



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 13, 2019
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 125 S. Chestnut Ave. - 4/8/19
- B. 202 S. Patton Ave. - 4/8/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 4034 N. Ridge Ave. - ZBA#19-006
- B. 1007 E. Mayfair Rd. - ZBA#19-007
- C. 1518 W. Thomas St. - ZBA#19-008
- D. 216 S. Evergreen Ave. - ZBA#19-009
- E. 124 N. Regency Dr. West - ZBA#19-010
- F. 4036 N. Harvard Ave. - ZBA#19-011

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Zoning Board of Appeals 5/13/2019

Item: 125 S. Chestnut Ave. - 4/8/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
125 S. Chestnut Ave. - 4/8/19 Minutes	Minutes
125 S. Chestnut Ave. - 4/8/19 Findings	Minutes

ZONING BOARD

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

OF APPEALS

RE: 125 South Chestnut Avenue; ZBA #19-004

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, Buchner Room, Arlington
Heights, Illinois on the 8th day of April, 2019 at the hour of 7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
BENJAMIN JAFFE
JOSEPH GEISEL
TOM SCHWINGBECK
THOMAS DRAKE
JOSPEH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: I'd like to call to order the Zoning Board of Board of Appeals meeting for Arlington Heights for April 8th, 2019. Derek, would you do the roll call, please?

MR. MACH: Chairman Divito?

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel?

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe?

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Here.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Siavelis?

(No response.)

CHAIRMAN DIVITO: Okay, we do have a quorum. If you would now please stand and join us for the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRMAN DIVITO: Thank you. All right, next order of business is the approval of minutes from last month. Has everyone had an opportunity to review? Is there any errors and omissions that need to be heard?

(No response.)

CHAIRMAN DIVITO: None being heard, is there a motion?

COMMISSIONER DRAKE: So moved.

COMMISSIONER JAFFE: Second.

CHAIRMAN DIVITO: All right, all in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right, so moving on to new business. So, I'll kind of go over the different criteria that we would like to hit on for each of the petitions tonight. There are only two for tonight. When you do your petition, if you can just hit on those, that would be very helpful.

So, the four elements necessary to establish order for the Board to be able to grant a variance, the first one is 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. Second, 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.

Third, that the proposed variation is in harmony and spirit with the intent of this chapter. And the fourth, that the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if evidence in the judgment of the Board of Appeals sustains each of these four criteria. With that being said, I'd like to ask the first one up and I'm just looking for --

COMMISSIONER GEISEL: It is 125 South Chestnut.

CHAIRMAN DIVITO: Very good, thank you.

MS. OLSEN: Hello.

CHAIRMAN DIVITO: How are you? Have you had an opportunity to sign in?

MS. OLSEN: Yes, I did. Amy Olsen, Olsen Landscape Architecture.

CHAIRMAN DIVITO: All right.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MS. OLSEN: So, I am representing the Kosak Jordan residence located at 125 South Chestnut Avenue. We are applying for an appeal seeking to, for Chapter 28, Zoning Board regulation, Section 5.1-3.2A, required minimum yards, front yard setback, and we are seeking approval to extend the front stoop out beyond what it currently exists. Currently it extends out 3 feet, 2 inches from the house, which when we open the door, we actually have to step down. You go up the steps, you knock on the door, you open the door, the homeowners open the door and you actually have to step down in order to greet the homeowners, which is a little bit of a hazard.

So, we are proposing to extend the stoop out 6 feet, 6 inches from the house to create a safer landing for the homeowners. We designed it to tie into the house. I and the homeowners walked the neighborhood, you know, checked out the neighborhood, checked out currently what some existing stoops are being, are constructed out of in the neighborhood, and we felt this was a good solution; the wood decking material. And we decided to create a canopy, so it's little more environmentally friendly for any of the seasons when we have rain and snow.

CHAIRMAN DIVITO: How long has the residents been in the house?

MS. OLSEN: Seventeen years, okay. And they've recently been renovating the house. If you noticed, if you drove by, you'll see on the side of the house, there is a stoop, a side stoop and deck, stairs and so they are planning to match that character of materials. We feel that this matches nicely with the neighborhood and esthetics in the community, and it would be a nice addition to the street.

COMMISSIONER DRAKE: Has the Petitioner been in touch with neighbors to get reaction and filled in on what he was planning?

MS. OLSEN: Yes, we followed the rules and we sent out letters to the community, and they also have been talking to neighbors about that and actually a neighbor called us. I think a neighbor called into the Village really proposing that it was such a wonderful idea.

CHAIRMAN DIVITO: Any other questions from the Board members for the Petitioner?

(No response.)

CHAIRMAN DIVITO: None being heard, let's open it up for the audience participants. So, if anybody wants to speak, this is a great time. Have you had an opportunity to sign in?

MR. MEERSMAN: Yes, sir.

CHAIRMAN DIVITO: Great. So, name and address for the record.

MR. MEERSMAN: My name is Donald Meersman. I live at 202 South on Highland Avenue. I've lived there for 30 years and I lived at 421 on Vail for 10 years before that.

CHAIRMAN DIVITO: Okay.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. MEERSMAN: Please grant my neighbors their variance. It's not a big one. They've done a lot of work on their house. They've done a real nice job up to this point in time. I, I encourage you to give them what they want, because it will look better and it will improve the neighborhood and you do have to step back when the door swings open, so there is, there is, it is kind of a safety issue and it's not, nobody's been injured there. I mean, it's not imminent or anything, but that it's a legit reason. So, I encourage you to grant the variance, please.

CHAIRMAN DIVITO: Thank you. Anybody else from the audience wishes to speak?

(No response.)

CHAIRMAN DIVITO: None being heard, we'll close this down for Board discussion. Anybody want to take the lead?

COMMISSIONER GEISEL: Sure. It's very well designed. It's certainly not imposing given some of the other requests we've had and really ties the whole front of the house in together very nicely, so I would support it.

COMMISSIONER SCHWINGBECK: Yes, I went over and looked at it and as well got up on the porch and when that door swings open, you can barely fit one person on it. So, everyone else has to wait on the stairs. Not a good situation, so I'm in favor of it.

CHAIRMAN DIVITO: Is there a motion?

COMMISSIONER JAFFE: Move for approval.

COMMISSIONER GEISEL: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel?

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe?

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Divito?

CHAIRMAN DIVITO: Yes. Motion's passed. You do not need to actually hang out for the rest of the meeting.

MS. OLSEN: Great, thank you.

(Whereupon, the above-mentioned meeting was adjourned at 7:08 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 8, 2019

PETITIONER: Jordan Residence

ADDRESS OF PROPERTY: 125 S. Chestnut Rd.

VARIATION: 5.1-3.2a (Required Minimum Yards – Front Yards)

A 7.5' setback variance to allow a front porch addition that is 18.3' from the front yard property line where 25.8' is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the existing porch extends out from the house approximately three feet and that in order to open the door a person has to step down to allow for the door to clear. The petitioner further explained that they are proposing to extend the stoop out 6.5 feet from the house in order to create a safer landing. The petitioner testified that the porch is designed to match the house.

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

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

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

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

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

David Divito, Chairman
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
5/13/2019**

Item: 202 S. Patton Ave. - 4/8/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
202 S. Patton Ave. - 4/8/19 Minutes	Minutes
202 S. Patton Ave. - 4/8/19 Findings	Minutes

ZONING BOARD

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

OF APPEALS

RE: 202 South Patton Avenue; ZBA #19-005

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, Beuchner Room, Arlington
Heights, Illinois on the 8th day of April, 2019 at the hour of 7:08 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
BENJAMIN JAFFE
JOSEPH GEISEL
TOM SCHWINGBECK
THOMAS DRAKE
JOSPEH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: The next petitioner is 202 South Patton.

MR. GALLAGHER: Good evening, I'm Tim Gallagher.

CHAIRMAN DIVITO: Excellent. Name and address for the record.

MR. GALLAGHER: Tim Gallagher, 202 South Patton, Arlington Heights.

CHAIRMAN DIVITO: Excellent.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. GALLAGHER: I'm seeking variations from Chapter 28, Section 65 and 7, regards to square footage of the detached garage, as well as variance for the height, which has a maximum requirement of 15 feet. Currently, the garage is a detached garage and built by a prior owner. Behind the detached garage is a shed, which was also built by a prior owner. The shed is deteriorating. It's not functional for me because of the fact that I have to store all my tools in the shed and it's not connected to the garage. So, I basically walk around every time I need a screwdriver, hammer, whatever the case may be. More important, with regards to the deterioration of the shed, is it's infested, it has been infested with carpenter bees.

My wife and I moved to Arlington Heights three and-a-half years ago. We've remodeled the house, done extensive remodeling with permits to the Village. We have done multiple attempts to eradicate the carpenter bees, which are basically everywhere in Arlington Heights. My neighbor to the south has two children and they have a trampoline outside. Obviously there's a safety concern from that standpoint. Personally, myself, I'm allergic to bee stings. I didn't find that out until I moved to Arlington Heights, but that's a concern for my health.

So, what I'd like to do is tear the shed down. The idea is that these houses that were built in the 1950s, don't have a lot of storage. The garage does have storage above it, the detached garage, but it is only 40, 40 inches maximum at the highest towards the peak. I'm getting older; I've got bad knees, bad back, and all the rash of everything that comes with age. It's very difficult to store anything up above there. So, when I was planning to remove the shed, that's when the idea came. What we can do is increase the storage space of what I'm calling as a workshop which we attached to the back of the garage.

Therefore, I would have direct, direct access to my tools. My neighbors, certainly my neighbor to the south who's directly impacted by this, there's a statement in the file which I, the petition, that supports this. And I believe there's a number of neighbors here tonight that, if need be, can talk further about that. As far as some of the requirements that you talked about, as far as being consistent with the locality. The fact of the matter is, if you put the workshop on there, it will be from an esthetics and appearance standpoint, very consistent with the detached garage.

So, from that, that is one opportunity. I've talked about the plight from the fact that it is poorly, it's not a very functional facility for me. The shed is, and it's going to cost a lot of money to get it repaired and it just doesn't suit the purpose. And from a, from a hardship standpoint, I've gone through, talked about trying to make things better for the neighborhood, remove the eyesore, try to minimize, at least in my property, the amount of carpenter bees that are there, and go through and allow me to have some storage and access that I need.

CHAIRMAN DIVITO: How long have you lived in your residence?

MR. GALLAGHER: Three-and-a-half years.

COMMISSIONER JAFFE: In reading the notes, there was some comments regarding the request for the height variation and the distance between that height of the new garage, the proposed new garage, and where the ComEd wires are.

MR. GALLAGHER: Yes.

COMMISSIONER JAFFE: Were you able to review any of that? Has there been any additional discussion or developments?

MR. MACH: If I may, the Petitioner did address that and demonstrated that it exceeds what Engineering is commenting on, the separation, and they have reviewed the plans and the Petitioner has satisfied their concerns.

COMMISSIONER JAFFE: Okay, thank you.

CHAIRMAN DIVITO: How many people live in the residence with you?

MR. GALLAGHER: My wife and I and the dog.

CHAIRMAN DIVITO: Any other questions from the Board members?

(No response.)

CHAIRMAN DIVITO: None being heard, I'll see if anybody from the audience wants to speak up. Does anybody from the audience wish to speak on this petition? Come on up.

MR. UTENDORF: We live across the --

CHAIRMAN DIVITO: You have to actually come up, sorry, and be sworn in.

MR. UTENDORF: I have to be sworn in for this?

CHAIRMAN DIVITO: Yes. So, this is one of the recorded meetings within the Village, so --

MR. UTENDORF: Okay.

CHAIRMAN DIVITO: Name and address for the record?

MR. UTENDORF: Name is Allen Utendorf, commonly called Bud. We live across the street from them. Our address is 222 South Dwyer.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. UTENDORF: And I just got the letter and I was curious what happens at these meeting and things, so I thought, eh, I'm going to go up there. And my wife decided, I'll go to, see what goes on. And I went over and met Tim and I did not meet his wife, but I met her now. And seemed very nice people, and makes perfect sense to me because that shed is a firetrap, if anything. And I didn't know Tim was allergic to bees, so I am all in favor of it with no problems. Thanks a lot.

CHAIRMAN DIVITO: Thank you. Anyone else from the audience wishes to speak?

(No response.)

CHAIRMAN DIVITO: None being heard, we'll close it down for the Board discussion.

COMMISSIONER JAFFE: My questions and concerns about the height were addressed, so I, given what the Petitioner described from the uniqueness of the property and his hardship, I don't have any other concerns.

COMMISSIONER GEISEL: I also had a question on the height that was

addressed via questions, so thank you very much. And then given the fact that they've also got support from the adjacent neighbor who would have the most impact, and just given the totality of replacing another structure, there's a structure there already, I would support the request.

COMMISSIONER SCHWINGBECK: I as well.

CHAIRMAN DIVITO: Is there a motion?

COMMISSIONER GEISEL: Motion to approve.

COMMISSIONER SCHWINGBECK: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel?

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe?

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Divito?

CHAIRMAN DIVITO: Yes. Motion's passed. Congratulations.

MR. GALLAGHER: Thank you very much.

CHAIRMAN DIVITO: That brings us to the end of the agenda for tonight. Is there any other business items?

(No response.)

CHAIRMAN DIVITO: If not, is there --

MR. UTENDORF: I'd like to speak on, I just have a question. We lived in our house, 222 South Dwyer, for eight years, now --

CHAIRMAN DIVITO: You're going to have to come up just because we're still in session.

MR. UTENDORF: Okay.

CHAIRMAN DIVITO: Unless you want to give us five minutes, we'll close off the session, and then we can have a conversation --

MR. UTENDORF: No, this isn't going to take long. I just thought this would be a good time to bring this up. Behind my neighbor to the right who lives across from the people that had the other problem; there's a house that's been vacant, what, five years. They've been working on it. It's been a mess. People have had, the neighbor next to us, it's right behind her, and she's called the City, I know three or four times and the City, Village, has come out because they let the grass grow. Wheelbarrows lay in the yard.

The noise is terrific, and this has been going on for five years. Now, we understand, and I don't know this for a fact myself, that when the people had moved out, just left, and then somebody came in and bought it, and I think it was for a handicapped person, so they were going to do a lot of interior work for the handicapped. So, none of us said anything, you know, and nothing has happened. Is this the proper group to handle it?

CHAIRMAN DIVITO: Our group, literally like what you experienced tonight with the Petitioners that come up, we pass judgment on them and we move along. Derek, would you like to advise what group he should talk to at the Village?

MR. MACH: I can bring it to the attention of the Department of Building and would encourage you to contact them as well. Do you know the address of the --

MR. UTENDORF: Well, it's got to be 200 Harvard, something. It's not 200, it's in the 200s. We're 222, it's across from us, one house down. And it's just been a mess and --

COMMISSIONER GEISEL: We don't want to suggest that we aren't hearing you and don't want to put, our sole responsibility is zoning related issues, and so we aren't permitted to even address something like that.

MR. UTENDORF: Okay, our neighbor, our neighbor has been the one that's been doing all the heavy lifting and it's just, nothing has happened now in the past, well, five, six, seven months.

CHAIRMAN DIVITO: While he's doing that, is there a motion to adjourn?

COMMISSIONER GEISEL: Motion to adjourn.

COMMISSIONER SCHWINGBECK: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: We are adjourned.

(Whereupon, the above-mentioned meeting was adjourned at 7:20 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 8, 2019

PETITIONER: Gallagher Residence

ADDRESS OF PROPERTY: 202 S. Patton Ave.

VARIATION: 6.5-7, 6.5-6 (Maximum Size of Accessory Structures, Height of Accessory Structures)

A 232.2 sf variance to allow a detached garage with a size of 952.2 sf where 720.0 sf is the maximum allowed; and a 1.8' variance to allow a 16.8' tall detached garage where 15.0' is the maximum allowed.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they would like to demolish an existing shed and add an addition to the existing detached garage. The petitioner explained that the shed is immediately behind the garage. The petitioner testified that the shed is deteriorating and in poor condition.

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

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

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

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

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

David Divito, Chairman
Zoning Board of Appeals
Village of Arlington Heights



**Zoning Board of Appeals
5/13/2019**

Item: 4034 N. Ridge Ave. - ZBA#19-006

Department: Planning & Community Development

REQUEST

A 5.1-foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards - Maximum Driveway Width) to allow a driveway that is 27.1-feet in width where code allows a maximum width of 22-feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 6, 2019
Date Prepared: May 13, 2019
Project Title: Beerheide Residence
Address: 4034 N. Ridge Ave.

Background Information

Petition Number: ZBA #19-006
Petitioner: Tom Beerheide
Address: 4034 N. Ridge Ave.
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. The petitioner is proposing to add 8.3 feet of pavement to the side of their existing driveway. However, this results in a driveway that is 27.1 feet in width, where 22.0 feet is the maximum width permitted by code. Therefore, the petitioner requests the following variation:

- **A 5.1-foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards - Maximum Driveway Width) to allow a driveway that is 27.1-feet in width where code allows a maximum width of 22-feet.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	4/26/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/26/19	
3. Letter that was Mailed	✓	4/26/19	
4. Photographs of Sign on Property	✓	4/26/19	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Beerheide Residence

Project Address: 4034 N Harvard Ave

ZBA #: 19-006

Date: May 3, 2019

Derek:

I have reviewed the following requests for variance:

- A 7.33 foot variance to allow a driveway that is 27.1 feet in width where the maximum allowed is 22 feet;

and, have no objections to the variance.

ZBA# 19-006
4034 N Ridge Ave - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Acting Director of Engineering

Submitted: April 24, 2019
Completed: April 25, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 4.5 ft variance to allow a driveway that is 26.5 ft in width where code allows a maximum width of 22 ft.

The Engineering Department has NO OBJECTION to the proposed variance.

RECEIVED

APR 25 2019

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Beerheide Residence

Project Address: 4034 N. RIDGE Ave.

ZBA #: 19-006

ZBA Hearing Date: May 13th, 2019

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: April 24, 2019

- A 4.5-foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards - Maximum Driveway Width) to allow a driveway that is 26.5-feet in width where code allows a maximum width of 22-feet.

Attached are the Petitioner's:

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

Comments: NO COMMENTS.

-S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than May 2, 2019.

RECEIVED
MAY 01 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

RECEIVED

APR 04 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the Petitioner Tom and Kelly Beerheide

being the owner of the property commonly known as: 4034 N. Ridge Ave, Arlington Heights, IL 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 10.2-11.1b

Chapter 28, of the Arlington Heights Municipal Code, in order to increase the width of our existing driveway from 18 feet 9 inches to 27 feet 1 inch to accommodate a third parking space as well as align our driveway to the backyard walkway. The driveway is for a single family home with a two car garage.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The essential character of the locality will not be altered as the new driveway extension will aesthetically enhance the appearance of the house and locality since it will allow the driveway to smoothly connect to and align with a new concrete side walkway to the backyard which will replace our existing paver side walkway which was installed in 2002 (prior to our owning the home) and is in need of replacement. Essentially the wider driveway will flow into and become part of the walkway which would be the most aesthetically pleasing option rather than having a staggered jump between the driveway and walkway. The new driveway size will be compatible with other nearby properties including many in the Terramere neighborhood that have replaced their driveways with a similar extended shape and will therefore fit in with the look of the neighborhood. Furthermore, we are the parents of three children with one who will be driving next Spring and the other two shortly thereafter. The extension of the driveway will allow for us to eventually park three cars in the driveway without blocking the sidewalk and creating a safety hazard. Having the additional parking space will also allow us to keep cars off of Ridge Ave. which is not only a busy street but also a main thoroughfare in the Terramere neighborhood to Lake Cook Road.

