



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Virtual Meeting

May 11, 2020
7:00 PM

I. CALL TO ORDER

- A. Pursuant to orders issued in response to the COVID-19 pandemic, this hearing is closed to in-person, public attendance. The hearing is being held via virtual Webinar, which permits the public to fully participate in the virtual hearing via the Webinar or their phones.

To participate via the Webinar, this link will take you to instructions for joining the hearing: <https://bit.ly/3cbC3zK>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate via the Webinar, their phone, or send an email to the Village at dmach@vah.com no later than 3:00 p.m. on May 11, 2020, to be shared at the hearing. Please limit emails to 200 words or less.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 622 E. Mayfair Rd. - 3/9/20
B. 646 N. Beverly Ln. - 3/9/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 215 S. Burton Pl. - ZBA#20-005
B. 6 E. Hawthorne St. - ZBA#20-006

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
5/11/2020**

Item: 622 E. Mayfair Rd. - 3/9/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
622 E. Mayfair Rd. - 3/9/20 Minutes	Minutes
622 E. Mayfair Rd. - 3/9/20 Findings	Minutes

ZONING BOARD

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

OF APPEALS

RE: 622 EAST MAYFAIR ROAD - ZBA #20-002

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, 2nd Floor, Commissions Room,
Arlington Heights, Illinois on the 9th day of March, 2020 at the hour of 7:00 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairman
JEFFREY LANAGHAN
BENJAMIN JAFFE
THOMAS DRAKE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRMAN GEISEL: We'll call the meeting to order here. So, this is the March 9th Zoning Board of Appeals meeting, Village of Arlington Heights, I'm calling to order. Derek, can you do the roll?

MR. MACH: Mr. Divito.

(No response.)

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

ACTING CHAIRMAN GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Siavelis.

(No response.)

ACTING CHAIRMAN GEISEL: Please rise for the Pledge of Allegiance.

(Pledge of Allegiance recited.)

ACTING CHAIRMAN GEISEL: Has everybody had a chance to look at the prior minutes from the prior meeting?

(Chorus of yeses.)

ACTING CHAIRMAN GEISEL: 2/10. Any proposed changes, amendments?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER JAFFE: Seconded.

ACTING CHAIRMAN GEISEL: All in favor say aye please.

(Chorus of ayes.)

ACTING CHAIRMAN GEISEL: So, tonight there are five Board members; typically there are seven. If you don't have four, your proposed variance will not be approved. If you wish to re-present on a night where the full Board is present, you're welcome to do that. Otherwise, we'll proceed.

Is everybody, are we ready to go here? So, we've got, so we'll call up the first item on the agenda, 622 East Mayfair.

MR. SMITH: Should I come up to the podium?

ACTING CHAIRMAN GEISEL: Yes, please. State your name and your address.

MR. SMITH: My name is Jereme Smith, I'm the architect. Do you want my address or the owner's?

ACTING CHAIRMAN GEISEL: Do you have your address you would like to use for purposes of the recordings and the notes?

MR. SMITH: Okay, well, I'm representing 622 East Mayfair in Arlington Heights.

ACTING CHAIRMAN GEISEL: Please raise your hand.

(Witness sworn.)

ACTING CHAIRMAN GEISEL: Are you familiar with the basic elements that you're required to present here for your proposal?

MR. SMITH: I believe so, yes.

ACTING CHAIRMAN GEISEL: Okay, please proceed.

MR. SMITH: So, it's pretty straightforward. I believe you have the drawings; if not, I have hard copies if anybody would prefer to see those.

So, what we're seeking is a variance for the side setback. I was hoping you can see that in front of you. The existing garage is at four-foot nine inches from the side and the front of the house, and then the lot tapers, so it goes down to a four-foot-three setback. What's required is a 4.9 foot which is the 10 percent of the 49-foot width of the lot there.

So, getting pretty specific, we're seeking at the front corner a 1.8 inch variance, and at the back corner a 7.8 inch variance. Then big picture, for the second story addition, basically it comes straight up from the existing garage. We're kind of hoping it gets grandfathered.

Now, we did step back as much as we could without putting the secondary wall in the garage which the owners desperately need that space. So, we did come back 2.75 inches as much as we could with the construction we're doing. So, it does not encroach any farther than the existing garage essentially. We're coming back about three inches.

I think that's the gist of it.

COMMISSIONER JAFFE: How long has the Petitioner lived at this address?

MR. SMITH: 10 years. We do have multiple neighbors' approval letters if you'd like to see that.

ACTING CHAIRMAN GEISEL: Those would be most helpful if you would like to present them please.

COMMISSIONER DRAKE: How is the additional space going to be used?

MR. SMITH: It is a master suite and closet and bathroom. It's adjacent to the master bedroom that's existing on the second floor.

COMMISSIONER SELBKA: And the existing garage is non-conforming?

MR. SMITH: Correct, right. I'm assuming that that setback rule went into effect after it was built.

COMMISSIONER LANAGHAN: So, you're not changing the exterior wall. You're just looking to build above it, is that correct?

MR. SMITH: Correct, yes. I may have actually submitted the approval letters with the DC, the Design Commission meeting, the approval there.

ACTING CHAIRMAN GEISEL: Well, if you don't have them available, so your testimony is that they were received from various neighbors and you have neighbor support for the project?

MR. SMITH: Yes, we had three or four signed letters. I can e-mail those today.

MR. CARLSON: I can -- should I sign in? The approval letters --

ACTING CHAIRMAN GEISEL: You do need to sign in if you're going to speak.

MR. CARLSON: Sure.

ACTING CHAIRMAN GEISEL: Please state your name and address.

MR. CARLSON: So, my name is Tim Carlson. I'm the homeowner of 622 East Mayfair.

ACTING CHAIRMAN GEISEL: If you could please raise your right hand?
(Witness sworn.)

MR. CARLSON: So, the approval letters were at the Design Commission phase. I had an approval letter from my neighbors on both sides, the east and west side, and they were fine with it. Then, that was last summer, and then the letters went out to everybody within 250 feet. Since then, and I haven't heard anything negative from any of the neighbors, I've spoken with my neighbor across the street as well as two neighbors behind me. They hadn't expressed any concern with the request for the variance.

ACTING CHAIRMAN GEISEL: Thank you. Given the lack of other members of the public in the audience tonight, I guess everyone really does not object. All right, well, thank you for your presentation. We're going to shut it down for our Board deliberation at this point. You can have a seat then.

MR. SMITH: Okay, did you want to look at the drawings or renderings at all?

ACTING CHAIRMAN GEISEL: They're contained in our package, so we've seen them.

MR. SMITH: Okay, good.

COMMISSIONER LANAGHAN: I would basically say we're not changing anything. It's already there. It's basically just going straight up. So, I don't really see any objection to this, especially with the neighbors not having a problem.

COMMISSIONER JAFFE: Agreed.

COMMISSIONER SELBKA: Yes, I agree as well.

COMMISSIONER DRAKE: Likewise, and none of the departments had any objections either throughout the departments.

ACTING CHAIRMAN GEISEL: So, do we have a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER JAFFE: Second.

ACTING CHAIRMAN GEISEL: Derek, can you call the roll?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chairman Geisel.

ACTING CHAIRMAN GEISEL: Yes. You've got your approval and you should proceed accordingly.

MR. SMITH: All right, thank you all.

MR. CARLSON: Thanks very much.

MR. MACH: Good luck.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:11 p.m.)

DRAFT

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS March 9, 2020

PETITIONER: Carlson Residence

ADDRESS OF PROPERTY: 622 E. Mayfair Rd.

VARIATION: 5.1-3.2

A 0.7' variation to allow a second story addition with a side yard setback of 4.2' instead of the required 4.9'.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are constructing a second story addition on a nonconforming footprint. The petitioner explained that they are not expanding the footprint of the home. The petitioner explained that they are proposing an addition that is encroaching into the side yard approximately 7.8 inches. The petitioner testified that they stepped the addition back 2.8 inches.

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 Acting Chairman Geisel. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

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



**Zoning Board of Appeals
5/11/2020**

Item: 646 N. Beverly Ln. - 3/9/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
646 N Beverly Ln. - 3/9/20 Minutes	Minutes
646 N Beverly Ln. - 3/9/20 Findings	Minutes

ZONING BOARD

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

OF APPEALS

RE: 646 NORTH BEVERLY LANE - ZBA #20-003

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, 2nd Floor, Commissions Room,
Arlington Heights, Illinois on the 9th day of March, 2020 at the hour of 7:11 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairman
JEFFREY LANAGHAN
BENJAMIN JAFFE
THOMAS DRAKE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRMAN GEISEL: So, the next project is 646 North Beverly. Have you signed in?

MR. KOCH: Yes, sir.

ACTING CHAIRMAN GEISEL: State your name please.

MR. KOCH: My name is Eric Koch. I am the owner of the property at 646 North Beverly.

ACTING CHAIRMAN GEISEL: Raise your right hand please.

(Witness sworn.)

ACTING CHAIRMAN GEISEL: Please proceed.

MR. KOCH: We purchased the home in October of 2019. Prior to that, I lived down Glenwood for 26.5 years. My wife has lived in Arlington Heights her entire life. We purchased the property; it currently has a one-car detached garage. We'd like to move it directly due west so as to add on a portico for outdoor living. In the winter seasons, that could also be used as a second bay for coverage of a second vehicle.

The current positioning of the garage, if we expand it in this current location, it would be impossible to get a roof on a vehicle around the house to get to the positioning.

