



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
May 9, 2022
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 621 S Bristol Ln - 4/11/22
- B. 2303 N Arlington Heights Rd - 4/11/22
- C. 622 E Mayfair Rd - 4/11/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 2827 N Elm Ln - ZBA#22-007
- B. 319 W Whitehall Dr - ZBA#22-008
- C. 1206 N Harvard Ave - ZBA#22-009
- D. 200 S Evergreen Ave - ZBA#22-010
- E. 1304 N Hickory Ave - ZBA#22-011

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



Zoning Board of Appeals 5/9/2022

Item: 621 S Bristol Ln - 4/11/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
621 S Bristol Ln - 4/11/22 Findings	Minutes
621 S Bristol Ln - 4/11/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 11, 2022

PETITIONER: Conklin Residence

ADDRESS OF PROPERTY 621 S. Bristol Ln.

VARIATION: 5.1-3.3 (Required Minimum Yards)

A 6.7' variation to allow an addition with a side yard setback of 3.3' from the north property line instead of the minimum 10.0' and an additional 1.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the existing footprint of the house is nonconforming. The petitioner testified that a bay window is proposed in order to expand the living space. The petitioner testified that along the north property line, the proposed addition will encroach 6.7 feet into the required side yard setback. The petitioner explained that the lot is 100 feet wide and the existing house is located approximately 2.5 feet along the north (side) property line.

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. Lanaghan and seconded by Mr. Jaffe. Thereafter, the Board voted 6-0 to approve the variance request.

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

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.

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

ZONING BOARD

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

OF APPEALS

RE: 621 SOUTH BRISTOL LANE - ZBA #22-004

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 11th day of April, 2022 at the hour of
7:00 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: All right, everyone, I'll call the meeting to order. Welcome to the Village of Arlington Heights Zoning Board of Appeals meeting for April. Today is April 11th, 2022. My name is Peter Siavelis, I'm the Chairman of the Zoning Board of Appeals.

We're going to go through some housekeeping items before we commence discussion on the new business matters, there are three of them tonight. First of all, let's do our roll call.

Derek?

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

(No response.)

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Here.

CHAIRPERSON SIAVELIS: Thank you, Derek.

Next item is the Pledge of Allegiance. The flag is right there in the corner.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: All right, next item, approval of the minutes from last month's meeting.

Has everybody had a chance, the members had a chance to review the meeting minutes? And are there any edits or revisions to the draft meeting minutes?

(No response.)

CHAIRPERSON SIAVELIS: Hearing and seeing none, do we have a motion to approve the minutes?

COMMISSIONER GEISEL: Motion to approve.

COMMISSIONER LANAGHAN: Second.

CHAIRPERSON SIAVELIS: Derek, do you want a roll call or all?

MR. MACH: All in favor.

CHAIRPERSON SIAVELIS: Okay, all in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, motion carries.

Okay, let's do the next phase, discussion of the hearing procedures for you folks in the audience who are going to be speaking on behalf of a petition as well as the audience members.

So, the first item, if less than six members are present, petitioners

have the option to continue the meeting, okay. It takes four affirmative votes to approve a variance regardless of the number of Board members in attendance, okay. So, there are six of us. You need to go four and two to get your petition and your variance granted. If your petition is denied, so if you have a variance denied, you cannot reapply for an entire year. So, there's a preclusive effect of one year. So, think carefully about that.

We will have a Staff presentation which entails a project overview of the variances sought, that will be given by Derek. Then after Derek provides the Staff presentation, the petitioner will come up to the podium and explain their variance or variances sought. Petitioner needs to make sure that they provide testimony as to each of the four elements. There's four elements that need to be established in order for the Board to be able to grant a variance. These were in the petition materials that you submitted to the Village, so they should come as no surprise but nonetheless I will read them:

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

So, a variation is granted and permitted only if the evidence in the judgment of this Board of Appeals sustains each of the four conditions enumerated.

Now, it's important for you to understand that, as a petitioner if you're going to be getting up here to speak, it's your responsibility to touch on each of the four elements and provide testimony on the four. It is not our responsibility as Board members to pull that information out of you, okay? We'll ask you questions to facilitate discussions, but you need to be prepared to address each of the four elements in order for us to move to vote on your petition and your variances and support your petitions and variances.

So, with that in mind, we can move to the substantive business. I should note that there is, for each petition, so again, there's three items up for tonight, three petitions. There is a slot or a segment for comments from the audience. So, if we have members of the public here who are Village residents who want to speak regardless of a particular petition, you will have that opportunity, okay? So, wait for that opportunity. Don't shout out from the cheap seats there like your Views, we've had people do that before in the past. That can't happen and it confuses the reporter.

So, everything that will be said by the petitioners at the podium and everything that we talk about here, as Board members and as Derek provides the Staff overview, is captured and recorded by the reporter. So, it's also important, by the way, not to talk over each other and interrupt. It invariably happens. Let's just try to minimize it, and to the extent necessary, the reporter will ask for clarification and we'll do such.

Okay, first item of new business is ZBA Petition #22-004, 621 South Bristol Lane.

Derek, can we get the overview presentation?

MR. MACH: Thank you, Chairman.

The Petitioner is proposing a one-story addition in the rear of the

existing two-story residence. Along the north property line, the proposed addition encroaches 6.7 feet into the required side yard setback.

Therefore, they're requesting a 6.7-foot variance from Chapter 28, Section 5.1-3.3 to allow an addition with a side yard setback of 3.3 feet from the north property line instead of the minimum 10 feet and an additional one foot for the eave. Thank you, Chairman.

CHAIRPERSON SIAVELIS: Thank you.

All right, folks who are going to be speaking on behalf of this petition, please approach. Okay, so there's four of you folks who are going to be speaking on the petition?

MR. CONTRERAS: No, just myself and her.

MS. BRUENING: And the homeowner

MR. CONKLIN: We're the owners.

MS. BRUENING: The owners.

MR. CONKLIN: Yes, we'll say a few words.

CHAIRPERSON SIAVELIS: Okay, have you folks signed in, by the way?

MS. BRUENING: Chris has.

MR. CONKLIN: Yes.

CHAIRPERSON SIAVELIS: Each of you has to sign in.

MR. CONTRERAS: Yes.

CHAIRPERSON SIAVELIS: Okay, all right, great. All right, so can you tell me your name, sir?

MR. CONTRERAS: My name is Ramon, I'm the architect.

CHAIRPERSON SIAVELIS: Ramon.

MS. BRUENING: Julie Bruening from Delta Renovations.

CHAIRPERSON SIAVELIS: Okay, can you raise your right hands please?

(Witnesses sworn.)

CHAIRPERSON SIAVELIS: Okay, you have the floor.

MR. CONTRERAS: So, we have an existing non-conforming house which is 2.5 feet away from the property line. It currently has an existing bay in the back area. So, what we're trying to do is we want to increase the bay area but still stay within the existing north wall of the property.

We're pretty much just, right now the bay area is 10 feet away from the property line, and we want to, so the new bay will be to three feet. This will not create any nuisance to the neighbors and, you know, we have a unique circumstance here because it's an existing non-conforming house. This is the minimum that we're requesting, just to increase the bay area in the back.

CHAIRPERSON SIAVELIS: So, when you say the bay area in the back, you're talking about that rectangular area that's showing on the screen right now?

MR. CONTRERAS: That little bump-out, yes, right. The existing bay area, it comes out two feet also, so we're not going back any farther than what it is.

MS. BRUENING: We're staying under the same structure, roof structure. That's not changing at all, it's just widening the bay which is a cantilever as well.

MR. CONTRERAS: Right.

COMMISSIONER LANAGHAN: And by bay, I'm assuming you mean bay window?

MS. BRUENING: A bay window that's currently there, yes. The neighbors to the north are also on, they also have an existing non-conforming condition as well. With the windows that are looking out from their kitchen, right now they can currently look into like the family room area that we're proposing. But when we make the modifications, if the variance goes through, then we're closing up windows on that north side to them, so both parties have a little bit more privacy out their windows.

MR. CONTRERAS: And I believe that most of those houses on that side of the block are non-conforming. They're all pushed to the north.

CHAIRPERSON SIAVELIS: Pushed to the north? I think 619 is pushed to the south.

MS. BRUENING: Yes, they're right there.

CHAIRPERSON SIAVELIS: But this lot, right, this is an oversized lot. You have an extra side yard, right?

MR. CONTRERAS: Yes.

CHAIRPERSON SIAVELIS: So, there's a fair, excuse me, a fair amount of property as well to the south of that house.

MR. CONTRERAS: Right. Right.

MS. BRUENING: Yes.

CHAIRPERSON SIAVELIS: So, there's going to be a bay window for what type of room is going in there?

MS. BRUENING: The family room is going there.

CHAIRPERSON SIAVELIS: How many folks live in the home?

MS. BRUENING: Five.

MR. CONKLIN: Five, two adults and three kids.

CHAIRPERSON SIAVELIS: And has there been any comments from the neighbors, any neighbor, any feedback? If you're going to speak, I'm going to swear you in. Let's just identify yourself on the record.

MR. CONKLIN: Chris Conklin, owner of 621.

CHAIRPERSON SIAVELIS: Let me swear you in.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, let me ask the question again and you can go from there. So, have you received any feedback from your neighbors?

MR. CONKLIN: Yes, they acknowledged, you know, receiving the letter that Julie sent out on our behalf and I spoke to them directly. They raised no objections. They acknowledged that their kitchen already looks into our deck and that this will create a little bit more privacy and did not raise any objections.

CHAIRPERSON SIAVELIS: And that neighbor you're referring to is your neighbor to the north?

MR. CONKLIN: Correct, the Davidson family.

CHAIRPERSON SIAVELIS: Any other questions from Board members? Comments from Board members?

(No response.)

CHAIRPERSON SIAVELIS: Anything else you want to say?

MR. CONKLIN: No, just I wanted to make the point that I spoke to them directly more than once and they know what we're doing.

CHAIRPERSON SIAVELIS: What's the current shape of the bay window?

Because you can't see that from the street. We weren't going to like walk up to see the window.

MR. CONKLIN: Yes, it's like a traditional bay window, it's sort of angled.

CHAIRPERSON SIAVELIS: No, no, I mean, how is its shape? Is it in disrepair?

MR. CONKLIN: Oh, no, it's a perfectly fine bay window, yes, yes.

MR. CONTRERAS: Yes, so that's the existing roof that you see there and we're just pretty much going to the edge of the roof. We're not, we don't even have to extend the roof from it.

MR. CONKLIN: We have some photos if you want to see the bay window.

CHAIRPERSON SIAVELIS: If you show them, then they've got to get into evidence. It's procedurally difficult.

MR. CONKLIN: It's fine, yes.

CHAIRPERSON SIAVELIS: Okay, if you folks don't have any other comments in regards to your petition, we'll move to the phase where we'll get any comments from the audience, okay?

MR. CONKLIN: Sure.

CHAIRPERSON SIAVELIS: So, is there anybody here wishing to speak on this petition or in regards to this petition?

(No response.)

CHAIRPERSON SIAVELIS: Okay, the next phase, typically if there's comments from the audience we give you a chance to respond. But seeing as there's no comments from the audience, you don't have anything to respond to. So, the phase after that is deliberation among the Board members, so you folks can sit down and we'll proceed from there.

MR. CONTRERAS: Thank you.

MS. BRUENING: Thanks.

CHAIRPERSON SIAVELIS: I guess I can start since I asked for any more questions. This is really straight-forward, you know, it seems logical. The point of staying under the existing roof line and no changes there I think shows that it's really a de minimis addition here, revision here. It's a minor variance being sought.

Frankly, this is a very large lot, so the neighbors to the south, they're not going to see anything. Then the neighbors to the north, according to the Petitioner's testimony, is that they're in favor of it. So, it seems very straightforward.

COMMISSIONER SELBKA: And it's an existing non-conforming which means they would have to get some kind of variance to do any kind of addition anyways.

CHAIRPERSON SIAVELIS: And there's a fair amount of foliage in the back, too. So, if you're looking at the eastbound house, you know, that's offset and there's a lot of trees and bushes and other structures back there. So, this is straight-forward.

Any further comments from anybody? Do we have a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER GEISEL: Second.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, your petition is granted.

MS. BRUENING: Thank you.

CHAIRPERSON SIAVELIS: Sure. You don't have to stick around, you won't hurt our feelings if you leave. Happens to us often, you can walk out on us. So, we'll deal with it. All right, actually if you're going to talk, please just move down the hallway a little bit.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:14 p.m.)



Zoning Board of Appeals 5/9/2022

Item: 2303 N Arlington Heights Rd - 4/11/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2303 N Arlington Heights Rd - 4/11/22 Findings	Minutes
2303 N Arlington Heights Rd - 4/11/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 11, 2022

PETITIONER: Linu Residence

ADDRESS OF PROPERTY 2303 N Arlington Heights Rd.

VARIATION: 10.2-11.1b (Parking in Yards – Driveway Width)

A 15-foot variation to allow a driveway with a maximum width of 37-feet where a maximum width of 22-feet is permitted.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they recently purchased the home and that there was a second detached garage without driveway access. In order to access both the attached and detached garage, a driveway with a width of 37 feet at the widest point is necessary.

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. Geisel and seconded by Mr. Lanaghan. Thereafter, the Board voted 6-0 to approve the variance request.

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

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.

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

ZONING BOARD

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

OF APPEALS

RE: 2303 NORTH ARLINGTON HEIGHTS ROAD - ZBA #22-005

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 11th day of April, 2022 at the hour of
7:14 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson

FRANK PORTERA
BENJAMIN JAFFE
JOSEPH GEISEL
JEFFREY LANAGHAN
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Next item of business, ZBA Petition #22-005, 2303 North Arlington Heights Road.

So, Derek, Staff review, please?

MR. MACH: Thank you, Chairman.

The Petitioner is seeking a variance for the width of the driveway.

The driveway connects to a detached garage located in the rear of the property. However, this results in a driveway with a width of 37 feet where the maximum width permitted is 22 feet.

The driveway was installed along the side property line within the required setback. Pursuant to Chapter 28, the driveway must be set back three feet from the side property line since the lot has a width that is greater than 70 feet. The Petitioner has indicated that they will remove the portion of the driveway along the side property line in order to comply with the setback requirement.

The Petitioner has requested a 15-foot variation from Chapter 28, Section 10.2-11.1b to allow a driveway with a maximum width of 37 feet where a maximum width of 22 feet is permitted. Thank you.

CHAIRPERSON SIAVELIS: Thank you, Derek, appreciate it.

Okay, folks, who's going to speak on behalf of --

MR. LINU: Me.

CHAIRPERSON SIAVELIS: Okay, what's your name, sir?

MR. LINU: Marius.

CHAIRPERSON SIAVELIS: Marius?

MR. LINU: Marius, yes, M-a-r-i-u-s.

CHAIRPERSON SIAVELIS: All right, Marius, please raise your right hand.
(Witness sworn.)

CHAIRPERSON SIAVELIS: All right, you have the floor.

MR. LINU: So, we purchased the house last year, our first house. The reason that we bought the house was for the garage, because there was a second garage in the back. We didn't know that we can't put a new driveway since the driveway is going to be wider than, you can see in the picture, that's the garage in the back. So, what we want to do is have the driveway connect from the front, so we'll be able to park, you know, a boat and stuff in the back of the garage.

Right now, if we put the driveway to the garage in the back, it's going to be over, it's going to be 37 feet wide. Like where even what's right in the front, it's like 39 feet wide, but they say it can't be more than 22 feet. The existing one right in front of the first garage attached to the house, it's like, I think it's 22 feet. Yes, 22 feet wide. Then we just have to add another 15 feet to connect to the one in the back for the second garage.

CHAIRPERSON SIAVELIS: So, you need to provide some additional information here, right. That's shown on the drawings as a shed, right, so is that a garage?

MR. LINU: It's a garage, yes. That's a, yes, it's like a three-car garage. When we purchased the house, there was a three-car garage and it's a legit garage. It's a regular garage, detached garage. Yes, I don't know why they put it as a shed but, so it's just a normal garage, but it doesn't have the driveway so there was no access. Whoever built it before, I think they used it as a workshop or something but it's a garage with a big

door in the front.

CHAIRPERSON SIAVELIS: So, that structure would allow, there it is on the screen, right?

MR. LINU: Yes, that's the first garage.

COMMISSIONER LANAGHAN: That's the garage that's on the corner.

MR. LINU: Yes, that's the garage. It's just a regular garage, but they even poured the concrete in front of the garage like three feet, poured concrete outside, but there's no driveway again, yes.

CHAIRPERSON SIAVELIS: How many folks live in the house?

MR. LINU: Just me and my wife.

CHAIRPERSON SIAVELIS: Just you and your wife for now.

MR. LINU: Yes. Yes, the lot is like a little over a half acre, and the size of the driveway is going to be like probably 15 percent from the entire like surface of the lot.

CHAIRPERSON SIAVELIS: Any other questions?

COMMISSIONER LANAGHAN: No. Well, Derek, we don't have any issues with impervious surface on this, do we, Derek?

MR. MACH: No, it does --

COMMISSIONER LANAGHAN: I didn't see any comments; I just want to verify that.

MR. MACH: It does comply with impervious surface coverage.

CHAIRPERSON SIAVELIS: Did you speak with your neighbors?

MR. LINU: Yes.

CHAIRPERSON SIAVELIS: And what was the feedback from them?

MR. LINU: They're okay. They said they were surprised I didn't want to put a driveway before, but they said, they were very nice, they said there's not, they're not affected, it's going to look, it's not going affect the view of the property.

CHAIRPERSON SIAVELIS: So, that was the neighbors who are directly to the north of you?

MR. LINU: Yes, because I have only one neighbor to the north and one in the back. So, I talked to the one on the north side, yes.

