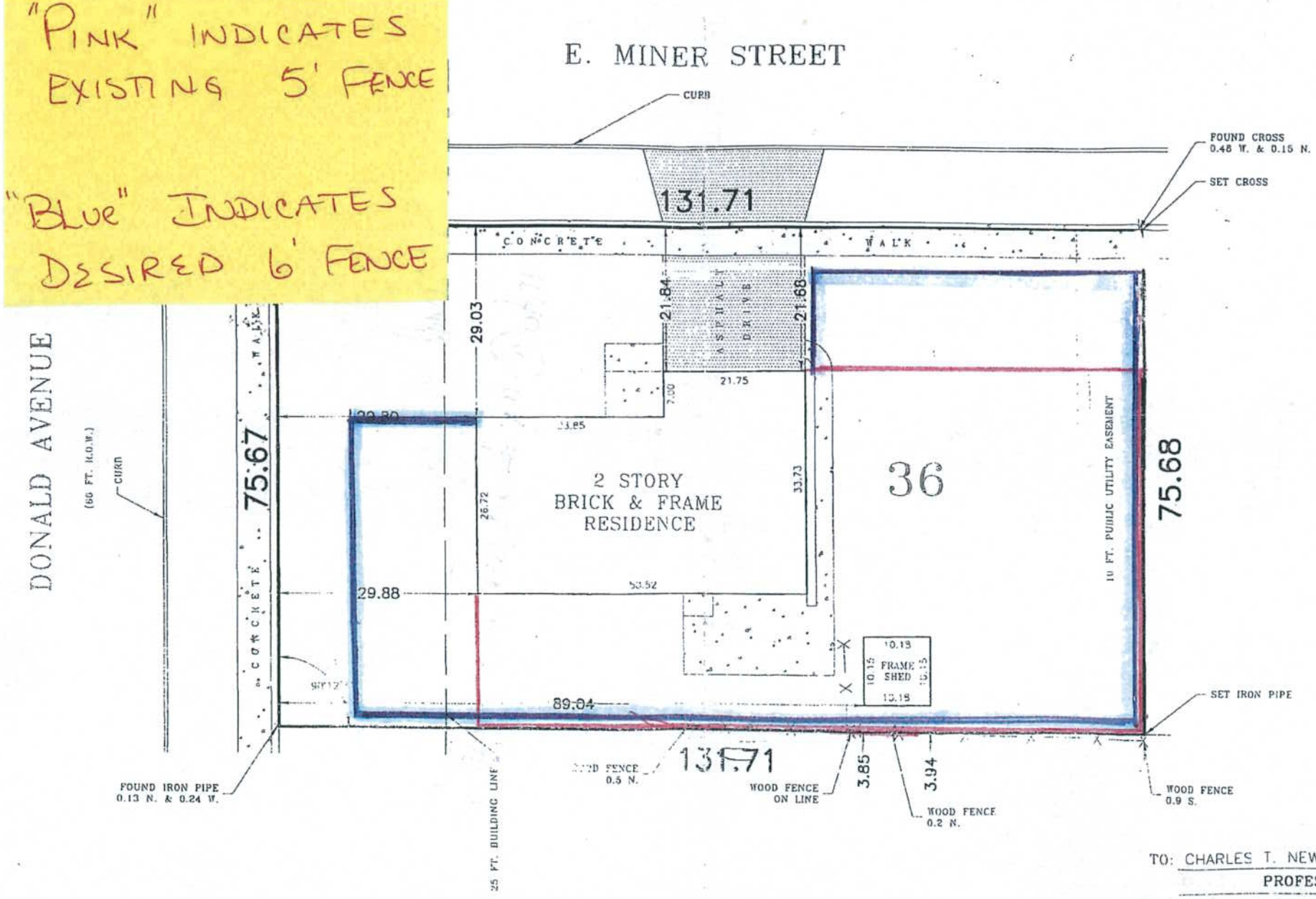
PLAT OF SURVEY

OF LOT 36 IN LURYA SECOND ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE EAST 10 ACRES OF THE WEST 20 ACRES OF THE SOUTH 1/2 OF THE SOUTHEAST 1/4 OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 2305 E. MINER STREET, ARLINGTON HEIGHTS, ILLINOIS

"PINK" INDICATES EXISTING 5' FENCE

"BLUE" INDICATES DESIRED 6' FENCE



TO: CHARLES T. NEWLAND

PROFESSIONAL NATIC

THIS IS TO CERTIFY THAT WE, PI
PROFESSIONAL LAND SURVEYOR C
THE PROPERTY DESCRIBED HEREC
IS A CORRECT REPRESENTATION (

MASTER HALCO®

A Tradition of Fencing Solutions

PostMaster® Steel Posts

Item: 316 W. University Dr. - ZBA#18-017

Department: Planning & Community Development

Request

1. A variance from Chapter 28, Section 6.17-2 B (ii)C.1 for 84 ground based systems where 14 systems are permitted.

2. A variance from Chapter 28, Section 6.17-2 B (ii)C.3 for 1067 square feet of surface area for each ground based solar system where the maximum allowed is 200 square feet per system.

3. A variance from Chapter 28, Section 6.17-2 B (ii)C.4 for a 13.0 foot setback for a ground based solar system along W. University Drive and Campus Drive where a 15 foot setback is required.