I do also have signed letters from all adjacent neighbors. Another gentleman from down the street within 250 feet, he just gave me my letter in the mailbox. But these are all the properties, these are all the five across the street, just all the adjacent neighbors that would be within line of sight, there should be five signatures there.

ACTING CHAIRMAN GEISEL: Okay.

MR. KOCH: And it is, I believe to my understanding, I do believe the garage is existing non-conforming. I believe the garage and the home were built prior to the homes that are on Hawthorn that face due north. The reason we want to put it in this location is I'd actually like to repurpose the existing garage. It's in excellent condition. It's about 70 years old but it's in excellent shape. If I was to try to maneuver it within the boundaries now allowed by the variance, I would not be able to add a second bay.

My property line, the house facing north on the property line, or facing Hawthorn north, the front of his house which is my required setback to the back of my property line is only 24 feet. So, allowing for the three-foot setback that I'd have to stay off the property line, that would allow me only a 21-foot garage.

So, we'd not be able to keep a second bay on this garage if it was to conveniently face in the easterly direction. If we were to spin it and face it in the northerly direction, basically the entire yard would become almost concrete driveway just to access the garage, and I'd still have to remove a foot-and-a-half from the existing structure.

So, again, our intent is to use this as a covered portico as outdoor living in the seasonal months, and also to be able to use it as coverage for our vehicle in the winter months.

ACTING CHAIRMAN GEISEL: Okay, thank you for the letters. Obviously, there's no one else here to comment. So, I think we understand your presentation. You can have a seat and we're going to discuss it.

MR. KOCH: Do you have copies of all the --

ACTING CHAIRMAN GEISEL: They're included in our package. So, I

believe that we've seen your project as intended.

MR. KOCH: Okay, thank you.

ACTING CHAIRMAN GEISEL: Thank you. Comments?

COMMISSIONER JAFFE: Yes, so my only question or concern for the petition was going to be if he had spoken with the neighbor at 719 Hawthorn. Based on the letter that he produced and their support of the project, I'm comfortable with it.

COMMISSIONER SELBKA: I agree as well. It's relatively minor. The garage is already non-conforming, so that in and of itself is a hardship. So, I would go ahead and move to approve.

COMMISSIONER LANAGHAN: Yes, I would absolutely agree. I'm on a corner side lot myself, and yes, the setbacks are very difficult to try and build anything. You're kind of stuck back in the corner. So, I would definitely with that as well.

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

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER DRAKE: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chairman Geisel.

ACTING CHAIRMAN GEISEL: Yes. The project is approved and good luck with it.

MR. KOCH: Thank you very much. Have a nice evening.

ACTING CHAIRMAN GEISEL: Thank you.

COMMISSIONER LANAGHAN: It's nice that, the fact that you're keeping the garage, too. That's really nice.

MR. KOCH: Yes, it's nice to see. It's got the beautiful, done further; you don't often see these days. So, we want to kind of re-purpose it.

COMMISSIONER LANAGHAN: That's great. Congrats.

MR. KOCH: So, thank you very much.

ACTING CHAIRMAN GEISEL: Shall we move to adjourn here? We're all set?

COMMISSIONER SELBKA: Motion.

COMMISSIONER DRAKE: Second.

(Chorus of ayes.)

ACTING CHAIRMAN GEISEL: Thank you.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS March 9, 2020

PETITIONER: Koch Residence
ADDRESS OF PROPERTY: 646 N. Beverly Ln.
VARIATION: 6.5-3

A variation to allow a detached garage in the rear yard on a reverse corner lot.

The petitioner explained that they are proposing to repurpose the existing detached garage and add a portico. The petitioner explained that the site currently has a one-car detached garage and they would like to move the structure directly to the west in order to add on a portico for outdoor living. The petitioner explained that in the winter seasons, the portico will be used as a second bay for coverage of a vehicle. The petitioner testified that the current positioning of the garage would not allow for a vehicle due to its proximity to the house. The petitioner shared letters of support from their neighbors.

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

Thereafter, a motion was made by Mr. Selbka and seconded by Mr. Drake. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

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



Zoning Board of Appeals 5/11/2020

Item: 215 S. Burton Pl. - ZBA#20-005

Department: Planning & Community Development

REQUEST

A 0.6 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with a side yard setback of 7.3 feet instead of the required 7.9 feet.

ATTACHMENTS:

Description

Supporting Documents
Resident emails of Support

Type

Exhibits
Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 11, 2020
Date Prepared: May 5, 2020
Project Title: O'Connor Residence
Address: 215 S. Burton Place

Background Information

Petition Number: ZBA #20-005
Petitioner: Joe & Maggie O'Connor
Address: 215 S. Burton Pl.
Arlington Heights IL 60005

Existing Zoning: R-3 Single-Family Residential District

Requested Action/Background Information

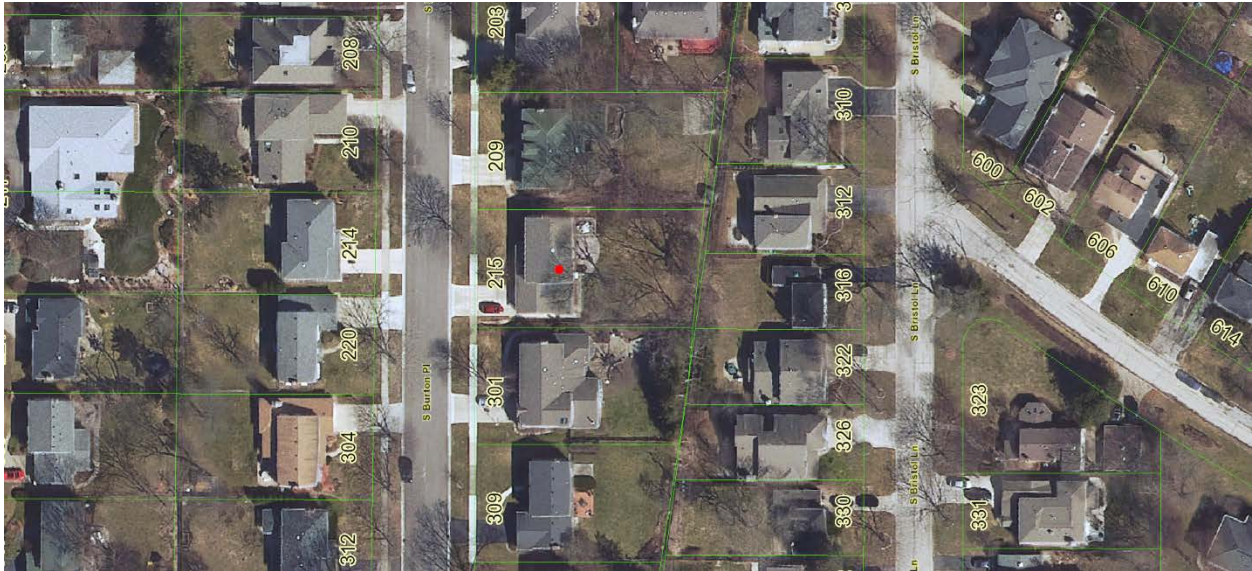
The petitioner is proposing to construct a one-story addition in the rear of the home. The subject property is zoned R-3, One Family Dwelling District. The property has a total land area of 11,500 square feet. The proposed residence will have approximately 3,759 square feet. The petitioner is proposing to align the addition with the existing structure that is encroaching into the required side yard setback. Therefore, the petitioner requests the following variation:

- **A 0.6 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with a side yard setback of 7.3 feet instead of the required 7.9 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	✓	4/24/20	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/24/20	
3. Letter that was Mailed	✓	4/24/20	
4. Photographs of Sign on Property	✓	4/24/20	

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: O'Connor Residence

Project Address: 215 S Burton Place

ZBA #: 20-005

Date: March 26, 2020

Derek:

I have reviewed the request for a 0.6 foot variance to allow an addition with a side yard setback of 7.3 feet instead of the required 7.9 feet, and do not have any objections to the request.

RECEIVED
MAR 26 2020
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

THP

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: O'Connor Residence

Project Address: 215 S. Burton Place

ZBA #: 20-005

ZBA Hearing Date: April 13th, 2020

RECEIVED
MAR 23 2020
VILLAGE OF ARLINGTON HTS
ENGINEERING DEPT.

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building and Life Safety

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: March 23, 2020

- A 0.6 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with a side yard setback of 7.3 feet instead of the required 7.9

Attached are the Petitioner's:

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

RECEIVED

MAR 25 2020

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Comments: ENGINEERING HAS NO OBJECTION TO THE REQUESTED
VARIATION. THP 3-25-2020

Please review, comment, and return to me no later than April 2, 2020.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: O'Connor Residence

Project Address: 215 S. Burton Place

ZBA #: 20-005

ZBA Hearing Date: April 13th, 2020

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building and Life Safety

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: March 23, 2020

- A 0.6 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with a side yard setback of 7.3 feet instead of the required 7.9

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION IS NICELY DESIGNED TO
FIT WITH THE EXISTING HOUSE. THIS PROJECT RECEIVED
AN ADMINISTRATIVE (STAFF) DESIGN APPROVAL.
-STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than April 2, 2020.

PETITION

NOW COMES the Petitioners Joe and Maggie O'Connor, being the owner of the property commonly known as: 215 S. Burton Place., and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.6, CHAPTER 28, of the Arlington Heights Municipal Code, In order to: ALLOW A REDUCTION IN THE SIDEYARD (NORTH) SETBACK FROM 7.91' TO 7.3', WHICH IS A .6' ENCROACHMENT.