CHAIRPERSON SIAVELIS: And how wide is your lot?

MR. LINU: 129 I think. Is it 129, the whole lot? 121.

CHAIRPERSON SIAVELIS: I apologize, I got kicked out of the network so I'm looking over --

MR. LINU: No, it's fine. So, it's 121, yes, by 180.

CHAIRPERSON SIAVELIS: Yes, a bit large.

COMMISSIONER LANAGHAN: There's electric power over there.

MR. LINU: Yes, it's a corner lot.

COMMISSIONER LANAGHAN: It's a big lot.

CHAIRPERSON SIAVELIS: And you have no neighbor to the south, right?

MR. LINU: It's a corner lot, so it's just the --

COMMISSIONER LANAGHAN: You do, but it's a long way away, yes.

CHAIRPERSON SIAVELIS: Oh, yes. Okay, that road is Techny Road right there, right?

MR. LINU: Yes, Techny Road, yes.

CHAIRPERSON SIAVELIS: Yes, and then you have, that's an electrical

easement?

MR. LINU: Yes.

CHAIRPERSON SIAVELIS: Right over the power lines.

MR. LINU: Yes. So, we have one neighbor in the back, the 2302 and the 2307, two neighbors.

CHAIRPERSON SIAVELIS: And to the west of you is?

COMMISSIONER LANAGHAN: Across the street that is.

MR. LINU: Yes, across the street.

CHAIRPERSON SIAVELIS: Yes, it's like a water facility.

MR. LINU: Yes.

CHAIRPERSON SIAVELIS: Okay, is there any other questions, Board members? Any issues?

(No response.)

CHAIRPERSON SIAVELIS: Okay, thank you.

Let's see if there's any comments from the audience. You'll have to --

MR. MCMAHON: I haven't signed in, that's why, and I didn't know if I could still sign in.

CHAIRPERSON SIAVELIS: Please, yes, you may, on the move. Yes, you may on the fly. So, I don't have to swear you in I believe.

MR. MCMAHON: Correct.

CHAIRPERSON SIAVELIS: And if you want to identify yourself?

MR. MCMAHON: Yes, my name is Jim McMahon. I'm a neighbor, I live at Pine Avenue, 2314 which is just out of, 2310 is our next-door neighbor so we're just one more house up from what's shown here.

CHAIRPERSON SIAVELIS: And when you say up you mean north?

MR. MCMAHON: North, sorry, yes. So, I didn't really know the context of this and I was really just here -- do you need to swear me in or anything?

CHAIRPERSON SIAVELIS: No, we don't ask the members of the audience.

MR. MCMAHON: So, I didn't really know what was going on and I'm just, really just trying to understand a little bit more. So, I guess the only question I really have is the use of it. I know there's a lot of, there's, you know, trucks around, it's like, and I don't know if there's anything in the context of this that talks about the use of, you've got now multiple garages. Does that lend itself to, hey, there's going to be industrial truck activity there? You know, so that would be the only really context I have.

I guess I don't fundamentally have any concern or issue with a wider driveway. The concern would be what's out in front? What's the use of that extra garage, et cetera? Does that imply that there might be some business activity that is quite a change for what's really a very, you know, residential-oriented area.

COMMISSIONER GEISEL: That is outside of our purview. Our purview is solely related to the zoning aspect of this.

MR. MCMAHON: Okay.

COMMISSIONER GEISEL: So, that's really not per se a question that's --

MR. MACH: If I may comment? If there was, and I don't know where there's even have any indication, but if there was a workshop, for example, it would have to comply. There are requirements in the zoning code regarding, you know, size and the place.

MR. LINU: I just have my little pickup truck. I just have a little pickup truck, yes, so it's not for --

CHAIRPERSON SIAVELIS: You don't have, you don't intend to operate a business out of that additional space?

MR. LINU: No. I have my boat parked in the garage, my boat and my stuff. Like I have a lot of stuff, that's it.

CHAIRPERSON SIAVELIS: Derek, was there anything else you wanted to add?

MR. MACH: No, thank you.

MR. MCMAHON: So, I don't have, that was, I was just trying to get some context around that. Fundamentally from the size of the driveway, I don't have any specific concern or issue relative to that.

CHAIRPERSON SIAVELIS: So, you don't have a position as opposing or supporting, correct?

MR. MCMAHON: I don't. It was really more, if it was, oh, you know, and again you said it was out of the purview, but if it was to, you know, I've got a couple of business trucks and all of a sudden, you know, that might change the context of it.

MR. LINU: It's not.

MR. MCMAHON: That's all. So, that's it, that's all I have. Thank you.

CHAIRPERSON SIAVELIS: Okay, thank you, appreciate it. Okay, as the Petitioner, we give you a chance to answer fully. You did kind of answer on the fly, so we'll give you a chance to get in if there's anything else you want to say in regards to Mr. McMahon's comments.

MR. LINU: So, no, the garage, I'm going to use it for my personal items that we have like boat and bicycles. It's not going to be, you know, it's not going to be used for trucks or for the company. Just our personal belongings.

COMMISSIONER LANAGHAN: So, the garage in front is for your vehicles and the garage in the back is for your --

CHAIRPERSON SIAVELIS: Toys to --

COMMISSIONER LANAGHAN: Toys for lack of a better word, I guess.

MR. LINU: -- park in the garage, keep it there. That's the dream. So, yes.

COMMISSIONER LANAGHAN: Okay.

CHAIRPERSON SIAVELIS: Okay, any other further questions of the Petitioner?

(No response.)

CHAIRPERSON SIAVELIS: All right, let's move to deliberations.

Jeff, do you want to start? Or Joe?

COMMISSIONER GEISEL: Happy to go with it. Given the fact that the Petitioner has testified there's actually a garage back there as opposed to a shed as labeled, I can understand their desire to access it. Moreover, they're removing the existing three feet that would be to the north there that would not conform, so I think they're complying as best they can. I would support their request.

CHAIRPERSON SIAVELIS: Thank you.

COMMISSIONER LANAGHAN: I agree.

CHAIRPERSON SIAVELIS: On all counts?

COMMISSIONER LANAGHAN: Well said, yes, well said. I mean, they're

going to be taking apart what was non-complying and bringing it into compliance. They're here in front of us to ask for the variance for the 37-foot wide which again as it lays out makes sense to me.

CHAIRPERSON SIAVELIS: And they didn't put it there.

COMMISSIONER JAFFE: Another thing I'd like to, you know, I'd like to add for the record is as far as the uniqueness when I reviewed the documents, the fact that this property is on Arlington Heights Road, you know, selfishly I want to make sure that those properties have ample room to have their vehicles, have delivery vehicles, have anything pull in and not block traffic on Arlington Heights Road.

MR. LINU: Actually, that's fair, I always take like five times to get out. Sorry.

CHAIRPERSON SIAVELIS: Well, to that point, you are correct. There's a lot of room for turnaround now. There's a lot of room for turnaround and a pretty good hoops court out there, too. I mean, that's going to be really nice, but yes, you're exactly right because when delivery vehicles stop on Arlington Heights Road, northbound or southbound, that's a real problem. So, you know, that's a good point. It probably makes it easier for the Petitioners to get in and out, and egress and ingress on Arlington Heights Road.

COMMISSIONER JAFFE: Yes.

CHAIRPERSON SIAVELIS: So, Ben, you're in favor?

COMMISSIONER JAFFE: I am.

CHAIRPERSON SIAVELIS: Okay, any other comments?

(No response.)

CHAIRPERSON SIAVELIS: Do we have a motion?

COMMISSIONER GEISEL: I move approval of the petition.

COMMISSIONER SELBKA: Second.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations.

MR. LINU: Thank you so much.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:26 p.m.)



Zoning Board of Appeals 5/9/2022

Item: 622 E Mayfair Rd - 4/11/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
622 E Mayfair Rd - 4/11/22 Findings	Minutes
622 E Mayfair Rd - 4/11/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 11, 2022

PETITIONER: Carlson Residence

ADDRESS OF PROPERTY 622 E. Mayfair Rd.

VARIATION: 5.1-3.3 (Required Minimum Yards)

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

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are constructing a second story addition and the footprint of the home is nonconforming. The petitioner further testified that they are not expanding the footprint of the home. The petitioner explained that they are proposing an addition that is encroaching into the side yard approximately eight inches. The petitioner testified that the addition is stepped back 2.8 inches from the side property line. The petitioner also testified that on March 9, 2020, the project received approval from the Zoning Board and that the approval expired since construction did not commence.

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

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

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

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.

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

ZONING BOARD

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

OF APPEALS

RE: 622 E. MAYFAIR ROAD - ZBA #22-006

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 11th day of April, 2022 at the hour of
7:26 p.m.

MEMBERS PRESENT:

PETER SIABELIS, Chairperson
FRANK PORTERA
BENJAMIN JAFFE
JOSEPH GEISEL
JEFFREY LANAGHAN
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIABELIS: Okay, the next item and the final item tonight is

ZBA Petition #22-006, 622 East Mayfair Road. Is it you folks? Come on, come on up. Oh, actually, I'm sorry, I jumped the gun. I apologize, my fault.

Derek?

MR. MACH: Thank you.

On March 9, 2020, the proposed project received approval from the Zoning Board. Pursuant to Chapter 6, no order of the Board permitting the alteration of a building shall be valid for more than one year unless a building permit for the alteration is obtained within that year and the alteration is started and proceeds to completion in accordance with the terms of such permit. Therefore, the Petitioner is returning to the Zoning Board since their approval is no longer valid.

The Petitioner is proposing to add a partial second floor addition to an existing two-story residence. The proposed addition encroaches 0.7 feet into the required side yard setback. Therefore, they're requesting a 0.7-foot variation from Chapter 28, Section 5.1-3.3 to allow a second-story addition with a side yard setback of 4.2 feet instead of the required 4.9 feet. Thank you.

CHAIRPERSON SIAVELIS: Thank you, Derek.

What year was that prior petition granted, the variance granted?

MR. MACH: March 9, 2020.

CHAIRPERSON SIAVELIS: Okay. All right, folks. Can you identify yourself for the record?

MR. CARLSON: Yes, I am Tim Carlson. I'm the homeowner at 622 East Mayfair.

CHAIRPERSON SIAVELIS: All right, Tim, let me swear you in, okay? Raise your right hand, please.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, please proceed.

MR. CARLSON: Okay, so, right, we were here with our architect two years ago, probably the last in-person meeting before COVID shutdown. We decided, we received approval but decided it wasn't really time to start construction. My wife and I were working from home, the kids were schooling from home. So, we decided now that we really do want to move forward with this addition.

So, to the four points for the variation on not altering the essential character of the locality, there's many houses in our neighborhood that have one-car garages, or two-car garages that have built additions above. Most of the houses in the neighborhood were built in the 40's and 50's, and so smaller lots. Also, in terms of the essential character of the locality, I will mention that this project did receive Design approval back in 2009 as well and we have not changed the plans at all since then.

On to unique circumstances, as I mentioned, the house was built in the early 40's in what I assume was before the current zoning regulations were in place. So, it is a non-conforming lot and we intend, would like to build straight above the garage. So, not encroaching any further on to the neighbor to the east.

On to harmony with the spirit and intent of the chapter, it essentially will allow maximum usage of the space, again without further encroaching on our neighbors, on the side yard.

Lastly, in terms of minimum variance required to do this, it's a one-car garage. We're hoping to fit a master bathroom, our closet, and even a small office nook in

that space. So, we've worked really hard with the architect to sort of maximize that space. If we were to have to come in any further, we would then have to build further support walls in the garage which is already barely big enough for one car. So, that's really the minimum variance we need in order to be able to use the garage as we currently do as well as the new space.

CHAIRPERSON SIAVELIS: And your lot is slightly pie-shaped, right?

MR. CARLSON: Correct.

CHAIRPERSON SIAVELIS: It's a bit narrow at the back than it is at the front.

MR. CARLSON: Correct. So, the 0.7 feet is at the back corner. At the front corner, it's more like 0.1 feet. Too close.

CHAIRPERSON SIAVELIS: How many kids live in this house?

MR. CARLSON: So, we have two children.

CHAIRPERSON SIAVELIS: Okay, and I assume you spoke with the neighbors again?

MR. CARLSON: We have spoken with them again. I spoke at length with my neighbor to the east yesterday, and she was very much in favor. She loved the design. She just asked that we make sure we control the water flow so that it's not going towards her house, but that was the only comment she had. She was otherwise in support of it.

CHAIRPERSON SIAVELIS: All right, any other questions from Board members? Very straight-forward.

(No response.)

CHAIRPERSON SIAVELIS: Anybody in the audience who wish to speak?

(No response.)

CHAIRPERSON SIAVELIS: Seeing no one, I take that as a no. So, you don't have to respond to no comments. So, let's move to the next phase, deliberation.

I guess I can start. I probably walk by this house twice a week. I wasn't here for the prior March 2020 meeting when it was voted on, but this makes sense, a lot of sense. 7/10ths of a foot is, in my eyes, nominal. They have an existing non-conforming structure and a pie-shaped lot, so I think they check every box in that zone. So, I'm in support.

COMMISSIONER GEISEL: Agreed.

CHAIRPERSON SIAVELIS: Anyone else?

COMMISSIONER LANAGHAN: No.

CHAIRPERSON SIAVELIS: Okay, do we have a motion?

COMMISSIONER GEISEL: Motion to approve.

COMMISSIONER LANAGHAN: Second.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.
COMMISSIONER PORTERA: Yes.
MR. MACH: Chairman Siavelis.
CHAIRPERSON SIAVELIS: Yes.
 Congratulations.
MR. CARLSON: Thank you.
COMMISSIONER GEISEL: Again.
CHAIRPERSON SIAVELIS: Okay, adjournment. Do we have a motion to
adjourn?
COMMISSIONER PORTERA: So moved.
CHAIRPERSON SIAVELIS: All in favor?
 (Chorus of ayes.)
CHAIRPERSON SIAVELIS: Any opposed?
 (No response.)
CHAIRPERSON SIAVELIS: Hearing none, we are adjourned.
 (Whereupon, the public hearing on the above-mentioned
 petition was adjourned at 7:35 p.m.)



**Zoning Board of Appeals
5/9/2022**

Item: 2827 N Elm Ln - ZBA#22-007

Department: Planning & Community Development

REQUEST

A 900 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 1,200 square feet instead of the maximum of 300 square feet.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 9, 2022
Date Prepared: May 4, 2022
Project Title: Georgakopoulos Residence
Address: 2827 N. Elm Ln.

Background Information

Petition Number: ZBA #22-007
Petitioner: Chris Russo – ALA Architects & Planners
Address: 2600 Behan Rd, Suite C
Crystal Lake IL 60014

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

Requested Action/Background Information

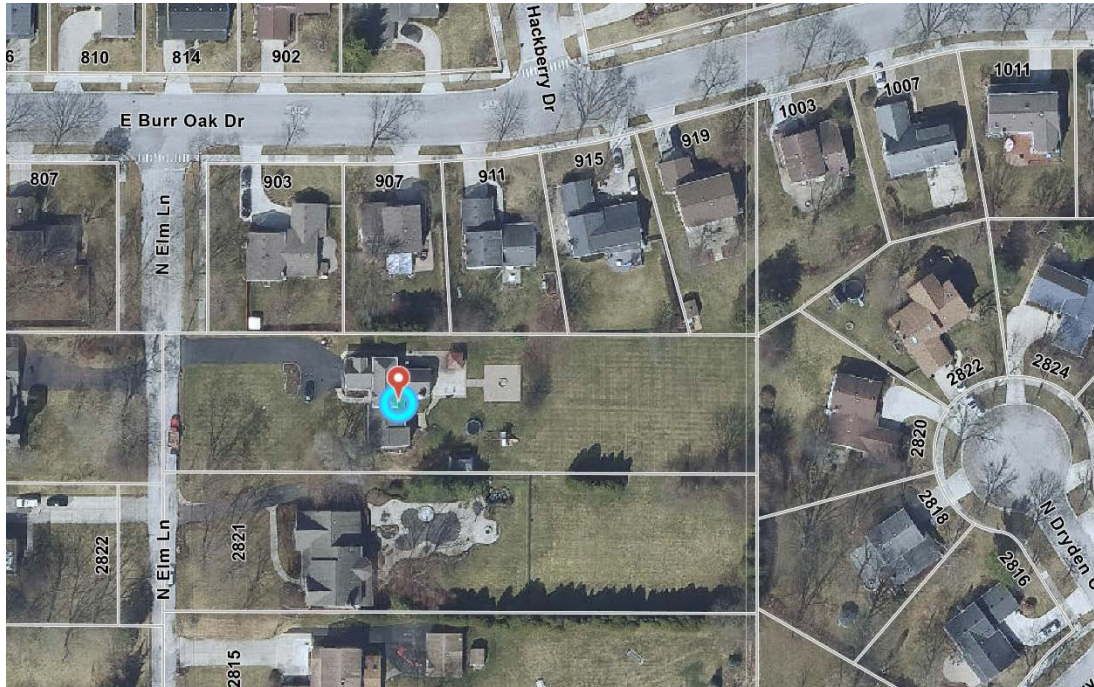
The subject property is zoned R-E, One-Family Dwelling District and the property has a total land area of 41,573 square feet. The petitioner proposes to install a code compliant pool. As part of the project, the petitioner is also proposing to construct a pool house and is requesting a variation for a 1,200 square foot accessory structure where the maximum allowed is 300 square feet. Therefore, petitioner is requesting the following variance:

- **A 900 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 1,200 square feet instead of the maximum of 300 square feet.**

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	4/20/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/20/22	
3. Letter that was Mailed	✓	4/20/22	
4. Photographs of Sign on Property	✓	4/20/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Georgakopoulos Residence

Project Address: 2827 N Elm Lane

ZBA #: 22-007

Date: April 21, 2022

Derek:

I have reviewed the request for the following variance:

- **A 900 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 1,200 square feet instead of the maximum of 300 square feet.**

I do not have any objections to the request.