4. A 3 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences) and 6.13b to allow a 6 foot tall fence in the exterior side yard along W. Campus Drive and W. University Drive, where code allows a maximum 3 foot tall fence.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 11, 2018
Date Prepared: June 5, 2018
Project Title: 316 W. University Dr.
Address: 316 W. University Dr.

Background Information

Petition Number: ZBA #18-017
Petitioner: Eric Peterman / GRNE Solar
Address: 230 N. Hicks Place
Palatine, IL 60067

Existing Zoning: M-1 – Research, Development and Light Manufacturing District

Requested Action/Background Information

The subject site is currently zoned M-1, Research, Development and Light Manufacturing District. The site is approximately 13.84 acres (603,136 square feet) in size and has an existing structure that has a building footprint of approximately 78,500 square feet. The proposed action, if approved, would allow Toyoda to install a ground based solar field.

Surrounding Properties

Direction	Current Zoning	Land Use	Comprehensive Plan
North	M-1, Research, Development and Light Manufacturing District	Light Manufacturing, Warehouse, Office	Research and Development, Manufacturing, Warehouse
West	M-1, Research, Development and Light Manufacturing District	Light Manufacturing, warehouse, Office	Research and Development, Manufacturing, Warehouse
South	M-1, Research, Development and Light Manufacturing District	Light Manufacturing, Warehouse, Office	Research and Development, Manufacturing, Warehouse
East	M-1, Research, Development and Light Manufacturing District	Light Manufacturing, Warehouse, Office	Research and Development, Manufacturing, Warehouse

Site Related Issues

Code does allow for ground based solar systems with regulations. Pursuant to Chapter 28, Section 6.17-2 B for non-residential zoning districts, each zoning lot is permitted one ground based solar system; however, one additional system is permitted for each acre of land in excess of one acre and the system shall not exceed 200 square feet of surface area. In addition, the system must be located a minimum of 15 feet from any lot line.

If the Zoning Board of Appeals is supportive of the variation request, it is recommended that the approval be subject to the following conditions:

1) That the proposed six foot high chain link fence be black decorative aluminum fence along University and Campus Drive and that the decorative fence be wrapped around the corners for 16 feet on the sides (2 fence sections).
2) That the chain link fence along the sides be black vinyl coated chain link fence.
3) That turf grass be provided between each row of solar panels.
4) The solar system may not be located in any utility easements unless the petitioner obtains releases from the utility company.

-

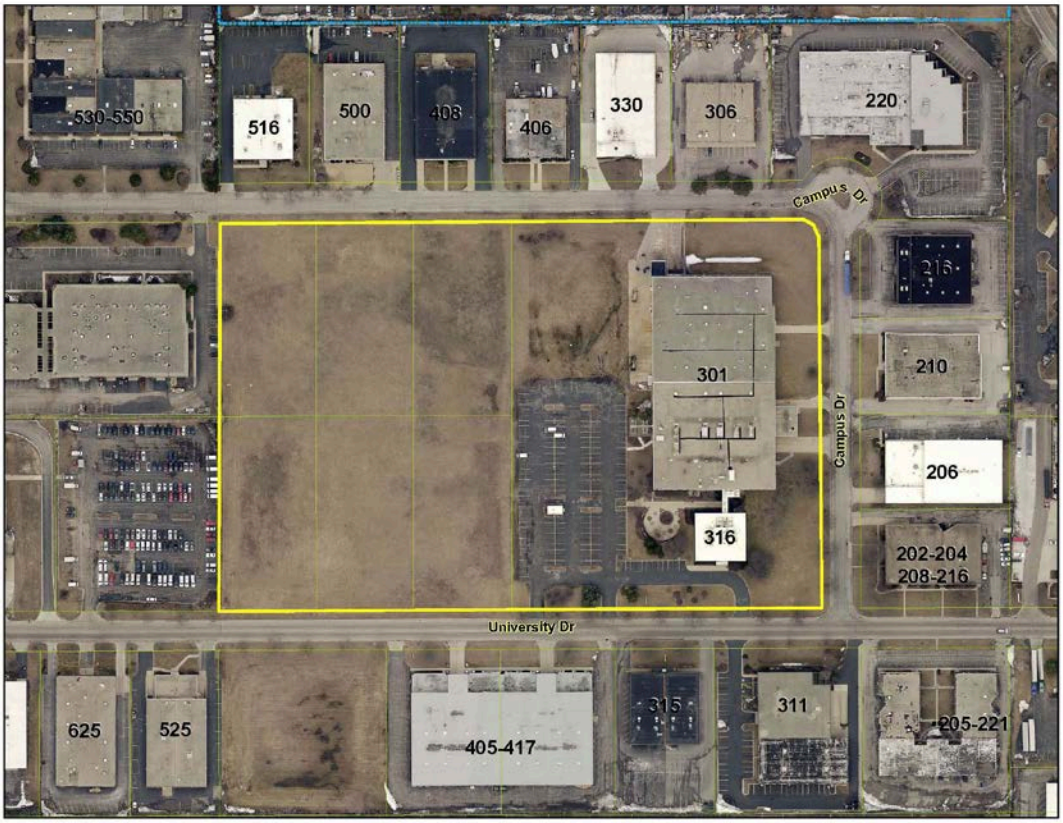
The petitioner requests the following variations:

- A variance from Chapter 28, Section 6.17-2 B (ii)C.1 for 84 ground based systems where 14 systems are permitted.
- A variance from Chapter 28, Section 6.17-2 B (ii)C.3 for 1067 square feet of surface area for each ground based solar system where the maximum allowed is 200 square feet per system.
- A variance from Chapter 28, Section 6.17-2 B (ii)C.4 for a 13.0 foot setback for a ground based solar system along W. University Drive and Campus Drive where a 15 foot setback is required.
- A 3 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences) and 6.13b to allow a 6 foot tall fence in the exterior side yard along W. Campus Drive and W. University Drive, where code allows a maximum 3 foot tall fence.