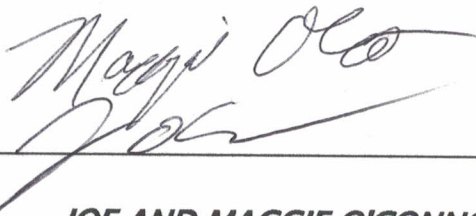
I hereby state that;

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 if the variation is granted

2) The plight of the owner is due to unique circumstances, which the existing home sits within the 7.91' side yard setback on the North.

3) The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby properties.

Signed:



Date:

3/4/2020

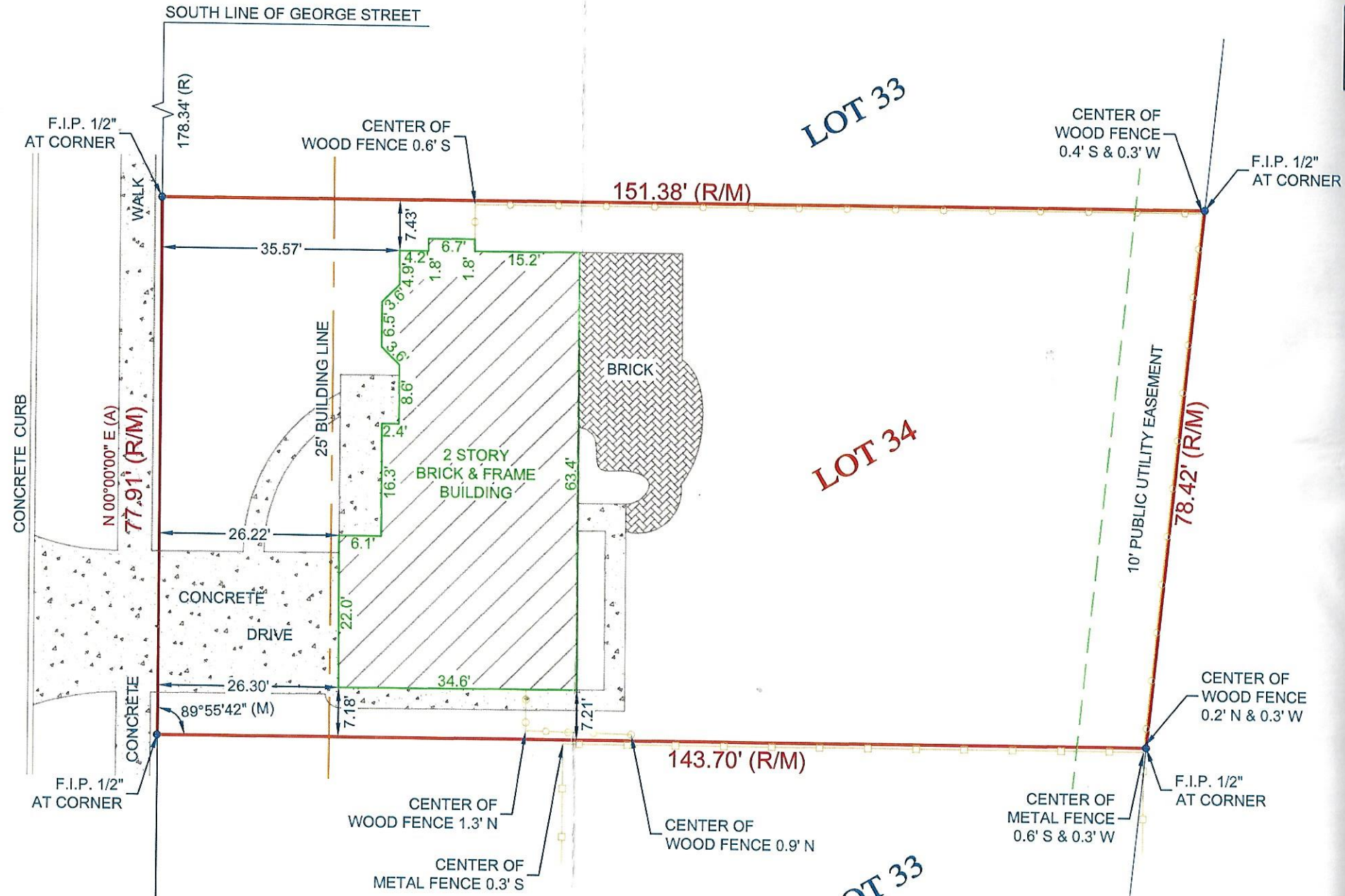
JOE AND MAGGIE O'CONNOR

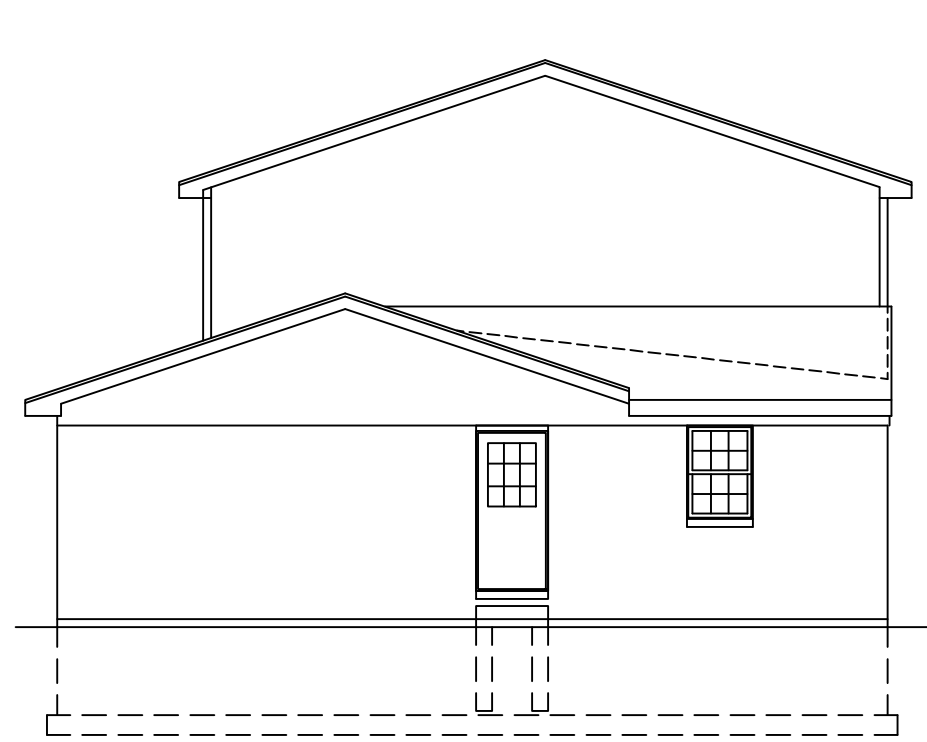
-  = CHAIN LINK FENCE
-  = WOOD FENCE
-  = METAL FENCE
-  = VINYL FENCE
-  = EASEMENT LINE
-  = SETBACK LINE
-  = INTERIOR LOT LINE

♀

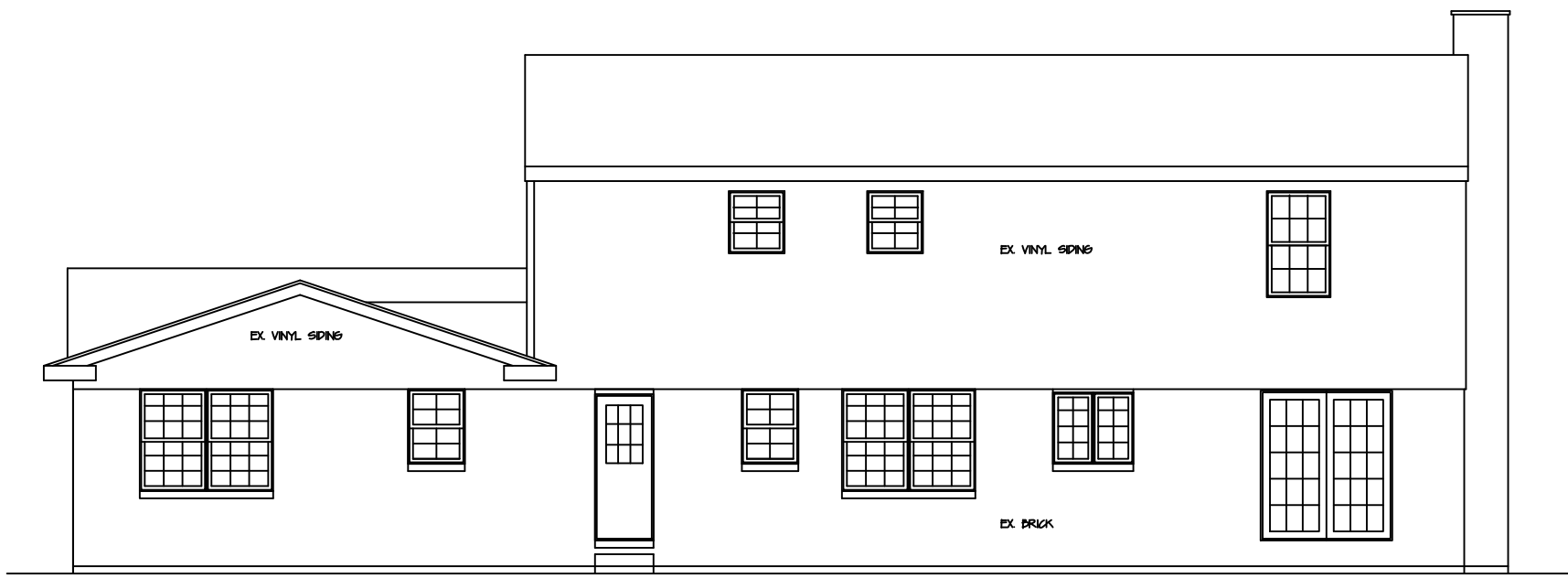
AREA OF SURVEY:

"CONTAINING 11,503 SQ. FT. OR 0.26 ACRES MORE OR LESS"





EX. SOUTH ELEVATION



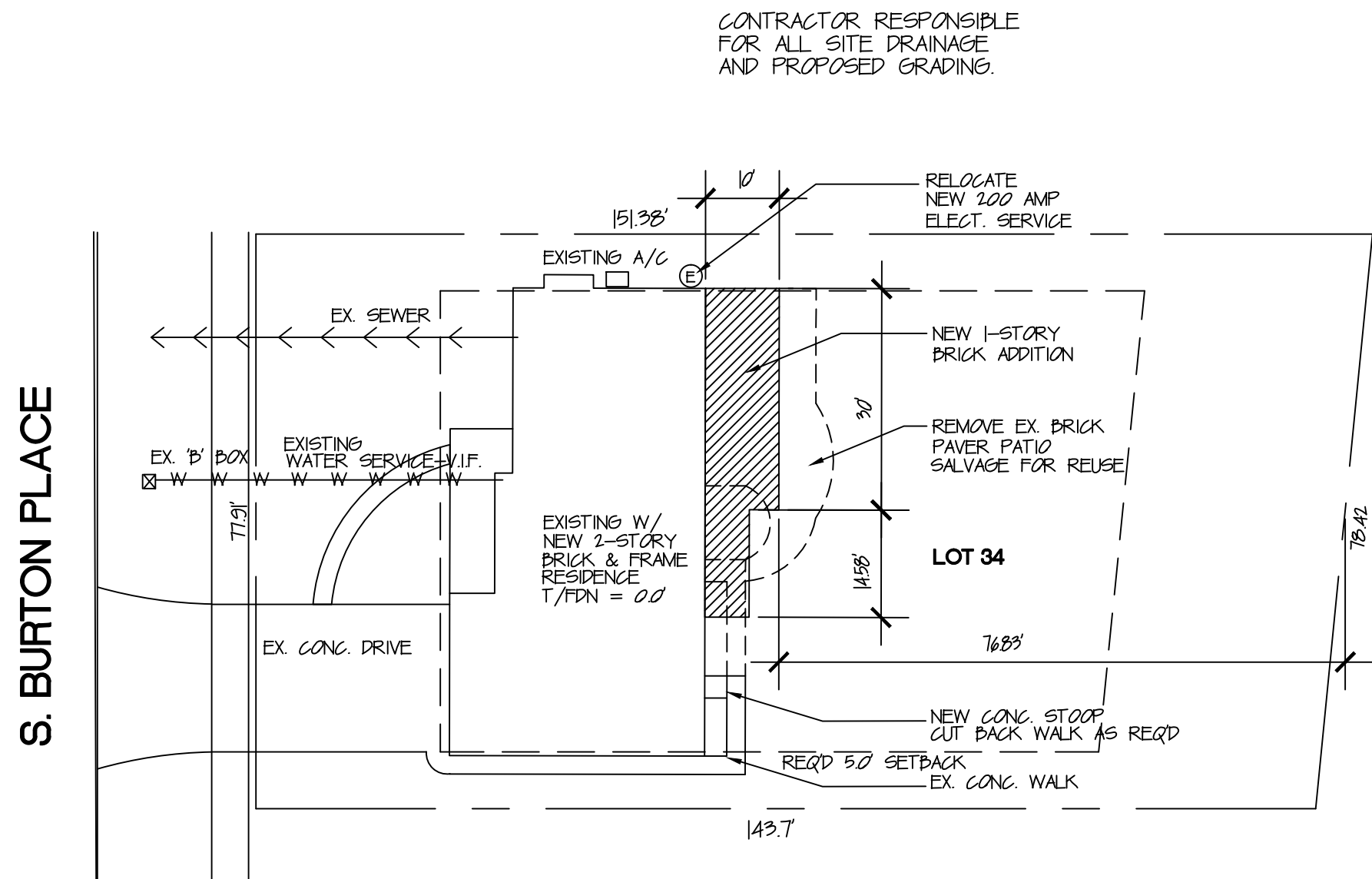
EX. EAST ELEVATION



EX. NORTH ELEVATION

3
A1
1/8" = 1'-0"

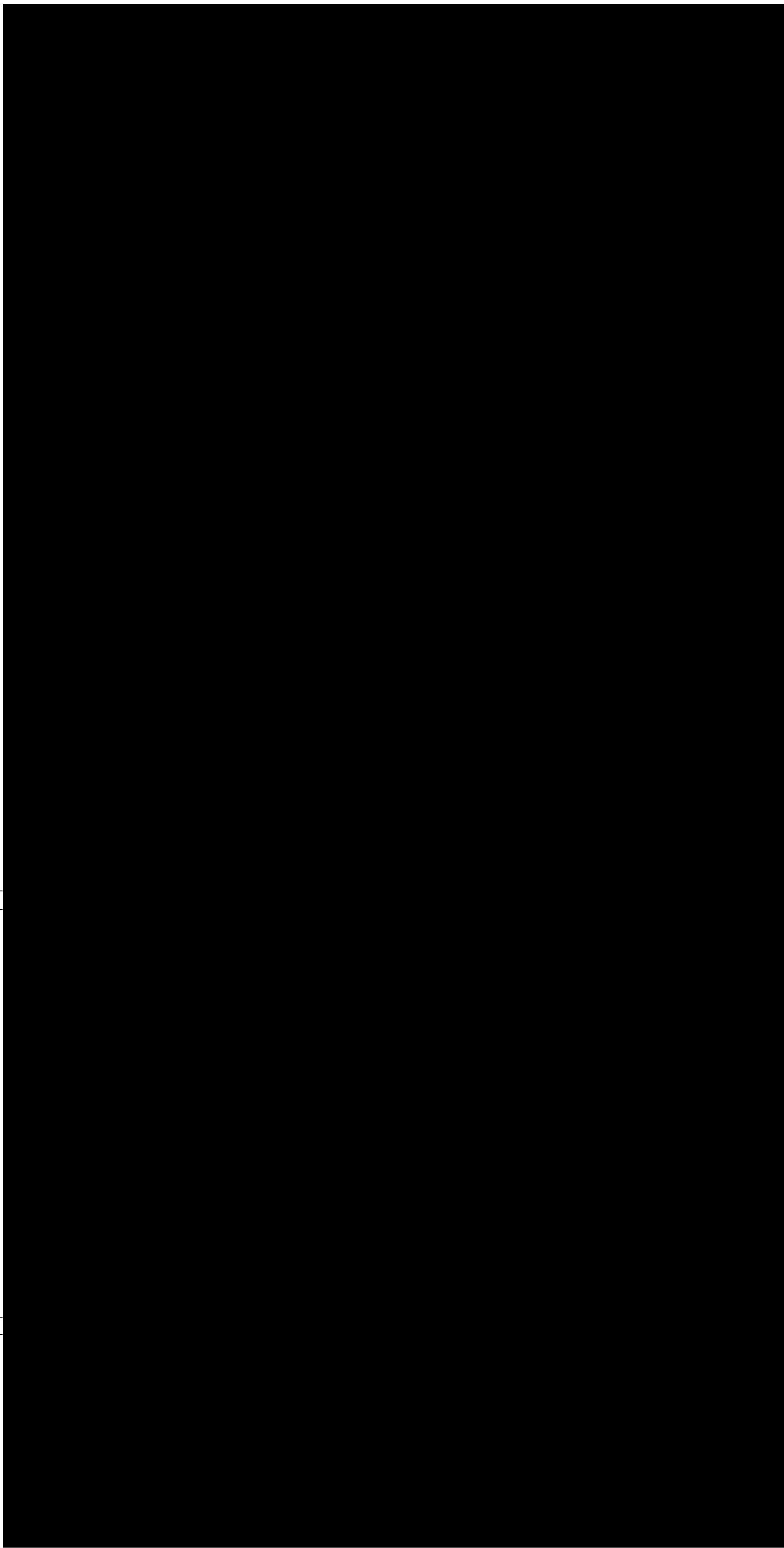
EXISTING ELEVATIONS



2
A1
1" = 20'-0"

SITE PLAN

NORTH



JRC
DESIGN BUILD, INC
GENERAL CONTRACTOR
1275 E. Davis
Arlington Heights, IL 60005
T: 847.255.2322
email: jimjrcdb@gmail.com



02.10.2020



922 Monroe Avenue
Wauconda, Illinois 60084
T: 847.489.1703
email: cwdesign@gmail.com

FAMILY ROOM & KITCHEN ADDITION FOR:

JOE & MAGGIE O'CONNOR

215 S. BURTON PL.
ARLINGTON HEIGHTS, ILLINOIS

NO.	DATE	DESCRIPTION
1	01.13.20	DESIGN COMM
2	02.10.20	PERMIT
3	02.28.20	REVISIONS
4	04.13.20	ZBA
5		
6		

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PROJECT NUMBER
19014.00

EXISTING
PLANS
A1



5:25 PM

RE: 215 S. Burton Variance Help

Welcome to the neighborhood.
Your plan sounds reasonable we have no
objection! Good luck!



To: AH Zoning Committee
Re: Variance at 215 S. Burton Place

We are in support of the variance requested at the above
property to reduce the side yard (north) from 7.91 feet to 7.3
feet, which is a mere 6" encroachment.