ZBA# 22-007
2827 N Elm Lane - ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: March 11, 2022
Received by Planning:
Transmitted to Engineering: April 20, 2022
Completed: April 21, 2022
ZBA Meeting Date: May 9, 2022

The proposed ZBA application indicates that the petitioner is seeking:

A 900 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 1,200 square feet instead of the maximum of 300 square feet.

The Engineering Division has NO OBJECTION to the 900 square foot variance for size of Accessory Structures.

NOTES: A full existing and proposed topographical survey will be required at the time of permitting.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Georgakopoulos Residence

Project Address: 2827 N Elm Lane

ZBA #: 22-007

ZBA Hearing Date: May 9, 2022

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: April 20, 2022

- A 900 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 1,200 square feet instead of the maximum of 300 square feet.

Attached are the Petitioner's:

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

Comments: For a cohesive appearance, it is recommended that all of the exterior materials and details for the proposed accessory structure be selected to match the existing house. As submitted, the proposed dark blue stucco and gray roof will be a contrast to the existing house. Also, additional detailing is recommended to break up the blank side walls. A Complete Design Commission application is required to be submitted to the Planning Department to allow a detailed review of the design.

Steve Hautzinger, Design Planner

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 Harry Georgakopoulos

being the owner of the property commonly known as: 2827 N. Elm Lane, Arlington Heights, IL

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: _____

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): _____

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

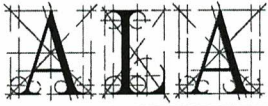
I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): _____

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): _____

Signed: _____
Petitioner

Date: 03.11.2022

SEE ATTACHED



Architects & Planners, Inc.

2600 Behan Road (at Route 176)
Crystal Lake, IL 60014

Phone: 815-788-9200
Fax: 815-788-9201

March 16, 2022

**Village of Arlington Heights
Zoning Board of Appeals
33 S. Arlington Heights Road
Arlington Heights, IL 60005**

**Re: Petition for Variance
Georgakopoulos Residence
2827 North Elm Lane
Arlington Heights, Illinois 60004
ALA Project # 22022**

- 1. I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation is granted.**

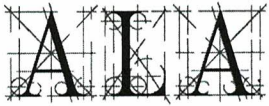
The Petitioner feels that the best way to integrate with & retain the essential character of the locality is to construct a single permanent structure, the location & style of which harmonizes with the style of the existing residence & serves multiple functions to meet the needs of the family, rather than four separate structures interspersed throughout the property. The proposed building is located behind the house, well away from rear and side yard setback boundaries, and will have a minimal impact on the surrounding neighborhood.

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

There are multiple unique circumstances requiring the Petitioner to request this variance. The homeowner is trying to meet the health & recreation, accessibility, utility, & work from home needs of a multi-generational family. They believe the proposed accessory structure is the simplest & most effective way to accommodate these needs. The Petitioner places great value on the availability of natural light; locating the proposed new spaces within the accessory structure maximizes their natural light without reducing natural light to any spaces within the existing home.

- 3. I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter.**

In lieu of four 300 sf accessory structures allowed on the property by the Zoning Ordinance, the Petitioner is requesting to construct a single, more efficient, 1,200 sf accessory structure. This building will serve multiple functions including a fitness/physical therapy area, pool changing room, covered patio, storage room, and a secondary office area allowing multiple family members to work remotely.



Architects & Planners, Inc.

2600 Behan Road (at Route 176)
Crystal Lake, IL 60014

Phone: 815-788-9200
Fax: 815-788-9201

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

The Petitioner is requesting a consolidation of the allowable area available to them under the Zoning Ordinance for accessory structures on their property. They are not asking for additional area to be granted under this petition, nor will they request additional area in the future. Furthermore, any existing accessory structures currently on the property shall be removed so as not to exceed the allowable area. The proposed accessory structure is well within proportion to this very large property

Sincerely,

**Christopher Russo
Project Manager**

5812 W. HIGGINS AVENUE
CHICAGO, ILLINOIS 60630



MM SURVEYING CO., INC.

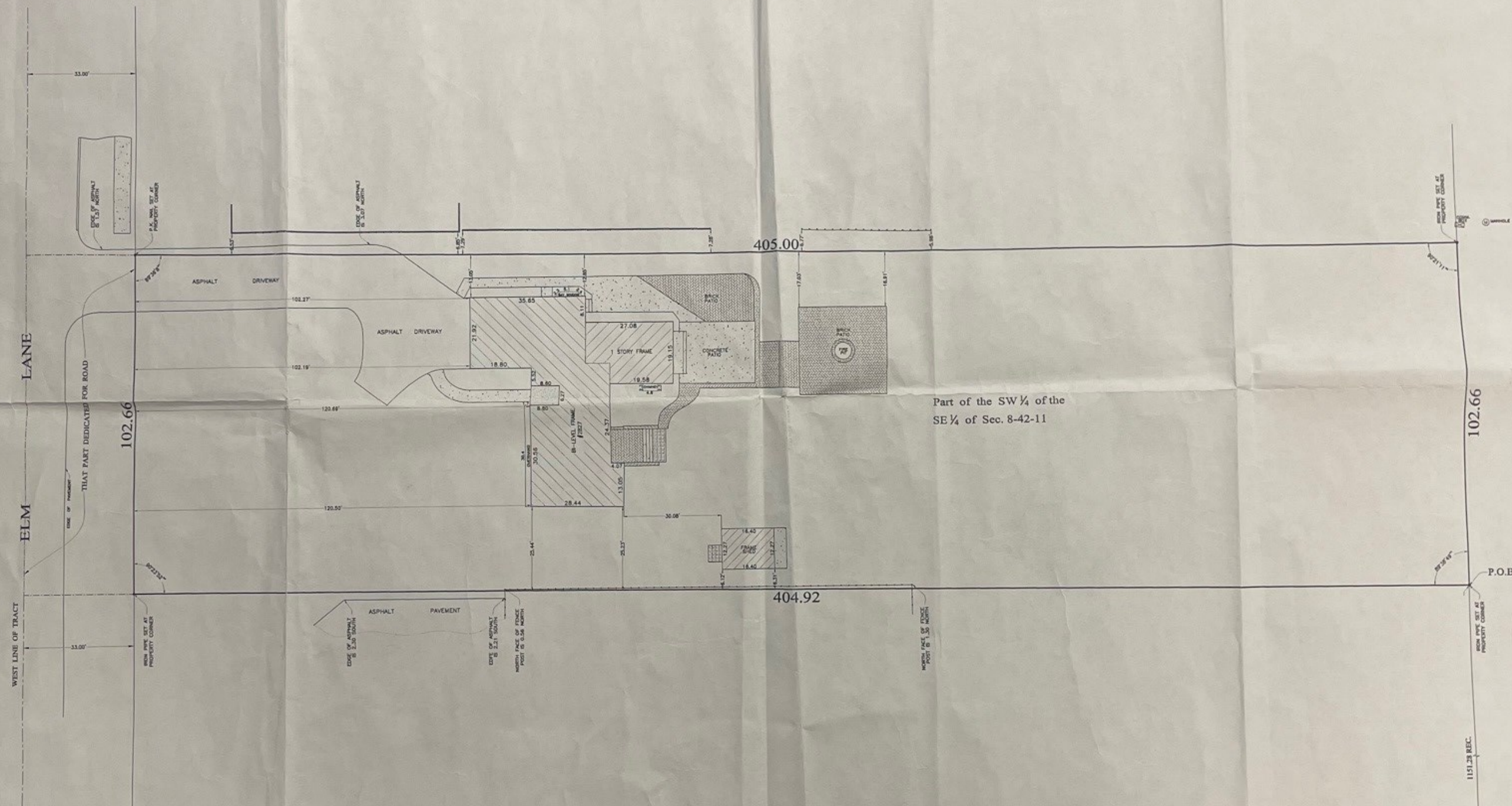
PROFESSIONAL DESIGN FIRM No. 184-003233

PLAT OF SURVEY

OF

COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 8, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, THENCE NORTHERLY ON QUARTER QUARTER SECTION LINE, 1151.28 FEET FOR A POINT OF BEGINNING; THENCE WESTERLY PARALLEL WITH THE SOUTH LINE OF SAID SECTION, 437.92 FEET; THENCE NORTHERLY, 102.66 FEET; THENCE EASTERLY, 404.92 FEET TO THE EAST LINE OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SAID SECTION; THENCE SOUTHERLY ON QUARTER QUARTER SECTION LINE, 102.66 FEET TO THE POINT OF BEGINNING (EXCEPT THE WEST 33 FEET THEREOF DEDICATED FOR ROAD) IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 41,372 sq. ft.



LEGEND:

- CHAIN LINK FENCE
- WOOD FENCE
- IRON FENCE
- CONCRETE PAVEMENT
- ENCLOSED FRAME PORCH
- OPEN FRAME PORCH
- OPEN BRICK PORCH
- OPEN CONC. PORCH
- EDGE OF CONCRETE

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE, ETC.

LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND MUST BE COMPARED WITH DEED AND/OR TITLE POLICY.

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

P.O.C.
S.E. CORNER OF THE S.W. 1/4
OF THE S.E. 1/4 OF SEC. 8-42-11

SOUTH LINE OF SEC. 8-42-11

State of Illinois
County of Cook

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

Signature: *M. Mihajlovic*

Date: 06-05-2012

REG. ILL. Land Surveyor No. 35-2522
LIC. EXP. NOVEMBER 30, 2012

Order No. 79234
Scale: 1 inch = 16 FEET
Field Completion Date: 31 MAY 2012
Ordered by: COHEN & GRIC LLC



GEORGAKOPOULOS RESIDENCE

2827 N. ELM LANE
ARLINGTON HEIGHTS, IL 60004

A

B

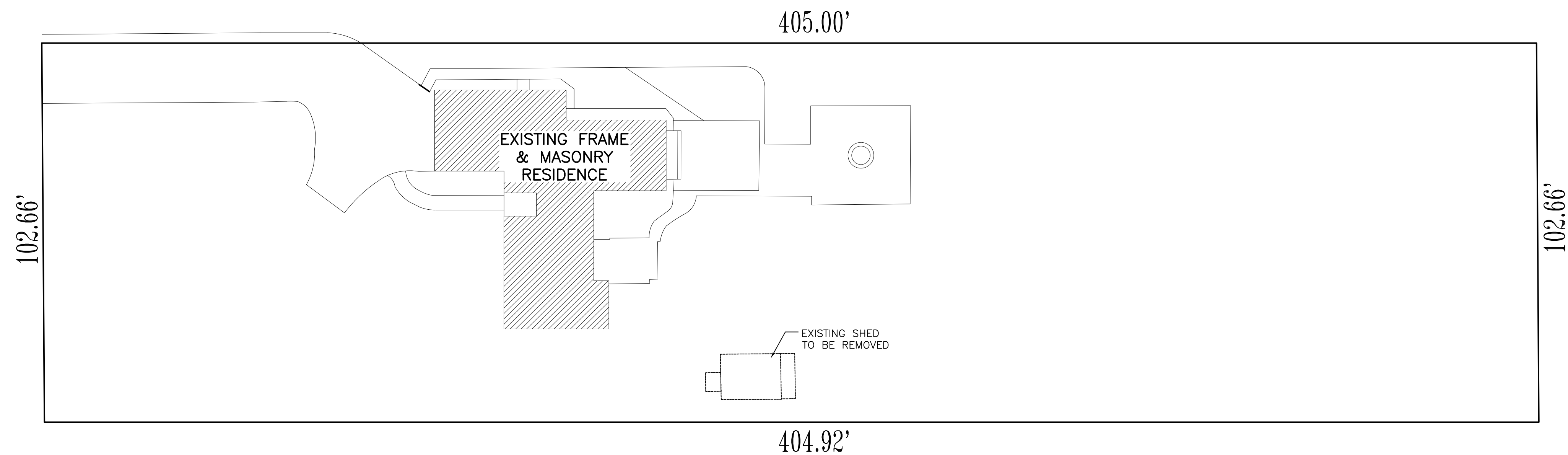
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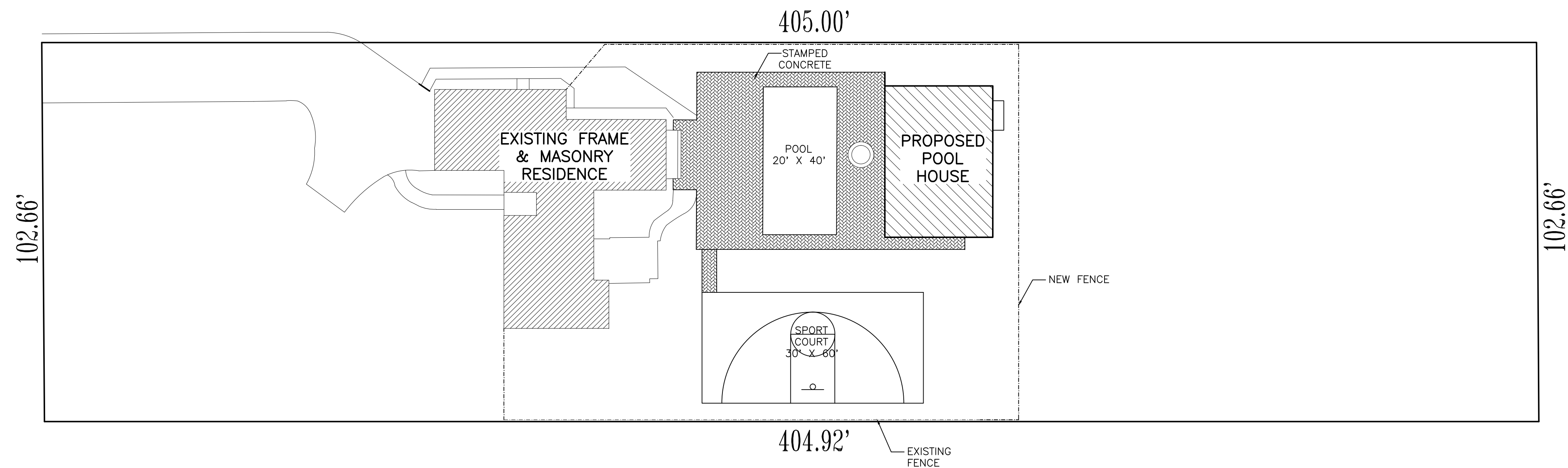
E

ELM LANE

ELM LANE



1C
A000
EXISTING SITE PLAN
1"=20'-0"



1E
A000
SITE PLAN
1"=20'-0"

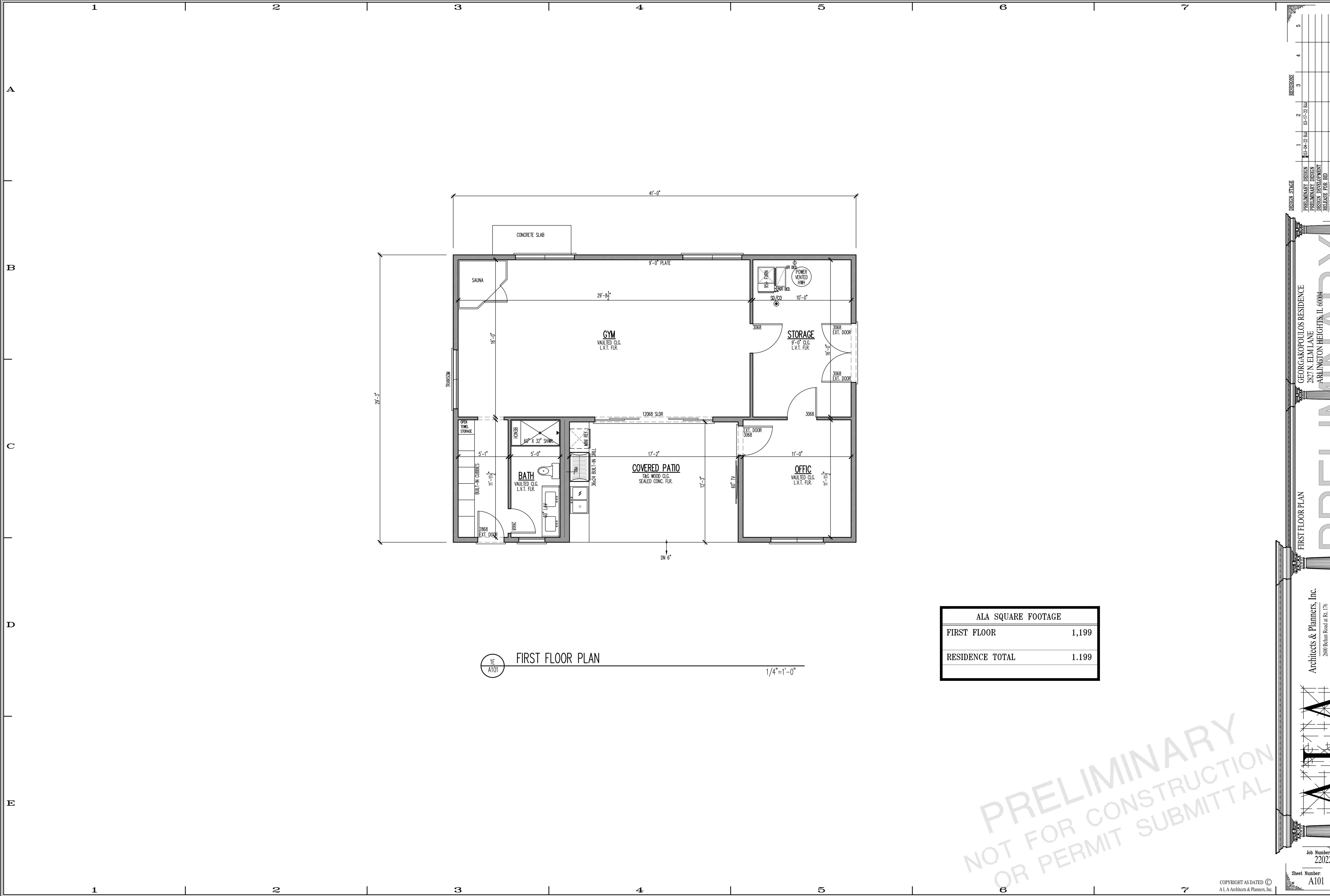
DESIGN STAGE	1	2	3	4	5
PRELIMINARY DESIGN	03-04-22 BA	03-17-22 BA			
DESIGN DEVELOPMENT					
PERMITTING					
RELEASE FOR PERMIT					
REVISION					

GEORGAKOPOULOS RESIDENCE
2827 N. ELM LANE
ARLINGTON HEIGHTS, IL 60004

PRELIMINARY

Architects & Planners, Inc.
2800 Belton Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-785-9200 Fax: 815-785-9201

Job Number:
22022
Sheet Number:
A101
File Name:
22022101



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A101

FIRST FLOOR PLAN

1/4"=1'-0"

ALA SQUARE FOOTAGE	
FIRST FLOOR	1,199
RESIDENCE TOTAL	1,199

PRELIMINARY
NOT FOR CONSTRUCTION
OR PERMIT SUBMITTAL

ALA

Architects & Planners, Inc.
2000 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0200 Fax: 815-788-0201

Job Number
22022

Sheet Number
A101

File Name
22022101

FIRST FLOOR PLAN

GEORGAKOPOULOS RESIDENCE
2027 N. ELM LANE
ARLINGTON HEIGHTS, IL 60004

PRELIMINARY

DESIGN STAGE	REVISIONS
PRELIMINARY DESIGN	1
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Zoning Board of Appeals 5/9/2022

Item: 319 W Whitehall Dr - ZBA# 22-008

Department: Planning & Community Development

REQUEST

A 4.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 26.0 feet where a maximum width of 22 feet is permitted.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 9, 2022
Date Prepared: May 4, 2022
Project Title: Stoller Residence
Address: 319 W. Whitehall Dr.

