



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
June 10, 2024
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 1114 N. Race Ave. 5/13/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 1015 E. Viator Ct - ZBA#24-014
- B. 302 S. Patton Ave. - ZBA#24-015
- C. 911 N. Chestnut Ave. - ZBA#24-016

VII. OTHER BUSINESS

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



**Zoning Board of Appeals
6/10/2024**

Item: 1114 N Race Ave - 5/13/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
1114 N Race Ave - 5/13/24 Findings	Minutes
1114 N Race Ave - 5/13/24 Minutes	Minutes

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

MAY 13, 2024

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 1114 N. Race Ave. Residence

Applicant: Francesca Valenzano

Zoning Relief Requested:

- A 3.3-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback along the south property line of 4.8 feet instead of the required 8.1 feet and an additional 1.0 feet for the eave.
- A 2.6-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback along the north property line of 5.5 feet instead of the required 8.1 feet and an additional 1.0 feet for the eave.
- A 250 square-foot variation from Chapter 28, Section 5.1-3.5 (Maximum Building Lot Coverage) to allow building lot coverage of 3,415 square-feet where 3,166 is the maximum allowed by code.

Date of Publication: 3/23/24

Manner of Publication: Daily Herald

Zoning Board of Appeals ("ZBA") Members Present:

Lanaghan, Selbka, Portera, Drake, Jaffe, Siavelis

Having heard and considered the testimony and evidence at the public hearing of April 8, 2024 and May 13, 2024, the ZBA makes the following **findings of fact**:

The petitioner is proposing a complete renovation and addition to an existing single-story residence with no garage to create a new expanded single-story house with an attached two-car garage. The property has a total land area of 9,043 square feet and the proposed residence with the addition will be approximately 3,198 square feet. At the April 8 hearing there was discussion regarding the variance for the driveway width. The petitioner reduced the width of the driveway in order to comply with code, thereby eliminating the variance. On April 8, 2024 the Zoning Board made a motion to continue the petition to the May 13, 2024 hearing. At the May 13, 2024 hearing the petitioner withdrew the driveway variance request and presented a revised site plan with the code compliant drive.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

- X 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
- X 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
- X The proposed variation is in harmony with the spirit and intent of this Chapter; and
- X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- A 3.3-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback along the south property line of 4.8 feet instead of the required 8.1 feet and an additional 1.0 feet for the eave.
- A 2.6-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback along the north property line of 5.5 feet instead of the required 8.1 feet and an additional 1.0 feet for the eave.
- A 250 square-foot variation from Chapter 28, Section 5.1-3.5 (Maximum Building Lot Coverage) to allow building lot coverage of 3,415 square-feet where 3,166 is the maximum allowed by code.

Reason for Determination:

The Zoning Board discussed that the encroachment variances are for the existing non-conforming structure. The petitioner is raising the roof of the existing non-conforming footprint; however, the expansion of the footprint in the rear of the home is code compliant. The Zoning Board acknowledged that the patio area is allowed whether or not it is covered since the petitioner complies with the allowable impervious surface coverage.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

6 ayes 0 nays 1 absent 0 abstain

Date: May 13, 2024

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed from and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD

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

OF APPEALS

RE: 1114 NORTH RACE AVENUE - ZBA #24-009 (Continued from 4/8/24)

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 13th day of May, 2024 at the hour of
7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
THOMAS DRAKE
JEFFREY LANAGHAN
BENJAMIN JAFFE
JOSEPH SELBKA
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: All right, I'll call the meeting to order.
Welcome, everyone.

Tonight is Monday, May 13th, 2024. This is the monthly meeting for the Zoning Board, actually the May meeting for the Zoning Board of Appeals for the Village of Arlington Heights.

Let's do a roll call.

Derek?

MR. MACH: Mr. Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Here.

MR. MACH: Mr. Lanaghan.

MR. LANAGHAN: Here.

MR. MACH: Mr. O'Connor.

(No response.)

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Portera.

MR. PORTERA: Here.

CHAIRPERSON SIAVELIS: Okay, thank you very much, Derek.

There it is, Pledge of Allegiance to the Flag.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: All right, next item of business is the approval of minutes from the April meeting. There were six petitions heard, six matters heard that night, and of course one of them is continued over to tonight's meeting.

But have the folks who were in attendance at that meeting, have they had an opportunity to review the draft meeting minutes, and are there any revisions, edits or adders to those minutes?

(No response.)

CHAIRPERSON SIAVELIS: Now, hearing none --

MR. LANAGHAN: I move to accept the meeting minutes as presented.

CHAIRPERSON SIAVELIS: Thank you very much.

Do we have a second to that?

MR. SELBKA: Second.

CHAIRPERSON SIAVELIS: Okay, all those in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, motion carries.

Let's do, I apologize, I had this picture on my phone -- so we'll do a little bit of hearing procedures. You folks might have heard this, you may recall from last month's meeting, but that doesn't mean you don't have to do it.

So, there's a quorum provision or a quorum term, if less than six members are present, you have an option to continue the meeting. It takes four affirmative

votes to approve a variance regardless of the number of Board members in attendance. If you are denied, a petitioner cannot reapply or reappear for an entire year, so there is a preclusive effect, but we don't have that situation here because we have six, okay, so that's going to take it off the table.

Procedurally as well, the variation hardships and the elements, these are the same four elements that you folks probably saw on the paperwork and you heard at the outset of last month's meeting. But nonetheless, they are as follows, and these are the elements, by the way, that are necessary to establish in order for the Board to be able to grant a variation or grant a petition:

1. That the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property;
2. That the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of Chapter 28 of the Village Code; and
4. That the variation requested is the minimum variation necessary to allow reasonable use of the property.

A variation shall be permitted only if the evidence, in the judgment of this Board of Appeals, sustains each of the four elements or conditions that I just read to you. Keep in mind, it is your burden to establish each of these four elements, it is not ours. We are not responsible for pulling that testimony out of you. That's your burden to bear and sustain.

Next up procedurally, I introduce, as the Chairman, I introduce the agenda item and provide any introductory remarks as necessary. Then Staff provides a presentation, Derek, it's essentially a brief overview of the project and variance requested. Then it's the applicant's turn to present its case in favor of the zoning relief by way of document and testimony. Of course, applicants and any witnesses testifying must be sworn in under oath and must state and spell their respective names for the public record.

I know you were under oath in the last meeting. We're going to re-swear you in just so the oath is clean and clear, okay, going forward.

Of course, there is a public comment section of each proceeding and for each variation sought. Members of the public may speak on the application. Speakers must be sworn in under oath and state and spell their name clearly. If we get to that spot, we'll go further into the procedure that are a part of this.

At this point in time, we only have an old business matter, a carryover, that is ZBA Petition No. 24-009. Again, it was continued from the April 8th meeting. It is 1114 North Race Avenue.

Derek, Staff overview, please.

MR. MACH: Thank you.

The Petitioner is proposing a complete renovation and addition to the existing single-story residence with no garage in order to create a new expanded single-story house with an attached two-car garage. At the April 8th hearing, there was discussion regarding the variance for the driveway width. Since the last meeting, the Petitioner reduced the width of the driveway in order to comply with code, thereby eliminating the variance.

The Petitioner is requesting:

- A 3.3-foot variation from Chapter 28, Section 5.1-3.3b to allow an addition with a side yard setback along the south property line of 4.8 feet instead of the required 8.1 feet, and an additional one foot for the eave;
- A 2.6-foot variation from Chapter 28, Section 5.1-3.3b to allow an addition with a side yard setback along the north property line of 5.5 feet instead of the required 8.1 feet, and an additional one foot for the eave; and
- A 250 square-foot variation from Chapter 28, Section 5.1-3.5 to allow a building lot coverage of 3,415 square feet where 3,166 square feet is the maximum allowed per code.

Thank you, Chairman.

CHAIRPERSON SIAVELIS: Okay, so Derek, down from four variances sought in the prior meeting to three at present?

MR. MACH: Correct.

CHAIRPERSON SIAVELIS: All right, who's speaking on behalf of this petition?

MR. VALENZANO: Hi, everyone. My name is Francesco Valenzano; I'll be speaking on behalf of 1114 North Race. I've already signed in.

CHAIRPERSON SIAVELIS: Okay, you already did sign in?

MR. VALENZANO: Yes.

CHAIRPERSON SIAVELIS: Right hand please, raise it.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, please proceed.

MR. VALENZANO: All right, so thank you, gentlemen, again for making the time. We've got a little bit of a smaller crowd this time, so maybe it will be a little bit better.

In regards to the two variances for the size of the property, those are the existing walls on the property, but since we are hoping to have nine-foot ceilings throughout the home, which is pretty common in most newer builds nowadays, we're going to have to touch those walls. Since we're just shy over the property line, over the setback minimum, we figured it might be the most efficient thing to request the variance rather than knock down the walls and rebuild them, you know, the three or four feet in. So, that would apply for both the north and the south wall.

Then, in regards to the driveway, a lot of our neighbors' concerns were that the driveway was a little bit in excess. So, we heard their concerns. We brought it down to the 22 which still, you know, fits very nicely with the scale of the home and I think we should be able to make it work, no problem.

The other big concern brought up by, you know, neighbors was the potential harm that the additional floor coverage might cause by way of flooding, but we did want to, you know, underline that we are under the impervious square footage ratio, so we are okay on that aspect.

As well as the patio, it would still in essence be a patio even if it weren't covered, so in terms of flooding, you know, covering it or uncovering it wouldn't make too much of a difference since the concrete foundation is still there, it would still be an impervious surface. So, really we just want to be able to, one, make the best use of our backyard, as well as, you know, in the summer when we have some days like this where it's raining, just to still be able to sit outside and enjoy the days that aren't below zero. Then, in terms of roofing as well, it makes it a little bit easier on us because with the

covered patio we're able to plan the roof just as a simple square rather than kind of going around with the nuances of those cutouts, and just to create essentially more of an open space, more of just to keep it simple in terms of building plans. You know, working more so with squares rather than kind of the custom pieces.

So, in terms of any additional things, and you know, with the covered patio, I know the home to the north of us also has a covered patio. They're becoming more and more common these days.

In terms of the size of the home, even though it may look a little bit bigger on the 2-D perspective, the square footage of it is pretty small. With respect to the other homes that are there, I know to the north of us, it's about 4,500 square feet, and to the south of us, they're just over 4,000 I believe. So, the reason why it looks bigger obviously is because it's longer. We don't have the second floor, so we're trying to make the best out of the single-story. Really, the main motivation for that is I was born and raised in Arlington Heights, so I want to stay here forever, and I don't want it to be a house where it's either me or my mom is saying in 20 years, okay, let's sell it so that we don't have stairs to go up the second floor. I think that we just want to keep it one-story, keep it all cohesive, and it's just something that we think works really well for our family.

Also, it does still have the two-story-esque look of it, similar to other homes in the area. I think if you looked at it, you wouldn't know that it's a one-story and it's something we appreciate as well. We want to be different enough that it's our house but also keeping with the spirit of Arlington Heights and kind of what I've always grown up with.

So, I'm more than happy to answer any questions and address any concerns, but again, thank you all for your time.

CHAIRPERSON SIAVELIS: So, how old are you by the way?

MR. VALENZANO: I just turned 24 two weeks ago.

CHAIRPERSON SIAVELIS: Okay, so in 20 years if you're having issues with the stairs --

MR. VALENZANO: No, it's more so for our mom, she looks really young but, you know, it's --

CHAIRPERSON SIAVELIS: I get that. I'd be surprised if she's doing stairs in 20 years, but as an aside.

MR. VALENZANO: Yes.

CHAIRPERSON SIAVELIS: Jeff?

MR. LANAGHAN: Yes, I had a few questions here actually. So, first of all, thank you for hearing the concerns of the neighbors and reducing the driveway. That's appreciated.

So, if I heard correctly, are you actually taking down the north and south walls and then putting them back up?

MR. VALENZANO: No. So, it would be --

MR. LANAGHAN: You're not?

MR. VALENZANO: No, it would be for sister framing. So, for one, we would have to, and I know it's more of a technical, but I know we have to sister frame it in order to make sure the insulation is within code, because I think the wall is too thin right now, whatever is supporting it. As well as since we're changing essentially the whole roof --

MR. LANAGHAN: So, you're leaving the exterior of the wall basically.

MR. VALENZANO: Exactly, yes.

MR. LANAGHAN: And putting it on the inside.

MR. VALENZANO: Exactly, yes, so that we continue insulation, the roofing can get the support that it needs because it's going to need much more weight than what it can support right now.

MR. LANAGHAN: Sure. So, those two walls are basically existing conditions that you just need to come in for a variance because they no longer meet the zoning of it.

MR. VALENZANO: Exactly, exactly.

MR. LANAGHAN: So, that was number one, again. Number two, you're showing a proposed paved patio in the back. Is that the covered patio that you're talking about?

MR. VALENZANO: That's the covered one, yes.

MR. LANAGHAN: Okay, so that, I was a little confused by where the covered patio was, if it was inside the space or outside. So, it's outside. Then I'm assuming part of that additional 250 feet might be the paved stoop in the rear as well?

MR. VALENZANO: Exactly, yes.

MR. LANAGHAN: Got it, okay. Those are my clarifications.

MR. VALENZANO: Thank you.

MR. JAFFE: So, I was not present in the last meeting but in reading the minutes, it sounded like there were some additional discussions you were going to have with your neighbors between the last meeting and this meeting?

MR. VALENZANO: Yes.

MR. JAFFE: Can you just maybe summarize what happened?

MR. VALENZANO: Yes, of course. So, two of our neighbors, the Johnstones and the Dortys, they were two of them that were present at the meeting as well as the Ries family. We were able to congregate after the meeting and kind of discuss. It seemed a majority of the concerns were about flooding which, I have to be honest, I'm in agreeance with. If there's a flooding issue for them, there's going to be a flooding issue for me. So, I want to do everything I can to make sure that I'm not creating a problem for them, nor for me. I also understand if they have concerns about their backyards and their homes, so I definitely resonated with them on that.

One of the other concerns was the driveway as well. Some people did think it was in excess, so I understand that. That was one of the fixes that, to be quite honest, if it makes people happy for us to reduce it, then it's fine. It's not something I'm really going to fight tooth and nail for.

The other concern wasn't necessarily related to the variances. It was more so related to just the home itself. There was a bit of apprehension because it's not a two-story home, and two-story homes are the majority of homes in Arlington Heights, but I think we did a really good job, of course I'm biased, but I think we did a good job at not making it stick out in terms of what's in the area. I mean, there are homes that look quite similar to this that are two-story homes. So, you know, upon having that conversation, it was more so a discussion of taste rather than what we can do with the home itself.

But the biggest concerns were flooding of course, and then the driveway which, understandably, the driveway came down, and for flooding, we're underneath the ratio as well for impervious surfaces.

MR. JAFFE: Okay, thank you.

MR. VALENZANO: Thank you.

CHAIRPERSON SIAVELIS: Any other questions?

Tom, do you have any questions? Tom, do you have?

COMMISSIONER DRAKE: No.

CHAIRPERSON SIAVELIS: Okay, I think you answered all of my questions when I read the minutes. I'm like two of the other Board members, I wasn't here last meeting. I think you hit everything that I wanted to know in reading the prior minutes and in response to these questions. So, I don't have anything.

At this point in time, you can take a seat.

MR. VALENZANO: Thank you.

CHAIRPERSON SIAVELIS: And we'll see if there's any commentary from the public either in support or opposition to this, these three variances sought.

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, we can move to Board deliberation, that phase.

Jeff, do you want to start?

MR. LANAGHAN: Yes, I'm good, I can start, absolutely. So, I mean, the fact that this is kind of a pie-shaped lot in my mind, and the existing house is already there with the setback issues, those two to me kind of go away.

So, really the only one that I have a question with to even talk about would be the paved patio, the covered paved patio I suppose is how we should phrase that, and I don't disagree with him, I think. You know, their overall coverage is fine. People do like, myself included, like a covered patio, so I understand why that would be desirable and something they'd look for.

The fact that they're a ranch, I don't necessarily want them to be penalized for having a ranch as opposed to a two-story which would allow that extra square footage.

CHAIRPERSON SIAVELIS: I agree.

MR. LANAGHAN: So, I'm in favor of this one.

CHAIRPERSON SIAVELIS: Yes, we're not here to mandate the addition of a second story.

MR. LANAGHAN: Exactly.

CHAIRPERSON SIAVELIS: That cost would be a burden, so yes, I agree with that, and I think you hit the nail on the head a couple of times there. I think it's also worth mentioning that the side yard set-offs, the addition doesn't intrude on that.

MR. LANAGHAN: Correct. They took care to make sure the addition stayed within code.

CHAIRPERSON SIAVELIS: And it is a reverse pie.

MR. LANAGHAN: Yes, so it's even weirder, yes.

CHAIRPERSON SIAVELIS: It's a reverse pie; it would be easier to do if it was narrower at the front of the lot.

MR. LANAGHAN: Yes.

CHAIRPERSON SIAVELIS: It's vice versa, right, it's broader at the front of the lot and narrower at the back. So, I assume that you're in support of it?

MR. LANAGHAN: I am a 100 percent in support, yes, sir.

CHAIRPERSON SIAVELIS: Okay, any other comments either in support for or

opposition?

(No response.)

CHAIRPERSON SIAVELIS: Do we have a motion to approve all three variances sought?

MR. LANAGHAN: Yes, I'll check that. I move to approve the variances as presented.

MR. SELBKA: Second.

CHAIRPERSON SIAVELIS: Derek, roll.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

MR. LANAGHAN: Yes.

MR. MACH: Mr. Portera.

MR. PORTERA: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, all three variances granted.

MR. VALENZANO: Thank you very much.

MR. LANAGHAN: Good luck with the project.

MR. VALENZANO: Thank you.

CHAIRPERSON SIAVELIS: Okay, we move on to the public comment phase.

Anybody back there, lurking back there that we don't see for public commentary?

(No response.)

CHAIRPERSON SIAVELIS: Apparently not.

Do we have a motion to close? Actually, we haven't -- I'm sorry, do we have a motion to adjourn?