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 first unique circumstance is that given the age and deterioration of our current brick paver walk to the backyard, we want to make the new concrete driveway extension and walkway as usable and aesthetically appealing as possible by lining everything up with the existing fence door we have to our backyard. For all to smoothly line up the driveway would need to be extended to the requested 27 feet 1 inch. The other unique circumstance is we will have five drivers in the family in the next few years so adding the additional driveway space will allow us to help keep the street clear of additional cars as well as keep our vehicles from blocking the sidewalk. We take a lot of pride to maintain the

exceptional appearance of our home in order to keep the neighborhood looking nice and the value of our properties high. Soon after we moved into the house in 2008, we installed James Hardie siding, GAF roof shingles, and Anderson Windows along with California redwood strips to accent our front porch ceiling. The plan for aligning the driveway and walkway would further contribute to the outside appeal of our home.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): By widening the driveway to 27 feet 1 inch, we will not alter the character of the neighborhood and will be comparable with many other nearby properties that have made similar changes to their driveway. The smooth, coherent flow of the wider driveway with the walkway will protect the character and stability of our residence. Furthermore, it will help keep our cars contained to a confined area thus creating safety for the rest of the neighborhood. The wider size of the driveway will still provide adequate light and air to the property, as well as provide convenient access to the back of the property. The driveway extension will also help improve current water flow and proper drainage due to gutter downspouts that empty between the houses.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Widening the driveway will allow for the smooth connection to the walkway. We are requesting only for that amount and not anything beyond allowing alignment of the structures. The improved property will fit well within the surrounding neighborhood while also creating additional safety in the area by keeping cars close to the house.

Signed: _____



Petitioner

Date: _____

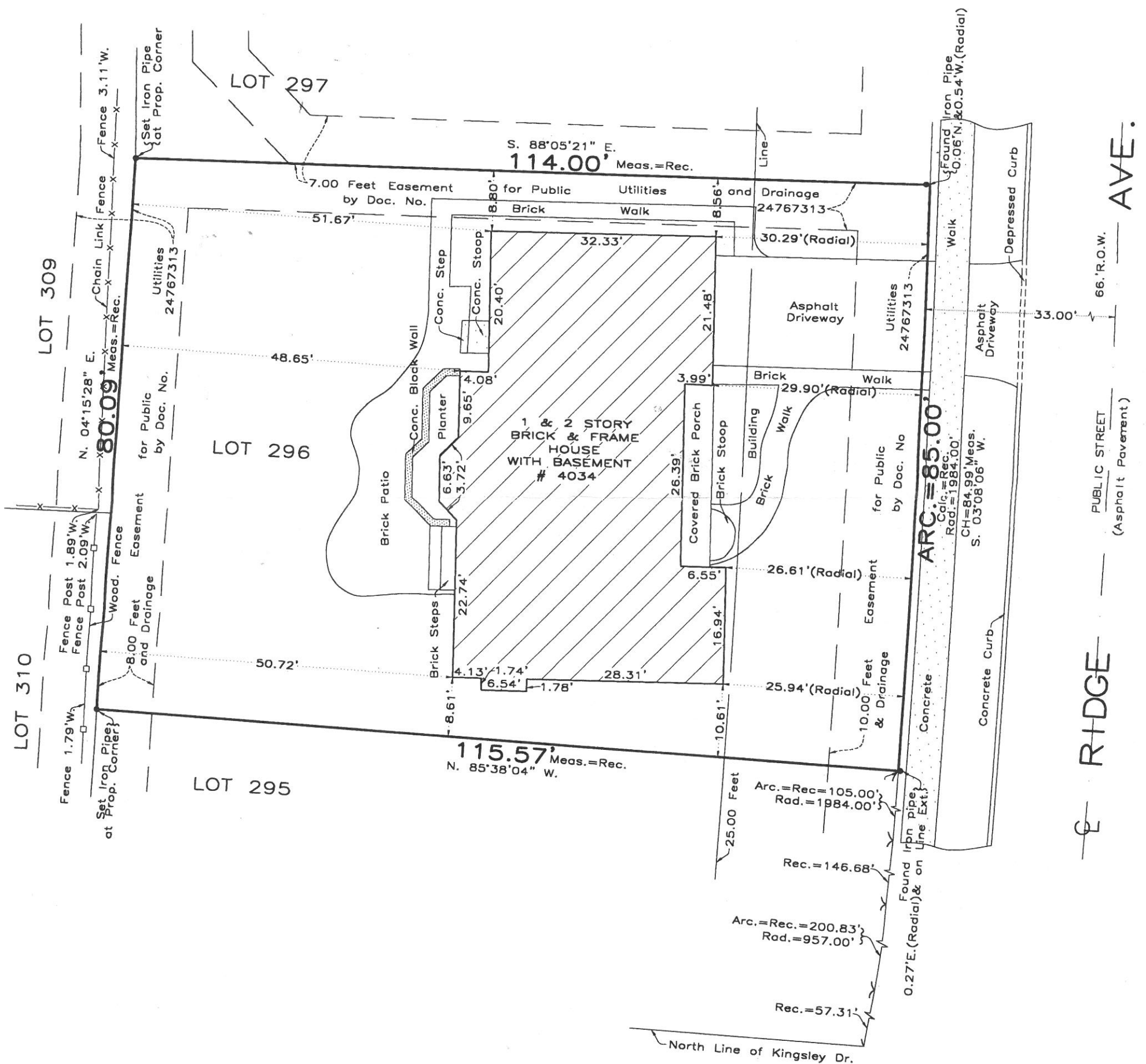
4-3-19

PROFESSIONAL DESIGN FIRM NO. 184-003023

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: prosurv1@sbcglobal.net

LAND TOTAL AREA: 9,497.22 SQ. FT. = 0.218 ACRE

COMMONLY KNOWN AS: 4034 RIDGE AVENUE, ARLINGTON HEIGHTS, ILLINOIS.



Order No. 08-80588

Scale: 1 inch = 16 feet.

Date of Field Work: August 21, 2008.

Ordered by: DEUTSCH, LEVY &
ENGEL, CHARTERED



IL. PROF. LAND SURVEYOR LICENSE EXP. DATE NOV. 30, 2008.
Drawn by: G.M.

PROFESSIONAL DESIGN FIRM NO. 184-003023

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: promurvl@sbcglobal.net

OF

LAND TOTAL AREA: 9,497.22 SQ. FT. = 0.218 ACRE

COMMONLY KNOWN AS: 4034 RIDGE AVENUE, ARLINGTON HEIGHTS, ILLINOIS



THIS SURVEY HAS BEEN ORDERED FOR SURFACE
DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook S.E.

We, PROFESSIONALS ASSOCIATED SURVEY INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: August 27, 2008

IL. PROP. LAND SURVEYOR LICENSE EXP. DATE NOV. 30, 2004
Drawn by: G.M.

THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON
DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY
SHOULD BE COMPARED WITH THE TITLE OR DEED.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

BUILDING LINES AND BASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS. OTHERWISE REFER TO YOUR DRED OR ABSTRACT.

Order No. 08-80588

Scale: 1 inch = 16 feet

Date of Field Work: August 21, 2008.

Ordered by: DEUTSCH, LEVY & ENGEL, CHARTERED



Zoning Board of Appeals 5/13/2019

Item: 1007 E. Mayfair Rd. - ZBA#19-007

Department: Planning & Community Development

REQUEST

A variation from Chapter 28, Section 6.13-3a (Location of Fences – Front Yards) to allow a 5-foot tall solid fence located 0 feet from the property line where code allows a maximum 3-foot tall fence that must be open in design.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 13, 2019
Date Prepared: May 6, 2019
Project Title: Blackburn Residence
Address: 1007 E. Mayfair Rd.

Background Information

Petition Number: ZBA #19-007
Petitioner: Erin Blackburn
Address: 1007 E. Mayfair Rd.
Arlington Heights IL 60005

Existing Zoning: R-6 – Residential Multiple-Family District

Requested Action/Background Information

The subject property is zoned R-6, Multiple-Family Dwelling District, and is currently developed with a single-family home and detached garage. The petitioner is proposing to install a 5-foot tall solid fence, which would enclose the eastern and southern portion of the property. However, since the property encompasses multiple lots, including the second lot, this results in the proposed fence enclosing the code-required front yard of the second lot along Northwest Highway. In front yards, fences are only permitted to be a maximum of 3 feet tall, and must be open in design. Therefore, the petitioner requests the following variation:

- **A variation from Chapter 28, Section 6.13-3a (Location of Fences – Front Yards) to allow a 5-foot tall solid fence located 0 feet from the property line where code allows a maximum 3-foot tall fence that must be open in design.**

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	✓	4/26/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/26/19	
3. Letter that was Mailed	✓	4/26/19	
4. Photographs of Sign on Property	✓	4/26/19	

Photographs of Existing Structure





Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services Department

Project Name: Blackburn Residence

Project Address: 1007 E Mayfair

ZBA #: 19-007

Date: May 6, 2019

Derek:

I have reviewed the request to allow a 5-foot tall solid fence to be installed on the property line where the code allows a minimum 3-foot tall fence that must be open in design, and have no objection to the variance.

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

RECEIVED
MAY 06 2019
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

ZBA# 19-007
1007 E Mayfair Rd
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Acting Director of Engineering

Submitted: April 24, 2019
Completed: April 25, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A variation to allow a 5 ft tall solid fence located 0 feet from the property line where code allows a maximum of 3 ft tall fence that must be open in design.

Note: This property is located on the dead end of Mayfair Rd, and the backyard is visible from Northwest Highway.

The Engineering Department has NO OBJECTION to the proposed variance, however; the fence shall be located on the property. This can be addressed at time of permit.

RECEIVED

APR 25 2019

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Blackburn Residence

Project Address: 1007 E. Mayfair Rd.

ZBA #: 19-007

ZBA Hearing Date: May 13th, 2019

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: April 24, 2019

- A variation from Chapter 28, Section 6.13-3a (Location of Fences – Front Yards) to allow a 5-foot tall solid fence located 0 feet from the property line where code allows a maximum 3-foot tall fence that must be open in design.

Attached are the Petitioner's:

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

Comments: NO COMMENTS.

- STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than May 2, 2019.

RECEIVED

MAY 01 2019

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PETITION

NOW COMES the Petitioner Erin Blackburn being the owner of the property commonly known as 1007 E. Mayfair Road, Arlington Hts. IL 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Chapter 28, Section 6. 13-3-a in order to permit a 5 foot tall fence in our yard space (4 foot of solid batten with 1 foot of lattice), where coe allows a maximum 3 foot tall fence of open design.

I hereby state that the proposed use will not alter the essential character character of the locality and will be compatible with existing uses and zoning of nearby property if the variation were granted because I am putting up a cedar fence that fits with the existing character of our residential neighborhood.

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 because my lot is uniquely shaped. The original owner of the property purchased the lot over 60 years ago when the house was originally built in the 1950's, therefore making our entire property into an "L" shape. The space has been a part of the backyard since then and has never been considered a backyard by any owners of the property, then and now.

I hereby state that the proposed variation is in harmony with the spirit of and intent of this Chapter because the space where I am seeking a variance has been used as a backyard space since the two lots were merged in the 1960's. The current space is most definitely used as a rear yard. It currently includes a detached garage, children's swing set, and professionally landscaped raised bed vegetable gardens.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property because we are looking to fence in our yard for privacy and aesthetics. The sidewalk along northwest highway has become busier in recent years and some adults have inappropriately spoken to my child when he is outside playing, as this is a backyard space currently.

Signed: _____

Erin Blackburn

Petitioner

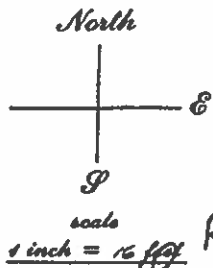
Date: _____

4/3/19

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APR 04 2019

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

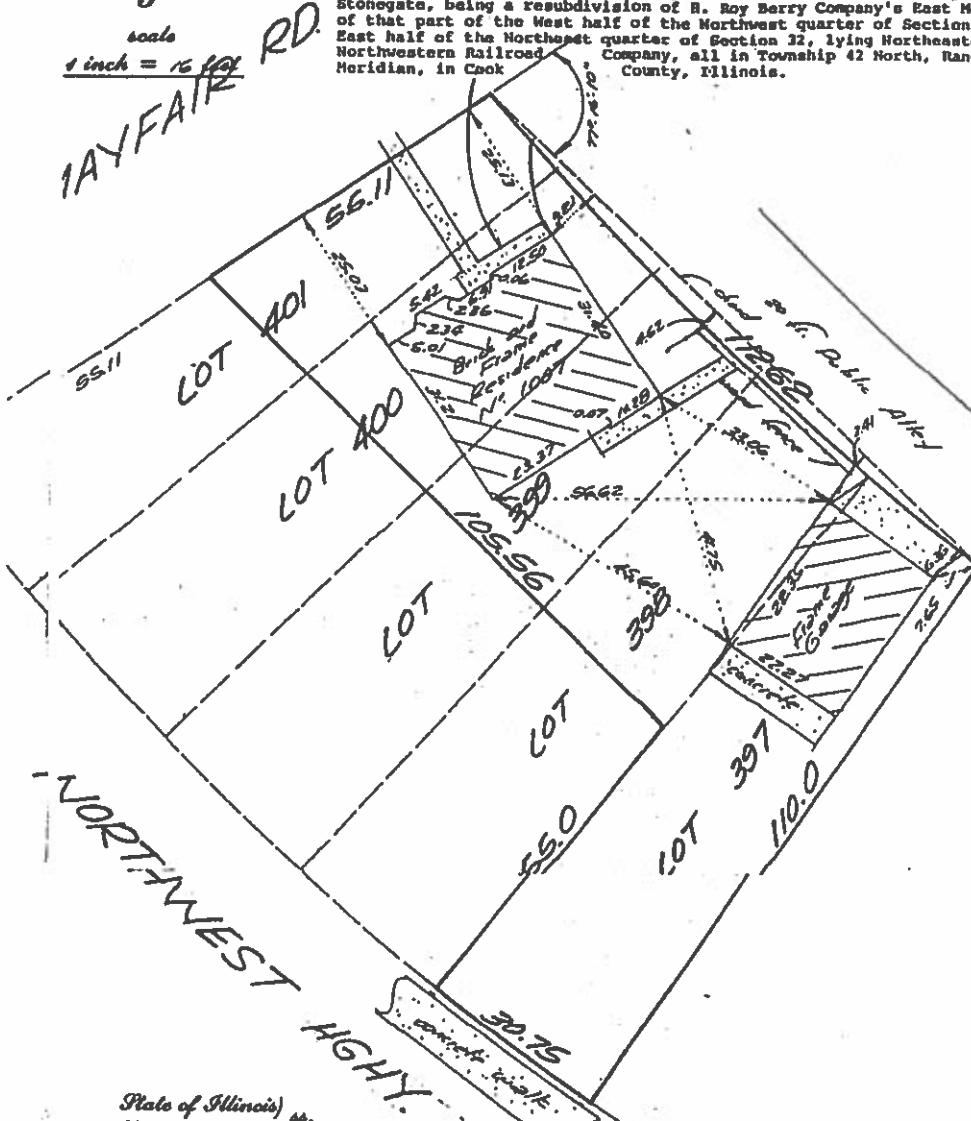


Plat Of Survey

Property located at: 1007 Mayfair Road

Legally described as:

Lot 397 and that part of Lots 398, 399, 400 and 401, lying Northeasterly of a straight line drawn from a point on the Northwestern line of Lot 401 which is midway between the Southwest corner and the Northwest corner of said Lot 401, to a point on the Southeasterly line of Lot 398 which is midway between the Southeasterly corner and the Northeasterly corner of said Lot 398, in Stonegate, being a resubdivision of R. Roy Berry Company's East Moreland, being a subdivision of that part of the West half of the Northwest quarter of Section 33, and that part of the East half of the Northeast quarter of Section 32, lying Northeasterly of the Chicago and Northwestern Railroad Company, all in Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.



State of Illinois) ss.
County of Cook)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. This office shall not be responsible for future construction unless all property corners are established by this office.

Dated this 24th day of June 1986

by: Michael J. Emmert, Jr.
President

Registered Illinois Land Surveyor No. 2499
117 East Palatine Road Suite 208
Palatine, Illinois 60067 312-391-6298

RECEIVED

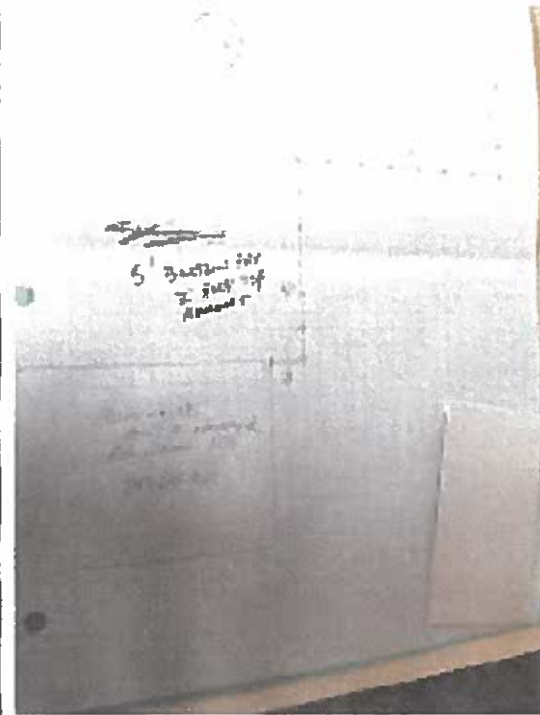
APR 04 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Fence design- Actual fence would be cedar wood 4 feet of solid batten with 1 foot lattice for a total of 5 feet in height

Contractor Plan- x's indicates fence location. For a clearer picture please visit following site:

<http://tinyurl.com/fenceplan>



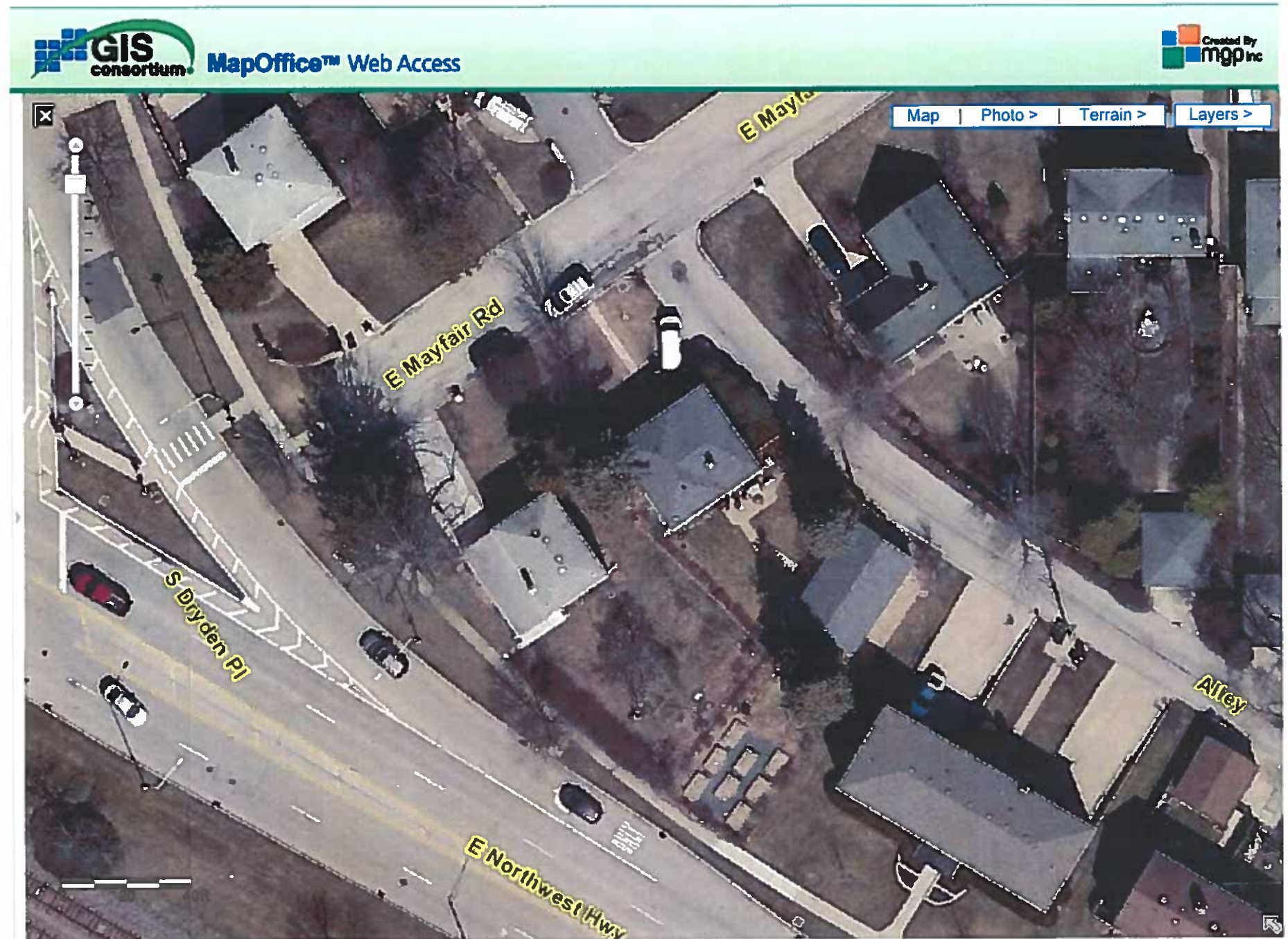
Pictures of existing layout/ space as it is used only as a backyard including a children's swingset and raised bed gardens



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APR 04 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT





Zoning Board of Appeals 5/13/2019

Item: 1518 W. Thomas St. - ZBA#19-008

Department: Planning & Community Development

REQUEST

1. A 15-foot variation from Chapter 28, Section 5.1-0.2a (Required Minimum Yards – Front Yards) to allow a new home with front terrace that is set back 35 feet from the front yard property line where a minimum setback of 50 feet is required.
2. A 200 square-foot variation from Chapter 28, Section 5.1-0.4b-2 (Maximum Impervious Surface Coverage) to allow 2,700 square-feet of impervious surface coverage in the front yard where a maximum of 2,500 square-feet is allowed.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 13, 2019
Date Prepared: May 6, 2019
Project Title: Behlis Residence
Address: 1518 W. Thomas St.

