



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 11, 2015
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Strimling Residence - 602 E. Lynden Ln.
- B. Khudyk Residence - 124 N. Regency West Dr.
- C. Thomas Residence - 737 S. Chestnut Ave.
- D. Juracek Residence - 905 N. Fernandez Ave.

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Kee Residence - 1521 E. Peachtree Dr.
- B. Riccetti-Hauser Residence - 533 S. Evergreen Ave.
- C. Dunne Residence - 1008 N. Kaspar Ave.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Strimling Residence - 602 E. Lynden Ln.

Department: Planning & Community Development

Approval of Minutes & Findings from the 3/9/15 hearing.

ATTACHMENTS:

Description	Type
Minutes 3/9/15 - Strimling	Minutes
Findings 3/9/15 - Strimling	Minutes

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ZONING BOARD

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

OF APPEALS

RE: STRIMLING RESIDENCE - 602 EAST LYNDEN LANE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Beuchner Room, Arlington Heights, Illinois on
the 9th day of March, 2015, at the hour of 7:00 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
JOSEPH SELBKA
JOSEPH GEISEL
DAVID DIVITO
CARL ANFENSON
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: Good evening, ladies and gentlemen. This is the Zoning Board of Appeal meeting of March 9th, 2015. We will call the meeting to order.

The first order of business will be the pledge of allegiance. So, if you'll join us and rise for the pledge of allegiance?

(Pledge of allegiance.)

CHAIRMAN PETRILLO: Derek, would you call the roll please?

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Here.

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Here.

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Here.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Here.

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Divito.

MR. DIVITO: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

CHAIRMAN PETRILLO: All members being present, the next order of business is the approval of the minutes from our last Board meeting, the Olsen petition at 706 North Dryden Avenue. Has everybody had a chance to review the minutes?

MR. ANFENSON: Move to approve.

CHAIRMAN PETRILLO: Motion to approve. Is there a second?

MRS. LIVERMORE: Second.

CHAIRMAN PETRILLO: I'll be abstaining, I was not here last meeting. All those in favor?

(Chorus of ayes.)

CHAIRMAN PETRILLO: Any opposed?

(No response.)

CHAIRMAN PETRILLO: Seeing there's no opposed, motion passes.

We have four petitions on the agenda this evening. Has everybody had a chance to sign in? Anybody who wishes to testify or make a statement tonight on behalf of any petition, if you would step forward and sign in? We'll give you a couple of minutes to do that now as I explain what we'll ask you to do as a burden of proof this evening as we address your petition.

We'll ask you to address three areas for the Board in order for us to understand your petition and, therefore, vote. And we

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ask you to meet the burden of proof of:

1. If the property in question cannot yield a reasonable return if permitted to be used only under the conditions of the regulations of zoning. So, we're looking for what reason, what hardship, if we apply the code, would that impose upon you and how you can't overcome that.
2. The plight of the owner is due unique circumstances, what are the unique circumstances of your petition.
3. And that the character of the neighborhood will not be negatively impacted if we grant your variance.

Does anybody have any questions over those three areas of burden we'll wish you to address?

Okay. The first item on the agenda tonight is the Strimling Residence, 602 --

MRS. STRIMLING: Strimling.

CHAIRMAN PETRILLO: Strimling? I'm sorry.

MRS. STRIMLING: You got it.

CHAIRMAN PETRILLO: 602 East Lynden. If you could step forward?

MRS. STRIMLING: Sure.

MS. REIBEL: Good evening. I'm Jean Reibel, I'm the architect representing the Strimlings. This is Jennifer Strimling and Floyd Strimling.

CHAIRMAN PETRILLO: Okay. Have each of you signed in?

MS. REIBEL: Yes, we've all signed in.

MRS. STRIMLING: Yes.

CHAIRMAN PETRILLO: Okay. Wait, we have to swear you in.

(Witnesses sworn.)

CHAIRMAN PETRILLO: Okay, thank you. If you would state your names for the record? First, the Petitioners.

MRS. STRIMLING: Okay. Jennifer Strimling.

MR. STRIMLING: Floyd Strimling.

MS. REIBEL: And Jean Reibel.

CHAIRMAN PETRILLO: And the Strimlings' address?

MRS. STRIMLING: 602 East Lynden Lane.

CHAIRMAN PETRILLO: And ma'am, your address of your business?

MS. REIBEL: 4 North Pine, Mount Prospect, Illinois.

CHAIRMAN PETRILLO: Thank you. Okay, you may proceed.

MS. REIBEL: Okay. We are asking for three particular conditions to be approved this evening. I believe the first one is a side yard variation of 12 inches that would render a 5-foot side yard to become a 4-foot side yard. We are asking for this in order to build a two-car garage in lieu of the one-car that's currently there. Many of the homes on the street do have a two-car garage already of this size.

The particular hardship in this case is they need to get

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two cars into the garage given the way their, Floyd has undergone a lot of surgery, back surgery and such, and it's been very hazardous with the ice and snow conditions. And they've really, and they have two small kids that also, it's a boon to be able to unload the car in the garage. So, an 18-foot garage is what a non-variation condition would yield. An 18-foot garage allows about 2 feet between, well, on the other side of the cars and the cars are right up against each other because they have an SUV and a sedan, not two sedans. So, they were really hoping to get 19-foot-6 clear inside.

20-foot is really an industry standard for a two-car garage. So, if we can get closer to that, that 20 feet by having a 19'6", that would allow them a really usable garage. And it is one of the conditions that you need to have happen in order to stay in the house.

MRS. STRIMLING: Absolutely, absolutely. We have been looking around the neighborhood. We love Scarsdale, we love all our neighbors, and we are trying our best to stay in the house that we fell in love with and bought nine years ago. Other renovations have gone on around us in the neighborhood. I took a few photos of other Basingers that you can literally see across the street from me that are catty corner that have done the same thing where they've blown out the one-car garage into two and built a rec room or a bedroom or what have you above it. And that's exactly what we're looking to do is just the same thing as other folks have done with their Basingers to update them and make the most of their space that they've got to deal with in their home.

CHAIRMAN PETRILLO: And that gets you to the one-foot by getting you to 18'6"? Or 19'6", I'm sorry.

MRS. STRIMLING: Yes.

MS. REIBEL: Yes.

MRS. STRIMLING: That extra foot will help us out with that.

MS. REIBEL: Right.

MR. STRIMLING: I would rather not be here. I'd rather still be mowing my lawn and shoveling and doing everything I want to do, but I can't do it anymore. So, what it basically boils down to, especially with the winters as you see how much snow is out there, so to get the stuff out of the car, get out of there, has been particularly interesting. We looked at an 18.6 garage at a friend, you have to contort to get in and out, and unfortunately I can't contort anymore. So, there's really no way that I can see to do it. So, that's only one of the reasons, we have other reasons, too, but the biggest reason is being my back and wanted to be able to stop this craziness of the Chicago winters.

CHAIRMAN PETRILLO: What's the current depth of your garage now?

MRS. STRIMLING: It's on the drawing. It might be on the

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drawings.

MS. REIBEL: It's probably about 20 feet, 21-foot long outside.

CHAIRMAN PETRILLO: And then you have two children? What are the ages of your children?

MRS. STRIMLING: 7 and 9.

CHAIRMAN PETRILLO: And they have a lot of, I bet you're accumulating a lot of stuff in --

MRS. STRIMLING: There's stuff hanging from everywhere we can hang it, yes, yes. We don't have a basement or any place to store like a snow blower or, you know. Like he said, blower is gone, we can't mow the lawn anymore, we have a service. So, we could really use the space.

CHAIRMAN PETRILLO: That's the, you addressed the first variance. Does anybody have any questions on the first variance?

MRS. STRIMLING: Would you like to look at the two photos of the houses literally across the corner from me, across the street?

MRS. LIVERMORE: I've seen it.

CHAIRMAN PETRILLO: I've seen it.

MRS. LIVERMORE: We've seen it.

MRS. STRIMLING: Okay, got it.

MR. SIAVELIS: So, did you talk to your neighbors to the east?

MR. STRIMLING: Yes.

MRS. STRIMLING: Yes.

MR. SIAVELIS: What was the response?

MR. STRIMLING: She's been okay with it. She's been involved since the beginning. We showed her the original drawings. We asked her to be here but --

MRS. STRIMLING: She wanted to.

MR. STRIMLING: If she had any objection. The only thing I did tell her we would do is we won't go and make it so that the addition would be on top of the property line, so it's not going to be directly on top of her, and that we would offset some of the windows.

MRS. STRIMLING: Windows for the bedroom on her side of her house.

MR. SIAVELIS: And just to be clear, the garage, the addition, you're not taking it all the way back to the rear of the house, right?

MR. STRIMLING: Right.

MRS. STRIMLING: No, that's --

MR. SIAVELIS: It's basically a notch.

MS. REIBEL: It's steps back in this.

MR. SIAVELIS: Okay.

MR. STRIMLING: Yes.

MR. ANFENSON: And the paved portion of the driveway, would

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that actually change? It looks like you're paved for two cars.

MRS. STRIMLING: We have a two-car currently.

MR. STRIMLING: Yes.

MR. ANFENSON: So, it will stay the same.

MR. STRIMLING: We'll probably repair it a little bit but yes.

MS. REIBEL: Yes, but that's a good point. It only goes about 20 feet and then it steps back to the house.

MR. STRIMLING: Yes, I don't want to lose the back of the home.

CHAIRMAN PETRILLO: And then you've requested a 1.7-foot variance for the --

MS. REIBEL: The front yard.

CHAIRMAN PETRILLO: For the front porch.

MS. REIBEL: And that is, there is an unusual condition that's unique in their lot and that is the lot line is angled against the house. The house, if you imagine the house straight, the lot line is actually angled. So, there is plenty of room at the, if you look at the house at the right-hand side of where the open covered porch would be. But when you get to the very left end of the house, that last one foot or so tucks in a little triangular piece of porch into that 25-foot setback.

It's 8.25 square feet of floor print that would jut into the front yard, and it's just a really crazy, unique condition. Had the lot line been parallel with the front of the house --

CHAIRMAN PETRILLO: An all 90-degree corner --

MS. REIBEL: Right. Then we wouldn't even have to ask for it.

CHAIRMAN PETRILLO: I think that, I don't think anybody has a question about that. I'm going to assume that. Then the 112-foot variance on the floor area calculations?

MS. REIBEL: And this is, two reasons for asking for this. As you know with the FAR, once you take off 400 square feet of the garage, then you have to start counting the rest of the garage toward the FAR. And when we build the slightly larger garage and we wanted to put a room over the garage, we have to ask for a little more than we'd wanted. We wanted to keep it under 100 square feet but it wound up being a little bit more than that.

The room over the garage is basically to solve a horrible water problem that they have with an addition that was put on the house in which they encapsulated the existing back garage roof into the house. They brought the second floor wall down and let the roof continue and flashed around it. And so, now there's a continuing water problem with water shedding down the old roof into the second floor and the ceiling of the ground floor.

Now, the problem with just bringing the garage roof as

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it is straight up to the addition to get rid of that back draft that it's got is that it comes almost up to the eave of the addition, that extra slope. It looks like a giant ski jump. And so, some kind of a nice dormer looking thing over the garage would be a pretty solution.

And the second part that helps them with their hardship is that Floyd works probably about 40 hours a week in his home office.

Right now, that office is in a very small bedroom on the second floor, and he would like to take over the kids' playroom on the ground floor which is right next to the family room. If he can take that over and have that, he needs more space for the office, then the kids' playroom has to go somewhere. And this room over the garage then gives them, right off their bedrooms, a nice playroom. And it allows them to keep that very small last bedroom as a guestroom for the visitors that you have --

MRS. STRIMLING: Far from the closet he's in, yes. It will be for --

MS. REIBEL: You have, what, four to five times a year you have guests come to stay?

MRS. STRIMLING: Yes. All my family lives out of town, so we need a small bedroom for them. So, that will be what's upstairs.

CHAIRMAN PETRILLO: And there's no basement, right?

MRS. STRIMLING: There is no basement in the house or I could put the kids in the basement. But we don't have a basement either.

MR. STRIMLING: The big problem is the water. I mean we've had this really since we moved in.

MRS. STRIMLING: Every year.

MR. STRIMLING: The previous owner had only lived there for a few months, so there was no way to actually go back after them, they didn't live in the house. And the way that it was just built was just not the way you want to do it. So, to repair that anyways is going to require extensive work on the additional wall, and they're going to take down the wall anyways between the garage and that wall, so it doesn't make any sense not to push it forward.

And you could tell, the amount of water that's coming in from the winter, I may be the only house in the Village of Arlington Heights that has a barrel roof with a giant box on the side of the house. And now from this last winter, the box is pulling away, and I don't want anyone to get hit by this thing. So, I just gave up and said it makes sense to finally just get this done, so this will correct it completely.

MS. REIBEL: They're talking about that valley between the vertical second floor addition and the back of the garage roof.

MR. STRIMLING: Yes.

MS. REIBEL: There's that long valley in there and they've got a big collector box with a downspout from it. And it's just, the whole thing is a nightmare. You've tried every which way to fix it?

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MRS. STRIMLING: We've tried repairing it. We've tried repairing the roof. We've tried repairing the siding.

MS. REIBEL: They've re-flashed it, they've rubberized it.

MRS. STRIMLING: It just needs to get ripped open and the old roof needs to go and get built over.

CHAIRMAN PETRILLO: Just one quick question for the architect. How are you carrying the weight of that new doghouse, that bump out?

MS. REIBEL: There's a beam that's going to have to go over the garage, or to the --

CHAIRMAN PETRILLO: And then you're going to take it to the front of the garage and then carry it over the roof? Or some, I mean carry it over the garage door?

MS. REIBEL: Well, the major framing will be from the existing foundation on the interior wall that's between the garage currently and the house and out to the new foundation that's running, so that's running east-west for the house. And there will be secondary framing under the --

CHAIRMAN PETRILLO: Oh, you're going to take it this way?

MS. REIBEL: Yes, that way, yes. And there will be secondary framing running the other way, on the less load bearing wall.

CHAIRMAN PETRILLO: Because we run into this a lot where some people want to take this, I looked at yours, it's kind of a conservative estimate because you're not taking it all the way over to the edge of the garage.

MS. REIBEL: Right, as this picture shows, yes.

MRS. STRIMLING: Oh, the other --

MS. REIBEL: Well, that's the other thing, too, is we're not, yes, we're not building all the way to the right side of that variation we're asking for.

CHAIRMAN PETRILLO: Does any member of the Board have a question for the Petitioners? Does anyone in the audience wish to address this petition? Seeing that there's no questions, we'll move to Commissioner comments.

I looked at all three of these and, in my opinion, they've met the burden of the three criteria and I don't have any issues with granting approval for the variances.

MR. SIAVELIS: Yes, I concur with that. And I think that all three of them are reasonable relative to the scope of the neighborhood, and the need justification has been established, so I would move at this point.

CHAIRMAN PETRILLO: We have a motion to approve. Is there a second?

MR. GEISEL: Second.

CHAIRMAN PETRILLO: We have a second.

MR. MACH: Mrs. Livermore.

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MRS. LIVERMORE: Yes.

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Thank you.

MS. REIBEL: Thank you very much.

CHAIRMAN PETRILLO: Good luck!

MRS. STRIMLING: Thank you.

MR. STRIMLING: Thank you.

MS. REIBEL: I appreciate it.

(Whereupon, the public hearing on the above-mentioned
petition was adjourned at 7:16 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS March 9, 2015

PETITIONER: Strimling Residence
ADDRESS OF PROPERTY: 602 E. Lynden Ln.
VARIATION: 5.1-3.6, 5.4, 5.1-3.7, 5.3-3.2, 5.3-2

A 1.0' variance to allow a garage expansion with a sideyard setback of 4.0' from the east property line instead of the minimum 5.0'; A 1.7' variance to allow a front porch with a front yard setback of 23.3' from the south property line instead of the minimum 25.0'; A 112 sf variance to allow a FAR of 3,147 sf instead of the maximum allowed 3,035 sf.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified, that due to a family member's medical condition, a two car garage is necessary. The petitioner explained that they are proposing to expand the existing one car attached garage and create a two car attached garage. The petitioner also explained that they are proposing a variance for Floor Area Ratio in order to create a room above the garage which will allow for a home office.

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. Siavelis and seconded by Mr. Geisel. Thereafter, the Board voted 7-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 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.

Anthony Petrillo, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: Khudyk Residence - 124 N. Regency West Dr.

Department: Planning & Community Development

Approval of Minutes & Findings from the 3/9/15 hearing.

ATTACHMENTS:

Description	Type
Minutes 3/9/15 - Khudyk	Minutes
Findings 3/9/15 - Khudyk	Minutes

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ZONING BOARD

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

OF APPEALS

RE: KHUDYK RESIDENCE - 124 NORTH REGENCY WEST DRIVE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Beuchner Room, Arlington Heights, Illinois on
the 9th day of March, 2015, at the hour of 7:16 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
JOSEPH SELBKA
JOSEPH GEISEL
DAVID DIVITO
CARL ANFENSON
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: The Khudyk Residence, did I pronounce that correctly? Have each of those that are going to address this, have each of you had a chance to sign in?

MR. KHUDYK: Yes. So, our English is not very good. You ask about --

CHAIRMAN PETRILLO: Yes, did you sign in?

MR. KHUDYK: Yes, we signed in, yes.

CHAIRMAN PETRILLO: Okay. Can I swear you in?

(Witnesses sworn.)

CHAIRMAN PETRILLO: If you would state your name and address for the record? Ma'am?

MRS. KHUDYK: Lyudmyla Khudyk, address of 124 West Regency, or Northwest Regency Drive. Sorry, North Regency West Drive.

CHAIRMAN PETRILLO: There you go.

MR. KHUDYK: Ihor Khudyk, I-h-o-r, Khudyk. 124 North Regency Drive West.

MR. ROPECK: Alexander Ropeck. I will be helping to interpret.

CHAIRMAN PETRILLO: Oh, okay, thank you.

MR. ROPECK: Yes. My address?

CHAIRMAN PETRILLO: Yes.

MR. ROPECK: 1518 Chippewa Trail, Wheeling, Illinois.

CHAIRMAN PETRILLO: Okay, thank you very much. If you would, you have two variances as part of your request this evening. If you could address those how if we do not grant those variances, how that will affect you, what problem that will cause you that you can't overcome. And then also, any unique circumstances regarding the construction or these changes to your home.

MR. KHUDYK: First, this position, we want to change the roof of this house because the roof is very old. Some joints got damaged. I have noticed there's like dark color and maybe water going inside. And other problem is the soffit is very, very short in front, like three inch, and now water and snow and ice, water go drop down. And visually, it will not change this roof. And the problem with this is, you know, it's supposed to be 10 percent of width. It must be 7-and-a-half feet. Now we have 6 feet. And of this, we need to move some walls. This is not wall, this is soffit. It's existing soffit but we will not change, only the roof. And you must move this wall 1 foot-and-a-half but this is big problem.