Ron & Diane Crawford
319 S. Burton Place
Arlington Heights, IL 60005





Kate Leipprandt

9:31 PM

To: Maggie & 1 more... >

Re: 215 S. Burton Variance Help

This looks great! We are so excited that this beautiful home will be updated and loved by such a beautiful family. We are with you all the way with this gorgeous drawing of your very reasonable addition. As Doug said, we're so happy to be your neighbors,
Kate Leipprandt



Doug Leipprandt

8:15 PM

To: Maggie Cc: Kate >

Hi Joe and Maggie,

We support your plans for an addition to your home. The addition looks to both maintain the building lines of your original home and adds wonderfully across the back of your home.

Good luck with your building plan and we're lucky to have you as our neighbors.

Doug Leipprandt

Jim and Brenda Troutman - 209 S. Burton (Home directly north of our home)

[Back](#) **Setback Variance for 2...** [^](#) [v](#)



Jim Troutman

6:18 PM

To: Maggie O'Connor >

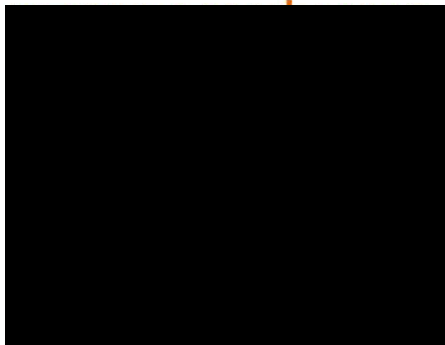
Maggie: Please pass this along to the appropriate parties at the Village. Jim

Dear Planning and Zoning Representative:

We own the home at 209 S. Burton Place which is immediately north of the O'Connor's property. It appears that we will be the parties most directly affected by the O'Connor's request for a side yard setback variance for the addition to the back of their home.

We have reviewed the site plan prepared by JRC Design Build, Inc. dated 12-03-2019 and think it looks great! We have no objections to their plans and would appreciate your approval so that they can undertake their renovation.

James & Brenda Troutman



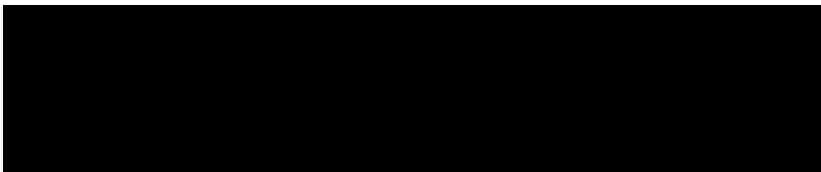
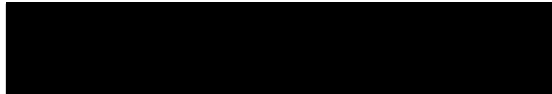
Village of Arlington Heights,

We understand that the O'Connor family at 215 S. Burton Place, Arlington Heights, IL is looking to complete an addition to the backside of their home (approx. 390 square feet). My family, located at 208 S Burton Place, Arlington Heights, IL has reviewed the O'Connor's plans and feel the project will be tasteful and add value to the neighborhood. They are requesting the zoning committee to approve a 6 inch variance on the Northside of their property which would allow them to move forward with the project. We believe the variance request should be approved.

Please feel free to reach out to me if you have additional questions.

Rob

Rob Koury
208 S Burton Pl
Arlington Heights, IL 60005





Allison Pease

7:23 AM

To: Maggie O'Connor >

Re: 215 S. Burton Variance Help

We are in support of The Variance at 215 S Burton, Maggie and Joe O'Connor's home.

I do hope this helps things progress in a timely manner.

Allison Pease



Erin Tosch

8:21 AM

To: Maggie O'Connor >

Re: [EXTERNAL EMAIL] 215 S. Burton Variance Help

Hello,

We support the variance at 215 S Burton.

Thank you,

Erin Tosch

329 S Burton Pl



natalie meilinger

To: Maggie O'Connor >

1:56 PM

Re:

To Whom to May Concern,

We live at 346 S. Burton Place and we are fine with our neighbors at 215 S. Burton Place moving forward to put on an addition to their home.

Sincerely,

Rob and Natalie Cotner



Jeffery Suba

7:00 PM

To: Maggie O'Connor >

Re: 215 S. Burton Variance Help

Maggie. Welcome to the block. I hope your family is well and enjoying each other's company 😊. Jeanne and I have no issues with your plans. We hope you are able to get started soon.

Looking forward to meeting your family.

Jeff Suba





Zoning Board of Appeals 5/11/2020

Item: 6 E. Hawthorne St. - ZBA#20-006

Department: Planning & Community Development

REQUEST

A 4.1 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 32.9 feet instead of the required 37.0 feet and an additional 2.7 feet for the eaves.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 11, 2020
Date Prepared: May 5, 2020
Project Title: Para Residence
Address: 6 E. Hawthorne St.

Background Information

Petition Number: ZBA #20-006
Petitioner: Keith Ginnodo – Kingsley/Ginnodo Architects
Address: 33 S. Hickory Ave.
Arlington Heights IL 60004

Existing Zoning: R-3 Single-Family Residential District

Requested Action/Background Information

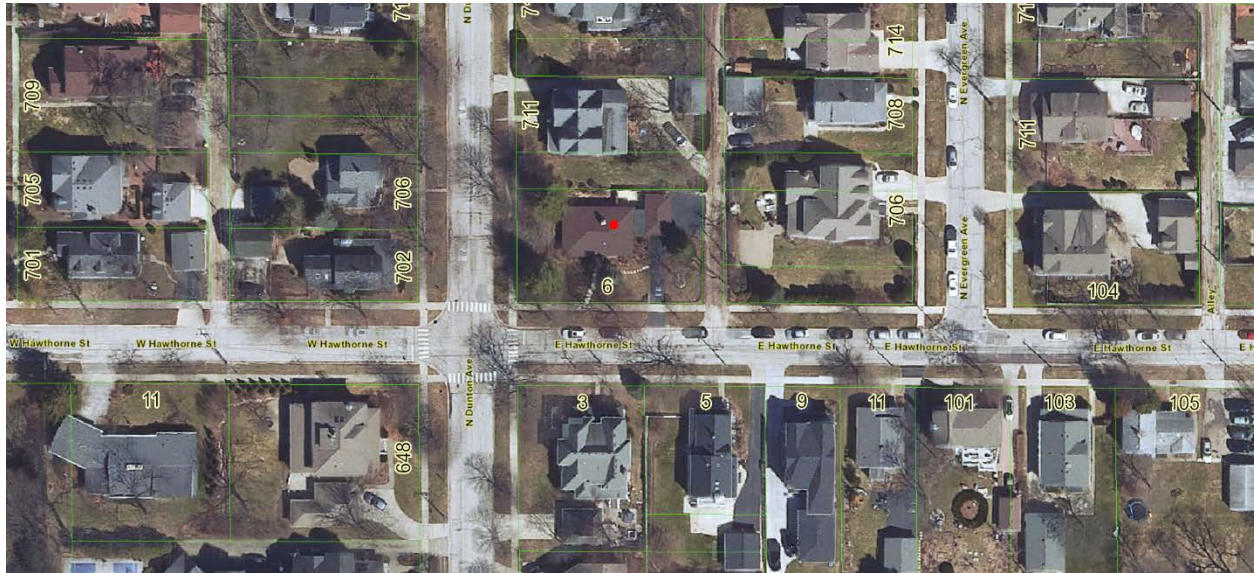
The petitioner is proposing to construct a one-story addition to the existing home. The subject property is zoned R-3, One Family Dwelling District. The property has a total land area of 9,375 square feet. The proposed residence will have approximately 1,530 square feet. The proposed addition is located in the southeast corner of the structure and is encroaching into the required exterior side yard setback. As part of the project, the petitioner is also proposing to relocate the front door and center within the existing bump out along the south elevation. The petitioner requests the following variation:

- A 4.1 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 32.9 feet instead of the required 37.0 feet and an additional 2.7 feet for the eaves.

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.

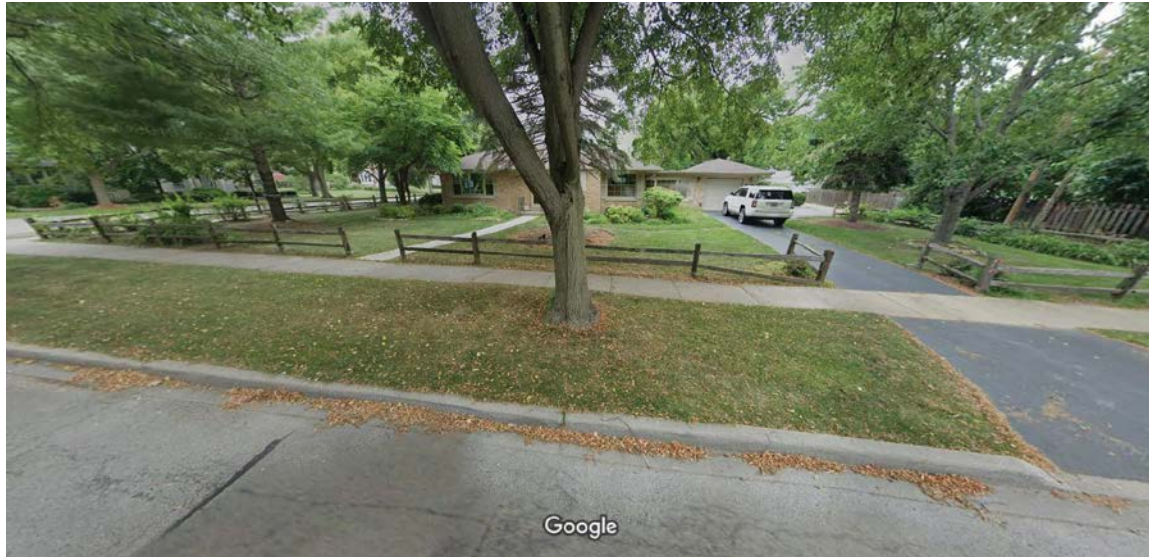
Map of General Vicinity



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	✓	4/24/20	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/24/20	
3. Letter that was Mailed	✓	4/24/20	
4. Photographs of Sign on Property	✓	4/24/20	

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: Para Residence

Project Address: 6 E Hawthorne St.