Background Information

Petition Number: ZBA #19-008
Petitioner: Voula Behlis
Address: 1518 W. Thomas St.
Arlington Heights IL 60004

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

Requested Action/Background Information

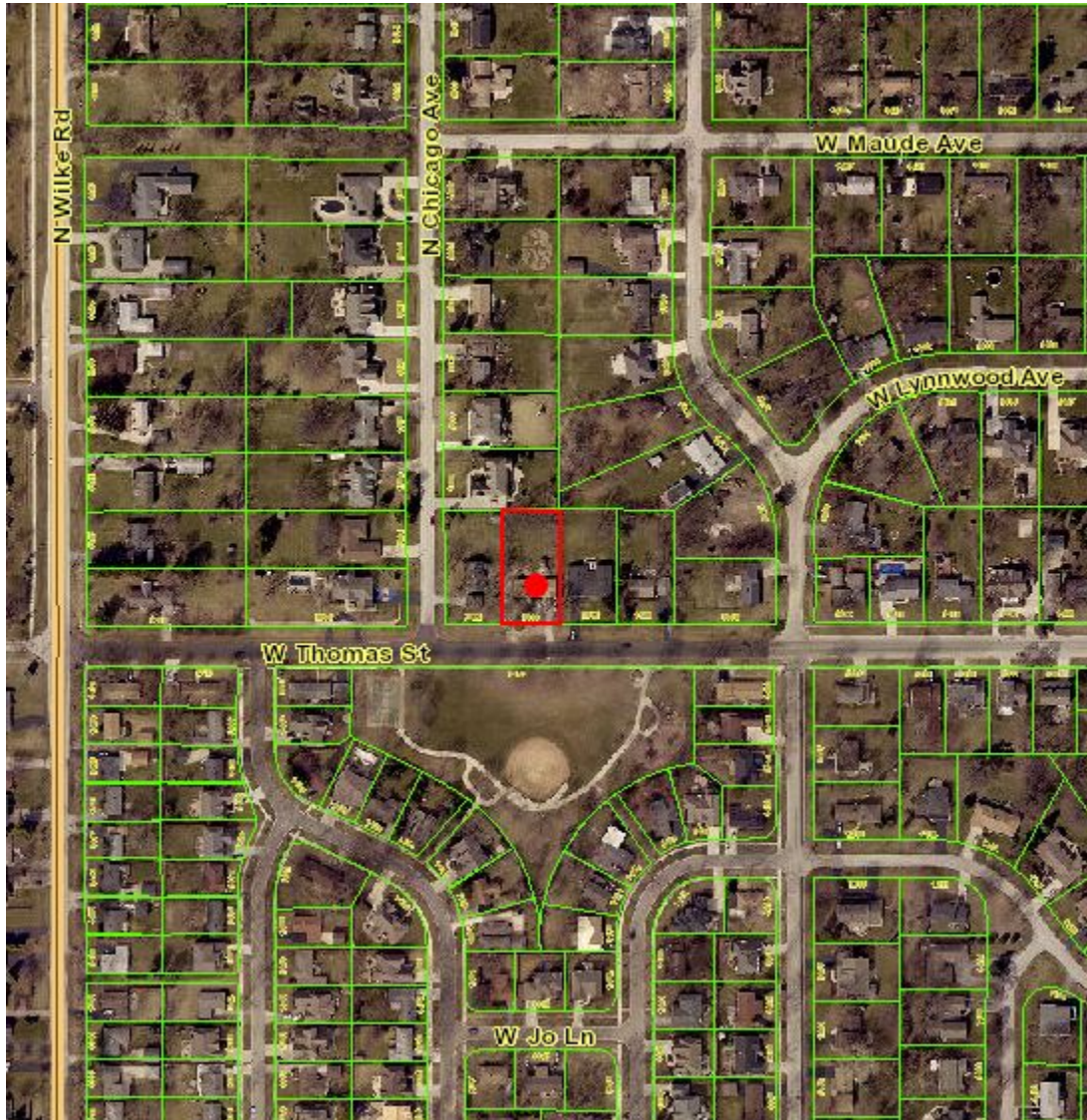
The subject property is zoned R-E, One-Family Dwelling District. The petitioner is proposing to construct a new one-story home with a 15-foot terrace at the front of the home. However, the terrace is set back 35 feet from the front property line, where a setback of 50 feet is required. Additionally, the petitioner proposes a wraparound driveway in front of the terrace. However, the terrace and driveway result in a front yard impervious surface coverage of 2,700 square-feet where 2,500 square-feet is allowed. Therefore, the petitioner requests the following variations:

- **A 15-foot variation from Chapter 28, Section 5.1-0.2a (Required Minimum Yards – Front Yards) to allow a new home with front terrace that is set back 35 feet from the front yard property line where a minimum setback of 50 feet is required.**
- **A 200 square-foot variation from Chapter 28, Section 5.1-0.4b-2 (Maximum Impervious Surface Coverage) to allow 2,700 square-feet of impervious surface coverage in the front yard where a maximum of 2,500 square-feet is allowed.**

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	4/26/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/26/19	
3. Letter that was Mailed	✓	4/26/19	
4. Photographs of Sign on Property	✓	4/26/19	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Behlis Residence

Project Address: 1518 W Thomas St

ZBA #: 19-008

Date: May 3, 2019

Derek:

I have reviewed the following requests for variance:

- A 15 foot variance to allow a new home with a front terrace that is setback 35 feet from the front yard property line where a minimum setback of 50 feet is required;
- A 200 square foot variance to allow 2,700 square feet of impervious surface coverage in the front yard where a maximum of 2,500 is allowed.

and, have no objections to the variances.

ZBA# 19-008
1518 W Thomas St
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Acting Director of Engineering

Submitted: April 24, 2019
Completed: April 25, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 15 ft variance to allow a new home with a front terrace that is set back 35 ft from the front yard property line where a minimum setback of 50 ft is required, and;

A 200 sq ft variance to allow 2,700 sq ft of impervious surface coverage in the front yard where a maximum of 2,500 sq ft is allowed.

The Engineering Department has NO OBJECTION to the 15 ft variance for the setback, however; the Engineering Department is NOT IN FAVOR of the 200 sq ft variance of impervious surface coverage. It is suggested that the terrace be reduced in size to bring it into compliance. In the event the impervious surface coverage variance is granted, is it recommended that the petitioner be required to construct the terrace in permeable pavers.

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APR 25 2019
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Behlis Residence

Project Address: 1518 W. Thomas St.

ZBA #: 19-008

ZBA Hearing Date: May 13th, 2019

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: April 24, 2019

- A 15-foot variation from Chapter 28, Section 5.1-0.2a (Required Minimum Yards – Front Yards) to allow a new home with front terrace that is set back 35 feet from the front yard property line where a minimum setback of 50 feet is required.
- A 200 square-foot variation from Chapter 28, Section 5.1-0.4b-2 (Maximum Impervious Surface Coverage) to allow 2,700 square-feet of impervious surface coverage in the front yard where a maximum of 2,500 square-feet is allowed.

Attached are the Petitioner's:

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

Comments: THIS PROJECT RECEIVED DESIGN COMMISSION APPROVAL
ON 2-12-19. SEE ATTACHED MEETING MINUTES.

- STEVE HAUTZINGER, DESIGN PLANNER

RECEIVED

Please review, comment, and return to me no later than May 2, 2019.

MAY 01 2019

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

APPROVED

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
FEBRUARY 12, 2019**

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present: John Fitzgerald, Chair
Ted Eckhardt
Kirsten Kingsley

Members Absent: Scott Seyer
Jonathan Kubow

Also Present: Andy & Voula Behlis, Owner of *1518 W. Thomas St.*
Mike Firsel, Firsel Ross for *Arlington Block 425*
Robert Losselyoung, Tinaglia Architects for *Arlington Block 425*
Kelle Bruckbauer, Tinaglia Architects for *Arlington Block 425*
Bruce Adreani, Norwood Builders for *Arlington Block 425*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM JANUARY 22, 2019

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF JANUARY 22, 2019. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 1. SINGLE-FAMILY TEARDOWN RE-REVIEW**DC#18-066 – 1518 W. Thomas St.**

Andy & Voula Behlis, the homeowners, was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to demolish an existing single story residence with an attached two-car garage to allow construction of a new single-story residence with a detached two-car garage. The subject property is located in an R-E zoning district, where the minimum lot size is 20,000 sf, and it is located across the street from Virginia Terrace Park. The petitioner has indicated that the design concept is to create open spaces on the front of the home to enjoy the view of the park across the street.

This project was previously reviewed by the Design Commission on November 27, 2018, at which time the project was continued to allow concerns with the proposed design to be addressed. A summary of issues discussed at that meeting is as follows:

Staff raised the following concerns:

Scale and Massing. Despite the proposed new home being a single-story, it has a scale and massing that is much larger than the surrounding single-story homes due to the first floor raised four feet above grade and 12-foot tall ceilings inside the house. The resulting ridge line is 12'-10" higher than the existing single-story house to be demolished.

- Staff recommended that the elevation of the first floor be lowered and the height of the walls be reduced to better fit with the scale of the neighborhood.

Large Terrace. The design includes a large 1,000 sf raised terrace across the front of the home that is out of scale with the neighborhood. The terrace encroaches 15 feet into the required 50 foot front setback. The petitioner has indicated that they will be pursuing a variation from the Zoning Board of Appeals.

- Staff recommended that the scale of the terrace be reduced to a more common size for a front porch, possibly 10-feet in depth maximum. Consider extending the roof over the terrace to better integrate it with the house design.

Bedroom Wing. The design includes a long narrow bedroom wing that extends deep into the lot and creates a very long flat west elevation.

- Staff recommended that the layout be revised to significantly reduce the length of the bedroom wing.

Panoramic Doors. The proposed design includes two sets of large 10-foot tall x 20-foot wide openable panoramic doors on the front of the house which dominate the front elevation. Doors of this type are more commonly seen on the rear of a house opening onto a private yard.

- Staff recommended that the large panoramic doors be replaced with smaller scale French doors and windows that would be more appropriate on the front of a house and fit better with the context of the neighborhood.

Front Entry Gable. The front entry gable is awkwardly detailed with the doors recessed below a tall flat gable.

- Staff recommended additional design development of the front entry. Consider lowering the height of the gable and possibly integrating it with a new porch roof with decorative support columns.

Exterior Materials. The exterior walls are proposed to be white EIFS with a black roof, black windows, and a black cast stone base.

- Staff recommended softening the color palette with tan or gray EIFS and a more natural color stone base.

Driveway. The design includes a large concrete driveway across the entire front yard.

- Staff recommended that the driveway layout be revised to reduce the amount of paving in the front yard.

The Design Commissioners raised the following concerns:**Front (South) Elevation:**

- The Design Commissioners agreed that the front door and gable needed further study and required revisions.
- It was commented that the front elevation was dominated by the tall stone base, large roof, and large panoramic doors.
- A three-dimensional perspective color rendering was strongly encouraged to study the design.

West Elevation:

- The Design Commissioners agreed that the west wall was too long, flat, awkward, and out of place.
- It was encouraged to study adding a second side gable towards the rear to match the side gable towards the front.
- A landscape plan was requested to soften the appearance of the wall.

Exterior Materials:

- It was commented that the exterior materials and colors should respect the surrounding context.

Driveway:

- It was commented that the large driveway in the front yard should be softened.

In response to the comments from November 27, the petitioner has made changes to the design as follows:

Front Elevation - The gable above the front door and recessed entry have been omitted.

West Elevation - Six transom windows have been changed to full height windows.

Staff felt the revisions to the design were minimal, and the previous concerns had not been addressed. Omitting the awkward gable above the front door is good, but the front elevation still requires further design development to address the scale and massing concerns. The enlargement of the six windows on the west elevation actually accentuates the monotony of the long flat wall. Staff recommends the Design Commission require additional revisions and re-review the project again.

Mr. Behlis said that they didn't make a lot of changes since the last review, and tonight they were presenting the original plan they had in mind for their home, without the gable. More windows were added on the west elevation, and evergreen bushes will be added there as well. They felt that adding more peaks and valleys on the front of the home would deter from the terrace being the way they want it, so they kept things as they had imagined their home to look like.

Chair Fitzgerald asked if there was any public comment on the project and there was no response from the audience.

Commissioner Eckhardt said that when he first saw this home at the previous review, he understood Staff's concerns about the compatibility of it in the Village, and after reviewing it a second time, he felt the Village needed a diverse mix of homes. He felt the home responded to some important issues that the petitioner expressed such as maintaining a great backyard by not creating a U-shaped home, and creating views and light all around the home with the detached garage, which he felt was a big commitment. The layout of rooms is a very classic international style of design, and the simplicity of the front elevation with the raised porch will be very nice when built. He had no problem with the revised design and was ready to approve it.

Commissioner Kingsley said she was in favor of the new home and she commended the petitioner for suggesting a ranch home, which this lot can sustain. She understood some of Staff's concerns; it is a taller width home compared to the adjacent homes, and because the openings are so big, the rhythm of the home is different than the others. She suggested lowering the home into the ground to make the first-floor height and eave height more compatible with the adjacent homes. With regards to the terrace, she liked that there was focus on the front yard, but felt that more of an overhang would be beneficial to the petitioner. She did not mind the colors being proposed, and suggested stucco versus EIFS because it is a more durable material. She also suggested a darker stucco color.

Mr. Behlis stated that the EIFS was not so much a white color, but more of an earth tone cream color, and they were not opposed to using stucco instead of EIFS. He added that the height of the home is well below the minimum required by code, and lowering the home into the ground would take away from the terrace; there would be no point to the terrace if the home was lowered.

Chair Fitzgerald agreed with Commissioner Kingsley's suggestion to lower the home if possible, and he really appreciated the changes that were made to the roof because it changed the home for the better. He liked the home

a lot. He felt the driveway still seemed very large, and he recommended at a minimum, pulling it forward a little bit towards the street so there is more green space between the driveway and the porch, otherwise it would look very industrial with the small green space being shown. He also felt that the curves on the driveway were too sharp and he suggested softening them to avoid tire tracks on the grass.

Commissioner Eckhardt said the height of the terrace was discussed at the last meeting, and one of the things brought up that compelled him was the purpose of the really cool doors on the front elevation that open up, with the height of the doors allowing for a better line of site over the cars parked in the street, and a better view of the park. There is a sense of separation with the extra feet of height that make the terrace a 'place' rather than a little porch, which he felt was an important element. Commissioner Kingsley clarified that her suggestion was to add some kind of coverage when the doors are open; she did not suggest lowering the ceiling height, but to shift the gable on the side elevation over, or make it taller, which would bring the front forward. Chair Fitzgerald felt the proportion of the height of the roof to the height of the main floor was really nice right now, and raising the roof might bring that out of proportion; however, he was in support of the suggestion to shift it as an option.

Commissioner Kingsley asked about the materials of the terrace, driveway, and front stairs. Mr. Behlis said the terrace would be brick pavers with glass railings and stainless steel framing, the driveway would be stamped concrete, and the stairs would probably be brick pavers. Staff pointed out that the proposed front setback is 50-feet, where 43-feet is required, and the petitioner will be seeking a variation with the ZBA.

Chair Fitzgerald asked if there would be a railing in the middle of the stairs, which he would recommend not having, and Mr. Behlis said that a railing would be located on both sides of the stairs, but not in the middle. Commissioner Eckhardt cautioned the petitioner on the code requirement for a center railing if the stairs are a certain width.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE PROPOSED NEW SINGLE-FAMILY HOME TO BE LOCATED AT 1518 W. THOMAS STREET. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 1/7/19 AND RECEIVED 1/18/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. A RECOMMENDATION THAT THE ROOF EAVE CONFIGURATION BE MODIFIED TO PROVIDE FOR AN OVERHANG LARGER THAN 2-FEET AND PERHAPS AS MUCH AS 4-FEET, AT THE PETITIONER'S DISCRETION.
2. A RECOMMENDATION THAT THE DRIVEWAY BE PULLED BACK AWAY FROM THE HOME, APPROXIMATELY 3 TO 4-FEET, TO ALLOW FOR MORE GREEN SPACE.
3. A RECOMMENDATION THAT THE TWO OUTSIDE RADIUS OF THE DRIVEWAY TURNS BE MADE LARGER TO PROVIDE EASIER ACCESS FOR VEHICLES.
4. THAT THE FRONT TERRACE RAILING WILL HAVE GLASS PANELS WITH EITHER A PAINTED METAL OR STAINLESS STEEL FINISH ON THE FRAME.
5. A RECOMMENDATION TO STRONGLY CONSIDER USING STUCCO IN LIEU OF AN EIFS MATERIAL, AND THAT THE REQUIRED EXPANSION JOINTS BE SHOWN ON THE PLANS AND THE LOCATIONS BE REVIEWED BY STAFF.
6. A REQUIREMENT THAT THE PETITIONER PROVIDE THE SAME COLOR, MATERIAL, FINISH, AND DETAIL ON THE GARAGE TO MATCH THE HOUSE.
7. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE

CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.

KINGSLEY, AYE; ECKHARDT, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

PETITION

RECEIVED

APR 09 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the Petitioner Voula Behlis

being the owner of the property commonly know as: 1518 W Thomas St, Arlington Heights, IL 60004

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-0.2

Chapter 28, of the Arlington Heights Municipal Code, in order to: Build an open terrace that encroaches 15 feet into the front setback.

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 open terrace that overlooks Virginia Terrace Park will not obstruct any views from our neighbors and will complement the surrounding homes. Furthermore, the actual home, excluding the open terrace, will not encroach into the front setback. The only encroachment we are asking for is for the open terrace.

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): Our proposed 35 ft setback for the open terrace will be behind the setback of our neighbor's garage. It will not protrude in front of our neighbor's garage, which is situated even closer to the street. Also, our lot size is 100ft wide by 200 ft deep and requesting a 15ft encroachment will not be seen as a liability but more of an asset to the neighborhood.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): _____

This will allow us to enjoy an open terrace that will provide unobstructed views of Virginia Terrace Park.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The intended use of the open terrace is to provide additional exterior square footage to the home.