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

-

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	5/23/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/23/18	
3. Letter that was Mailed	✓	5/25/18	
4. Photographs of Sign on Property	✓	5/25/18	

Photographs of Existing Structure

-

W University
Google

Google

-

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: 316 W University Drive

Project Address: 316 W University Drive

ZBA #: 18-017

Date: May 24, 2018

RECEIVED
MAY 25 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the request for the following variances:

- A variance to allow 84 ground based systems where 15 systems are permitted.
- A variance to allow for 1,067 square feet of surface area for each ground based solar system where the maximum allowed is 200 square feet per system.
- A variance for a 10.0 setback for a ground based solar system along W Campus Drive where a 15 foot setback is required.
- A variance for a 10.0 setback for a ground based solar system along W University Drive where a 15 foot setback is required.
- A 3 foot variance to allow a 6 foot tall fence in the front yard along W campus Drive and W University Drive where the maximum allowed is a 3 foot tall fence.

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

1. Construction of the PV system shall follow the requirements of the 2018 International Fire Code and the most recent NFPA standards.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 316 W. University Drive

Project Address: 316 W. University Drive

ZBA #: 18-017

ZBA Hearing Date: June 11, 2018

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 18, 2018

- A variance from Chapter 28, Section 6.17-2 B (ii)C.1 for 84 ground based systems where 15 systems are permitted.
- A variance from Chapter 28, Section 6.17-2 B (ii)C.2 for 1067 square feet of surface area for each ground based solar system where the maximum allowed is 200 square feet per system.
- A variance from Chapter 28, Section 6.17-2 B (ii)C.2 for a 10.0 foot setback for a ground based solar system along W. Campus Drive where a 15 foot setback is required.
- A variance from Chapter 28, Section 6.17-2 B (ii)C.2 for a 10.0 foot setback for a ground based solar system along W. University Drive where a 15 foot setback is required.
- A 3 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 6 foot tall fence in the front yard along W. Campus Drive and W. University Drive, where code allows a maximum 3 foot tall fence.

Attached are the Petitioner's:

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

Comments: No Comments.
-Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than Friday, May 25, 2018.

ZBA# 18-017
316 W University Dr- ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: May 21, 2018
Completed: May 31, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A variance to allow for 84 ground based systems where 15 systems are permitted;
A variance for 1,067 sq ft of surface area for each ground based solar system where the maximum allowed is 200 sq ft per system;
A variance for a 10 ft setback for a ground based solar system along W Campus Dr where a 15 ft setback is required; and
A 3 ft variance to allow a 6 ft tall fence in the front yard along W Campus Dr and W University Dr, where code allows a maximum 3 ft tall fence.

NOTE: The petition references the solar system installed at the US Army Reserve located at 1515 Central Rd. According to the Village's GIS database, the US Army Reserve solar system is approximately 0.76 acres surrounded by green space, which is significantly smaller than the petitioner's proposal. A copy of the GIS aerial and measurements of the US Army Reserve solar system is attached.

The revised site plan also shows the fence being 17' 10 1/16" from the back of curb, and the solar system an additional 10 ft from the fence, therefore the reqeuested setback variance may not be necessary.

The Engineering Department has NO COMMENT on the fence height, NO OBJECTION to the number of ground based systems or the sq ft of surface area per system, and NO OBJECTION to the setbacks shown on the revised site plan, however; this proposed system is significantly larger than what is currently permitted by code and the drainage requirements are not known. The final plan may need to vary from what is proposed to address drainage and runoff.

Select a tool

Measure area [Click here for help]

Measures an area by clicking on the map.

- Click here to start measuring.

[Restart]

Unit	Measure
Square Feet	33,111.90
Acre	0.76
Square Miles	0.00

Tasks [Home]

- Parcel summary
- Parcel analysis
- Map address list
- Create address list
- Create street name list
- Utility lookup
- Utility data edit
- Water main isolation
- Hydrant flow rates lookup
- Sewer tracing
- Flood gauge monitoring
- FEMA flood hazard map
- Nearest feature

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njulius Log Out

PETITION

NOW COMES the Petitioner GRNE Solar, 230 N Hicks Place Palatine, IL 60067 with main contact Eric Peterman at (312)859-3016 on behalf of Toyoda Americas Corporation being the owner of the property located at 316 W. University Ave. Arlington Heights, IL 60004 and appeal to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.17-2, Chapter 28, of the Arlington Heights Municipal Code, in order to: Install a ground based solar energy system.