Background Information

Petition Number: ZBA #22-008
Petitioner: Daniel & Jane Stoller
Address: 319 W. Whitehall Dr.
Arlington Heights IL 60004

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

Requested Action/Background Information

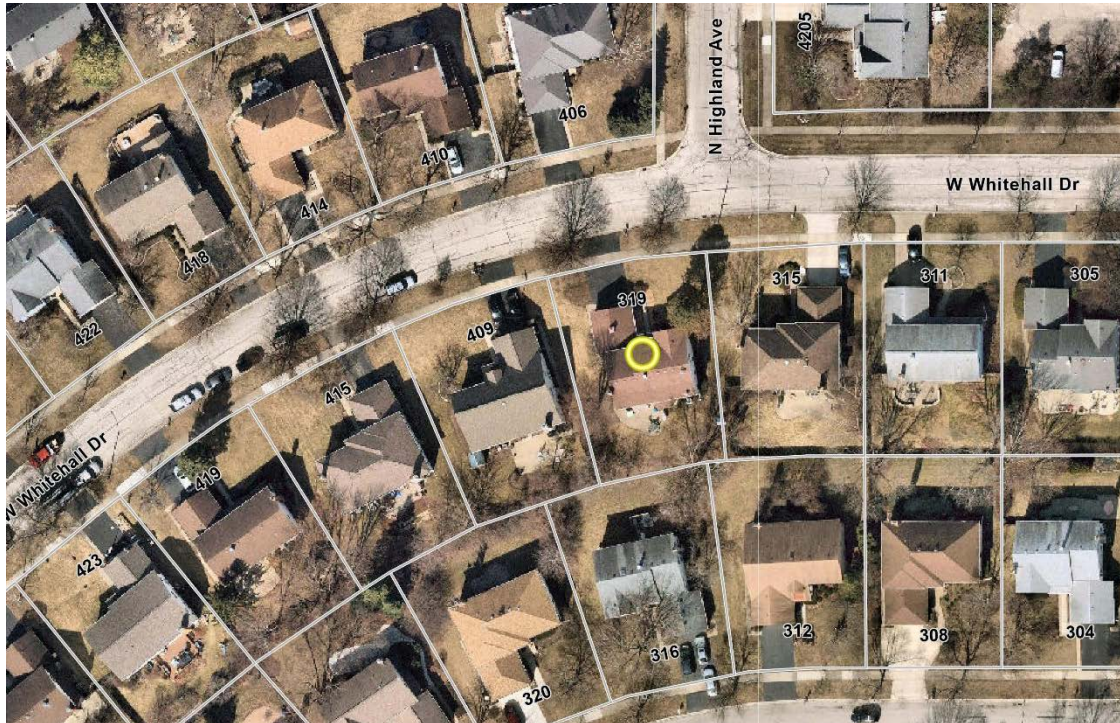
The subject property is zoned R-3, One Family District. The petitioner is proposing to increase the width of the driveway. The proposed expansion results in a driveway with a width of 26 feet where a maximum width of 22 feet is permitted. Therefore, the petitioner requests the following variation:

- **A 4.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 26.0 feet where a maximum width of 22 feet is permitted.**

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	4/21/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/21/22	
3. Letter that was Mailed	✓	4/21/22	
4. Photographs of Sign on Property	✓	4/21/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Stoller Residence

Project Address: 319 W. Whitehall Drive

ZBA #: 22-008

Date: April 21, 2022

Derek:

I have reviewed the request for the following variance:

- **A 4.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 26.0 feet where a maximum width of 22 feet is permitted.**
-

I do not have any objections to the request.

ZBA# 22-008
319 W Whitehall Drive - ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: April 5, 2022
Received by Planning:
Transmitted to Engineering: April 20, 2022
Completed: April 21, 2022
ZBA Meeting Date: May 9, 2022

The proposed ZBA application indicates that the petitioner is seeking:

A 4.0-foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 26.0 feet where a maximum width of 22 feet is permitted.

The Engineering Division has NO OBJECTION to the 4-foot variance for Parking in Yards – Driveway Width.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Stoller Residence

Project Address: 319 W. Whitehall Drive

ZBA #: 22-008

ZBA Hearing Date: May 9, 2022

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: April 20, 2022

- A 4.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 26.0 feet where a maximum width of 22 feet is permitted.

Attached are the Petitioner's:

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

Comments: No Comments

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than April 29, 2022.

PETITION

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

PETITION

NOW COMES the Petitioner _____

being the owner of the property commonly know as: _____

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: _____

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): _____

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

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

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): _____

Signed: Daniel Stoller
Petitioner

Date: _____

Daniel and Jane Stoller
319 W Whitehall Dr
Arlington Heights, IL 60004
April 5, 2022

Zoning Board of Appeals
Village of Arlington Heights

To the members of the Board,

I am writing to you regarding a request for variance in the width of our driveway at 319 W Whitehall Dr.

We have lived at this residence since June 2019. Since that time the state of the asphalt driveway has rapidly declined. Therefore, we have decided to replace the current driveway and existing walkways and stoops with new cement. We feel that the current driveway presents a safety risk since it is unlevel and broken in several areas. Since the driveway needs replacing now we wish to extend the width of our driveway to 26 feet wide in preparation for having several cars and drivers living at our home someday. We currently have three children. Although they are still young and not yet of driving age, within the next 10-12 years we will have a total of 5 drivers and most likely more than 2 cars. In order to avoid parking on the street or shuffling cars around constantly we would like to have a 3rd parking spot in our 2 car garage driveway. Additionally, we would also like to prepare our home in the event that any of our parents need to come live with us when they are no longer able to live on their own.

We would like to add the extra parking spot on the west side of the driveway. When we first moved to this residence there used to be a large tree in that spot that we had removed since it was dead. This created a large area of open grass between our home and our neighbors. We believe using that area once occupied by the tree to extend the driveway would still be in keeping with the character of our home and the homes around it. Additionally, many homes around us have a 3 car driveway with a 2 car garage. This includes our neighbors next to us and the neighbors across the street.

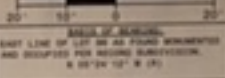
The widening of our driveway will help us prepare for our future needs. Further, the proposed expansion will not be a variance from the appearance of other homes on our block and neighborhood. Therefore, we hope that you will agree to allow us to complete the project as submitted.

Thank you in advance for your consideration.

Sincerely,

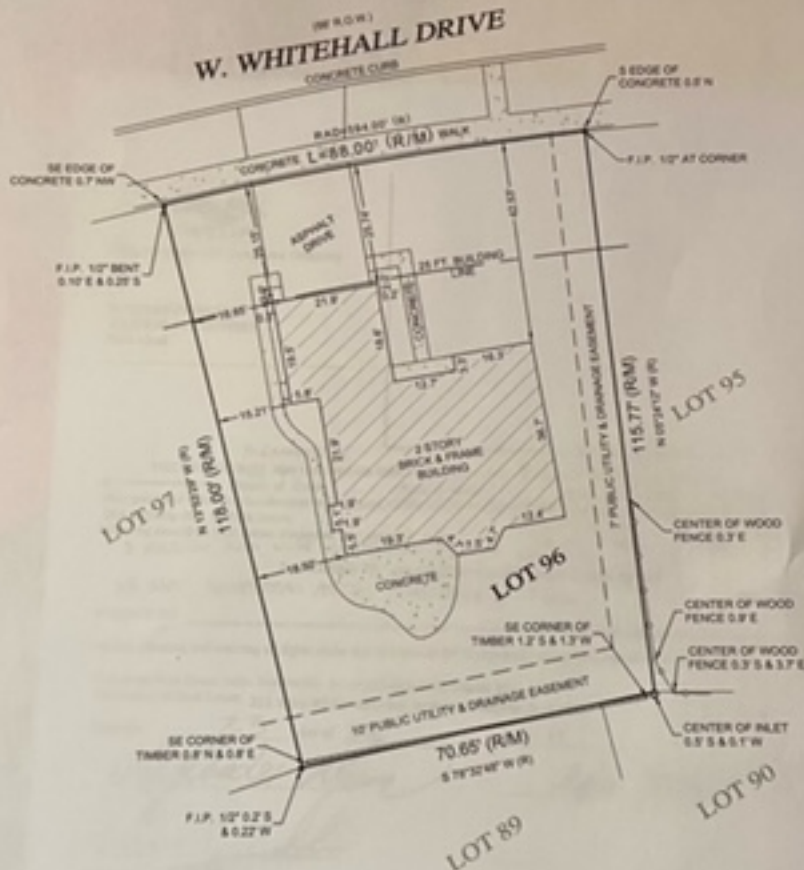
A = ADJACENT
 B = CALCULATED
 C = CHAIN
 D = CORNER
 E = EASEMENT
 F = FENCE
 G = FOUND
 H = HOLE
 I = IRON
 J = JAIL
 K = KICK
 L = LAMP
 M = MARK
 N = NAIL
 O = OIL
 P = POINT
 Q = QUARTER
 R = ROAD
 S = SIGN
 T = TIE
 U = UTILITY
 V = VALVE
 W = WALL
 X = X-MARK
 Y = YARD
 Z = ZONE

PLAT OF SURVEY



LOT 96, IN TENNESSEE SUBDIVISION OF ARLINGTON HEIGHTS UNIT
 3, BEING A SUBDIVISION OF THE NORTH HALF OF SECTION 8,
 TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL
 MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19,
 1983 AS DOCUMENT NO. 26746729, IN COOK COUNTY, ILLINOIS.

"CONTAINING 9333.1 SQ. FT. OR 2.17 ACRES MORE OR LESS"



Morton Engineering, Inc.
 3115 Warrenville Road, Suite 8, 60032
 Phone: (830) 271-0770
 FAX: (830) 271-0774
 WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS
 COUNTY OF DUPAGE
 I, the undersigned, an ILLINOIS PROFESSIONAL LAND
 SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL
 SERVICE CONFORMS TO THE CURRENT ILLINOIS MEASUREMENT
 STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE
 PLAT HEREON DRAWN IS A CORRECT REPRESENTATION
 OF SAID SURVEY.

DATED, THIS 31ST DAY OF MAY, A.D.,
 2019, AT LIBLE, ILLINOIS.

JAMES LEE MORRISON
 ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
 LICENSE EXPIRATION DATE NOVEMBER 30, 2020
 ILLINOIS BUSINESS REGISTRATION NO. 194-001245



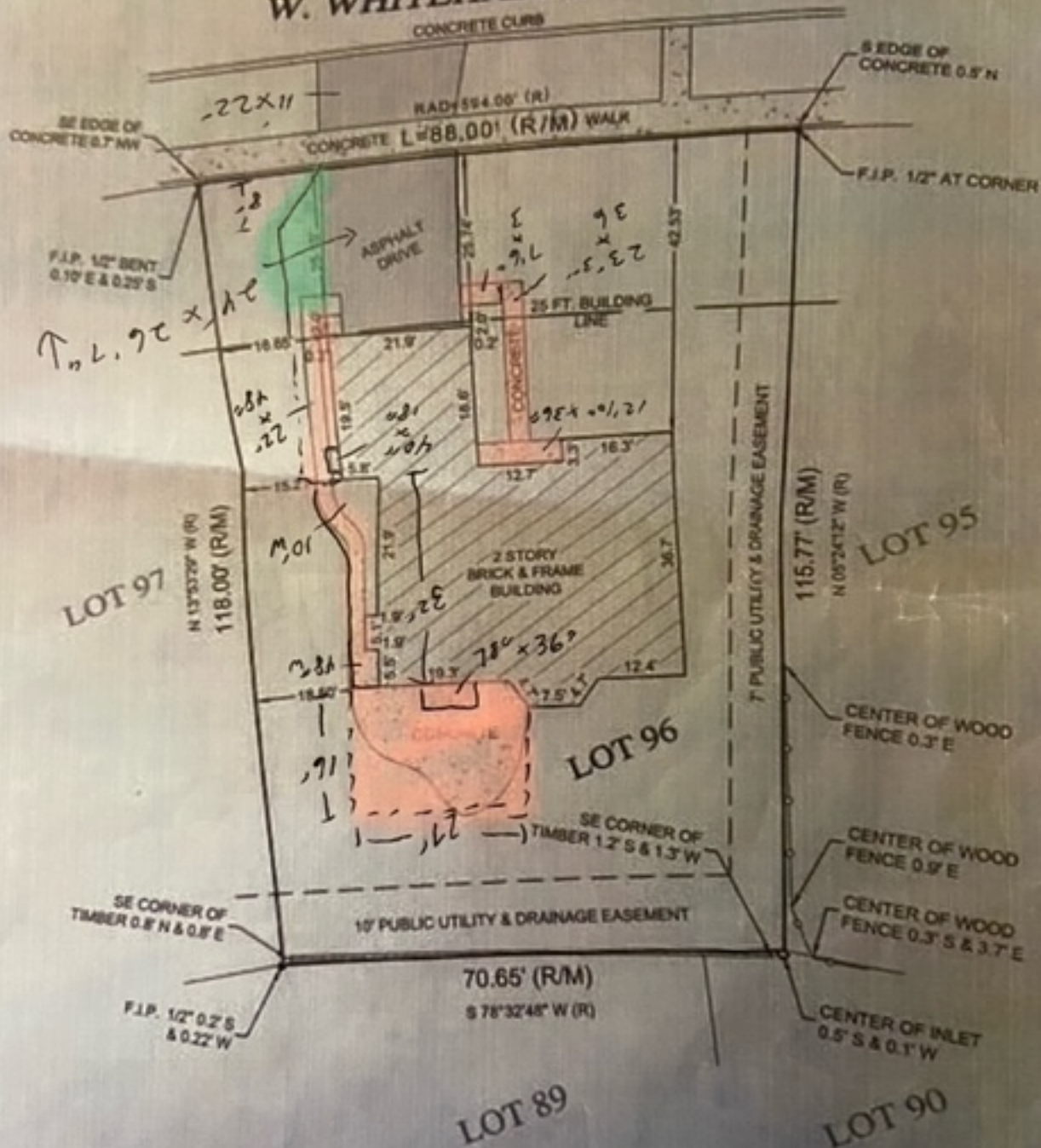
NOTE:

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

ADDRESS COMMONLY KNOWN AS 519 W. WHITEHALL DRIVE
 ARLINGTON HEIGHTS, ILLINOIS
 CLIENT CSTWIDE TITLE CORP.

FIELDWORK DATE (DRAW) 05/29/2019 (RL/MB)
 DRAWN BY: L.V. REVISED: JOB NO. 19-05-0487

W. WHITEHALL DRIVE





**Zoning Board of Appeals
5/9/2022**

Item: 1206 N Harvard Ave - ZBA#22-009

Department: Planning & Community Development

REQUEST

A 10.6 foot variance from Chapter 28, Section 5.1-1.3 (Required Minimum Yards) to allow an addition with a front yard setback of 26.0 feet from the south property line instead of the minimum 36.6 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 9, 2022
Date Prepared: May 4, 2022
Project Title: Scapin Residence
Address: 1206 N. Harvard Ave.