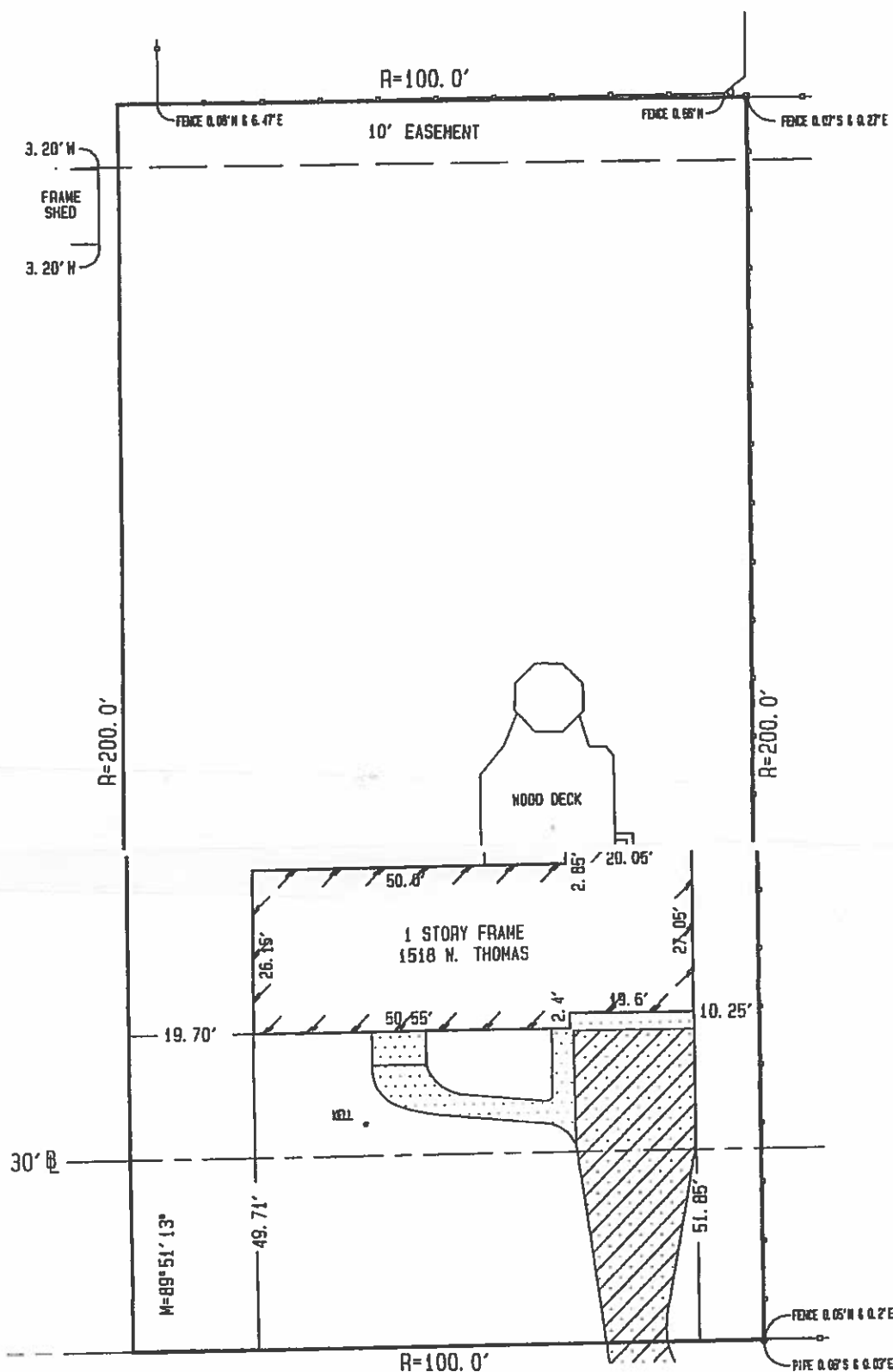
Signed: _____



Petitioner

Date: 4/3/19

LOT 2 IN LYNNWOOD SUBDIVISION UNIT NUMBER 1, BEING A SUBDIVISION IN THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19 AND IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



THIS PLAT CONFORMS WITH THE CURRENT ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION MINIMUM STANDARDS FOR A BOUNDARY SURVEY. BUILDING LINE RESTRICTIONS AND EASEMENTS SHOWN ARE THOSE IDENTIFIED ON THE RECORD SUBDIVISION PLAT, UNLESS OTHERWISE NOTED. REFER TO TITLE INSURANCE POLICY AND LOCAL ZONING ORDINANCES FOR RESTRICTIONS NOT SHOWN. COMPARE DEED DESCRIPTION AND SITE CONDITIONS WITH THE DATA GIVEN ON THIS PLAT. IMMEDIATELY REPORT ANY DISCREPANCIES FOUND. ALL DISTANCES ARE IN FEET AND DECIMAL PARTS THEREOF. THIS PLAT HAS BEEN PREPARED FOR FIDLER AND BENJIN.

NEW 1 STORY S.F.R. BRICK RANCH WITH BASEMENT AND NEW 2 CAR DETACHED GARAGE AS PER PLANS

1518 W. THOMAS ST.
ARLINGTON HEIGHTS, IL. 60004

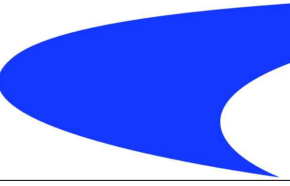
SHEET INDEX

T-1	TITLE SHEET
A-1	EXISTING AND PROPOSED SITE PLAN
A-2	EXISTING AND PROPOSED ELEVATIONS
A-3	PROPOSED FLOOR PLANS
A-4	PROPOSED ELEVATIONS
A-5	PROPOSED GARAGE PLAN

BUILDING AREA.....	9,892.14295 sq. ft.	BASEMENT.....	2,658.33333 sq. ft.
OPEN YARD SQ. FT.....	10,107.857 sq. ft.	1ST FLOOR.....	4,155.75000 sq. ft.
LOT SQ. FT.....	20,000 sq. ft.	BUILDING HEIGHT.....	26'-10"
		TOTAL.....	6,814.0833 sq. ft.
		BUILDING VOLUME TOTAL.....	183,978 cu. ft.

TITLE PAGE

1518 W. THOMAS ST. ARLINGTON HEIGHTS, IL. 60004

O.G. CONSULTING, INC.

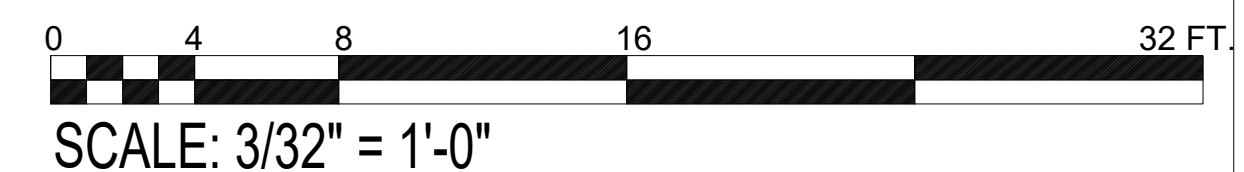
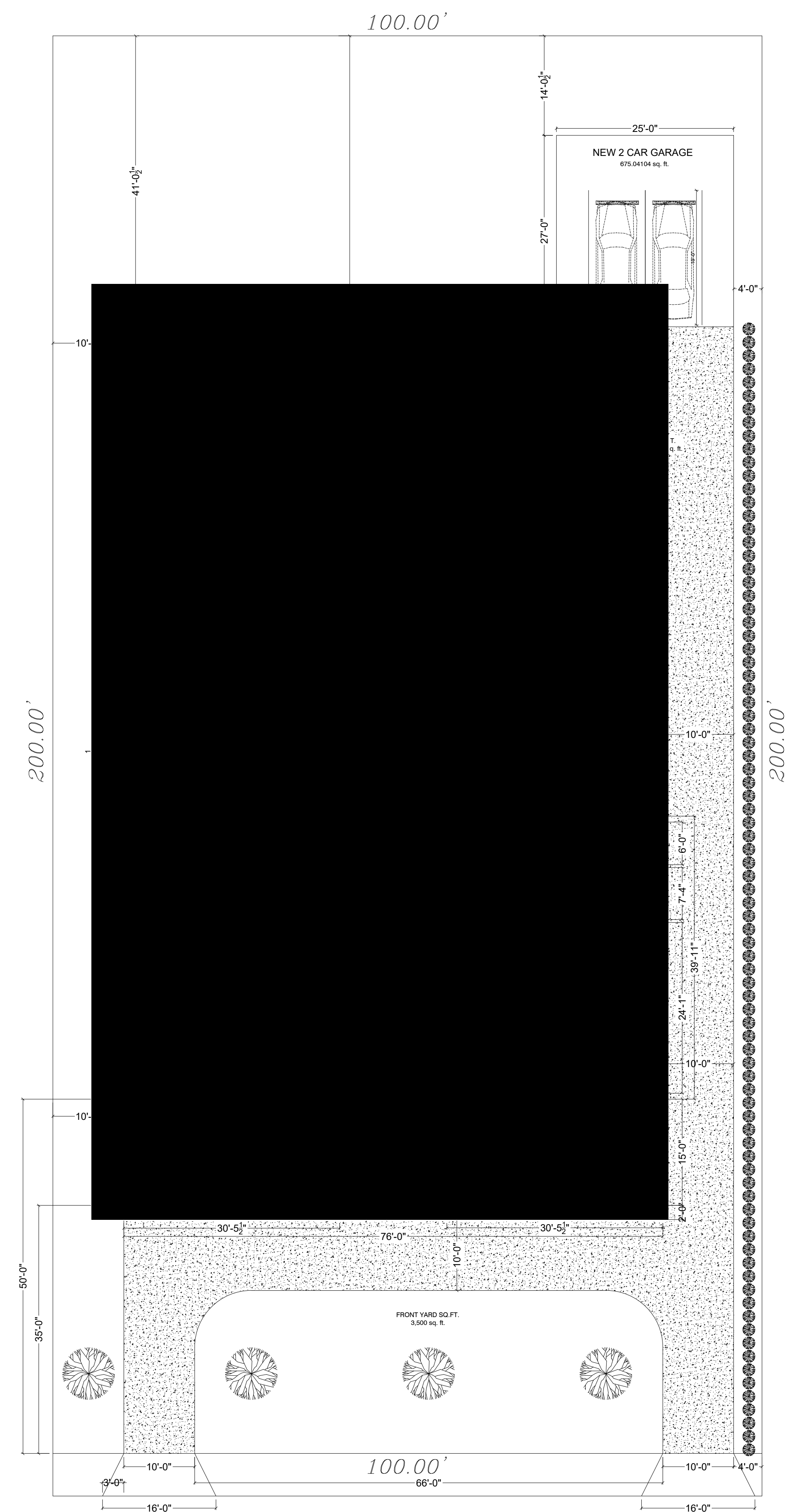
ARCHITECTURAL & DESIGN SERVICES

TEL: 877-461-0924

EMAIL: Office@OGConsultinginc.com

OCT 3, 2018

DRAWN BY: O.G.

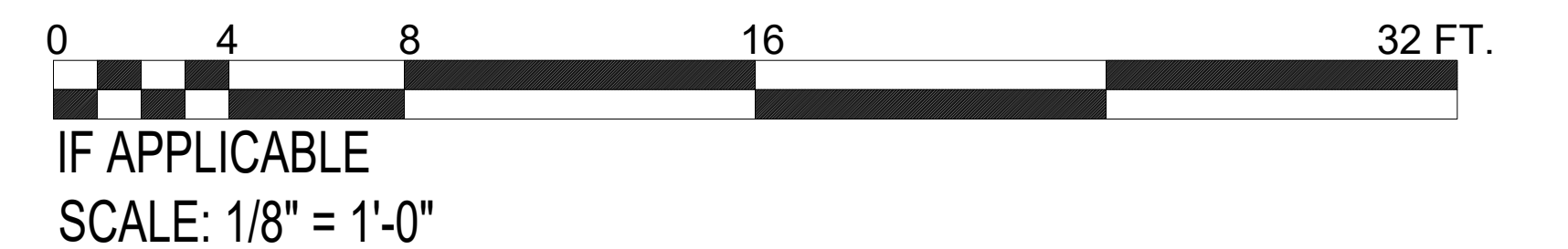
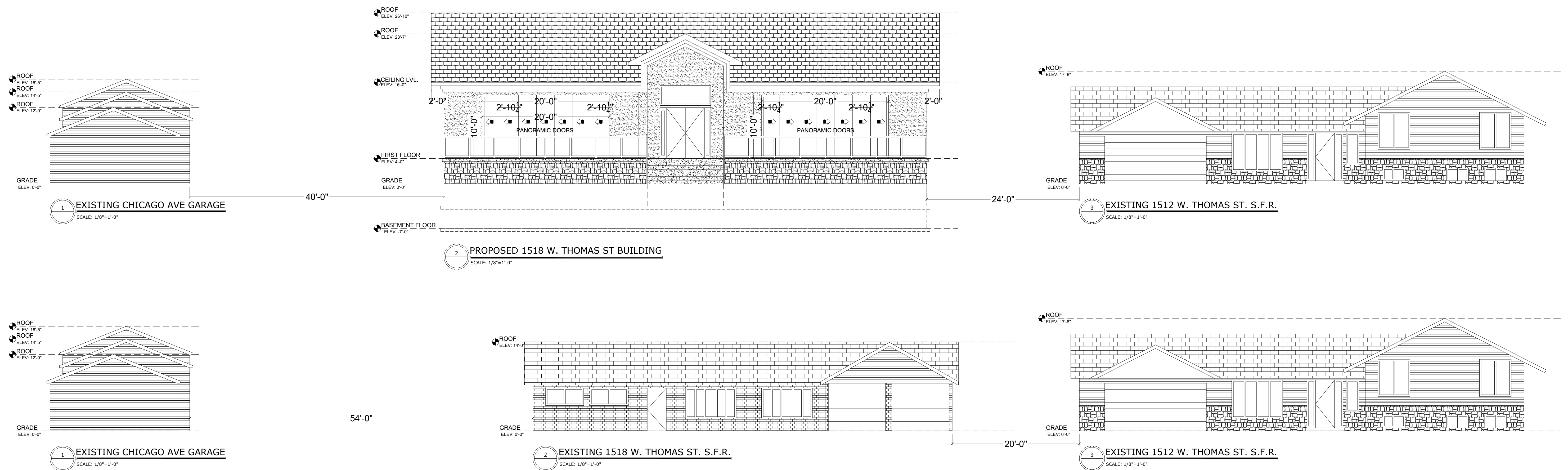


BUILDING AREA.....	9,892.14295 sq. ft.	BASEMENT.....	2,658.33333 sq. ft.
OPEN YARD SQ. FT.....	10,107.857 sq. ft.	1ST FLOOR.....	4,155.75000 sq. ft.
LOT SQ. FT.....	20,000 sq. ft.	BUILDING HEIGHT.....	26'-10"
		TOTAL.....	6,814.0833 sq. ft.
		BUILDING VOLUME TOTAL.....	183,978 cu. ft.

EXISTING AND PROPOSED SITE PLAN
1518 W. THOMAS ST. ARLINGTON HEIGHTS, IL. 60004

O.G. CONSULTING, INC.
ARCHITECTURAL & DESIGN SERVICES

TEL: 877-461-0924
EMAIL: Office@OGConsultinginc.com



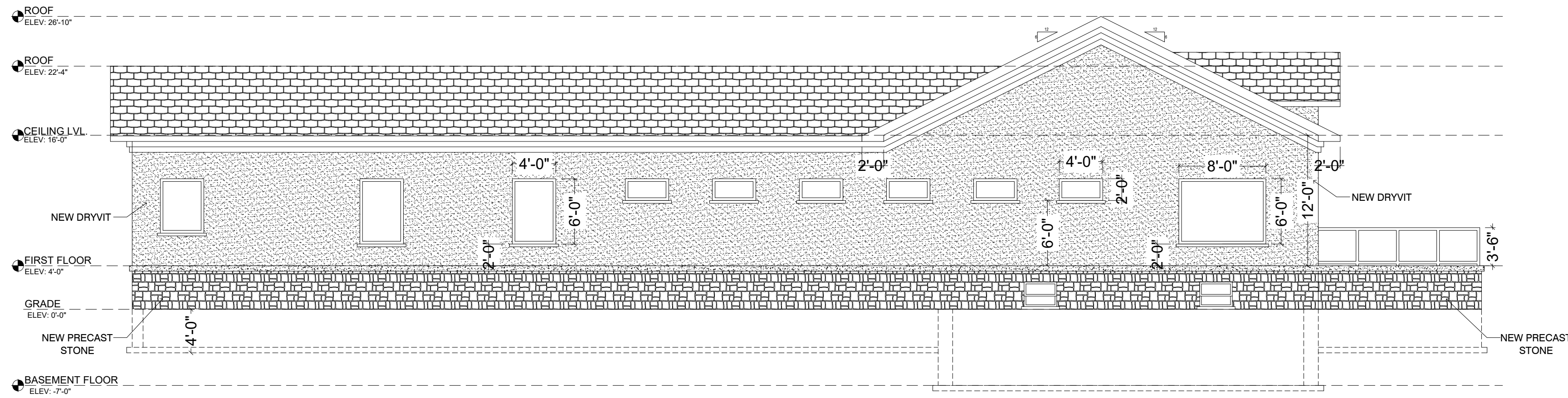
BUILDING AREA.....9,892.14295 sq. ft.
OPEN YARD SQ. FT.....10,107.857 sq. ft.
LOT SQ. FT.....20,000 sq. ft.

BASEMENT.....2,658.33333 sq. ft.
1ST FLOOR.....4,155.75000 sq. ft.
BUILDING HEIGHT.....26'-10"
TOTAL.....6,814.0833 sq. ft.

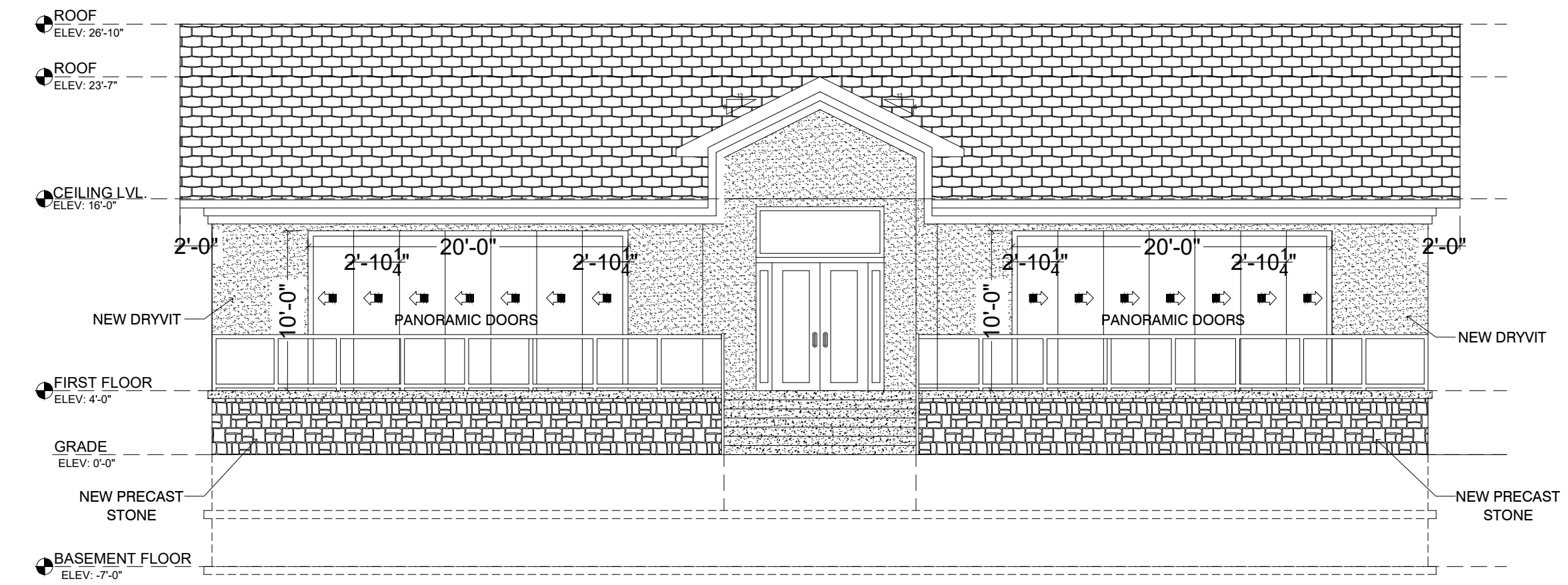
BUILDING VOLUME TOTAL.....183,978 cu. ft.