I asked the construction guys. They say it's more cost, we need more materials because this is construction that we need to move this wall. And if you move this wall, its visual, for visual, same design, we need to move the other side of the building, it's not make sense.

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It's about roofing, about an addition for a third car. We have four kids and our son is disabled. He can't --

MRS. KHUDYK: We have a disability child. He use only wheelchair and he does not walk, he cannot walk. And we need more space, parking space because it will be easy for him independent going to inside the home.

MR. KHUDYK: You know, this is now a split level.

MRS. KHUDYK: Because this has stairs.

MR. KHUDYK: And this area where we need existing space for car have an existing exit from garage.

MR. ROPECK: Entrance on the garage.

MR. KHUDYK: Entrance on the garage. We can use this for him in the future. Yes, and other problem, this is a very, very shade area.

MR. ROPECK: Shady.

MR. KHUDYK: Shady area, and in this area we cannot put any grass, any bush, any trees. And then the ground, the water go to street, to sidewalk soil.

MR. ROPECK: Mud is washed onto the street from there.

MR. KHUDYK: We keep size, 22 feet, which is what we see in the regular with rules. And we move only before house.

CHAIRMAN PETRILLO: So, the driveway will only go up to the garage and then it will stop with the wider driveway, but you have a two-car garage and it's approximately 22 feet wide, but you want the extra 10 feet to pull the car so you could get --

MR. KHUDYK: Yes. But we keep 22 feet in before front yard. We keep the size. We move, we take only before house for the turn if you see.

CHAIRMAN PETRILLO: And that is to, how many vehicles do you have?

MR. KHUDYK: Three.

CHAIRMAN PETRILLO: You have three, okay.

MRS. KHUDYK: No, no.

MR. KHUDYK: Oh, now we have two. But for our daughter we have, 13 years, you know --

MRS. KHUDYK: It's close.

MR. KHUDYK: Yes.

CHAIRMAN PETRILLO: Okay. So, the ages, how old are your children?

MR. KHUDYK: Four.

MRS. KHUDYK: Four. 12, 8, 6 and 3.

CHAIRMAN PETRILLO: All right. So, you're planning for the future when, you plan on staying here and at some point in time there's going to be a third car introduced into your family and this will accommodate that third car but also allow you to move, if have a car parked in and out, if your son needs to get in and out of the garage,

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you don't have to have the car parked down the driveway farther or out on the street.

MR. KHUDYK: Yes, and as a problem, we can keep from parking any car before our front yard because this is --

MR. ROPECK: U-turn.

MR. KHUDYK: This is U-turn in this area and two times per week, and big car, big truck which take garbage haul and say take out this company. This old neighborhood their space, but not for us.

CHAIRMAN PETRILLO: Yes. I see here, and we have an aerial view, I see what you, the point that you're making there, yes. That's very short, yes.

MR. KHUDYK: Yes. It's impossible you will notice.

CHAIRMAN PETRILLO: I see, okay. I didn't understand that when I drove by the house. Now, I understand what you're saying, okay.

MR. SIAVELIS: So, you have two cars right now, correct?

MR. KHUDYK: Yes, now two.

MR. SIAVELIS: And one of those cars from the photograph looks to be a van. Is that correct?

MRS. KHUDYK: A van.

MR. KHUDYK: Yes.

MRS. KHUDYK: For the wheelchair.

MR. SIAVELIS: Is that van wheelchair accessible?

MR. KHUDYK: No.

MR. SIAVELIS: It's not. That van looks, is that a full-size van? That's not like a minivan.

MR. KHUDYK: It's a Honda minivan.

MRS. KHUDYK: No, no, it's not our car.

MR. KHUDYK: It's not ours.

MR. ROPECK: That's another picture from Google.

MRS. KHUDYK: That's a picture from another --

MR. SIAVELIS: Google Maps?

MR. ROPECK: Yes. You got the Honda?

MRS. KHUDYK: Yes.

MR. SIAVELIS: Because I see a full-size van.

MR. ROPECK: Honda Odyssey. Honda Odyssey regular passenger van.

MR. KHUDYK: But anyway, we --

MRS. KHUDYK: Because the bus will pick up my son from the house and he'll be returned.

MR. KHUDYK: Anyway, we use the wheelchair all the time. It's carried. Now we have seven steps for main entrance for house and it's impossible to move.

CHAIRMAN PETRILLO: Are there any other questions for the Petitioner?

MRS. LIVERMORE: As I understand this, he will have a floor level entrance from the garage?

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MRS. KHUDYK: Yes.

MR. KHUDYK: Yes, yes.

MRS. LIVERMORE: And he can maneuver the wheelchair up there on a level surface.

MRS. KHUDYK: Yes. Because this one, it's more space for to make use, a place for --

MRS. LIVERMORE: Yes, just easier.

MRS. KHUDYK: Because my car going around, he can make the sidewalk --

MR. ROPECK: Turn around?

MRS. KHUDYK: Yes, turn it around the house on the wheelchair or bicycle because we make bicycle for him, a special bicycle, hand bicycle.

MR. ROPECK: Hand-driven bicycle, yes.

MRS. LIVERMORE: Nice.

CHAIRMAN PETRILLO: Are there any, is there anyone in the audience that wishes to address this petition? None being heard, we'll open it up to the Board's comments. I clearly understand the challenges that the Petitioners face under both circumstances with the change of the house, the whole front facade. I think that rather than having that straight face all the way across the front there, having that broken up by that eave is a nice design element and will also protect a portion of the windows in the front. And the driveway variance, I think it is, they've met the burden of proof for me in that respect as well.

MR. DIVITO: It helps that they don't have a neighbor to the --

CHAIRMAN PETRILLO: Yes. And that turnout in front, I understand, especially with having the kids also. You know, there's property around them but being able to get in the driveway and play roller skate hockey and all that other stuff, you know, having that side yard or that driveway is going to be a big convenience. And I think that, you know, not having to get your cars in and out every time your son who has special need has to get in and out, it's very much an issue.

Is there a motion?

MRS. LIVERMORE: I move approval.

MR. DIVITO: I'll second.

CHAIRMAN PETRILLO: We have a motion and a second. Derek?

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Divito.

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MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MRS. KHUDYK: Thank you so much.

MR. KHUDYK: Thank you.

CHAIRMAN PETRILLO: Good luck, folks.

MR. KHUDYK: Thank you. Thank you so much.

(Whereupon, the public hearing on the above-mentioned
petition was adjourned at 7:25 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS March 9, 2015

PETITIONER: Khudyk Residence
ADDRESS OF PROPERTY: 124 N. Regency West Dr.
VARIATION: 5.1-3.6, 5.4, 11.2-11.1b, 11.2-9

A 1.6' variance to allow a second story addition with a side yard setback of 5.9' from the south property line instead of the minimum 7.5' and an additional 2.0' for the eave; A 10.0' variance to allow a 32.0' wide driveway where the maximum width is 22'.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a second floor addition to their existing home. The petitioner explained that the existing footprint of the home is non-conforming therefore in order to build the addition above the existing wall, a variation is necessary. The petitioner also testified that they are seeking a variation for the driveway width. The petitioner explained that they have a child with special needs and the additional parking space is necessary so that they do not have to rearrange the vehicles. The petitioner explained that they live on a cul de sac and the on street parking is limited.

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 Ms. Livermore and seconded by Mr. Anfenson. Thereafter, the Board voted 7-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 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.

Anthony Petrillo, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: Thomas Residence - 737 S. Chestnut Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from the 3/9/15 hearing.

ATTACHMENTS:

Description	Type
Minutes 3/9/15 - Thomas	Minutes
Findings 3/9/15 - Thomas	Minutes

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ZONING BOARD

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

OF APPEALS

RE: THOMAS RESIDENCE - 737 SOUTH CHESTNUT AVENUE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Beuchner Room, Arlington Heights, Illinois on
the 9th day of March, 2015, at the hour of 7:25 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
JOSEPH SELBKA
JOSEPH GEISEL
DAVID DIVITO
CARL ANFENSON
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

CHAIRMAN PETRILLO: The next petition is the Thomas Residence. You're going solo?

MS. KINGSLEY: Well, I have backup. We even have the Petitioners' father here, too.

CHAIRMAN PETRILLO: Would you state your -- let me swear you in first.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you. Will you state your name and address please?

MS. KINGSLEY: Kirsten Kingsley, Kingsley Ginnodo Architects, 33 North Hickory, Arlington Heights.

CHAIRMAN PETRILLO: And you're requesting two variances this evening. Would you outline those for us please?

MS. KINGSLEY: So, I'm an architect with Keith Ginnodo, and our clients are Brad and Joni Thomas who are sitting back here. They've been living in their home for 17 years. They live in the home with their two children, ages 10 and 7, one boy and one girl. And they would like to put an addition on their home.

We looked at a couple of different scenarios for them. They did not want to move, and so the addition was the main choice. We looked at putting on a second floor and we looked at going back and adding on in the back. And what they really needed was more bedroom space, another bathroom, and just some elbow room. If you know these houses, they're rather small in size.

So, after going through that exercise, we really determined that per price alone it was mandatory to go up. It was a lot more efficient to go up. So, what we've done is we have designed a second floor addition for them, turned their first floor space into more living space with a guest room, and then the second floor space is for their bedrooms which will include a master bath. And so, that's kind of the background of what we're doing. So, the footprint isn't really changing except for the front porch.

We have gone through the Design Commission which was a couple of weeks ago, maybe a week-and-a-half ago. The Design Commission approved the design. And if you don't, I think you have the elevations there, but anyway I'll come back to that. But they approved the design so that is good.

The two variances that we're looking at are, the first one is the a little over 2-foot, 2.2-foot variance on the north side of the house. We're extending the existing wall of the first floor and would like to extend it upward. That's about it. So, the existing home on the north side is 2.2 feet beyond the current zoning requirements, and that results I think in a 2.8-foot setback but it's what they have right now and we'll just go straight up. And the eaves are very minimal and just, there would be no gutter there because it's

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a gable end, the gutter would just be on the north, the east and the west side of the home. That is the first variance.

The second variance is an 8.3-foot variance for the front of the house. Currently, their house lines up with most of the houses. You can see the list of addresses that we've put on the first sheet of your packet. We felt that the front home going straight up really needed some kind of relief on the front. And so, we created a front porch, which they have right now, we actually enclosed that small portion that they have right now and we'll bump out the front porch the minimal amount that we can to make it actually functional into the front yard.

The Thomases are very active on their street. They spend a lot of time on their street. The kids are friends with the people on the street. And actually, if you don't mind, Joni, I'm just going to tell what you told me today. When Joni walked in today, I said, oh, you look so cute, look at it, like you're, she goes, oh, yes, she teaches school. She dressed up, she went home after school, played outside with her kids, and then changed back into her work clothes. They spend a lot of time out there and it's kind of evident if you get to know them. So, the front porch is important. Sorry about that.

MRS. THOMAS: Actually, there were nine kids in my front yard this morning, this afternoon, and four moms --

MS. KINGSLEY: And four moms, okay.

MRS. THOMAS: -- sitting on the front porch.

MS. KINGSLEY: On your little front porch. So, okay, the front porch is a very nice added bonus. It will extend their living space, plus it will help them respond to the street.

They have given us letters from their neighbors that say that they like the addition and they approve of it. They have seen the drawings which include, I'm not sure if you guys saw but it was, I didn't make copies of this but this is the Design Commission.

MR. GEISEL: Yes.

MS. KINGSLEY: Okay. So, it has the context elevations. Both those five neighbors are two across the street which is 738 and 732, two on either side of them which is 733 and 741, and then two houses to the north which is 725. So, they all have approved of what they are doing.

I think I have covered everything, hardship, uniqueness and character. Do you have any questions?

CHAIRMAN PETRILLO: Yes. If I read this proposed site plan correctly, the front structure of the home is currently 30.76 feet?

MS. KINGSLEY: Yes.

CHAIRMAN PETRILLO: Okay. You would be able to do a 4-foot porch, 4 by 8-foot porch by code, correct?

MS. KINGSLEY: A stoop, yes.

CHAIRMAN PETRILLO: Stoop, okay.

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MS. KINGSLEY: Correct.

CHAIRMAN PETRILLO: So, you want to take that and additional 7-and-a-half feet roughly? Sorry, an additional 4 feet roughly, 3-and-a-half, 4 feet?

MS. KINGSLEY: Yes. 3-and-a-half feet in depth so that you can open the door and stand opposite the door without going off the stoop. And then obviously the length of the porch will be extended as well beyond the 8 feet.

CHAIRMAN PETRILLO: So, there is a screen door going to be --

MS. KINGSLEY: No, no, no, no.

CHAIRMAN PETRILLO: The front door is going to swing out?

MS. KINGSLEY: No, what I meant was when you're standing at the door, if your screen door opens, you can be standing, you need to be 3-foot back.

CHAIRMAN PETRILLO: Okay. So, that won't, but that's not shown on the plans, it doesn't look like that's on the plans anyway, that there's a screen door.

MS. KINGSLEY: Oh, no. Yes, I'm just, yes, correct. There's no screen. What I meant to say was if at some point they put a screen door, and sometimes actually, I could be wrong, I'm not even sure if we were going to put a screen door on there. Were we? Sometimes we do, that drawing does not show it, but sometimes when you do put a screen door or a future client does, yes.

CHAIRMAN PETRILLO: What's the hardship? Let's say that they get a 4-foot, what does the 3 or 4 additional feet do for them that the 4 doesn't? Or the 4 additional feet.

MS. KINGSLEY: I think the hardship is that they've concluded in order to stay in the home, they need to put an addition on. And their addition that they can afford is going up. And in order to put a second floor addition on, they would really like to put a porch on. And I think it's evident, if you took the porch off, that it wouldn't be a very pleasing home aesthetically because of the homes to either side and the homes across the street. It brings down the scale of the home and gives it more of a human scale and it becomes inviting versus a straight two-story facade.

CHAIRMAN PETRILLO: Is there a second we're missing, because there are a lot of 4 by 8-foot stoop, correct?

MR. MACH: They are --

CHAIRMAN PETRILLO: Is there a variance needed for a porch wider than that? Let's say it was 4 by 27 or whatever, the same width, is there a variance needed to go across the front of the house?

MR. MACH: Yes. If they're encroaching into the required front yard, yes, which in this case they wouldn't be.

CHAIRMAN PETRILLO: Okay.

MRS. LIVERMORE: Apparently, the Design Commission agrees with you since they have approved the design.

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MS. KINGSLEY: Yes, they have. The other portion of that is that their living space is not very big. And so, this extends their living space the three months, or the three seasons, maybe two-and-a-half seasons out of the year, that they can then extend their living room out onto the outside. So, that would be the other hardship.

CHAIRMAN PETRILLO: I don't see the hardship for the porch but I'm only one of seven members. You know, the 8-foot, I know that we're supposed to take these all on an individual basis but I don't recall in my nine years approving a porch at 8 feet for very similar if not identical reasons to other petitioners.

MS. KINGSLEY: Can I just show you something? Can I approach?

CHAIRMAN PETRILLO: Sure.

MS. KINGSLEY: This is, so you guys have this drawing. The porch that would be approved is something like that. So, then the front house would be straight up after that. Actually, and it would be farther back actually. So, it essentially would be a stoop. So, anything this elaborate would kind of look overdone if it was only 4 feet by 8-foot. If we were only, if we were not given this variance, the stoop would be a stoop. It wouldn't be a porch.

CHAIRMAN PETRILLO: I guess what I'm saying is let's go 4-foot depth, same width. And part of my concern is I don't know if you calculated, Derek, what does this do to the setbacks on the rest of the street? I don't know how many houses are on that block when you divide that out. A 4-foot encroachment across those homes, I don't know what that does to the setback line for everyone else.

MR. MACH: I don't know that number offhand, but correct, it would bring the average for the block forward.

MS. KINGSLEY: There's 12 houses on the block, so it reduces that versus like the block that I live on has four houses on it. So, you know, that's, it will bring the average of the front yard forward, but it won't bring it forward as much.

If I can just talk to the 4-foot depth? Most people understand or most architects know that a 4-foot porch, you wouldn't really be able to put a front railing on it. It would have to be lower because you can't actually pass someone at 4 feet. You could stand maybe shoulder to shoulder, but that's about it. If you think about a 3-foot hallway, that's a minimum just to walk. So, at 4-foot it couldn't be a porch, it would have to be a stoop which is fine.

But I don't think we would, if you gave us the 4-foot depth, I'm not sure we would actually put a 4-foot by 23 feet or what the length of it is along the front because it's not functional. Then it just becomes something attached to the home that's not usable. So, really we asked, the depth is actually 7-and-a-half that's on there --

MR. SELBKA: 7.76.

MS. KINGSLEY: 7.76. That is actually to the front so that

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they can get substantial columns and something that looks more substantial. If you go with something that's just carpentry built that has, you know, thinner columns, then you can actually go thinner and you can maybe do a 6-foot. But that's why we asked for something bigger, so that they can actually put two chairs in there.

MR. SIAVELIS: Yes, because a rocking chair is not going to fit in a 4-foot space basically.

MS. KINGSLEY: No.

MR. SIAVELIS: A lot of people seem to put two, when they have a porch like this, they put two rocking chairs out there, right? And they hang out there and, I don't know if a rocking chair works so well in a 4-foot space, it would be a really attenuated rock. And I look at this as, yes, it's a little large but you're not continuing it across the entire width of the house. And there's 12 houses on this block from testimony, so if you look at what that does to the front yard setbacks, you got 12 in the denominator.

MR. DIVITO: It literally drops it. Even if you were to take a full 9 feet off, the sum of those 12 would be 360 divided by 12, so you're still, you're going from 30 feet, 76, back to 30.

MR. SIAVELIS: Right. So, you wouldn't --

CHAIRMAN PETRILLO: I know I guess we could continue to say, you know, what is that ideal distance? In my opinion, 8 feet is a lot. Someone could lay down and you're walking around them. I mean I don't see the difference between a 6 and an 8-foot so far as solving this problem of the hardship that you've at least identified. An attenuated, you know, rocker, whatever, would be solved by that. My opinion is it's asking a lot under the circumstances.

I see that applying the code in its strict, you know, on a strict basis, it poses you, it definitely poses you a problem of 4 by 8, and definitely a design problem also that I think would, you know, take away from the character of what your design is. But I also think 8 feet is a lot to ask and stretching that, where a shorter distance also solves that hardship problem.

MS. KINGSLEY: Can I correct myself? I was wrong. It's a 7-foot porch but it's 7.76 from the setback because their existing home is over 5-foot. The porch itself is 7-foot, so it gives us 6-foot --

CHAIRMAN PETRILLO: So, 7-foot to the external portion?