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

We are petitioning to allow the installation of a ground based solar energy system at the property of Toyoda Americas Corporation in order to help offset their energy usage. Hardship would exist if the petition were not granted in that Toyoda would not be entitled to install this solar array on their own property to help reduce their rising energy costs. In order to maintain a profitable business, the corporation must constantly evaluate how to be more efficient and reduce costs where possible. This solar energy project will fit nicely on their existing plot of land and help to reduce their carbon footprint as well as reduce their company utility costs.

I herby state that the following unique circumstances exist:

Due to the current energy consumption from Toyoda Americas Corporation it requires a large solar energy array to help offset their normal energy usage. The most effective and efficient placement for this array is on the ground that they own located just west of their facility. A ground based solar system is the most efficient setup due to increased efficiency from the energy production (optimal tilt and breathability can occur on ground based systems). Additionally, ground based systems are generally more costs effective to install therefore increasing the return on the investment for the customer.

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

This property is located in a commercial/industrial area. The implementation of this solar array will not alter the essential character of the locality. The solar array is a fixed structure that will allow the solar panels direct access to the sun at the best angle throughout the day. Nothing is ejected or exposed into the air from the system. The solar array will be enclosed by a 6' chain-link security perimeter fence. Security cameras and lighting will also be included in the scope of work. The enclosed solar array will not effect the character of the community or the other commercial/industrial properties in the area.

Signed: Date: May 11, 2018

Petitioner

PLAT OF SURVEY

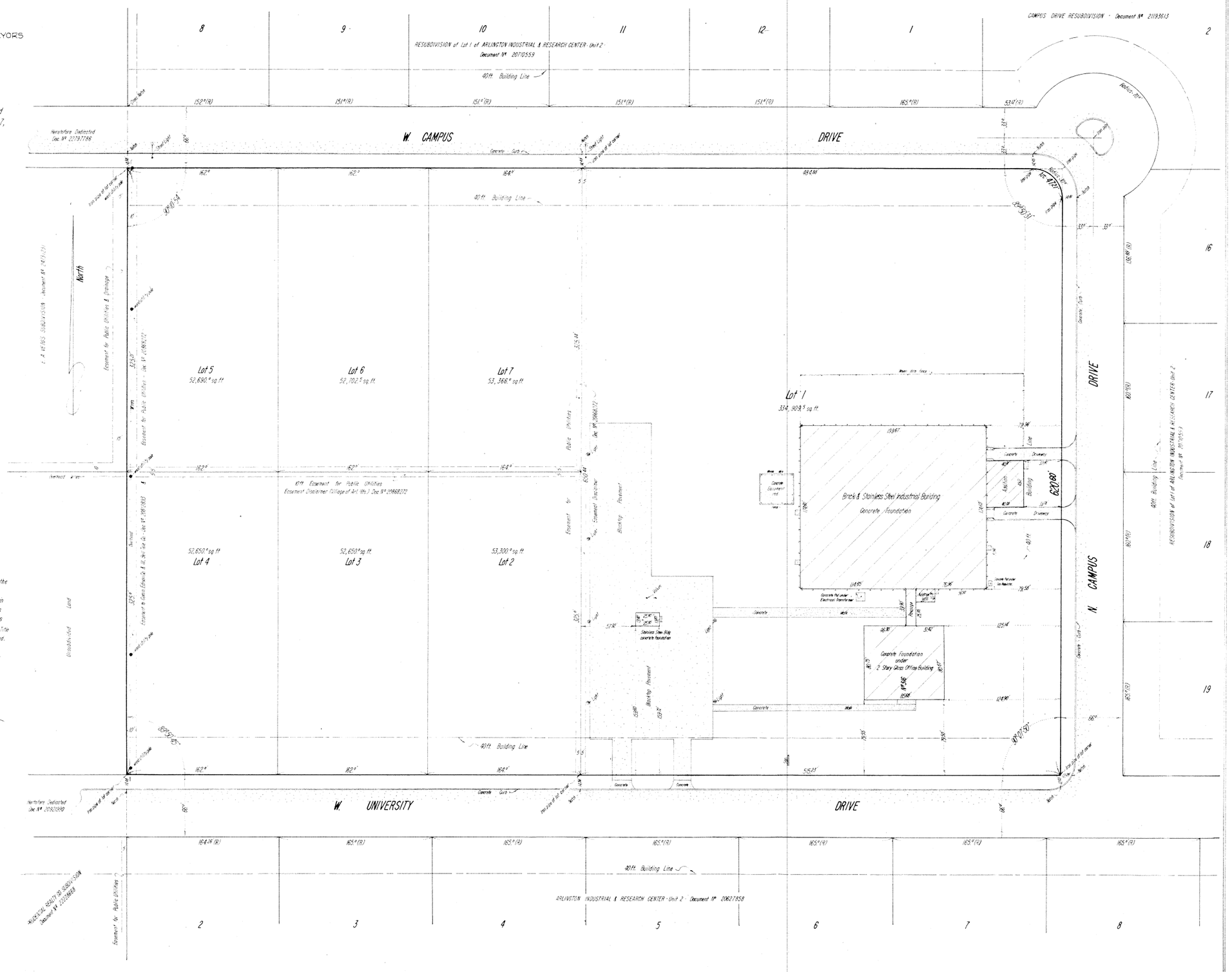
GEORGE D. HARKER & ASSOCIATES / REGISTERED LAND SURVEYORS

1800 WOODLAND AVENUE • PARK RIDGE, ILLINOIS 60068

PHONE: (312) 763-6066

Lots 1 through 7, both inclusive, in the RESUBDIVISION of Lot 1 in the ARLINGTON INDUSTRIAL and RESEARCH CENTER, Unit 2, being a subdivision of the Southeast 1/4 of the Northeast 1/4 of Section 7, Township 42 North, Range 11 East of the 3rd Principal Meridian, Cook County, Illinois.

