



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
May 9, 2016
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Ceffalio Residence - 1113 N. Princeton Ave.
- B. Rodriguez Residence - 1802 N. Dale Ave.
- C. Patyk Residence - 1605 N. Chestnut Ave.
- D. Fiore Residence - 1303 S. Kaspar Ave.

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Tatje Residence - 1308 W. Watling St.
- B. Swanson Residence - 1301 E. Kensington Rd.
- C. Gibson Residence - 523 W. Ridge Ct.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Ceffalio Residence - 1113 N. Princeton Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from the 4/11/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 4/11/16 - Ceffalio	Minutes
Findings 4/11/16 - Ceffalio	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: CEFFALIO RESIDENCE - 1113 N. PRINCETON AVENUE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 11th day of April, 2016, at the hour of
7:00 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM DRAKE
TOM SCHWINGBECK
DAVID DIVITO
PETER SIAVELIS
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

DRAFT

CHAIRMAN PETRILLO: I would like to call the meeting of the Zoning Board of Appeals, April 11th, 7:00 p.m., to order. Derek, would you call the roll please?

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Here.

MR. MACH: Mr. Divito.

MR. DIVITO: Here.

MR. MACH: Mr. Drake.

MR. DRAKE: Here.

MR. MACH: Mr. Geisel.

(No response.)

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

(No response.)

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Here.

CHAIRMAN PETRILLO: Okay, we have a quorum. Folks, I'll just let you know that in order for your petition to pass this evening, you'll need four affirmative votes. We have five members here tonight and we may have, are we expecting another one?

MR. MACH: We are.

CHAIRMAN PETRILLO: We may have another one. So, if someone feels uncomfortable going first and you want to wait to see if the other Board member is in attendance, I'll do that and then we'll go to the next and so on down the line until, never mind.

(Whereupon Mr. Selbka arrived and was present for the meeting.)

CHAIRMAN PETRILLO: Our first order of business, we don't have to worry about that now, our first order of business will be the pledge of allegiance. If you would stand and rise and join us in the pledge of allegiance?

(Pledge of allegiance.)

CHAIRMAN PETRILLO: Next order of business are the minutes from the March 14, 2016 hearing. We had two petitions. Has each member of the Board had an opportunity to look over the minutes? Are there any changes or comments?

None being heard, is there a motion to approve?

MR. DIVITO: I'll motion to approve.

CHAIRMAN PETRILLO: All those in favor? Or do we have a second? I'm sorry.

MR. DRAKE: Second.

CHAIRMAN PETRILLO: We have a second. All those in favor say aye.

(Chorus of ayes.)

CHAIRMAN PETRILLO: Any opposed?

(No response.)

CHAIRMAN PETRILLO: Motion passes. Next order of business, we will go into the presentations. Folks, what we'll ask you to do tonight is when we call the petition, if

you or your representatives would step up, and we'll ask you during your presentation to touch on three items in order for us to consider your variance this evening.

The first item we're going to ask you to touch on is that if the strict code is applied to your zoning or your variance, that you will not be able to earn a reasonable return on your investment. The second, that the plight of the owner is due to unique circumstances, there is some type of hardship that is being posed by the code, again in the strict interpretation of the code. The third is that if the variation is granted, that it will not detract from the character of the neighborhood.

Does anybody have any question on those three items?

Okay, the first that we have this evening is Ceffalio.

MR. CEFFALIO: Ceffalio.

CHAIRMAN PETRILLO: Ceffalio? If you would step forward please?

MR. WEIDNER: You've got all the packet, right?

CHAIRMAN PETRILLO: Yes, we do have information in our packet.

MR. WEIDNER: You got that. Did you get the 11 by 17 one?

MR. MACH: Yes.

MR. WEIDNER: Did it reach your packet, do we have that?

CHAIRMAN PETRILLO: With maybe the diagram or whatever you're referring to.

MR. WEIDNER: Or did you get yours shrunk down?

MR. SCHWINGBECK: We got ours shrunk down.

MR. WEIDNER: Okay, so you've got it. Yes, okay. I knew we had to make them bigger, and then I didn't see any of you with that.

CHAIRMAN PETRILLO: If you would, the first thing we'll do is if both of you are going to testify, can I swear you in?

(Witnesses sworn.)

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

MR. WEIDNER: Yes. I'm Bill Weidner, I'm doing the architectural work for Rich.

MR. CEFFALIO: I'm Richard Ceffalio, resident of 1113 North Princeton Avenue.

CHAIRMAN PETRILLO: Thank you.

MR. WEIDNER: So, really the issue that's in front of us with this lot is that the size, the square footage of the lot is a nonconforming lot. So, it was brought to our attention that it was nonconforming and anything we wanted to do with the property would require some kind of variance, you know, whether it be, you know, expanding it or building a new house. So, our intention is to demolish the existing residence and build a new two-story residence on the site.

So, the first issue obviously is that it's 1,000 or how many square feet short of being the conforming zone. So, obviously anything we do is going to require a variance. The second thing is that to get all the program elements that Mr. Ceffalio needs in a house, we are slightly over on the FAR based on that 13,000, you know, square-foot lot. So, those are sort of the two issues.

I think the design is consistent with some of the new work that's going on certainly on the other side of the street. Almost all the houses opposite us have been

expanded, either rebuilt or have added second stories to them. The houses adjacent to us on our side of the street on the right and left are still ranch houses at this point. So, I think for the short term, obviously the scale of the, you know, the building is going to look a lot larger than these other ranch houses. But it seems to me that the trend in that neighborhood and really to get the value, you know, out of this property will be that most of those people will either expand those houses out forward or demolish them and rebuild them as two-story houses.

CHAIRMAN PETRILLO: So, you have a hardship of not being able to build on this lot regardless without the variance?

MR. WEIDNER: Right.

CHAIRMAN PETRILLO: How many people live in the home currently?

MR. CEFFALIO: Me and my three boys.

CHAIRMAN PETRILLO: The existing square footage is 2,931, correct? If I read that in the packet, it's somewhere around there. What will the square footage of the new structure be?

MR. WEIDNER: I don't, I'm sorry, I don't have that in front of me. Do you have a copy of that other worksheet?

CHAIRMAN PETRILLO: You can give me an approximate or you could give me a description of --

MR. MACH: 3,600.

MR. WEIDNER: Okay.

CHAIRMAN PETRILLO: 3,600. So, as that new home will sit on the lot, how would it compare to the existing footprint insofar as it exists today? Will it exceed, just let's take the first floor from it, will it exceed the --

MR. WEIDNER: Right, the footprint is bigger. Right.

CHAIRMAN PETRILLO: How much bigger than exists today?

MR. WEIDNER: Do you have an existing survey? I'm sorry, I didn't have that number in front of me of what the new to the existing was. But I'll take a good shot at it.

CHAIRMAN PETRILLO: Are your drawings, do you happen to have a drawing on the --

MR. WEIDNER: Well, I have the footprint of the new building right on the --

CHAIRMAN PETRILLO: On the lot?

MR. WEIDNER: Yes. I mean we do.

CHAIRMAN PETRILLO: Could I see that? I don't think, I didn't see that in the packet. If I might, maybe we can pass it.

MR. WEIDNER: Yes, I was just going to calculate the square footage for you.

CHAIRMAN PETRILLO: So, this is going to be --

MR. WEIDNER: This is the existing.

CHAIRMAN PETRILLO: This is the existing. What is the new on this, do you have that?

MR. WEIDNER: Yes. So, they're not on the same drawing. This represents, so this is the, well, this is, the 20-foot double line, which doesn't really mean anything. The building now, the front of the building is essentially the same, the new front

of the building would be the same at 39.9 and will be at 40-foot-6. So, it will be, you know, half a foot back. So, how far forward it is would pretty much remain the same.

CHAIRMAN PETRILLO: You're going down 10, that's 19, so you're taking up that space, okay.

MR. WEIDNER: Right. Right.

CHAIRMAN PETRILLO: So, your setback, Derek, we don't have a setback requirement? Okay.

MR. MACH: No.

MR. WEIDNER: No, these setbacks meet within the setbacks, so I'm not asking for a variation on the setback at all. We meet the lot coverage and impermeable surface of the lot as it is in the square footage with the new plan.

CHAIRMAN PETRILLO: If this were a buildable lot at 15,000, Derek, had anybody calculated the floor area ratio compared to what it is now?

MR. MACH: No, I'd have to calculate that in the measurements.

CHAIRMAN PETRILLO: I mean what it is as proposed?

MR. MACH: It's showing that you're complying with the FAR.

MR. WEIDNER: I thought on the worksheet it showed that it --

CHAIRMAN PETRILLO: Because usually we have an FAR worksheet.

MR. SCHWINGBECK: I was going to ask that question because you threw me when you said that, because it doesn't say anything on here about the FAR.

MR. WEIDNER: Okay.

MR. MACH: I'm coming up with a different number.

MR. WEIDNER: So, you have a different, okay, so what have you done different on the calculating? That may be the difference as to why we're confusing the issue.

MR. MACH: Yes. It's actually 1650 on the second floor, you're about 372 --

MR. WEIDNER: Okay, now I showed all the non-finished space and all that space that was, or the non-finished, you know, there is that whole area above the garage that's not finished. That may be the difference I said some 300 square feet with our numbers. So, if you're not going to count that, then there is not an issue with the FAR.

MR. MACH: As long as the headroom is less than seven feet where the space is, it's not going to contribute.

MR. WEIDNER: It's not. It's not. It's over seven feet.

MR. MACH: It is over?

MR. WEIDNER: Yes, yes.

MR. MACH: Okay.

CHAIRMAN PETRILLO: So, Derek, should we, how should we approach this? Can we take the FAR, do we need to take the FAR as part of this variance? I'd hate to see the Petitioner have to come back a second time. If there is a way that he can do it, I'd like to do that this evening.

MR. MACH: Sure. I would recommend that the Zoning Board evaluate the two variations separately. According to the Petitioner, they are seeking a 365 square-foot floor area ratio variation.

CHAIRMAN PETRILLO: That variation --

MR. SIAVELIS: That's not set forth in our packet, right?

MR. MACH: Correct.

MR. SIAVELIS: That's just here through these discussions. So, that's variation number 2. Variation number 1 is set forth in the papers.

MR. MACH: Correct.

MR. SIAVELIS: He's short 1,822 square feet off the 15,000 minimum per the zoning.

MR. MACH: Correct.

CHAIRMAN PETRILLO: Yes, and then at 1,500, Derek, what would that, okay, let's take this separately and talk about those. If we could come back to that issue, Derek, I'd give you time if you could to calculate the floor area ratio at 15,000.

MR. MACH: Sure.

CHAIRMAN PETRILLO: While we address the minimum lot size. Okay, and I think I read that the house is in poor condition, is that true?

MR. CEFFALIO: Yes.

CHAIRMAN PETRILLO: How long have you resided there?

MR. CEFFALIO: I bought it June 1st, it's the second year, so 2000 --

CHAIRMAN PETRILLO: 2013? I mean '14?

MR. CEFFALIO: '14.

MR. SIAVELIS: While you're running the calculation, just real quick, just tell us the lot size because it's hard to read it on the survey. Let's clarify for the record, so the lot is, just the dimension on the lot?

MR. WEIDNER: Oh, the dimensions of the lot?

MR. SIAVELIS: Yes.

MR. WEIDNER: Roughly, it's pretty darn close to a perfect rectangle. So, we'll go 131.78 by 100. So, 13,178.

MR. SIAVELIS: 13,178. Sorry, Tony.

CHAIRMAN PETRILLO: No, no. So, you've been living there, you currently reside there?

MR. CEFFALIO: Yes.

CHAIRMAN PETRILLO: You have the three boys and I think you said that you were going to have to relocate if there is not something that you can do with this house. Okay, so the odd-shaped lot, that you're seeking doesn't provide you with something that will --

MR. CEFFALIO: Well, and the house isn't even up to code. I mean it's in bad shape.

CHAIRMAN PETRILLO: The ages of your --

MR. CEFFALIO: They all go to school in Arlington Heights. So, I've got a 15-year-old, a 12-year-old, and a nine. Percy, Patton and Thomas.

CHAIRMAN PETRILLO: Okay, great, thank you. Do we have any other questions for the Petitioner from any other member of the Board?

MR. SIAVELIS: As to the first one or the second one?

CHAIRMAN PETRILLO: As to the first one, yes, the minimum lot, yes.

MR. DRAKE: My question just is about the neighborhood support or do you have any issues with any neighbors?

MR. CEFFALIO: I went, I actually went around to, not to everybody but 250

feet was people on Oakton, but I did go to four of the neighbors right around and they were all supportive.

CHAIRMAN PETRILLO: Okay, is there any other questions from any member of the Board? Is there anyone in the audience that wishes to speak to this petition?

None being heard, gentlemen, you can have a seat while the Board deliberates. Someone else kick this one off insofar as comments from the Board.

MR. SCHWINGBECK: Well, originally, when I read this, Derek and I had a conversation because I was looking at this simply as they were trying to build on this smaller lot, and I had asked the question, you know, is there any other variance. It was no, they just needed 15,000 square feet to build. I didn't realize there was a, you know, another possible variance, because it is a large house on this lot when you look at it.

MR. SIAVELIS: Yes, but he doesn't need side yard setbacks.

MR. SCHWINGBECK: Right.