MS. KINGSLEY: Right. And then --

CHAIRMAN PETRILLO: And then you're going to bring the columns or they're going to sit and set on the --

MS. KINGSLEY: Within that 7-foot, but this is the established front yard setback.

CHAIRMAN PETRILLO: Right. So, you're taking this here, but to my point that I was trying to make, this is going to be more like 6-foot here then, correct?

MS. KINGSLEY: Correct. Correct. From here to here, from

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the rail to the house.

MR. SELBKA: So, the house is already over the setback?

MS. KINGSLEY: It's over the established front yard setback, yes.

MR. SELBKA: Okay.

MR. MACH: I thought it was at the building line. So then, in addition, there should be a one-foot addition variation for the front yard encroaching for the second floor addition for the record.

MS. KINGSLEY: You're right. So, the front yard, Derek just noted that because the front of the house is 0.76 or 0.75 inches beyond the established front yard, then in order to build the second story, the second story is also encroaching the front yard by 0.76 feet.

MR. SIAVELIS: Okay. So, but that front first floor, that's an existing nonconforming structure.

MS. KINGSLEY: Correct.

MR. SIAVELIS: You're going straight up from there.

MS. KINGSLEY: Correct.

MR. SIAVELIS: And you need a variance for less than one foot?

MS. KINGSLEY: Yes.

MR. SIAVELIS: And it wasn't caught before this, right?

MS. KINGSLEY: Correct.

CHAIRMAN PETRILLO: Would you like us to add that?

MS. KINGSLEY: I would like you to add that please.

MR. SIAVELIS: We should.

CHAIRMAN PETRILLO: Okay. Now I see, I think you've answered or solved the issue that I had. So, it's going to be a 7-foot porch but those columns are sitting in the center.

MS. KINGSLEY: Within that, yes.

CHAIRMAN PETRILLO: Yes, within it so they're going to be offset, they're not going to be sitting on the edge or --

MS. KINGSLEY: No, no, no, no, no.

CHAIRMAN PETRILLO: So, you'll essentially end up with 6 feet of usable space between the rail and the house or the --

MS. KINGSLEY: Right.

CHAIRMAN PETRILLO: Okay.

MS. KINGSLEY: Because again, the materials were important. We went through a number of reiterations and we've decided on stone, something a little more solid for the home. Again, if we did it on wood, it could be thinner, but it isn't.

CHAIRMAN PETRILLO: Any other questions for the Petitioners? None being heard, is there anybody in the audience that wishes to address this petition? None being heard, I'll open it up to the Board.

I think I'll just start with I think you've satisfied my curiosity on the front porch and I don't have any other issues with the

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petitions that are requested over the existing footprint of the building. And in addition, the additional 1-foot setback from the property line on the front of the house that was not included in the original petition.

MR. MACH: Correct.

CHAIRMAN PETRILLO: Is there any other comments? Is there a motion?

MR. DIVITO: I'll motion to approve.

MR. SELBKA: I'll second.

CHAIRMAN PETRILLO: We have a motion and a second. Derek?

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MS. KINGSLEY: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:44 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS March 9, 2015

PETITIONER: Thomas Residence
ADDRESS OF PROPERTY: 737 S. Chestnut Ave.
VARIATION: 5.1-3.6, 5.4

A 2.2' variance to allow a second story addition with a sideyard setback of 2.8' from the north property line instead of the minimum 5.0' and an additional 0.8' for the eave; An 8.3' variance to allow a 27.0' wide covered front porch with a front yard setback of 22.5' from the west property line instead of the minimum 30.8' and an additional 1.0' for the eave; An 0.8' variance to allow a second story addition with a front yard setback of 30.0' from the west property line instead of the minimum 30.8'.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a second floor addition to their existing home. The petitioner explained that the existing footprint of the home is non-conforming therefore in order to build the addition above the existing wall, a variation is necessary. The petitioner also explained that are proposing a front porch that is encroaching into the required front yard setback.

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

Thereafter, a motion was made by Mr. Divito and seconded by Mr. Siavelis. Thereafter, the Board voted 7-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 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.

Anthony Petrillo, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: Juracek Residence - 905 N. Fernandez Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from the 3/9/15 hearing.

ATTACHMENTS:

Description	Type
Minutes 3/9/15 - Juracek	Minutes
Findings 3/9/15 - Juracek	Minutes

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ZONING BOARD

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

OF APPEALS

RE: JURACEK RESIDENCE - 905 NORTH FERNANDEZ AVENUE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Beuchner Room, Arlington Heights, Illinois on
the 9th day of March, 2015, at the hour of 7:44 o'clock p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
JOSEPH SELBKA
JOSEPH GEISEL
DAVID DIVITO
CARL ANFENSON
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

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CHAIRMAN PETRILLO: The last petition on the agenda is Juracek. Is that how you pronounce it, Juracek?

MR. JURACEK: Juracek.

CHAIRMAN PETRILLO: Juracek.

MR. JURACEK: Juracek, Juracek, Juracek, heard them all, so I do not take offence at all with any pronunciation. It all starts with something of a Jura, it's fine.

CHAIRMAN PETRILLO: Can I swear you in?

MR. JURACEK: Yes.

(Witness sworn.)

CHAIRMAN PETRILLO: Could you state your name and address for the record please?

MR. JURACEK: My name is Travis Juracek. My current address is 1811 West Cottonwood Trail, Hoffman Estates, Illinois. But I am the owner of 905 North Fernandez along with my wife Marissa.

So, my wife and I were looking at properties throughout numerous communities. For I believe obvious reasons, we chose Arlington Heights. My background is architecture and construction management. I'm construction manager for Habitat for Humanity, so I am well versed into the building world and knew that, quite frankly, financially our only way into this community was finding something that was possibly the worst on the block and using my skills set to help save money to establish a home that we can call home for quite a while because we have a three-year-old and a one-year-old son.

So, this is not a flip, this is not we're in it for a few years to make a buck. This is our home for a while. We've purposely bought a house that's three quarters a mile away from downtown for that reason.

We found the property. We liked it. I knew there was potentially a couple of issues with it. But again, we saw it as no issue. The original plan was to add a second floor on it. As the previous petitioner had brought up, it is cheaper to go up than out.

So, we started looking at it. It was then, after we purchased the property and I really started kind of diving into the zoning search on it myself and stuff, I noticed that we were over the side yard setback on the north side of the property. I think it's 4.02 in the front or the back, and it's 3.89 in the opposite. And then we started looking at it and we noticed that, after purchasing it, the condition of the brick is in a failing state. If you actually go up to it, rub the brick, and it's actually starting to kind of slough off almost like sandstone. It's served its purpose for 60 years, but quite frankly the super structure above the first floor is done.

So, in looking at that, we kind of reevaluated our scenario and figured that we were going to rebuild, again due to cost constraints, rebuild from the first floor up. So, we're going to save the existing foundation. It's in a great shape. It's got a 7 foot 4

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basement clear height. Not ideal, the 8 and 9's of the world currently are what's kind of popular but, you know, it's going to work.

So, we're going to save the basement steel, the first floor structure, floor joist is in great shape, and we're going to save the existing foundation. And that led me down the path of zoning and we're here before you guys tonight.

As I stated before, the north side of the house is about a foot over the side yard setback. Due to that side yard setback, I'm already past the 12 inches allowed for an eave to extend into a side yard setback. Upon obtaining, because it was a foreclosure, we didn't get a plat of survey, when I got the plat of survey, it's 49.89 which works out to about an inch and three-eighths. So, because of that inch and three-eighths, I already had to come and see you guys because the Village Ordinance, anything under 50 for that zoning district, they can't even issue a building permit. So, that one was, to me it was almost, not quite but it almost a moot point of just anything to do on this property I have to come here.

And the fourth one then was the driveway. It's currently 8.9. She's a little tight. Unfortunately, the neighbors to the south just erected a fence this past summer I believe due to the previous tenants of the house. So, it makes it a little bit tighter, it's a little bit of a canyon, but I mean I've got a pickup truck and I fit through there. Your car can fit through there pretty well. So, it's an existing nonconforming 8.9. That's kind of the uniqueness of the property.

The hardships, quite honestly, if I can jump back up to the first point, if I wasn't able to get zoning on this, I mean obviously I have to wait a year. The current in its state is, it is livable but at 1,200 square feet and then the condition of the interior, I still would need a building permit for everything that would happen. And anything that would happen, that means reusing existing nonconforming and, quite frankly, my fear is the brick for long term. I would rather just put the money into it now and make it our home for the future and go from there.

So, we really are, its reuse is important. I mean we're looking to save money. I mean I think I put my petition, it would be about \$40,000 to \$50,000 to demo the entire structure, all new foundation, new slab, new walls, drain tile, everything. It's a lot of money. I mean I'm a non-profit worker and I think it's important to salvage what we can. We'd love to salvage the first floor walls but it's just due to the structure and complexity of it, it's not really feasible. So, that's kind of where the hardship came in and we're really, we would be in a serious, like possibly just unloading the property if we weren't able to do something with this.

And I talked about budget constraints. This was, and something we did kind of talk about is we met with the neighbors to

DRAFT

both the north and to the south. We kind of talked about our project.

We didn't have plans a month ago, so we didn't have plans when we stopped by and said hi at night. But we did happen to show Adam next door and he looked at it and he's like, oh, wow, he's like just anything is better than what's there. So, I think he's there just happy to see that.

But I don't think there honestly will be a hindrance to the neighborhood. When we really looked at this, I took into consideration the scale of the neighborhood. What we're proposing, for FAR I could do I think, I think we can do 2,975, 2,974 or somewhere in there in FAR. We're at like 2,240. So, we really kept the scale down.

There's actually a really weird addition on the back of the house currently. I didn't even think it was permitted because there's Lomax in it and there's all sorts of, I think it's just on a slab. I'm getting rid of it. That's going to be our deck essentially on the new design. So, we're actually reducing the amount of impervious surface at the first level going up.

But then on the north side of the house, there is one section kind of about the middle or kind of the third quarter back, that is a two-story wall, that's just the stairwell. But everywhere else on the second floor at the north side that encroaches on that side yard setback, we have stepped that back 2 feet to respect that side yard setback. And in the original design that we just submitted to Design review, the laundry room at the back of the second floor came out even at the stairwell. And since then, and based on the approval of Design review back in January, we have stepped that back 2 feet as well on the second floor. So, at the north side of the house at the second floor, the only thing that encroaches into that side yard setback is the stair.

And then we also reduced the roof overhang. Typically throughout the entire structure, it's 18 inches. On that north side of the house again to try to reduce that impact of that eave on the side yard setback, we reduced it to 6 inches. So, I've really tried to take a look at scale. Front yard setbacks, we've moved everything back even though we already met the 25-foot. I agree, doing something straight up is a little, it's kind of a pretty strong front to put up, so we have set it back in certain areas to kind of keep the scale down with the house and really tried to make it something. I know your job is not to review design but we've really tried to make it something that -

CHAIRMAN PETRILLO: I've read the record. You've had a pretty rigorous meeting in front of the Design Commission. We'll alleviate the Village's comments this evening.

MR. JURACEK: Yes, it was a very, I would say it was a very, I know what we're proposing is not the vocabulary of the neighborhood,

DRAFT

but it was a very healthy discussion for an hour which it really did turn less formal towards the end. It became a very healthy discussion and it really was just, I mean it was well received on both ends I think, at least by me as well.

CHAIRMAN PETRILLO: Your current residence is on Cottonwood Trail in Hoffman Estates. Is that a rental unit or --

MRS. JURACEK: We're both living with my parents.

MR. JURACEK: Yes, I didn't know if the parent situation was a hardship situation. If in-laws is a hardship, then you can add that to the list. But it's a very great relationship though. Fortunately for us, it's an availability to us to be able to do this. But actually her parents grew up right on Frederick Street, right down from Viater. So, there are ties to the community. She was, you lived here until what, you were five?

MRS. JURACEK: Yes.

MR. JURACEK: So, there's ties in the community and I mean that's really why we want to be here. And financially, this is pretty much the only way we can afford to do it because I know what houses of 2,200 square feet in this neighborhood that we're in go for.

CHAIRMAN PETRILLO: So, this was a foreclosure?

MR. JURACEK: It was.

CHAIRMAN PETRILLO: At what price? Approximately.

MR. JURACEK: 225.

CHAIRMAN PETRILLO: And the cost of construction, you're estimating?

MR. JURACEK: It depends on how much time I want to buy, but I'd say about 200.

CHAIRMAN PETRILLO: And so, you got 425 and then the end result, what is it you're estimating --

MR. JURACEK: You know what, it's hard to say. The market has been changing so much and by the time I'm --

CHAIRMAN PETRILLO: At least that?

MR. JURACEK: At least that. It's fair to say at least that.

CHAIRMAN PETRILLO: But you're not going to, if let's say you decided to retreat and move elsewhere, you're not going to make a killing on it.

MR. JURACEK: No, no.

CHAIRMAN PETRILLO: Okay.

MR. JURACEK: And I mean I just said I love my in-laws but I would not live with my in-laws for a year just so I can make a quick buck on this house. This is our house for at least through high school and hopefully for as long as we can live there.

CHAIRMAN PETRILLO: Okay. I don't have any questions for the Petitioner. Any other members --

MR. SIAVELIS: Very rational response to your questions, too,

DRAFT

Tony, regarding in-laws.

CHAIRMAN PETRILLO: Yes. Strike that?

MR. JURACEK: Yes, this goes on the record. Let's eliminate all that.

MR. SIAVELIS: And your responses on the financial.

CHAIRMAN PETRILLO: Yes.

MR. SELBKA: I also think if you were looking to build a house to flip, you probably wouldn't go for this design.

MR. JURACEK: Right.

MR. SELBKA: You probably would go for a different design.

MR. JURACEK: No, no.

CHAIRMAN PETRILLO: And moreover, there's probably other units you could do a lot better on, sites you could do a lot better on, too.

MR. JURACEK: Exactly.

CHAIRMAN PETRILLO: And I don't mean to dismiss what you're doing. I think that what you're doing with the lot, you know, the area is spectacular. It's what you have to work with on that narrow lot and so forth and you know.

MR. JURACEK: Yes. It presents -- I'm sorry to interrupt go ahead.

CHAIRMAN PETRILLO: There's a house of a very similar design, I think it's on Hawthorne just down the street from St. Viater a couple of blocks east.

MR. SELBKA: It's Frederick and Beverly.

CHAIRMAN PETRILLO: Frederick and Beverly, yes. And you know, there were some questions about the character of the neighborhood but, you know what, it really fits in really well and I think it adds to it. So, this is a little bit different than what we see in there.

MR. JURACEK: That property was brought up in the Design review as well.

CHAIRMAN PETRILLO: Unless your wife wants to speak against the petition, I don't think there is anyone else in the audience that wants to speak up. If there's any comments from any other member of the Board? Is there a motion?

MR. SELBKA: Motion to approve.

CHAIRMAN PETRILLO: Second?

MRS. LIVERMORE: Second.

CHAIRMAN PETRILLO: And we have a motion and a second.

Derek?

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Anfenson.

MR. ANFENSON: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

DRAFT

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MR. JURACEK: Thank you, everybody, for your time.

CHAIRMAN PETRILLO: Enjoy the weather now.

Is there, do we have any other business?

MRS. LIVERMORE: Not by me.

MR. DIVITO: Motion to adjourn.

CHAIRMAN PETRILLO: We have a motion to adjourn. All in favor, or is there a second?

MR. ANFENSON: Second.

CHAIRMAN PETRILLO: Is there -- oh, I'm getting way too far ahead. All in favor say aye.

(Chorus of ayes.)

CHAIRMAN PETRILLO: Any opposed say nay.

(No response.)

CHAIRMAN PETRILLO: None being heard, motion passes.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS March 9, 2015

PETITIONER: Juracek Residence
ADDRESS OF PROPERTY: 905 N. Fernandez Ave.
VARIATION: 5.1-3.6, 5.4, 5.1-3.4, 11.2-11.1d

A 1.1' variance to allow a new home on the existing foundation with a sideyard setback of 3.9' from the north property line instead of the minimum 5.0' and an additional 0.5' for the eave; A variance to allow a 49.9' wide, 6,696 sf lot to be buildable, where 70' wide, 8,750 sf is required; a 0.3' variance for a driveway that is 8.7' wide where 9' is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to demolish the existing home and utilize the foundation in order to construct a new two story home. The petitioner explained that the new home would be located on the existing foundation which is non-conforming therefore, a side yard setback variation is necessary. The petitioner also testified that the lot width is 49.9 feet where a minimum of 50 feet is required. The petitioner testified that the existing driveway is 8.7 feet wide where 9 feet is required.

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

Thereafter, a motion was made by Mr. Selbka and seconded by Ms. Livermore. Thereafter, the Board voted 7-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 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.

Anthony Petrillo, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: Kee Residence - 1521 E. Peachtree Dr.

Department: Planning & Community Development

REQUEST

A 7.0 foot variation from Chapter 28, Section 6.6-5.1 to allow a deck with a rear yard setback of 8.0 feet from the south property line instead of the minimum required 15.0 feet.

ATTACHMENTS:

Description

Staff Report

Department Comments

Supporting Documents & Drawings

Type

Report

Correspondence

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 11, 2015
Date Prepared: May 4, 2015
Project Title: Kee Residence
Address: 1521 E. Peachtree Dr.