MR. LANAGHAN: So moved.

MR. JAFFE: Seconded.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, we are adjourned.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:28 p.m.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF KANE)

I, RON LeGRAND, SR., depose and say that
 I am a digital court reporter doing business in the State of
 Illinois; that I reported verbatim the foregoing proceedings and
 that the foregoing is a true and correct transcript to the best of
 my knowledge and ability.

 RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
 BEFORE ME THIS _____ DAY OF
 _____, A.D. 2024.

 NOTARY PUBLIC



**Zoning Board of Appeals
6/10/2024**

Item: 1015 E. Viator Ct - ZBA#24-014

Department: Planning & Community Development Department

REQUEST

A variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 6 foot solid fence to be constructed along the property line (E. Clarendon St.) with no streetside landscaping where a 5-foot setback is required.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 10, 2024
Date Prepared: June 5, 2024
Project Title: Jensen Residence
Address: 1015 E. Viator Ct.

Background Information

Petition Number: ZBA #24-014
Petitioner: Caroline Jensen
Address: 1015 E. Viator Ct.
Arlington Heights IL 60004

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

Requested Action/Background Information

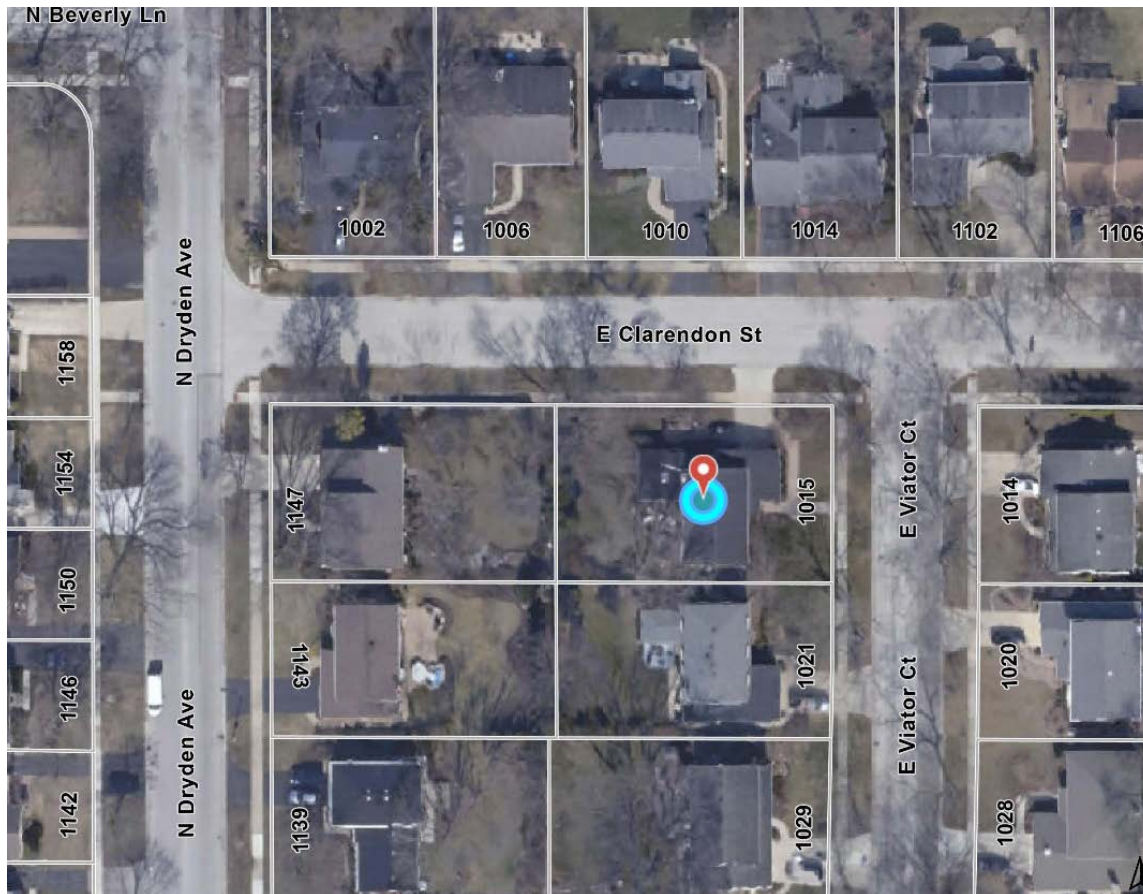
The subject property is zoned R-3, One Family Dwelling District and the property has a total land area of 10,280 square-feet. The petitioner is proposing a new 6-foot tall privacy fence along the north property line, which is adjacent to the E. Clarendon Street right-of-way. The proposed privacy fence is located along the perimeter of the lot (property line); however, per code, fencing within the corner side yard of a corner lot that is taller than 36-inches is required to be at least 5-feet from the perimeter of the lot. Therefore, the petitioner requests the following variation:

- **A variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 6 foot solid fence to be constructed along the property line (E. Clarendon St.) with no streetside landscaping where a 5-foot setback is required.**

Variation Review Standards

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

Map of General Vicinity



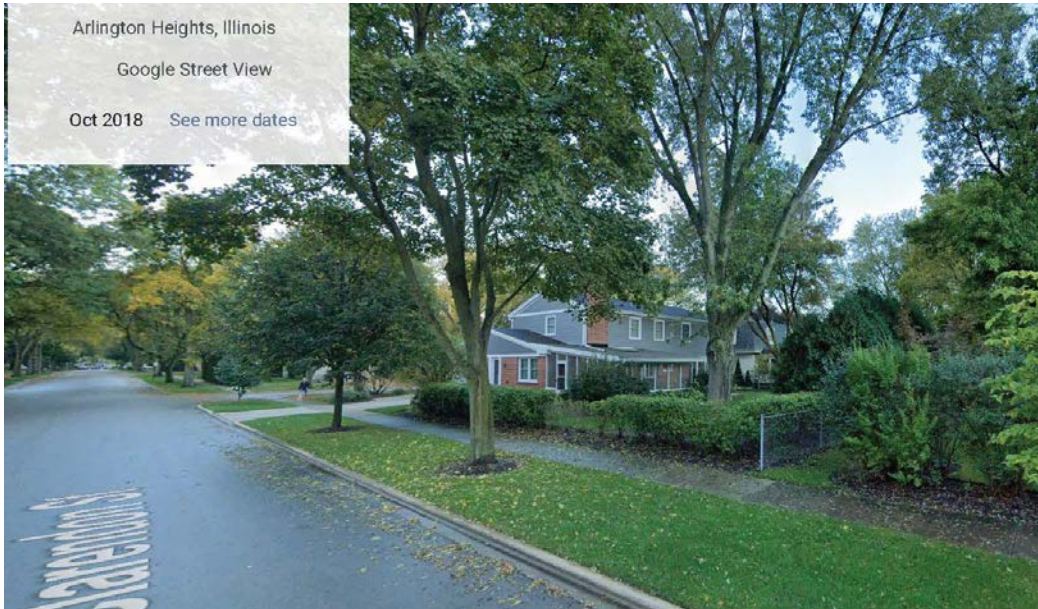
Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	5/22/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/22/24	
3. Letter that was Mailed	✓	5/22/24	
4. Photographs of Sign on Property	✓	5/22/24	

Photographs of Existing Structure



Arlington Heights, Illinois
Google Street View
Oct 2018 [See more dates](#)



Village of Arlington Heights



To: Cory and Caroline Jensen
From: Derek Mach
Department: Department of Planning and Community Development
File Number: ZBA 24-014
Project: 1015 E Viator Ct.
Date: June 5, 2024

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. I do not see a hardship to justify not installing the fence per code with a 5 foot setback behind the existing landscaping. A tall solid fence along the sidewalk will have an obtrusive appearance, and it seems unnecessary in this case.

Building and Life Safety

1. We have no objection to the request.

Engineering

1. Engineering has NO OBJECTION to a variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 6 foot solid fence to be constructed along the property line (E. Clarendon St.) with no streetside landscaping where a 5-foot setback is required.

PETITION

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

PETITION

NOW COMES the Petitioner Cory and Caroline Jensen

being the owner of the property commonly know as: 1015 E. Viator Court, Arlington Hts., IL 60004

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: Install fences with the heights and locations as
described in the project description submitted with this petition.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The proposed variation is in conformity with our neighbors adjacent to the west, who obtained the same variance for a 6-ft fence (so our proposed fence will align with theirs and would also link up with the existing fence on the western side of our property).

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): We are requesting a variance as the proposed fence will ensure the safety of our small children who play on our property, and also ensure we would not have to remove a large and old tree on the northwest corner of our property. The variance is also consistent with our neighbors lot and fence position.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): Our proposed plans (i) will be of uniform height and position as our neighbors; (ii) will not compromise public safety, as the fence will not affect visibility of the streets for motorists; and (iii) allow us reasonable use and enjoyment of our lot.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): We have small active children who could easily climb a 3ft fence. A 6ft fence will ensure the safety of our children without causing us to lose substantial space as a result of a set-back (a set-back would also look strange in relation to our neighbors, who have already obtained this same variance).

Signed: _____

Petitioner

Date: 4/27/24

Walter H. Bauer
REG. ILL. LAND SURVEYOR
NO. 1910

SURVEY PLAT

TELEPHONE NO.
(847) 956-1224

BAUER SURVEYING

2045 S. ARLINGTON HEIGHTS RD.

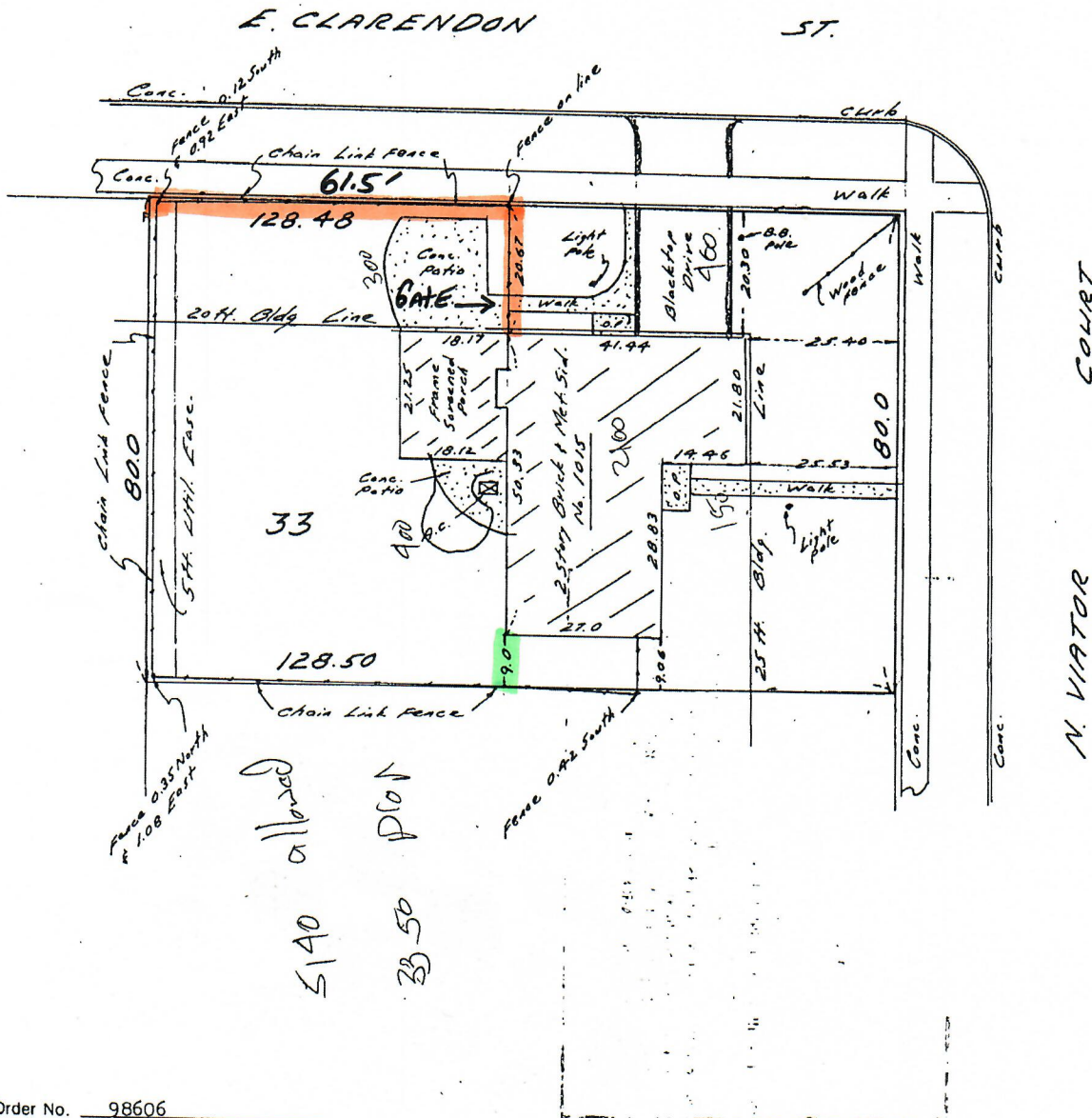
SUITE 108-A

ARLINGTON HEIGHTS, IL 60005

Lot 33 in Orchard Manor, being a Subdivision in the Southeast quarter of Section 20, Township 42 North, Range 11, East of the Third Principal Meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on January 7, 1966 as Document Number 2250480.

= 6' high white vinyl

= 4' chainlink



Order No. 98606

Date June 17, 1998

Ordered By Mary C. Schlott, atty.

Scale 1 inch = 20 feet.
Distances are shown in feet and decimal parts thereof.
Compare all points before building and at once report any difference.
Easements and building lines shown per recorded Subdivision Plats.
Refer to Deed, Title Policy and local Zoning requirements for additional

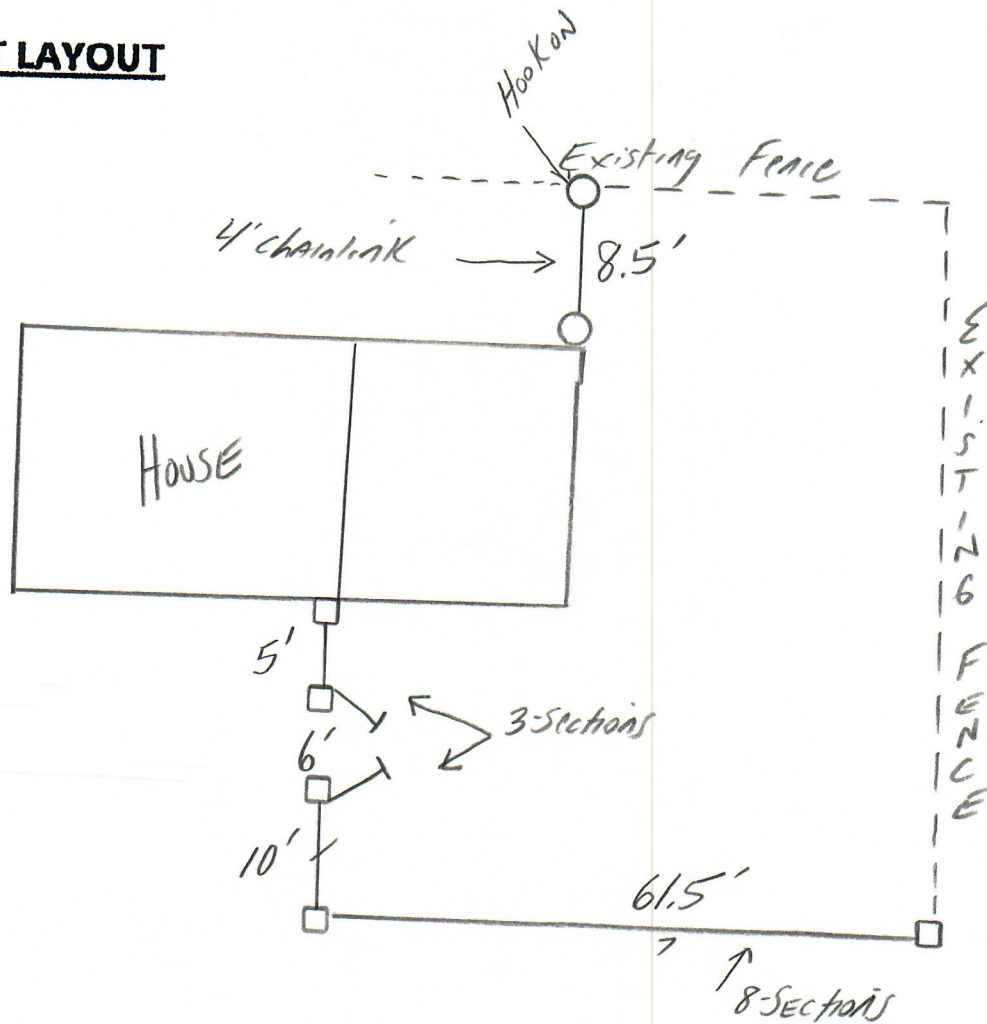
State of Illinois
County of Cook } ss.

I, Walter H. Bauer a Reg.
Ill. Land Surveyor do hereby certify that a survey of
the above described property has been made under
my supervision and that the plat hereon drawn is a
correct representation of said survey corrected to a
temperature of 62° Fahrenheit.