Background Information

Petition Number: ZBA #22-009
Petitioner: Jack Scapin
Address: 1206 N. Harvard Ave.
Arlington Heights IL 60004

Existing Zoning: R-1 – Residential Single-Family District

Requested Action/Background Information

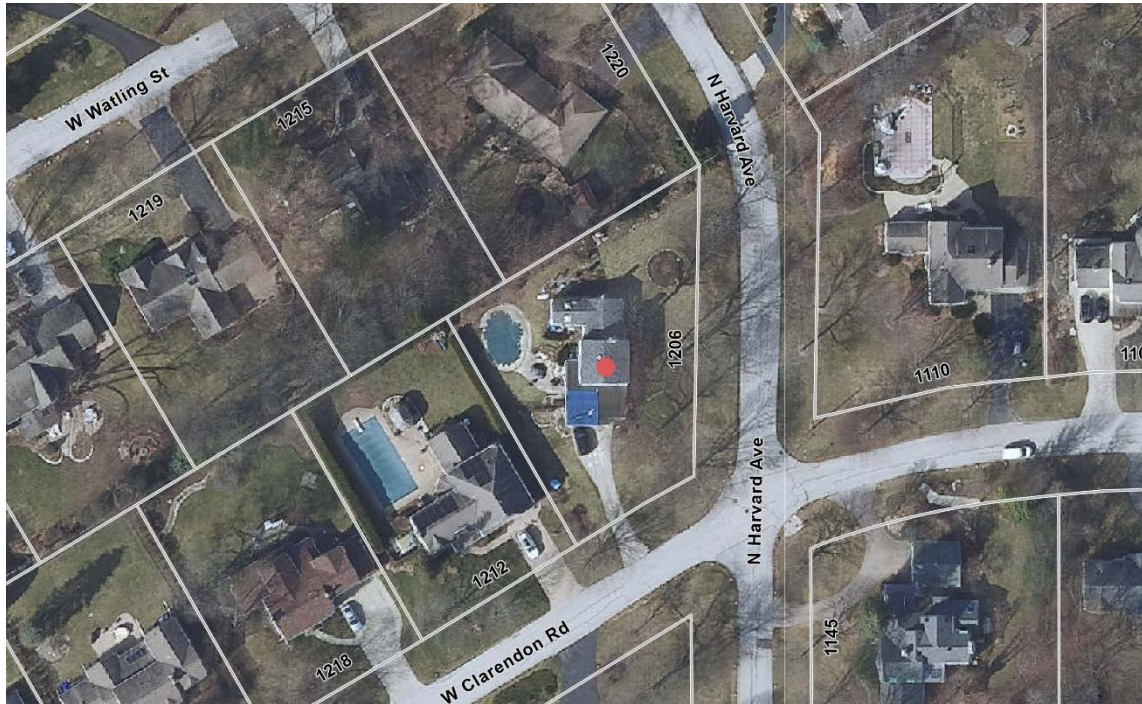
The subject property is zoned R-1, One-Family Dwelling District and the property has a total land area of 17,720 square feet. The petitioner is proposing an addition and with the proposed expansion, the home the will be approximately 5,300 square feet. As part of the project the petitioner is expanding the footprint, adding a second story addition and a three-car attached garage. The proposed garage will front Clarendon Road and is encroaching into the required front yard setback. Therefore, the petitioner requests the following variation:

- A 10.6 foot variance from Chapter 28, Section 5.1-1.3 (Required Minimum Yards) to allow an addition with a front yard setback of 26.0 feet from the south property line instead of the minimum 36.6 feet and an additional 1.0 feet for the eave.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	4/21/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/21/22	
3. Letter that was Mailed	✓	4/21/22	
4. Photographs of Sign on Property	✓	4/21/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Scapin Residence

Project Address: 1206 N. Harvard Avenue

ZBA #: 22-009

Date: April 21, 2022

Derek:

I have reviewed the request for the following variance:

- **A 10.6 foot variance from Chapter 28, Section 5.1-1.3 (Required Minimum Yards) to allow an addition with a front yard setback of 26.0 feet from the south property line instead of the minimum 36.6 feet and an additional 1.0 feet for the eave.**

I do not have any objections to the request.

ZBA# 22-009
1206 N Harvard Ave- ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: April 8, 2022
Received by Planning:
Transmitted to Engineering: April 20, 2022
Completed: April 21, 2022
ZBA Meeting Date: May 9, 2022

The proposed ZBA application indicates that the petitioner is seeking:

A 10.6-foot variance from Chapter 28, Section 5.1-1.3 (Required Minimum Yards) to allow an addition with a front yard setback of 26.0 feet from the south property line instead of the minimum 36.6 feet and an additional 1.0 feet for the eave.

The Engineering Division has NO OBJECTION to the 10.6- foot variance for Required Minimum Yards.

NOTES: A full existing and proposed topographical survey will be required at the time of permitting.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Scapin Residence

Project Address: 1206 N Harvard

ZBA #: 22-009

ZBA Hearing Date: May 9, 2022

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: April 20, 2022

- **A 10.6 foot variance from Chapter 28, Section 5.1-1.3 (Required Minimum Yards) to allow an addition with a front yard setback of 26.0 feet from the south property line instead of the minimum 36.6 feet and an additional 1.0 feet for the eave.**

Attached are the Petitioner's:

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

Comments: For a cohesive appearance along Clarendon Street, it is recommended that the proposed new garage addition be setback 33' minimum, which is the average setback of the four existing homes on the block (excluding the subject property). Overall, the proposed design is nicely done, but this project requires Design Commission approval to evaluate the scale and massing of the proposed design. The Design Commission meeting is tentatively scheduled for May 24, 2022.

Steve Hautzinger, Design Planner.

PETITION

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

PETITION

NOW COMES the Petitioner Jack Scapin

being the owner of the property commonly know as: 1206 N. Harvard

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-1.6

Chapter 28, of the Arlington Heights Municipal Code, in order to: allow for a variation of the required minimum front yard as described for a corner lot.

The avg of existing setbacks causes a hardship because it factors in the subject property to its own detriment on a unique lot in a subdivision that is not the standard for which the ordinance was intended.

Furthermore it would cause the subject property which is on an angle to appear perpendicular to the neighbor and not conform with the rest of the homes.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): All other setbacks are to be maintained as well as the FAR, max lot coverage and max heights

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The zoning ordinance states that the existing avg shall be used to determine the front setback. The current setback at the subject property

when factored in causes the avg to increase. The subject property is an obtuse corner lot that does not meet the standard definition of corner lots.

It is located in a neighborhood with no curbs/sidewalks where the streets are winding and not straight which causes a totally different circumstance than what the ordinance was intending to address.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The variation will allow for the front face of the garage to align parallel to the ROW in harmony with the neighborhood.

The corner of the intersection is a curve and the design intent is to mimic this curve and create a dog leg as the home pivots to the garage and bring it into alignment with the neighboring homes.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): This requested variance is necessary due to the uniqueness of the property in a non-standard subdivision

and to allow the home to align better with the neighborhood and curving streets

Signed: Jack Scapin

Petitioner

Date: 4/8/22





GENERAL NOTES

THE CONTRACTOR SHALL BE RESPONSIBLE FOR ON SITE VERIFICATION OF ALL DIMENSIONS, CONDITIONS, CLEARANCES, EASEMENTS, EASEMENTS, ETC. IN ADDITION TO THE EXACT FIT AND PROPER COMPLETION OF THE WORK, IN ACCORDANCE WITH ALL LOCAL CODES AND ORDINANCES.

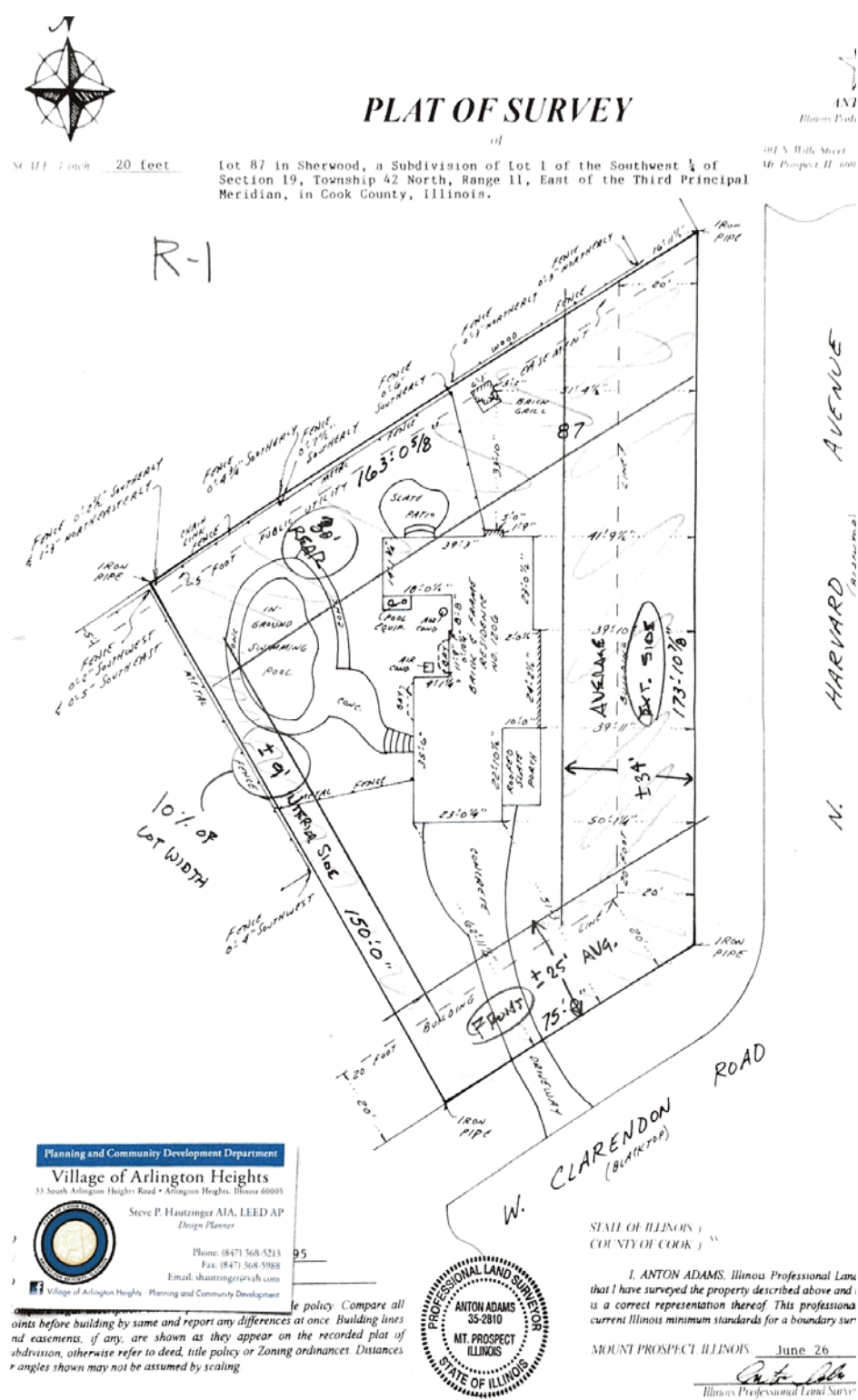
CONTRACTOR SHALL VERIFY ALL PLAN AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCY BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR ALL UNAUTHORIZED DEVIATIONS FROM THE PLANS.

DO NOT SCALE DRAWINGS

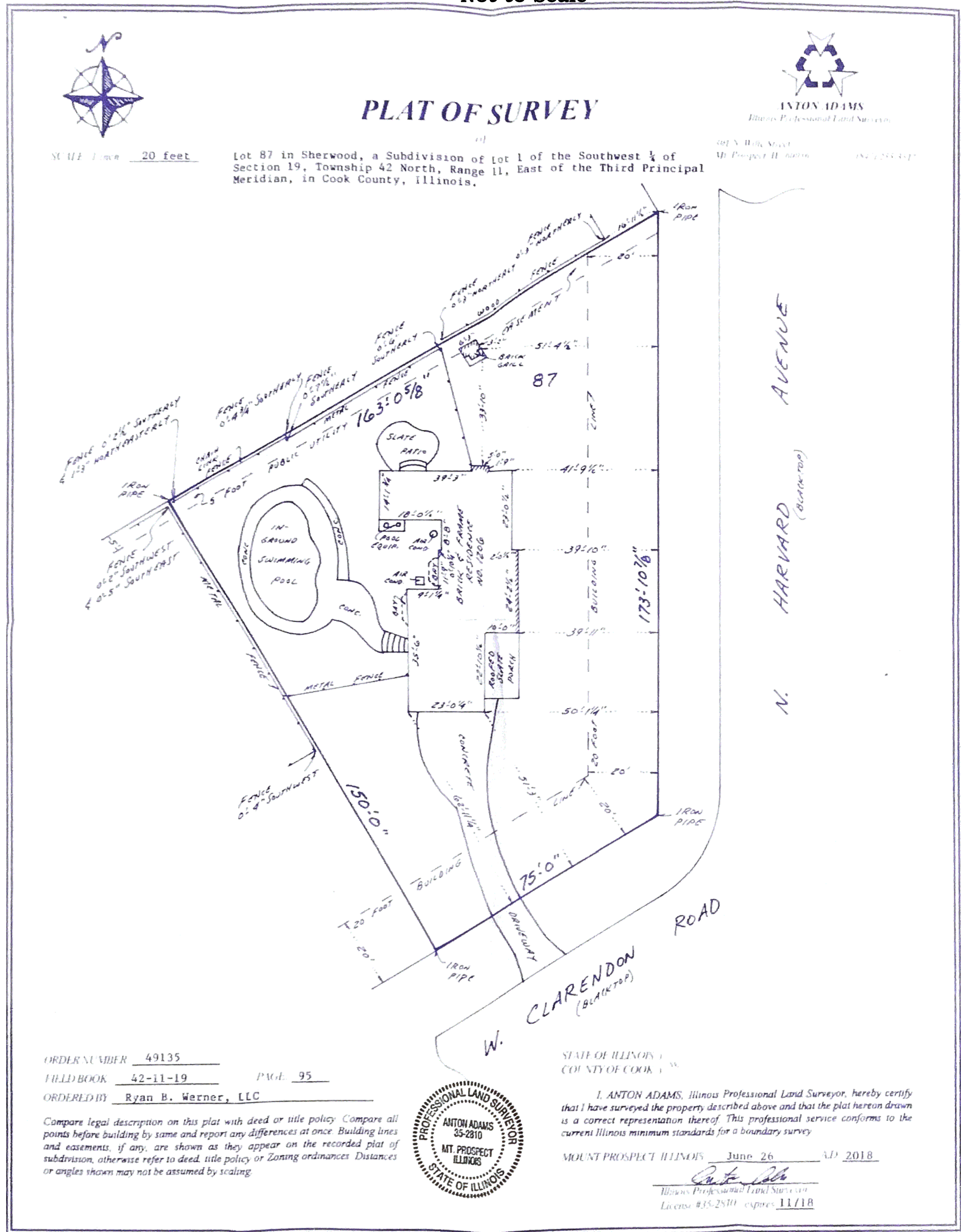
© COPYRIGHT 2021 RAFFERTY ARCHITECTS South Barrington, Illinois

THESE PLANS ARE RESTRICTED TO THE ORIGINAL CLIENT, SITE AND PURPOSE FOR WHICH THEY WERE PREPARED.

ALL RIGHTS RESERVED. AN UNPUBLISHED WORK. TO COPY A PLAN, ELEVATION OR DETAIL, WHETHER IN WHOLE OR IN PART, ACTS AS A WRITTEN AND BINDING CONTRACT TO PAY A \$25,000 FEE TO THE ARCHITECT AS COMPENSATION FOR THEIR DEVELOPMENT COSTS AND LOST PROFITS.



PLAT OF SURVEY (showing Village-prescribed setback dimensions)
Not to Scale



PLAT OF SURVEY (showing existing construction)
Scale: 1" = 20 feet

1. COMPARE ALL SURVEY POINTS WITH ONE ANOTHER BEFORE BUILDING BY SAME, AND IMMEDIATELY REPORT ANY DISCREPANCIES
2. CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCIES IMMEDIATELY
3. BUILDING LINES, IF ANY, SHOWN HEREON ARE AS SHOWN ON THE RECORDED SUBDIVISION PLAT.
4. DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.
5. NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

Due to the close proximity of the adjacent building setback line(s), the services of a licensed Illinois Land Surveyor to stake the corners of the new work (prior to excavation) is HIGHLY recommended.

ADDITIONAL FIELD STAKING OF THE ACTUAL BUILDING SETBACK LINE(S) SHALL BE COORDINATED WITH THE GENERAL CONTRACTOR TO FACILITATE ALL PHASES OF THE CONSTRUCTION PROCESS

ELECTRIC SERVICE INFO

By virtue of the significant change in the overall square footage of this project, it is almost a certainty that the existing electric service and panel sizes will not be able to handle the new addition.

Verify existing service and panel sizes with Com Ed to determine what steps need to be taken, and coordinate that work with the Village prior to starting.

Also verify with Com Ed if the new electric meter can be located as shown on these drawings without having to relocate the existing panel in the same fashion.

UNDERGROUND UTILITY DISCLAIMER

The proposed footprint of this addition project may come in conflict with existing underground utility lines (gas, electric, phone, TV, water, or sewer). It shall be the responsibility of the Owner and the Contractor to properly locate and mark all underground utilities prior to the start of work and carefully plan their work to avoid causing them any damage.

THE ARCHITECT HAS NOT BEEN FURNISHED WITH ANY UTILITY INFORMATION OTHER THAN SEEING THE PHYSICAL PRESENCE OF THE EXISTING GAS AND ELECTRIC METERS

EROSION CONTROL PROVISIONS

It shall be the responsibility of the General Contractor to properly control erosion on the jobsite through the use of hay bales, filter fabric or other measures as may be required. All siting of pipelines, structures or ditches shall be cleaned and maintained by the Contractor until such time as a Final Occupancy Permit has been obtained. After occupancy, the above responsibilities shall shift to and be assumed by the Owner.