Background Information

Petition Number: ZBA #15-005
Petitioner: Jon Kee
Address: 1521 E. Peachtree Dr.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family

Requested Action/Background Information

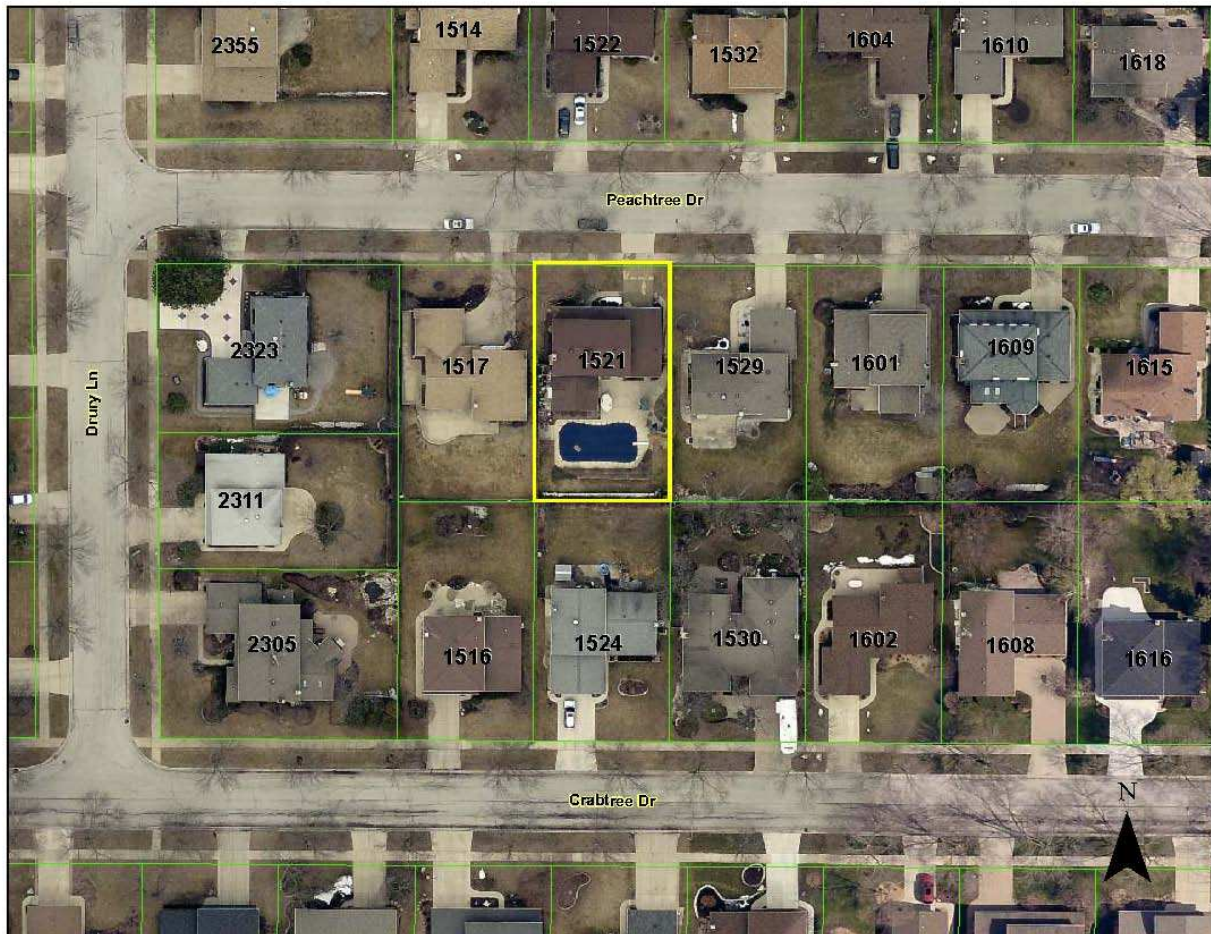
The petitioner is proposing to expand the existing pool deck. The petitioner is proposing to install wood decking at the same level as the existing concrete pool deck. Due to the grade change, the deck would be approximately 2 feet above grade along the rear property line. Pursuant to Chapter 28, Section 6.6-5.1, decks must be a minimum of 15 feet from the rear property line. Therefore, the petitioner requests the following variation:

- **A 7.0 foot variation from Chapter 28, Section 6.6-5.1 to allow a deck with a rear yard setback of 8.0 feet from the south property line instead of the minimum required 15.0 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

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

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kee Residence

Project Address: 1521 E. Peachtree Dr.

ZBA #: 15-005

ZBA Hearing Date: May 11, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, 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 22, 2015

- A 7.0 foot variation from Chapter 28, Section 6.6-5.1 to allow a deck with a rear yard setback of 8.0 feet from the south property line instead of the minimum required 15.0 feet.

Attached are the Petitioner's:

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

Comments: NO COMMENTS AS TO BUILDING CODE
REQUIREMENTS.

Please review, comment, and return to me no later than Friday, May 1, 2015.

RECEIVED

APR 23 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL

For Review by the
Zoning Board of Appeals Review

Project Name: Kee Residence

Project Address: 1521 E. Peachtree Dr.

ZBA #: 15-005

ZBA Hearing Date: May 11, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, 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 22, 2015

- A 7.0 foot variation from Chapter 28, Section 6.6-5.1 to allow a deck with a rear yard setback of 8.0 feet from the south property line instead of the minimum required 15.0 feet.

Attached are the Petitioner's:

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

Comments: NO COMMENT.

S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, May 1, 2015.

ZBA# 15-005

1521 E Peachtree Dr- ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering

Submitted: April 22, 2015

Completed – April 23, 2015



The proposed ZBA application indicates that the petitioner is seeking:

A 7 ft variance to allow a deck with a rear yard setback of 8 ft from the south property line instead of the minimum required 15 ft.

The existing home and pool exceeds the maximum impervious area, and there is a service request on record from October 26, 2009 regarding standing water at the SE corner of the property. Although the deck is not included in the calculation of impervious area, THE ENGINEERING DEPARTMENT IS NOT IN FAVOR OF GRANTING THIS VARIANCE.



SERVICE REQUEST

VILLAGE OF ARLINGTON HEIGHTS * ENGINEERING DEPARTMENT

33 S. ARLINGTON HEIGHTS ROAD

ARLINGTON HEIGHTS, ILLINOIS 60005

(847) 368-5250

DATE RCVD: October 26, 2009 ENTERED BY: SS RECV'D BY: JJM

REFERRED TO: Karl INSPECTOR DUE DATE: _____

NAME: Jon Kee PHONE: 847-420-9731

ADDRESS: 1521 E. Peachtree Drive ZIP: 60004

STANDING WATER AT TIME OF CALL? ☐ Yes ☐ No ☐ Not Applicable

CONCERN:

*New resident would like to know what the utility box in the southeast corner of their yard is and also noticed that water builds around this area and is often standing. * Please see attached e-mail*

ACTION TAKEN:

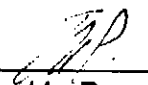
I visited the site on October 28, 2009. The box in question is a Commonwealth Edison transformer box. There is standing water around it. If the homeowner regrades around the transformer box so that the water can flow east, this will correct the problem.

FOLLOW UP REQUIRED: YES X NO

RESULTS:

SUBMITTED BY: 
Karl F. Emma, Engineering Inspector

DATE: Nov. 2, 2009

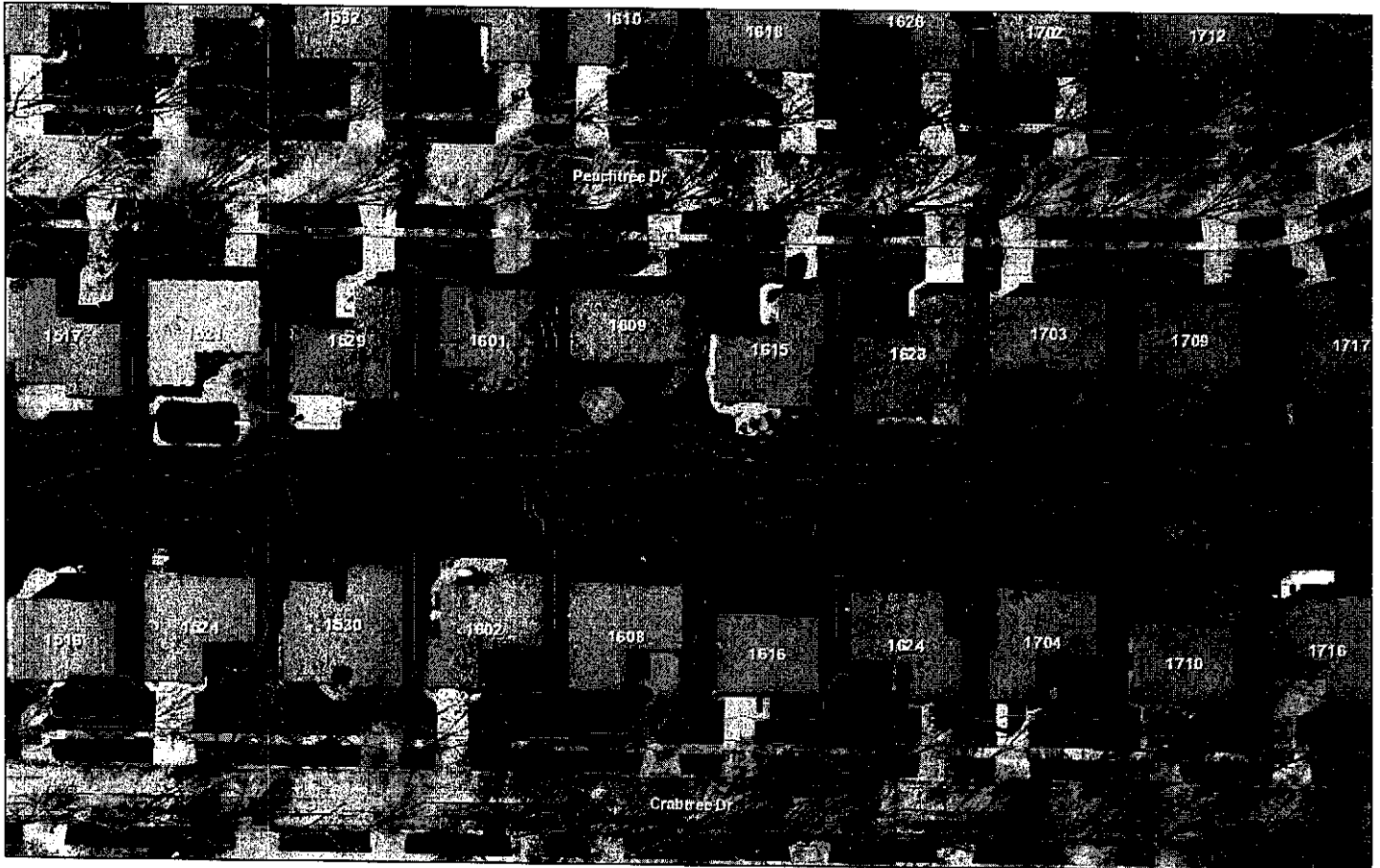
 11-3-09
Michael L. Pagones, P.E.
Deputy Director of Engineering

WE APPRECIATE YOUR CALLING THE ABOVE TO OUR ATTENTION AND HOPE THAT THE ACTION TAKEN MEETS WITH YOUR APPROVAL. THANK YOU FOR CALLING.

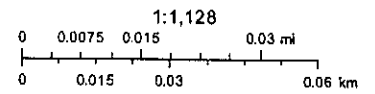
cc: File
Inspector

engdh/forms/servicerequest.xls

My Map



April 23, 2015



Village of Arlington Heights GIS
Copyright 2013

Petition

NOW COMES the Petitioner Jon and Tessa Kee, being the owner of the property commonly known as: 1521 E. Peachtree Drive, Arlington Heights 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.6-5.1, Chapter 28, of the Arlington Heights Municipal Code, in order to: extend the existing pool deck towards the rear and side setbacks to provide more usable and functional space. We are seeking a 7.0 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow a deck for a pool in the required rear yard setback with a setback of 8.0 feet from the south property line instead of the minimum required 15.0 feet. The variance is only being sought for the rear setbacks, the proposed addition would be in line with the current side lot setbacks.

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

Much of the proposed space is currently filled with existing plants and shrubs as well as a dying tree (that needs to be removed). Because the majority of the "yard" portion beyond the landscaped area of our backyard is unusable due to neighborhood drainage issues (many neighbors report the same) and steep graded yards, we'd like to extend the pool deck to create additional usable space.

I hereby state that the following unique circumstances exist:

Because the remainder of the backyard is essentially unusable, a large portion of the yard never gets used. We feel that this would add a lot of value to the home but more importantly, provide a better use of the land.

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

The proposed deck will look significantly nicer than the current landscaping and we will add several eight foot (or larger) trees to the rear of the property to alleviate any concerns about privacy.

Signed:

Date:



Digitally signed by Jon Kee
DN: cn=Jon Kee, o=Ektron, ou=RSM,
email=Jon.Kee@ektron.com, c=US
Date: 2015.04.02 10:49:19 -05'00'

4/2/2015

Distinguished Members of the Board,

Thank you for taking time to review and consider our potential project and variation. I am sure many of you share the same feeling that there is no better place to be in the summer than in the backyard, with the grill going, spending time with family and friends.

In our case, we are even more fortunate because our backyard features an in-ground pool that our two young daughters (and our friends and neighbors) spend the majority of the summer jumping in and out of. It was not something we looked for nor were we excited about it when we initially purchased the house, but now we cannot imagine summer without it.



Current State

Presently, the pool is surrounded by a concrete patio that is starting to show its age. To



the north, is the house and main patio area (from where the picture shown was taken). As part of the overall project, we are planning to repair the existing concrete (and potentially enhance) to improve the aesthetics of the property.

On the east and west sides, we have minimal yard space, much of which is heavily sloped (upwards of two feet) towards the rear of the property rendering it rather unsuitable.

On the immediate south side of the pool, we have shrubs and trees that have outlived their useful life. Over the past few years, we have had to remove several shrubs that have died and have struggled to maintain what is currently there. Furthermore, we have been advised that the one remaining tree (on the southwest corner, not shown) should be removed, as it is diseased and dying.

Beyond the landscaping up to the rear fence, is about eleven feet of yard that stretches the width of the property. It would be a nice stretch of yard to play catch or setup a game of beanbag toss in, however, the land is always wet. In talking with our neighbors, many of them have experienced the same with the rear of their property.

In some cases, they have given up and simply thrown down wood chips or rocks, or advised the children to not go back there. However, with the pool taking up the majority of our yard, we don't have the luxury to simply ignore what could be a very useful portion of our property.

Therefore, our proposal centers on renovating the space behind the pool to improve the appearance and usability of it.



The stretch of grass in the rear is almost always wet or soggy to the touch.

Our Proposal

As you can see, the existing, two-tier landscaping is framed by old railroad ties that are starting to crumble. Unfortunately, whether the variation is granted or not, replacing this whole area is something that we are going to have to do.



The two-tier landscaping is roughly six feet deep (approximately three feet per tier), supported by crumbling railroad ties.

In talking with the Village Building and Zoning Departments, we have learned that the rear setback for a raised deck is fifteen feet (which extends into the upper tier of the existing landscaping). That requirement would allow us to add about two feet of deck to the existing pool deck (concrete, shown).

By building a new deck over the entirety of the landscaping, we would add about four more feet (for a total of six feet of new

decking).

However, we have also discovered that the rear setback for a pool deck is only 8 feet, but a variation is required because of the raised nature of the deck. Ideally, as the drawings show, we would like to build the new deck to the 'pool deck' setback, which would allow us to add a nine-foot deck. Furthermore, if the Board is willing to grant us the variation, we will plant a series of eight foot (or taller) trees/evergreens in the remaining rear yard space to alleviate any concerns around privacy.

In Closing

We are seeking this variance because only adding two feet of new deck (which would be in compliance) likely would not be worth the cost, and we would still be stuck with a large portion of unusable land and a future project to replace the existing landscaping.

We have also evaluated several other possibilities that have proven to be too costly including:

- Installing drain tile to help with the rear property water challenges
- Trying to raise the grade of the side and rear yard
- Building a retention wall at the back of the landscaping to then fill with either grass or pavers



Our goal is to install the decking at the same level as the existing patio along with decorative railings to frame up the space. The picture shown is an example of what we would like to do, minus the pergolas.

We believe that the proposed option will create a wonderful space and aesthetically pleasing environment for anyone that comes across it. We are hopeful that the Village will grant our variation so that we can continue to develop our backyard into our own little summer paradise.

Thank you in advance for your time and consideration, we look forward to discussing our project with you.

Sincerely,

The Kee Family

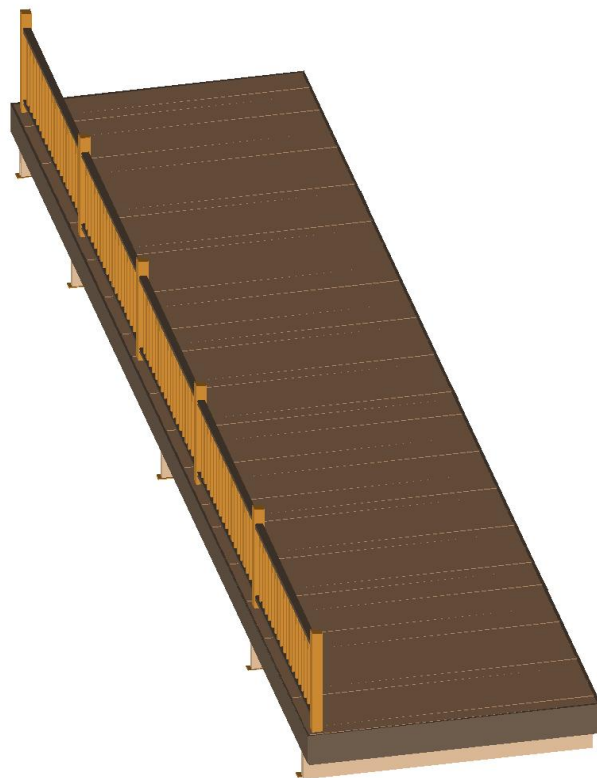




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Lowe's Deck Design

Deck

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at your local Lowe's store.

One of our associates will help you find the materials you need.

Your Deck Design's Project ID is:
626640312

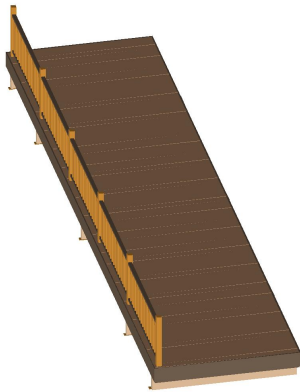
Created on Mar-26-2015

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Project ID: 626640312

Store# 2529

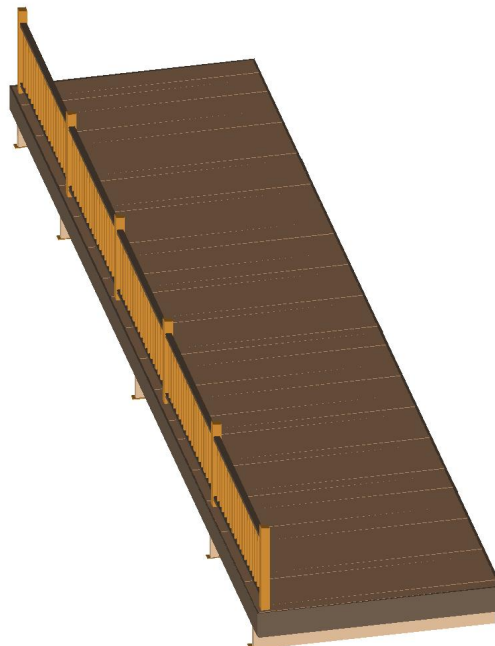
Deck layout diagram



Top view without planks



Bottom view with planks



Top view with planks



Item: Riccetti-Hauser Residence - 533 S. Evergreen Ave.

Department: Planning & Community Development

REQUEST

A 2.0 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure from 15 feet to 17 feet.