MR. SIAVELIS: So, to me, I asked that particular question about lot size here, is it 132 roughly, right? That's a wide lot for this Village, I mean we've seen so many 50-foot issues here, 75-foot issues here. To me, the fact that he's got 100-foot wide lot, he doesn't need side yard setbacks, it's an existing nonconforming issue, and it's the testimony, unrefuted testimony is that the house is in a state of disrepair. To me, I would be in a different position if this was a 75-foot wide lot versus 100-foot wide lot, and the scale is right in that neighborhood.

MR. SCHWINGBECK: Right. Yes, because I had no issues with it when I thought I understood it based on the fact that he was just trying to build another home on this lot, tear this one down, build another one, not understanding the size of the house because I was led to believe there were no other issues.

MR. SIAVELIS: I don't, even hearing that, there's maybe a 300-foot deficiency in the FAR ratio, to me that's a pretty nominal amount all things considered on this lot size.

CHAIRMAN PETRILLO: Any other comments from the Board?

MR. DRAKE: I thought, just looking at the design and I went out to look at the property and the home, the existing home as well, I thought the design would fit within the character of the neighborhood and actually, I'll use the word "plus up" the way the area looks. So, from a design standpoint, I realize you have to go through the Design process yet, and the lot was quite wide, just visually looking at it and I'm looking at the plat, so I'm not bothered by the numbers right now.

CHAIRMAN PETRILLO: Is there a motion to entertain?

MR. SIAVELIS: Tony, one question. Are we motioning on both areas?

CHAIRMAN PETRILLO: No, no, just the minimum lot size.

MR. SIAVELIS: Okay, I move.

CHAIRMAN PETRILLO: Is there a second?

MR. DRAKE: I'll second.

CHAIRMAN PETRILLO: We have a motion and a second. Derek, would you call the roll please?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Drake.
MR. DRAKE: Yes.
MR. MACH: Mr. Schwingbeck.
MR. SCHWINGBECK: Yes.
MR. MACH: Mr. Selbka.
MR. SELBKA: Yes.
MR. MACH: Mr. Siavelis.
MR. SIAVELIS: Yes.
MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Okay, so the motion passes, and if we could, we will address the floor area ratio. Derek, if you could, just for the record, if you could provide the calculations that's allowable with the 13,178 square-foot lot? Then what would be allowable under the 15,000 square-foot lot? And the exceeding floor area ratio of 365 feet, if that's correct.

MR. MACH: Currently, on a 13,179 square-foot lot, 4,213 square feet would be allowed for floor area ratio. With a 15,000 square-foot lot, 4,947 square feet would be allowed for the floor area ratio.

CHAIRMAN PETRILLO: Did we have a calculation on, by my calculation it looks like this exceeds by 365, this house should be about 4,578? 4,578 square feet?

MR. MACH: It would actually be 372 square-foot floor area ratio variation.

CHAIRMAN PETRILLO: Okay, so we are then going to discuss or entertain a variation for 372 square feet on the floor area ratio.

MR. MACH: Correct.

MR. SELBKA: Chairman, I have a question, a point of order. Can we consider a variation when it wasn't in the public notice and the public posting and not even the public petition and public documents? Are we empowered to do that?

CHAIRMAN PETRILLO: I thought Derek answered that question.

MR. MACH: Per the notification, it does state "and any other variations deemed necessary by the Zoning Board of Appeals."

MR. SELBKA: Okay.

MR. MACH: That's stated in the notification and the letter that essentially --

MR. SELBKA: Okay.

CHAIRMAN PETRILLO: Okay, so under consideration is a variation from the code for 372 square feet on the floor area ratio, correct?

MR. MACH: 372.

CHAIRMAN PETRILLO: 372, correct. Does any member of the Board wish to, or do we need to have the Petitioners come back up and address the Board or does every member of the Board have enough information to go directly into deliberating on this issue? Hearing no opposition, we'll move into the Board's deliberations. Peter, would you like to comment on this?

MR. SIAVELIS: Sure. Again, for similar reasons as I mentioned at the first hearing, I think a variance of 372 to accommodate the FAR ratio is warranted here. I look at the drawings as we have them and I don't think that this design and this house and the hard space of the driveway and the patio is over the top or ostentatious, especially when you look at the comparing structure that's, I think there is one house that has a sport court

in the back, a good-sized sport court. I saw a three point line and a basketball hoop, with a basketball hoop there. So, in light of that, and that's a proximate neighbor, maybe just across the street if looked at the overheads properly. So, I think this is a minor issue, the 372.

CHAIRMAN PETRILLO: I would agree. In addition, seeing that there's no other variances requested on the setbacks, I think they've taken a good appreciation for the code in that respect. Any other comments?

MR. DRAKE: I think my only comment is we have the authority to throw in, you know, another variance, but I would encourage the homeowner if this passes to go back to the neighbors and say there were actually two things that the Zoning Board would up approving and you'd only informed them about one. I just think that's the right thing, even though it's maybe a minor amount of space and issue.

CHAIRMAN PETRILLO: Good point, thank you.

MR. CEFFALIO: I could send a letter out to all the same people again. There were so many again from the Wheeling township, it was, I forget how many, I don't know, 40 something. If you want me to send a letter to --

MR. DRAKE: I don't know about everybody, but I think the immediate, if you told me you were going to do A and wound up getting A and B approved, I think I'd want to know that as your neighbor. I probably wouldn't care, you know, if the Board was good with it, but I just think it's the right thing to do.

CHAIRMAN PETRILLO: So, you've got like six or seven houses it looks like right there in the immediate area.

MR. DRAKE: Yes, the block, the immediate area. You probably know them anyway.

MR. SCHWINGBECK: This is mainly because, if I understood you correctly, the height of the ceiling in the garage?

MR. MACH: In the attic space above the garage.

MR. SCHWINGBECK: Above the garage.

MR. MACH: It is above seven feet.

MR. SCHWINGBECK: Any sort of intention I guess to building that area would be a question that I would have.

CHAIRMAN PETRILLO: To finish that? Well, Petitioner, would you like to step forward and answer that question?

MR. CEFFALIO: There is no intention to build above that, no.

MR. WEIDNER: It was, I mean architecturally, with the way that that roof system, it was just a natural extension to, you know, extend it all the way over here and then we didn't really need that square footage in the house, you know. Part of the other thing with the FAR is that the FAR gives us, if I'm correct, a 600 square-foot garage before it starts to count again. You know, these days with the kind of stuff people have in their garage and, you know, not having an outbuilding or not necessarily wanting to have an outbuilding, a 600 square-foot garage is pretty minimal, you know. So, we kind of lose, we probably lost 150 of that square footage or 200 foot square footage just in additional garage.

MR. MACH: If the Petitioner was to lower the headroom in the space, it would not count toward the floor area ratio.

CHAIRMAN PETRILLO: With three boys, he's going to want to keep them separate pretty soon.

MR. SELBKA: I would prefer to continue this to another meeting, to tell you the truth, at least to give the, you know, immediate neighbors a notification that we are considering passing this additional variation just because, I don't think you need 40 but I would like to see five or six just because I think it is fair to the neighbors to tell them what we're actually doing. I do think this is a relatively minor variance, I don't think anybody is going to have a problem with it. But all things considered, if I was a neighbor, I would like to know about it before we passed it and have it sort of spelled out rather than kind of slipped in under the door so to speak.

CHAIRMAN PETRILLO: I agree with you. What if we delay, would it be able to get on next month's? Or would he have to provide all the notices and then again --

MR. MACH: He would not since it's on the agenda and it would be a continuation from the Zoning Board with a specific date.

MR. DRAKE: It would be old business?

MR. MACH: It would.

CHAIRMAN PETRILLO: I would, Joe, I agree with you to an extent in that if, you know, if a neighbor came and objected to that, I don't see that changing my opinion. But also, I would, you know, I would raise the floor a foot-and-a-half or whatever it needed and it would be under and I wouldn't need to do it anyway. But I'm open to whatever considering that.

I take the Petitioner on his word, he seems like a very, you know, fine neighbor and someone with integrity that he would notify his neighbors. I just don't know, if there is opposition, what the recourse would be other than if we want to allow him to move forward, that he would submit from, you know, a notice or from the surrounding neighbors.

MR. SIAVELIS: What about the implication or the effect of any delay on his building plans given that we're here in April. That's what I'm curious about. So, our next meeting is May 10th or something like that.

MR. MACH: May 9th.

MR. SIAVELIS: Can we get any testimony from you on the consequence of waiting to go then?

MR. WEIDNER: Yes, I guess it depends on how that affects my petition for the architectural review. If we think, if I have a reasonable, you know, let's assume that there is not an issue with the neighbors and the purpose of this other meeting is just to confirm that, right? If I feel comfortable moving forward so I can get the architectural part done knowing that we feel comfortable that there is not going to be opposition from the neighborhood when we tell them this information, then I think that would be okay. If that holds us up and I can't go through that other process, then that just pushes me back another month.

MR. CEFFALIO: I've got to move on with, I have my kids with me. I've got movers coming, so, then I've got to get it pushed back. I mean if I could, with some type of letter and have the neighbors sign and provide them back to the Board, I mean I'd be open to that.

CHAIRMAN PETRILLO: Derek, in the design review, this has to go before the Design Board, did I read that in the packet?

MR. MACH: It does, and that can continue. Also, Chairman, the Petitioner does have options to address this and to comply with the code. If the Zoning Board would like him to notify, he does have other options as well.

CHAIRMAN PETRILLO: Do the neighbors have an opportunity at the Design Commission to state any oppositions?

MR. MACH: Yes.

CHAIRMAN PETRILLO: Would this be one of those issues? If we were to grant this, would they be able to state their opinion at the Design Commission and say, hey, we don't think it should, you know, the floor area ratio or it should be a buildable space above the garage?

MR. MACH: Well, once the variation is granted, he can build that. The Design Commission would strictly be looking at the design.

CHAIRMAN PETRILLO: They couldn't stop it at that point or their opposition.

MR. MACH: Correct.

MR. DRAKE: Do we have the ability to grant a variance with a contingency that within two weeks or pick a magic number he'd have to come back with, you know, some sort of affidavit of support from the immediate neighborhood? I mean can we do a contingency approval or does it have to be all or nothing?

MR. MACH: Yes, we'd recommend that the Zoning Board continue it.

MR. SIAVELIS: Can I just ask a question real quick in general as to how we got here to this predicament? Is it through the Petitioner's failure to identify the necessity to get a variance for the floor area ratio or is it the Village's failure to identify that issue? Because my view is we don't penalize the Petitioner for an issue that he didn't create, and that should have been caught during the permitting review in light of the testimony that he would in fact be penalized by it, at least from a scheduling standpoint. So, can we just get a clarification on that? Because that to me swings the needle.

CHAIRMAN PETRILLO: I think in the, we would have been, if the Staff, was this overlooked in the calculation, Derek?

MR. MACH: Yes, the attic space was, it was unclear that the headroom was above seven feet.

CHAIRMAN PETRILLO: Is that usually the responsibility of the Petitioner or the Applicant during the permit process to identify that area? Or is that the review of the Staff?

MR. MACH: The Applicant did include it on his zoning worksheets.

CHAIRMAN PETRILLO: He did?

MR. MACH: Yes.

CHAIRMAN PETRILLO: And we just didn't pick it up? Okay.

MR. SIAVELIS: Yes, and that said and in light of the other language in the public notice that sweeps in any subsequent variance that the Board determines, i.e., us, I don't think we should penalize this Applicant. We have nobody here in the audience who's a neighbor or affected by the variance at least on the record right now that has presented any opposition. So, to me, that moves the needle to grant the second variance now.

MR. SCHWINGBECK: Well, you know, I'm always a little concerned with overbuilding on a property. I'm concerned about flooding. I'm concerned about people

building homes on lots that are bigger than what they're allowed. But we've got a little space above the garage here, and had this been part of the existing house, I don't think I would have felt comfortable. But we're talking about a little bit of space above a garage that is really not going to be built into a livable space. That's one of the reasons why I'd feel comfortable with it.

CHAIRMAN PETRILLO: Are there any other comments from any other member of the Board? Taking those comments into consideration and it seems like we are now faced with this deliberating on an issue that was disclosed during the testimony and verified that it was overlooked in the review. If there is a motion, I think we can go directly to the floor area ratio. Okay, there's a motion?

MR. SIAVELIS: I'll move, Tony.

CHAIRMAN PETRILLO: Motion to approve a variance of floor area ratio of 372 square feet on this property and building.

MR. DIVITO: I'll second.

CHAIRMAN PETRILLO: I'm sorry, is there a second?

MR. DIVITO: I second.

CHAIRMAN PETRILLO: Derek?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Sir, if you would, the concern of the Board is that the neighbors are notified. If you would, please just notify us, if you could get back to Derek and notify him, too, that you've talked to the folks in the neighborhood?

MR. CEFFALIO: Okay.

CHAIRMAN PETRILLO: We'd appreciate that, thank you.

MR. CEFFALIO: Thank you. Thank you very much.