ZBA #: 20-006

Date: April 13, 2020

Derek:

I have reviewed the request for a 4.1 foot variance to allow an addition with an exterior side yard setback of 32.9 feet where 37.0 feet is required.

ZBA# 20-006
6 E Hawthorne Street- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: March 24, 2020
Received by Planning:
Transmitted to Engineering: August 10, 2020
Completed: April 13, 2020

The proposed ZBA application indicates that the petitioner is seeking:

A 4.1 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 32.9 feet instead of the required 37.0.

The Engineering Division has NO OBJECTION on the proposed variances for setback.

The proposed wall will be in alignment with the existing wall.

--

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Para Residence

Project Address: 6 E. Hawthorne Street

ZBA #: 20-006

ZBA Hearing Date: To Be Determined

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building and Life Safety

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 10, 2020

- A 4.1 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 32.9 feet instead of the required 37.0

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION IS NICELY DESIGNED
TO FIT w/ THE EXISTING HOUSE. THE DESIGN IS
FAVORABLE FOR AN ADMIN. (STAFF) APPROVAL, PENDING
ZBA APPROVAL. - STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than April 23, 2020.

April 3, 2020

PETITION

6 East Hawthorne Street, Arlington Heights, Illinois 60004

NOW COMES the Petitioner Michael Para being authorized Agent for Owner of the property commonly known as: 6 East Hawthorne Street, Arlington Heights, Illinois 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from the Arlington Heights Municipal Code, Chapter 28 Zoning Regulations, Section 5.1-3.6 (Required Minimum Yards) in order to build a one story addition that encroaches into the required side yard by 4'-1".

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property if the variations were granted: The proposed addition will line up with the existing non-conforming adjacent wall. The result will create an extension of the home that will appear to be natural and balanced.

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: The addition will align with the existing south wall of the home that is non-conforming due to the fact that the side yard setback is determined by an average of the block, made up of two houses.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter: The resulting home is balanced and does not extend into the side yard more than the existing home.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property: This 171 SF addition allows the Owner to update their home with minimal impact on the neighborhood.

Signed: (petitioner)



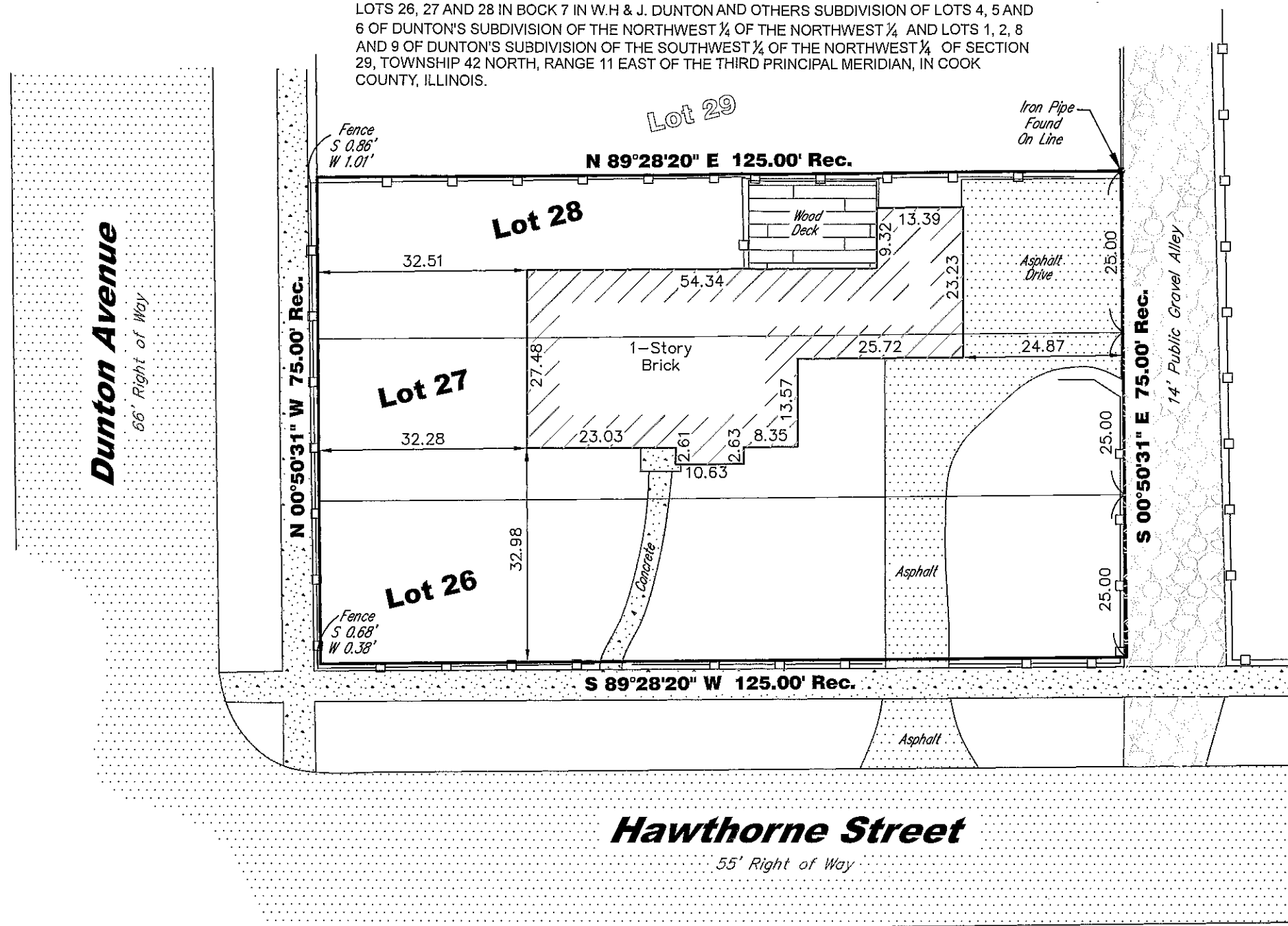
date:

4-3-20



PLAT OF SURVEY

LOTS 26, 27 AND 28 IN BOCK 7 IN W.H & J. DUNTON AND OTHERS SUBDIVISION OF LOTS 4, 5 AND 6 OF DUNTON'S SUBDIVISION OF THE NORTHWEST ¼ OF THE NORTHWEST ¼ AND LOTS 1, 2, 8 AND 9 OF DUNTON'S SUBDIVISION OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Legend:

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

Surveyor Notes:

- Field Work Completed on 5/24/2019
- Prepared for John Clery, for real estate transaction.
- Site Address: 6 E. Hawthorne St., Arlington Heights, IL
- Pin No.: 03-29-106-099
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
- Auto Cad Files will not be released under this contract.
- All building dimensions and ties are to the current siding material and not to the foundation.

State of Illinois)
County of Lake)

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

Given under my hand and seal this 29th day of May, A.D. 2019 in Lake Zurich, Illinois.