Area within Survey = 652,268.0 sq. ft. or 14.9740 acres.



State of Illinois
County of Cook

GEORGE D. HARKER & ASSOCIATES hereby certify to ATLANTIC RICHFIELD COMPANY, TOYODA MACHINERY USA Inc. and the LAWYERS TITLE INSURANCE CO that a survey has been made under its direction, by an Illinois Registered Land Surveyor, of the property described hereon and that the plat hereon drawn and the survey upon which it is based were made in compliance with the requirements for land title surveys as required by the laws of the State of Illinois and those standards jointly established and adopted by the Chicago Bar Assn., the Illinois Bar Assn., the Illinois Registered Land Surveyors Assn. and the Society of Professional Land Surveyors and in accordance with the "Minimum Standard Detail Requirements for Land Title Surveys" jointly established and adopted by the American Title Association and the American Congress on Surveying and Mapping and as reaffirmed.

Park Ridge, Illinois — Dated this 12 day of March A.D. 19 86

STATE OF ILLINOIS GEORGE D. HARKER No. 1519 LAND SURVEYOR

GEORGE D. HARKER & ASSOCIATES
registered land surveyors

SCALE: 1 inch equals 40 feet

Distances are marked in Feet and decimal parts thereof

Building lines and easements, if any, shown hereon are building lines and easements shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinances.

Please check Legal Description with Deed - also compare all points before building and report ANY DISCREPANCY IMMEDIATELY.

ORDERED BY: SCHIFF, HARDIN & WAITE, A Partnership including Professional Corporations / JAMES B. WILSON, P.C.

ORDERED FOR: ATLANTIC RICHFIELD COMPANY

FIELD BOOK: 77-42-11 PAGE 102

ORDER NO: 860120-ALTA-

Please use this Order No. in future reference to this survey.

Example of Existing Similar Project Already Installed in Arlington Heights

Solar Array Located at US Army Reserve (1515 Central Rd, Arlington Heights, IL 60005)