(Whereupon, the above-mentioned petition was adjourned at 7:32 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 11, 2016

PETITIONER: Ceffalio Residence
ADDRESS OF PROPERTY: 1113 N. Princeton Ave.
VARIATION: 5.3-1.1, 5.1-1.4

A variation from Chapter 28, Section 5.3-1.1 (Table of Minimum Lot Size) & Section 5.1-1.4 (Minimum Lot Size) to allow a 13,178 square foot lot to be buildable where 15,000 square feet is required; A 372 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 4,585 square feet instead of the maximum allowed 4,213 square feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the lot size is non-conforming. The petitioner also testified that they are seeking a variation for the floor area ratio. The petitioner explained that the headroom in the attic space is above seven feet; therefore, it contributes to the overall floor area calculation. The petitioner testified that the space will remain as unfinished attic space with headroom above seven feet.

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

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

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

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

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

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



Item: Rodriguez Residence - 1802 N. Dale Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from the 4/11/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 4/11/16 - Rodriguez	Minutes
Findings 4/11/16 - Rodriguez	Minutes

ZONING BOARD

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

OF APPEALS

RE: RODRIGUEZ RESIDENCE - 1802 N. DALE AVENUE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 11th day of April, 2016, at the hour of
7:32 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM DRAKE
TOM SCHWINGBECK
DAVID DIVITO
PETER SIAVELIS
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: We have next the Rodriguez petition.
MR. RODRIGUEZ: Good evening.
CHAIRMAN PETRILLO: Good evening, how are you?

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MR. RODRIGUEZ: Good, yourself?

CHAIRMAN PETRILLO: Good. I'll swear you in if you're both going to testify. If you both would raise your right hand?

(Witnesses sworn.)

CHAIRMAN PETRILLO: Thank you. If you would identify yourself and your address for the record?

MR. RODRIGUEZ: Luis Rodriguez, 1802 North Dale Avenue.

MRS. RODRIGUEZ: Jovenae Rodriguez, 1802 North Dale Avenue.

CHAIRMAN PETRILLO: Thank you. Do you need any help on the reminder? You have the three areas that we asked you to touch on?

MR. RODRIGUEZ: No, I don't think so.

CHAIRMAN PETRILLO: Okay, great. You may proceed, thank you.

MR. RODRIGUEZ: Just I'm looking for a variance on a fence height. The hardships are we have a unique space. We're on the corner lot, and also the street, Dale, runs obviously in front of my house but also runs perpendicular. So, the hardship on that is when the cars turn which is a lot of traffic due to the park, headlights shine on the yard and we don't sit in the yard too much. We're kind of on display there.

So, I'd like a fence. We can put some bushes up, get some privacy. We have some dogs that are old and they have been wandering out of the lot. So, and a lot of foot traffic, kids come and go, people walking dogs, sometimes they pop in kind of in my yard.

We had a swing set before for my children. We took that out because a few kids across the street and they're little and there's no fences anywhere. So, the kids kind of just hopped over and they're on my fence, I mean not on my fence but my swing set. So, you know, before anybody gets hurt --

MRS. RODRIGUEZ: And could I just say there is an error. It's not, it wasn't on the property line, it's near the property line, because, what is it?

MR. RODRIGUEZ: Oh, yes. On the petition, we put on the property line, and then we came to realize that since we're on the corner lot we are not allowed to be on the property line. It would have to be five-foot from the property line at three-foot high. So, I just want to turn that three-foot fence into a five-foot fence basically.

CHAIRMAN PETRILLO: Okay, so you'll meet that portion of the code. Is that correct, Derek, five-foot?

MR. MACH: Yes. I mean you're showing it on the property line.

MR. RODRIGUEZ: Yes. Well, we originally thought we could get it on the property line. But I was reading more of your codes --

MRS. RODRIGUEZ: In the letter we sent out, it said near.

CHAIRMAN PETRILLO: But that's just on the one side, correct, Derek?

MR. RODRIGUEZ: Yes. Yes.

MR. MACH: Yes.

CHAIRMAN PETRILLO: Okay, with that sidewalk?

MR. RODRIGUEZ: Yes.

MRS. RODRIGUEZ: So, we do plan to plant against the fence there.

MR. RODRIGUEZ: We're going to put in an aluminum white fence so you can see through it and will not have such a big obstruction, a big wood fence, you know.

Also, you know, with my property taxes, I'd like to use as much of the property as I can, you know, so the kids can run around. Otherwise, I'm basically going to lose on about eight feet of property, you know, up and down that whole lot.

CHAIRMAN PETRILLO: How old are your kids?

MR. RODRIGUEZ: I have a 23-year-old, I have a 17-year-old, I have a 12-year-old, and I have a three-year-old grandson who could still play often. I have a dog that can jump a three-foot fence if I bring him out there.

CHAIRMAN PETRILLO: So, that's kind of the hardship because you have this situation, and how long have you been living in the home?

MR. RODRIGUEZ: Eight years.

CHAIRMAN PETRILLO: So, you have kids that could get over. You have grandchildren that could get over. You have a dog that could get over if this would have to be --

MRS. RODRIGUEZ: And it's a very high traffic corner, and we have Hersey like two blocks away and we've had them crash in the trees that have been removed.

MR. RODRIGUEZ: Yes, they come down Dale Street just to the south of us and they rip through that corner to get in the park and they kind of use that, I don't know, for lack of a better word, like that little patch of grass and they come around.

MRS. RODRIGUEZ: Oh, yes, it's like a racetrack.

MR. RODRIGUEZ: It's like a racetrack. They go around the parkland and come back around. So, numerous times they slid across Dale and hit the trees in front of my house and the trees were removed due to the ash borer and other stuff, so the trees are no longer there to keep them from hitting my house.

MR. SIAVELIS: So, just to clarify, we're talking about a fence, a variance for fence placement along Lillian Avenue, right?

MR. RODRIGUEZ: Yes.

CHAIRMAN PETRILLO: Correct.

MR. SCHWINGBECK: Not the back of the yard or the easement.

CHAIRMAN PETRILLO: Not the placement, just the height. They're going to meet the setback requirement of five feet they stated. But now we're only dealing with the height.

MR. SIAVELIS: Okay.

MR. SCHWINGBECK: It says 12-and-a-half-foot setback required?

MR. MACH: The Petitioner had indicated it would be actually five feet setback, so it would be a 7.5-foot variance.

CHAIRMAN PETRILLO: Yes, I'm sorry, okay. I'm sorry, Derek, I thought you said that that meant --

MR. RODRIGUEZ: We realized later that we could not, you know, be on the property line either way because we're on the corner.

CHAIRMAN PETRILLO: Okay, so let's restate that.

MR. SIAVELIS: So, that's 7.5?

CHAIRMAN PETRILLO: Then it is a 7.5, okay. My apologies.

MR. SIAVELIS: Is that placement at 7.5 feet from the property line be more adjacent to the sidewalk? The interior edge of the sidewalk?

MR. RODRIGUEZ: No, it's going to be five-foot from the interior edge of the

sidewalk, five-foot.

MR. SIAVELIS: So, the interior edge of the sidewalk is the edge of the sidewalk closest to your house, right?

MR. RODRIGUEZ: Yes.

MRS. RODRIGUEZ: Right.

MR. SIAVELIS: You're going to be five feet from that interior edge of the sidewalk?

MR. RODRIGUEZ: Yes. Yes.

MR. SIAVELIS: Okay, right.

MR. RODRIGUEZ: From what I realize as the code stands now, I could do this without having a variance if it's a three-foot fence, if we want to make the three-foot fence.

MR. SIAVELIS: Okay, but there's a dog and the kids.

MR. RODRIGUEZ: Yes.

MR. SIAVELIS: Totally understood.

CHAIRMAN PETRILLO: Are there any other questions or comments from the Board for the Petitioner?

MR. DRAKE: I've lived across from a park for 33 years. Everything you've described I've had. So, from a personal standpoint, I completely relate to what you're trying to do, and the fact that it's not a wooden fence, it would really be like some sort of an East Berlin wall or something.

MR. RODRIGUEZ: No, I agree.

MR. DRAKE: Yes. With the type of fence you want to put, I think the request is reasonable.

CHAIRMAN PETRILLO: Is there anybody in the audience that wishes to address this petition?

None being heard, we'll go to the Board deliberation. Tom, you want to lead this one since you've got the similar situation?

MR. DRAKE: I've looked at your property. I think what you want to do makes sense. I'm glad you clarified what was in here on the distance and the height, that's a little fuzzy on here. There's a lot of activity at the park across the street when I looked at the house.

MR. RODRIGUEZ: Yes.

MR. DRAKE: With kids out, you know, people playing baseball and all that, so I think it's a reasonable request. I think it will add to the value of your home. If you put the home on the market, you're going to have a little bit more privacy with a fence.

MRS. RODRIGUEZ: Absolutely.

MR. RODRIGUEZ: Absolutely, thank you.

CHAIRMAN PETRILLO: In addition, I think that having grandchildren in a similar situation with the Petitioner but different from the park, they could get over the three-foot fence pretty easily at age two or three. The description of the traffic and the cars, it's really a dangerous situation. I think there's really a need and a safety factor for the Petitioners.

Is there a motion?

MR. SELBKA: Motion to approve.

CHAIRMAN PETRILLO: Second?

MR. DRAKE: Second.

CHAIRMAN PETRILLO: There's a motion and a second. Derek, would you call the roll?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MR. RODRIGUEZ: Thank you very much.

(Whereupon, the above-mentioned petition was adjourned at 7:38 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 11, 2016

PETITIONER: Rodriguez Residence
ADDRESS OF PROPERTY: 1802 N. Dale Ave.
VARIATION: 6.13-3c1

A 7.5' setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5' tall fence in the exterior side yard that is 5' from the south property line where a 12.5' setback is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they live on a corner lot adjacent to a park and there is a significant amount of vehicle traffic and pedestrian traffic.

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

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

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

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

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

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



Item: Patyk Residence - 1605 N. Chestnut Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from the 4/11/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 4/11/16 - Patyk	Minutes
Findings 4/11/16 - Patyk	Minutes

ZONING BOARD

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

OF APPEALS

RE: PATYK RESIDENCE - 1605 N. CHESTNUT AVENUE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 11th day of April, 2016, at the hour of
7:38 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM DRAKE
TOM SCHWINGBECK
DAVID DIVITO
PETER SIABELIS
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: All right. Is it pronounced Patyk? Would you step forward please?

Have you both gentlemen, have you had an opportunity to sign in?

MR. ZINNI: I did but Dobie hasn't.

MR. PATYK: I'm the owner. Do I have to sign in?

CHAIRMAN PETRILLO: Yes. If you're going to testify, yes. Why don't we do it just in case?

MR. PATYK: Yes, sure.

CHAIRMAN PETRILLO: Gentlemen, if you would, if I could swear you in?
(Witnesses sworn.)

CHAIRMAN PETRILLO: Would you state your name and address for the record and, sir, you afterwards?

MR. ZINNI: My name is Mark Zinni, I'm the architect. Would you like my office address or the project address?

CHAIRMAN PETRILLO: Go with the office address.

MR. ZINNI: 428 Marengo in Forest Park.

CHAIRMAN PETRILLO: Sir, your name?

MR. PATYK: Dobieslaw Patyk, I'm the owner of 1605 North Chestnut Avenue.

CHAIRMAN PETRILLO: Okay, thank you. Go ahead.

MR. ZINNI: Thank you for hearing our request. What we're proposing to do is an addition to an existing one-story slab on grade residence. It will be a two-story addition with an attached garage. It's on a beautiful corner lot and we're trying to keep that beauty with what we're trying to propose.

The variance we're going to request are two variances. The first one is the attached garage will encroach in the secondary side yard setback, and then the other variance would be to build a larger front portico that's larger than permitted.

The two requests for the detached two-car garage, excuse me, for the attached two-car garage, since it is a corner lot and there is a utility easement in the back, it's almost impossible to build an attached or detached garage on the property. I don't know exactly what drawings everybody received but I'm going to just show one to you here to give you an idea. So, this will be very simple and maybe you did get this in the packet.

So, this is Chestnut right over in here and Maude. This is the existing residence. There is an existing detached garage that's existing nonconforming, it cannot be rebuilt. Then our proposal is to remove this garage, do an attached garage in this area right over in here, and then do a second floor addition above the existing residence.

We did have the chance to go in front of the Architectural Review Committee. They had a fair amount of recommendations. One of their biggest recommendations was to propose a larger entryway that would exceed the permitted obstruction size.

So, what we're proposing to do, and if you go to one of these other sheets here, I'll show you when I get to that. This is the survey, if you get past the existing, of what we're proposing to do. This is again the existing single-family residence, one story.

This is the proposed two-car garage with storage up above, and I'll get into the ceiling height in there since you guys had a beautiful long discussion on it, and why we would make it six-foot-eight. Then there is a front entry portico. We originally had that conforming, but the Architectural Committee greatly encouraged us to go for a variance for that to be larger to help the scale of the front of the house.

Part of the whole aesthetic and the reason we wanted to do the garage on this side, we didn't want to have it on the front Chestnut side. We thought the house turned the corner a lot prettier if we put the garage on that side. If you have a chance to look at some of the elevations of what we're proposing, and I'm just going to flip to one of the back ones here, the front elevations show the house that we're proposing.

It's a shingle style house, a kind of Craftsman shingle style. Dobie is a carpenter, a wonderful carpenter, does a lot of work in my house, too. So, this is going to be the existing residence here. We're doing the second floor addition with the various materials, and the front entryway over here.

If you flip to the next sheet, we kind of draw this as you're going around the corner of the house, this right over here shows the front entry portico or entryway. This is the side view that would be seen from Maude, and then here is the garage that's nonconforming because of the setback only. That's the request we're going for.