ATTACHMENTS:

Description	Type
Staff Report	Report
Department Comments	Correspondence
Supporting Documents & Drawings	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 11, 2015
Date Prepared: May 4, 2015
Project Title: Riccetti-Hauser Residence
Address: 533 S. Evergreen Ave.

Background Information

Petition Number: ZBA #15-006
Petitioner: James & Luana Riccetti-Hauser
Address: 533 S. Evergreen Ave.
Arlington Heights, IL 60005
Existing Zoning: R-3, Single-Family

Requested Action/Background Information

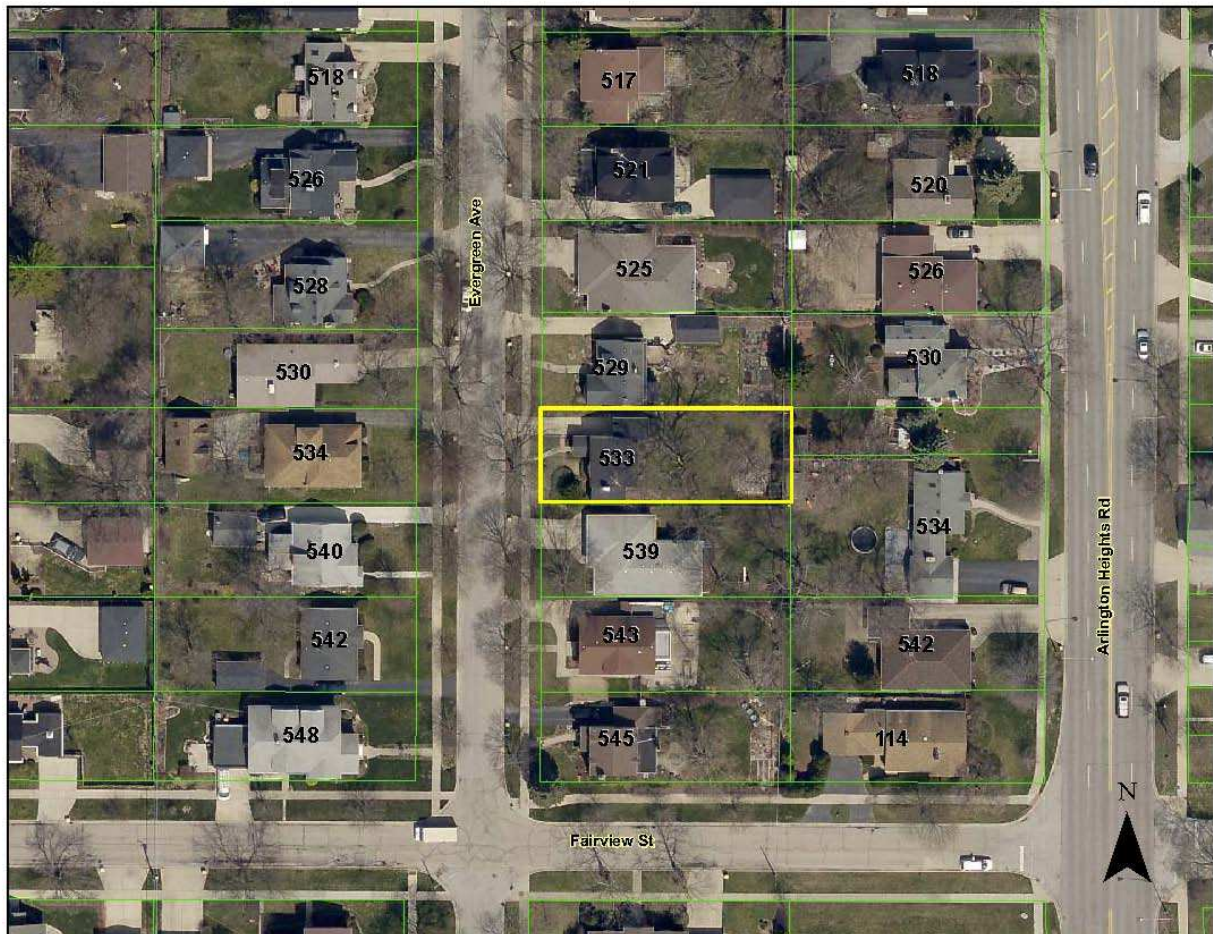
The petitioner proposes a new detached garage. The petitioner is requesting a two foot height variation to allow a 17 foot high garage where 15 feet is allowed. Therefore, the petitioner requests the following variation:

- **A 2.0 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure from 15 feet to 17 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

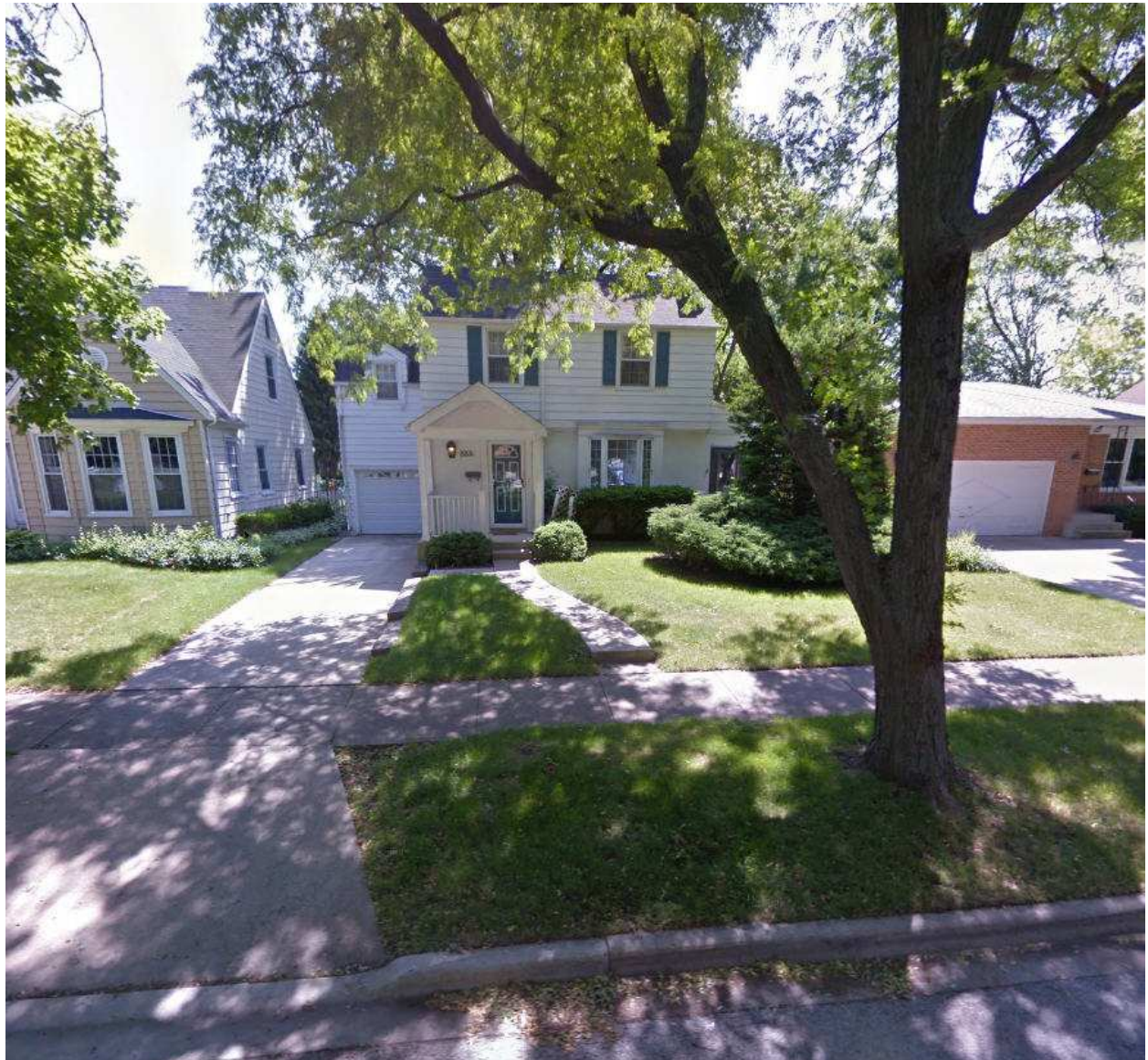
Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	4/23/15	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/23/15	
3. Letter that was Mailed	✓	4/23/15	
4. Photographs of Sign on Property	✓	4/23/15	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Riccetti-Hauser Residence

Project Address: 533 S. Evergreen Ave.

ZBA #: 15-006

ZBA Hearing Date: May 11, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, 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 22, 2015

- A 2.0 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure from 15 feet to 17 feet.

Attached are the Petitioner's:

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

Comments: NO COMMENTS OTHER THAN: "THIS APPROVAL
DOES NOT CONSTITUTE AERMIT APPROVAL."

Please review, comment, and return to me no later than Friday, May 1, 2015.

RECEIVED

APR 23 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL

Zoning Board of Appeals Review

Project Name: Riccetti-Hauser Residence

Project Address: 533 S. Evergreen Ave.

ZBA #: 15-006

ZBA Hearing Date: May 11, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, 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 22, 2015

- A 2.0 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure from 15 feet to 17 feet.

Attached are the Petitioner's:

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

Comments: THE PROPOSED DESIGN IS BEING REVIEWED BY STAFF.
DESIGN COMMISSION REVIEW IS NOT ANTICIPATED TO BE READ.

Please review, comment, and return to me no later than Friday, May 1, 2015.

- S. HAUTZINGER, DESIGN PLANNER

70m

ZBA# 15-006

533 S Evergreen- ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering *AM*

Submitted: April 22, 2015

Completed – April 23, 2015

The proposed ZBA application indicates that the petitioner is seeking:

A 2 ft variance to all an increase to the maximum height of an accessory structure from 15 ft to 17 ft.

The Engineering Department has NO OBJECTION to the proposed variances, however; the Village topographic maps show an existing low area in the rear yard that also included the neighboring properties at 529 S Evergreen, and 530 & 534 S Arlington Rd. This low area does not appear to have a positive outflow. The drainage will need to be addressed as part of the site plan submitted for the new garage.

PETITION

NOW COMES the Petitioners James J. Hauser and Luana S. Riccetti-Hauser being the legal owner of the property commonly known as 533 S. Evergreen Ave. and appeals to the zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 12 of Chapter 28, of the Arlington Heights Municipal Code, in order to increase the building height to 17 feet.

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

Our circa 1940's home has very little storage capability. A stand up storage space above the proposed garage would significantly help with our storage needs.

I hereby state that the following unique circumstances exist: due to health and age reasons it would be hard to crawl around in a low clearance attic. Hauling our belongings to a public storage and paying monthly rent for the long term is not an option for us.

I hereby state that the variation, if granted will not alter that essential character of the locality because: The height of the garage roof will be hidden behind the existing two-story residence and will not be visible from the street.

Signed: James J. Hauser

Date: 4-10-15

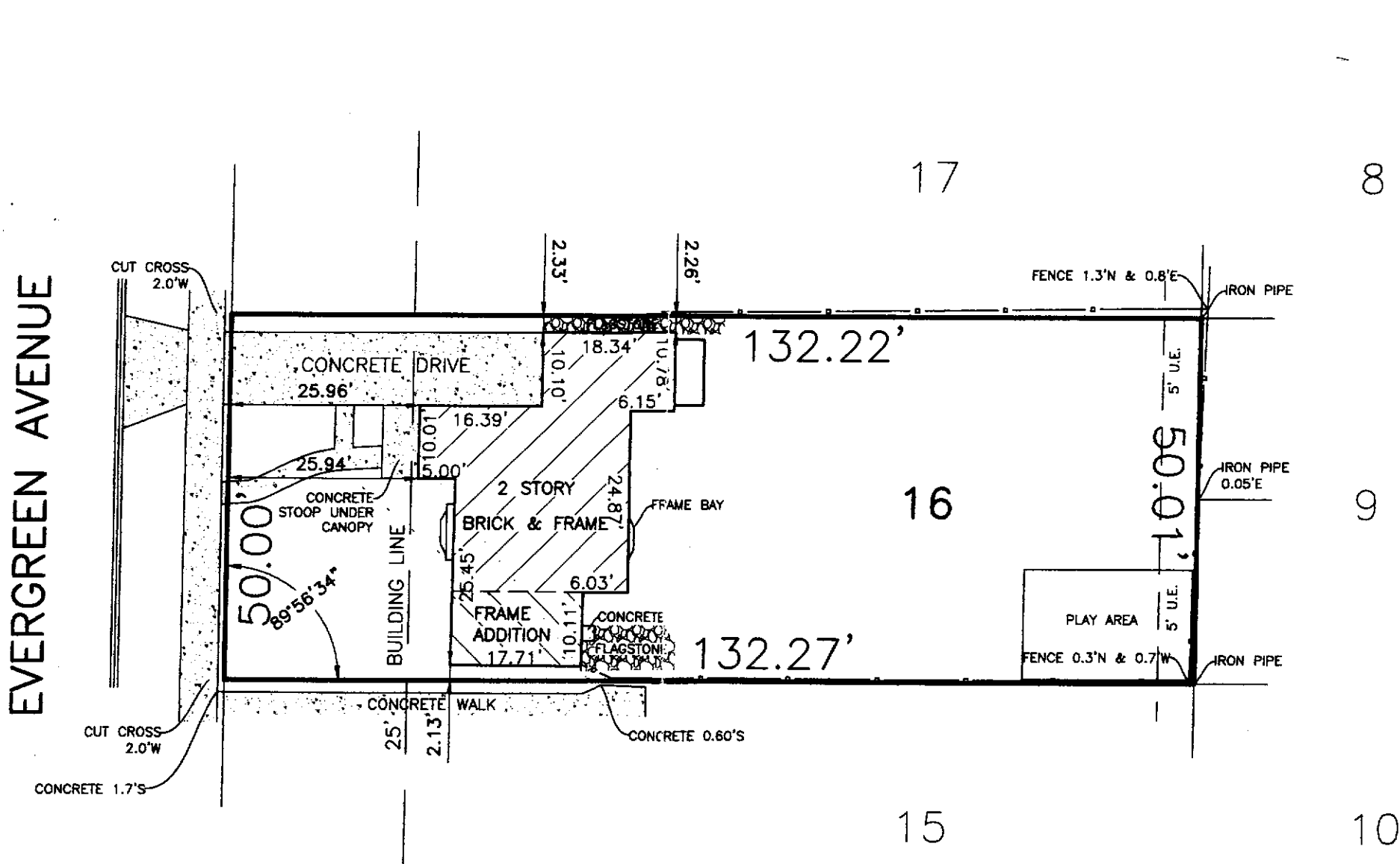
Luana S. Riccetti-Hauser DATE: 4-10-15

815-482-5713
815-261-5974 (Fax)
pls3266@hotmail.com

618 S. Broadway St.
Mchenry, Il. 60050

TOM W. ATKINS
PLAT OF SURVEY

LOT 16 IN BLOCK 9 IN ARLINGTON ADDITION TO ARLINGTON HEIGHTS, A
SUBDIVISION OF LOT 12 (EXCEPT THE NORTH 2 1/2 CHAINS OF THE EAST 2.0
CHAINS THEREOF) IN SECTION 32, IN THE ASSESSOR'S DIVISION OF SECTIONS
29, 30, 31 AND 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



RECEIVED

APR 10 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ALL DISTANCES IN FEET AND DECIMAL

SCALE: one inch = 20 feet

FILE NO. TA2582

ORDERED BY: _____

JIM HAUSER

ADDRESS: 533 S. EVERGREEN AVENUE

ARLINGTON HEIGHTS, IL.

NOTE: ONLY THOSE BUILDING
LINE RESTRICTIONS OR
EASEMENTS SHOWN ON A
RECORDED SUBDIVISION PLAT
ARE SHOWN HEREON.

COMPARE YOUR DESCRIPTION
AND SITE MARKINGS WITH
THIS PLAT AND AT ONCE
REPORT ANY DISCREPANCIES
WHICH YOU MAY FIND.

BL = BUILDING LINE
BSL = BUILDING SETBACK LINE
PUDE = PUBLIC UTILITY AND DRAINAGE EASEMENT
PUE = PUBLIC UTILITY EASEMENT
UE = UTILITY EASEMENT



STATE OF ILLINOIS
COUNTY OF MCHENRY } SS
I, TOMMY W. ATKINS, ILLINOIS PROFESSIONAL LAND SURVEYOR, IN THE
STATE OF ILLINOIS, DO HEREBY STATE THAT I HAVE PREPARED THE PLAT
OF SURVEY DEPICTED HEREON. THIS PLAT REPRESENTS THE CONDITIONS
FOUND AT THE TIME OF SAID SURVEY. THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE
APPLICABLE TO BOUNDARY SURVEYS.