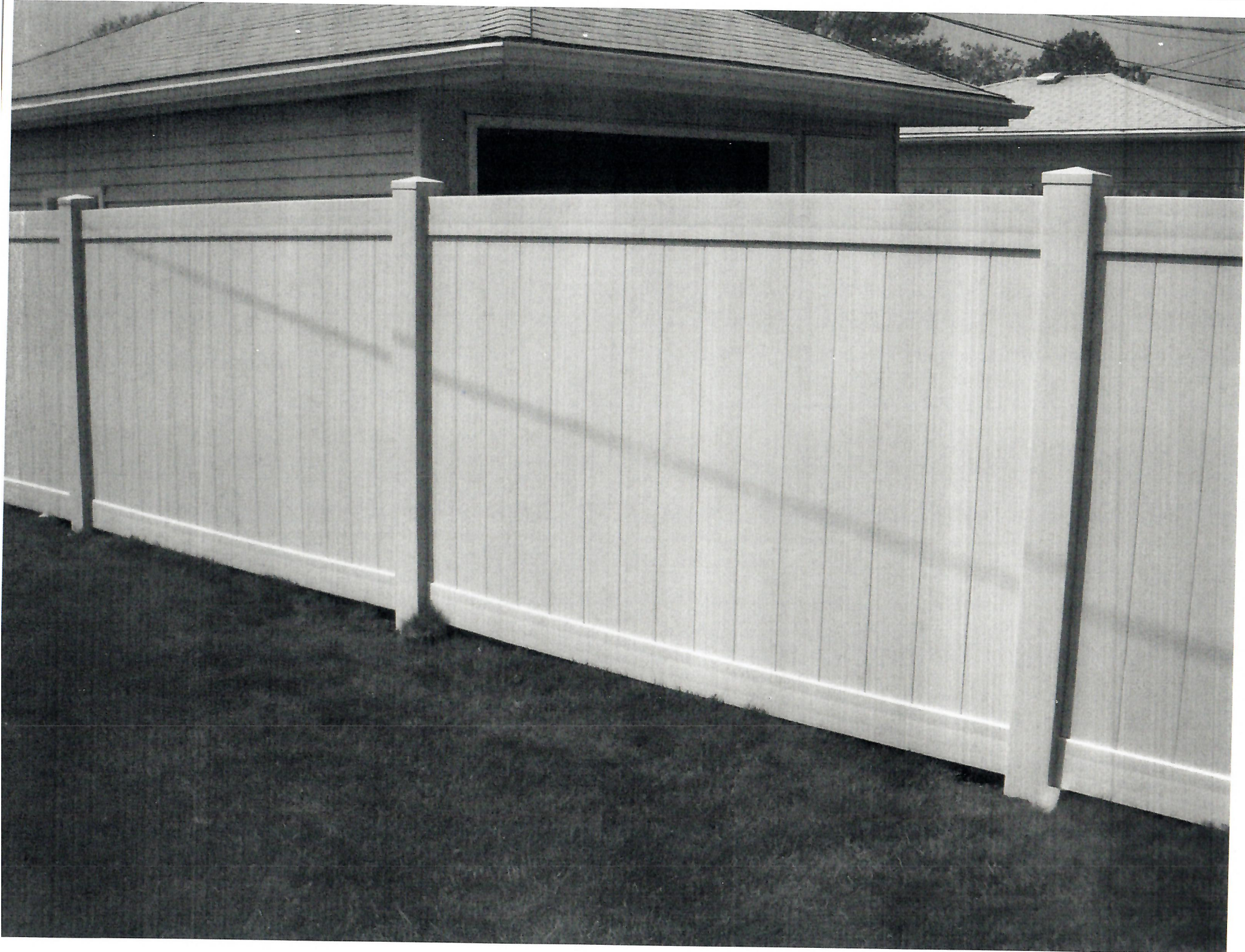
June 17, 1998

Walter H. Bauer
REG. ILL. LAND SURVEYOR

PROJECT LAYOUT



Concrete Breaks	Core Drills
Ø	Ø
Asphalt Breaks	Haul Dirt
Ø	YES
Gate In	Gate Out
2	Ø
Scallops	Arch
NO	NO
Take Down	Haul Away
NONE	NONE
Concrete	Rails In & Out
36"	N/A
Follow Grade	Footings Pulls
YES	Ø
Level Top	Trim Bushes
—	MINOR



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, June 10, 2024, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

• A variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 6 foot solid fence to be constructed along the property line (E. Clarendon St.) with no streetside landscaping where a 5-foot setback is required.

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning@vah.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 33 in Orchard Manor, being a subdivision in the southeast quarter of Section 20, Township 42 North, Range 11, east of the third principal meridian, according to Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on January 7, 1966 as Document Number 2250480.

Commonly Known as: 1015 E. Viator Court, Arlington Heights IL 60004

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5793 (Voice), (847) 368-5980 (Fax) or emercado@vah.com.

Peter Siavellis, Chairman

Zoning Board of Appeals

Published in Daily Herald May 25, 2024 (4616217)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/25/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Danula Baltz

Designee of the Publisher of the Daily Herald

Control # 4616217





Zoning Board of Appeals 6/10/2024

Item: 302 S. Patton Ave. - ZBA#24-015

Department: Planning & Community Development Department

REQUEST

1. A 3.6-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 3.0 feet instead of the required 6.6 feet and an additional 1.3 feet for the eave.
2. A 5.5-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 19.5 feet instead of the required 25.0 feet and an additional 2.0 feet for the eave.
3. A 466 square-foot variation from Chapter 28, Section 5.1-3.5 (Maximum Building Lot Coverage) to allow building lot coverage of 3,008 square-feet where 3,474 is the maximum allowed by code.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 10, 2024
Date Prepared: June 5, 2024
Project Title: Kritikos Residence
Address: 302 S. Patton Ave.

Background Information

Petition Number: ZBA #24-015
Petitioner: Robert Flubacker – Robert Flubacker Architects
Address: 1895 Rohlwing Rd, Suite B
Rolling Meadows, IL 60008

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

Requested Action/Background Information

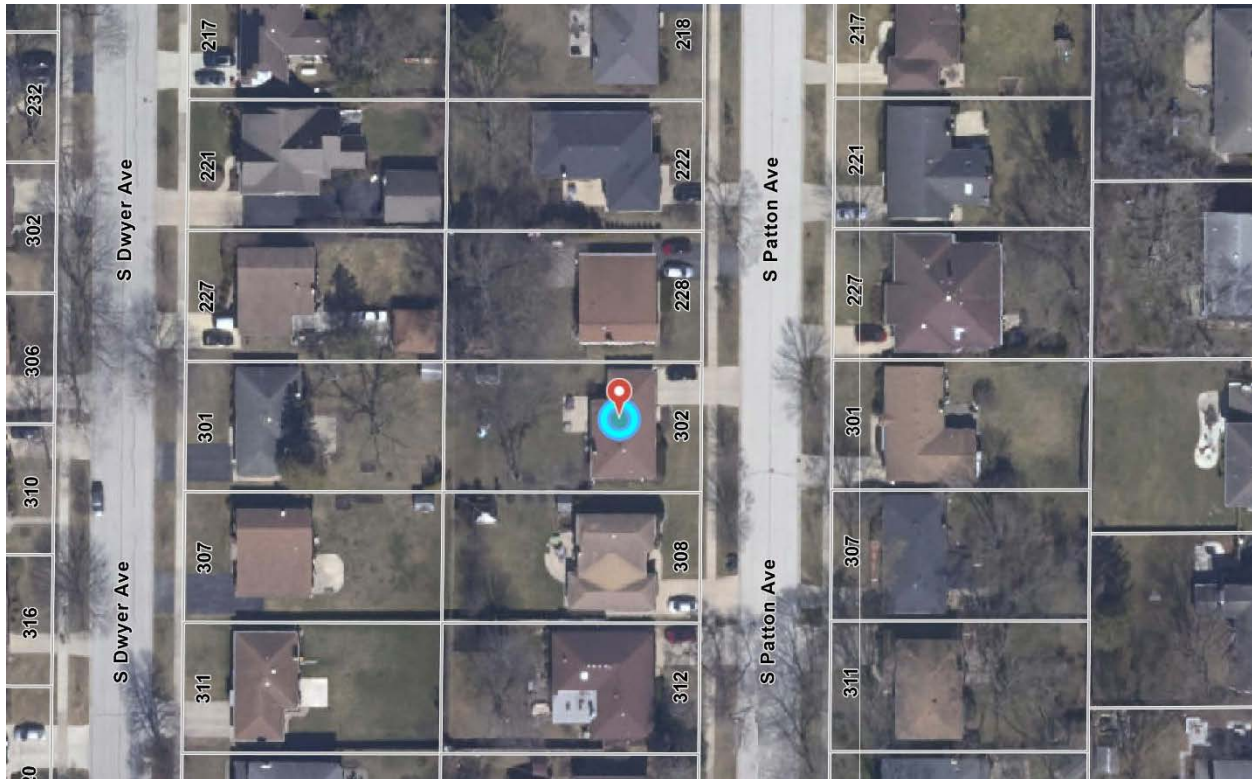
On January 8, 2024, the petitioner received approval for an addition that is encroaching into the required side yard setback and the front yard setback. The petitioner has revised the plans and is returning to the Zoning Board. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,593 square feet and the proposed residence with the addition will be approximately 2,635 square feet. The petitioner is proposing to construct a one-story addition to the existing single-story home. The proposed addition, includes an expansion to the attached garage, which is encroaching 3.6 feet into the required side yard setback and a front porch that is encroaching into the required front yard setback. The petitioner is also requesting a variance for building lot coverage. Therefore, the petitioner is requesting the following variations:

- **A 3.6-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 3.0 feet instead of the required 6.6 feet and an additional 1.3 feet for the eave.**
- **A 5.5-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 19.5 feet instead of the required 25.0 feet and an additional 2.0 feet for the eave.**
- **A 466 square-foot variation from Chapter 28, Section 5.1-3.5 (Maximum Building Lot Coverage) to allow building lot coverage of 3,008 square-feet where 3,474 is the maximum allowed by code.**

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	5/23/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/23/24	
3. Letter that was Mailed	✓	5/23/24	
4. Photographs of Sign on Property	✓	5/23/24	

Photographs of Existing Structure

Arlington Heights, Illinois

Google Street View

Sep 2018

[See more dates](#)



Village of Arlington Heights



To: Robert Flubacker, Petitioner
From: Derek Mach
Department: Department of Planning and Community Development
File Number: ZBA 24-015
Project: 302 S Patton Ave.
Date: June 5, 2024

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. The proposed addition and front porch appear to be nicely designed. However, a complete Design Commission application is required to be submitted for review.

Building and Life Safety

1. We have the following comments on the garage encroachment: 1. The north wall of the garage, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour with exposure from both the inside and outside of the garage. 2. Projection is not allowed within 2 feet of the property line. The eave projection on of the garage roof shall be limited to 12 inches on the northside. 3. The west wall soffit of the new garage, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour, or fire-retardant treated wood, or fire blocking from the wall top plate to the underside of the roof sheathing. 4. The north wall of the garage located minimum 3 feet from the side lot line are permitted to have 25% maximum wall opening. We have no comments on #1 and #3 zoning relief requests.

Engineering

1. Engineering has NO OBJECTION to a 3.6-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 3.0 feet instead of the required 6.6 feet and an additional 1.3 feet for the eave. The proposed plans submitted as part of ZBA indicate that the existing north side yard sidewalk is not going to be replaced. Engineering recommends that, if the variance is approved, that the north side sidewalk should not be allowed in the future. This will enough room to maintain the side yard drainage swale that currently exists. • Engineering has NO OBJECTION to a 5.5-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 19.5 feet instead of the required 25.0 feet and an additional 2.0 feet for the eave. • Engineering has NO OBJECTION to a 466 square-foot variation from Chapter 28,

ZBA REVIEW
PLANNING DEPARTMENT

Section 5.1-3.5 (Maximum Building Lot Coverage) to allow building lot coverage of 3,008 square-feet where 3,474 is the maximum allowed by code. Please note that an existing and proposed grading plan will be required as part of the permit process.

PETITION

NOW COMES the Petitioner, **Robert Flubacker**, being the petitioner of the property commonly known as: **302 S. Patton Ave.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for variations from, **Sections 5.1-3.3(a)(b) Required Minimum Yards, 5.1-3.5(a) Maximum Building Lot Coverage** and **Table 6.6-5.1 Table of Permitted Obstructions**, Chapter 28, of the Arlington Heights Municipal Code, in order to:

1. Construct a front porch encroaching 5.5 feet into the required 25.0 foot front building line and the eave, overhang and gutters projecting 24 inches beyond the face of the porch columns, and also;
2. Construct a garage encroaching 3.6 feet into the required 6.6 foot side yard setback and the eave, overhang and gutter projecting 15 inches beyond the face of the foundation.
3. Exceed the maximum allowed Building Lot Coverage of 3,008 s.f. by 466 s.f. with a proposed Building Lot Coverage of 3,474 s.f..

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variations were granted:

The use of the existing house is not changing and the surrounding neighborhood has single-family homes of a widely varied mix of sizes and shapes. The propose addition enhances the existing architectural character of the home.

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

This house was constructed in the 1950's when the zoning ordinance allowed an attached garage to be constructed to within three feet of the side lot line. This exception was carried in the zoning ordinance until the early 2000's. The unique situation at this location would allow for expansion of the current one-car garage to an acceptable width of a two-car garage while still maintaining the aforementioned three foot side yard setback. There are other examples in the immediate area of a similar setback.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter:

With the exception of the variations requested, the project falls below the other zoning requirements. The project maintains the character of the neighborhood, while providing the desired expansion of the home the owner needs.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property:

The proposed garage is below Village width requirement for a two-car garage but is designed to maintain 3 feet clear to the lot line. The size of the front porch encroachment (larger than the 5' x 10' that is allowed) is to provide a proportionally appropriate front porch.

Signed: _____

Robert Flubacker, Petitioner

Date: _____

4.30.24

...OF...LOT 16 IN BLOCK 5 IN MINNECI'S ARLINGTON HEIGHTS RESUBDIVISION OF LOTS 2, 5, 6, 7, 10, 11, 12, 13 AND THE WEST HALF OF LOT 14, WEST HALF OF LOT 15, ALL OF LOTS 16, 17, 18, 19, 20, 21 AND 22 IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 12, 1955, AS DOCUMENT NUMBER 1613766.

COMMONLY KNOWN AS: 302 S. PATTON AVENUE, ARLINGTON HEIGHTS, ILLINOIS.



Information hereon is not sufficient nor guaranteed
for new construction, unless property corners noted.
Distances and angles may not be assumed by scaling.
Distances noted hereon are in feet and decimals.
Building Lines & Easements per title, if provided.
Compare all points on ground prior to construction.



 SCALE: 1" = 16'

WE, North Shore Survey, Ltd., do hereby certify that we have surveyed the property as described in the above caption in accordance with official records and/or previous surveys and that the plat hereon drawn is a correct representation of said survey.

that the plan hereon drawn is a correct representation of said survey.

William R. Olson

PROFESSIONAL ILLINOIS LAND SURVEYOR
LICENSE NO. 35-2232 Exp. 11-30-2016

INSTR.: ART
CAD: ART LEGAL: ARD

FILE NO.

42270-U

SITE PLAN

●	AT	EXP	EXPANSION	PLAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWOOD	PLYWOOD
59.	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A.C.	AIR CONDITIONING	F.F.I.N.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
A.D.	ADJUSTABLE	FIXT.	FIXTURE	P&L	PARALLEL STRAND LUMBER
A.F.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
A.T.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOM DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R.R.	ROOF RAFTERS
ARCH.	ARCHITECTURAL	F.S.	FLOOR SUMP	R&S	ROOF & SHEET
B/	BITS	F.FOOTING	FOOTING	REBAR	REINFORCING BAR
B.D.	BOARD	FURN.	FURNACE	REF.	REFRIGERATOR
B.I.	BUILT-IN	GA.	GAUGE	REG.	REGULAR
B.DG.	BUILDING	GALV.	GALVANIZED	REINF.	REINFORCE
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.M.	ROUGH OPENING
B.RG.	BEARING	GP.D.BD.	GYPSUM BOARD	R.O.	SOLID CORE
C.	CARPET	HGT.	HEIGHT	R.C.	ROUGH OPENING
CAB.	CABINET	H.M.	HOLLOW METAL	S.E.C.T.	SECTION
CAST.	CAST IRON	HORIZ.	HORIZONTAL	SH.	SINGLE-HUNG CLOSET ROD
C.A.	CONSTRUCTION JOINTS	H.T.	HEATING	SIM.	SIMILAR
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	S.P.	SUMP PIT
C.LS.	CEILING	H.W.	HOT WATER	SPEC.	SPECIFICATION
C.M.U.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INT.	INTERIOR	STD.	STANDARD
COL.	COLUMN	LINEN	LINEN	STL.	STEEL
CONC.	CONCRETE	LAM.	LAMINATE	STOR.	STORAGE
CONST.	CONSTRUCTION	LAV.	LAVATORY	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	L.V.	LONG LEG VERTICAL	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LVL	LAMINATED VENEER LUMBER	TOP	TOP
C.W.	COLD WATER	MAX.	MAXIMUM	T.&B.	TOP & BOTTOM
D.	DRYER	MECH.	MEDICINE CABINET	T.&G.	TONGUE & GROOVE
D.M.	DEMOLITION	MECH.	MECHANICAL	T.E.	TELEPHONE
D.H.	DOUBLE-HUNG CLOSET RODS	MED	MEDIUM	T.M.E.	TO MATCH EXIST.
DIA.	DIAMETER	MICRO.	MICROWAVE	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	MIN.	MINIMUM	T.V.	TELEVISION
DISP.	DISPOSAL	MISC.	MISCELLANEOUS	TYP.	TYPICAL
DIV.	DIVISION	M.O.	MASONRY OPENING	U.O.N.	UNLESS OTHERWISE NOTED
D.W.	DOWN	MTL.	METAL	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	NFBH	NOT-FREEZE HOSE BIBS	VERT.	VERTICAL
D.W.	DISHWASHER	NOT	NOT IN CONTRACT	V.T.R.	VENT THRU ROOF
EACH	EACH	NO.	NUMBER	W.	WITH
E.A.	EXTERIOR INSULATION AND FINISH SYSTEM	NOM.	NOMINAL	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	NOT	NOT TO CONTRAST	WOOD	WOOD
ELEV.	ELEVATION	O.A.	OVER ALL	WDW.	WINDOW
EXP.	EJECTOR PIT/SUMP	O.C.	ON CENTER	W.H.	WATER HEATER
EQU.	EQUAL	O.H.	OVERHANG	W.I.C.	WALK-IN CLOSET
EQUIP.	EQUIPMENT	OPP.	OPPOSITE	W/O	WITHOUT
EQUIV.	EQUIVALENT	O.V.	OVEN	W.T.	WEIGHT
E.W.	EACH WAY	PERF.	PERFORATED	W.W.F.	WELDED WIRE FABRIC
EXIST.	EXISTING	PL.	PLATE		

1
A-1

DETAIL NUMBER [TYP.]
SHEET NUMBER [TYP.]