Above this garage, we did have a chance, I don't know if you want to take a look at it, we did do our area calculations. We did submit that sheet and I'll go over that real quick. So, the existing lot allows for a floor area of 4,400. Our proposed floor area ratio was 3,300. Again, just because you guys talked about it, actually we are doing the storage over the garage. Since we don't have a basement, we're trying to do storage above the garage but we are making that six-foot-eight, so obviously that was in the calculation because of the seven feet.

The permitted lot coverage is 3,400 and we're proposing 2,100. So, we're pretty well below the requirements.

So, some of the other issues you asked us to talk about is the unique circumstance. Again, I feel the unique circumstance is just any garage placement on this site. Then the other unique circumstance is to try to put it in a location that I think would enhance the community, because again it's a corner lot. It's near a park. It's a really beautiful piece of property I think.

We feel it matches a lot of the existing houses even though the ones directly adjacent on the north side are one story, a lot of the houses are two stories. Actually one of the neighbors is here for the two-story house just next to us on Maude, and we did an elevation that shows kind of the area elevations of the different residences. I think you might have chanced to see this where we did a drawing of all the different elevations of the houses in the area. So, this is the proposed residence right here.

So, we feel it is keeping in character and we feel the front entryway kind of keeps in character just because of the whole shingle style and a lot of the style that is being done here in Arlington Heights. We feel the variation obviously will not alter the existing character at all. It's all single-family residences, it's going to stay single-family residence. We feel that the addition with the garage keeps that character, and we also feel strongly about the front entry and hopefully you do, too.

So, in conclusion, we think we meet your standards, and if you'd like us to we can discuss them some more.

CHAIRMAN PETRILLO: If you could, I'm a little, I don't know why I'm not seeing this. I'm just not able to see the numbers here but I just wanted to have, at least in my mind see the setback. If you could just point out for me the setbacks here?

MR. ZINNI: Sure. The easiest one, Chairman, might be this sheet here where we actually dash them in.

CHAIRMAN PETRILLO: With the exhibit? Okay.

MR. ZINNI: We tried to dash the setback requirements. So, we have a 10-foot utility and drainage easement along the east side of the lot there. We have the 25-foot building line. But the rear 30-foot easement here, this dashed line right here for an attached garage, that's the one that we're encroaching in on.

CHAIRMAN PETRILLO: This is kind of an odd-shaped lot that presents a number of challenges.

MR. ZINNI: It does.

CHAIRMAN PETRILLO: Derek, what does the code say? Is it the shortest side that is considered the front?

MR. MACH: Is the front.

CHAIRMAN PETRILLO: So, this actually, it is shown as the rear but, boy, this lot is really --

MR. SIAVELIS: That 30 feet is measured from?

MR. MACH: Chestnut.

MR. ZINNI: It's actually measured from the rear yard parallel to Chestnut.

CHAIRMAN PETRILLO: That's what I was looking for, thank you.

MR. SIAVELIS: Right, with Maude.

CHAIRMAN PETRILLO: Okay, thank you.

MR. ZINNI: Here's Maude.

CHAIRMAN PETRILLO: Yes, I got it.

MR. ZINNI: Here's Chestnut. It's 30 feet from this property line that's closest to the utility easement.

MR. SIAVELIS: Right, that's with respect to Chestnut.

MR. ZINNI: Parallel to Chestnut, exactly.

MR. SIAVELIS: Parallel to Chestnut, yes.

MR. ZINNI: Correct.

MR. SCHWINGBECK: You're going to be 11-foot-3 over that?

MR. ZINNI: Correct.

CHAIRMAN PETRILLO: The staircase that's on that side of the home, what does that lead to?

MR. ZINNI: It strictly goes to storage over the garage.

CHAIRMAN PETRILLO: Storage over the garage, okay.

MR. SIAVELIS: And then you get storage above the garage because you're on a slab, correct?

MR. ZINNI: Exactly, there you go.

MR. SIAVELIS: Taking down, humor me, taking down to create a basement underneath the new space would be cost prohibitive, right?

MR. ZINNI: Correct. There would be substantially more cost because you pretty much have to demo the whole house. It's slab on grade house in that situation. To underpin that, dig that out, it would be easier to, you'd have to demolish the whole house.

CHAIRMAN PETRILLO: Are there any other questions or comments from any other member of the Board?

MR. DRAKE: I want to be clear. Are you done with the Design Commission? There were some notes in our packet. I was a little fuzzy as to if you're completely done or you're between third and home.

MR. ZINNI: No, we touched home. Fortunately, we got the go ahead. I don't know if he forwarded that to you. We had gotten a letter saying that we met all their requirements with the correction.

MR. DRAKE: Okay.

CHAIRMAN PETRILLO: With the exception of the edges, is that still open? The porch columns, I mean to the edge of the house and to the porch roof, that's changed to a shed roof. Is that --

MR. ZINNI: That has been addressed. I think we're all good on all that. We didn't want, I mean this is really kind of an architectural thing.

This is a top view of that roof. We didn't want to see the shed style on the side, we wanted to see the hip roof which means the roof came down and doesn't look like a shed style. So, when we originally talked to the Design Commission, they didn't kind of bring that up but we thought it was something important that they realize that that's what we did.

CHAIRMAN PETRILLO: So, that is, okay, that requirement you're saying has been satisfied?

MR. ZINNI: Correct. Yes.

CHAIRMAN PETRILLO: Any other questions or comments from any member of the Board?

MR. SIAVELIS: Are we talking just the one or both variances?

CHAIRMAN PETRILLO: Well, we have three here, right?

MR. SIAVELIS: Two.

MR. ZINNI: Two.

CHAIRMAN PETRILLO: Two? A six, I have an 11-foot variance, a 0.3. Well, there is a second, there's a 0.3.

MR. SIAVELIS: Oh, you're right, I'm sorry.

MR. ZINNI: Oh, yes.

MR. SIAVELIS: So, that's in our packet, and I'm not sure if it shows an additional for the evening. That goes hand in hand with the roof.

CHAIRMAN PETRILLO: Yes, that's a 0.3-foot variance from Chapter 28, Section 5.1-3.6, Required Minimum Yards, Section 5.4, Table of Minimum Required Yards, to allow an addition with an exterior side yard setback 25.5 feet from the south property line instead of the minimum 25.8.

Any other questions or comments from the Board for this Petitioner? None being heard, is there anyone in the audience who wishes to address this petition? None being heard, we'll open it up to Board comments. Go ahead, David.

MR. DIVITO: I was going to say they did a good job with this lot. I feel that

even with the driveway, how they considered the tree in the parkway and sloped around it, it offered some good privacy for the homeowners as they are on exposed corner lot. So, I think they did a good job.

CHAIRMAN PETRILLO: I think the lot poses a lot of challenges, especially seeing that the Petitioner really doesn't have any other equitable or efficient options to create storage space below the structure. I think again I would agree that these are reasonable in my opinion.

MR. SCHWINGBECK: Agreed.

CHAIRMAN PETRILLO: Is there a motion?

MR. DIVITO: I'll motion to approve.

MR. SCHWINGBECK: I'll second.

CHAIRMAN PETRILLO: And a second. Derek, would you call the roll?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. All right, good luck, guys.

MR. ZINNI: Thank you, gentlemen.

(Whereupon, the above-mentioned petition was adjourned
at 7:53 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 11, 2016

PETITIONER: Patyk Residence
ADDRESS OF PROPERTY: 1605 N. Chestnut Ave.
VARIATION: 5.1-3.6, 5.4

A 11.3' variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 18.7' from the east property line instead of the minimum 30.0' and an additional 1.0' for the eave; A 6.0' variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a covered front porch with a front yard setback of 24.0' from the west property line instead of the minimum 30.0'.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that there is a utility easement along the rear of the property and that it would be difficult to construct a detached garage. The petitioner explained that there is an existing detached garage that's nonconforming. The petitioner further explained that they are proposing to remove the nonconforming detached garage and construct an attached garage that is encroaching into the required rear yard setback. The petitioner also explained that they are proposing to construct a new front porch that is encroaching into the required front yard setback. The petitioner testified that the Design Commission is supportive of the variance for the porch since it helps with the scale of the addition.

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

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

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

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

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

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



Item: Fiore Residence - 1303 S. Kaspar Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from the 4/11/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 4/11/16 - Fiore	Minutes
Findings 4/11/16 - Fiore	Minutes

ZONING BOARD

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

OF APPEALS

RE: FIORE RESIDENCE - 1303 S. KASPAR AVENUE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 11th day of April, 2016, at the hour of
7:53 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM DRAKE
TOM SCHWINGBECK
DAVID DIVITO (Recused himself)
PETER SIAVELIS
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: All right, the Fiore Residence.

MR. DIVITO: I'm going to step out for this one.

CHAIRMAN PETRILLO: Okay. I think that Commissioner Divito is going to recuse himself. He is familiar, disclosed that he's a familiar acquaintance of the Fiore.

Both of you have signed in?

MR. FIORE: Yes.

CHAIRMAN PETRILLO: If I can swear you both in?

(Witnesses sworn.)

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

MS. RHOADARMER: My name is Victoria Rhoadarmer. I'm here on behalf of Patrick Finn who cannot be here this evening. I work for his company.

MR. FIORE: Mike Fiore, current resident at 1303 South Kaspar Avenue, Arlington Heights.

CHAIRMAN PETRILLO: Do you need any assistance or refresher on the three areas that we asked you to touch on?

MS. RHOADARMER: I don't believe so. All right, we're here today to request a variation for the lot to become buildable. Right now, currently the lot width is 83. The zoning for that residential area is a 90-foot lot size, I'm sorry. So, we're here today to make the lot buildable.

The current plan in front of you that you have is for a rear addition sun room. It's not encroaching on any of the setbacks; side, front, rear setbacks. It's actually tucked in a few feet from the side of the house and your setback of 30 feet is not encroached.

The hardship that we see is they often have large family gatherings, large neighborhood gatherings, so a place to entertain all the people of the neighborhood, the children would be very beneficial. We don't see the design as interfering with any of the style in the community. We went a lot through window placements and window sizing to make sure it looked good on the back of the house and on the side of the, from the side street.

CHAIRMAN PETRILLO: Let's go back. I think I have a question on the lot size, it's approximately 125 by 83, correct?

MS. RHOADARMER: Yes.

CHAIRMAN PETRILLO: Derek, do we, we don't have a floor area ratio issue on this? Or is this somewhere considered in that?

MR. MACH: It is considered and they are under.

CHAIRMAN PETRILLO: They're under, okay. Questions or comments from any member of the Board?

MR. SIAVELIS: This is pretty straightforward, and I went out to the property today. It's 83 feet but you have the sidewalk in there and then you have the parkway to the curb, the street curb. Setting aside that for a moment, I think this 83 feet is plenty, this is not a huge addition they're contemplating. When you factor in the sidewalk plus the parkway, I think it's a non-issue at least in my eyes.

MR. SCHWINGBECK: Yes, and I went by to look at it. Unless I'm mistaken, there's a line of bushes that separate the street from the house, too.

MS. RHOADARMER: Right, right.

MR. SCHWINGBECK: So, once those bushes fill in, I think it's going to look real nice.

MR. SIAVELIS: Yes, and just so the record is clear on this and it's in the papers, the contemplated addition or the addition that they submitted is not a large addition.

MR. SCHWINGBECK: No.

MR. SIAVELIS: I think those bushes will go a long way to obscuring that addition six to eight months on a year.

MR. SCHWINGBECK: Yes, and the major street, is that White Oak?

MR. FIORE: White Oak, yes.

MR. SCHWINGBECK: So, really having that addition there is going to I think shield your patio a little bit, too, from White Oak.

MR. FIORE: That's part of the whole --

MR. SCHWINGBECK: It will really make it a real more secluded back there.

MS. RHOADARMER: I'd also like to submit a letter from one of their neighbors in support of the addition.

CHAIRMAN PETRILLO: Let me just get my glasses back, okay. This is from Mark Malter at 1307 South Kaspar Avenue. The relationship to that?

MR. SIAVELIS: To 1303.

CHAIRMAN PETRILLO: 1307 which is directly to the --

MR. SCHWINGBECK: Right here. Right next door to him.

CHAIRMAN PETRILLO: South?

MR. SCHWINGBECK: Yes.

CHAIRMAN PETRILLO: Are there any other questions or comments from any other member of the Board? None being heard, is there anybody in the audience that wishes to speak to this petition? None being heard, we'll open it for deliberation to the Board.

MR. SIAVELIS: I stand by my earlier comments. I think this is reasonable given the lot layout, the house layout, and the other information Mr. Schwingbeck elaborated on.

CHAIRMAN PETRILLO: Any other comment from any other member of the Board? None being heard, is there a motion?

MR. SELBKA: Motion to approve.

MR. SIAVELIS: Second.

CHAIRMAN PETRILLO: We have a motion and a second. Derek, if you would call the roll?

MR. MACH: Mr. Divito. Oh, Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Your petition has passed. There is no other business on the agenda. Is there a motion to adjourn?

MR. SIAVELIS: Move to adjourn.

MR. DRAKE: Second.

CHAIRMAN PETRILLO: We have a motion and a second. All those in favor say aye.

(Chorus of ayes.)