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

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-20

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

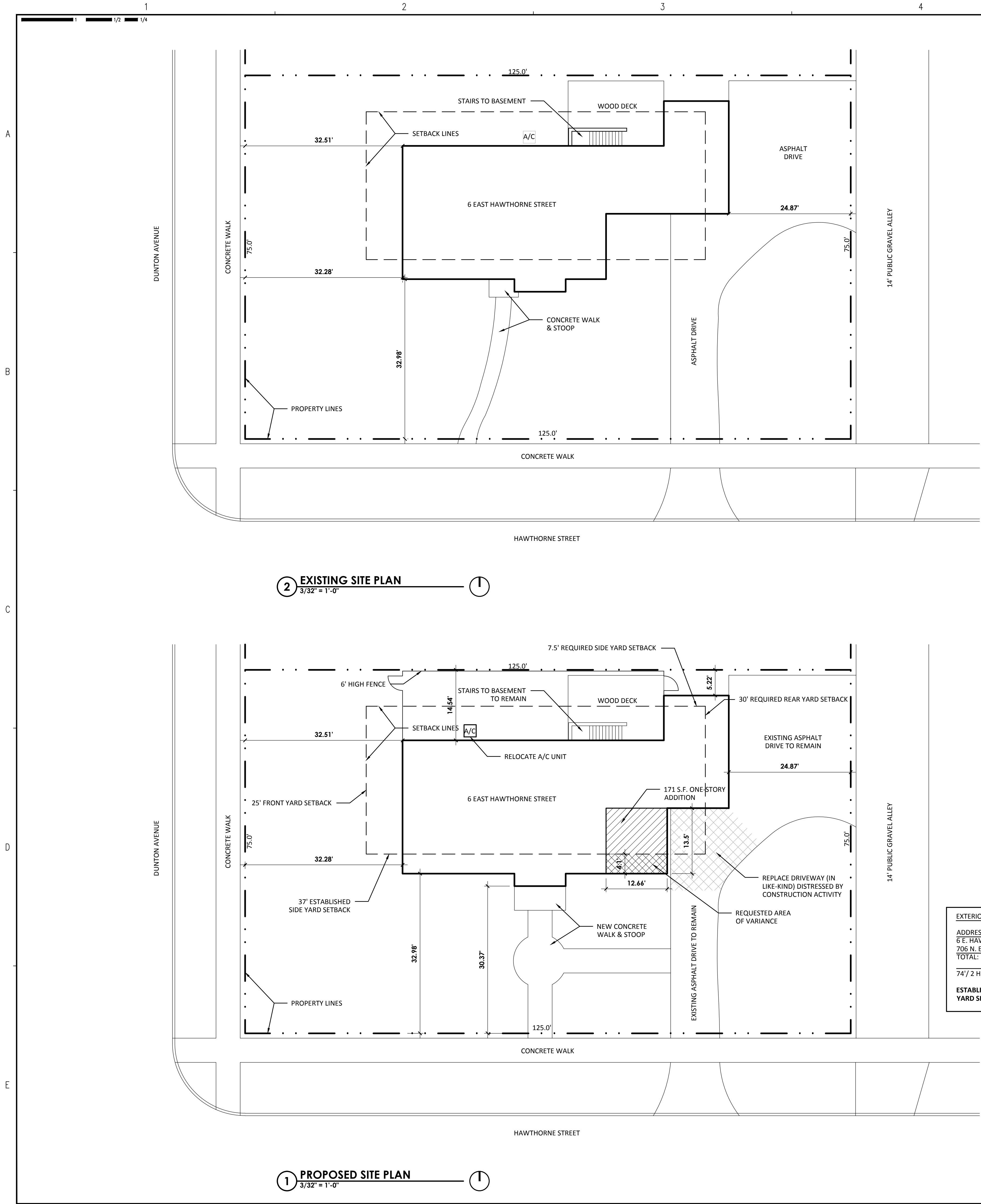


Drawn By:	LR	Checked By:	GJK
Drawing Revisions			
REVISION	Date	Drawn	Checked

Field Work Completed:	05-24-2019
Scale:	1" = 20'
Date:	05-29-2019
Site Address:	6 E. Hawthorne St. Arlington Heights, Illinois

Land Surveying Services, Inc.
1182 Heather Drive
Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003632

Job Number
LS190460
Sheet Name
PLAT OF SURVEY
Sheet Number
SURVEY



- NOTES:**
- PLUMBING**
- EXISTING WATER SERVICE IS 1" Ø COPPER
 - RE-USE EXISTING WATER DISTRIBUTION AND WASTE PIPING. MODIFY AS NECESSARY.
 - MINIMUM PIPE SIZE FOR SANITARY WASTE LINES ABOVE GROUND IS 2"
 - TUBS/SHOWERS REQUIRE 2" P-TRAPS
 - HAND HELD SHOWERS REQUIRE VACUUM BREAKERS
 - TUB/SHOWER VALVES REQUIRE INTEGRAL STOPS
 - 2" CLEAN OUT REQUIRED UNDER KITCHEN SINK
 - PULL OUT FAUCETS REQUIRE DUAL CHECK VALVES
 - REUSE EXISTING SANITARY SEWER
 - PROVIDE A HOT WATER RE-CIRCULATING SYSTEM PER LOCAL REQUIREMENTS
 - PROVIDE A SPRINKLER HEAD OVER THE NEW FURNACE, THE SPRINKLER HEAD SHALL HAVE A TEMPERATURE RATING BETWEEN 212° AND 286° FAHRENHEIT AND IS PERMITTED TO BE SUPPLIED BY A BRANCH OF THE DOMESTIC WATER SERVICE
- HVAC**
- PROVIDE DUCTED HI/LO OPERABLE RETURN-AIR GRILLES AS INDICATED
 - ALL SUPPLY AND RETURN DUCTS SHALL BE PROPERLY SEALED WITH UL 181 LISTED TAPE OR MASTIC
 - ANY SUPPLY DUCTS LOCATED IN THE ATTIC SHALL HAVE A MINIMUM INSULATION OF R-8 AND ALL OTHER DUCTS SHALL HAVE R-6 UNLESS LOCATED COMPLETELY INSIDE THE BUILDING THERMAL ENVELOPE
 - EXTEND EXISTING HVAC TO NEW SPACES
 - HEATING: SUPPLY & RETURN FOR NEW SPACES
 - COOLING: SUPPLY & RETURN FOR NEW SPACES
 - ADDITIONAL AREA WILL NOT OVERWHELM EXISTING EQUIPMENT
 - WHEN EXHAUST HOOD AT KITCHEN IS 400 CFM OR GREATER, THEN PROVIDE MAKEUP AIR AT A RATE APPROXIMATELY EQUAL TO THE EXHAUST AIR RATE. SUCH SYSTEM SHALL BE EQUIPPED WITH A MEANS OF CLOSURE AND SHALL BE AUTOMATICALLY CONTROLLED TO START AND OPERATE SIMULTANEOUSLY WITH EXHAUST SYSTEM
 - MINIMUM OF 10 FEET OF SEPARATION BETWEEN THE WATER HEATER FLUE DISCHARGE AND ANY AIR INTAKE INCLUDING THE COMBUSTION AIR INTAKE FOR THE FURNACE.
 - MINIMUM OF 12 FEET SEPARATION BETWEEN THE COMBUSTION AIR INTAKE AND THE PLUMBING VENT STACK.
 - RETURN AIR SHALL NOT BE TAKEN FROM THE KITCHEN, LAUNDRY OR BATHROOMS.
- ELECTRICAL**
- PROVIDE NEW 200 AMP ABOVE GROUND SERVICE WITH NEW 200 AMP, 40 CIRCUIT PANEL.
 - THERE SHALL NOT BE MORE THAN 10 OPENINGS (DEVICES) ON ANY ONE CIRCUIT WITH A MAXIMUM AMPERAGE OF 15 AMPS.
 - DEDICATED CIRCUITS SHALL BE PROVIDED FOR: FURNACE, AIR CONDITIONER, WATER HEATER, DISPOSAL, MICROWAVE, AND DISHWASHER.
 - FURNACE, AIR CONDITIONER, WATER HEATER, AND DISHWASHER SHALL EACH HAVE SEPARATE DISCONNECT SWITCH AND HAVE PROPER WORKING CLEARANCE.
 - AFCI DEVICES IN ALL NEW BEDROOM CIRCUITS.
 - THE LOCATION OF THE ELECTRICAL METER SHALL BE WITHIN 5 FEET OF THE ELECTRICAL PANEL.
 - PROVIDE ½ INCH PLYWOOD BEHIND THE ELECTRICAL PANEL.
- WINDOWS/PATIO DOORS**
- ALL NEW WINDOWS AND PATIO DOORS SHALL HAVE A MAXIMUM U-FACTOR OF 0.30
- OTHER**
- WINDOW HEAD HEIGHT SHALL BE 80" U.N.O.
 - SOIL BEARING CAPACITY SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEER AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE INSPECTOR AT THE FOOTING INSPECTION
 - PROVIDE HURRICANE TIE AT EACH NEW RAFTER/WALL INTERSECTION (SIMPSON H SERIES HURRICANE TIE OR EQUAL) @ NEW CONSTRUCTION
 - LISTED CONNECTORS SHALL BE INSTALLED AT ALL POST TO PIER CONNECTIONS AND POST TO BEAM CONNECTIONS AS APPLICABLE
 - THE ATTIC ACCESS PANEL(S) SHALL BE GASKETED, INSULATED AND HAVE METAL BRACKETS FOR SUPPORT
 - DISCHARGE ALL NEW OR ALTERED DOWNSPOUTS TO FRONT OR REAR YARD
 - NEW WORK DOES NOT ALTER EXISTING GRADE, RESTORE GRADES TO EXISTING CONDITIONS
 - NEW ROOFING SHALL BE A MINIMUM CLASS "C"
 - ADDRESS NUMBERS SHALL BE AT LEAST 6 INCHES IN HEIGHT, BE A CONTRASTING COLOR FROM THE BACKGROUND, AND BE INSTALLED ON OR OVER THE PRIMARY ENTRANCE TO THE DWELLING.
 - ALL DOWNSPOUTS AND SUMP DISCHARGE PIPES MUST HAVE AN AIR GAP PRIOR TO CONNECTION WITH SUBSURFACE DRAINAGE SYSTEM.
 - ROOF SLOPES BETWEEN 2:12 AND 4:12 SHALL HAVE 2 LAYERS OF FELT UNDERLAYMENT

KINGSLEY + GINNODO ARCHITECTS
33 N Hickory Ave, Arlington Heights, IL 60004
Professional Design Firm - Architect
Exp: 4.30.21 # 184.005449

APPLICABLE BUILDING CODES

International Residential Code (IRC)
2018 Edition (with amendments)

Illinois Energy Conservation Code (IECC)

National Electric Code
2017 Edition (with amendments)

State of Illinois Plumbing Code
(with amendments)

DRAWING LIST	
T100	TITLE SHEET AND SITE PLAN
A000	SPECIFICATIONS
EX100	EXISTING PLANS AND ELEVATIONS
A100	BASEMENT AND FIRST FLOOR PLANS
A101	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A300	SECTIONS AND DETAILS
A301	SECTIONS AND DETAILS
A302	WINDOW INSTALLATION
A303	STANDARD DETAIL SHEET
A400	INTERIOR ELEVATIONS
A500	SCHEDULES
S100	STRUCTURAL PLANS
E100	ELECTRICAL PLANS