ELEVATION KEY

1
A-1

BUILDING SECTION KEY

1
A-1

MAJOR WALL SECTION KEY

1
A-1

DETAIL KEY

ELEVATION MARK

ROOM NAME

A

NEW HEADER REFERENCE TAG

A

NEW WINDOW REFERENCE TAG

EXISTING PARTITION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

NEW FRAMED PARTITION

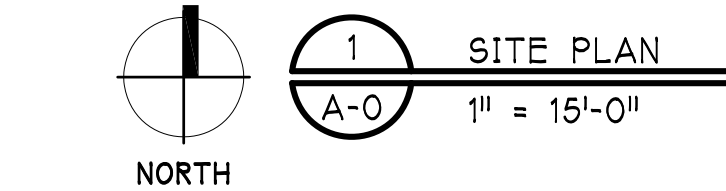
EXISTING DOOR TO REMAIN

4" TYP. DOOR
U.O.N. R.O.
NEW DOOR & REFERENCE TAG

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

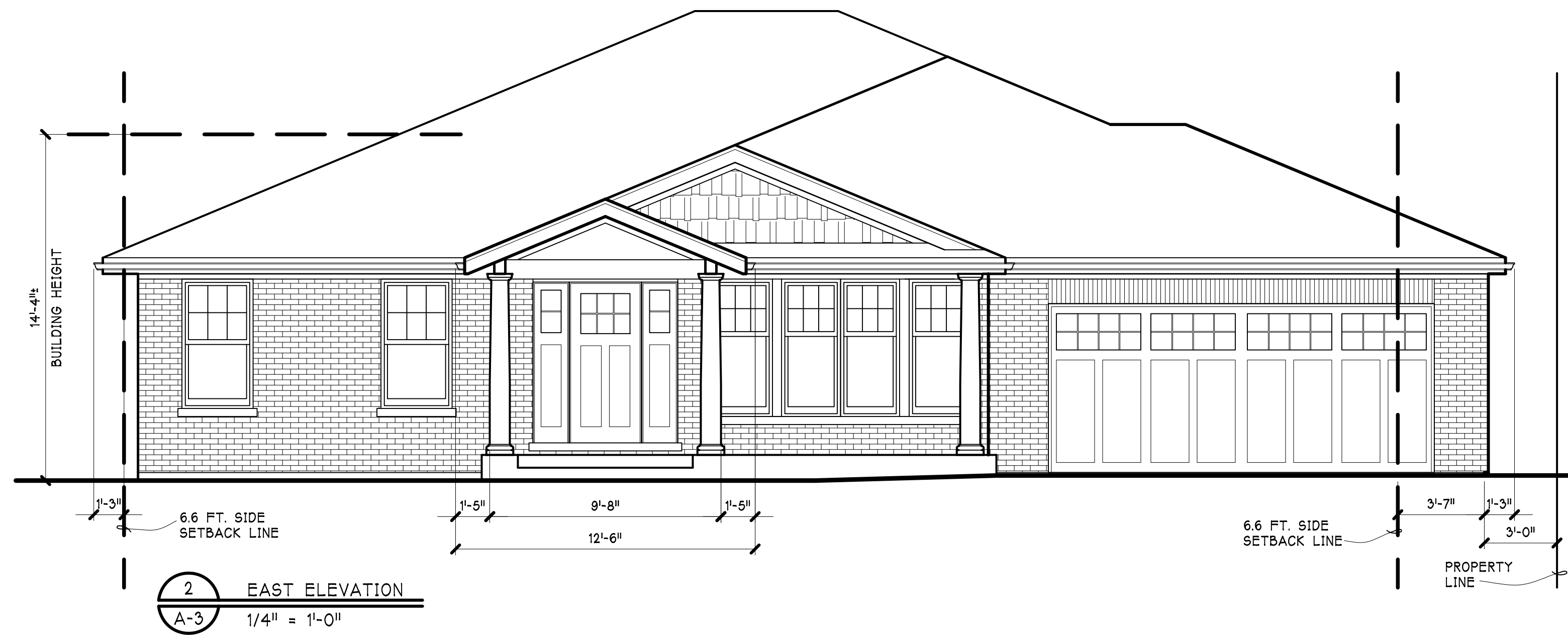
- 2018 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL SWIMMING POOL AND SPA CODE
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2014 ILLINOIS STATE PLUMBING CODE
- 2018 INTERNATIONAL ENERGY CONSERVATION CODE w/ STATE AMENDMENTS
- 2018 ILLINOIS ACCESSIBILITY CODE
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

A-0 TITLE SHEET / SITE PLAN
A-1 BASEMENT FLOOR PLAN
A-2 FIRST FLOOR PLAN
A-3 EXTERIOR ELEVATIONS
A-4 EXTERIOR ELEVATIONS

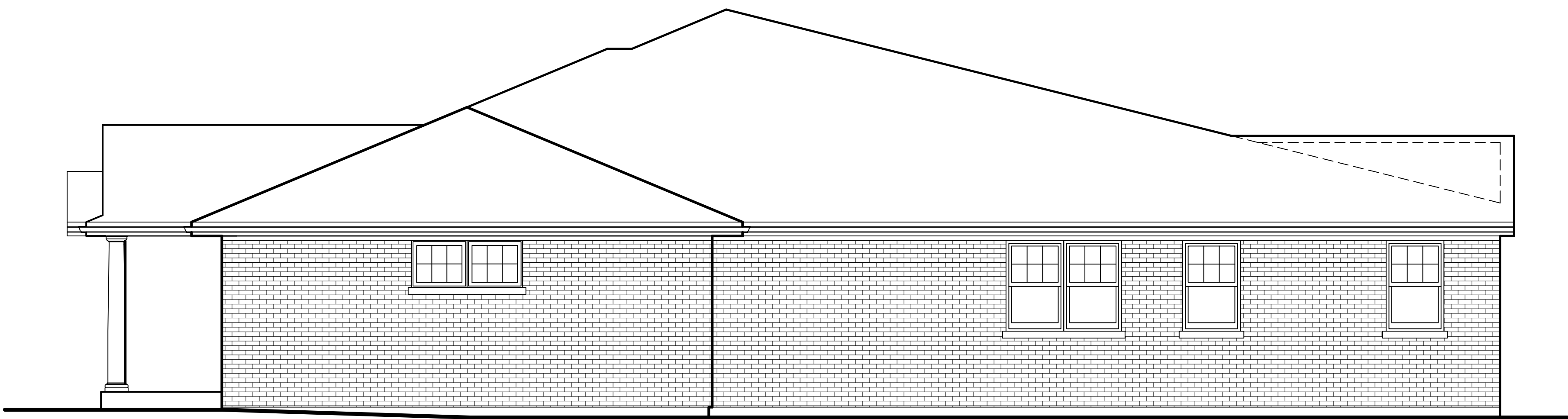


 EXIST. CONSTRUCTION TO REMAIN PROPERTY LINE
 NEW FIRST FLOOR CONSTRUCTION SETBACK LINE

ZONING		R-5	
LOT AREA		8,595 SQ.FT.	
BUILDING AREAS	EXISTING	ALLOWED	PROPOSED
FIRST FLOOR	1,058 SQ.FT.		2,578 SQ.FT.
ATTACHED GARAGE	312 SQ.FT.		457 SQ.FT.
ACCESSORY STRUCTURES	74 SQ.FT.		74 SQ.FT.
FRONT PORCH			149 SQ.FT.
FRONT WALK			81 SQ.FT.
REAR PATIO			216 SQ.FT.
EXIST. DRIVEWAY	470 SQ.FT.		470 SQ.FT.
FLOOR AREA RATIO (FAR)	1,058 SQ.FT.	3,867 SQ.FT.	2,635 SQ.FT.
BUILDING LOT COVERAGE	1,444 SQ.FT.	3,008 SQ.FT.	3,474 SQ.FT.
IMPERVIOUS SURFACE COVER.	2,396 SQ.FT.	4,297 SQ.FT.	4,025 SQ.FT.
BUILDING HEIGHT	12.5 FT.	25 FT.	14.5 FT.



Date	Description
4/30/24	ZBA



3 NORTH ELEVATION
A-3 1/4" = 1'-0"



1 SOUTH ELEVATION
A-3 1/4" = 1'-0"

ALTERATIONS AND ADDITION FOR
THE KRITIKOS RESIDENCE
302 S. PATTON AVE.
ARLINGTON HEIGHTS, ILLINOIS

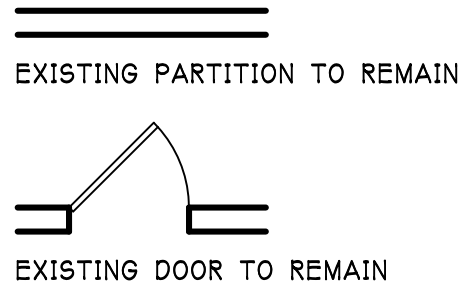
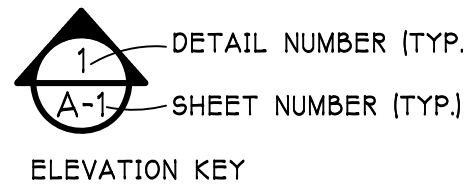
Date	Description
4/30/24	ZBA

ALTERATIONS AND ADDITIONS FOR

THE KRITIKOS RESIDENCE

302 S. PATTON AVE.
ARLINGTON HEIGHTS, ILLINOIS

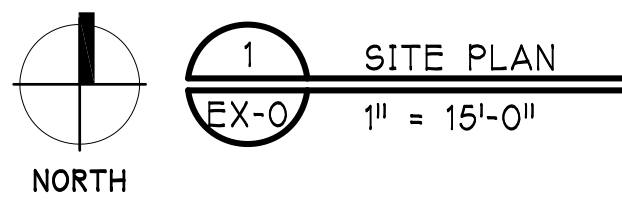
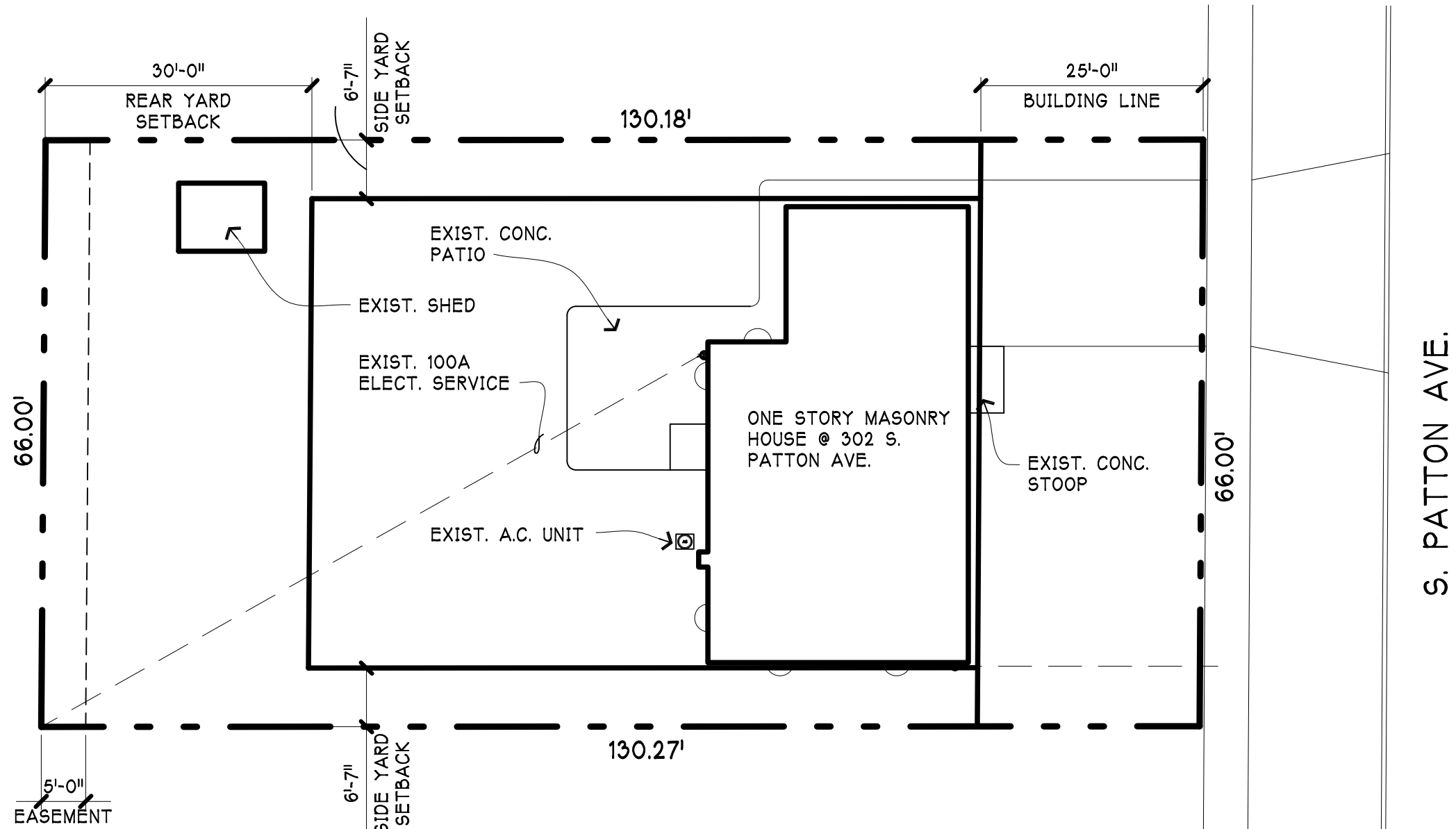
SYMBOLS



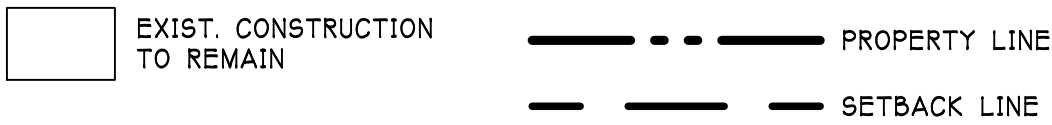
LIST OF DRAWINGS

EX-0 TITLE SHEET / SITE PLAN
EX-1 EXISTING BASEMENT PLAN
EX-2 EXISTING FIRST FLOOR PLAN
EX-3 EXISTING EXTERIOR ELEVATIONS

SITE PLAN

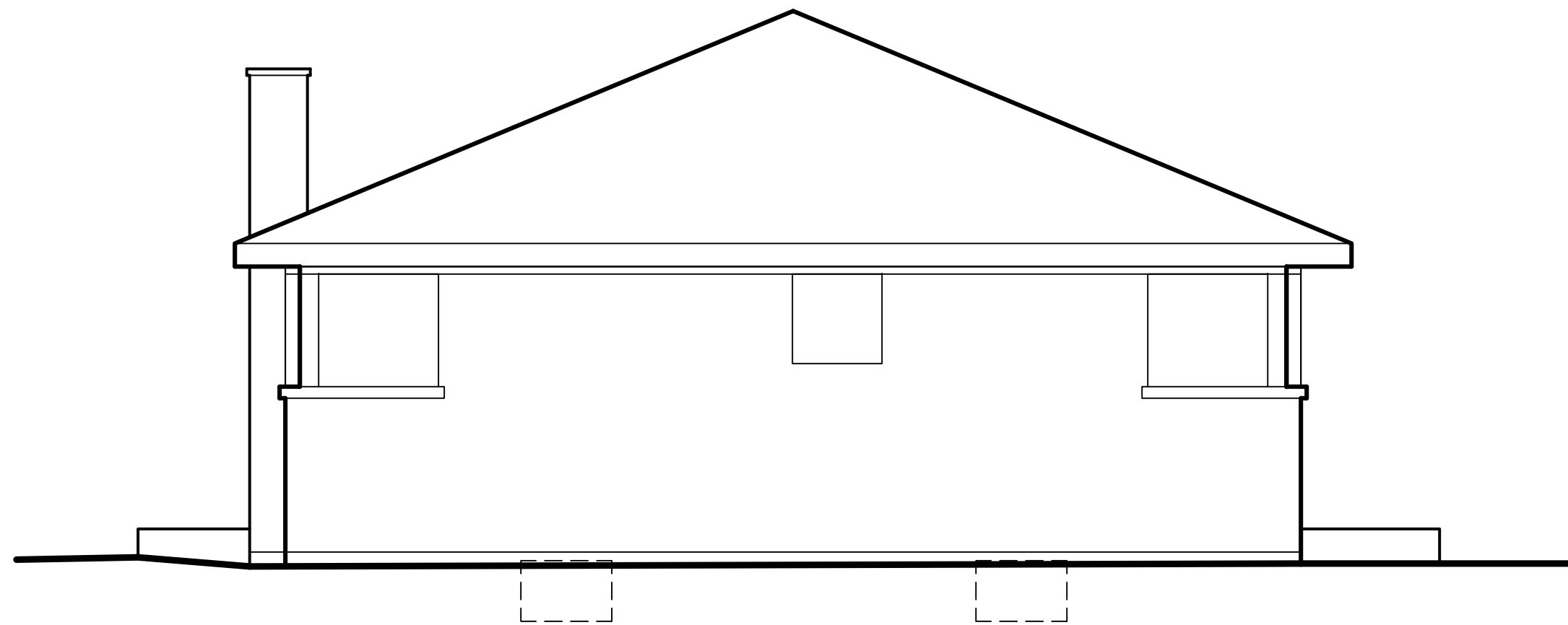


SITE PLAN LEGEND:

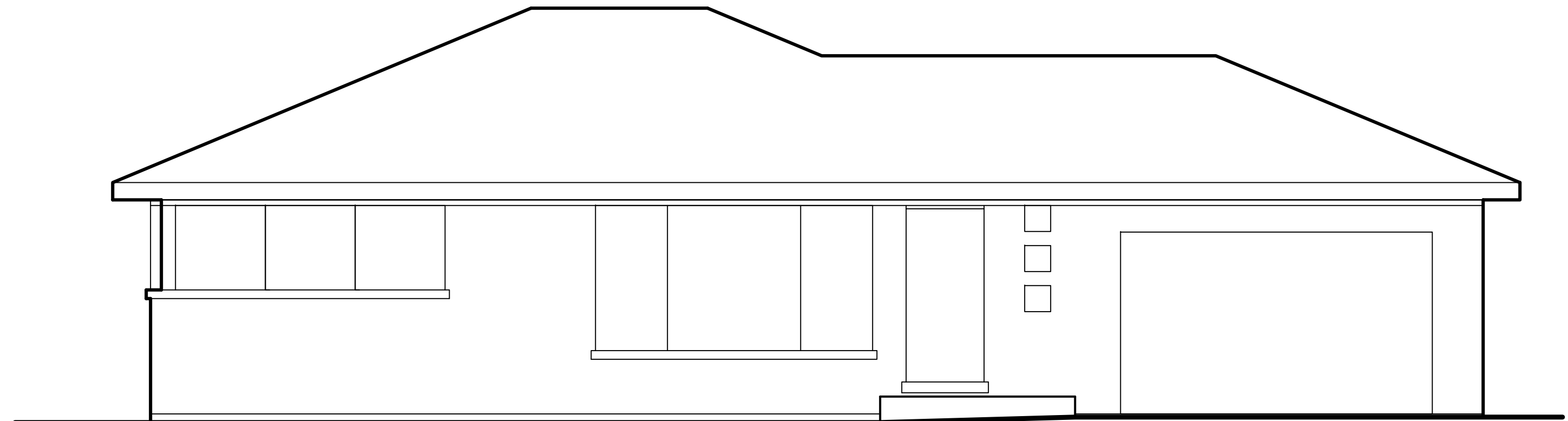


CODE REVIEW

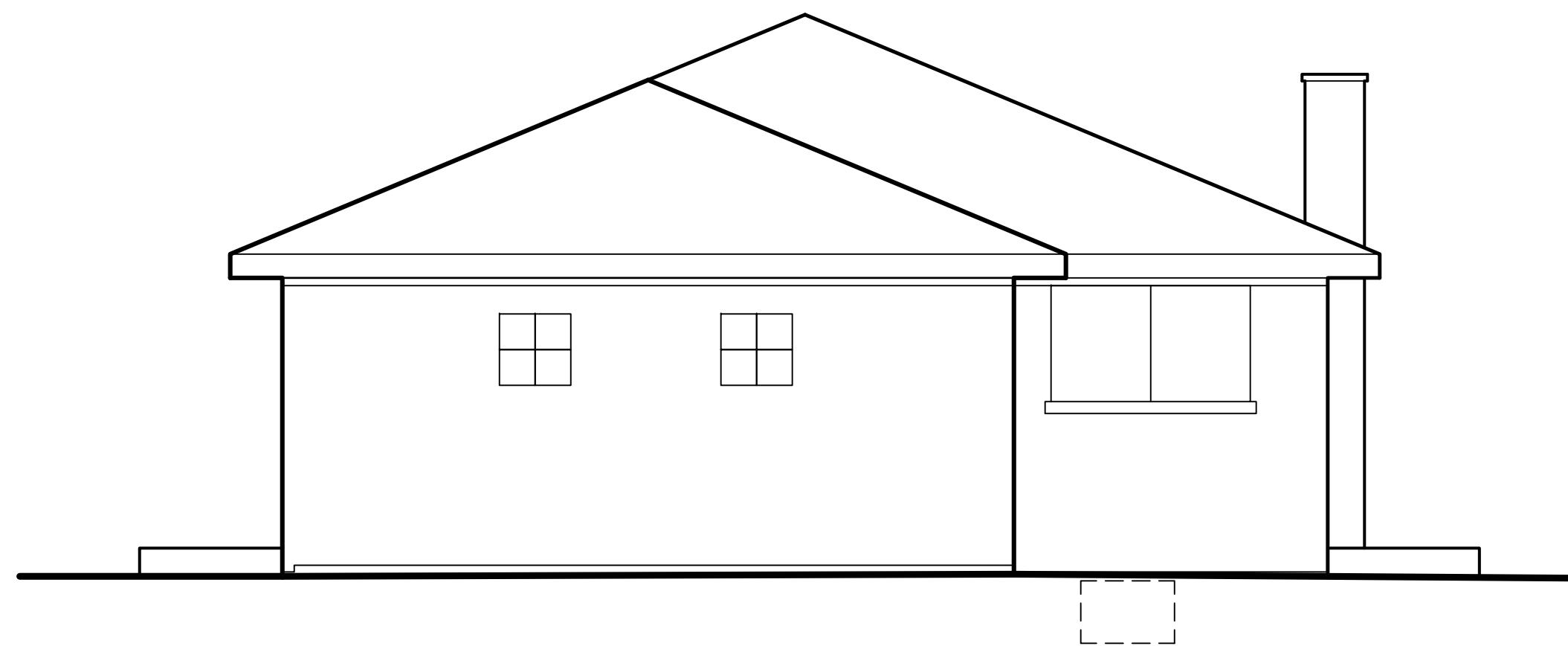
ZONING	R-3	
LOT AREA	8,595 SQ.FT.	
BUILDING AREAS	EXISTING	ALLOWED
FIRST FLOOR	1,058 SQ.FT.	
ATTACHED GARAGE	312 SQ.FT.	
ACCESSORY STRUCTURES	74 SQ.FT.	
FLOOR AREA RATIO (FAR)	1,058 SQ.FT.	3,867 SQ.FT.
BUILDING LOT COVERAGE	1,444 SQ.FT.	3,008 SQ.FT.
IMPERVIOUS SURFACE COVER.	2,396 SQ.FT.	4,297 SQ.FT.
BUILDING HEIGHT	12.5 FT.	25 FT.



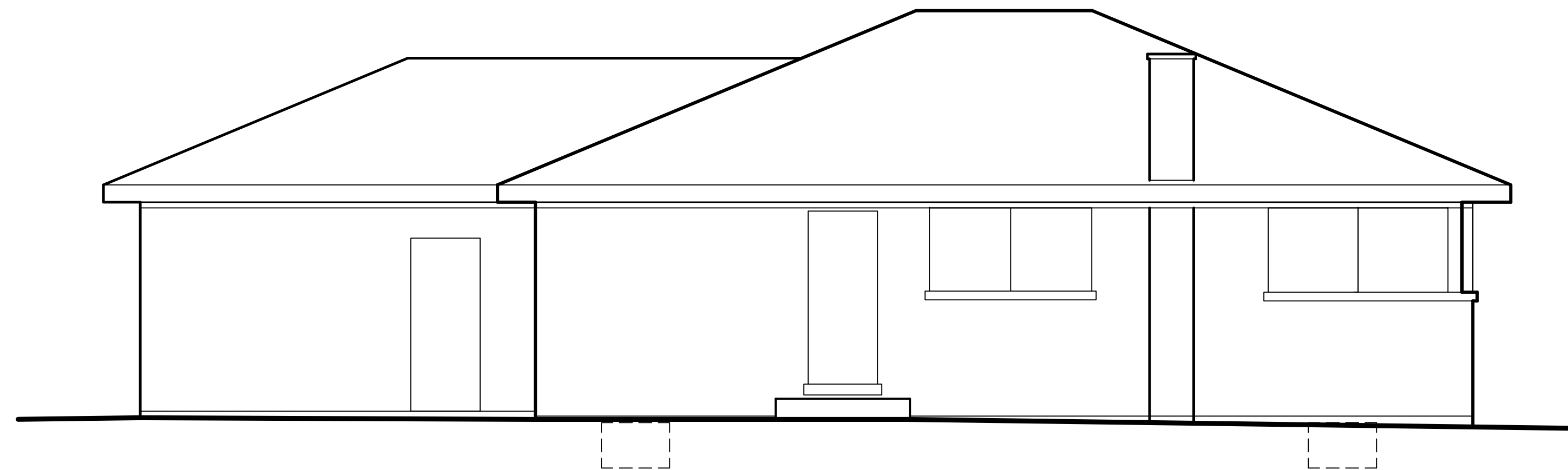
1 EXISTING SOUTH ELEVATION
EX-3 1/4" = 1'-0"



2 EXISTING EAST ELEVATION
EX-3 1/4" = 1'-0"



3 EXISTING NORTH ELEVATION
EX-3 1/4" = 1'-0"



4 EXISTING WEST ELEVATION
EX-3 1/4" = 1'-0"

Date	Description
8/1/23	EXIST.

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ZONING BOARD

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

OF APPEALS

RE: 302 SOUTH PATTON AVENUE - ZBA #23-045 PUBLIC HEARING

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 8th day of January, 2024 at the hour of
7:27 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Acting Chairperson
TOM DRAKE
JEFFREY LANAGHAN
JOSEPH SELBKA
MICHAEL O'CONNOR
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner
KELLEY A. GANDURSKI, Attorney for the Board
NANCI JULIUS, Village Engineer
GREG SMITH, Village Attorney
STEVE HAUTZINGER, Design Planner

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ACTING CHAIRPERSON JAFFE: All right, we're going to take a moment just to swear in Village Staff members who are present, starting with?

MS. JULIUS: Nanci Julius, last name is J-u-l-i-u-s.

ACTING CHAIRPERSON JAFFE: And you're with?

MS. JULIUS: With the Engineering Division.

(Witness sworn.)

MR. HAUTZINGER: Steve Hautzinger, H-a-u-t-z-i-n-g-e-r, with the Planning Department.

(Witness sworn.)

MR. SMITH: I'm Greg Smith with the Village Attorney's office.

(Witness sworn.)

MR. MACH: Derek M-a-c-h, I'm with the Planning Department.

(Witness sworn.)

ACTING CHAIRPERSON JAFFE: Thank you.

Okay, is there a motion to open up Agenda Item B, which is 302 South Patton Avenue, Zoning Board of Appeals Case No. 23-045 public hearing.

COMMISSIONER LANAGHAN: I move to open the public hearing for the stated case.

COMMISSIONER O'CONNOR: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chair Jaffe.

ACTING CHAIRPERSON JAFFE: Yes.

Is the Applicant for 302 South Patton Avenue present? Please come on up. Could all three of you state and spell your names, and then we'll swear all three of you in?

MR. KRITIKOS: Good evening. Mike Kritikos, K-r-i-t-i-k-o-s.

MRS. KRITIKOS: I'm Laura Kritikos, K-r-i-t-i-k-o-s.

MR. FLUBACKER: Bob Flubacker, F-l-u-b-a-c-k-e-r.

(Witnesses sworn.)

ACTING CHAIRPERSON JAFFE: Thank you.

MS. GANDURSKI: Let the record reflect that the Applicant and witnesses have been sworn.

MR. KRITIKOS: Good evening. Thank you all for the time and the opportunity to speak to you today. As I said, my name is Mike, this is my wife Laura. We moved in to 302 South Patton in June of 2016. At the time, our first daughter was about

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eight months old, and then, since then we have had a second daughter so I'm a girl dad, and she's four. Mila goes to Westgate, she's a second grader.

The reason why we are here tonight is because, you know, we originally bought this house thinking it will be our starter home. It's a three-bedroom, one-bathroom ranch. If you are a father of daughters, I think you might find out that one bathroom definitely isn't in my favor, but realistically though, we fell in love with the block and our neighbors, our walk to the school, our proximity to downtown. Everything that we have planned in this house is not just for the next three to five but more like 30 to 50.

Our goal is to age in the house. We don't want to leave the house. That is why we're asking for a little extra space to build a two-car garage so that one day when the girls are old enough to drive, that they have a place to park in the driveway or in the garage itself.

We are also asking for a front porch. On our block, we have a lot of families with kids under the age of eight, and being towards the middle of the block, families tend to congregate on our driveway. So, we would love to have that patio to help promote more community. We do block parties on the block, we do mixers on the block, and we want to continue to promote that community amongst Patton Avenue.

That's really why we're here tonight is to give us that opportunity to go and live in the house.

MRS. KRITIKOS: Our Architect, Bob Flubacker, is going to give you all the presentation.

MR. FLUBACKER: Good evening. What we are presenting is a second floor addition, first floor expansion to an existing house. The two variations we're requesting, one is for the expansion of the existing one-car attached garage to a substandard two-car garage. It's wide enough to park two cars but it's not within the width of a two-car garage with the Village, but that garage addition is going to the three-foot setback line.

There's a very interesting historical aspect to this request. The house was built in 1958. At that time, the Zoning Ordinance for the Village of Arlington Heights was the 1927 Zoning Ordinance. That ordinance classified residential property in the Village in two different classes; Residential A and Residential B. Residential B was very specifically spelled out by which blocks it was, from center line of this street to center line of that street and so on. Residential A was all the other properties in town.

This particular subdivision did not exist in Arlington Heights in 1927, so they subdivided and annexed it in the 50's. The Zoning Ordinance was not updated until 1960. In the 1927 Zoning Ordinance, the side setbacks on Residential A, which this would be, was three feet. In 1960, they adopted the first kind of formal Zoning Ordinance in the community. That setback was changed to 10 percent of the lot width, but also the lot width minimum was increased to 70 feet. So, typically, any of the subdivisions that have lots of 50, 60 or 66 feet were subdivided prior to that 1960 Zoning Ordinance.

There must have been a lot of contention that happened because in 1965 they amended the Zoning Ordinance and added an exception that any house that was permitted prior to December of 1959 could expand the garage to a three-foot setback line. That exception in the code stayed in the code until 2002 and then was taken out. I'm unaware of any of the circumstances as to why that exception was taken out, but the

character of the neighborhood obviously was constructed with that assumption, and there are a number of houses on the block where the setbacks are anywhere from three-foot to five-foot off their particular lot lines.

This is not an area of detached garages. So, if you look at the aerial, virtually all of the homes with maybe one or two exceptions on the block have attached garages. So, the option of doing a detached garage in the rear of the property would be inconsistent with the development of the neighborhood as well as, in my opinion, more of a nuisance to the neighbor than the attached two-car garage would be.

We have designed the project to try to fit in as much as we can into the neighborhood of predominantly ranch and split-level homes. We have followed a lot of the particulars that are spelled out in the Village of Arlington design guidelines of how to fit houses into existing neighborhoods, using a lot of roof lines that start at the first floor and go up. We intentionally broke up the facade into smaller pieces, so they'd be more in proportion of the various structures that are in the neighborhood.

There is a unique circumstance on this particular lot, and that is the distance between the lot line and the neighbor to the north. Currently, that house is roughly 10-foot off of the common lot line. So, when the garage is constructed to a three-foot setback, the distance between the two structures will be 13 feet which is roughly equivalent of what could be expected in a modern day subdivision with a 66-foot wide lot using a 10-foot setback on each property would be two 6.6 setbacks or 13.2 so that the distance between the two houses will be roughly the same as what the Zoning Ordinance on a current construction would be.

So, in going through the four points that we need to present to you, the essential character of the neighborhood, in my opinion, is the code standards that the subdivision was developed under. In that particular case, the setbacks were either three-foot or, there was actually a building code that was adopted in 1947 that allowed a five-foot setback to habitable spaces but allowed garages to be less than that. So, again, this is in character with what the codes were at the time that the structure was built. Obviously, we're a single-family. We are not asking for a height variation. The code all the way back to 1927 allowed a two-and-a-half-story structure to be built in this zoning district.

The plight of the owner being of unique circumstances, I think we've kind of talked about that particular lot. The opportunity that this particular house location has to be able to expand the garage to that three-foot and realize that usable two-car garage is an unusual circumstance.

The variation being in harmony and intent of the chapter, I think part of that is the testimony I've gone through with the Zoning Ordinance and the development of the Zoning Ordinance. Clearly, what I'm asking for was allowed under the original Zoning Ordinance and the Zoning Ordinance all the way up to 2002. So, I think that it's definitely within the intent of the Zoning Ordinance as it's been developed that this project would fit. One of the intents of the Zoning Ordinance I think is to maintain the standards that a particular community would have. I think following these various steps in the Zoning Ordinance, we are maintaining that spirit of the Zoning Ordinance.

Then, that this is a reasonable, or the minimum variation we need for reasonable use of the property, as you can imagine, the project we're proposing is a significant investment in this house. It is impractical, it doesn't support doing that much

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work to the house to have a one-car attached garage to the house. So, to be able to get a two-car garage as part of the project is critical. Quite honestly, if that can't happen, I think my owners' only choice is to move and try to find another location that they can provide that.

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

COMMISSIONER LANAGHAN: I have a few for you, Bob.

MR. FLUBACKER: Sure.

COMMISSIONER LANAGHAN: First of all, can you, you spent a fair amount of time talking about the garage. Can you talk about the porch and some of the thoughts --

MR. FLUBACKER: Oh, yes, sorry. Again, as I've mentioned, they would like to spend a lot of time out in the front porch. The Zoning Ordinance allows a, I believe it's five by 10, is that it, the portico basically addition to the front. It's a little too small in proportion to the facade of the house, and also for the uses they'd like to have, sitting out there and kind of enjoying the block.

So, we proposed a larger front porch. We had studied porches that went the entire facade of the house and have actually scaled it back to the front portico and the section adjacent to it.

COMMISSIONER LANAGHAN: Okay, the owners have already addressed some of my standard questions, so thank you for that. You did a nice presentation.

Have you seen the comments back from Life Safety regarding the eave setback where the eave projects, it's not allowed to be on the two-foot mark?

MR. FLUBACKER: Absolutely.

COMMISSIONER LANAGHAN: Which I think you're proposing --

MR. FLUBACKER: That's standard building code language, so obviously any construction at a less than five-foot setback, we need to provide fire protection construction on those elements, and we will obviously follow the building code.