CHAIRMAN PETRILLO: Any opposed say nay.

(No response.)

CHAIRMAN PETRILLO: None being heard, motion passes and we're adjourned.

(Whereupon, the above-mentioned petition was adjourned at 8:00 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS April 11, 2016

PETITIONER: Fiore Residence
ADDRESS OF PROPERTY: 1303 S. Kaspar Ave.
VARIATION: 5.1-3.5

A variance from Chapter 28, Section 5.1-3.5 (Minimum Lot Width) to allow an 83' wide lot to be buildable, where 90' wide is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing an addition to an existing two story single-family structure. The proposal is before the Zoning Board of Appeals because of the substandard lot width. The petitioner testified that the subject property is 83.0 feet wide where 90 feet is required.

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

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

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

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

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

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



Item: Tatje Residence - 1308 W. Watling St.

Department: Planning & Community Development

REQUEST

A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the perimeter of the rear yard.

ATTACHMENTS:

Description

Staff Report
Drawings & Documents
Department Comments

Type

Board or Commission Report
Exhibits
Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 9, 2016
Date Prepared: May 2, 2016
Project Title: Tatje Residence
Address: 1308 W. Watling St.
Background Information
Petition Number: ZBA #16-012
Petitioner: Gary Tatje
Address: 1308 W. Watling St.
Arlington Heights IL 60004
Existing Zoning: R-1, Single-Family District

Requested Action/Background Information

The petitioner proposes to construct a 6 foot high wood fence along the rear and side property line. Therefore, the petitioner requests the following variation:

- **A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the perimeter of the rear yard.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	4/18/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/18/16	
3. Letter that was Mailed	✓	4/18/16	
4. Photographs of Sign on Property	✓	4/18/16	

Photograph of Existing Structure



PETITION

NOW COMES the petitioner, Gary Tatje being the owner of the property commonly known as: 1308 Watling and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from Section 6.13-3 c.1, Chapter 28, of the Arlington Heights Municipal Code, in order to replace a section of fence that has been severely damaged by high winds.

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

The current fence is six feet tall and to replace the damaged section with a five foot fence would diminish the esthetics as well as the value of my property.

I hereby state that the following unique circumstances exist:

Our house was built in 1888 and has had a six foot shadow box cedar fence across the back property line for at least 30 years. This fence has become an integral part of our landscape design as well as that of our neighbors. A portion of the fence was recently severely damaged by high winds and it must be replaced with a similar six foot cedar shadow box fence in order to match the undamaged portion of the fence and to retain the continuity of the property.

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

It is simply replacing a portion of a fence that has existed for over 30 years that has been damaged. The current fence has become well integrated into the landscape and is acceptable to all my neighbors at its current six foot height.

Signed:



Petitioner

Date:

6 APRIL 2016

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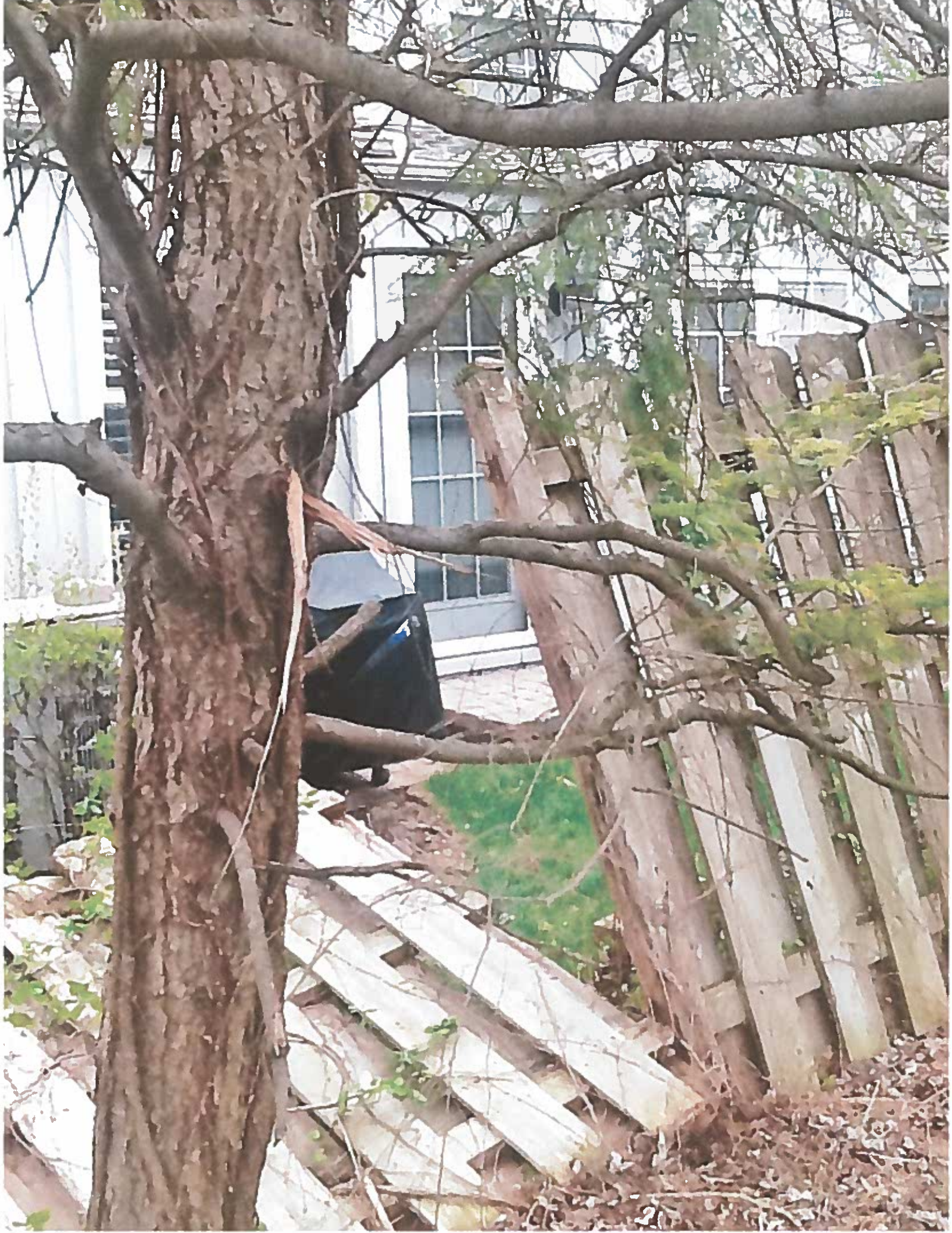
APR 07 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT





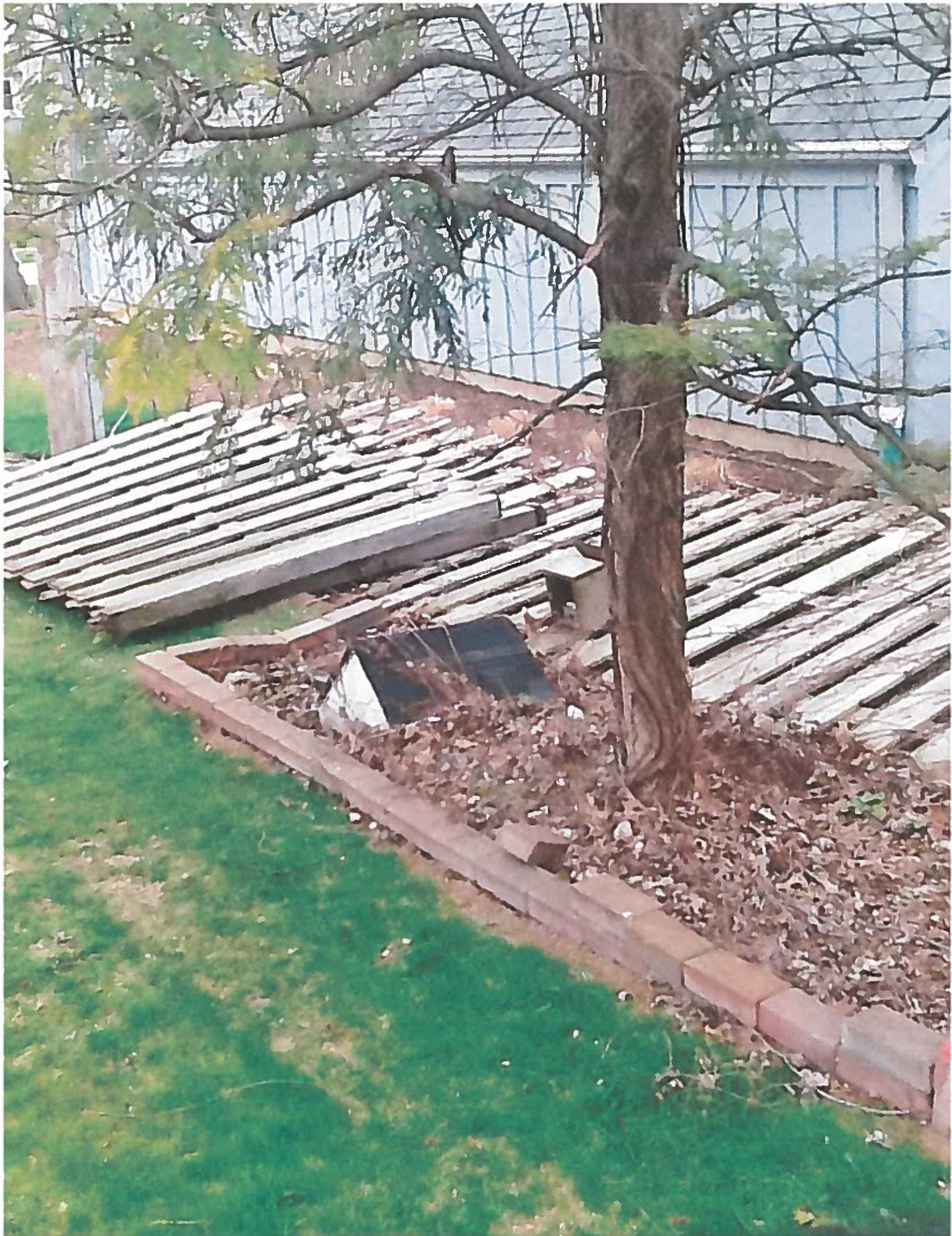












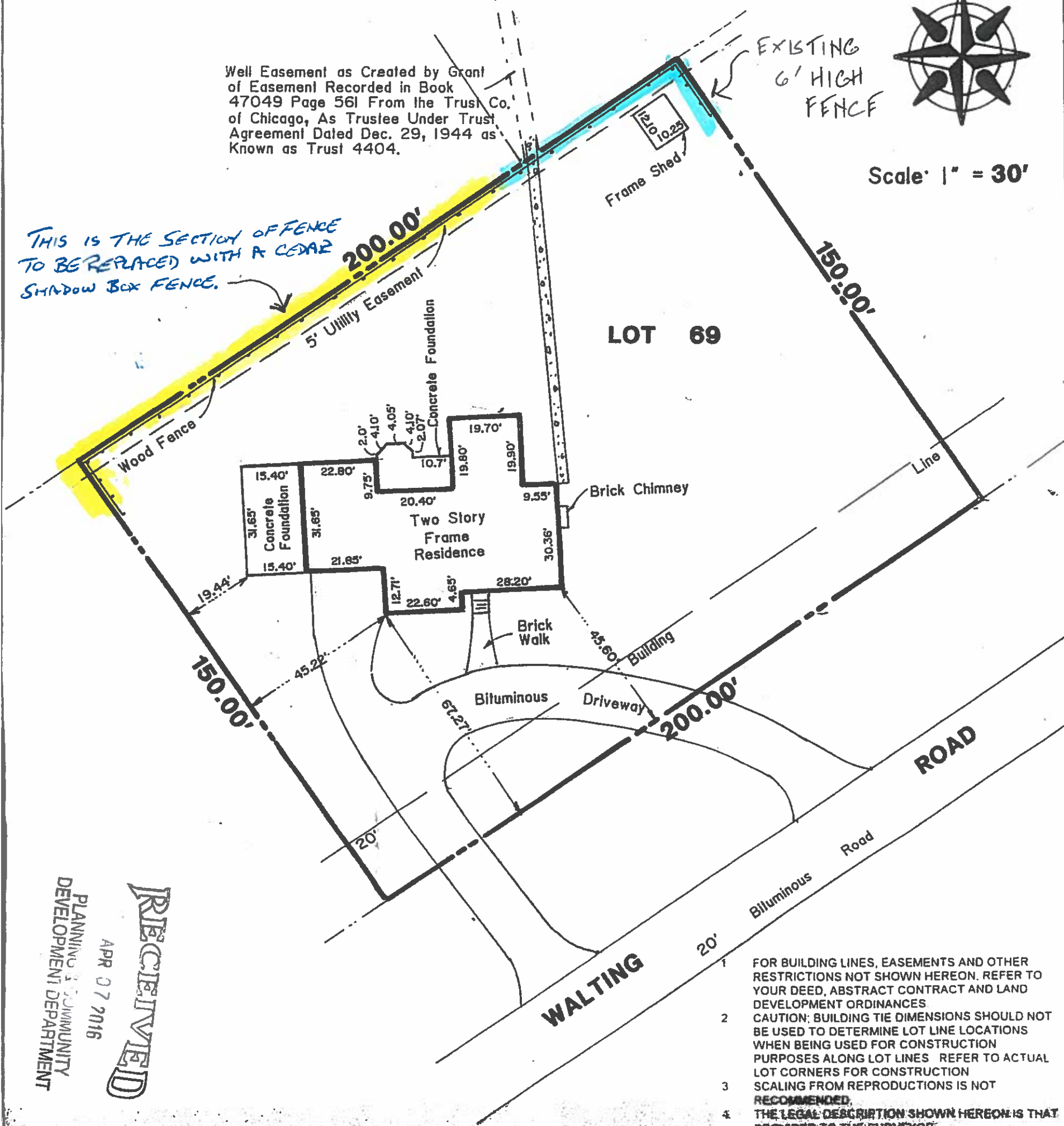
Plat of Survey



Scale: 1" = 30'

Well Easement as Created by Grant of Easement Recorded in Book 47049 Page 561 From the Trust Co. of Chicago, As Trustee Under Trust Agreement Dated Dec. 29, 1944 as Known as Trust 4404.