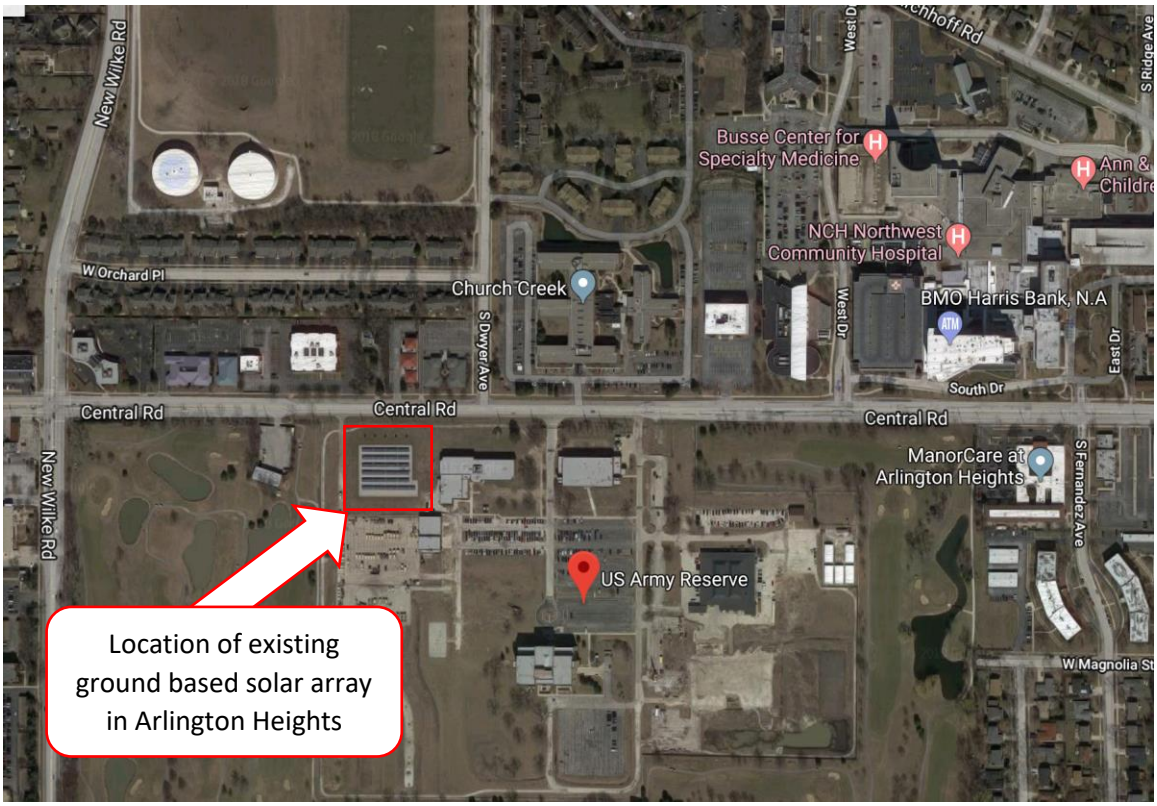
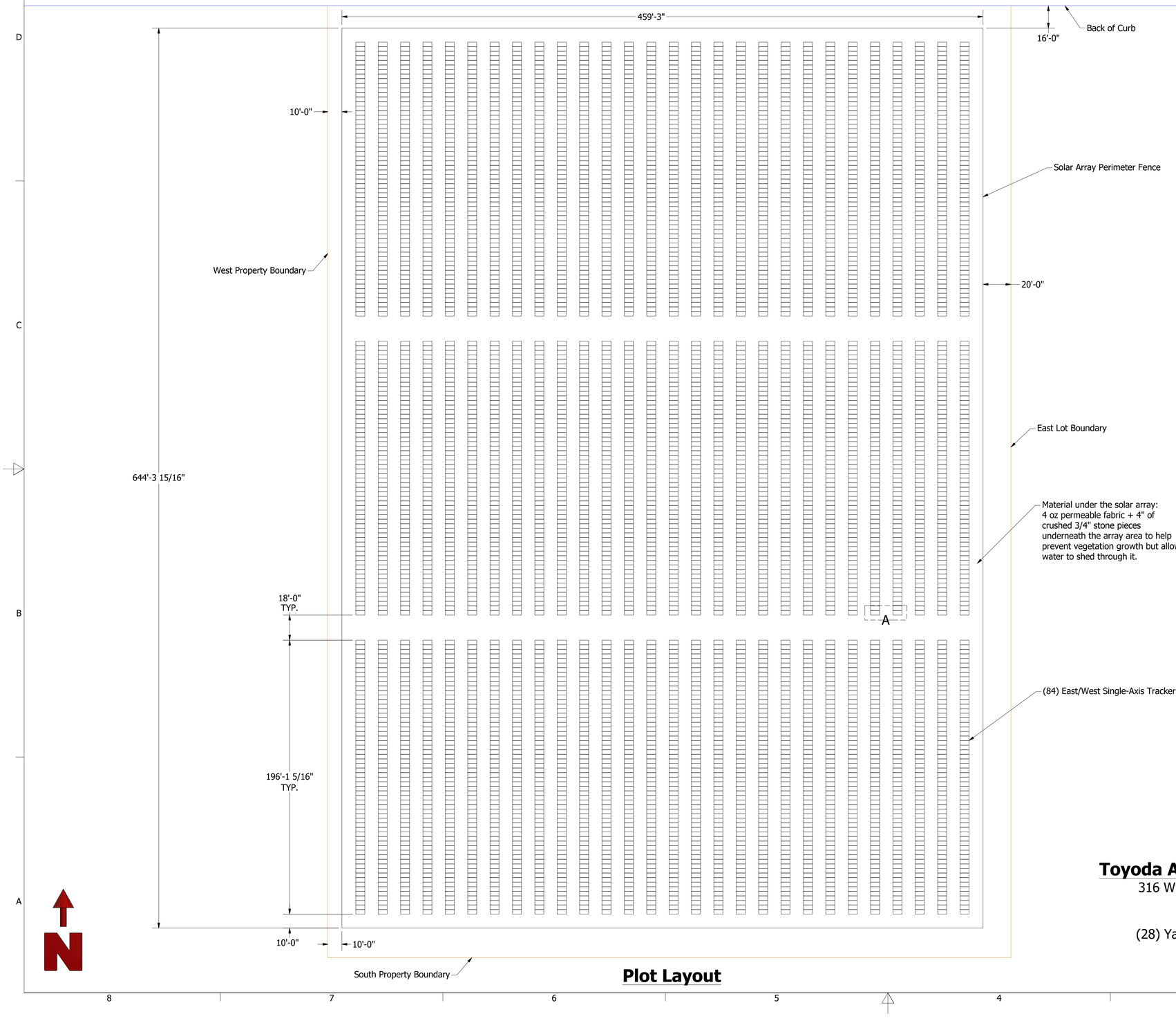


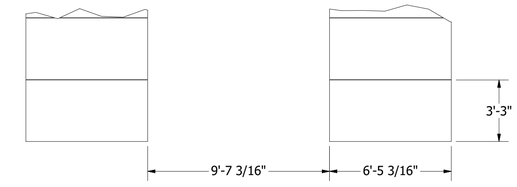
Photo taken from Central Rd. of existing solar array

Photos of Similar Ground Based Solar Systems installed by GRNE Solar

W Campus Dr.



Plot Layout



MODULE SIZE & SPACING - DETAIL A
SCALE 1 / 48

Toyoda Americas Corporation Solar Array

316 W University Dr, Arlington Heights, IL 60004

(5,040) Yingli 320 Watt Modules
(28) Yaskawa - Solectria Solar PVI 50KW Inveters
DC Nameplate Rating: 1,612.8 kW
AC Nameplate Rating: 1,400.0 kW
AC/DC Ratio: 1.15

GRNE SOLAR
www.grnesolar.com

TITLE
Toyoda Americas Corporation
316 W University Dr, Arlington Heights, IL 60004

SIZE		DWG NO	REV
D		Toyoda Americas Corporation Layout	B

SCALE 1 / 450 SHEET 1 OF 2

W Campus Dr.