COMMISSIONER LANAGHAN: Got you. I have to admit, I think the design is a nice design. I think in general it looks, you know, you've done a lot to pull this together. I do have some heartburn over, you know, a larger than 50 percent reduction in the side yard setback. You've made a nice case as to why historically that's there. Again, the code changed 20 some odd years ago, so I'm not sure I'm completely buying on that one, but those are my questions. I'd love to hear anybody else on the Board.

ACTING CHAIRPERSON JAFFE: Okay, if there aren't any other questions from the Board, we don't have any Objectors. We do have several -- I'm sorry? Are you an Objector?

MR. DOUHALOV: Yes, I am.

ACTING CHAIRPERSON JAFFE: Did you sign in on the sheets?

MR. DOUHALOV: Yes, I did.

MS. GANDURSKI: He must have signed up online.

ACTING CHAIRPERSON JAFFE: Okay, he signed up online.

Okay, so sir, you can come up as an Objector and then we'll get to the public comments. Can you state and spell your name please?

MR. DOUHALOV: My name is Hristo Douhalov. My last name is spelled D-o-u-h-a-l-o-v. I am the owner of the adjacent property to the north of 302 South Patton.

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ACTING CHAIRPERSON JAFFE: Sir, I just need to swear you in as well.

MR. DOUHALOV: Yes, sir.

(Witness sworn.)

ACTING CHAIRPERSON JAFFE: Thank you. Please.

MR. DOUHALOV: So, good evening, everyone. I basically sent an e-mail with an attachment, with a letter of objection to this addition. The part that I'm most opposed to is where 302 South Patton would encroach towards my house which would be on the north side. The current building code is for a six-foot-six side set back. This is today, this is not 25 years ago. Although the history of all this is very interesting, it is not applicable, and I would say, as actually a former architect, the reason for this, you know, and the updated codes is actually fire separation. I don't think I am saying anything that you guys do not already know.

If we have to go historically, it's good enough to go back to the Great Chicago Fire, and the reason why, you know, it was so devastating, because there was basically no fire separation between buildings. With that said, I have some copies here of the letter that I have already composed.

MS. GANDURSKI: Sir, please give a copy of that to Counsel, and to the Applicant.

MR. DOUHALOV: So, with all of that said, I mean, my formal objection is actually just stated within the letter, but as I said, six-foot-six is, what, is mandated by the current building code. If this variance were to be granted, this would move the existing garage wall within three feet of the property line. So, in addition to this addition becoming, you know, making basically the physical size of the house more than twice its current height, if you go back to, I believe in the set of the drawings, there is an elevation of the house as it currently exists, and then if you would compare this to the newly proposed addition, you will see that the elevation of the house more than doubles.

This is what it looks like currently. If you will kindly go back to the newly proposed addition, you'll be able to actually discern the difference. This is located to the south of my property, and my living quarters being the bedrooms and also the den actually look towards 302 South Patton which would basically mean that effectively when I look through my windows, I am faced with the southern wall which would not only be taller, but it would move significantly closer to my property. Taller houses also have a larger radius of fire debris, so once fire breaks out, and I'm not saying it will but potentially it would, a taller house would have a much larger radius of fire debris and potentially become a much bigger fire hazard than the original house as it is currently.

Added to this is the fact that if you reference the picture which shows a side view of the property from the street, you will see that if you look at the front, the garbage cans to that property are kept on the north side which basically faces my house. My house is the one on the right. So, these garbage cans are also, you know, they are first of all a fire hazard, second of all they are a source of unsanitary conditions and of noise. Moving the garage closer to my bedroom windows would generate additional noise, additional commotion.

Turning a one-car garage into a two-car garage makes again, you know, takes that fire risk and makes it bigger. The additional, the second floor is actually by all residential standards usually a wood frame construction. A wood frame construction

by architectural standards is deemed combustible and it does not have any fire resistance because there are no fire sprinklers which is not typical for residential construction.

So, you know, if this variance were to be granted, you know, moving the wall of the garage within three feet of the property line, when you add the garbage cans and the eave, because actually going the face of the garbage cans will be sitting on the property line right underneath my bedroom windows. Before, you know, anyone considers the possibility of moving these garbage cans toward an alternate location such as the other side of the house, first of all, there is no walkway under the eave on that side of the house, and the driveway is obviously on the north side. So, when you go out usually in the morning, you throw out the garbage and you go to work. You will not go in the opposite direction, it will not be convenient.

I think it is pretty obvious to me whether this proposed addition is in character with the rest of the neighborhood, being predominantly ranch houses and split levels. There are a couple of houses that actually do have separate second-story levels which are further along to the south, you know, at the end of the block on the opposite side. But none of the houses on our block or in the vicinity of our block have such a tall and gable roof as is shown on the new drawings.

So, with all of that being said, that basically concludes the nature of my objections, you know, fire hazard and sanitary conditions being my predominant concerns for this objection.

ACTING CHAIRPERSON JAFFE: Thank you.

The Applicant, if they so choose, can respond to those comments.

MR. FLUBACKER: So, I think I heard three or four objections there. The dominant, of the fire separation, again, as I mentioned earlier in the presentation, the distance between the two structures is the distance roughly that the current code would require between two new constructed residences of 6.6 feet, side setback at each lot. So, I think the impact that fire would have is minimal.

In addition to the standard situation, because we have construction that's within five feet of the setback, we will have to provide fire protective construction on those elements that are below five feet. So, we are actually building a greater, an enhanced fire protection on that side of the structure because of that, which diminishes the risk for an adjacent neighbor.

As far as the garbage cans, one of the benefits of having the large garage is we can now keep the garbage cans inside the garage, so they will no longer be on the outside of the house.

Perhaps one of the points that didn't come through in what I was talking about before is this is an existing nonconforming lot size. In the R-3 Zoning District today, the minimum lot size is 70 feet. So, this is smaller than the lot that would be required under the current zoning, so I think there's a mitigating circumstance there to reduce what the setback is due to that circumstance, in addition to all of the history of the zoning that I've presented to you.

Also, there is a number of precedents for granting this variation through this Board, a number of which I've been the petitioner on. So, this is not an unusual request that's gone through, and I think the circumstances of this particular situation are better than a number of the other cases that we've had that the variation has

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been granted.

I think the argument of whether or not a two-story house is appropriate in the neighborhood, I think it's an argument that's been had. In 2008, there was a lot of consternation in the Village relative to tearing down a new construction in the Village. The Zoning Ordinance was reviewed and the applicability of various things such as height and bulk and those kind of zoning requirements were reviewed, and some changes were made; in particular, the FAR was reduced. We are well below what the FAR requirement is on the house. Lot coverage, all of the other zoning requirements were substantially under what the limits are, and we are not, again, we're not asking for a height variation.

I believe it's an undue burden on the homeowner to limit them or to not provide them an opportunity to add a second floor on their house. The zoning allows it. Historically, the area was developed for less expensive homes. Arlington Heights has obviously changed over generations and the demands on the property, the value of the property has increased to the point where it can support the type of construction that we're proposing.

With that, I guess I'll ask if there's any questions. If not, I'll shut up and sit down.

MR. KRITIKOS: Well, I think, can I say something?

COMMISSIONER LANAGHAN: Sure, go ahead.

MR. KRITIKOS: Before we really got into the weeds of the project, Chris and I did have a conversation on the corner spot right there, and casually we talked about like, hey, you know, would you be opposed if we built up to this current sidewalk that's already there. At the time, we didn't have plans or anything, it was more conceptual, and he gave me, you know, I don't care as long as you don't go past the sidewalk. In this variation ask, it's six more inches.

Had I known at that time that this would have been a big objection, I would have saved the time and the money. Since 2021, we have been looking for a home. We've gone to 20 open houses, put offers on houses, only to get outbid. Going places with, seeing people there with their parents prepared to provide cash offers, it kind of sucked.

So, you know, we explored a lot of other options and, you know, unfortunately or fortunately, Arlington Heights is a desirable place for all the reasons we talked about the schools, the park districts, the neighbors. It sucks to think that if we can't get 3.5 more feet, we're back to where we started and we have to leave.

We're willing to spend and invest in as much fire protection as possible, right. The garbage cans, I'll throw them in the back. I'll put them inside the kitchen, but we just hope that you guys can see a future that we see for our block with the enhancements of the house hopefully inspiring neighbors to improve their homes, increase property values for the block as well, and again, continue to promote the community for which why the families on that block all move in.

COMMISSIONER LANAGHAN: Let me ask one more question, if I could. I should have asked this earlier.

MR. KRITIKOS: Sure.

COMMISSIONER LANAGHAN: Have you talked to the rest of the

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neighbors?

MR. KRITIKOS: We have. We have five --

COMMISSIONER LANAGHAN: What kind of feedback did you get?

MR. KRITIKOS: We have five neighbors here, all of them support it. You know, we've spoken to the neighbor behind us, texted him, he's got no concerns with that. You know, we have our next-door neighbor to the south who doesn't have any concerns with the house.

MRS. KRITIKOS: Our neighbor right across the street from us who's going to be looking at our house every single day is here in support of this project as well. So, we've spoken to a lot of different people on our block and obviously none of them want us to leave which is why we're doing this and why they're coming to support us.

MR. KRITIKOS: Yes.

ACTING CHAIRPERSON JAFFE: I'm sorry if I missed this earlier, how long have you lived in the Village?

MR. KRITIKOS: Since June of 2016.

MRS. KRITIKOS: So, almost eight years.

ACTING CHAIRPERSON JAFFE: Okay, thank you.

Does the Objector wish to make a closing statement?

MR. DOUHALOV: Yes, please.

ACTING CHAIRPERSON JAFFE: Please. Please be brief.

MR. DOUHALOV: Yes.

ACTING CHAIRPERSON JAFFE: Thank you.

MR. DOUHALOV: Just a couple of things. Mr. Flubacker has said that fire safety in the first floor has definitely been taken care of. My concern is not so much the first floor as it is the second floor which is like I say again, a wood frame construction which is combustible. That's, when Mike mentioned that we had spoken about this issue, yes, we have, you know, and this is all, everything is as he said up until the point that he showed me the plans and I saw, you know, the requested variance.

I understand the difficulty of their situation. I most certainly do, and I have no objection if he wanted to expand further into his backyard. I don't have a problem with this, but the building code and the Zoning Ordinance are there for a reason and, yes, the lot may be smaller than other lots, but should this be remedied at the expense of the other adjacent lots?

That's all I wish to say. Thank you for your consideration.

ACTING CHAIRPERSON JAFFE: Thank you. So, we have a number of people who have indicated they want to issue a general public comment. I'll call them forward, but I am going to institute a three-minute time rule on comments. So, if you do want to speak, just please be concise and direct with your comments.

Bob Holland for 302 South Patton. Are you present? You wish to speak?

MR. HOLLAND: Yes. Bob Holland, H-o-l-l-a-n-d, 511 West Wing Street, Arlington Heights. I'll be brief.

I'm here as two capacities. One is attorney for the owners, I'm going to skip that. I also live in the neighborhood, the Westgate community.

I walk down Patton Street everyday when it's nice out. I have an

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eight and a six-year-old, I walk them to school. Everything that the owners have mentioned as far as that block, the community, sitting on the front porch and active, it's the definite truth. It's one of the best parts about the area.

You walk to and from the schools. You're out playing with the kids, the neighbors are socializing, all of that. It's a big piece of this, for what that's worth. I wanted to get that in the record. I'll be brief, thank you.

ACTING CHAIRPERSON JAFFE: Thank you.

Gracjan Kolodziej for public comments today? Could you just get to the microphone? We just need to capture it on the record. Thank you. Was I even close to your name?

MR. KOLODZIEJ: Yes, Gracjan is fine. No comments today. I just wanted to kind of get familiar with the ideas and concerns since I live on the block, as far as what the, like limitations and objections might be, because I'm all for growing communities and raising families. That's what I'm doing myself on the same block. So, just supporting this idea.

ACTING CHAIRPERSON JAFFE: Thank you very much.

Cathy Lauria, 308 South Patton.

MS. LAURIA: Good evening, everyone. I just wanted to provide some comments that I am in full support of the proposed variance to our next-door neighbor's property. We are to the south of them.

We've been in this home for 34 years. We raised four children in that home. It was a three-bedroom and we ended up having four children, so we were able to expand the kitchen a little bit. Fortunately, we had a sub-basement which was a fourth level. So, that little bit of room had allowed us to raise our family, now entertain our grandchildren and our children when they're in town to see us.

We would like to stay there long-term like Mike and Laura had mentioned as well. I don't want to move from the area. We have great neighbors, great schools, great park districts, great village, which we're always willing to support. We're really hoping that we can see them get their house to come to fruition with the improvements.

I will say my daughter and a number of her friends have all moved back to the community, excuse me, and have homes in the surrounding areas. Now, I am happy to say my grandchild, my granddaughter is also going to Westgate which is where my daughter and my other children went. It is a lovely community. I believe that people should have the option to improve the appearance of their house and the functionality. If it's a well-planned improvement, I really hope that it does get approved. So, thank you.

ACTING CHAIRPERSON JAFFE: Thank you.

Mike Irmen, 302 South Patton. Come on up.

MR. IRMEN: My name is Mike Irmen, I live at 145 South Patton, so I'm just up the street.

I am born and raised in Arlington Heights. I've been here since the 80's. I have generations that go way back here as well, but I fully support the plan that's there, again, supporting the community.

My son and my daughter, they walk past the house everyday going down to Westgate. So, you know, I think I understand the objections that are there, but I

APPROVED

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think the gentleman, the architect, you know, represented them correctly on just what the mitigations are from that perspective.

So, I support the allowance that's there to expand the house. So, I think it's good for the property, it fits the values of the neighborhood and would be good from that perspective. So, thank you.

ACTING CHAIRPERSON JAFFE: Thank you.

Finally, Bozena Fiedor?

MS. FIEDOR: That's me.

ACTING CHAIRPERSON JAFFE: Hi.

MS. FIEDOR: Hi. I live directly across the street from them, so I'm at 301 South Patton. I have no objections. I'm fully in support for what they're doing. I don't want them to move. I enjoy having them as my neighbors.

Two things I want to point out. I'm directly like on east of them, and right next to me, if I wanted to expand my garage, I wouldn't be able to because we have very tight lines between my neighbors on both sides. They actually have the ability to be able to move, like expand out. If you look on the Google aerial maps, you'll see the lines are a little bit different. So, they're able to go out, I wouldn't be able to do that. Also, both of their neighbors are two levels. So, to me, for them to build up, it would just be consistent with both of their neighbors.

So, I'm in favor for what they're doing, and if you just take a look on their block and go, you'll see with your own eyes just what they're trying to do. So, thank you.

ACTING CHAIRPERSON JAFFE: Thank you.

There is not anybody else listed for public comment, but before I shut it down, is there anybody else in the audience who wishes to comment on this?

(No response.)

ACTING CHAIRPERSON JAFFE: Okay, do I have a motion from the Board to close this public hearing down?

COMMISSIONER LANAGHAN: I move to close the public hearing.

ACTING CHAIRPERSON JAFFE: Is there a second?

COMMISSIONER DRAKE: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chair Jaffe.

ACTING CHAIRPERSON JAFFE: Yes.

Does someone want to take the lead in the deliberations?

COMMISSIONER LANAGHAN: I'd love to, Ben, thanks.

APPROVED

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Let me get the eaves one out of the way. I think that the porch ties in nicely with the house. I think it's a nice addition and having heard absolutely nothing on the porch, I think that's an easy one and one I could fully support.

The side yard variance, as I mentioned earlier, I have a little bit of issue with, giving up 50 percent. Mr. Flubacker did a nice job of giving us the historical reason for where he went. I understand where the neighbor is at with the fire hazard potential. I do think that Engineering and Building Department, you know, would be watching that and they have actually stated that that whole side of the house, not just the first floor, but the second floor and anything on that fire line would need to be fire retardant.

COMMISSIONER DRAKE: The only thing I would have to add, all three of the departments that provide counsel to us have either signed off or no objections or the requirements would need to be met with the permitting process.

ACTING CHAIRPERSON JAFFE: I want to acknowledge the five neighbors who came out in support. I also want to acknowledge the neighbor to the north for providing his testimony on both of these variances.

So, with that being said, is there a motion to approve these variances?

COMMISSIONER LANAGHAN: I move to approve the variances as presented.

ACTING CHAIRPERSON JAFFE: Is there a second?

COMMISSIONER DRAKE: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chair Jaffe.

ACTING CHAIRPERSON JAFFE: Yes.

Congratulations, your variances have been approved. You're welcome to stay and you're free to leave.

MR. FLUBACKER: Thank you very much.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:07 p.m.)

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, June 10, 2024, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- A 3.4-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 3.0 feet instead of the required 6.6 feet and an additional 1.3 feet for the eave.
- A 5.5-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 19.5 feet instead of the required 25.0 feet and an additional 2.0 feet for the eave.
- A 466 square-foot variation from Chapter 28, Section 5.1-3.5 (Maximum Building Lot Coverage) to allow building lot coverage of 3,008 square-feet where 3,474 is the maximum allowed by code.

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning@vah.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 16 in Block 5 in Minnetci's Arlington Heights Resubdivision of Lots 2, 5, 6, 7, 10, 11, 12, 13, west 1/2 of 14, west 1/2 of 15, all of Lots 16, 17, 18, 19, 20, 21 and 22 in Campbell Avenue addition to Arlington Heights, being a subdivision of parts of Sections 30 and 31, Township 42 North, Range 11, east of the third principal meridian, according to plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on August 12, 1955, as Document Number 1613766.

Commonly known as: 302 S. Patton Avenue, Arlington Heights IL 60005

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5793 (Voice), (847) 368-5980 (Fax) or emercado@vah.com.