THIS IS THE SECTION OF FENCE TO BE REPLACED WITH A CEDAR SHADOW BOX FENCE.



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- 1 FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON. REFER TO YOUR DEED, ABSTRACT CONTRACT AND LAND DEVELOPMENT ORDINANCES
- 2 CAUTION: BUILDING THE DIMENSIONS SHOULD NOT BE USED TO DETERMINE LOT LINE LOCATIONS WHEN BEING USED FOR CONSTRUCTION PURPOSES ALONG LOT LINES. REFER TO ACTUAL LOT CORNERS FOR CONSTRUCTION
- 3 SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.
- 4 THE LEGAL DESCRIPTION SHOWN HEREON IS THAT PROVIDED TO THE SURVEYOR.

PARCEL 1: LOT 69 IN SHERWOOD A SUBDIVISION OF LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS THE SOUTHWEST QUARTER OF SECTION 19, AFORESAID (EXCEPT THE WEST 78 ACRES THEREOF MORE OR LESS AND EXCEPT THE SOUTH 25 FEET FOR HIGHWAY) AS PER PLAT RECORDED JULY 10, 1930 AS DOCUMENT 10701276, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT OVER LOTS 65 AND 66 IN SHERWOOD, A SUBDIVISION OF LOT 1 OF THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS THE SOUTHWEST QUARTER OF SECTION 19, AFORESAID (EXCEPT THE WEST 78 ACRES THEREOF MORE OR LESS AND EXCEPT THE SOUTH 25 FEET FOR HIGHWAY) AS PER PLAT RECORDED JULY 10, 1930 AS

DOCUMENT 10701276 IN COOK COUNTY, ILLINOIS IN FAVOR OF A DOMINANT TENEMENT DESCRIBED AS FOLLOWS: FOR THE PURPOSE OF MAINTAINING, REPAIRING AND OPERATING DEEP WATER WELL LOCATED IN AND UPON SAID

Ordered by DELTA RENOVATIONS

Job no. 415-30

ZBA# 16-012
1308 W Watling - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: April 19, 2016
Completed: April 20, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A variance to allow a 6 ft high fence where only a 5 ft is allowed.

NOTE: The existing fence is 6 ft, and a portion of the fence was damaged. The petitioner is seeking the variance to replace the damaged section.

The Engineering Department has NO OBJECTION to the proposed variation.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Tatje Residence

Project Address: 1308 W. Watling St.

ZBA #: 16-012

ZBA Hearing Date: May 9, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: April 19, 2016

- A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the perimeter of the rear yard.

Attached are the Petitioner's:

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

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DEVELOPMENT DEPARTMENT

Comments: NO COMMENTS ON FENCE,

Please review, comment, and return to me no later than Friday, April 29, 2016.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Tatje Residence

Project Address: 1308 W. Watling St.

ZBA #: 16-012

ZBA Hearing Date: May 9, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: April 19, 2016

- A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the perimeter of the rear yard.

Attached are the Petitioner's:

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

Comments: _____

No COMMENT. - S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, April 29, 2016.



Item: Swanson Residence - 1301 E. Kensington Rd.

Department: Planning & Community Development

REQUEST

1. A 2.1 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 2.9 feet from the west property line instead of the minimum 5 feet and an additional 0.5 feet for the eave.
2. A 1.5 foot variation from Section 6.6-5.1 (Table of Permitted Obstructions) to allow an eave that is projecting into the required front yard by 4.0 feet where the maximum allowed is 2.5 feet.

ATTACHMENTS:

Description

Staff Report
Supporting Documents & Drawings
Department Comments

Type

Board or Commission Report
Exhibits
Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 9, 2016
Date Prepared: May 2, 2016
Project Title: Swanson Residence
Address: 1301 E. Kensington Rd.

Background Information

Petition Number: ZBA #16-013
Petitioner: Scott Swanson
Address: 1301 E. Kensington Rd.
Arlington Heights IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

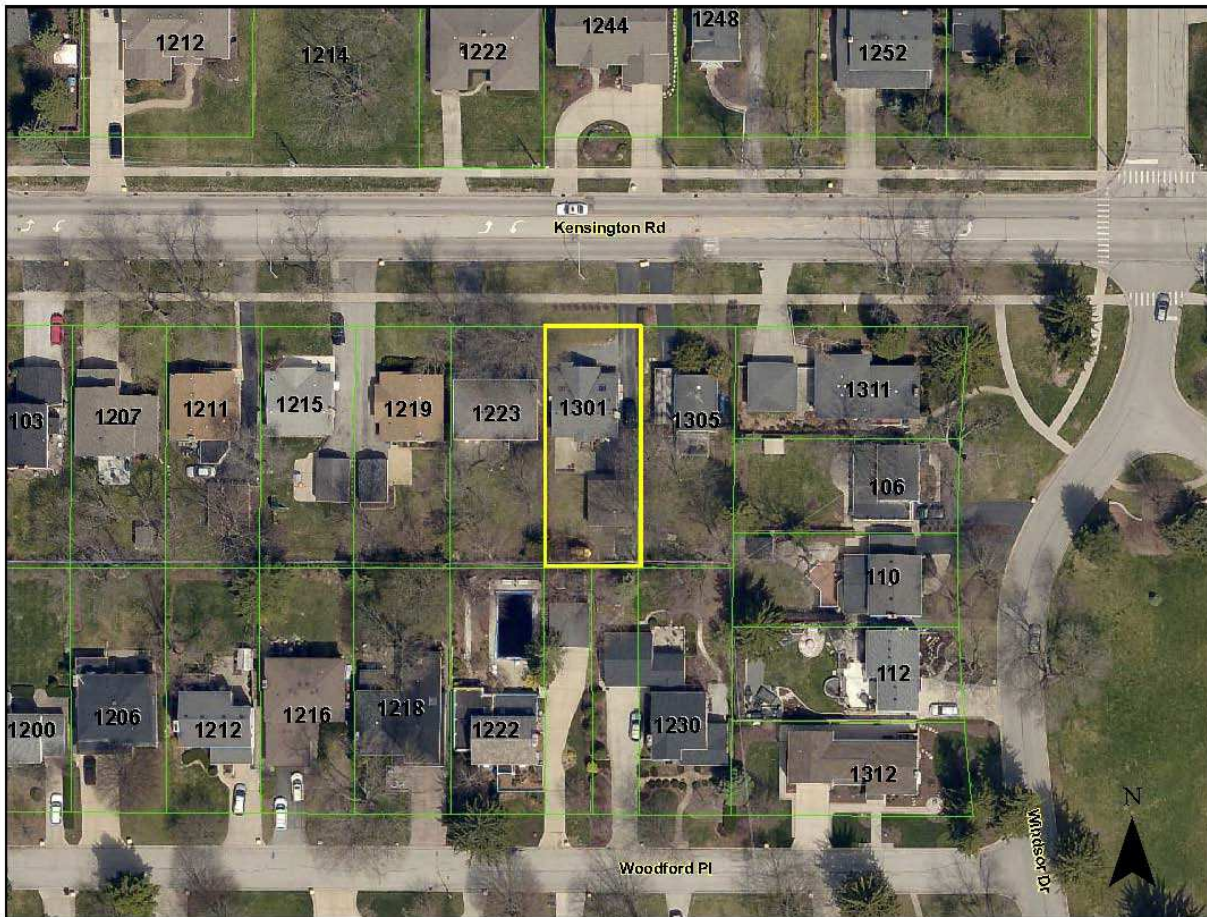
The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,400 square feet and the residence, with the proposed addition, will have approximately 2,721 square feet. The proposed addition encroaches into the required side yard setback. The petitioner is also proposing a new front entry with eaves that are exceeding the allowable encroachment. Therefore, the petitioner requests the following variations:

- A 2.1 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 2.9 feet from the west property line instead of the minimum 5 feet and an additional 0.5 feet for the eave.
- A 1.5 foot variation from Section 6.6-5.1 (Table of Permitted Obstructions) to allow an eave that is projecting into the required front yard by 4.0 feet where the maximum allowed is 2.5 feet.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	4/22/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/22/16	
3. Letter that was Mailed	✓	4/22/16	
4. Photographs of Sign on Property	✓	4/22/16	

Photograph of Existing Structure



PETITION

NOW COMES the Petitioner, Scott Swanson, being the owner of the property commonly known as: 1301 East Kensington Road, Arlington Heights, Illinois 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Utilize the existing foundation, in a cost effective manner, to add a second story addition, not expanding the current structure's footprint, and to create a covered entry into the structure.

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

Altering the current foundation to the current setbacks would not be cost effective, and the owner would not be able to expand their property and yield a reasonable return on the addition. The absence of a covered entry would not allow typical use of the structure.

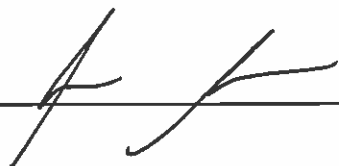
I hereby stat the following unique condition exists:

The current setbacks were amended after the construction of the current structure's foundation.

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

The second floor addition will use the existing foundation and remain within the current structure's setback. The front pad and eaves will provide for a covered entry into the house. The new pad and entry will encroach into the front setback at the same depth as the current pad and roof overhang.

Signed: _____



Date: _____

4.8.16

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DEVELOPMENT DEPARTMENT

FILE NO. 4989

PROPOSED

COMMONALITIES WITH PROPOSED:
SPLIT MATERIALS OF BRICK AND SIDING
SIDE DRIVEWAY
LARGE SOFFIT OVERHANG



PROPERTY 2 - LEFT
1311 E. KENSINGTON

COMMONALITIES WITH PROPOSED:
SPLIT MATERIALS OF BRICK AND SIDING
SAME ROOF PITCH
LARGE OVERHANG AT ENTRY



PROPERTY 1 - LEFT
1305 E. KENSINGTON



SUBJECT PROPERTY:
1301 E. KENSINGTON

COMMONALITIES WITH PROPOSED:
SPLIT MATERIALS OF BRICK AND SIDING
LARGE OVERHANG AT ENTRY
ENTRY DEMARCATED BY HIP ROOF



PROPERTY 1 - RIGHT
1223 E. KENSINGTON

COMMONALITIES WITH PROPOSED:
SPLIT MATERIALS OF BRICK AND SIDING
FLAGSTONE ACCENT AT ENTRY
LARGE OVERHANG AT ENTRY
ENTRY DEMARCATED BY SEPARATE ROOF



PROPERTY 2 - RIGHT
1219 E. KENSINGTON

COMMONALITIES WITH PROPOSED:
SPLIT MATERIALS OF FLAGSTONE, BRICK AND SIDING
FLAGSTONE AND BRICK MATERIALS AT FIRST FLOOR
LARGE OVERHANG AT ENTRY
ENTRY DEMARCATED BY SEPARATE ROOF



PROPERTY 3 - RIGHT
1215 E. KENSINGTON

← KENSINGTON →

TO RIGHT OF OPPOSITE PROPERTY:
1248 E. KENSINGTON



COMMONALITIES WITH PROPOSED:
SIDE DRIVEWAY
HIP ROOF AT ENTRY

OPPOSITE PROPERTY:
1244 E. KENSINGTON



COMMONALITIES WITH PROPOSED:
USE OF BRICK
WHITE WINDOWS
SAME ROOF PITCH

TO LEFT OF OPPOSITE PROPERTY:
1222 E. KENSINGTON



COMMONALITIES WITH PROPOSED:
SPLIT MATERIALS OF BRICK AND FLAGSTONE
WHITE WINDOWS
SAME ROOF PITCH
USE OF FLAGSTONE AT ENTRY
HIP ROOF
COVERED ENTRY

RECEIVED
APR 09 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Sean Baccus McCormack
Architect
License: 001-018810
Date: 02/29/16

Neighboring Homes

2nd Story Addition and Entry Remodel

Site plan showing driveway, parking spot, house, and garage. Dimensions: 50.00 (width), 128.00 (length). Area calculations: 1460 SF. DRIVEWAY, 450 SF. PAVERS, 1370 SF. HOUSE ROOF, 490 SF. GARAGE, 96 SF. SHED. Total: 3866 SF. TOTAL (OVER ALLOWABE).