681'-6"

DC Trench from North Trackers to Inverters

AC Trench to Subpanels

Horizontal Bore AC Wire to Transformer

Building Transformer

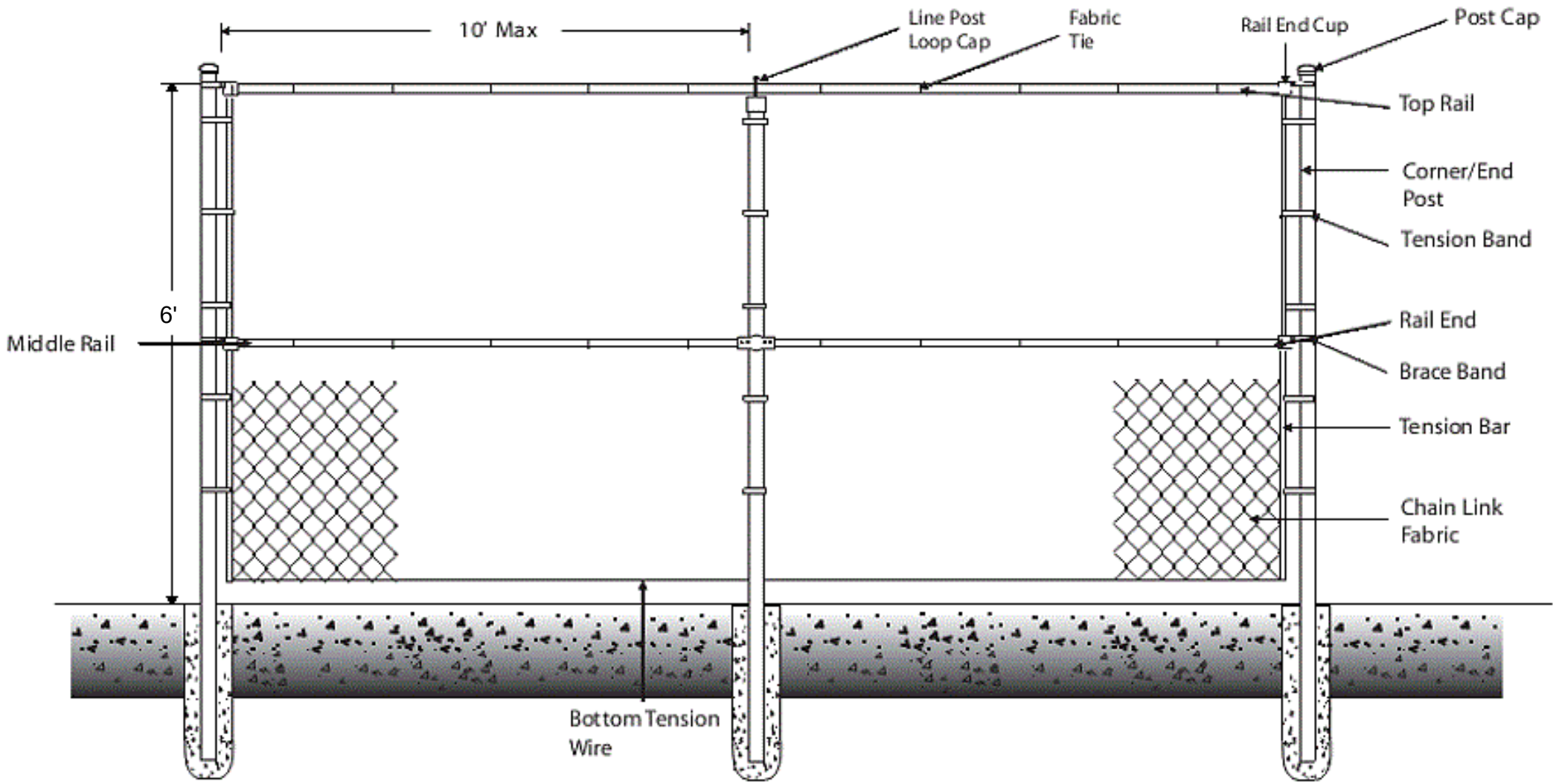
W University Dr.