Peter Siovelis, Chairman

Zoning Board of Appeals

Published in Daily Herald May 25, 2024 (4616218)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/25/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Designee of the Publisher of the Daily Herald

Control # 4616218



ZBA REVIEW
PLANNING DEPARTMENT

Section 5.1-3.5 (Maximum Building Lot Coverage) to allow building lot coverage of 3,008 square-feet where 3,474 is the maximum allowed by code. Please note that an existing and proposed grading plan will be required as part of the permit process.



**Zoning Board of Appeals
6/10/2024**

Item: 911 N. Chestnut Ave. - ZBA#24-016

Department: Planning & Community Development Department

REQUEST

A 9.1-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a new home with a front yard setback of 25.0 feet instead of the required 34.1 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: June 10, 2024
Date Prepared: June 5, 2024
Project Title: 911 N. Chestnut Ave. Residence
Address: 911 N. Chestnut Ave.

Background Information

Petition Number: ZBA #24-016
Petitioner: Kevin Purdom / JRC Design Build
Address: 1275 E. Davis St.
Arlington Heights IL 60005

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

Requested Action/Background Information

The petitioner is proposing to demolish an existing single-story residence with a one-car attached garage, in order to build a new single-story residence with an attached two-car garage. The subject site is zoned R-3, One Family Dwelling District. The lot has a total land area of 9,390 square feet. The proposed house will have approximately 2,564 square feet, and it requires a zoning variation for a front yard setback encroachment. Otherwise, the plans do comply with all other R-3 zoning requirements.

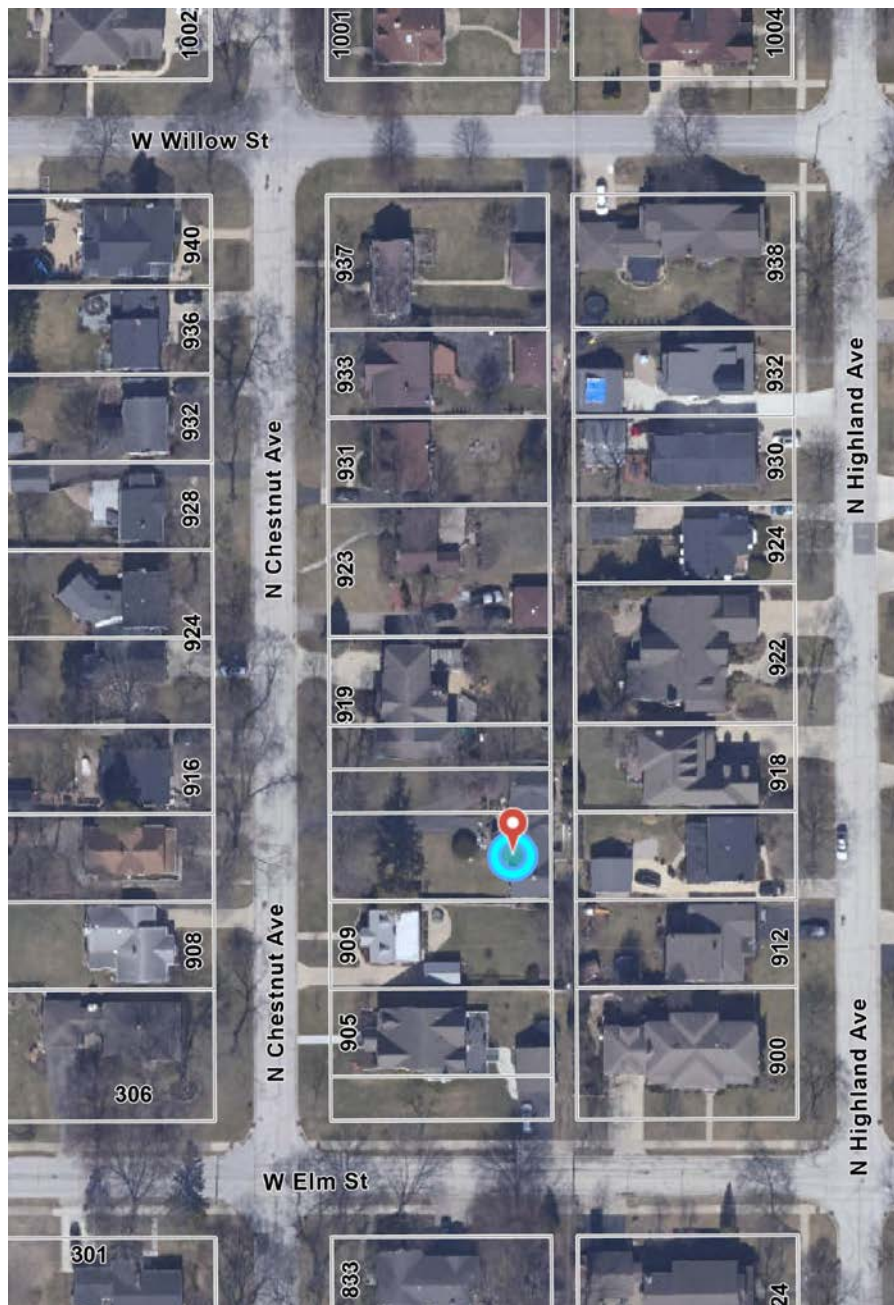
The existing house on the subject property is located all the way at the back of the site. The required front setback is based on the average setback of all existing homes on the block, including the subject property, which is creating an unusual setback requirement. Therefore, the petitioner is requesting the following variation:

- **A 9.1-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a new home with a front yard setback of 25.0 feet instead of the required 34.1 feet and an additional 1.0 feet for the eave.**

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	5/15/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/15/24	
3. Letter that was Mailed	✓	5/15/24	
4. Photographs of Sign on Property	✓	5/15/24	

Photographs of Existing Structure



Village of Arlington Heights



To: Kevin Purdom, Petitioner
From: Derek Mach
Department: Department of Planning and Community Development
File Number: ZBA 24-016
Project: 911 N Chestnut Ave.
Date: June 5, 2024

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. The design of the proposed new house received Design Commission approval on May 28, 2024.

Building and Life Safety

1. We have no comments for the request.

Engineering

1. Engineering has NO OBJECTION to a 9.1-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a new home with a front yard setback of 25.0 feet instead of the required 34.1 feet and an additional 1.0 feet for the eave.

PETITION

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

PETITION

NOW COMES the Petitioner Kevin Purdom (JRC Design Build)

being the owner of the property commonly know as: 911 N Chestnut Ave

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.3a

Chapter 28, of the Arlington Heights Municipal Code, in order to: Build a new house with a front yard setback of 25'-0" where 34'-1" is required.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): All other zoning and codes regulations are being adhered to and the proposed location will still fal within all other house setbacks on the block.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The existing house that will be torn down currently is setback 97'-6". Without the existing house the setback average would be 23'-8" but becasue the existing nonconforming house is included the setback is 34'-1"

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): Our proposed setback is still the typical minimum setback and only one house on the block will be setback further than our proposed lot.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): This is the minimum requested variation to achieve the desired layout while still meeting similar conditions seen on the block. Without the setback average this house would comply with normal r-3 zoning guidelines.

Signed: 
Petitioner

Date: 05/14/2024

LEGEND

N. = North
S. = South
E. = East
W. = West
N.W. = Northwest
N.E. = Northeast
S.E. = Southeast
S.W. = Southwest
P.O.B. = Point of Beginning
SQ.FT. = Square Feet
R.O.W. = Right of Way
Doc. = Document
Rec. = Recorded as
Meas. = Measured
T.F. = Top of Foundation
MIN. = Minimum
MAX. = Maximum

R.E. DECKER
(1933-1999)

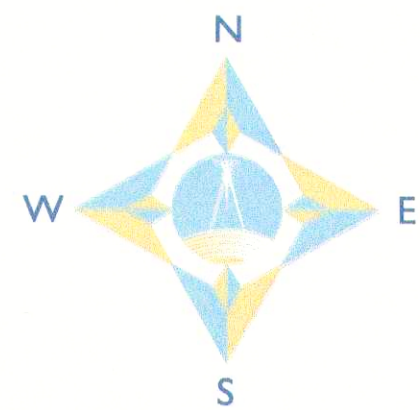
R.G. PAVLETIC
P.L.S. 035-3261

Plat of Survey

of

Parcel 1: Lots 27 and 28 in Block 5 in Mitchell's Addition to Arlington Heights, being a subdivision of part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

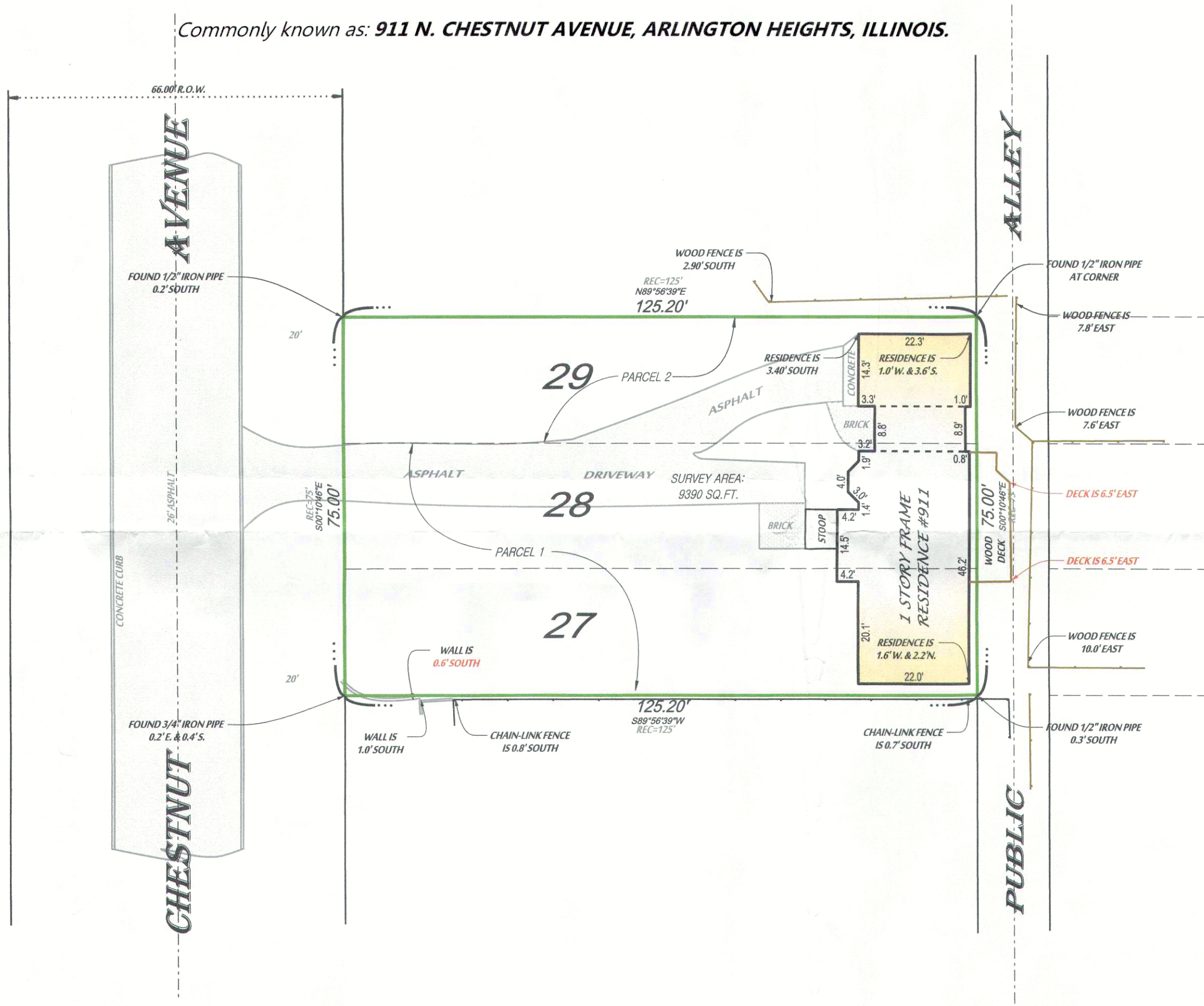
Parcel 2: Lot 29 in Block 5 in Mitchell's Addition to Arlington Heights, being a subdivision of part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.



The Meridian is assumed but reflects the record Subdivision or Deed, except when noted.

Scale 1" = 20 ft

Commonly known as: **911 N. CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS.**



ORDER NUMBER 23-357

ORDERED BY: Mary Lee Berresheim, Atty.

FOR: Garelli to Godínez

REVISIONS: _____

THE RAISED SEAL INDICATES
THIS IS AN ORIGINAL PRINT



R E DECKER
PROFESSIONAL LAND SURVEYORS PC
333 W. PETERSON RD SUITE B
LIBERTYVILLE, IL 60048
TEL. 847-362-0091
DeckerSurvey@gmail.com
Website: DeckerSurvey.com



Field Work Completed on: 6-12-23

STATE OF ILLINOIS } ss
COUNTY OF LAKE }

This Professional service conforms to the current Illinois minimum standards for a "Boundary Survey."

R. E. DECKER, P.C.

By: [Signature] 6-26-23
Professional Land Surveyor

Compare the Description on this Plat with your Deed and Title; also compare all stakes to this Plat before building by them, and report any differences at once. Dimensions are shown in feet and decimal parts thereof. Refer to Title, Covenants or Building Department for additional Easements, Setbacks or Restrictions which may exist.

PROJECT DATA

PROJECT LOCATION:	911 N CHESTNUT AVE	
ZONING DISTRICT:	R-3	
LOT AREA:	9,390 SF	
PIN:	03-30-211-008-0000	
MAX LOT COVERAGE:(35%)	3,286.5 SF	
PROPOSED LOT COVERAGE:	2,944 SF	
MAX FAR: 3938 +[(9,390-8,750) X 0.4]	4,194 SF	
PROPOSED FAR:	2,544 SF	
MAX IMPERVIOUS COVERAGE (50%)	4,695 SF	
MAX FRONT YARD IMPERVIOUS (50%)	938 SF ALLOWED	681 SF PROPOSED
PROPOSED IMPERVIOUS COVERAGE:	4,535 SF	
MAX BUILDING HEIGHT:	25'-0"	
PROPOSED BUILDING HEIGHT:	15'-9"	
LOCATION AREAS: BASEMENT FIRST FLOOR GARAGE	1,359 SF 2,467 SF 477 SF	
TOTAL SQUARE FOOTAGE:	2,467 SF	

DESIGN CRITERIA

FLOOR SLEEPING ROOMS OTHER ROOMS VEH. GARAGES	40# LL - 10# DL 40# LL - 10# DL 50# LL - 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING UNHAB W/O STOR UNHAB LIM STOR HAB W/ FIX STAIR	10# LL - 10# DL 20# LL - 10# DL 30# LL - 10# DL
WIND SPEED	115 MPH 3 SECOND GUST & 89 NOMINAL
ROOF	30# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	30# LL - 15# DL (ALL SLOPES)
EXT DECK	40# LL - 10# DL
EXT BALCONY	40# LL - 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD & HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")
STRUCTURAL FRAMING LUMBER BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE) GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875 SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER	
MANUFACTURER - TRUS-JOIST PRODUCT - LVL HEADERS & BEAMS MICRO-LAM	

APPLICABLE CODES

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:	
BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	2018 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2021 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS
-ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.	
-MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.	
-ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.	

PROJECT SCOPE OF WORK

PROPOSAL:
THE PROPOSAL FOR THE FOLLOWING:
DEMOLISH EXISTING HOME.
DESIGN AND BUILD A NEW CUSTOM HOME PER PROPOSAL/CONTRACT