CERTIFIED AT MCHENRY, ILLINOIS THIS 10th DAY OF JUNE, 2014

Tommy W. Atkins
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3266
MY LICENSE EXPIRES NOVEMBER 30, 2014

HAUSER
RESIDENCE

Detached Two Car Garage

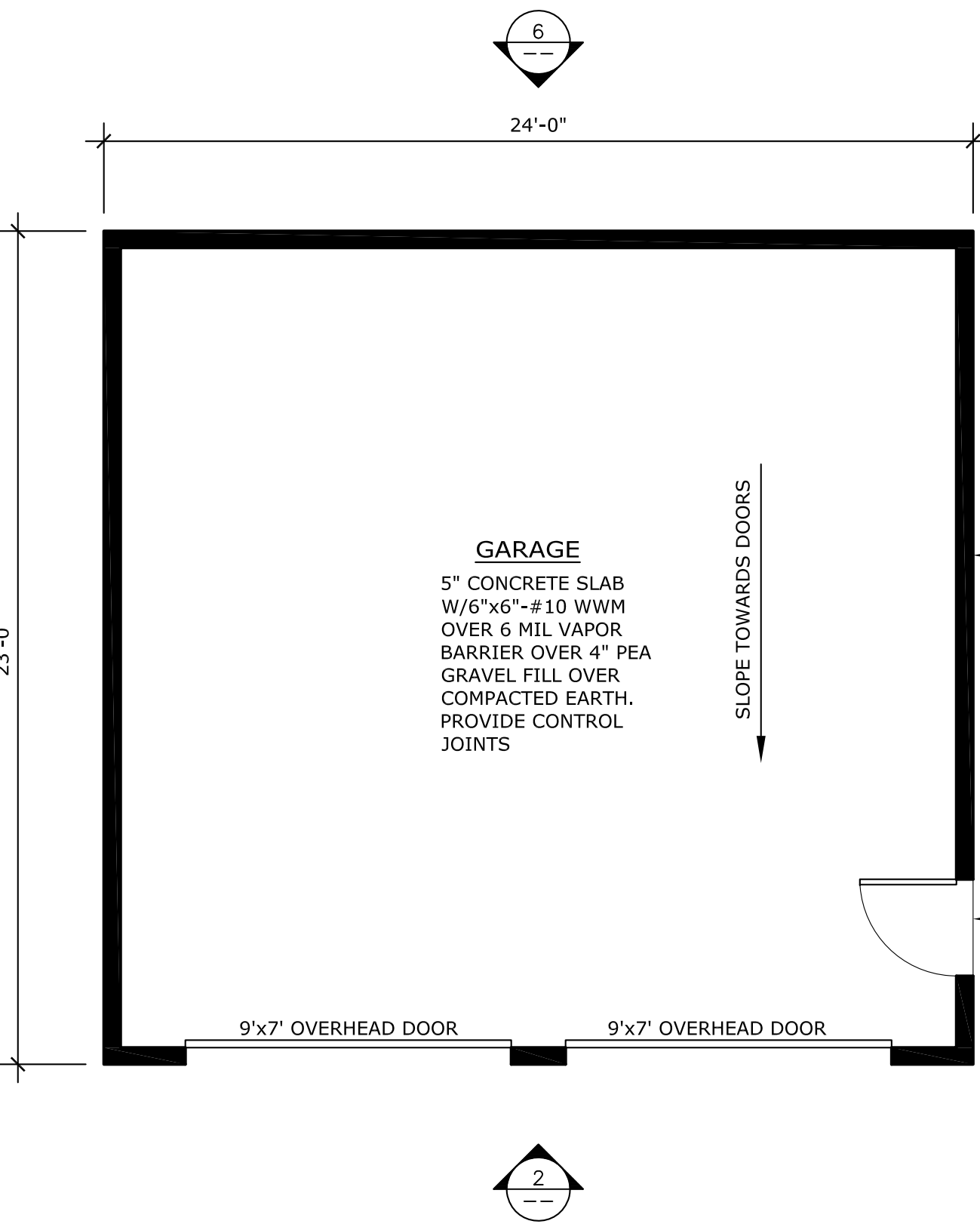
533 S. Evergreen Avenue
Arlington Heights, IL 60005

CAPITAL
ARCHITECTS, LLC

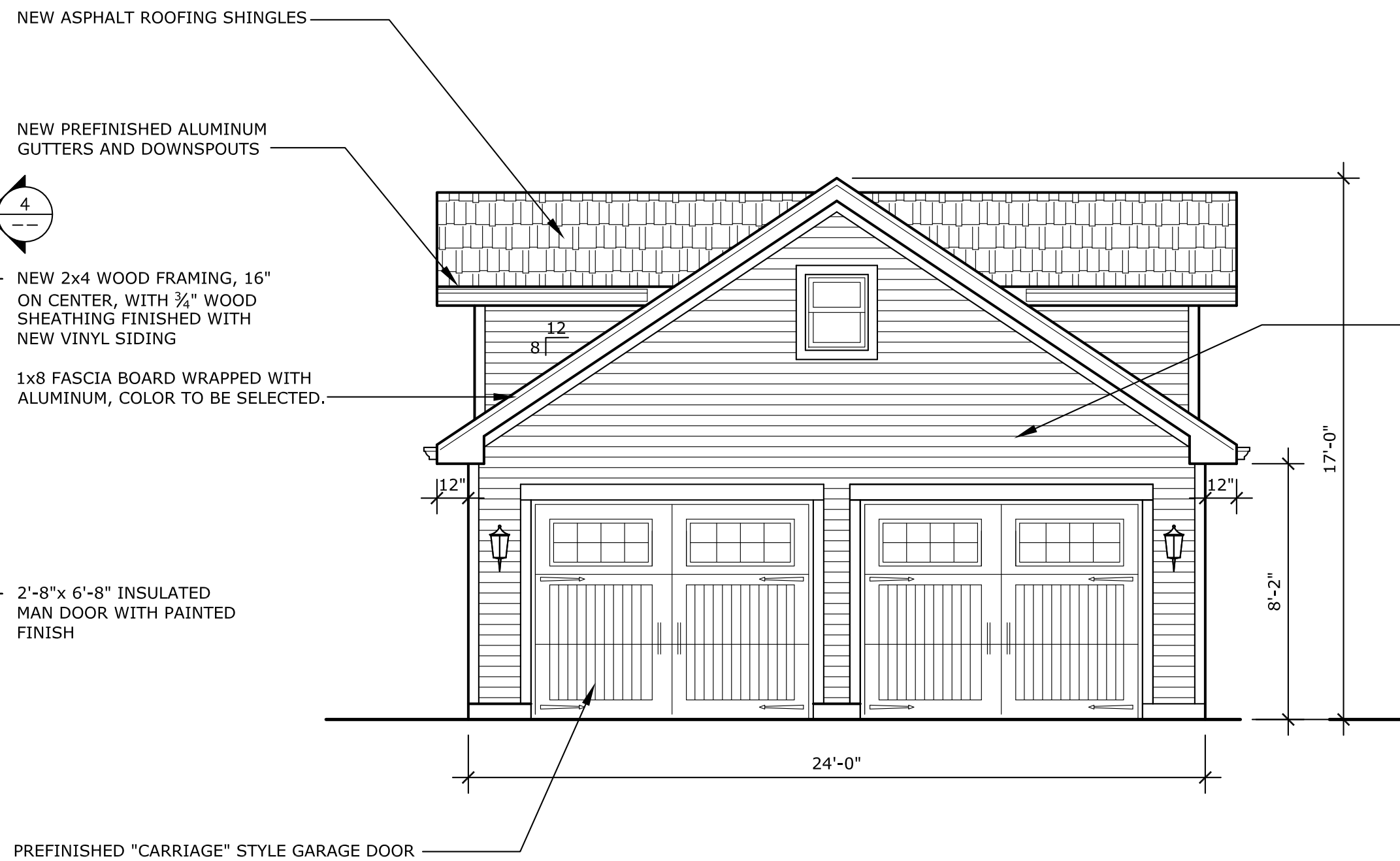
PLANNING & DESIGN

303 N. Northwest Highway
Suite 205
Barrington, IL 60010

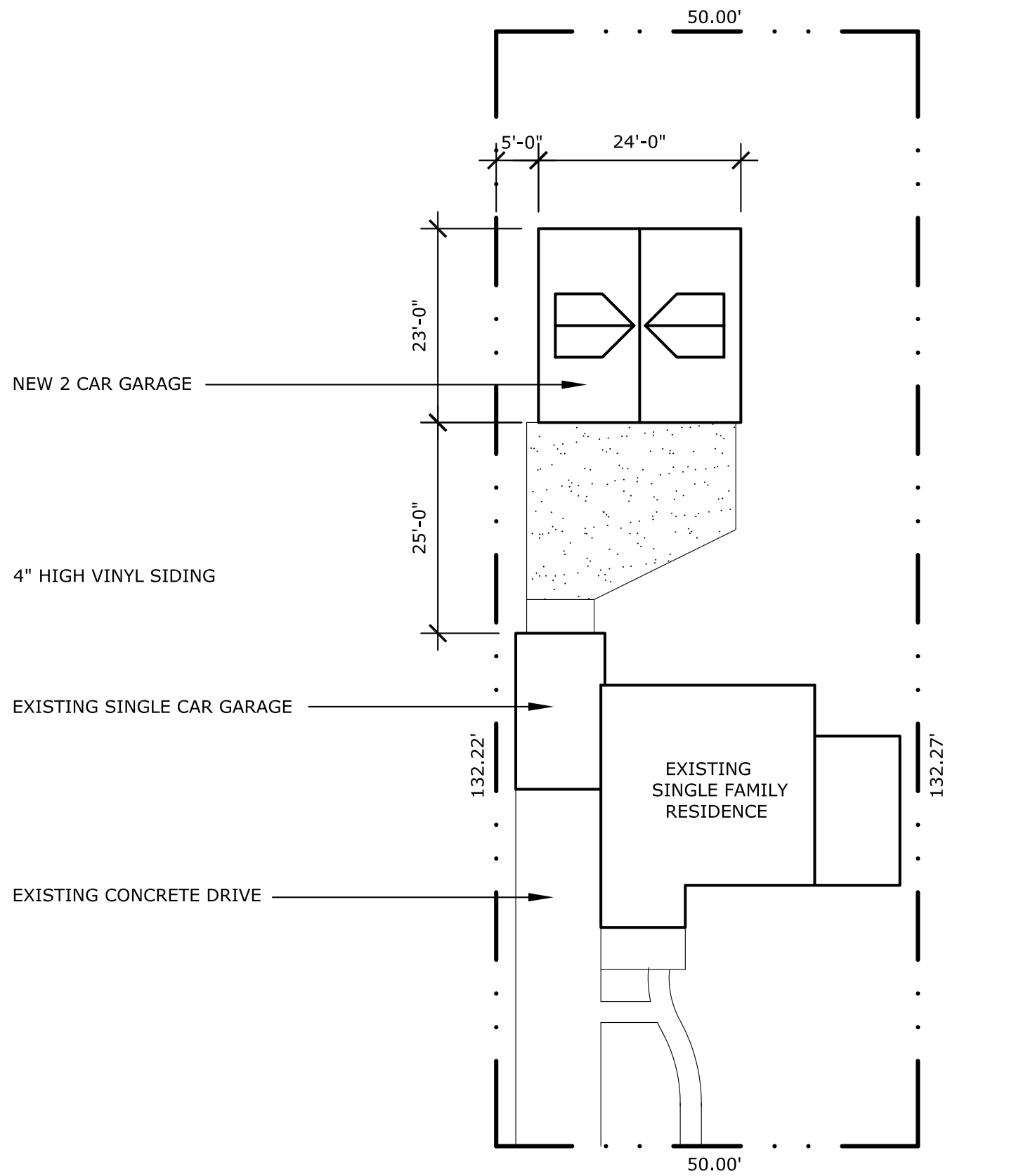
Tele : (847) 209-1125



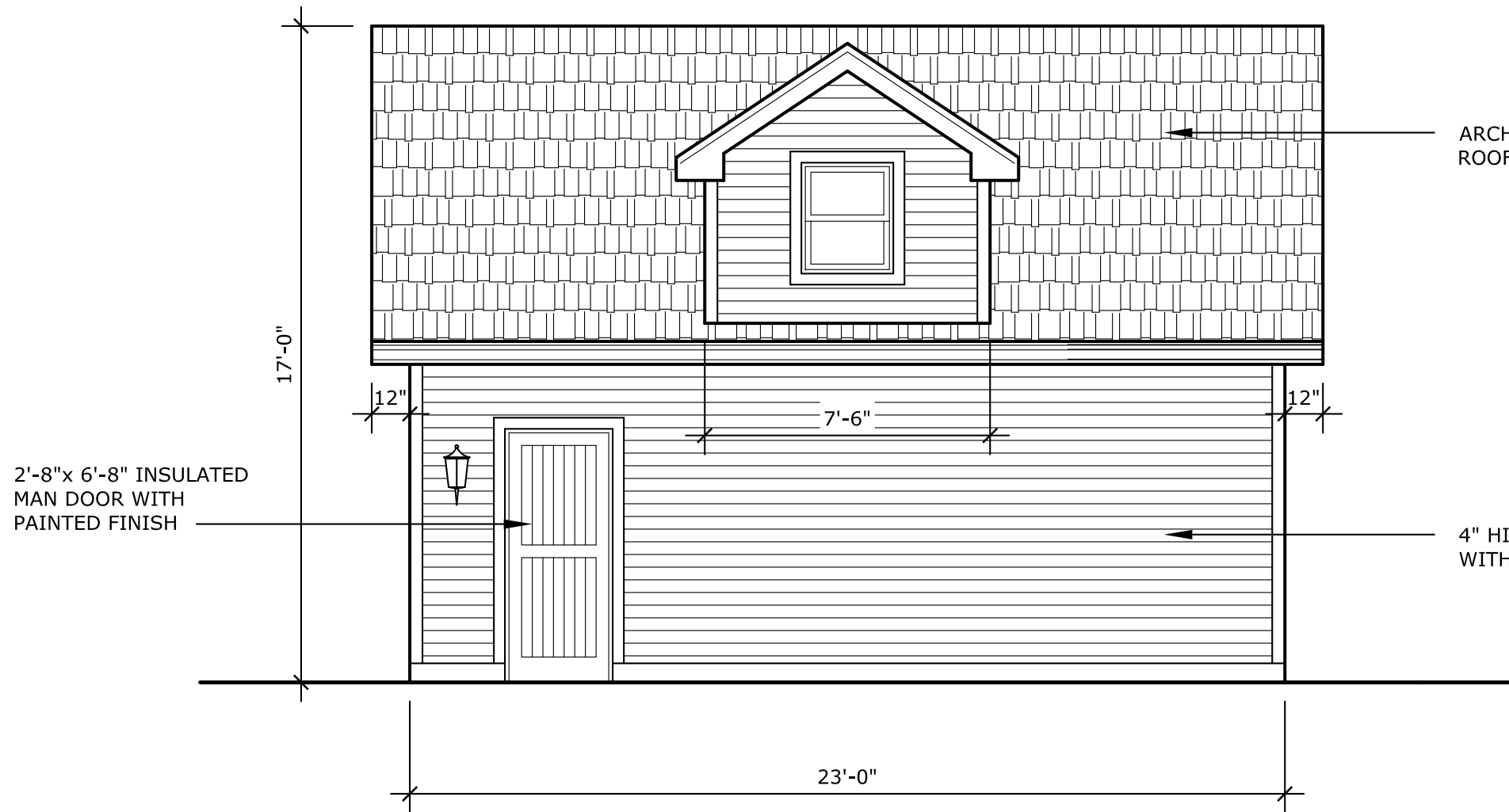
1 FLOOR PLAN
1/4" = 1'-0"



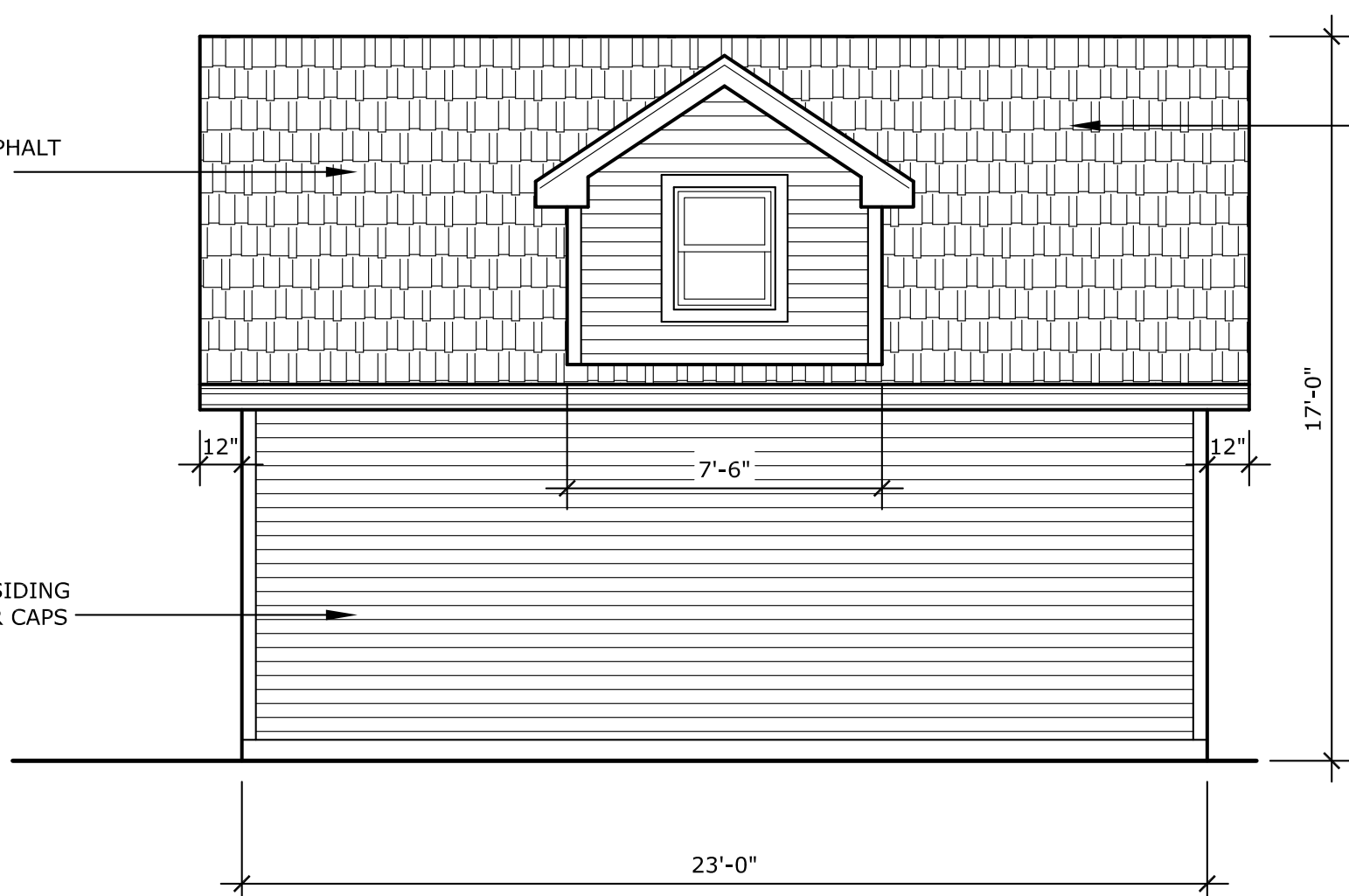
2 FRONT ELEVATION
1/4" = 1'-0"