NOT FOR CONSTRUCTION

MIKE AND ELLEN PARA
6 EAST HAWTHORNE STREET
ARLINGTON HTS., IL 60004

PARA RESIDENCE

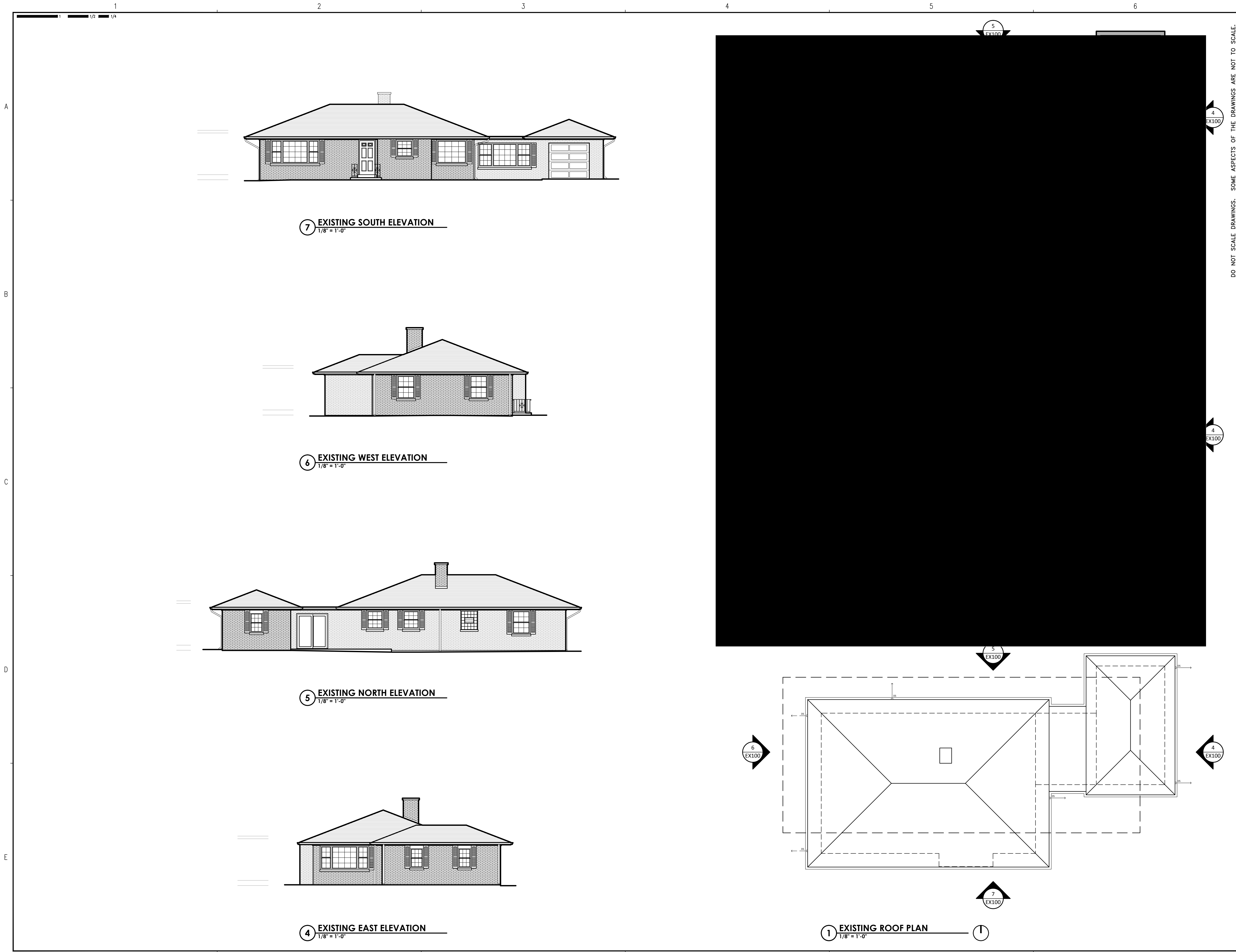
no.	revision	init.	date
	CD PROGRESS SET		3/25/20

TITLE SHEET AND SITE PLAN

date	drawn by	checked by
------	----------	------------

Job No. PARA

Sheet No. T100



KINGSLEY + GINNODO ARCHITECTS

33 N HICKORY AV ARLINGTON HTS IL 60004 847 975 5008 info@kingsleyginnodo.com

NOT FOR CONSTRUCTION

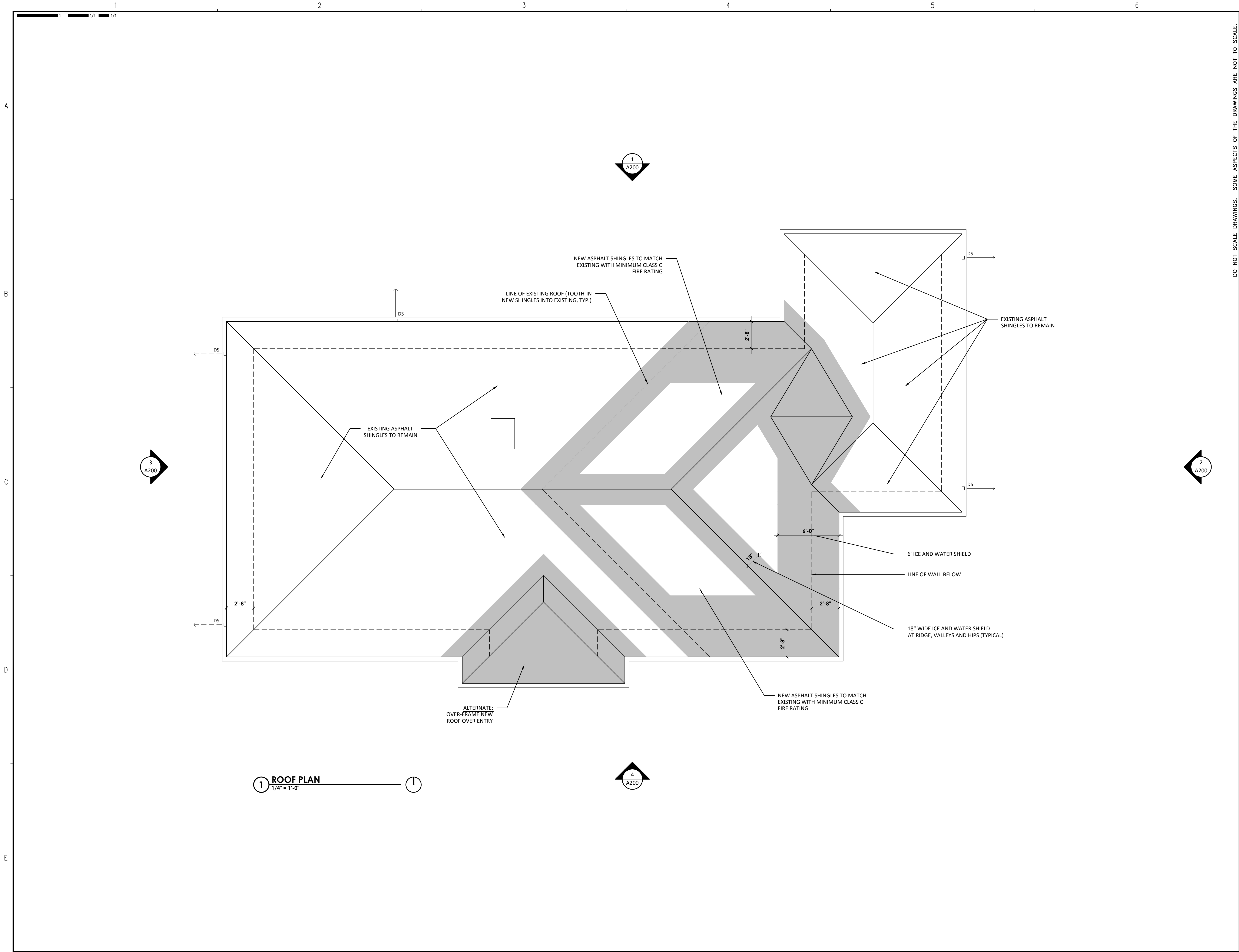
MIKE AND ELLEN PARA
6 EAST HAWTHORNE STREET
ARLINGTON HTS., IL 60004

PARA RESIDENCE

no.	revision	init.	date
CD	PROGRESS SET		3/25/20

EXISTING PLANS AND ELEVATIONS

date	drawn by	checked by
Job No.	PARA	
Sheet No.	EX100	



DO NOT SCALE DRAWINGS. SOME ASPECTS OF THE DRAWINGS ARE NOT TO SCALE.

NOT FOR CONSTRUCTION

MIKE AND ELLEN PARA

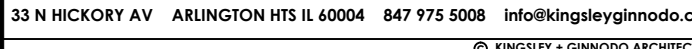
6 EAST HAWTHORNE STREET
ARLINGTON HTS., IL 60004

PARA RESIDENCE

no.	revision	init.	date
CD	PROGRESS SET		3/25/20

ROOF PLAN

date	drawn by	checked by
Job No.	PARA	
Sheet No.	A101	



NOT FOR CONSTRUCTION

**6 EAST HAWTHORNE STREET
ARLINGTON HTS., IL 60004**

PARA RESIDENCE

EXTERIOR ELEVATIONS

Job No.

PARA

Sheet No.

A200