STREET CLEANING PROVISIONS

It shall be the responsibility of the General Contractor to clean-up all paved and unpaved surfaces within and outside the project area of any gravel, mud or debris which may be placed there by traffic into or out of the jobsite.

IMPORTANT INFORMATION

This project is being built within an established subdivision, with existing and recorded boundaries on one or more adjacent sides. As such, the following requirements must be adhered to by the General Contractor and the Sub-Contractors:

- no driving onto or through adjacent properties
- no driving through roadway ditches
- no parking or storage of materials on neighbor's property
- no excessive parking in front of neighbor's property
- job-site must be kept clean with all trash to be contained in dumpsters
- on-site portable toilet facilities must be provided
- no turning of trash or landscape refuse is permitted
- no unauthorized use of neighbor's water or electricity is permitted

Damage to subdivision roadways, common areas or ditches will not be tolerated, and could result in harsh fines or other actions.

TOLL FREE 1-800-892-0123

CALL 48 HOURS BEFORE YOU DIG

(Two working days)



Operates 24 hours
365 days a year

SITE PLAN INFORMATION

This Plat of Survey is a continuation of information obtained from a survey of sources, all superseded by this to show a complete picture of the job-site in question.

Plat of Survey: Anton Adams, Licensed Land Surveyor 35-2810
Mount Prospect, Illinois
Order No. 40135
Survey Date: June 26, 2018

Building footprint: Rafferty / Architects

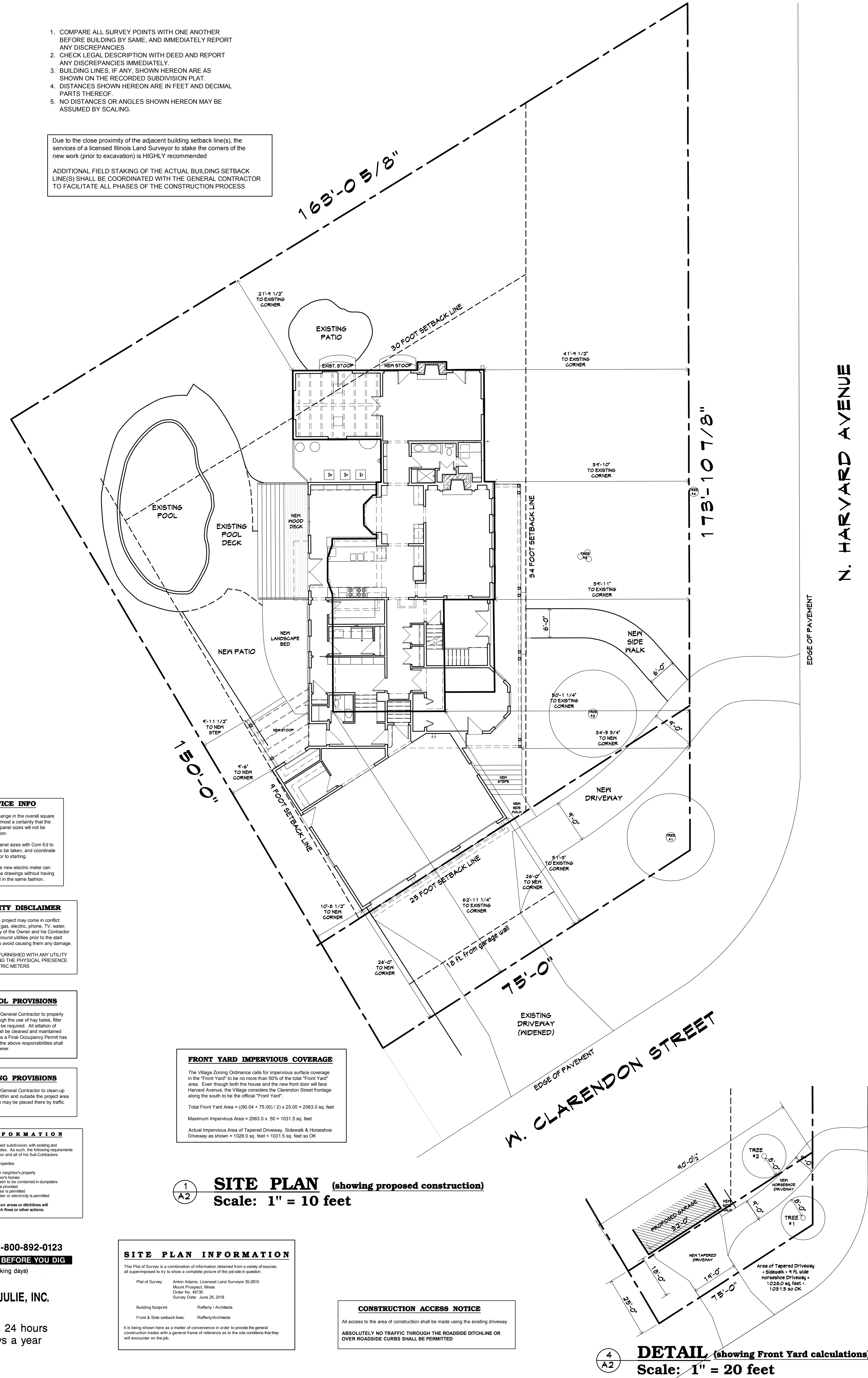
Front & Side setback lines: Rafferty/Architects

It is being shown here as a matter of convenience in order to provide the general contractor with a general frame of reference as to the site conditions that they will encounter on the job.

CONSTRUCTION ACCESS NOTICE

All access to the area of construction shall be made using the existing driveway.

ABSOLUTELY NO TRAFFIC THROUGH THE ROADSIDE DITCHLINE OR OVER ROADSIDE CURBS SHALL BE PERMITTED



SITE PLAN (showing proposed construction)
Scale: 1" = 10 feet

DETAIL (showing Front Yard calculations)
Scale: 1" = 20 feet

REVISIONS	DATE
ZONING REVISIONS	09/02/22

COPYRIGHT NOTICE

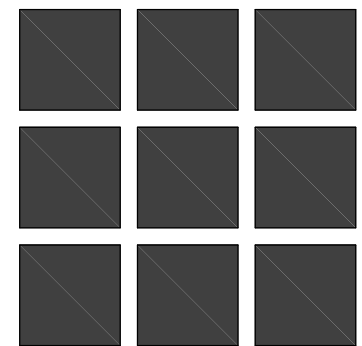
THESE PLANS ARE COPYRIGHTED AND ARE SUBJECT TO COPYRIGHT PROTECTION AS AN ARCHITECTURAL WORK. ANY REPRODUCTION OR TRANSMISSION IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF RAFFERTY ARCHITECTS IS PROHIBITED. ANY SUCH REPRODUCTION OR TRANSMISSION WITHOUT THE WRITTEN PERMISSION OF RAFFERTY ARCHITECTS SHALL BE SUBJECT TO PROSECUTION FOR VIOLATION OF THE COPYRIGHT ACT, 17 U.S.C. § 101, AND MAY BE SUBJECT TO CIVIL AND CRIMINAL PENALTIES. THESE PLANS ARE RESTRICTED TO THE ORIGINAL CLIENT, SITE AND PURPOSE FOR WHICH THEY WERE PREPARED AND SHALL NOT BE REPRODUCED WITHOUT WRITTEN APPROVAL.

© COPYRIGHT 2022 South Barrington, Illinois

CUSTOM ADDITION

DESIGNED EXPRESSLY FOR JACK AND JENNI SCARP

1206 N. HARVARD AVE.
ARLINGTON HEIGHTS, ILLINOIS



rafferty/architects

577 Wirt Road
South Barrington, IL 60010

phone: (847) 381-6289

www.raffertyarchitects.com
Michael P. Rafferty, Architect
Kelly P. Rafferty, Architect

DRAWN

CHECKED

DATE

01/31/22

SCALE

JOB NO.

SHEET

A-2

OF 29 SHEETS



Zoning Board of Appeals 5/9/2022

Item: 200 S Evergreen Ave - ZBA#22-010

Department: Planning & Community Development

REQUEST

A 945 square foot variance from Section 5.1-6.3 (Maximum Floor Area- R-6 Zoning District), to allow a Floor Area Ratio (FAR) of 4,734 square feet instead of the maximum allowed 3,789 square feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 9, 2022
Date Prepared: May 4, 2022
Project Title: Doshi Residence
Address: 200 S. Evergreen Ave.

Background Information

Petition Number: ZBA #22-010
Petitioner: Robert Flubacker / Robert Flubacker Architects
Address: 1895 Rohlwing Rd. Suite B
Rolling Meadows, IL 60008

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

Requested Action/Background Information

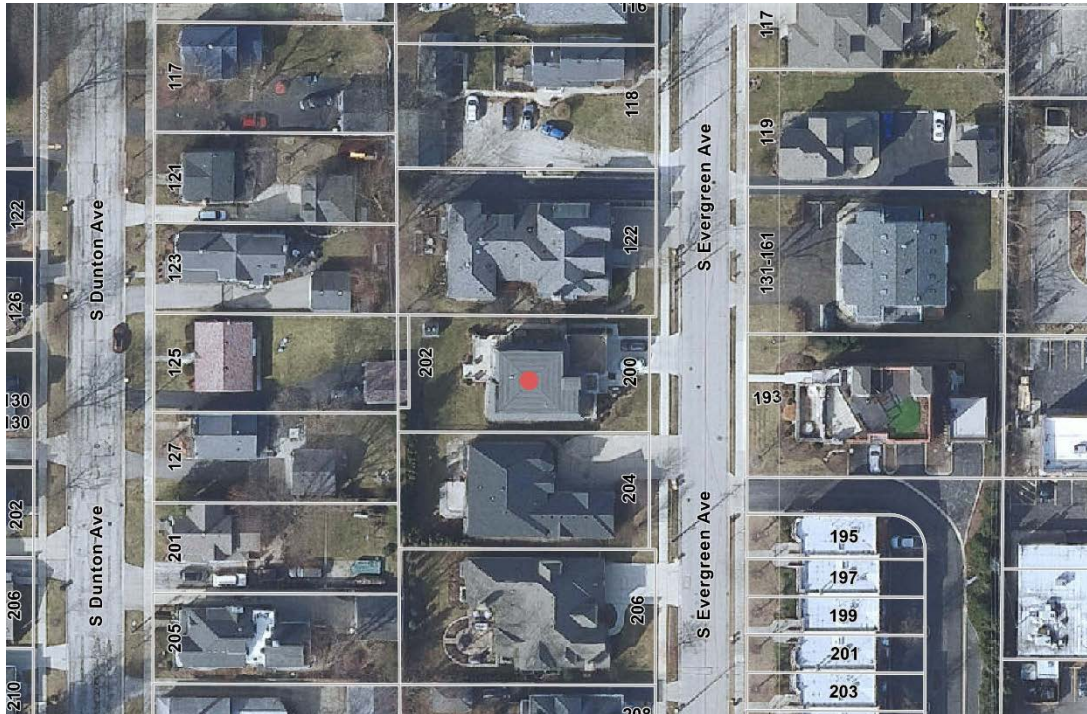
The petitioner is proposing an addition above the existing attached garage. In addition, the petitioner is proposing to expand the garage footprint in order to create additional storage. The subject site is zoned R-6, One Family Dwelling District. The property has a total land area of 8,420 square feet and the proposed residence with the addition will be 4,734 square feet. Therefore, the petitioner is requesting the following variation:

- A 945 square foot variance from Section 5.1-6.3 (Maximum Floor Area- R-6 Zoning District), to allow a Floor Area Ratio (FAR) of 4,734 square feet instead of the maximum allowed 3,789 square feet.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	4/21/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/21/22	
3. Letter that was Mailed	✓	4/21/22	
4. Photographs of Sign on Property	✓	4/21/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Doshi Residence

Project Address: 200 S. Evergreen Avenue

ZBA #: 22-010

Date: April 21, 2022

Derek:

I have reviewed the request for the following variance:

- **A 945 square foot variance from Section 5.1-6.3 (Maximum Floor Area- R-6 Zoning District), to allow a Floor Area Ratio (FAR) of 4,734 square feet instead of the maximum allowed 3,789 square feet.**

I do not have any objections to the request.

ZBA# 22-010
200 S Evergreen Ave- ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: April 7, 2022
Received by Planning:
Transmitted to Engineering: April 20, 2022
Completed: April 21, 2022
ZBA Meeting Date: May 9, 2022

The proposed ZBA application indicates that the petitioner is seeking:

A 945 square foot variance from Section 5.1-6.3 (Maximum Floor Area- R-6 Zoning District), to allow a Floor Area Ratio (FAR) of 4,734 square feet instead of the maximum allowed 3,789 square feet.

The Engineering Division has NO OBJECTION to the variance for Maximum Floor Area R-6 Zoning District.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Doshi Residence

Project Address: 200 S. Evergreen Avenue

ZBA #: 22-010

ZBA Hearing Date: May 9, 2022

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: April 20, 2022

- A 945 square foot variance from Section 5.1-6.3 (Maximum Floor Area- R-6 Zoning District), to allow a Floor Area Ratio (FAR) of 4,734 square feet instead of the maximum allowed 3,789 square feet.

Attached are the Petitioner's:

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

Comments: The proposed addition appears to be nicely designed to match the existing house style. The proposed addition appears to fit well with the adjacent house to the north. A complete Design Commission application is required to be submitted to the Planning Department to allow a detailed review of the design.

Steve Hautzinger, Design Planner

PETITION

NOW COMES the Petitioner, **Robert Flubacker**, being the petitioner of the property commonly known as: **200 S. Evergreen Ave.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from, **Section 5.1-6.2 Maximum Floor Area Ratio**, Chapter 28, of the Arlington Heights Municipal Code, in order to:

- Construct a 1-story storage room at the northwest corner of the existing garage, having a floor area of 53 sq.ft.
- Construct a second floor addition above the garage and also expanding the existing master bath, having a total floor area of 551 sq.ft.
- Construct a third floor addition above the garage, having an area of 372 sq.ft.
- The total proposed FAR is 4,734 sq.ft., exceeding the allowed FAR by 945 sq.ft.

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

The existing zoning of the R-6 district allows multiple-family structures of FAR up to 150% of lot area. This project falls well below that standard. The proposed project extends the existing house using consistent architectural features, maintaining its unique architectural character.

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

The existing property has the following unique characteristics:

1. This property is a single-family house in a multiple-family dwelling district (R-6.)
2. The neighbor to the north is a multiple-family residence and the neighbor to the south is a single-family house. Both projects are substantially larger than the subject property.
3. The unusually tall floor-to-floor heights (10 feet ceilings at both first and second floors) of the existing house allows for a third-story to be built above the existing garage without going above the existing roof lines.
4. As part of a concurrent remodeling at this house, the existing living and dining rooms are being converted into an In-Law bedroom and bathroom suite displacing valuable living space.

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

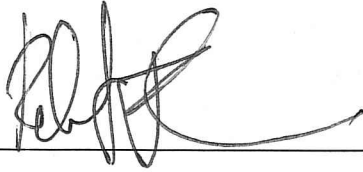
With the exception of the maximum floor area ratio request, the project falls below the other zoning requirements. This is a single-family house in a multiple-family zoning district, and the allowed FAR of 45% for a single-family house is inconsistent with the allowed FAR of 150% for multiple-family development on similar sized lots within the same block. The project maintains the character of the existing house, while providing the desired expansion of the home the owner needs.

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

Even if the project was reduced to a second-story addition above the existing garage, we would still maintain and match the roof lines of the existing house at the proposed addition. So while the proposed third-story addition increases the FAR variation, it does not increase the proposed exterior massing or volume of the of the house if a two-story addition was proposed.