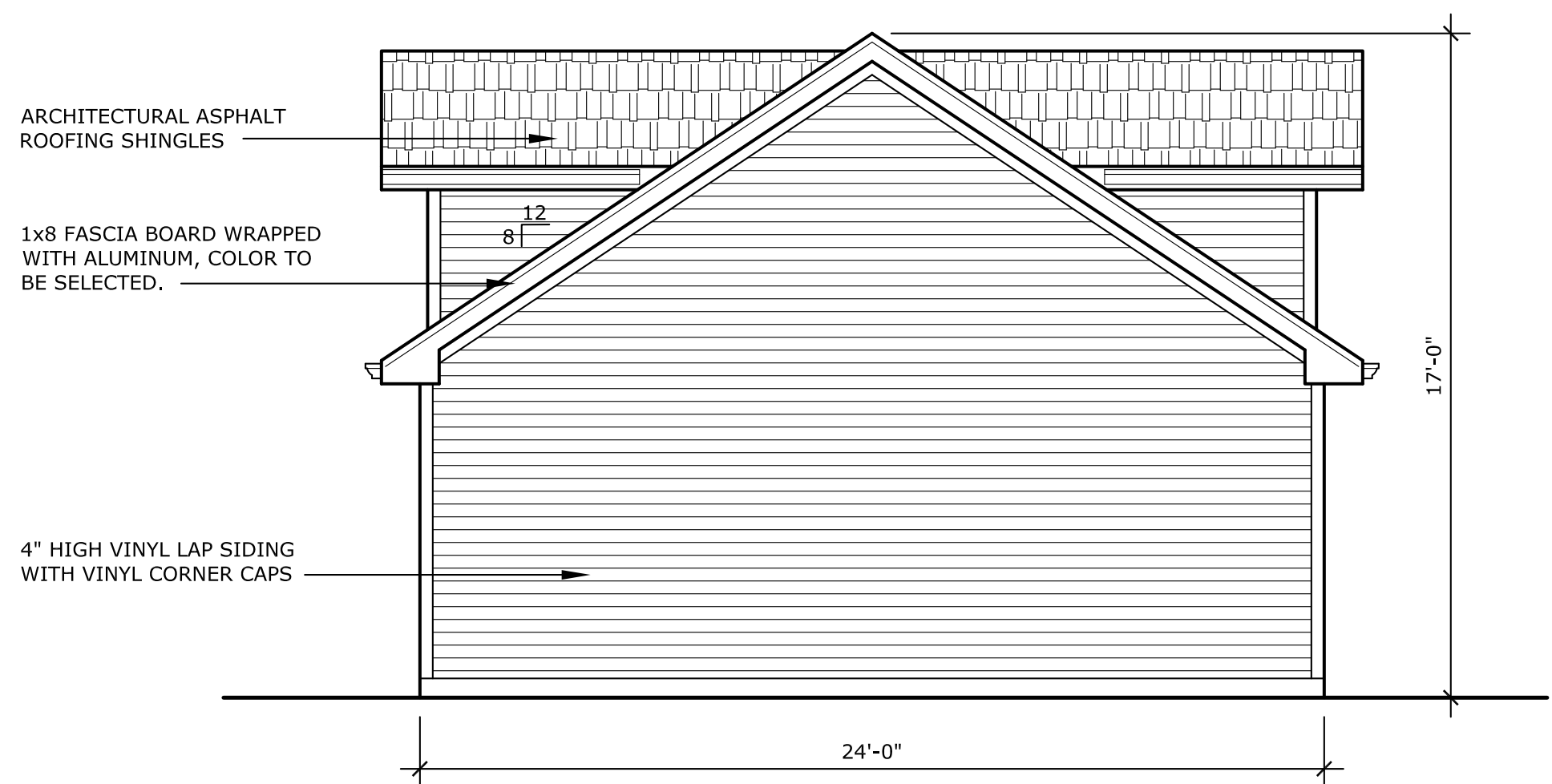
3 SITE PLAN
1/16" = 1'-0"



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



5 SIDE ELEVATION
1/4" = 1'-0"



6 REAR ELEVATION
1/4" = 1'-0"

Project No.:

1513

No: Description:

Date:

Sheet Title:

SITE PLAN, FLOOR PLAN,
ELEVATIONS

Sheet No:

A-1



Item: Dunne Residence - 1008 N. Kaspar Ave.

Department: Planning & Community Development

REQUEST

A 1.2 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a second story addition with a front yard setback of 23.8 feet from the east property line instead of the minimum 25.0 feet.

ATTACHMENTS:

Description	Type
Staff Report	Report
Department Comments	Correspondence
Supporting Documents & Drawings	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 11, 2015
Date Prepared: May 4, 2015
Project Title: Dunne Residence
Address: 1008 N. Kaspar Ave.

Background Information

Petition Number: ZBA #15-007
Petitioner: Julie & Corey Dunne
Address: 729 S. Summit St.
Barrington, IL 60010
Existing Zoning: R-3, Single-Family

Requested Action/Background Information

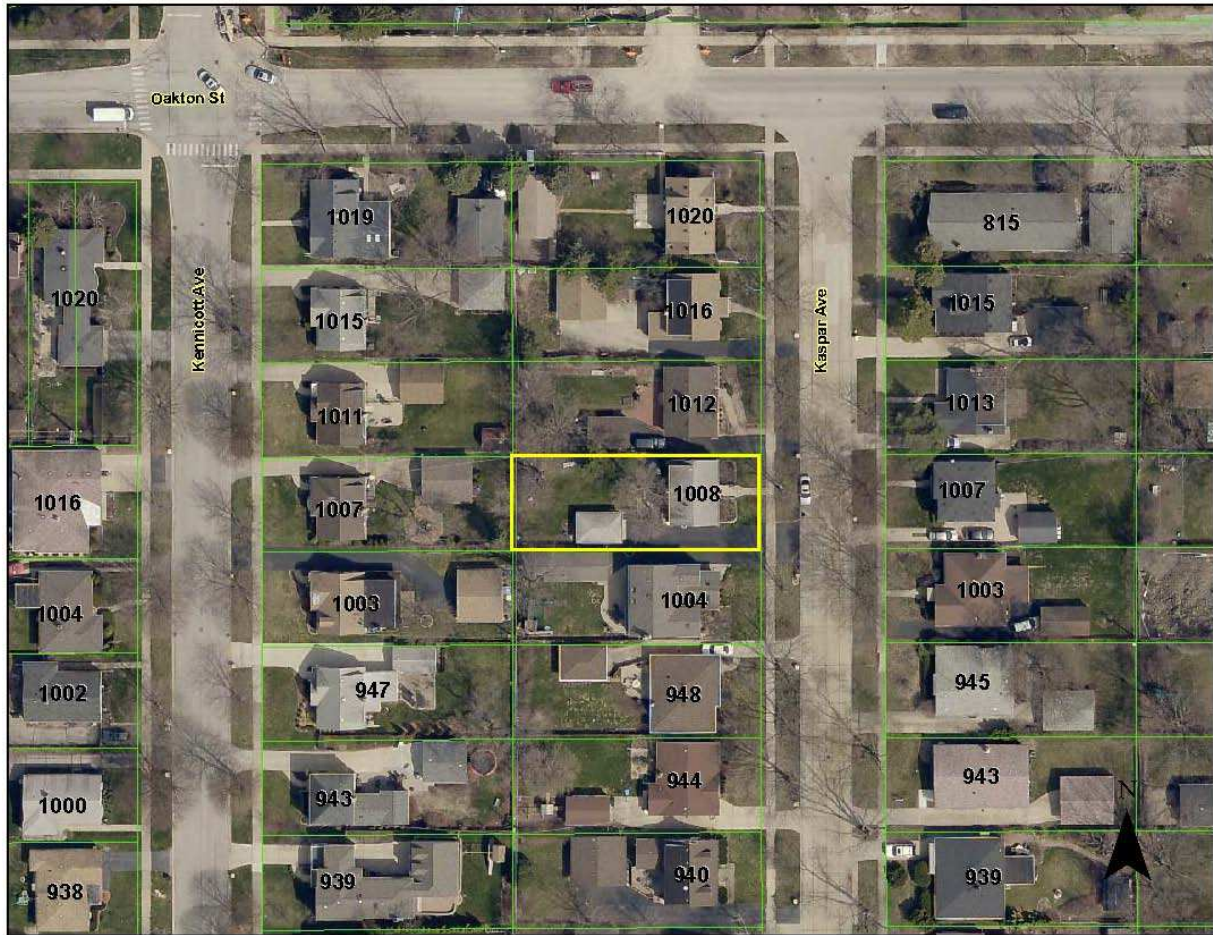
The petitioner proposes to construct a second story addition. The proposed addition will encroach 1.2 feet into the required front yard setback along the east property line. Therefore, the petitioner requests the following variation:

- **A 1.2 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a second story addition with a front yard setback of 23.8 feet from the east property line instead of the minimum 25.0 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

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

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Dunne Residence

Project Address: 1008 N. Kaspar Ave.

ZBA #: 15-007

ZBA Hearing Date: May 11, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, 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 22, 2015

- A 1.2 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a second story addition with a front yard setback of 23.8 feet from the east property line instead of the minimum 25.0 feet.

Attached are the Petitioner's:

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

Comments: APPROVAL OF VARIANCE DOES NOT CONSTITUTE
PERMIT APPROVAL

Please review, comment, and return to me no later than Friday, May 1, 2015.

RECEIVED

APR 23 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL

for Zoning Board of Appeals Review

Project Name: Dunne Residence

Project Address: 1008 N. Kaspar Ave.

ZBA #: 15-007

ZBA Hearing Date: May 11, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, 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 22, 2015

- A 1.2 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a second story addition with a front yard setback of 23.8 feet from the east property line instead of the minimum 25.0 feet.

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION IS NICELY DESIGNED AND IS FAVORABLE FOR AN ADMINISTRATIVE DESIGN APPROVAL, PENDING

Please review, comment, and return to me no later than Friday, May 1, 2015.

THE OUTCOME OF THE ZBA REVIEW.

- S. HAUTZINGER, DESIGN PLANNER

ZBA# 15-007

1008 N Kaspar Ave - ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering



Submitted: April 22, 2015

Completed – April 23, 2015

The proposed ZBA application indicates that the petitioner is seeking:

A 1.2 ft variance to allow a second story addition with a front yard setback of 23.8 ft from the eads property line instead of the minimum 25 ft.

The existing home setback is non-conforming, amd the second story addition will not increase the existing non-conformity. The Engineering Department has NO OBJECTION to the proposed variances.

PETITION

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

PETITION

Now comes the Petitioner Julie & Corey Dunne being the owner of the property commonly known as: 1008 N. Kaspar and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.6 & 5.4, Chapter 28, of the Arlington Heights Municipal Code, in order to Construct dormer at the front elevation of existing home in line with the existing front wall of the home.

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

The floor plan of the home is so small that eliminating the front 1'3" in order to line up with the 25' setback would prevent the additional bedrooms needed. Every inch matters.

I hereby state that the following unique circumstances exist:

The existing home is currently non-conforming, as are the majority of the homes on the block.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: The existing footprint of the home will be maintained, and the appearance will be greatly improved.

Signed: _____


Petitioner

Date: _____

4/13/15

RECEIVED

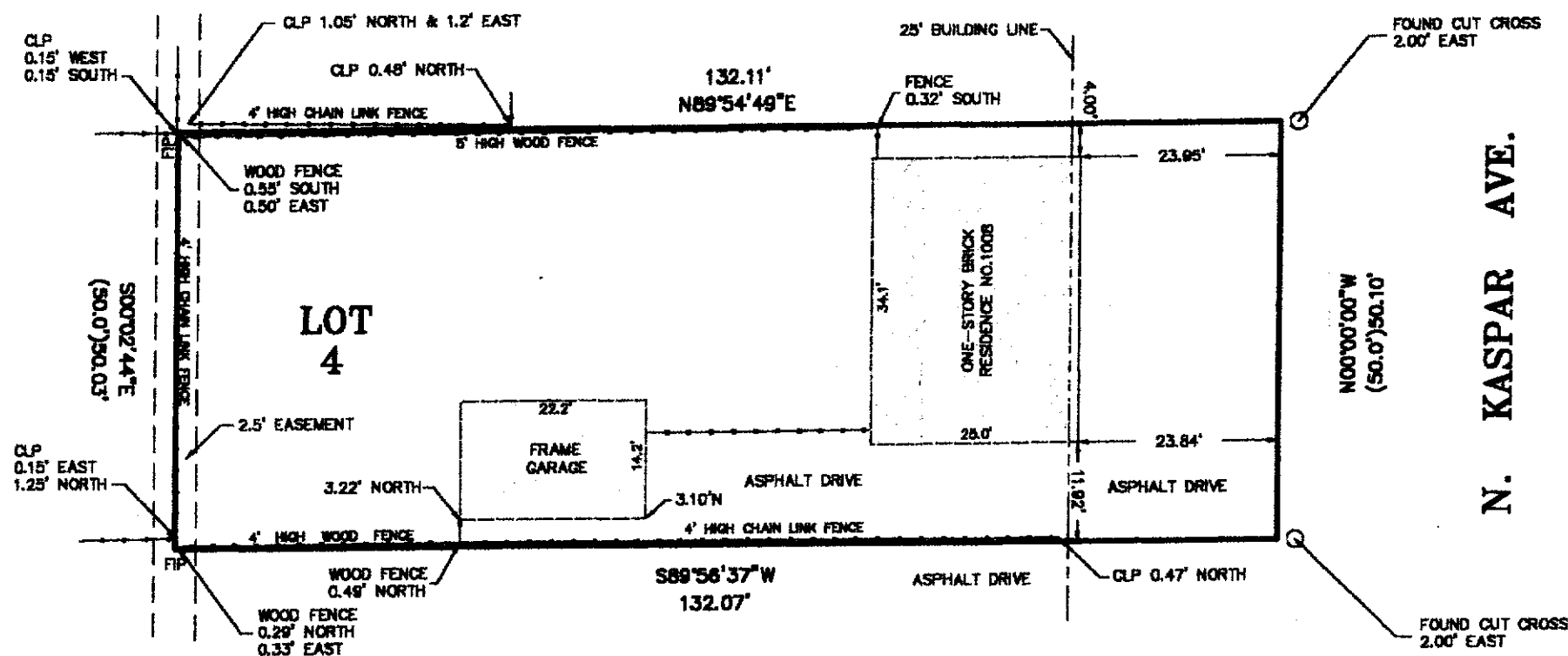
APR 13 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

**FIELD WORK COMPLETED:
FEBRUARY 18, 2015**

**DRAFTING COMPLETED:
FEBRUARY 20, 2015**

FIELD WORK: BEH, MG DRAWN BY: BEH
CHECKED BY: BEH



CLP-CENTER E POST
FP-FOUND IR PIPE

(150.00)-RECORD INFORMATION
150.00-MEASURE INFORMATION

SURVEYORS NOTE

THE BASIS OF BEINGS SHOWN HEREON IS ASSUMED AND ARE SHOWN FOR ANG R REFERENCE ONLY.

THE AREA CONTAINED IN THE SURVEY SHOWN HEREON IS: 6,813 SQUARE FEET MORE OR LESS.

PORTIONS OF THE PROPERTY SHOWN HEREON WERE SNOW AND ICE COVERED AT THE TIME OF SURVEY.

GENERAL NOTES:

- 1) COMPARE ALL SURVEY DATA PRIOR TO ANY CONSTRUCTION AND REPORT ANY DIFFERENCES ONCE.
- 2) FOR BUILDING INSTRUCTIONS ESTABLISHED BY LOCAL ORDINANCES, CONSULT YOUR LOCAL MUNICIPAL AUTHORITIES.
- 3) CALL J.U.I.L.E. 1-800-892-0123 FOR LOCATIONS OF UNDERGROUND UTILITIES, 48 HOURS PRIOR TO ANY DIGGING OR CONSTRUCTION.
- 4) THIS SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

SCALE: 1"=20'

PERMANENT INDEX NUMBER: 03-30-200-021-0000

PROPERTY ADDRESS: 1008 NORTH KASPAR AVE., ARLINGTON HEIGHTS, IL

TITLE REPORT NO.1408 008479195 WAS REVIEWED IN THE PREPARATION OF THIS SURVEY, HOWEVER EASEMENTS, LIMITATIONS, RIGHTS AND RESTRICTIONS MAY STILL EXIST THAT ARE NOT SHOWN HEREON, PLEASE CONSULT LEGAL COUNSEL OR YOUR LOCAL MUNICIPAL AUTHORITIES FOR CLARIFICATION.

I, BRADLEY E. HATTENDORF, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THIS PLAT CONFORMS TO OR EXCEEDS THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMALS THEREOF, CORRECTED TO A TEMPERATURE OF 60 DEGREES FAHRENHEIT.

DATED THIS 20th DAY OF FEBRUARY, 2013.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3372
MY PROFESSIONAL LAND SURVEYORS LICENSE EXPIRES NOVEMBER 30, 2018.

SURVEY PREPARED BY:
HATTENDORF LAND SURVEYING
PROFESSIONAL DESIGN FIRM NO. 184005403

P.O. BOX 1079
ELGIN, ILLINOIS 60121
TEL. (847) 717-3149
FAX (847) 717-3159
bhattendorf@bdcglobal.net

SURVEY PREPARED AT THE REQUEST OF:

LEO M FLANAGAN JR.
ATTORNEY AT LAW
85 MARKET STREET
EELGIN, ILLINOIS 60123

REMODELING AND ADDITION
1008 KASPAR, ARLINGTON HEIGHTS, IL
COREY DUNNE, ARCHITECT

Building/Zoning Information

Zone: R6
F.A.R.: .5
Lot Area: 6250 s.f.
Allowable Square Ft.: 3175 s.f.
Total S.F.: 2950 S.F.
Allowable Lot Coverage: 2185 s.f.
Lot Coverage: 1482 S.F.