ABBREVIATIONS

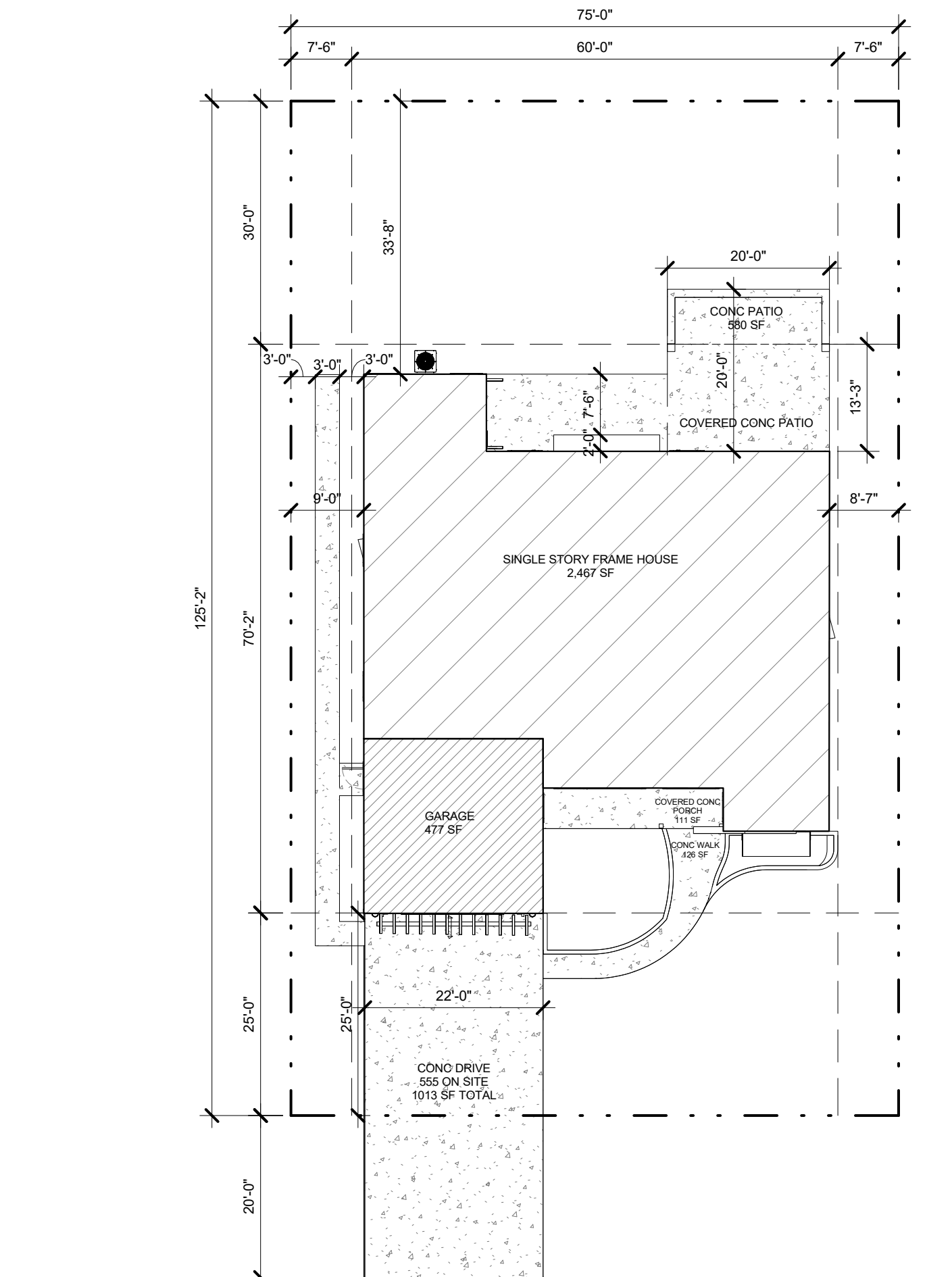
A.B.	ANCHOR BOLT	L.	LINEN
ABV	ABOVE	LAM.	LAMINATE
A.C.	AIR CONDITIONING	LAV.	LAVATORY
ACOUS.	ACOUSTIC	LL	LIVE LOAD
ADJ.	ADJUSTABLE	LP	LOW POINT
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
ALUM.	ALUMINUM	MC	MEDICINE CABINET
ALT.	ALTERNATE	MECH	MECHANICAL
A.P.	ACCESS PANEL	MED	MEDIUM
APPROX.	APPROXIMATE	MIN	MINIMUM
ARCH.	ARCHITECTURAL	MISC	MISCELLANEOUS
@	AT	ML	MICROLAM
BD	BOARD	MO	MASONRY OPENING
BI	BUILT-IN	MRBL	MARBLE
BLDG	BUILDING	MTL	METAL
BOT.	BOTTOM	MW	MICROWAVE
B/	BOTTOM OF	NIC	NOT IN CONTRACT
BRG.	BEARING	NO	NUMBER
BRG. PL.	BEARING PLATE	NOM	NOMINAL
B.U.R.	BUILT UP ROOFING	NTS	NOT TO SCALE
CRPT	CARPET	O	OVEN
CABT	CABINET	OA	OVERALL
C.I.	CAST IRON	OC	ON CENTER
C.J.	CEILING JOISTS	OPP	OPPOSITE
C.J.T.	CONSTRUCTION JOINTS	OPT.	OPTIONAL
CL	CENTERLINE	PERF.	PERFORATED
CLG.	CEILING	PL	PLATE
CL.	CLOSET	P LAM	PLASTIC LAMINATE
C.M.U.	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD
		PSF	POUNDS PER SQUARE FOOT
C. O	CASED OPENING	PSI	POUNDS PER SQUARE INCH
COL.	COLUMN	PVC	POLYVINYLCHLORIDE
CONC.	CONCRETE	QT	QUARRY TILE
CONST.	CONSTRUCTION	R	RADIUS
CONT.	CONTINUOUS	RD	ROOF DRAIN
C.T.	CERAMIC TILE	R & S	ROD AND SHELF
C.W.	COLD WATER	REC	RECESSED
DEMO.	DEMOLITION	REF	REFRIGERATOR
DIA.	DIAMETER	REG	REGULAR
DIAG.	DIAGONAL	REINF	REINFORCE
DIM.	DIMENSION	RM	ROOM
DISP.	DISPOSAL	RO	ROUGH OPENING
DIV.	DIVISION	RR	ROOF RAFTERS
DL	DEAD LOAD	SECT	SECTION
DN.	DOWN	SHLV	SHELVES
DWGS.	DRAWINGS	SHT	SHEET
D.S.	DOWNSPOUT	SHWR	SHOWER
D.W.	DISHWASHER	SHTG	SHEATHING
EA.	EACH	SIM	SIMILAR
EX.	EXISTING	SL	SLIDING
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SPEC	SPECIFICATION
		SQ	SQUARE
EQ	EQUAL	SF	SQUARE FOOT
EXP.	EXPANSION	SS	SANITARY SUMP
ELECT.	ELECTRICAL	STD	STANDARD
ELEV.ELEVATION		STL	STEEL
EQUIP.	EQUIPMENT	STOR	STORAGE
EQUIV.	EQUIVALENT	STRUCT	STRUCTURE
E.W	EACH WAY	SUSP	SUSPENDED
F	FURNACE	T & B	TOP AND BOTTOM
FD	FLOOR DRAIN	T/	TOP OF
FE	FIRE EXTINGUISHER	TEL	TELEPHONE
FF	FINISH FLOOR	T & G	TONGUE AND GROOVE
FIN.	FINISH	THK	THICK
FIXT	FIXTURE	TJI	TRUST JOIST
FLR	FLOOR	TOP	TOP OF PLATE
FLSHG	FLASHING	TV	TELEVISION
FDN	FOUNDATION	TYP	TYPICAL
FO	FACE OF	UC	UNDER COUNTER
FS	FOOTING SUMP	UON	UNLESS OTHERWISE NOTED
FTG	FOOTING	VCT	VINYL COMPOSITION TILE
FURN	FURNACE		
GA	GAUGE		
GALV	GALVANIZED		
GFI	GROUND FAULT INTERRUPT		
	GLUE LAMINATED BEAM	VERT	VERTICAL
GLU-LAM		VIF	VERIFY IN FIELD
	GYP SUM	W/	WITH
GYP.		WC	WATER CLOSET
HD	HEAD	WIC	WALK IN CLOSET
HDR	HEADER	WD	WOOD
HT	HEIGHT	WDO	WINDOW
HM	HOLLOW METAL	WH	WATER HEATER
HORZ	HORIZONTAL	W/O	WITHOUT
HP	HIGH POINT	WP	WATERPROOF
HTG	HEATING	WT	WEIGHT
HVAC	HEATING VENTILATE AIR CONDITIONING	WWF	WELDED
	INTERIOR		WIRE FABRIC

SITE PLAN NOTES

1. INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ARCHITECTURAL SITE PLAN IN FOR SCHEMATIC PURPOSES ONLY. SEE SITE ENGINEERING PLAN AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION
2. VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
3. PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES.
4. PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION, TO GREATEST EXTENT POSSIBLE.
5. PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS. HEIGHT AS REQ'D BY LOCAL CODES. VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.
6. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
7. PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
8. STATE LAW: BEFORE DIGGINGS, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOUR NOTICE IS REQUIRED.
9. THE HOUSE SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
10. CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
11. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
12. ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 8" IN 10'-0". PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
13. TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
14. PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
15. PROVIDE AND MAINTAIN A 5'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
16. ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.
17. ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING FOR EVERY 1" OF TREE DIAMETER. MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.
18. MAINTAIN EXISTING DRAINAGE PATTERNS. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADDRESSED BY THE PERMITEE.
19. RESTORE PARKWAY AND PAVEMENT TO PRE-CONSTRUCTION CONDITIONS.

ENERGY CODE COMPLIANCE NOTES

1. ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS. CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR: 0.30
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR: 0.55
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49 (BLOWN)
MIN. FRAME WALL R-VALUE: 20 +5 OR 30
ACTUAL WALL R-VALUE: 30
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE: N/A
MIN. BASEMENT R-VALUE: 15/19
ACTUAL BASEMENT R-VALUE: 21
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS. SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.
2. ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2018 IECC REQUIREMENTS. ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM. ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.
3. ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.
4. ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.
5. PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.
6. ALL DUCTWORK SHALL BE ADEQUATELY SEALED. ALL SUPPLY DUCTWORK IN UNCONDITIONED ATTIC TO HAVE R-8 INSULATION. ALL OTHER DUCTWORK TO HAVE R-6 INSULATION. HVAC CONTRACTOR SHALL PROVIDE EITHER POST-CONSTRUCTION OR ROUGH-IN TEST OF TOTAL AIR LEAKAGE FOR DUCT SYSTEMS.
7. ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.
8. ALL ACCESS HATCHES/DOORS TO UNCONDITIONED SPACE SHALL BE INSULATED & WEATHERSTRIPPED.
9. 100% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.
10. FURNACE: +90% AFUE
WATER HEATER: +95% AFUE
A/C: 13+ SEER
SHGC: 0.27 OR BTR
11. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE NO MORE THAN 0.3 CFM PER SF, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SF.



N CHESTNUT AVE

1 SITE PLAN - EXISTING
A0 1/16" = 1'-0"

SITE SETBACKS (R-3)

	REQUIRED	PROPOSED
FRONTYARD	34'-1"	25'-0"
INTERIOR SIDEYARD 10% LOT WIDTH	7'-6"	9'-0"
INTERIOR SIDEYARD 10% LOT WIDTH	7'-6"	8'-7"
REARYARD	30'-0"	33'-8"
HEIGHT - MEAN	MAX 25'-0"	15'-9"

SITE PLAN LEGEND

---	PROPERTY LINE
---	SETBACK LINE
----	EASEMENT LINE
—E—	ELECTRIC SERVICE
—G—	GAS SERVICE
—(—(—(—	STORM SEWER
—<—<—	SANITARY SEWER
—W—	WATER SERVICE
—X—	FENCE

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE	SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM WTHRING	FROST LINE DEPTH	TERMITE	WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS CHAPTER VILLAGE CODE	AIR FREEZING INDEX	MEAN ANNUAL TEMP
25	115	NO	NO	NO	b	SEVERE	42"	MOD TO HEAVY	-4	YES	NOV 6 2000	2000	47.6

SHEET INDEX - ARCHITECTURAL

3D	3D VIEWS	1- 05/14/2024
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A8	SINGLE STORY AND CONNECTION DETAILS	1- 05/14/2024
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1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVIN@JRCDB.COM
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NEW HOUSE
ON CHESTNUT AVE

911 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

DATE

1- 05/14/2024

ISSUE DATE

1- 05/14/2024 1 - ZBA

FRONT SETBACK AVG

905 N CHESTNUT AVE	21'-6"
909 N CHESTNUT AVE	20'-10"
911 N CHESTNUT AVE	97'-6"
919 N CHESTNUT AVE	25'-9"
923 N CHESTNUT AVE	37'-0"
931 N CHESTNUT AVE	24'-6"
933 N CHESTNUT AVE	21'-6"
937 N CHESTNUT AVE	24'-3"

AVERAGE SETBACK

34'-1"

NOTE: DIMENSIONS MEASURED FROM CURB/STREET OF ALL HOUSES.
20'-0" FROM CURB TO FRONT OF LOT
PER PLAT SETBACK

NOT FOR CONSTRUCTION

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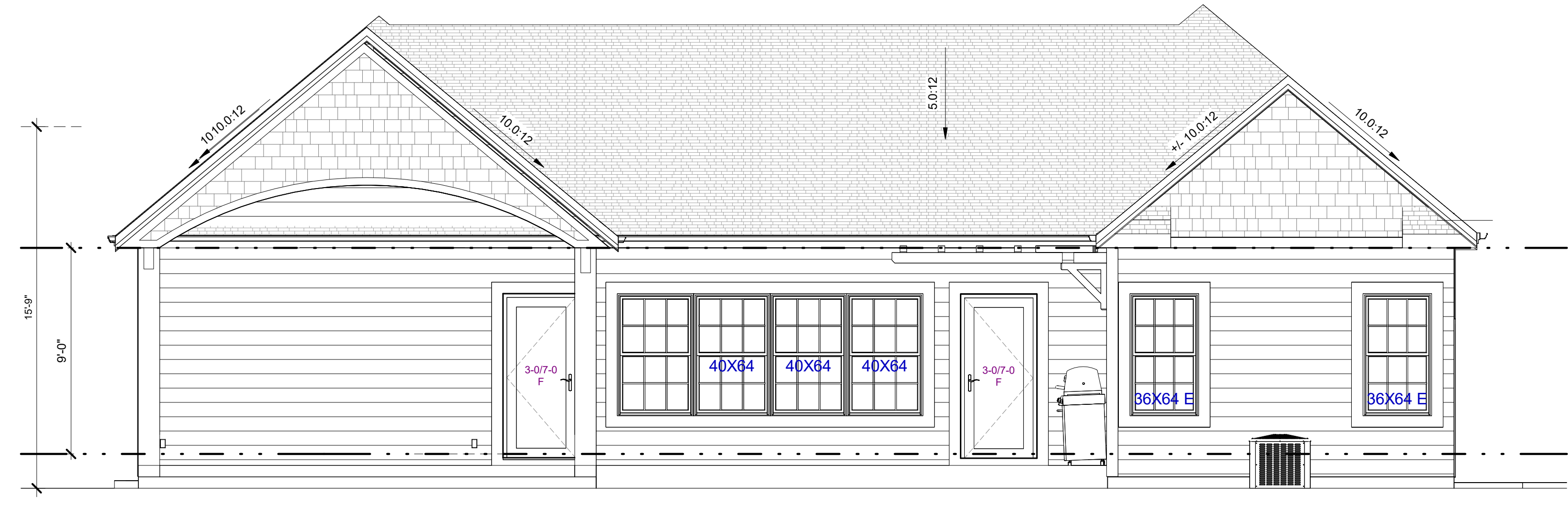
SHEET TITLE
COVER SHEET

SHEET NUMBER

A0



1 EAST ELEVATION - FRONT
A5 1/4" = 1'-0"



2 WEST ELEVATION - REAR
A5 1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZONTAL VINYL LAP SIDING [ALMOND OR SIMILAR]	MASTIC	TRIM AND FASCIA		SMOOTH VINYL TRIM [WHITE]	
SIDING (2)		VINYL SHAKE SIDING [ALMOND OR SIMILAR]	MASTIC	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE]	
ROOFING (1)		ASPHALT SHINGLES [OAKRIDGE BROWNWOOD OR SIMILAR]	OWENS CORNING	COLUMNS		CARPENTER BUILT - WOOD, DARKER STAIN TBD	
DOORS		BLACK	SIMPSON OR SIMILAR	GUTTERS, DOWNSPOUTS		CONTINUOUS ALUMINUM [WHITE]	
WINDOWS		VINYL, WHITE	CLIMATEGUARD OR SIMILAR				

WINDOW NOTES:

- WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
- GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
- BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
- WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
- FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
EGRESS WINDOW REQUIREMENTS
PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
A MINIMUM CLEAR WIDTH OF 20"
A MINIMUM CLEAR HEIGHT OF 24"
A SILL HEIGHT OF LESS THAN 44" AFF
- ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
- ALL BATHROOM GLASS AND GLASS IN AREAS OF HAZARD SHALL BE SAFETY GLAZING, PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER INSTALLATION TO VERIFY COMPLIANCE. SECTION: IRC R308.4
E = EGRESS
F= FROSTED PRIVACY GLASS
- T= TEMPERED AFETY GLASS
EX = EXISTING WINDOW TO REMAIN

NEW HOUSE ON CHESTNUT AVE

911 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

DATE

1- 05/14/2024

ISSUE DATE

1- 05/14/2024 1 - ZBA

NOT FOR CONSTRUCTION

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SHEET TITLE

ELEVATIONS

SHEET NUMBER

A5

NEW HOUSE
ON CHESTNUT AVE

911 N CHESTNUT AVE
ARLINGTON HEIGHTS, IL 60004

DATE

1- 05/14/2024

ISSUE DATE

1- 05/14/2024 1 - ZBA



LANDSCAPING BY OTHER

1 SOUTH ELEVATION - SIDE
A6 1/4" = 1'-0"



LANDSCAPING BY OTHER

2 NORTH ELEVATION - SIDE
A6 1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZONTAL VINYL LAP SIDING [ALMOND OR SIMILAR]	MASTIC	TRIM AND FASCIA		SMOOTH VINYL TRIM [WHITE]	
SIDING (2)		VINYL SHAKE SIDING [ALMOND OR SIMILAR]	MASTIC	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE]	
ROOFING (1)		ASPHALT SHINGLES [OAKRIDGE BROWNWOOD OR SIMILAR]	OWENS CORNING	COLUMNS		CARPENTER BUILT - WOOD, DARKER STAIN TBD	
DOORS		BLACK	SIMPSON OR SIMILAR	GUTTERS, DOWNSPOUTS		CONTINUOUS ALUMINUM [WHITE]	
WINDOWS		VINYL, WHITE	CLIMATEGUARD OR SIMILAR				

WINDOW NOTES:

- WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
- GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
- BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
- WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
- FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
EGRESS WINDOW REQUIREMENTS
PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
A MINIMUM CLEAR WIDTH OF 20"
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- ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
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E = EGRESS
F= FROSTED PRIVACY GLASS
- T= TEMPERED AFETY GLASS
EX = EXISTING WINDOW TO REMAIN

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SHEET TITLE
ELEVATIONS

SHEET NUMBER

A6

NOT FOR CONSTRUCTION

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, June 10, 2024, 7:00 P.M. in the Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois, at which time the Zoning Board of Appeals will consider a request for:

• A 9.1-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a new home with a front yard setback of 25.0 feet instead of the required 34.1 feet and an additional 1.0 feet for the eave.

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning@vgh.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Parcel 1: Lots 27 and 28 in Block 5 in Mitchell's Addition to Arlington Heights, being a subdivision of part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Lot 29 in Block 5 in Mitchell's Addition to Arlington Heights, being a subdivision of part of the Northeast Quarter of the Northeast Quarter of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 911 N. Chestnut Avenue, Arlington Heights IL 60004

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language Interpreter or written materials in accessible formats, should contact Erin Mercado at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5793 (Voice), (847) 368-5980 (Fax) or emercado@vgh.com.

Peter Siovelis, Chairman

Zoning Board of Appeals

Published in Daily Herald May 25, 2024 (4616219)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/25/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY

Danula Baltz

Designee of the Publisher of the Daily Herald

Control # 4616219