EXISTING AND PROPOSED ELEVATIONS
1518 W. THOMAS ST. ARLINGTON HEIGHTS, IL. 60004
O.G. CONSULTING, INC.
ARCHITECTURAL & DESIGN SERVICES
TEL: 877-461-0924 OCT 3, 2018
EMAIL: Office@OGConsultinginc.com DRAWN BY: O.G.

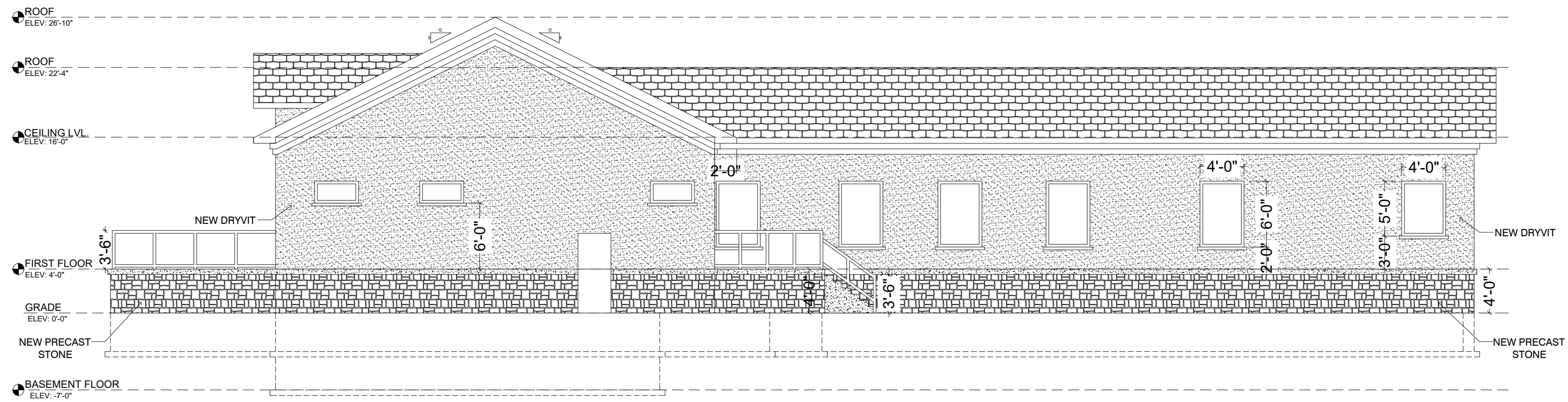
A-2
3 OF 6



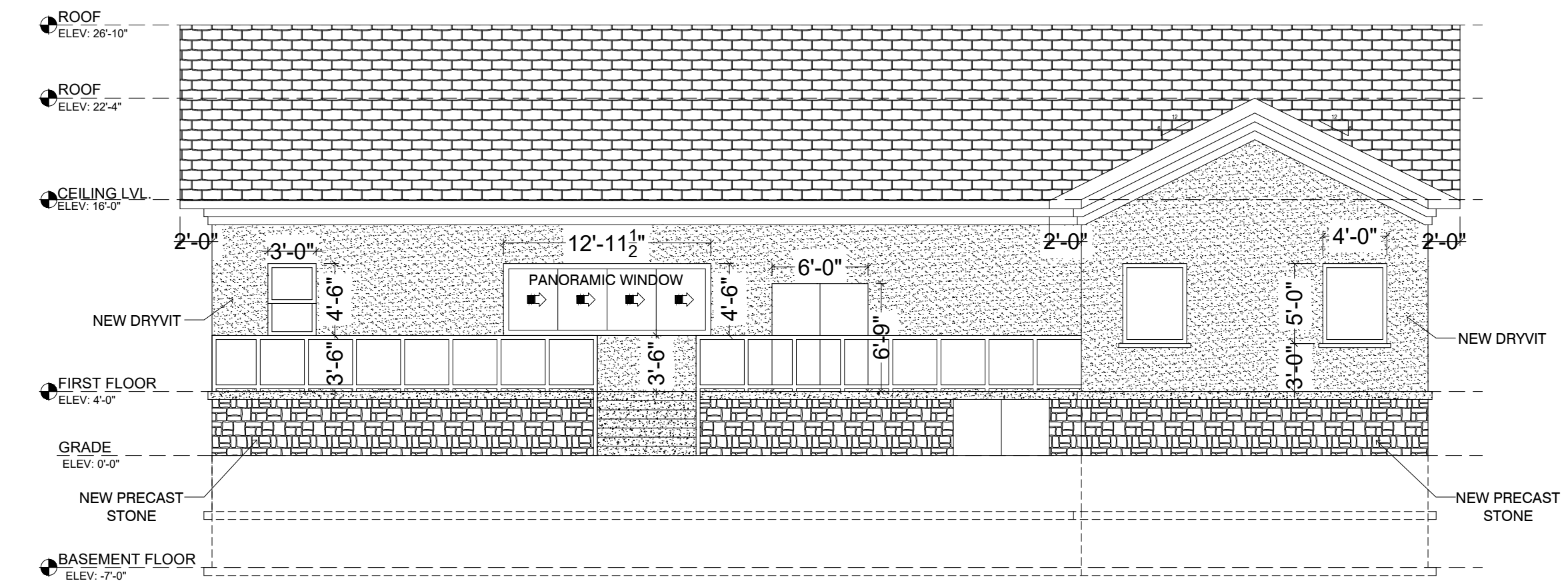
4 PROPOSED WEST ELEVATION
SCALE: 1/8"=1'-0"



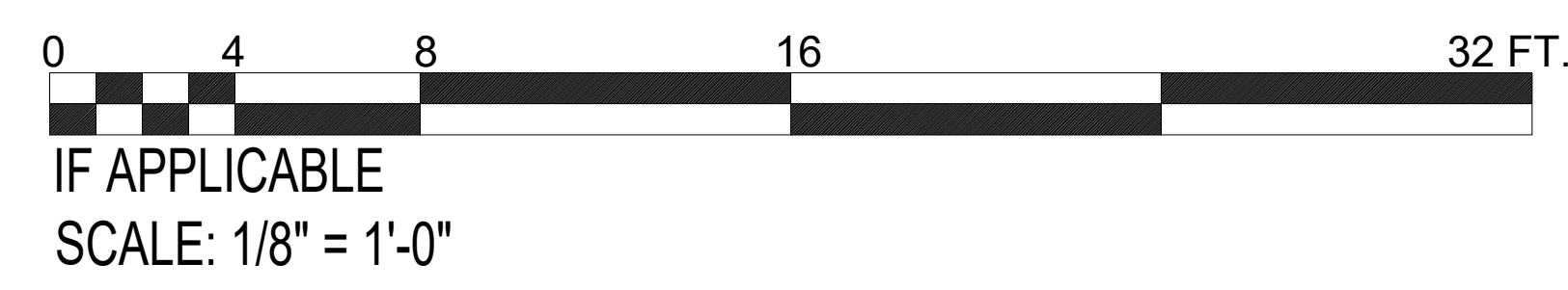
3 PROPOSED SOUTH ELEVATION
SCALE: 1/8"=1'-0"



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



4 PROPOSED NORTH ELEVATION
SCALE: 1/8"=1'-0"

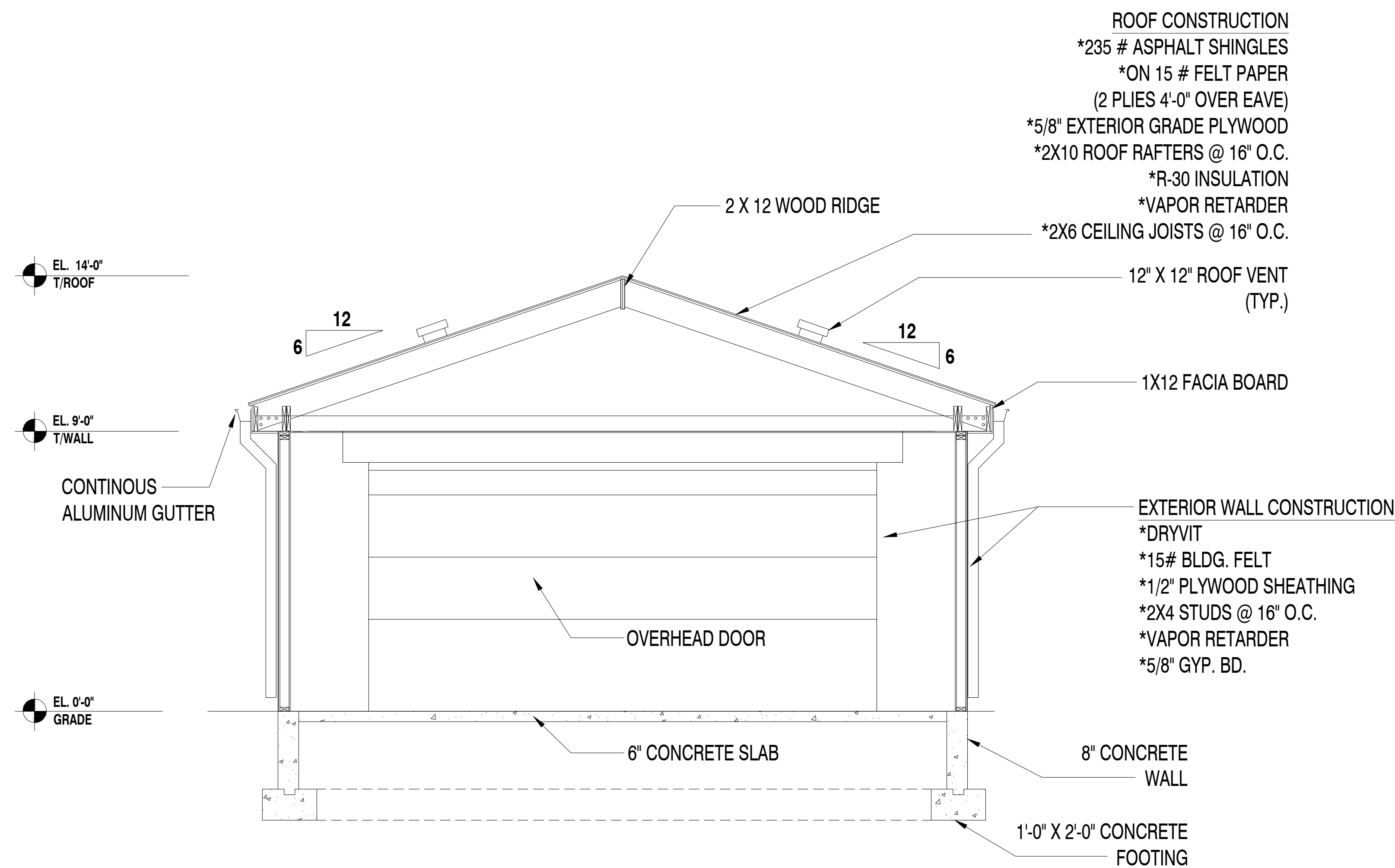


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OPEN YARD SQ. FT.....10,107.857 sq. ft.
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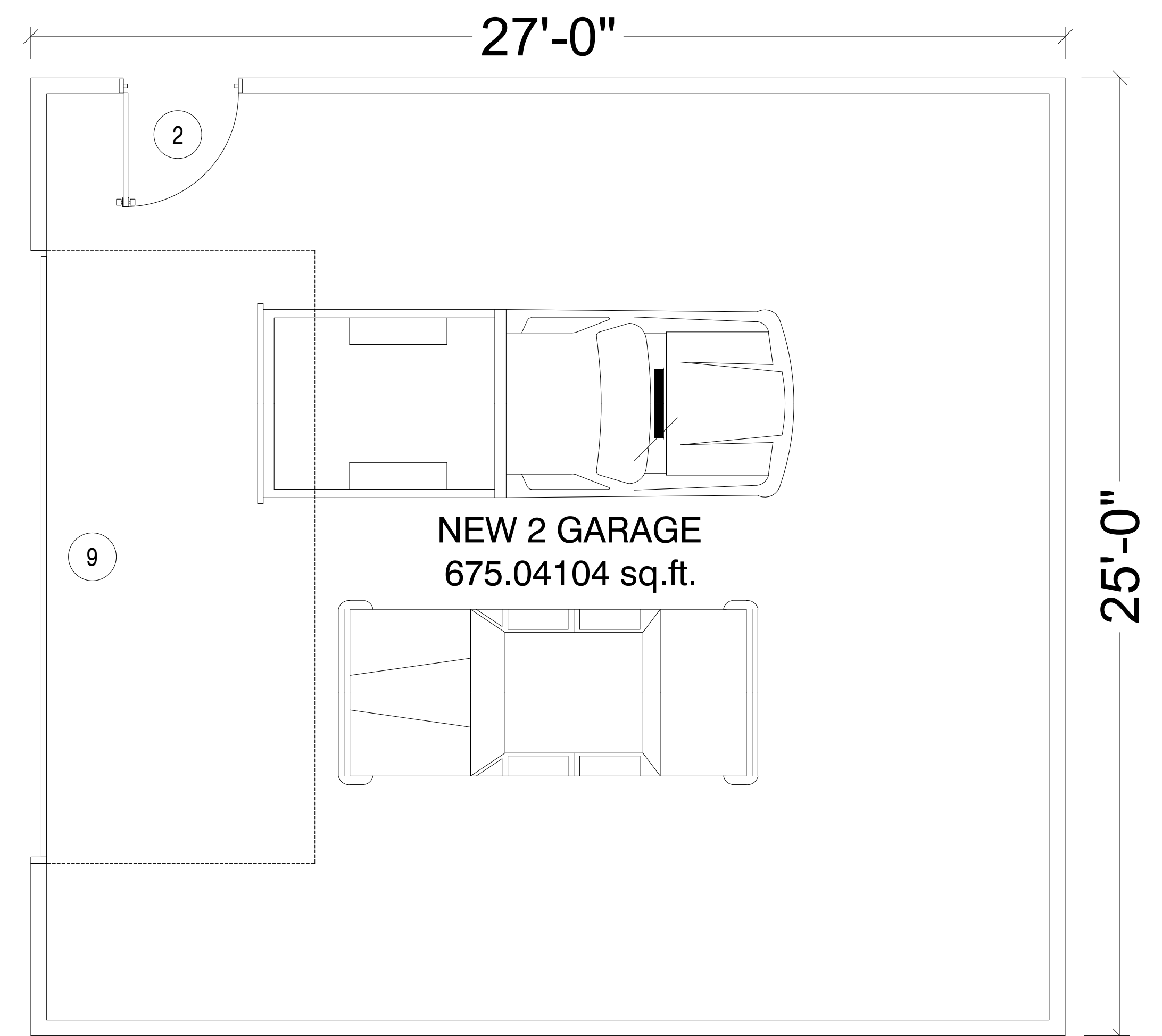
BASEMENT.....2,658.33333 sq. ft.
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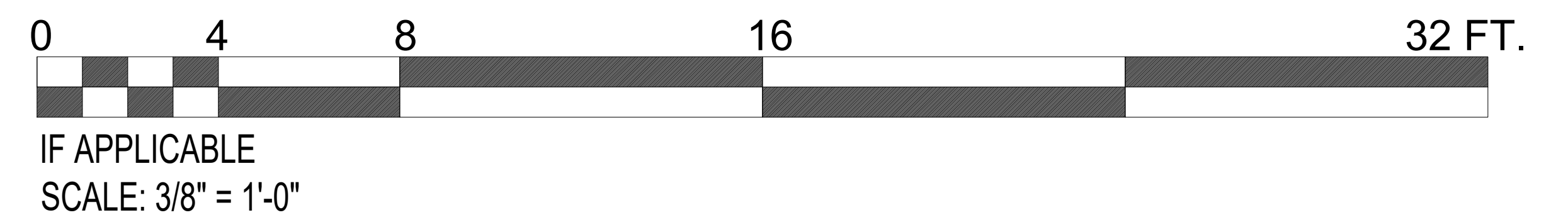
PROPOSED ELEVATIONS 1518 W. THOMAS ST. ARLINGTON HEIGHTS, IL. 60004	
O.G. CONSULTING, INC. ARCHITECTURAL & DESIGN SERVICES	
TEL: 877-461-0924 EMAIL: Office@OGConsultinginc.com	OCT 3, 2018 DRAWN BY: O.G.



1 **PROPOSED GARAGE ELEVATION**
SCALE: 3/8"=1'-0"



2 **PROPOSED GARAGE FLOOR PLAN**
SCALE: 3/8"=1'-0"



BUILDING AREA.....9,892.14295 sq. ft.
OPEN YARD SQ. FT.....10,107.857 sq. ft.
LOT SQ. FT.....20,000 sq. ft.

BASEMENT.....2,658.33333 sq. ft.
1ST FLOOR.....4,155.75000 sq. ft.
BUILDING HEIGHT.....26'-10"
TOTAL.....6,814.0833 sq. ft.

BUILDING VOLUME TOTAL.....183,978 cu. ft.

PROPOSED GARAGE PLANS
1518 W. THOMAS ST. ARLINGTON HEIGHTS, IL. 60004
O.G. CONSULTING, INC.
ARCHITECTURAL & DESIGN SERVICES
TEL: 877-461-0924 OCT 3, 2018
EMAIL: Office@OGConsultinginc.com DRAWN BY: O.G.



Zoning Board of Appeals 5/13/2019

Item: 216 S. Evergreen Ave. - ZBA#19-009

Department: Planning & Community Development

REQUEST

1. A 5.2 foot variance from Chapter 28, Section 5.1-6.3 (Required Minimum Yards) to allow an addition with a front yard setback of 19.7 feet from the east property line instead of the minimum 24.8 feet and an additional 1.0 feet for the eave.
2. A 699 square foot variation from Chapter 28, Section 5.1-6.4 (Maximum Impervious Surface Coverage) to allow 4,253 square feet of Impervious Surface Coverage where 3,554 square feet of Impervious Surface Coverage is allowed.
3. A 147 square-foot variation from Chapter 28, Section 5.1-6.2 (Maximum Floor Area Ratio) to allow a home with a floor area of 3,346 square feet where 3,199 square feet is allowed.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 13, 2019
Date Prepared: May 6, 2019
Project Title: Dimucci Residence
Address: 216 S. Evergreen Ave.