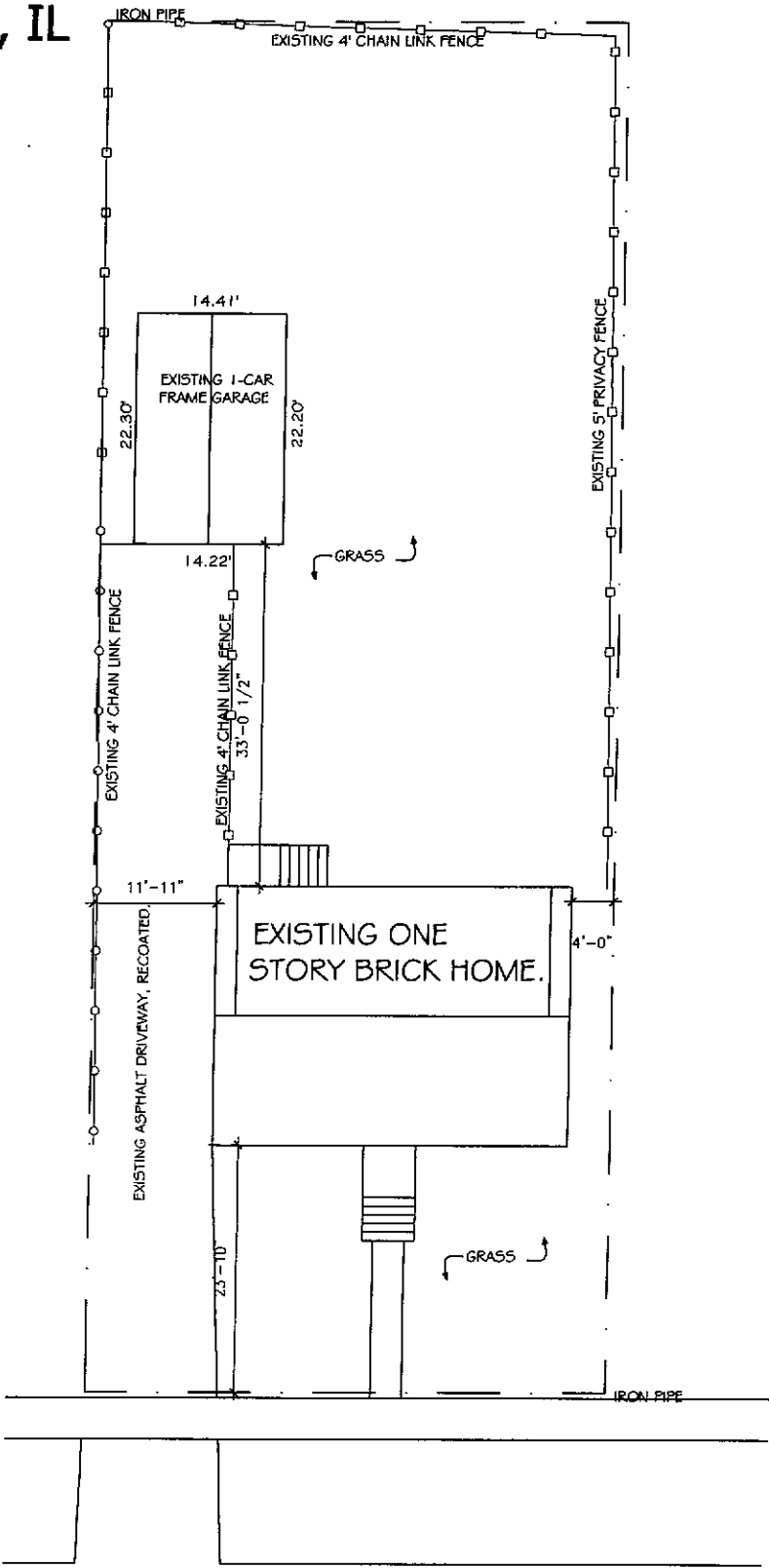
LIST OF DRAWINGS

- T1 - TITLE SHEET
- A1 - EXISTING PLANS
- A2 - DEMO PLANS
- A3 - PROPOSED PLANS
- A4 - PROPOSED ELEVATIONS
- A5 - SECTIONS AND DETAILS, FOUNDATION PLAN
- A6 - SPECIFICATIONS
- EM1 - ELEC AND MECH PLANS, LIGHT AND VENT SCHEDULE

RECEIVED

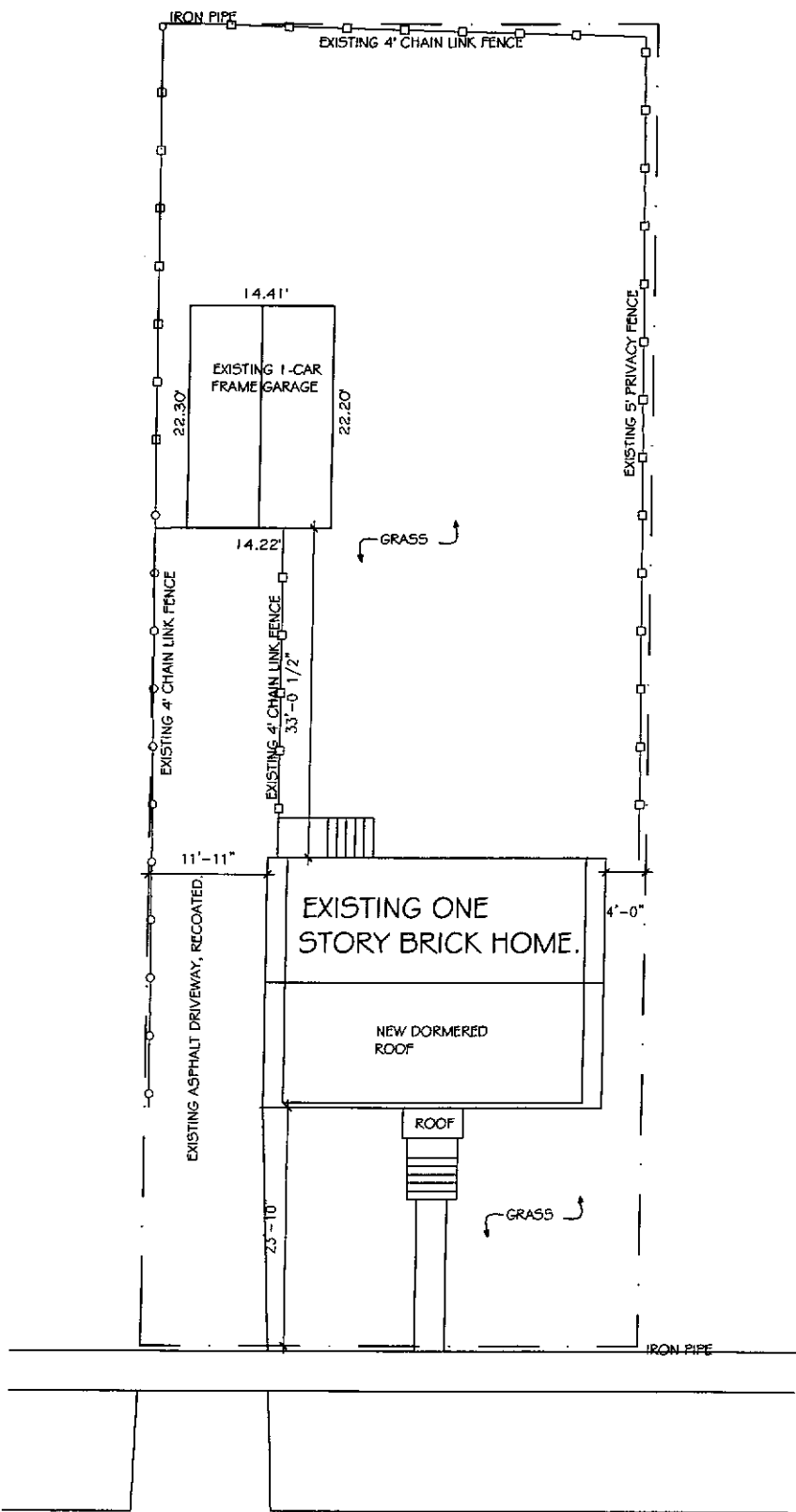
APR 13 2015

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



EXISTING SITE PLAN

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



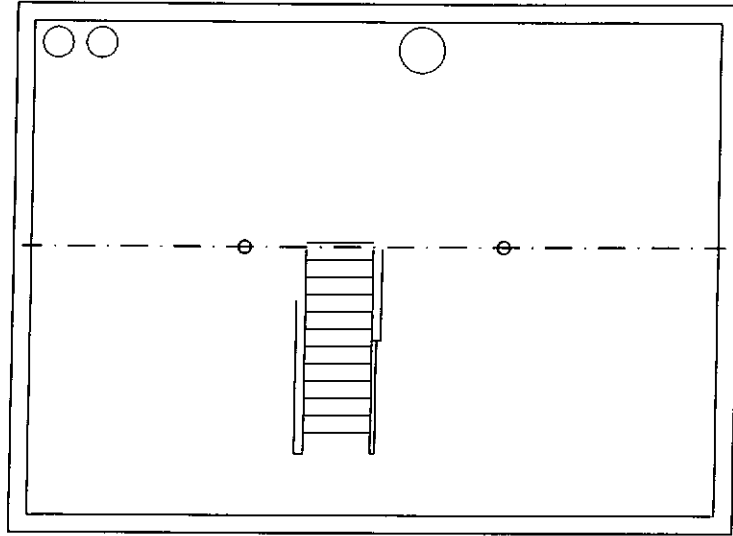
PROPOSED SITE PLAN

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

SHEET NO: T1	ISSUE: 3/15/15	TITLE SHEET	ARCHITECT COREY DUNNE 729 SUMMIT STREET BARRINGTON, IL 60010	PROJECT
	ISSUE:			
	ISSUE:			
REMODELING AND ADDITION 1008 KASPAR, ARLINGTON HEIGHTS ILLINOIS				

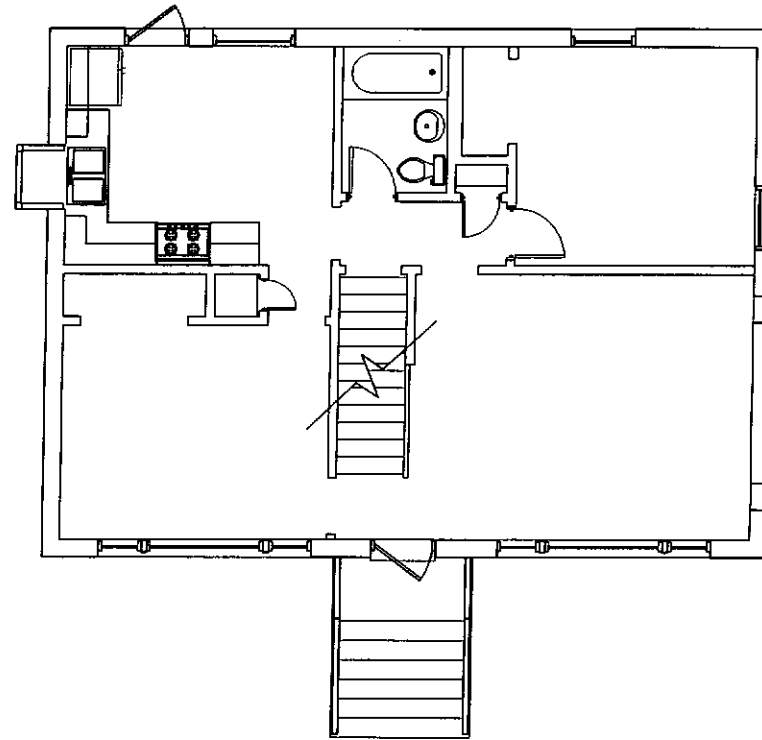
pdf24.com

A self written final production quality print must be used. Produce quality. Copy files in records and preserve the integrity of your original documents. Compatible across many Windows Platforms. If you can't print, you can't use it. Get yours now!



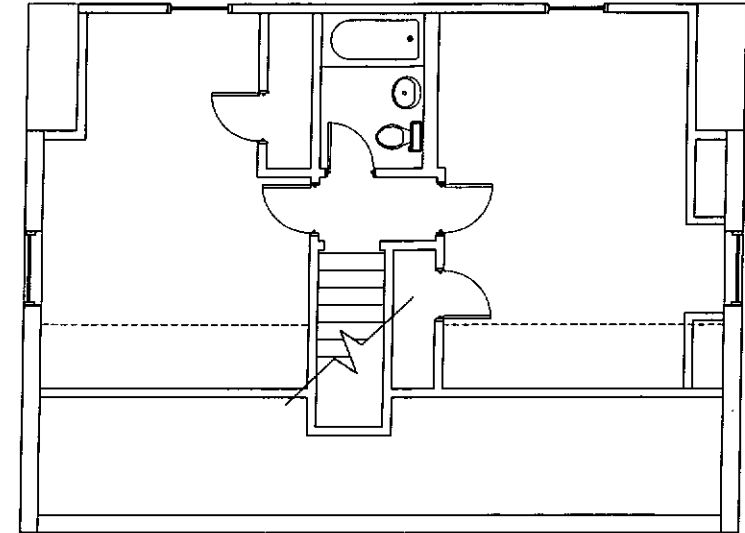
EXISTING BASEMENT

SCALE: 1/4" = 1'-0"



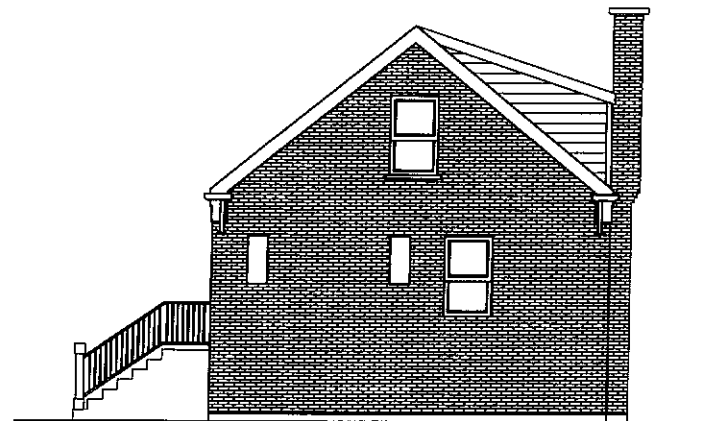
EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



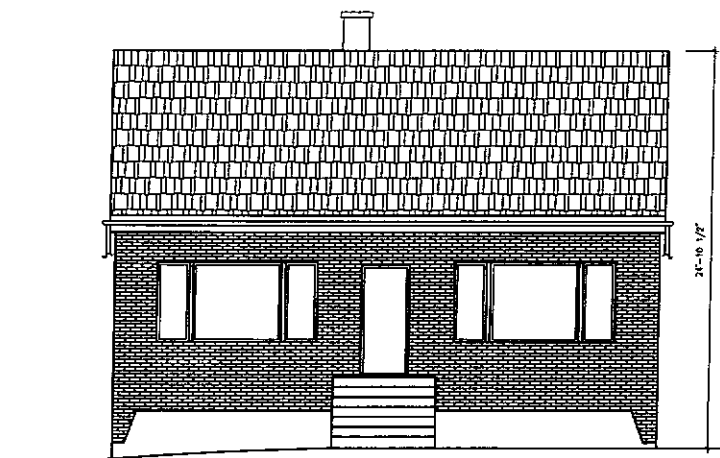
EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION

SCALE: 1/4" = 1'-0"



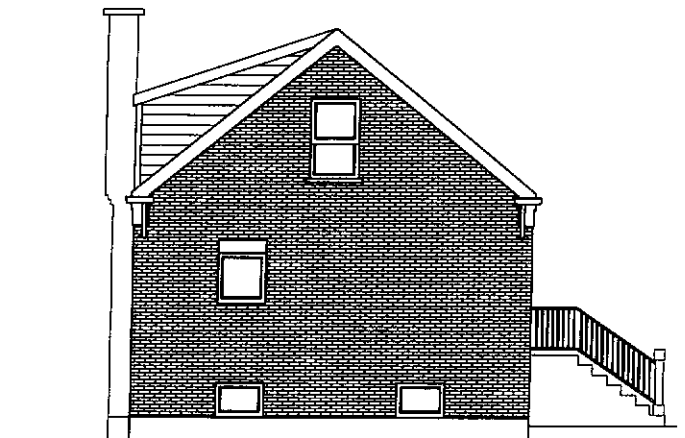
EXISTING EAST ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION

SCALE: 1/4" = 1'-0"



EXISTING SOUTH ELEVATION

SCALE: 1/4" = 1'-0"

ARCHITECT
COREY DUNNE, ARCHITECT

729 SUMMIT,
BARRINGTON, IL 60010

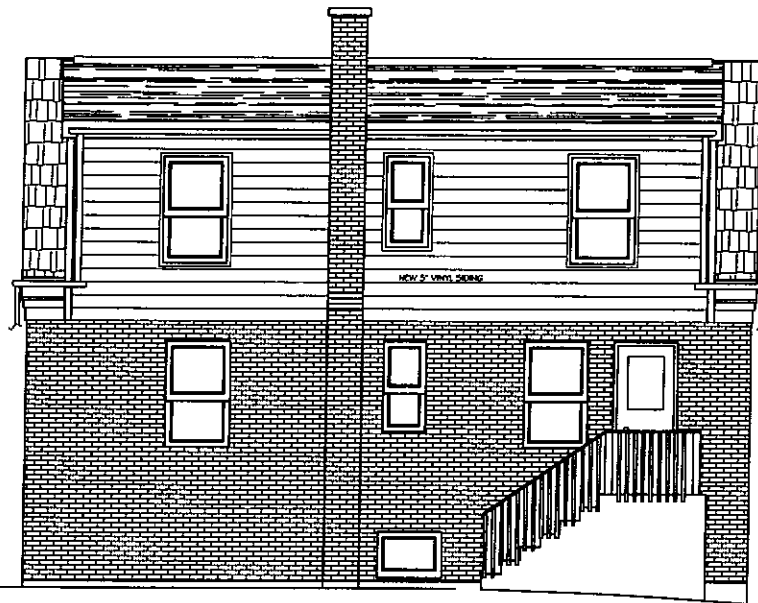
EXISTING PLANS AND ELEVATIONS

ADDITION AND REMODELING
1008 KASPAR, ARLINGTON HEIGHTS ILLINOIS

ISSUE:
ISSUE:
ISSUE:
ISSUE:

SHEET NO:

A1



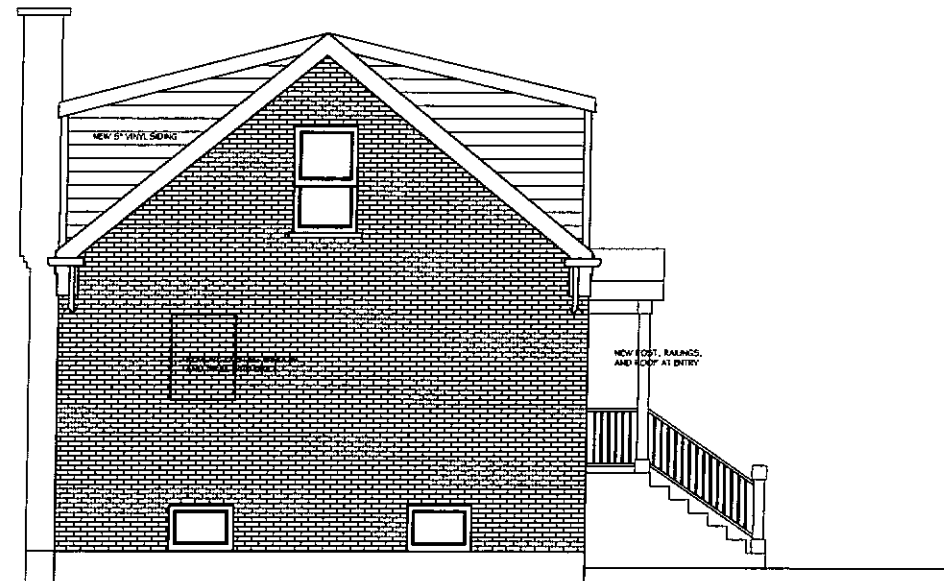
WEST ELEVATION
SCALE: 1/4" = 1'-0"



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



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



SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

SHEET NO:
A4

ROPOSED ELEVATIONS
ADDITION AND REMODELING
1008 KASPAR, ARLINGTON HEIGHTS ILLINOIS

PROJECT
ARCHITECT
COREY DUNNE, ARCHITECT
533 NORTH AVENUE
BARRINGTON, IL 60010