Major Electrical Layout

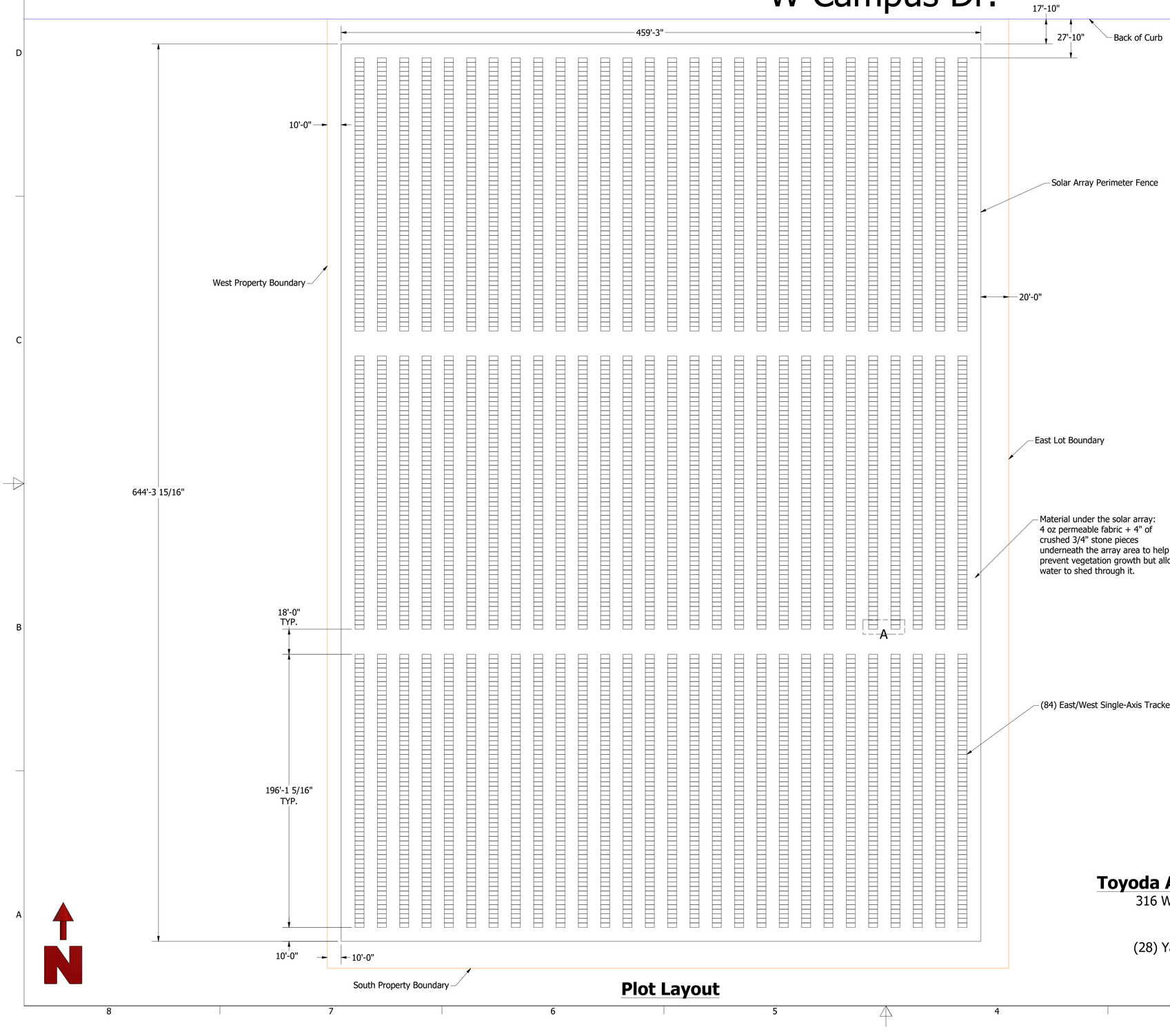
GRNE SOLAR
www.grnesolar.com

TITLE
Toyoda Americas Corporation
316 W University Dr, Arlington Heights, IL 60004

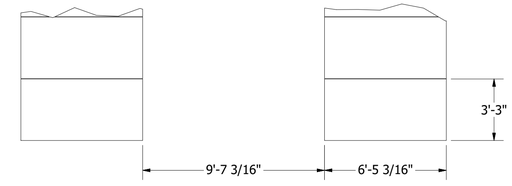
SIZE		DWG NO	REV
D		Toyoda Americas Corporation Layout	B
SCALE 1 / 500			SHEET 2 OF 2


10' Max
Line Post Loop Cap
Fabric Tie
Rail End Cup
Post Cap
Top Rail
Corner/End Post
Tension Band
6'
Middle Rail
Rail End
Brace Band
Tension Bar
Chain Link Fabric
Bottom Tension Wire

W Campus Dr.



Plot Layout



MODULE SIZE & SPACING - DETAIL A
SCALE 1 / 48

Toyoda Americas Corporation Solar Array

316 W University Dr, Arlington Heights, IL 60004

(5,040) Yingli 320 Watt Modules
(28) Yaskawa - Solectria Solar PVI 50KW Inveters
DC Nameplate Rating: 1,612.8 kW
AC Nameplate Rating: 1,400.0 kW
AC/DC Ratio: 1.15

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TITLE
Toyoda Americas Corporation
316 W University Dr, Arlington Heights, IL 60004

SIZE		DWG NO	REV
D		Toyoda Americas Corporation Layout	B

SCALE 1 / 450 SHEET 1 OF 2

W Campus Dr.

17'-10"

27'-10"

Back of Curb

680'-0"

DC Trench from North Trackers to Inverters

AC Trench to Subpanels

Horizontal Bore AC Wire to Transformer

Building Transformer

Back of Curb

27'-10 1/16"

17'-10 1/16"

N

W University Dr.

Major Electrical Layout

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TITLE
Toyoda Americas Corporation
316 W University Dr, Arlington Heights, IL 60004

SIZE		DWG NO	REV
D		Toyoda Americas Corporation Layout	B

SCALE 1 / 500 SHEET 2 OF 2