 $1/0^\circ \approx 1-0^\circ$ [illegible]

SEAN BACCHUS MCCORMACK
ARCHITECT
LICENSE # 001-018810

**IMPERVIOUS SURFACES:
(REDUCED AREA)**

1140 SF.	DRIVEWAY
450 SF.	PAVERS
1331 SF.	HOUSE ROOF
490 SF.	GARAGE
96 SF.	SHED
3507 SF.	TOTAL (UNDER ALLOWABLE)

 $1/8" \times 1'-0"$

21'-0"

17'-0"

12'-0"

12'-0"

12'-0"

12'-0"

EXISTING ROOF

2x6 @ 16" O.C.

2x6 @ 24" O.C.

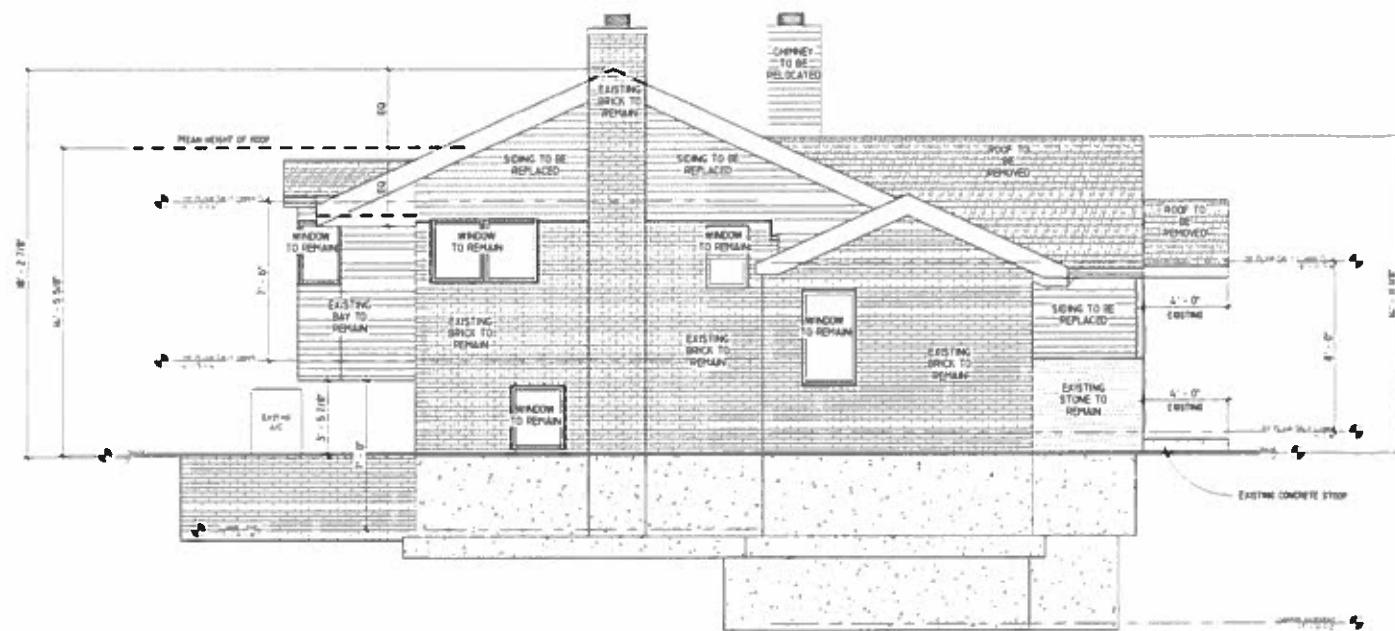
CONTINUE WALL DRAWING TO BOTTOM OF ROOF FLOOR PLAN

2x6 COLLAR TIES EVERY OTHER RAFTER AT MID POINT

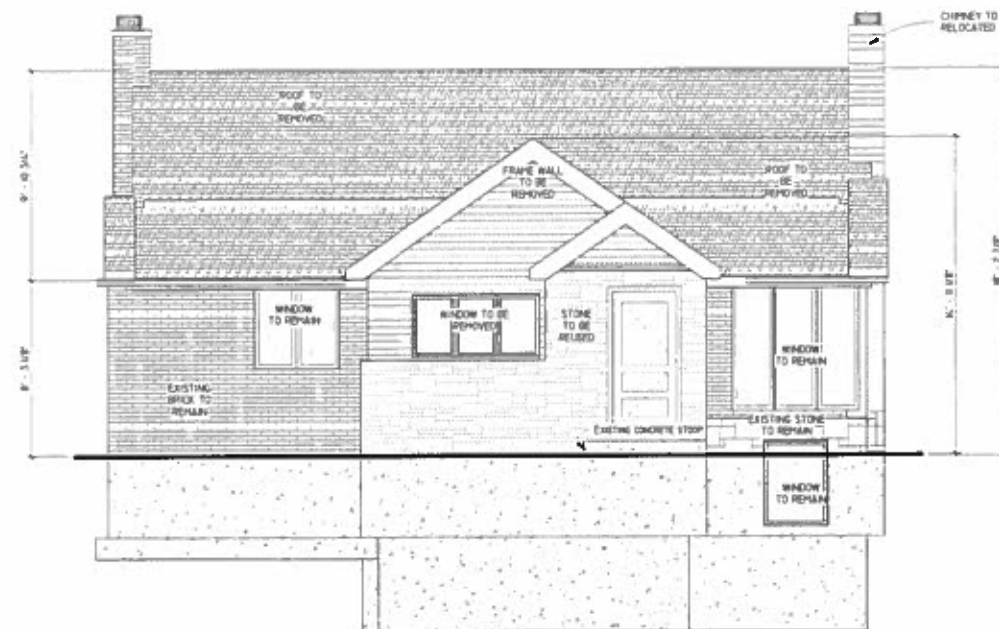
3 ROOF FRAMING

ISSUE DATE: 02/29/16

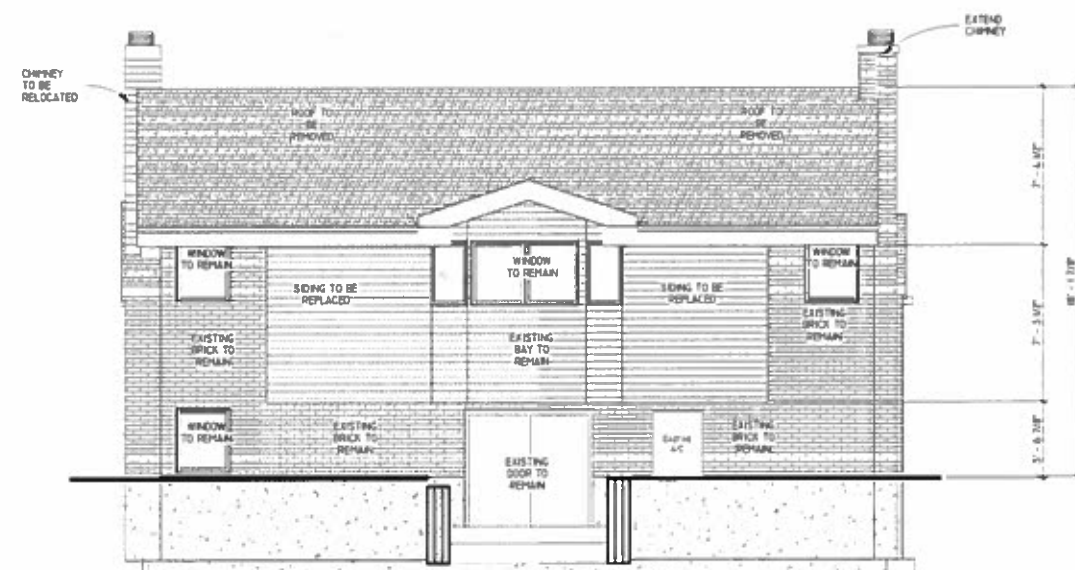
Scale 1-4



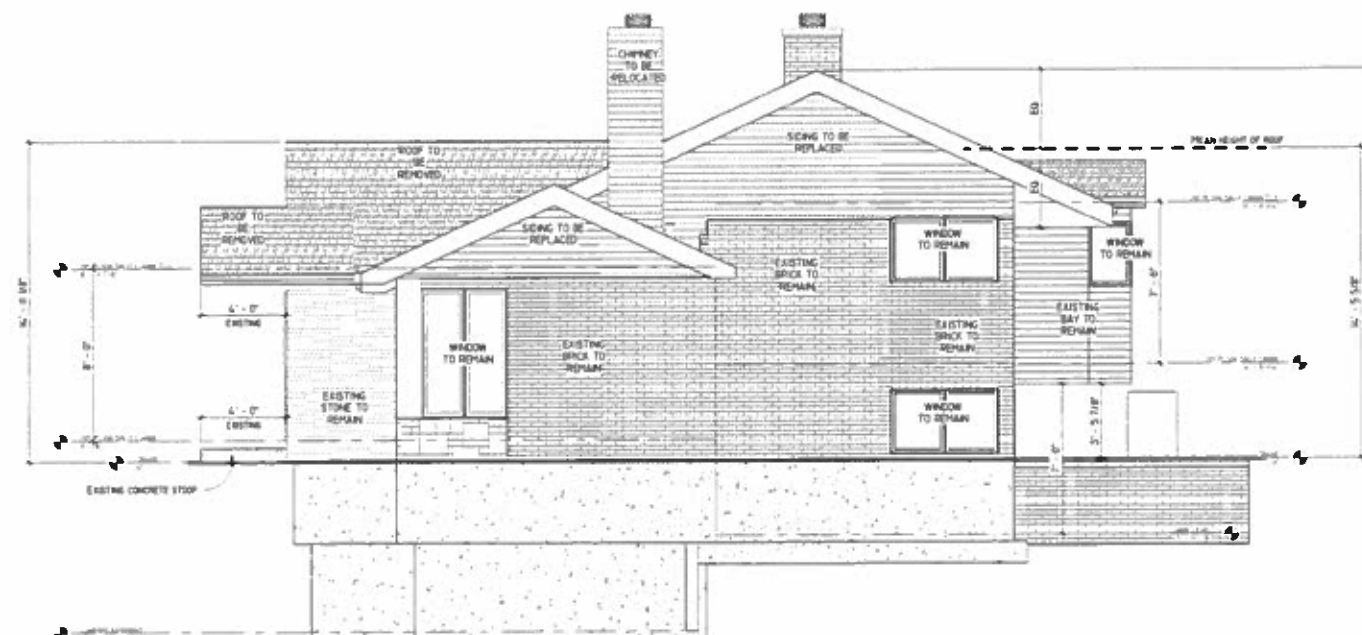
2 EXISTING LEFT ELEVATION
1/4" = 1'-0"