Background Information

Petition Number: ZBA #19-009
Petitioner: Tony Divizio / Divizio Group
Address: 2409 Kenmore Ct.
Schaumburg, IL 60193

Existing Zoning: R-6 – Residential Multi-Family District

Requested Action/Background Information

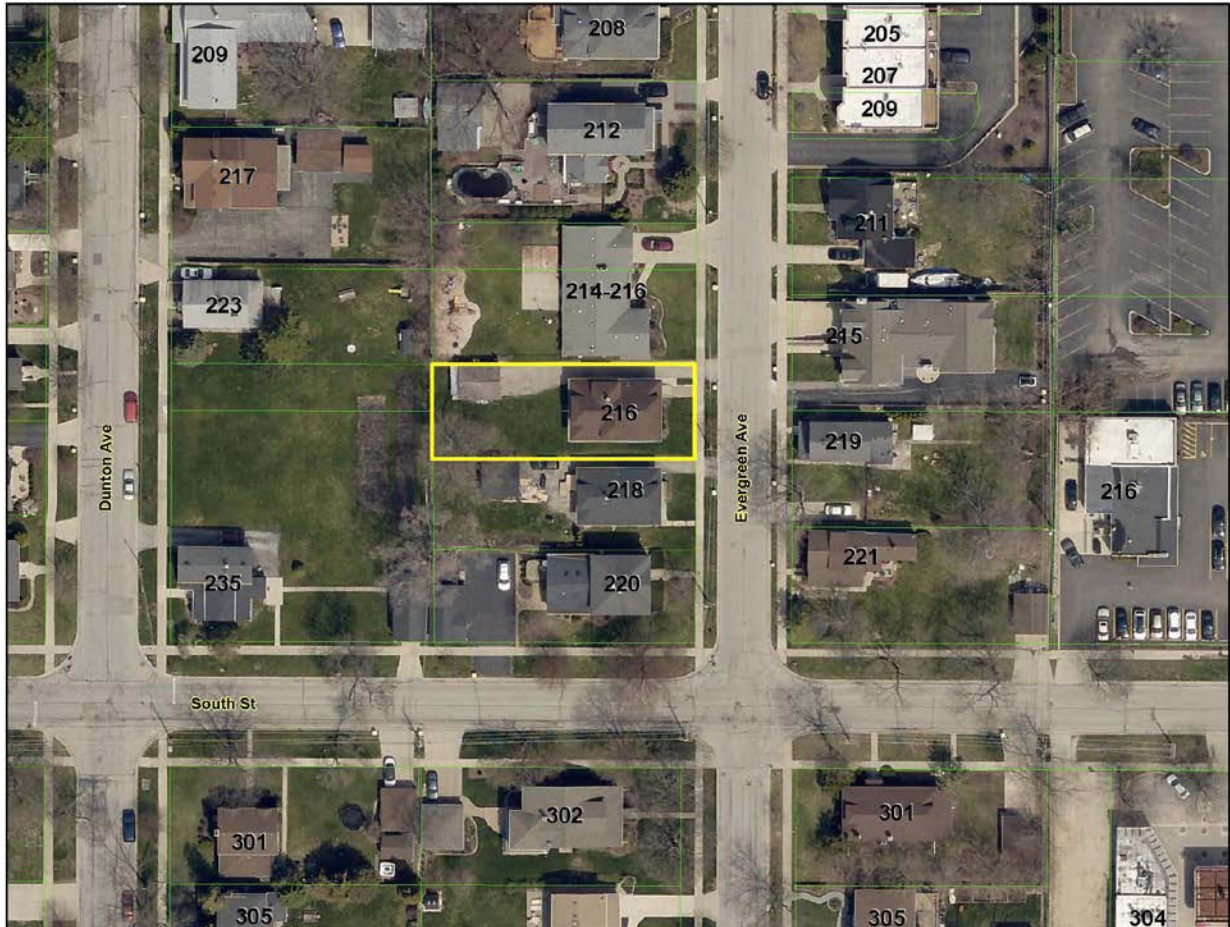
The subject property is zoned R-6, Multiple-Family Dwelling District. The petitioner is proposing a second floor addition to the existing single family home as well as an expansion of the footprint in the rear of the home and in the side yard. The existing front yard setback is 19.7 feet from the east property line; however, code requires a minimum front yard setback of 24.8 feet. The petitioner is also proposing a new detached garage and proposing to expand the driveway, which exceeds the allowable impervious surface coverage. Therefore, the petitioner requests the following variations:

- A 5.2 foot variance from Chapter 28, Section 5.1-6.3 (Required Minimum Yards) to allow an addition with a front yard setback of 19.7 feet from the east property line instead of the minimum 24.8 feet and an additional 1.0 feet for the eave.
- A 699 square foot variation from Chapter 28, Section 5.1-6.4 (Maximum Impervious Surface Coverage) to allow 4,253 square feet of Impervious Surface Coverage where 3,554 square feet of Impervious Surface Coverage is allowed.
- A 147 square-foot variation from Chapter 28, Section 5.1-6.2 (Maximum Floor Area Ratio) to allow a home with a floor area of 3,346 square feet where 3,199 square feet is allowed.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	4/17/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/17/19	
3. Letter that was Mailed	✓	4/17/19	
4. Photographs of Sign on Property	✓	4/17/19	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Dimucci Residence

Project Address: 216 E Evergreen Ave.

ZBA #: 19-009

Date: May 3, 2019

I have reviewed the following requests for variance:

- A 5.2 foot variance to allow a an addition with a front yard setback of 19.7 feet from the east property line instead of the minimum 24.8 feet, and an additional 1.0 foot for the eave;
- A 699 square foot variance to allow 4,253 square feet of impervious surface coverage where 3,554 square feet is allowed.

I have not objections to the variances.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Dimucci Residence

Project Address: 216 S. Evergreen Avenue

ZBA #: 19-009

ZBA Hearing Date: May 13th, 2019

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: May 2, 2019

- A 5.2 foot variance from Chapter 28, Section 5.1-6.3 (Required Minimum Yards) to allow an addition with a front yard setback of 19.7 feet from the east property line instead of the minimum 24.8 feet and an additional 1.0 feet for the eave.
- A 699 square foot variation from Chapter 28, Section 5.1-6.4 (Maximum Impervious Surface Coverage) to allow 4,253 square feet of Impervious Surface Coverage where 3,554 square feet of Impervious Surface Coverage is allowed

Attached are the Petitioner's:

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

RECEIVED

MAY 01 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Comments: THE PROPOSED DESIGN IS RECOMMENDED FOR AN
ADMINISTRATIVE (STAFF) DESIGN APPROVAL, PENDING THE OUTCOME
OF THE ZBA REVIEW. - STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than May 6, 2019.

ZBA# 19-009

216 S Evergreen Ave

Rev. Eng: Nanci Julius, P.E.

cc: Mike Pagones, P.E. Acting Director of Engineering

Submitted: April 24, 2019

Revised: May 2, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 5.2 ft variance to allow an addition with a front yard setback of 19.7 ft from the east property line instead of the minimum of 24.8 ft and an additional 1.0 ft for the eave, and;

A 699 sq ft variance (Maximum Impervious Surface Coverage) to allow 4,253 sq ft of Impervious Surface Coverage where 3,554 sq ft of Impervious Surface Coverage is allowed.

NOTE: The existing home is non-conforming, and the proposed plans appear to not increase the non-conformity, however; THE PLANS SHOW THE EXISTING HOME IS 19' 6" FROM THE EAST PROPERTY LINE. The petitioner is also including permeable pavers in the plan to offset the increase in impervious area.

The Engineering Department has NO OBJECTION to the proposed variances provided the petitioner is required to have 12" of CA-7 in void space to accommodate storm water storage for a 100 year storm.



CONSULT
DESIGN
CONSTRUCT

PETITION

NOW COMES the Petitioner JOHN DIMVCCI

Being the owner of the property commonly known as: 216 S. EVERGREEN AVE.

And appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 12.1a Chapter 28, of the Arlington Heights Municipal Code, in order to:

- FRONT YARD SET BACK
- IMPERVIOUS AREA W/ PERMEABLE PAVERS.

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):

HOUSE NEXT DOOR IS DOING A 2ND FLOOR ADDITION @ 216 AND WAS GRANTED THE SAME FRONT YARD SETBACK.

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:

R-6 AND IS EXIST'G FOUNDATION SINCE 1928. WANT TO USE PERMEABLE PAVERS TO KEEP GRASS STILL OFF FROM PROPERTY LNS, OTHERS HAVE TO HAVE TO MOVE OR YARD.

RECEIVED

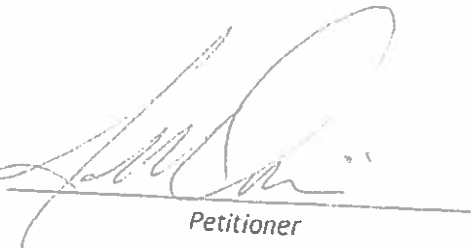
APR 11 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

EXIST'G HOMES ON BOTH SIDES OF THE STREET VARY. THIS BLOCK ALSO HAS MANY APARTMENT BUILDINGS, TOWNHOUSES, ROW HOUSES AND MANY FAMILY EXIST'G RESIDENCES.

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

Signed: 

Petitioner

Date: 4/10/19

P.O. Box 3392

Barrington, IL 60011

FAX 847.352.7224

mail: AMD1114@comcast.net

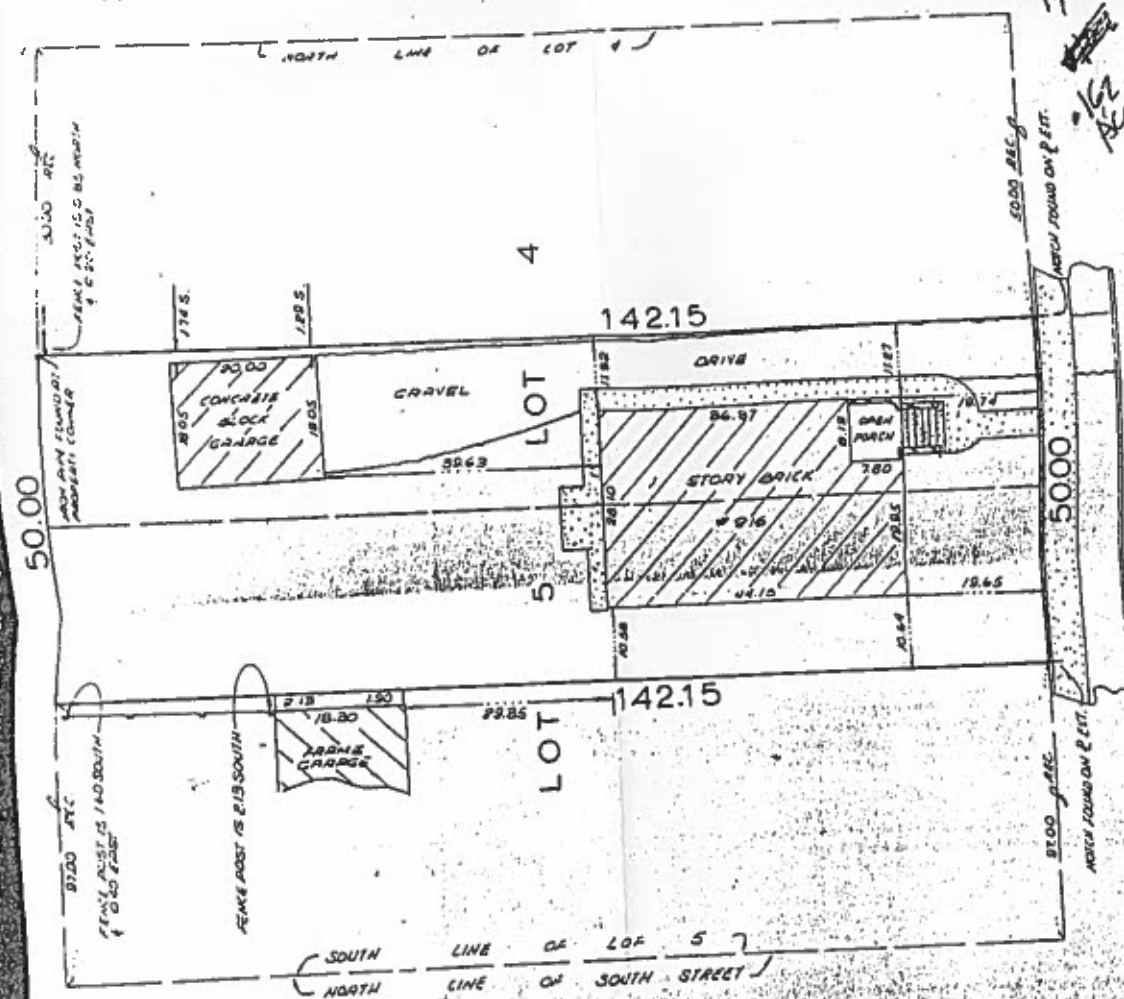
WWW.DIVIZIOGROUP.COM

5812 W. HIGGINS AVE.
CHICAGO, IL 60630

MM SURVEYING CO., INC. PLAT OF SURVEY

PHONE: 312/282-5900
FAX: 312/282-9424

THE SOUTH 25 FEET OF LOT 4 AND THE NORTH 25 FEET OF LOT 5 IN PLENTIES
SUBDIVISION OF THE SOUTH 320 FEET OF THE WEST 5.2 CHAINS OF THE EAST
15 ACRES OF THE NORTH 30 ACRES OF THE WEST 1/2 OF THE NORTHWEST 1/4
OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.



Order No. 15998
Scale: 1 inch = 40 feet
Date 04-04-01
Ordered by GOS JONATHAN
HARRIS

State of Illinois } ss
County of Cook }

We, M M Surveying Co., Inc., do hereby certify that we have located the building on the above property.

REG. ILL. Land Surveyor

State of Illinois } ss
County of Cook }

We, M M Surveying Co., Inc., do hereby certify that we have surveyed the above described property and that the plat herein drawn is a correct representation of said survey.

REG. ILL. Land Surveyor

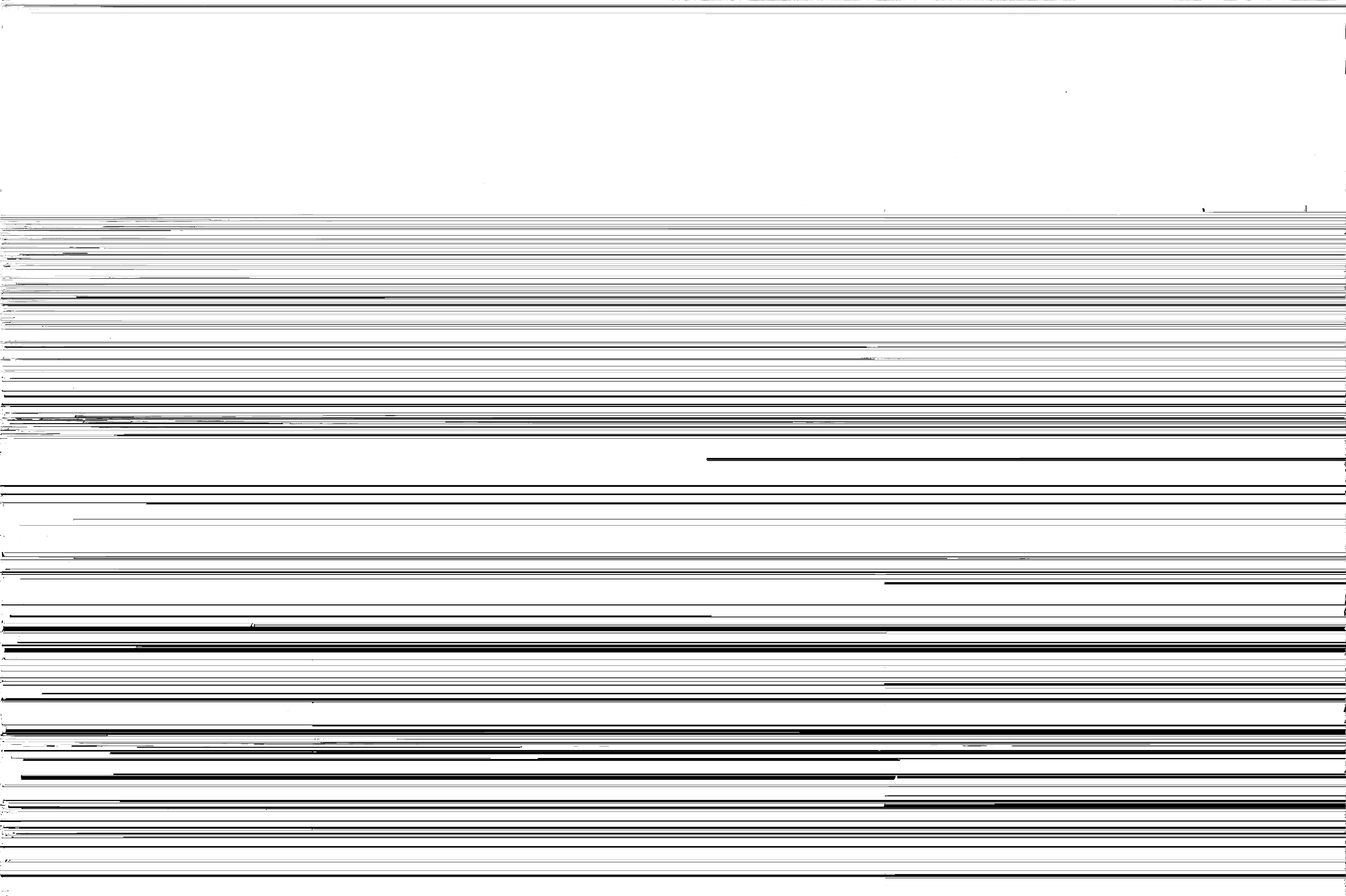


COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT
ONCE REPORT ANY DIFFERENCE.
REFER TO ABSTRACT OR DEED FOR BUILDING RESTRICTIONS
COMPARE THE DESCRIPTION IN THIS PLAT WITH
YOUR DEED, ABSTRACT OR CERTIFICATE OF TITLE
NOT TO BE USED FOR BUILDING PERMIT

M. M. Surveying Co., Inc.
REG. ILL. Land Surveyor

NOTES:

1) THE SERVICEABLE DETAIL IS A



REVISIONS	BY



302



220



218



216 S. EVERGREEN AVE



214



212



208

SOUTH ST.
E.