Signed: _____

Petitioner



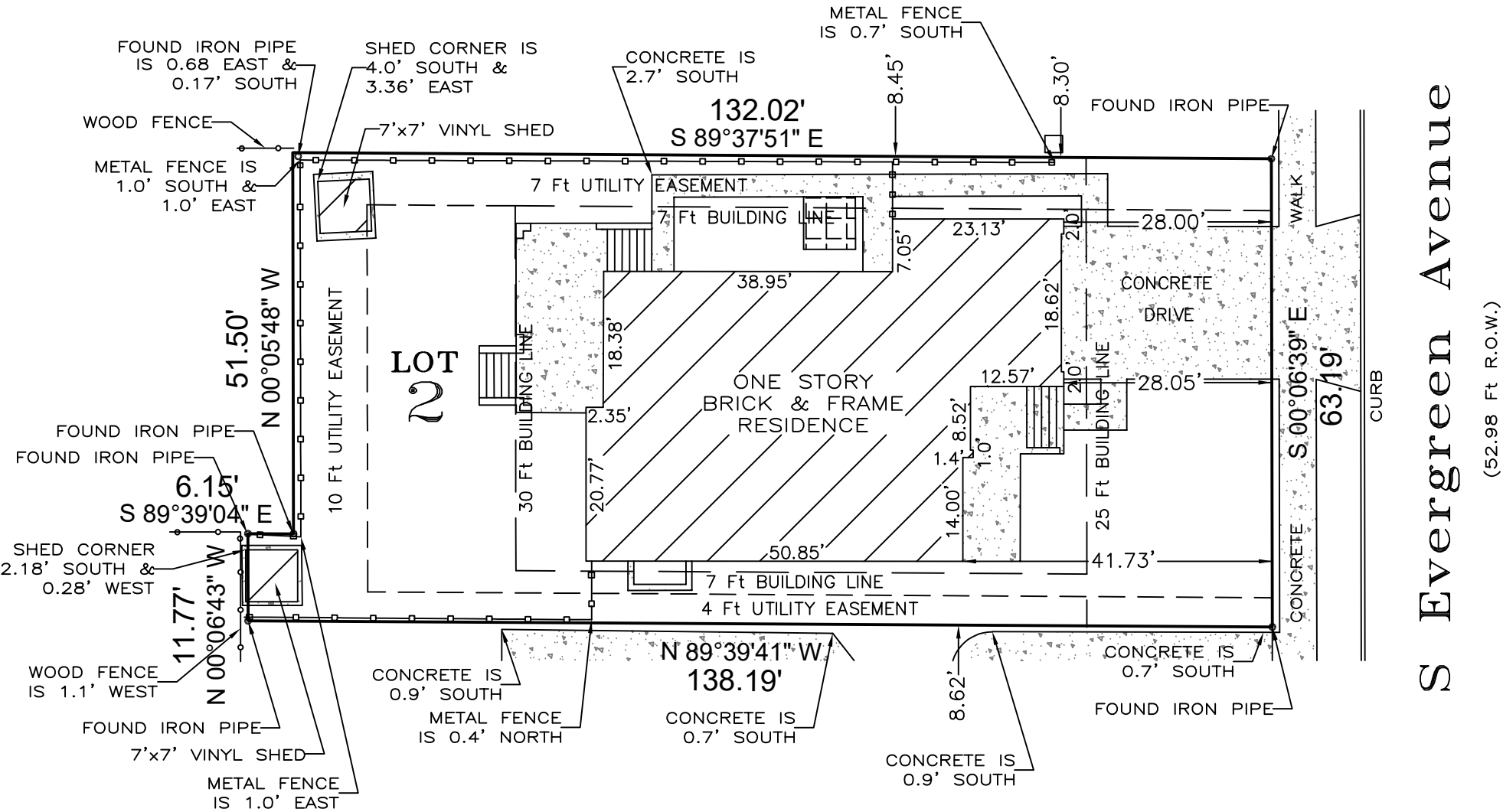
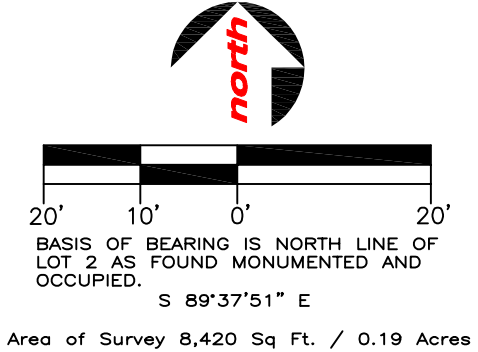
Date: _____

4/8/22

Plat of Survey
of

LOT 2 IN EVERGREEN AVENUE SUBDIVISION, BEING A SUBDIVISION IN THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 200 S EVERGREEN AVENUE, ARLINGTON HEIGHTS, ILLINOIS



PROFESSIONAL DESIGN FIRM NUMBER 184-004603



Residential & Commercial Land Surveying
Phone (708) 738-2674
onlinelandsurveying@gmail.com
1205 W. PETERSON AVE. Unit D
PARK RIDGE, ILLINOIS 60068

Table with 3 main sections: LEGEND, IMPORTANT NOTES, and Client/Scale/Field Crew information. The legend defines symbols for various fences and lines. Important notes include survey preparation details. Client info lists Joseph LaZara, scale of 1 inch = 20 feet, and field work completed on 03/30/22.



STATE OF ILLINOIS)
COUNTY OF COOK) S.S.
I, JOSEPH P. MAIKISCH DO HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT. PROPERTY CORNERS ARE SET OR NOT PER CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF. MY PROFESSIONAL LICENSE RENEWS 11/22. DATED THIS 30th DAY OF MARCH, A.D. 2022.
ILLINOIS PROFESSIONAL LAND SURVEYOR #3253

ALTERATIONS AND ADDITIONS FOR

THE DOSHI RESIDENCE

200 S. EVERGREEN AVE.
ARLINGTON HEIGHTS, ILLINOIS

ABBREVIATIONS

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

SYMBOLS

	DETAIL NUMBER [TYP.]		EXISTING PARTITION TO REMAIN
	SHEET NUMBER [TYP.]		EXISTING CONSTRUCTION TO BE REMOVED
	ELEVATION KEY		NEW FRAMED PARTITION
	BUILDING SECTION KEY		EXISTING DOOR TO REMAIN
	MAJOR WALL SECTION KEY		NEW DOOR & REFERENCE TAG
	DETAIL KEY		NEW WINDOW REFERENCE TAG
	ELEVATION MARK		
	ROOM NAME		
	NEW HEADER REFERENCE TAG		

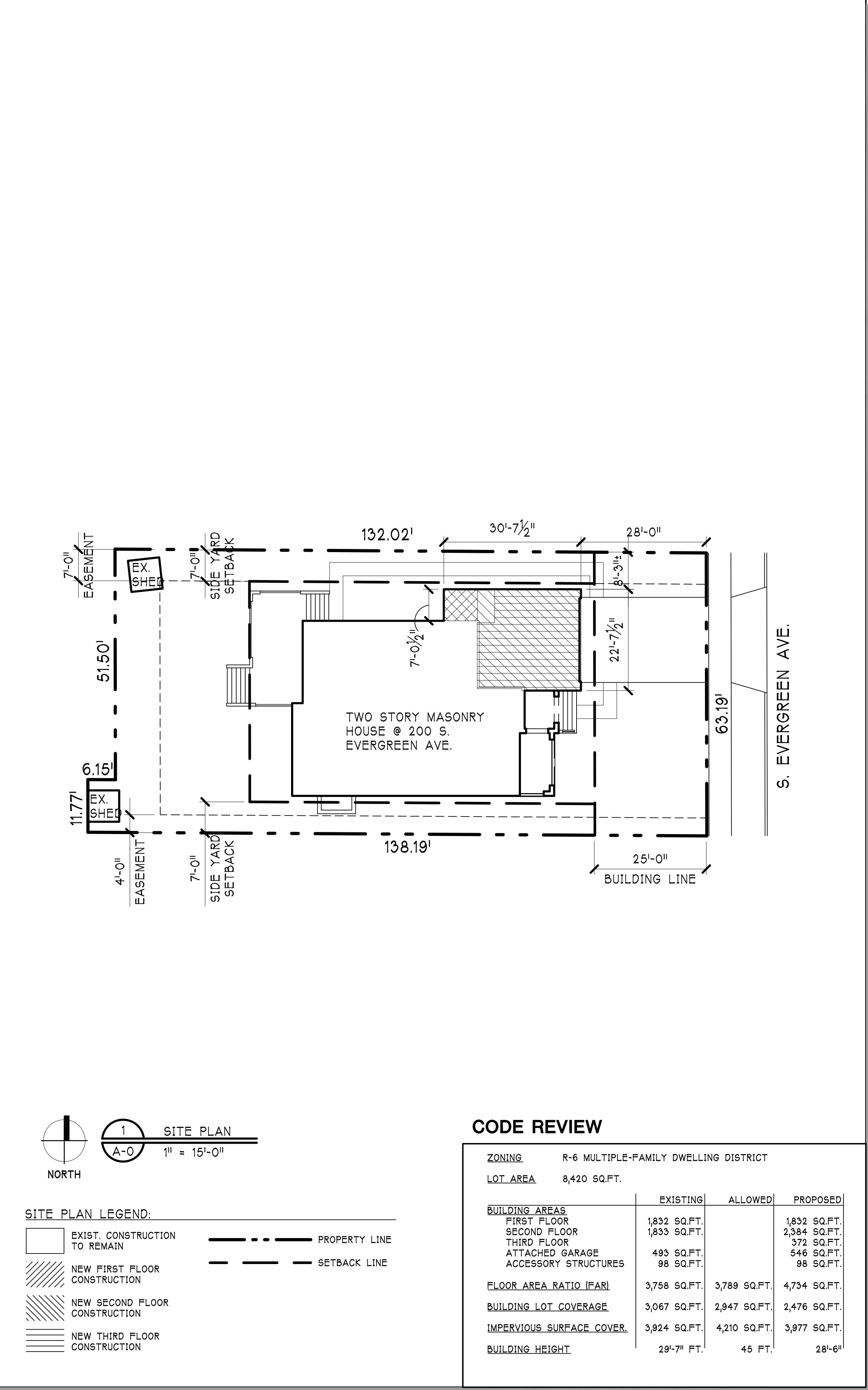
CODE DATA

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

LIST OF DRAWINGS

A-0	TITLE SHEET / SITE PLAN
A-1	FIRST FLOOR PLAN
A-2	SECOND FLOOR PLAN / THIRD FLOOR PLAN
A-3	EXTERIOR ELEVATIONS

SITE PLAN



CODE REVIEW

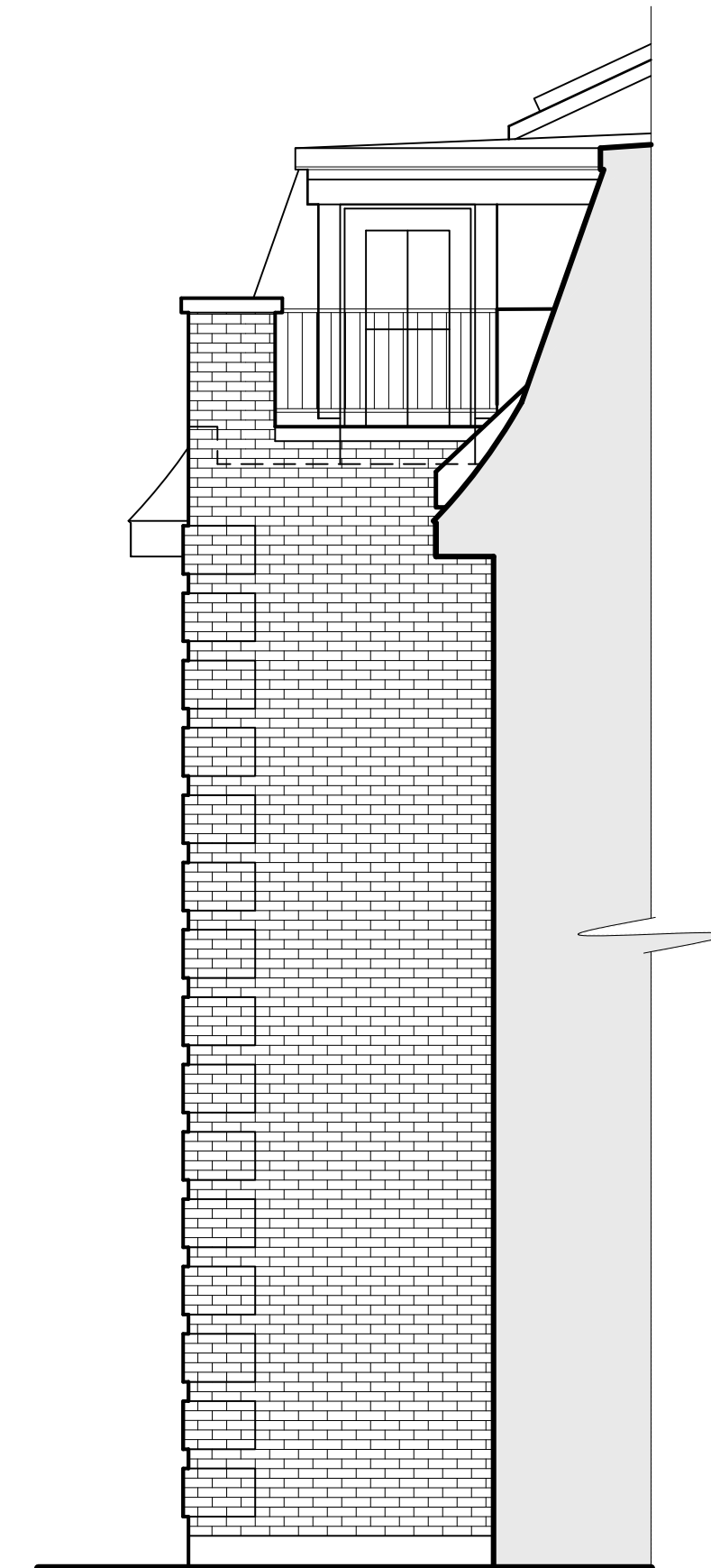
ZONING	R-6 MULTIPLE-FAMILY DWELLING DISTRICT		
LOT AREA	8,420 SQ.FT.		
BUILDING AREAS	EXISTING	ALLOWED	PROPOSED
FIRST FLOOR	1,832 SQ.FT.		1,832 SQ.FT.
SECOND FLOOR	1,833 SQ.FT.		2,384 SQ.FT.
THIRD FLOOR			372 SQ.FT.
ATTACHED GARAGE	493 SQ.FT.		546 SQ.FT.
ACCESSORY STRUCTURES	98 SQ.FT.		98 SQ.FT.
FLOOR AREA RATIO (FAR)	3,758 SQ.FT.	3,789 SQ.FT.	4,734 SQ.FT.
BUILDING LOT COVERAGE	3,067 SQ.FT.	2,947 SQ.FT.	2,476 SQ.FT.
IMPERVIOUS SURFACE COVER.	3,924 SQ.FT.	4,210 SQ.FT.	3,977 SQ.FT.
BUILDING HEIGHT	29'-7" FT.	45 FT.	28'-6"



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



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



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



Zoning Board of Appeals 5/9/2022

Item: 1304 N Hickory Ave - ZBA#22-011

Department: Planning & Community Development

REQUEST

- A 6.5-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.0 feet instead of the required 9.5 feet and an additional 1.0 feet for the eave.
- A 7.4-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 23.0 feet instead of the required 30.4 feet and an additional 1.0 feet for the eave.
- A 19.1-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 10.9 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description

Supporting Documents
Public Comments

Type

Exhibits
Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 9, 2022
Date Prepared: May 4, 2022
Project Title: King Residence
Address: 1304 N. Hickory

Background Information

Petition Number: ZBA #22-011
Petitioner: Robert Flubacker / Robert Flubacker Architects
Address: 1895 Rohlwing Rd, Suite B
Rolling Meadows, IL 60008

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

Requested Action/Background Information

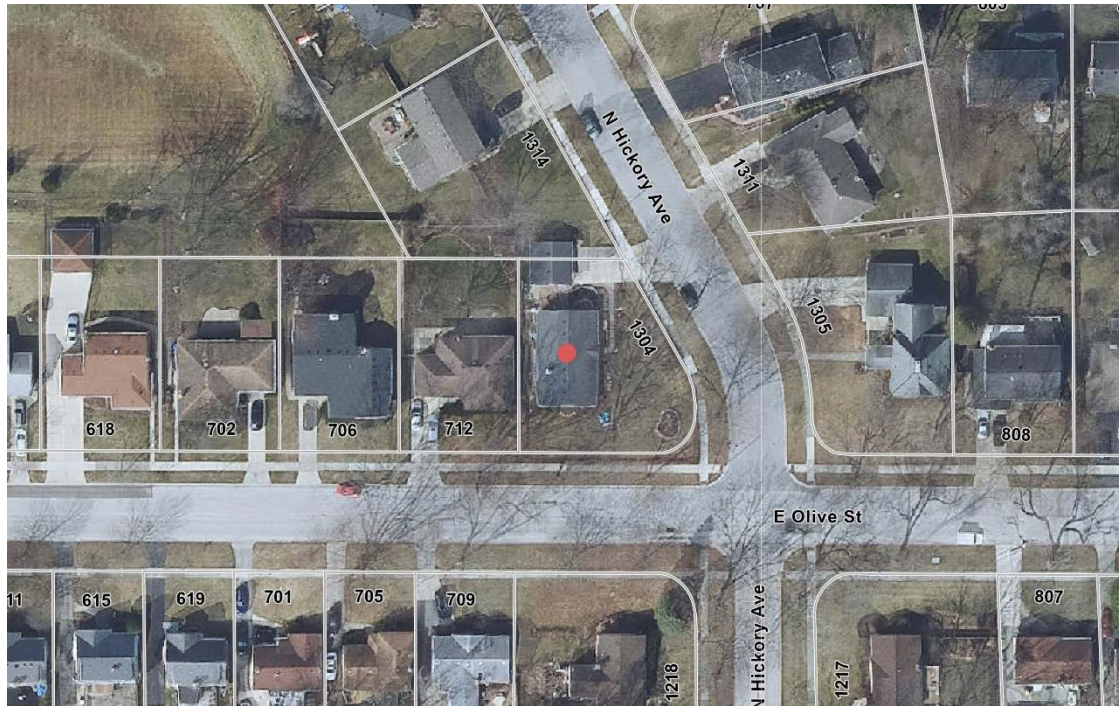
The subject property is zoned R-3, One-Family Dwelling District and the property has a total land area of 10,174 square feet. The petitioner is proposing to add a one-story addition between the detached garage and the existing home. Since the addition will connect the detached garage and the house, it is subject to the setbacks for the principal structure. Therefore, the petitioner is requesting the following variations:

- A 6.5-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.0 feet instead of the required 9.5 feet and an additional 1.0 feet for the eave.
- A 7.4-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 23.0 feet instead of the required 30.4 feet and an additional 1.0 feet for the eave.
- A 19.1-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 10.9 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	4/21/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/21/22	
3. Letter that was Mailed	✓	4/21/22	
4. Photographs of Sign on Property	✓	4/21/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: King Residence

Project Address: 1304 N. Hickory Avenue

ZBA #: 22-011

Date: April 21, 2022

Derek:

I have reviewed the request for the following variance:

- **A 6.5 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.0 feet instead of the required 9.5 feet and an additional 1.0 feet for the eave.**
 - **A 7.4 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 23.0 feet instead of the required 30.4 feet and an additional 1.0 feet for the eave.**
 - **A 19.1 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 10.9 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.**
1. The west wall and part of the addition, located within 5 feet from the side lot line shall have a minimum of 1-hour fire-resistance rated construction with exposure from both the inside and outside of the wall, based on the distance to the lot line of less than 5 feet.
 2. The soffit of the addition located 2 feet from the side lot line shall have a minimum of 1-hour fire-resistance rated construction on the underside based on the distance to the lot line of between 2 feet to 5 feet.
 3. The maximum openings on the west wall shall be 25% of the west wall area based on the distance to the lot line of 3 feet.