S. EVERGREEN AVE

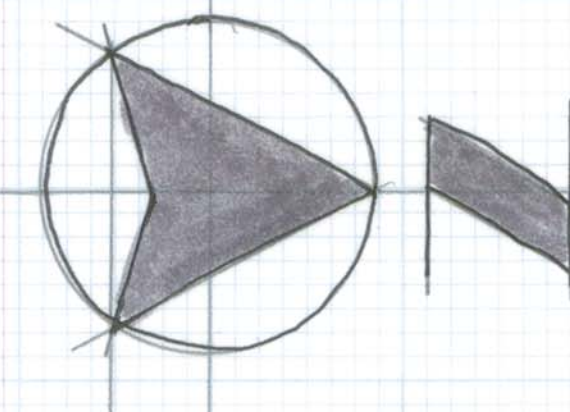
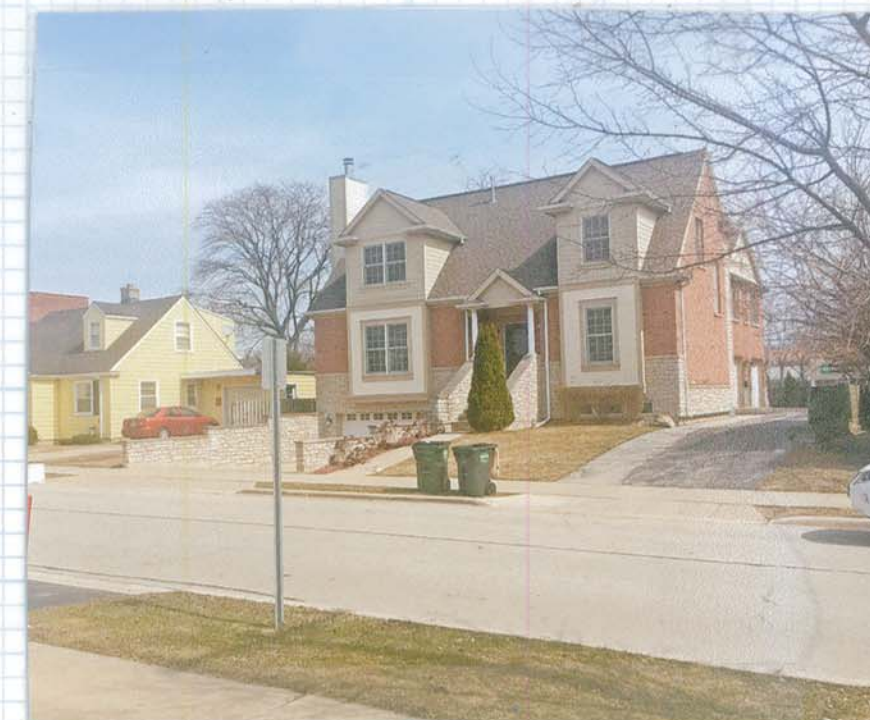
VACANT



219



215



MM DESIGN
ILL. REG. ARCHITECT/DESIGN FIRM
P.O. BOX 3332, BARRINGTON, IL 60011
(847) 352-1000

Date	
Scale	
Drawn	
Job	
Sheet	
Of	Sheets





**Zoning Board of Appeals
5/13/2019**

Item: 124 N. Regency Dr. West - ZBA#19-010

Department: Planning & Community Development

REQUEST

A 1.6 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a second story addition with a side yard setback of 5.9 feet from the south property line instead of the minimum 7.5 feet and an additional 2.0 feet for the eave.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 13, 2019
Date Prepared: May 6, 2019
Project Title: Khudyk Residence
Address: 124 N. Regency Drive West

Background Information

Petition Number: ZBA #19-010
Petitioner: Ihor Khudyk
Address: 124 N. Regency Dr. West
Arlington Heights IL 60004

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

Requested Action/Background Information

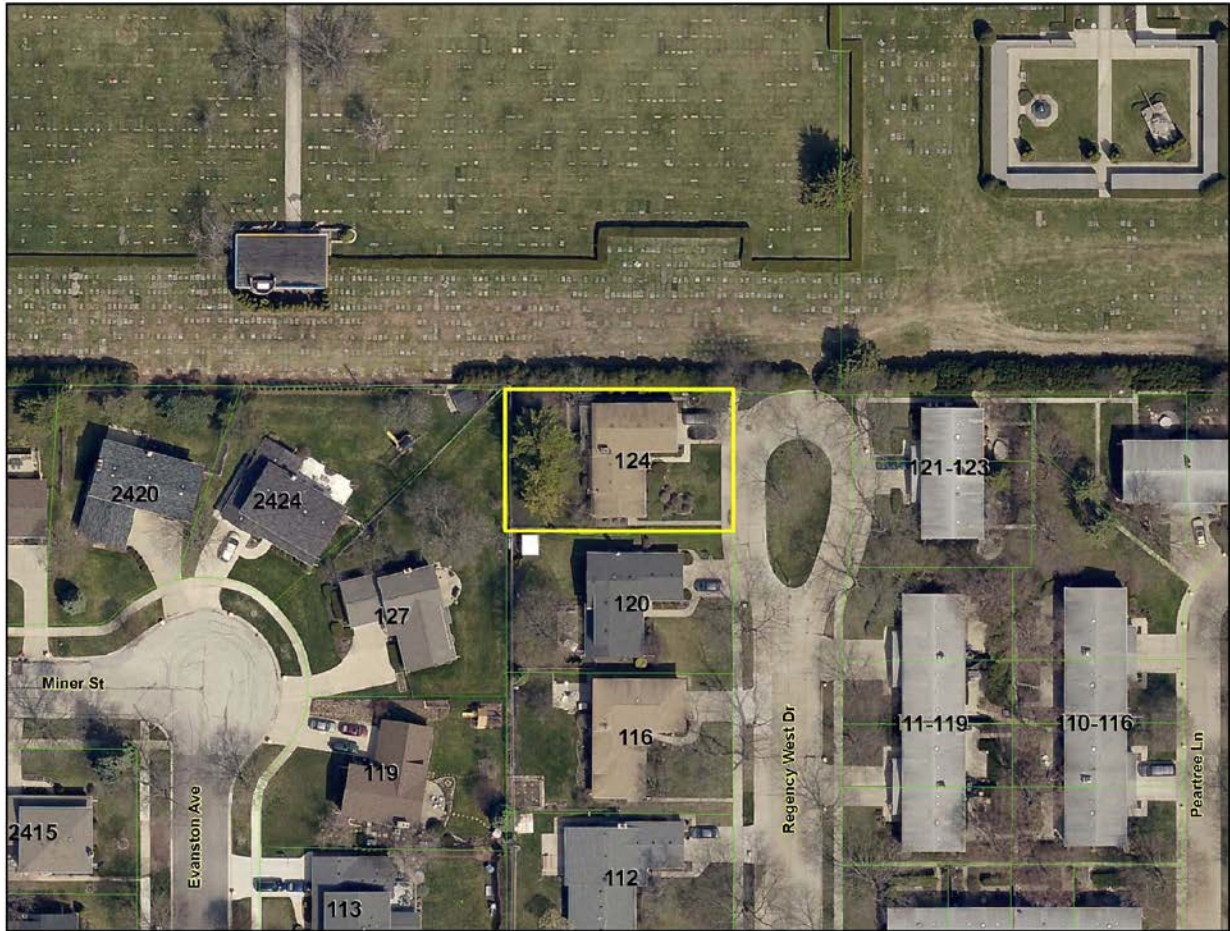
In 2015, the petitioner received a variance from the Zoning Board of Appeals for a second story addition and to expand the existing driveway. The petitioner completed the driveway but construction did not commence for the addition. Pursuant to Chapter 6, no order of the Board permitting the erection or alteration of a building shall be valid for more than one year, unless a building permit for the erection or alteration is obtained within that year and the erection or alteration is started and proceeds to completion in accordance with the terms of such permit. Therefore, the petitioner is returning to the Zoning Board of Appeals seeking a variance for the second story addition. The proposed addition is consistent with the approval that was received in 2015. The proposed addition will encroach 1.6 feet into the required side yard setback along the south property line. The petitioner requests the following variation:

- **A 1.6 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a second story addition with a side yard setback of 5.9 feet from the south property line instead of the minimum 7.5 feet and an additional 2.0 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	✓	4/26/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/26/19	
3. Letter that was Mailed	✓	4/26/19	
4. Photographs of Sign on Property	✓	4/26/19	

Photographs of Existing Structure



**Village of Arlington Heights
Building & Life Safety Department**

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Khudyk Residence

Project Address: 124 N Regency Drive West

ZBA #: 19-010

Date: May 3, 2019

Derek:

I have reviewed the following requests for variance:

- A 1.6 foot variance to allow a second story addition with a side yard setback of 5.9 feet from the south property line instead of the minimum 7.5 feet, and an additional 2 feet for the eave;
- A 10.0 foot variance to allow a 32.0 foot wide driveway where the maximum width is 22 feet;

and, have no objections to the variances with the following comments and requirements, which shall be provided to the architect:

1. The soffit of the south wall of the second floor addition shall have 5/8-inch exterior grade drywall where the eave is less than 5 feet to the property line. Distance is approximately 3' 11".

ZBA# 19-010
124 N Regency Dr West
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Acting Director of Engineering

Submitted: April 24, 2019
Completed: April 25, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 1.6 ft variance to allow a second story addition with a side yard setback of 5.9 ft from the south property line instead of the minimum 7.5 ft and an additional 2 ft for the eave, and;

A 10 ft variance to allow a 32 ft wide driveway where the maximum width is 22 ft.

NOTE: A previous submittal for the same variances was received in February, 2015, and a driveway and patio permit were constructed under permit in 2015. The 32 ft wide driveway appears to be the existing width of the driveway constructed in 2015.

The Engineering Department has NO OBJECTION to the proposed variances.

RECEIVED
APR 25 2019
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Khudyk Residence

Project Address: 124 N. Regency Drive West

ZBA #: 19-010

ZBA Hearing Date: May 13th, 2019

To: Mike Pagones, Village Engineer
Steven Toulounis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: April 24, 2019

Please note: this project was approved by the ZBA on March 9, 2015 and is returning since the variation expired. The project is consistent with the approval received in 2015.

- A 1.6 foot variance from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow a second story addition with a side yard setback of 5.9 feet from the south property line instead of the minimum 7.5 feet and an additional 2.0 feet for the eave.
- A 10.0 foot variance from Chapter 28, Section 10.2-11.1b to allow a 32.0 foot wide driveway where the maximum width is 22 feet.

Attached are the Petitioner's:

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

Comments: THE PROPOSED DESIGN IS RECOMMENDED FOR AN
ADMINISTRATIVE (STAFF) DESIGN APPROVAL, PENDING THE OUTCOME
OF THE ZBA REVIEW). -STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than May 2, 2019.

Petition

NOW COMES the Petitioner Ihor Khudyk,

Being the owner of the property commonly known as :

124 N.Regency Dr. W, Arlington Heights IL 60004

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.2 ~~§~~, Chapter 28, of Arlington Heights Municipal Code, in order to:

10.2-11.1b

elevate roof without shifting top part of the wall in depth.

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

Shifted roof would be structurally unsafe and subject to leaking.

I hereby state that the following unique circumstances exist:

Southside wall was built closer to the margin.

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

We just change the angle of the roof.

Signed: _____



Petitioner

Date: _____

04/12/19

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

APR 12 2019

RECEIVED

Letter of Petition
to reconstruct a private house at the address of
124 N. Regency Drive W, Arlington Heights IL 60004

Dear Department of Planning & Community Development...

Due to reconstruction of the house at 124 N. Regency Dr. W, Arlington Heights, IL 60004, we turn to you for a permission to resolve 1 issues:

1. We ask you to preserve the partial elevation of the existing side fronton in the same vertical lane with existing outside wall, in order to avoid doing the suggested relocation of the side fronton deep into the house for 1'6", to comply with regulated distance between the house and the margin of the plot, which consists in 10% of the width of the plot. Perhaps, our house was built before that regulation came into existence, because it is not the only one on Regency street in such a situation; nearby there are houses that have even lesser distance from the margins. Therefore, our request is conditioned by the following reasons:

- a. We do not intent to build onto the second floor, we just want to elevate existing roof. So, we don't change anything structurally, but just the change of the angle of the existing roof. (For example, the distance of 7.5' will be maintained in our suggested addition to the dining room, which is actually a totally new structural addition.)
- b. Keeping the side fronton in the same vertical plane with the existing wall will not only save on costs of the reconstruction, but it is also justified from structural point of view, and it will keep the house from safety issues in the future.
- c. The suggested increase of the area due to this reconstruction does not exceed the limitations, which is regulated by the overall area of the plot, and it does not exceed the current limitation of the height of the house.
- d. Because our house is the last one on the street, and is located on the north side from all of our neighbors, so those minor changes in the height will not affect any shading of houses or plots of our neighbors.
- e. Keeping the fronton of the side face with existing wall will maintain holistic architectural resolution of elevation of the roof of our house, and it will contribute to the visual perception of Regency street.

Hopeful and Respectfully Yours,
Khudyk family.

RECEIVED
APR 12 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

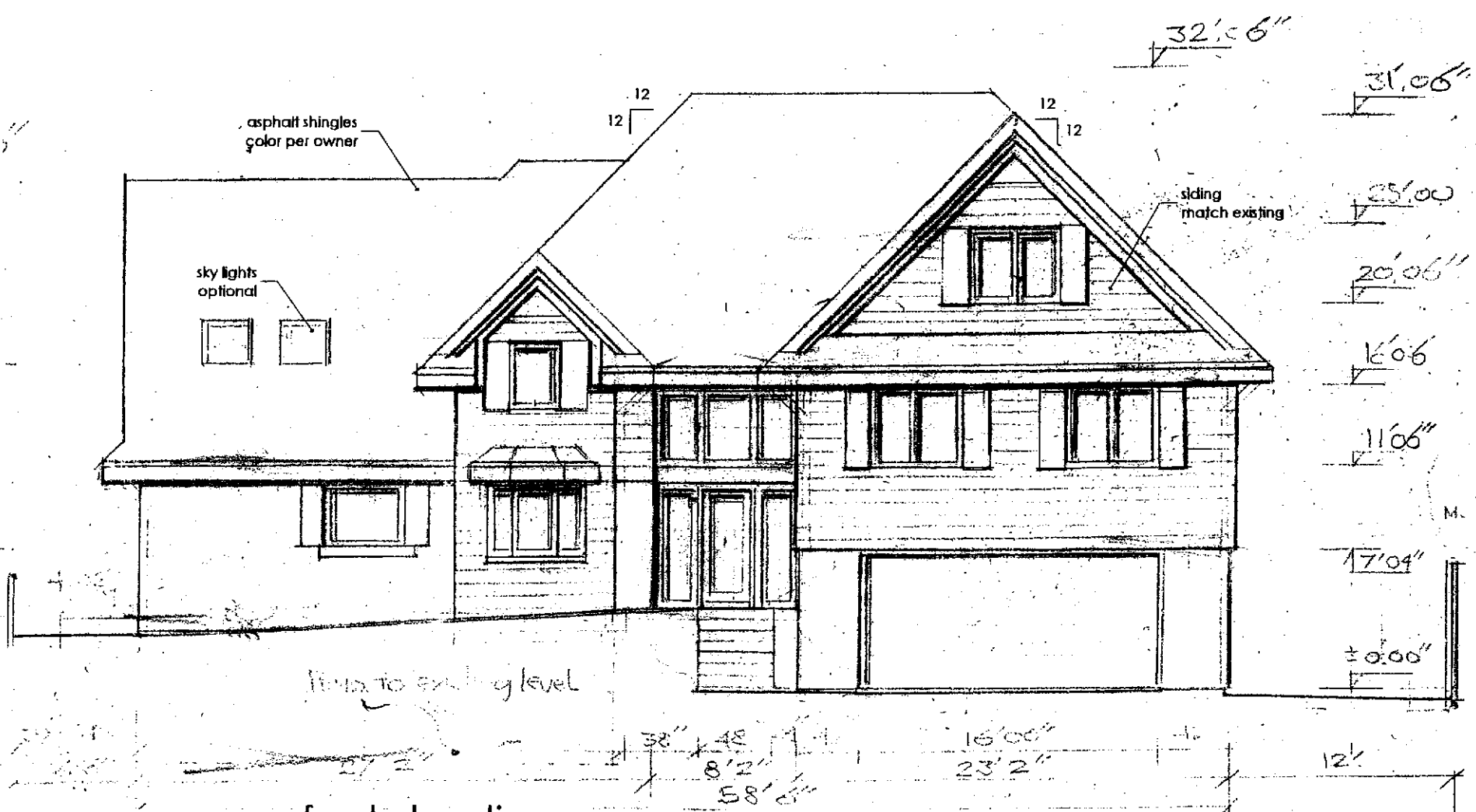


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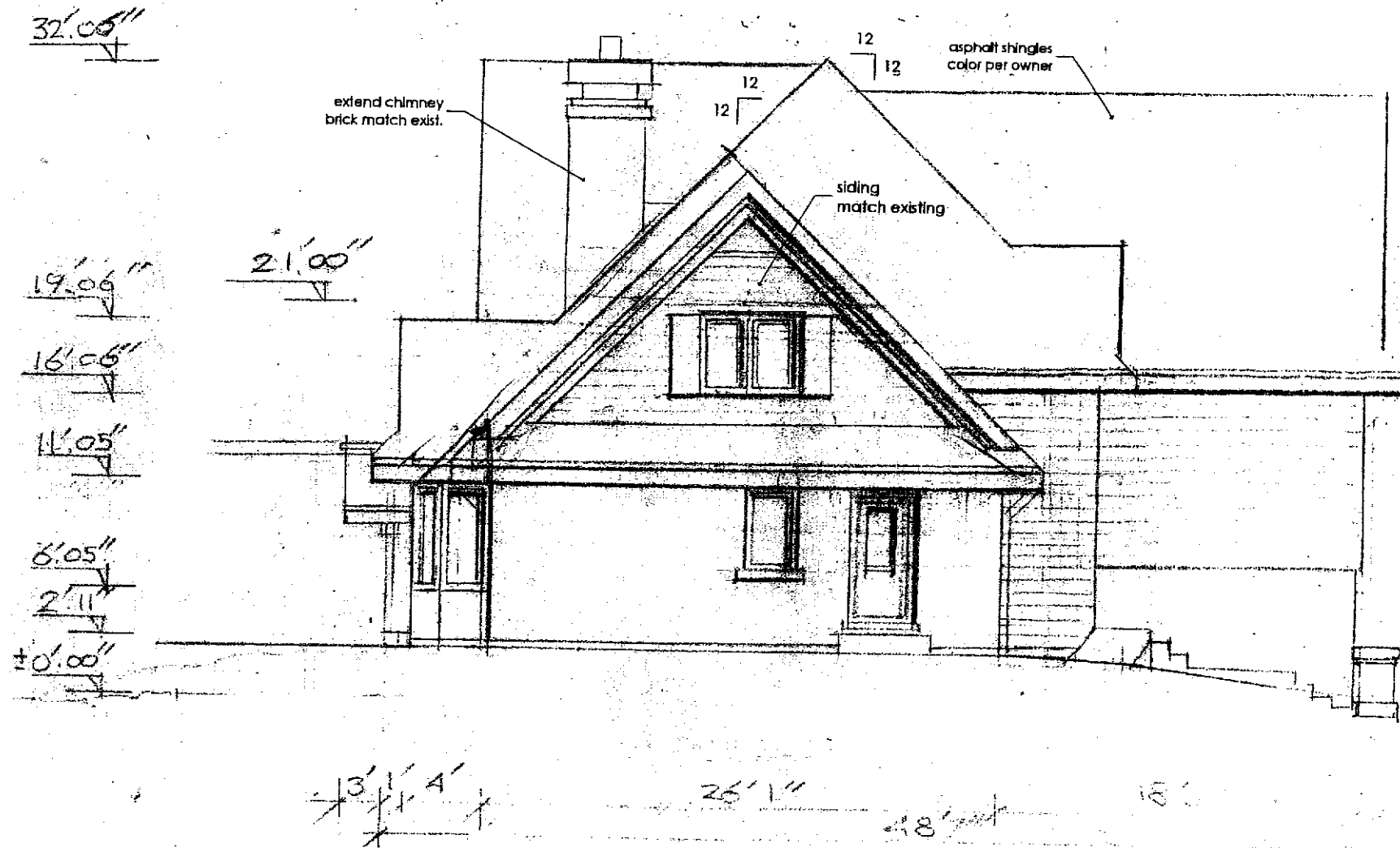


21

4416 S.F.

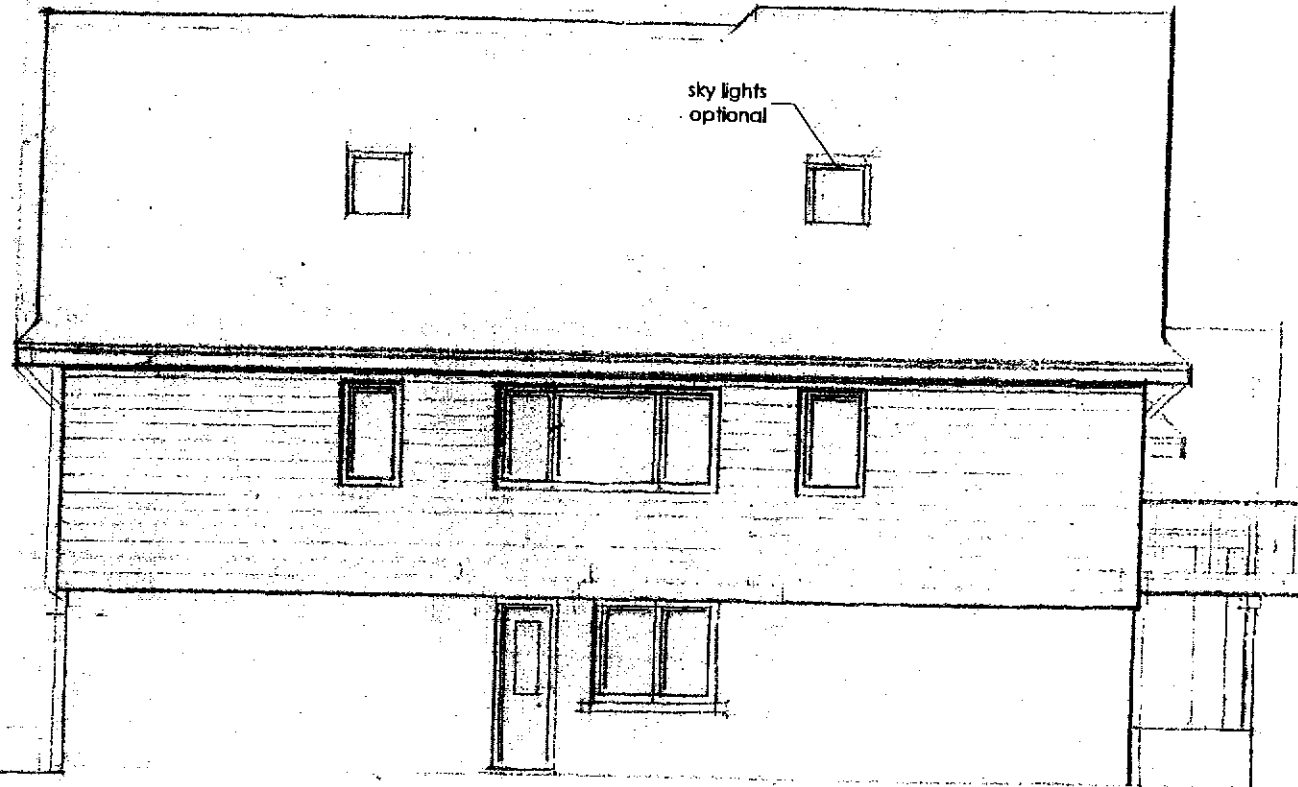


front elevation
scale: 3/16=1'-0"



left elevation
scale: 3/16=1'-0"

31'06"
25'06"
22'06"
16'06"
12'08"
7'04"
4'04"
10'05"



44'7"

right elevation

scale: 3/16=1'-0"





Zoning Board of Appeals 5/13/2019

Item: 4036 N. Harvard Ave. - ZBA#19-011

Department: Planning & Community Development

REQUEST

A 721.95 square-foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 5,970.45 square-feet where a maximum coverage of 5,248.5 is allowed by code.