ZBA# 22-011
1304 N Hickory Ave- ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: April 7, 2022
Received by Planning:
Transmitted to Engineering: April 20, 2022
Completed: April 21, 2022
ZBA Meeting Date: May 9, 2022

The proposed ZBA application indicates that the petitioner is seeking:

- A 6.5-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.0 feet instead of the required 9.5 feet and an additional 1.0 feet for the eave.
- A 7.4-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 23.0 feet instead of the required 30.4 feet and an additional 1.0 feet for the eave.
- A 19.1-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 10.9 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.

The Engineering Division has NO OBJECTION to the variance for Required Minimum Yards for the side yard setback, exterior side yard setback, and the rear yard setback.

NOTES:

1 - A full existing and proposed topographical survey will be required at the time of permitting.

2 – Existing garaged in exact same location as proposed garage.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: King Residence

Project Address: 1304 N Hickory Avenue

ZBA #: 22-011

ZBA Hearing Date: May 9, 2022

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: April 20, 2022

- A 6.5 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.0 feet instead of the required 9.5 feet and an additional 1.0 feet for the eave.
- A 7.4 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 23.0 feet instead of the required 30.4 feet and an additional 1.0 feet for the eave.
- A 19.1 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 10.9 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: The proposed design is nicely done to fit with the existing house. Colors are not indicated, but it is assumed and recommended that the materials/colors on the addition be selected to match the existing house.

Steve Hautzinger, Design Planner

PETITION

NOW COMES the Petitioner, **Robert Flubacker**, being the petitioner of the property commonly known as: **1304 N. Hickory Ave.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from, **Section 5.1-3.2 Required Minimum Yards**, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a 1-story addition and 2-car attached garage, which is:

- Encroaching approximately 6'-11" into the required 30 foot exterior side yard setback.
- Encroaching approximately 19'1" into the required 30 foot rear yard setback.
- Encroaching approximately 6'-6" into the required 9'-6" interior side yard setback.

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

The proposed project extends the existing house to connect to a new garage, in the existing garage location, using consistent architectural features, as well as enhancing some materials. As a result, the project will increase in value substantially while maintaining the existing character. The proposed project falls well within the uses and sizes within the local area.

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

The existing property has the following unique characteristics:

1. The subject property is a reversed corner lot, with the house and garage fronting on the exterior side yard. The lot has an unusual pie shape. With a 30 foot setback on the front exterior side and rear yards and a 9'-6" setback on the interior side yard, this only leaves a buildable depth of 17'-7" at the rear yard setback. Also, this results in a buildable area of only 27% of the lot size.
2. The detached garage is existing but in disrepair. The slab and foundation has numerous unrepairable cracks from settlement.
3. There is no area remaining within the buildable area of the lot to construct an attached garage.
4. The only outdoor usable space that is connected to the house living areas happens to be between the garage and the house.

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

With the exception of the required minimum yards request, the project falls well below the other zoning requirements. The project maintains the character of the neighborhood, while providing the desired expansion of the home the owner needs.

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

The current house has a detached garage and no mud room or first floor laundry. The proposed design is an efficient plan at both connecting to a garage in the existing location as well as providing the desired spaces. The existing garage is of substandard depth so the addition to the rear of the garage is to try and get closer to the 21'-4" required by the code (proposed design creates 20'-4" depth.) Maintaining the location of the existing garage (which has an existing title policy exception) also keeps a usable outdoor space accessible from the house. In our opinion, this design is the minimum variation necessary to solve the problems.

Signed: _____

Petitioner

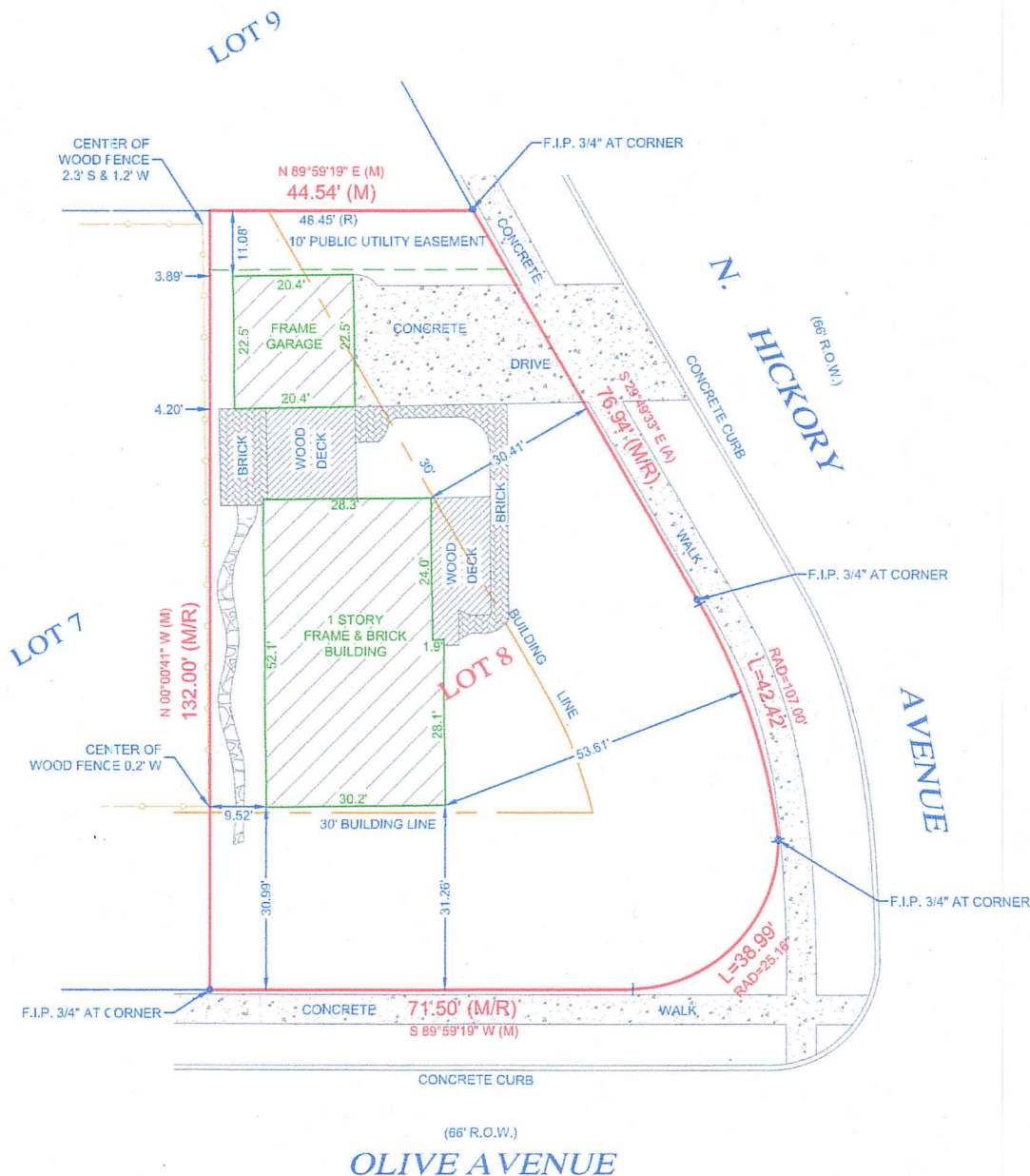
Date: _____

4.7.22

A horizontal number line with tick marks at -20, -10, 0, and 20. The region between -10 and 0 is shaded in blue.

CONTAINING 10,174 SQ. FT. OR 0.23 ACRES MORE OR LESS

BASIS OF BEARING:
WEST LINE OF N. HICKORY AVENUE AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
S 29°49'33" E (A)



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

ALTERATIONS AND ADDITIONS FOR

THE KING RESIDENCE

1304 N. HICKORY AVE.
ARLINGTON HTS., ILLINOIS

ABBREVIATIONS

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

SYMBOLS

	DETAIL NUMBER [TYP.]		EXISTING PARTITION TO REMAIN
	SHEET NUMBER [TYP.]		EXISTING CONSTRUCTION TO BE REMOVED
	BUILDING SECTION KEY		NEW FRAMED PARTITION
	MAJOR WALL SECTION KEY		EXISTING DOOR TO REMAIN
	DETAIL KEY		NEW DOOR & REFERENCE TAG
	ELEVATION MARK		NEW WINDOW REFERENCE TAG
	ROOM NAME		
	NEW HEADER REFERENCE TAG		

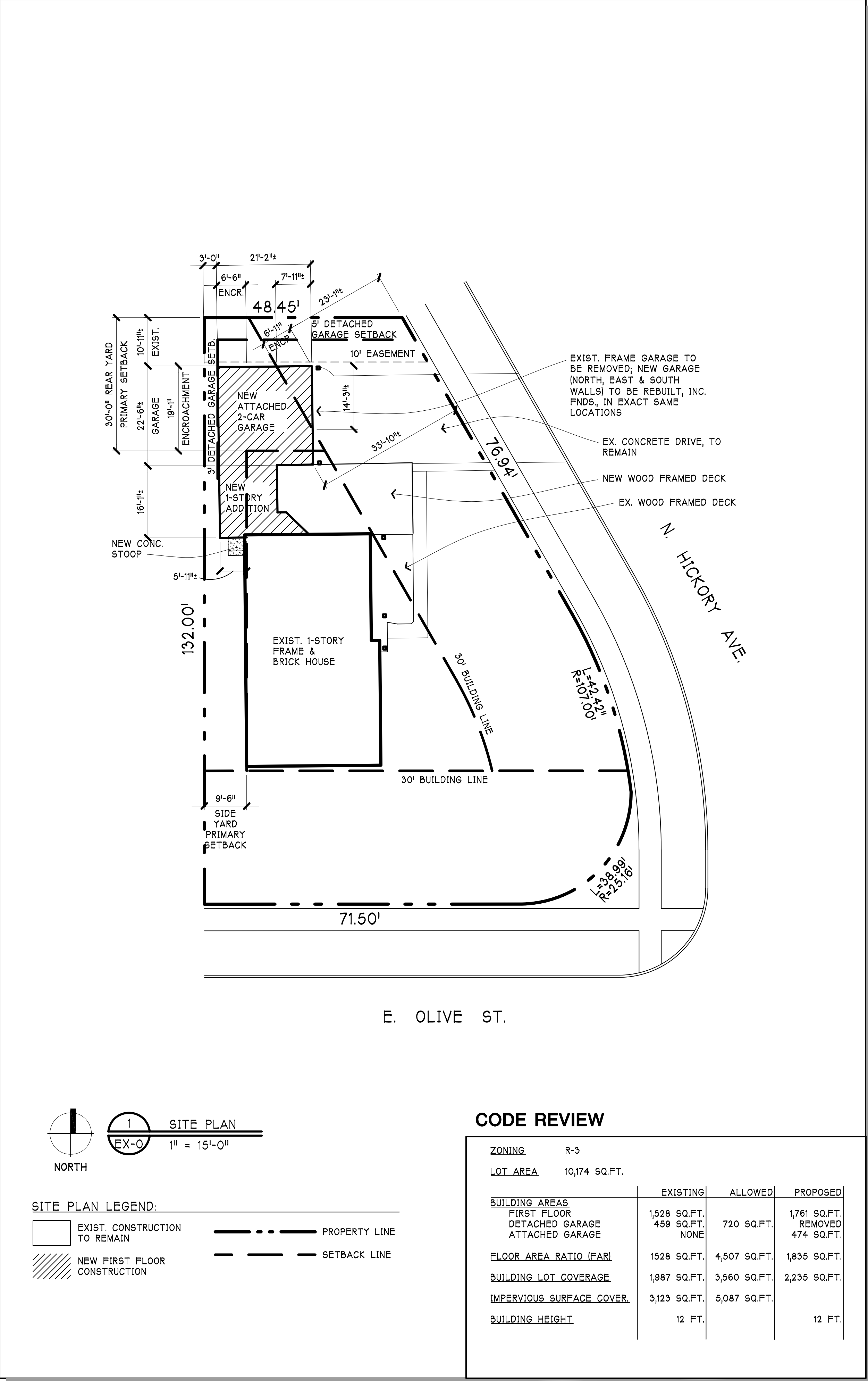
CODE DATA

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

LIST OF DRAWINGS

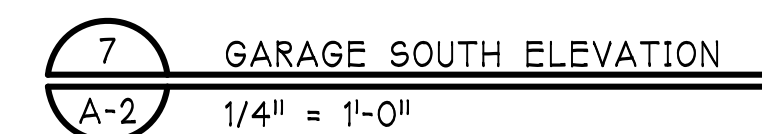
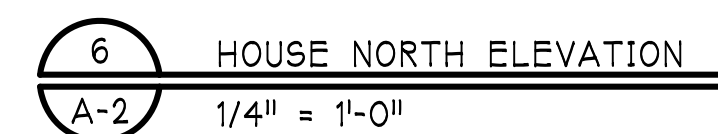
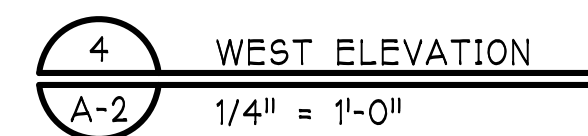
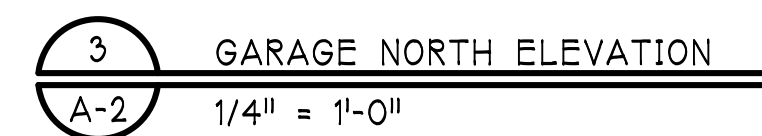
- | | |
|------|--------------------------------|
| EX-0 | TITLE SHEET / EXIST. SITE PLAN |
| EX-1 | EXIST. FLOOR PLAN |
| EX-2 | EXIST. EXTERIOR ELEVATIONS |

SITE PLAN



CODE REVIEW

<u>ZONING</u>	R-3		
<u>LOT AREA</u>	10,174 SQ.FT.		
<u>BUILDING AREAS</u>	<u>EXISTING</u>	<u>ALLOWED</u>	<u>PROPOSED</u>
FIRST FLOOR	1,528 SQ.FT.		1,761 SQ.FT.
DETACHED GARAGE	459 SQ.FT.	720 SQ.FT.	REMOVED
ATTACHED GARAGE	NONE		474 SQ.FT.
<u>FLOOR AREA RATIO (FAR)</u>	1528 SQ.FT.	4,507 SQ.FT.	1,835 SQ.FT.
<u>BUILDING LOT COVERAGE</u>	1,987 SQ.FT.	3,560 SQ.FT.	2,235 SQ.FT.
<u>IMPERVIOUS SURFACE COVER.</u>	3,123 SQ.FT.	5,087 SQ.FT.	
<u>BUILDING HEIGHT</u>	12 FT.		12 FT.



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Project Number
220

[REDACTED]

From: Mike Hankey [REDACTED]
Sent: Thursday, April 28, 2022 12:08 PM
To: Mach, Derek
Cc: Jim King
Subject: Variance Request 1304 N Hickory

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from [REDACTED]. [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi - Our neighbors Jim and Judie King talked with us about their proposed changes to their house at 1304 N Hickory. We live across the street. They shared the plan details of their work and we believe these will be good modifications to their home and property. We have no objections.

If you have questions or need anything more, please let us know.

Mike and Sue Hankey
1305 N Hickory Ave
Arlington Heights, IL 60004

[REDACTED]

From: Mike Engelhardt [REDACTED]
Sent: Saturday, April 30, 2022 8:00 AM
To: Mach, Derek; Jim King
Cc: [REDACTED]
Subject: Re: King Variance petition - 1304 N Hickory Ave

You don't often get email from [REDACTED]. [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- **DO NOT CLICK** on links or open **attachments** unless you are sure the content is safe.]

Hi Derek,

I will probably be unable to attend the meeting on 5/9. Jim has shown my wife Susan and I the plans and they look great. No objections.

Regards,

Michael Engelhardt
1311 N. Hickory Ave.

On Monday, April 25, 2022, 09:43:12 AM CDT, Jim King [REDACTED] > wrote:

Hello, Derek

Related to our petition (attached), please note that we have spoken to the neighbors who will have a direct view of the addition/garage. These neighbors are on either side of us as well as across the street. All neighbors verbally supported the project. Below please find their names, addresses and emails (if known). Knowing that they might not be able to attend the meeting, I have informed them they could contact the Village directly with any concerns or issues.

Neighbors:

Paul Anfenson (faces West elevation)
712 E. Olive
[REDACTED]

James Bontje (faces North elevation)
1314 N. Hickory

Mike & Sue Hankey (face East elevation)
1305 N. Hickory
[REDACTED]

Mike & Sue Engelhardt (face East elevation)
1311 N. Hickory
[REDACTED]

Please let us know if any other information would be helpful ahead of the 5/9 meeting.

Thank you for your consideration.

Jim & Judie King

1304 N Hickory Ave
Arlington Hts., IL 60004
[REDACTED]

[REDACTED]

From: Paul Anfenson [REDACTED]
Sent: Tuesday, May 3, 2022 9:50 AM
To: Mach, Derek
Cc: Jim King
Subject: King variance

Follow Up Flag: Follow up
Flag Status: Flagged

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>.]

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

I support the plans Mr Jim King has proposed for his home. As his neighbor, I have no reservations. Please contact me if you have any questions. Thanks.

Paul Anfenson
712 E Olive St.....

Sent from my iPhone