- A 6-foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards - Maximum Driveway Width) to allow a driveway that is 28-feet in width where code allows a maximum width of 22-feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 13, 2019
Date Prepared: May 6, 2019
Project Title: Woodin Residence
Address: 4036 N. Harvard Ave.

Background Information

Petition Number: ZBA #19-011
Petitioner: Gregory Woodin
Address: 4036 N. Harvard Ave.
Arlington Heights IL 60004

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

Requested Action/Background Information

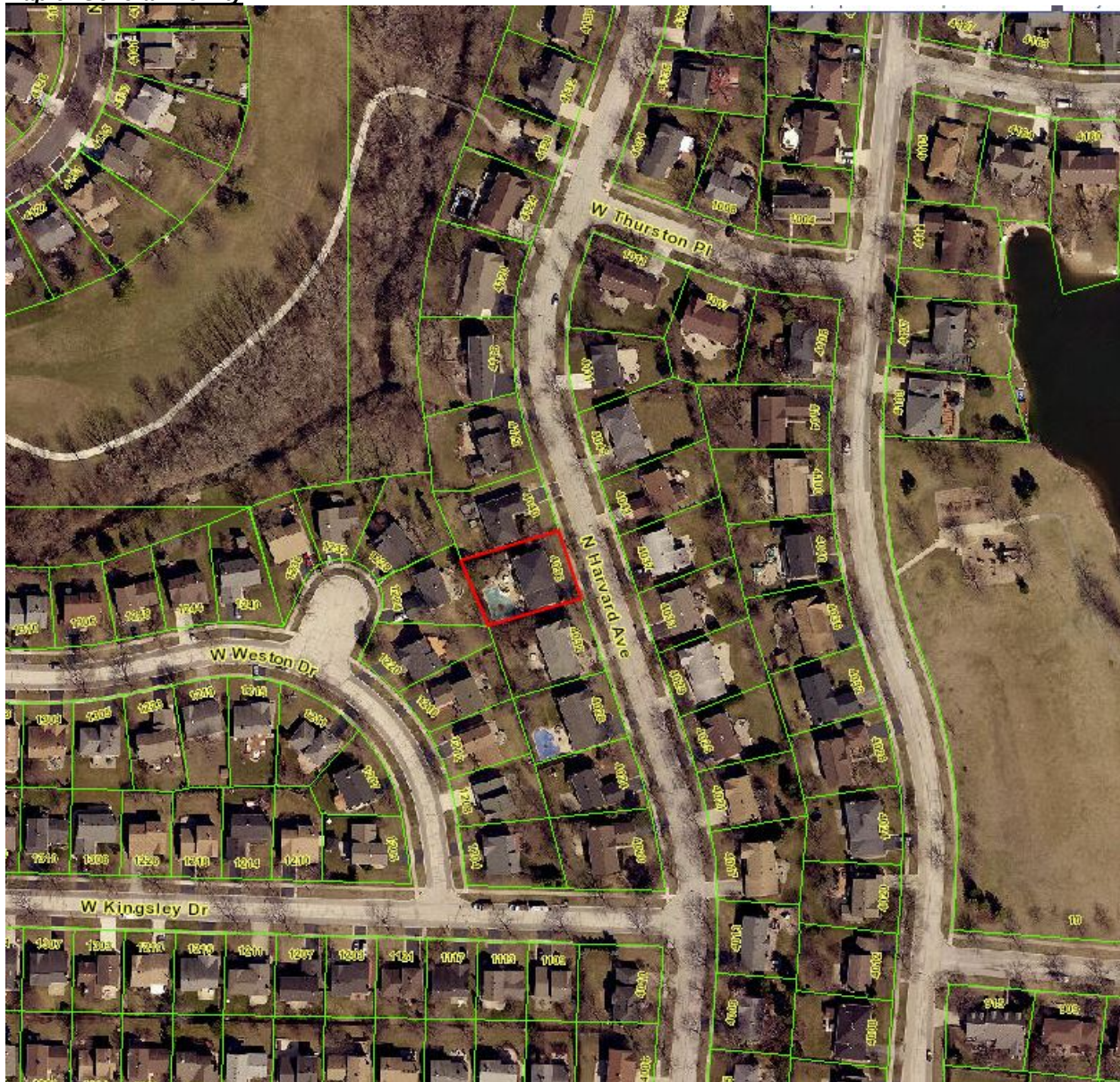
The subject property is zoned R-3, One-Family Dwelling District. The petitioner is proposing to add 8 feet of pavement to the side of their existing driveway. However, this results in a driveway that is 28 feet in width, where 22-feet is the maximum width permitted by code. Additionally, due to multiple paved areas in the rear yard as well as the proposed expanded driveway, the property would have impervious surface coverage of 5,970.45 square-feet where a maximum coverage of 5,248.5 is allowed by code. Therefore, the petitioner requests the following variations:

- **A 721.95 square-foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 5,970.45 square-feet where a maximum coverage of 5,248.5 is allowed by code.**
- **A 6-foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards - Maximum Driveway Width) to allow a driveway that is 28-feet in width where code allows a maximum width of 22-feet.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	4/25/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/25/19	
3. Letter that was Mailed	✓	4/25/19	
4. Photographs of Sign on Property	✓	4/25/19	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Woodin Residence

Project Address: 4036 N Harvard Ave

ZBA #: 19-011

Date: May 3, 2019

Derek:

I have reviewed the following requests for variance:

- A 721.95 square foot variance to allow impervious surface coverage of 5,970.45 square feet where a maximum coverage of 5,248.5 is allowed;
- A 6.0 foot variance to allow a driveway that is 28 feet in width where the maximum allowed is 22 feet;

and, have no objections to the variances with the following comment:

The Engineering Department will review for drainage at the time of permit submittal.

ZBA# 19-011
4036 N Harvard Ave - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagonis, P.E. Acting Director of Engineering

Submitted: April 24, 2019
Completed: April 25, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 721.95 sq ft variance to allow impervious surface coverage of 5,970.45 sq ft where a maximum coverage of 5,248.5 is allowed by code, and;

A 6 ft variance to allow a driveway that is 28 ft in width where code allows a maximum width of 22 ft.

The Engineering Department has NO OBJECTION to the 6 ft variance for the driveway width, however; the Engineering Department is NOT IN FAVOR of the variance for impervious surface coverage. In the event the impervious surface coverage variance is granted, is it recommended that the petitioner be required to construct the driveway in permeable pavers.

RECEIVED
APR 25 2019
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Woodin Residence

Project Address: 4036 N. Harvard Ave.

ZBA #: 19-011

ZBA Hearing Date: May 13th, 2019

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: April 24, 2019

- A 721.95 square-foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 5,970.45 square-feet where a maximum coverage of 5,248.5 is allowed by code.
- A 6-foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards - Maximum Driveway Width) to allow a driveway that is 28-feet in width where code allows a maximum width of 22-feet.

Attached are the Petitioner's:

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

RECEIVED
MAY 01 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Comments: NO COMMENTS.

- STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than May 2, 2019.

PETITION

PETITION

NOW COMES the Petitioner Gregory J. and Kimberly K. Woodin

being the owner of the property commonly know as: 4036 N Harvard Avenue, Arlington Heights, IL 60004

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1 – 3.4b & 10.2 – 11.1b Chapter 28, of the Arlington Heights Municipal Code, in order to: Extend the width of the driveway

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): Yes, it is compatible with the existing uses and zoning of nearby properties as driveways within the area have been extended greater than the 22 feet. The variation request for the Maximum Impervious Surface Coverage exceeding 50% is due to a significant portion of the surface being considered impervious is actually pervious in the backyard. The majority of the surface is brick pavers which are pervious, and the pool surround is aggregate concrete which is also porous and purposeful to drain water and prevent puddles.

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 just recently purchased and moved into this property (prior residence was 4111 N Harvard Ave across the street) and are looking to extend width of driveway as our kids will be 11 and 13 this year and will be able to drive within the next couple of years. Extension will allow us additional parking space to park our cars in driveway versus on the street.. We are also both originally from Iowa and have family visiting from out of town quite often and this would help in them not parking on the street. All neighbors prefer that cars are not parked on the street. Several neighbors within the neighborhood have had this request approved for the same reasons – kids approaching driving age and having more than 2 drivers in the household.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The intent of the proposed variation is in harmony with the spirit and intent as we are just looking to extend the width of our driveway to accommodate additional parking for current and future needs. A significant portion of the impervious surface is located in our backyard as part of the pool area. But the pool surround and brick paver patio allow for proper drainage. Extension of driveway width will be similar to other driveways within our neighborhood.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Yes, we are only looking to extend the driveway out to about the width of most cars.. Variation is only a 6 foott variance from the allowed 22 foot width (or a 28 foot wide driveway)

Signed: _____

Henry O'Leary
Petitioner

Date: _____

4/12/19

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: pa@professionalsassociated.com

PLAT OF SURVEY

OF



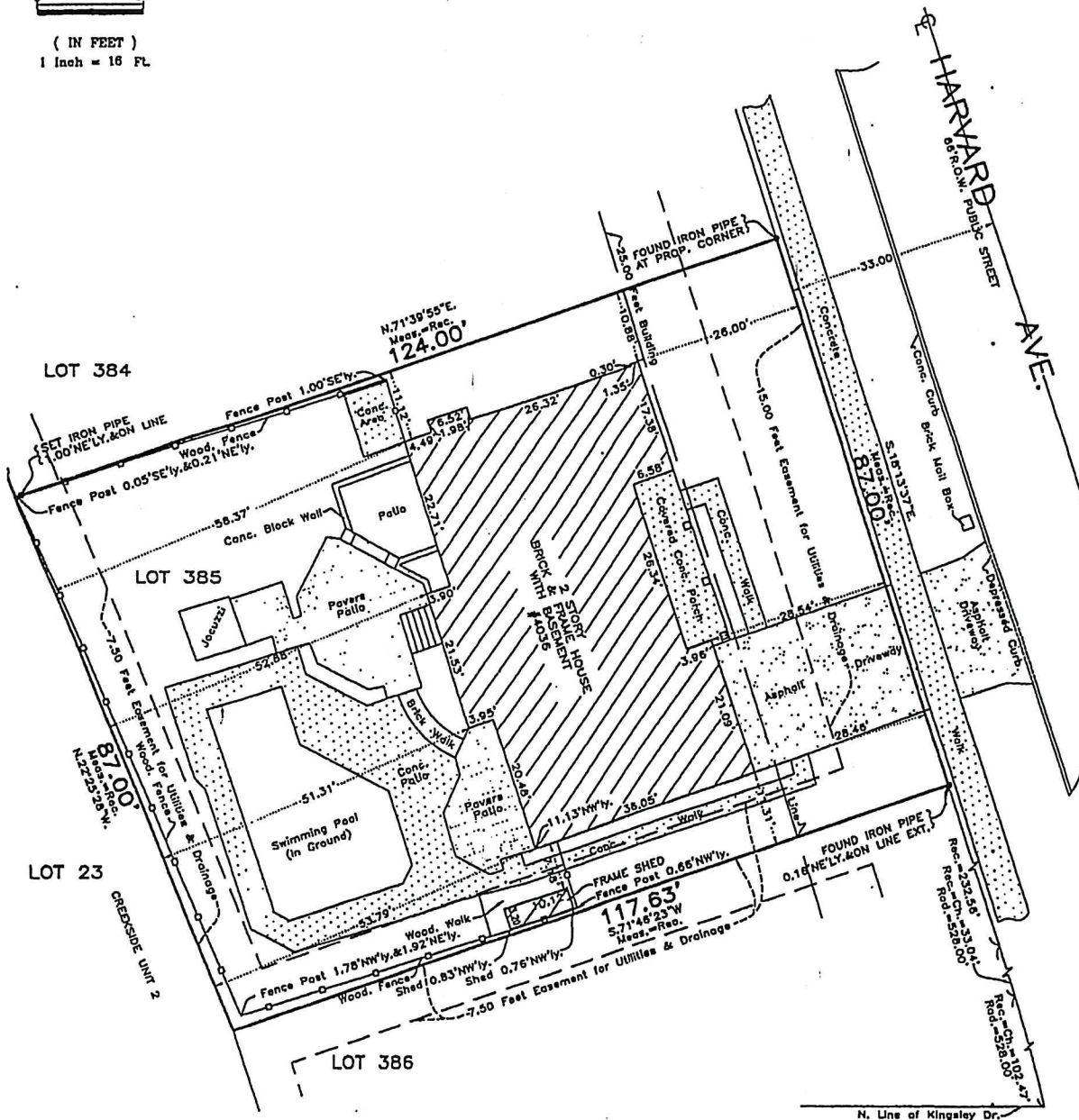
GRAPHIC SCALE
0 15

(IN FEET)
1 inch = 16 Ft.

LOT 385 IN TERRAMERE UNIT 11, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 10,497 SQ.FT. = 0.240 ACRE.

COMMONLY KNOWN AS: 4036 NORTH HARVARD AVENUE, ARLINGTON HEIGHTS, ILLINOIS.



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY SHOULD BE COMPARED WITH THE TITLE OR DEED. DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING. BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO YOUR DEED OR ABSTRACT.

Order No. 18-93702
Scale: 1 inch = 16 feet.
Date of Field Work: May 18, 2018.
Ordered by: CHUHAK & TECSON, P.C.
Attorneys at Law



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. THIS SURVEY HAS BEEN ORDERED FOR SURFACE DIMENSIONS ONLY, NOT FOR ELEVATIONS. THIS IS NOT AN ALTA SURVEY. COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE.

State of Illinois
County of Cook
We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.
Date: May 21, 2018
Hylton E. Donaldson
ILL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2018.
Drawn by: J.V.

PROFESSIONALS ASSOCIATED SURVEY, INC.

PROFESSIONAL DESIGN FIRM NO. 184-003023

7100 N. TRIPP AVENUE
LINCOLNWOOD, ILLINOIS 60712
www.professionalsassociated.com

TEL: (847) 675-3000
FAX: (847) 675-2167
e-mail: pa@professionalsassociated.com

PLAT OF SURVEY

OF

LOT 385 IN TERRAMERE UNIT 11, BEING A SUBDIVISION OF PART OF THE NORTH 1/2 OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LAND TOTAL AREA: 10,497 SQ.FT. = 0.240 ACRE.

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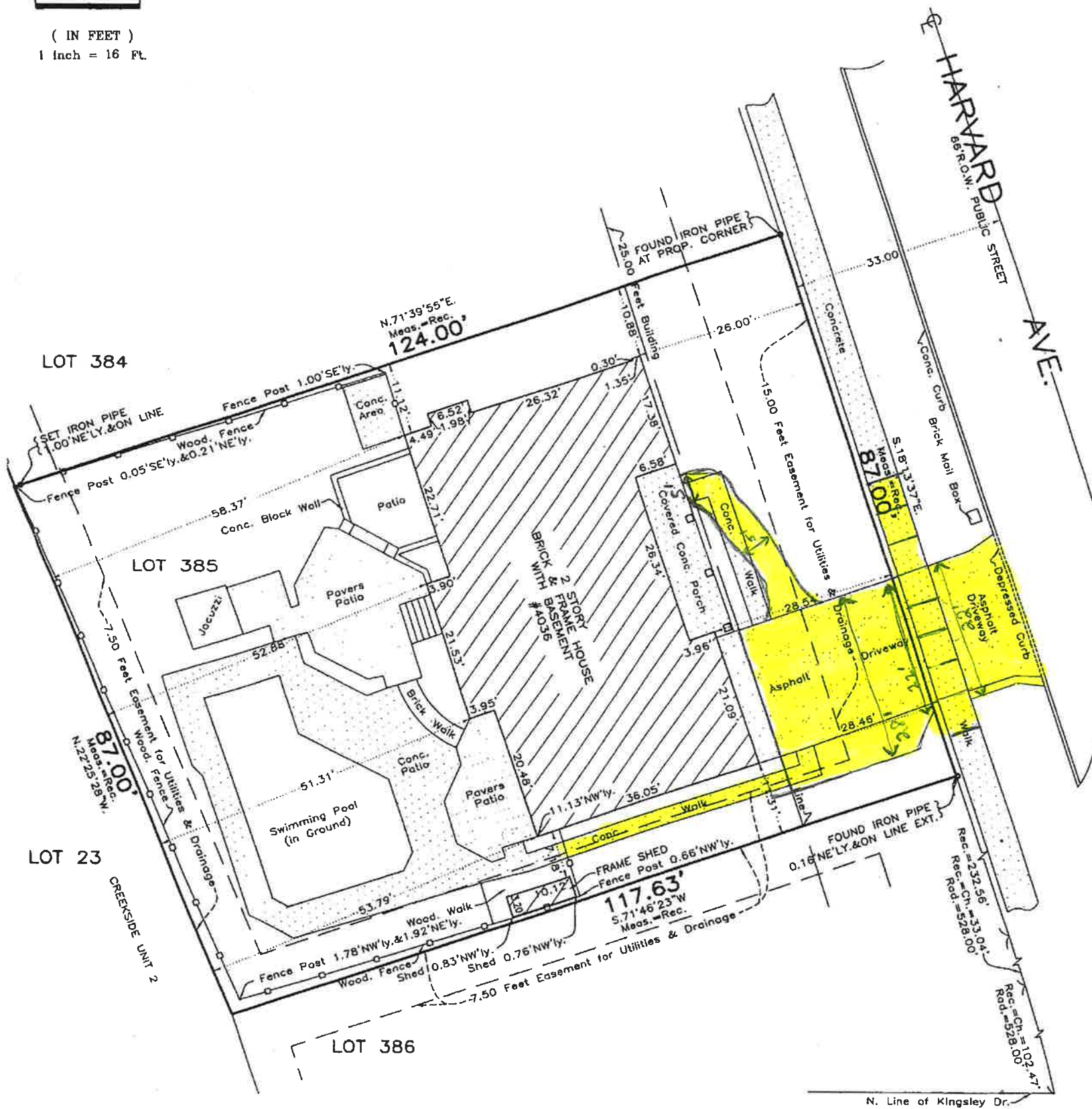


GRAPHIC SCALE



(IN FEET)

1 Inch = 16 Ft.



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State of Illinois s.s.
County of Cook

We, PROFESSIONALS ASSOCIATED SURVEY, INC., do hereby certify that we have surveyed the above described property and that, to the best of our knowledge, the plat hereon drawn is an accurate representation of said survey.

Date: May 21, 2018.
Hylton E. Donaldson

IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2018.
Drawn by: J.V.