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

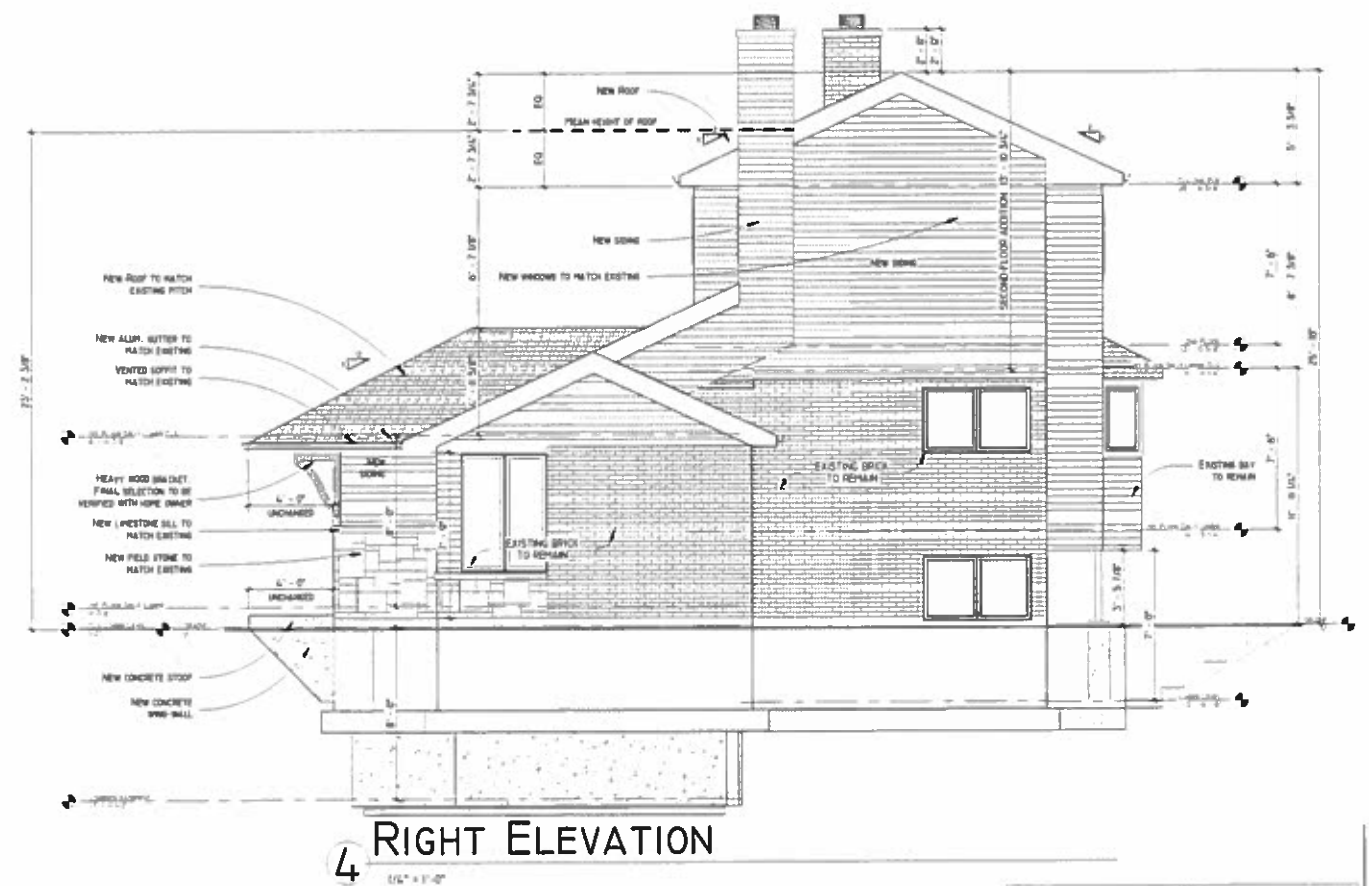
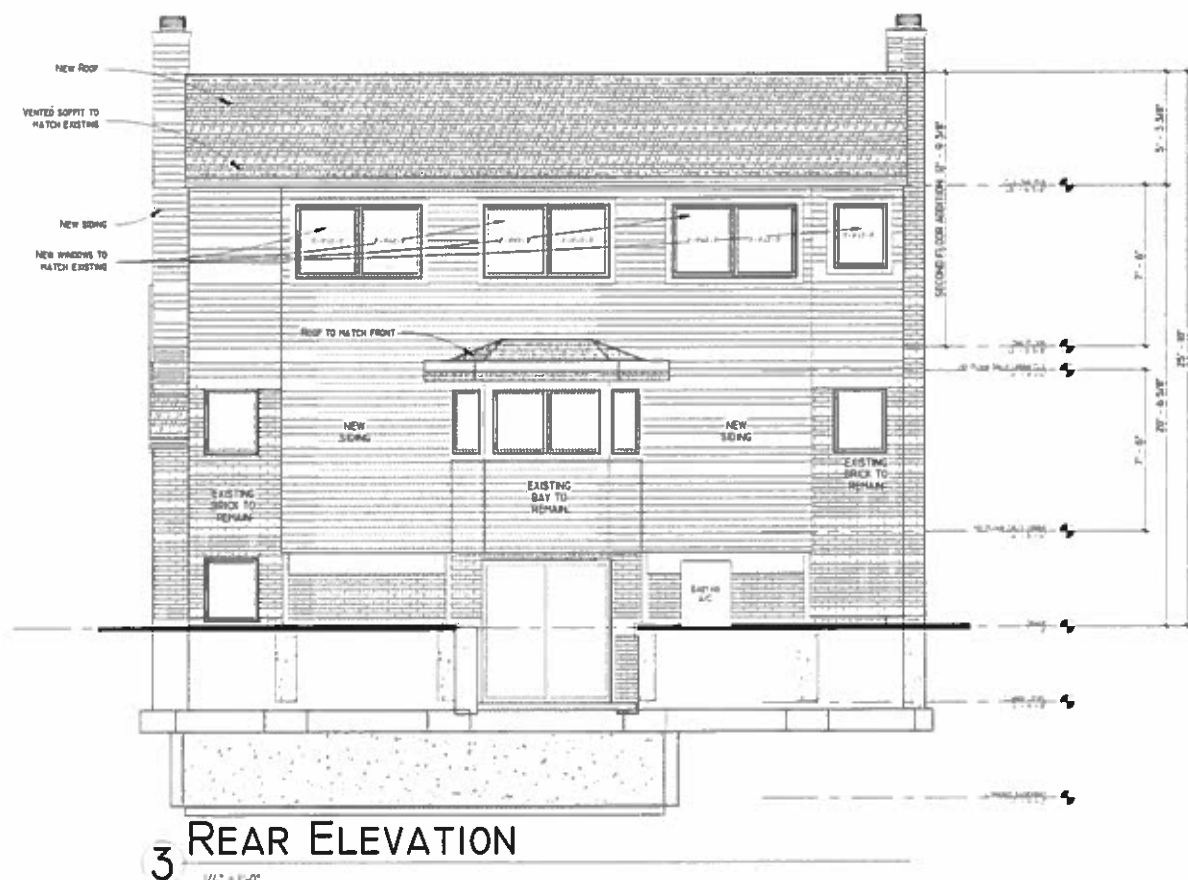
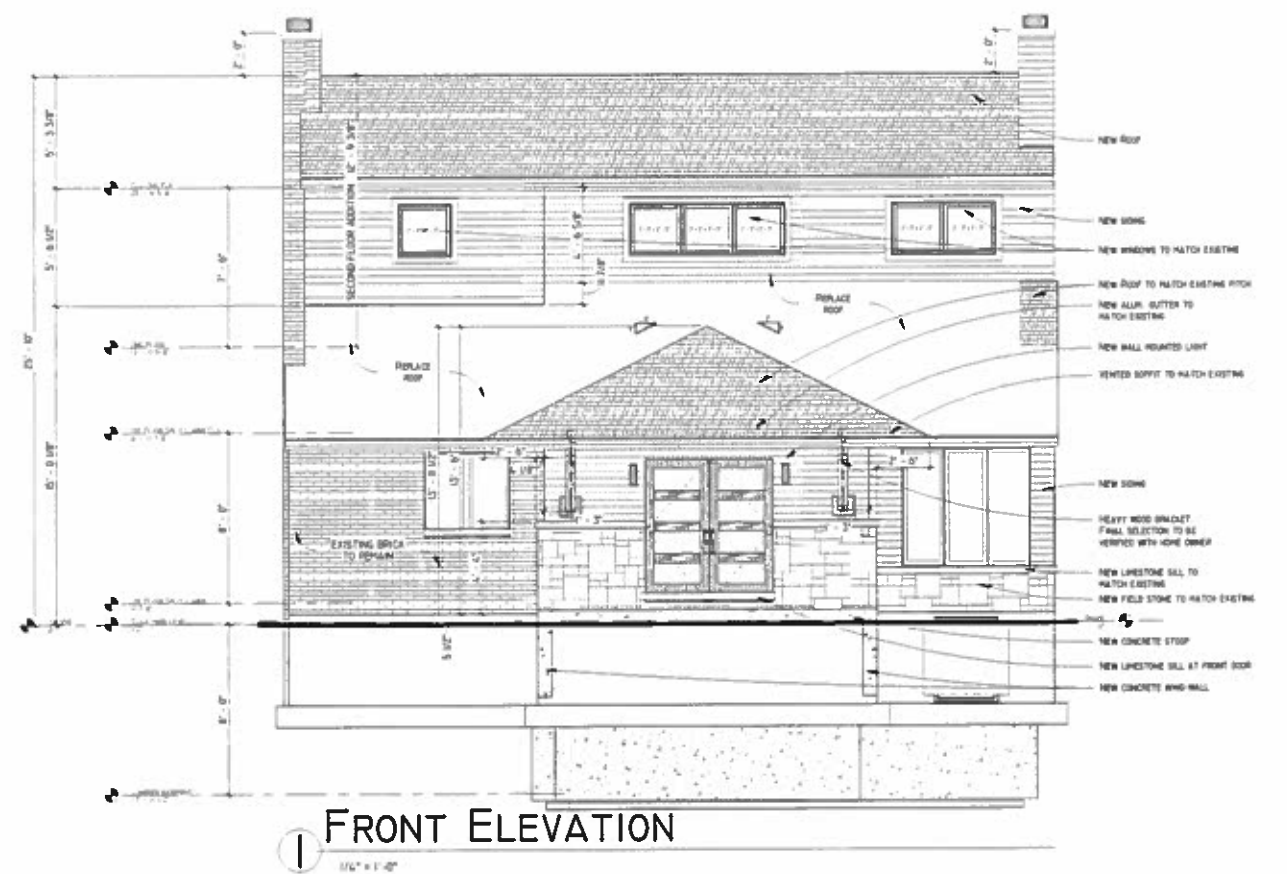
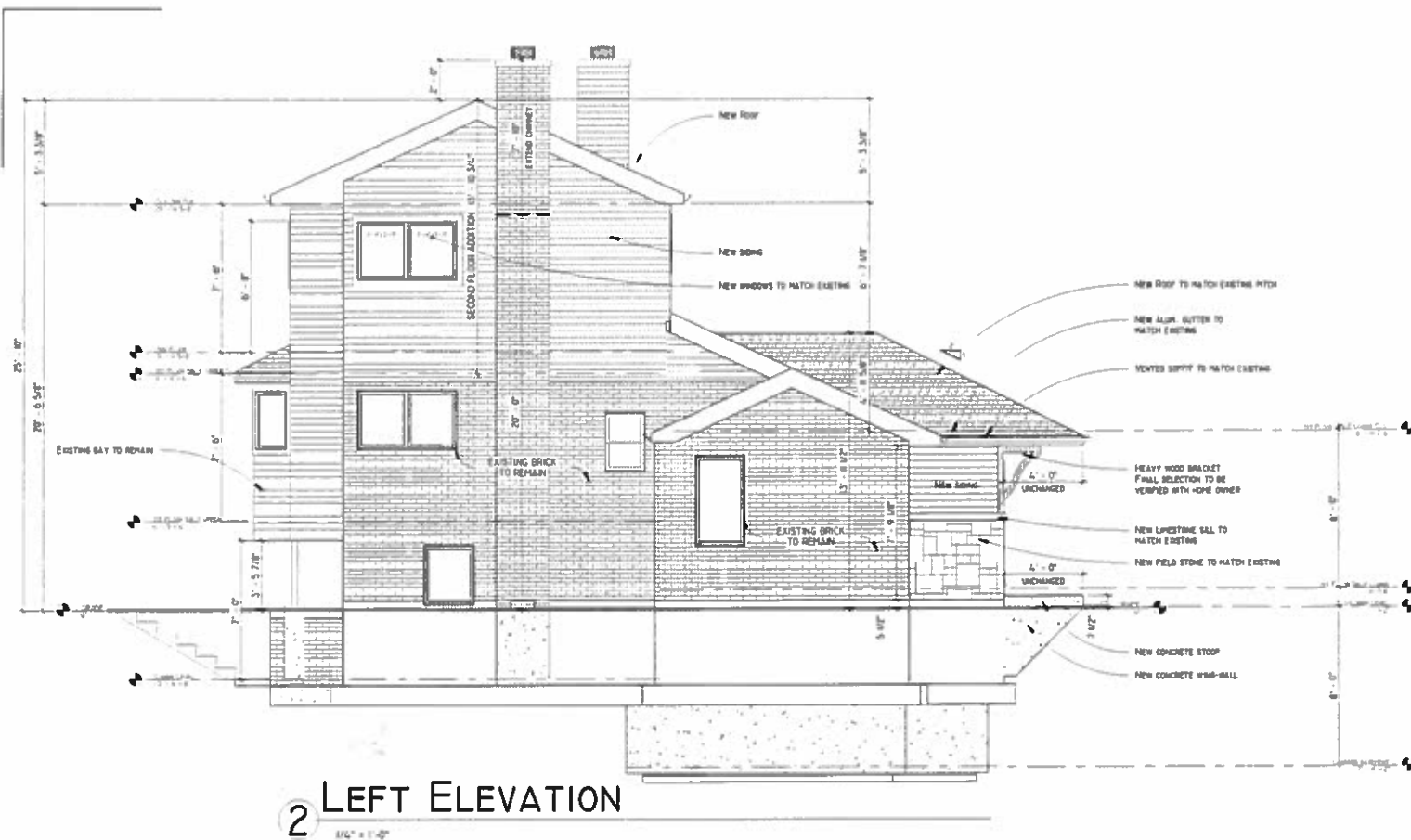


3 EXISTING REAR ELEVATION
1/4" = 1'-0"



4 EXISTING RIGHT ELEVATION
1/4" = 1'-0"

No.	Description/Sheet	Date



No.	Description/Sheet	Date



SEAN BACCHI MCCORMACK
ARCHITECT
LICENSE # 001-018810

No.	Description/Notes	Date

2ND STORY ADDITION AND ENTRY REMODEL
1301 EAST KENSINGTON, SWANSON RESIDENCE

ISSUED FOR
DESIGN COMMISSION
ISSUE DATE 02/29/16

ELEVATION STUDY
6
SCALE

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Swanson Residence

Project Address: 1301 E. Kensington Rd.

ZBA #: 16-013

ZBA Hearing Date: May 9, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: April 19, 2016

- A 2.1 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 2.9 feet from the west property line instead of the minimum 5 feet and an additional 0.5 feet for the eave.
- A 1.5 foot variation from Section 6.6-5.1 (Table of Permitted Obstructions) to allow an eave that is projecting into the required front yard by 4.0 feet where the maximum allowed is 2.5 feet.

Attached are the Petitioner's:

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

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APR 19 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Comments: THE SIDE YARD SETBACK OF 2.9' MUST COMPLY W/ I.R.C. SECTION R302 WHICH WILL REQUIRE 1 HOUR RATED WALL FIRE RATING.

Please review, comment, and return to me no later than Friday, April 29, 2016.

ZBA# 16-013
1301 E Kensington Rd - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: April 19, 2016
Completed: April 20, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 2.1 ft variance to allow an addition with a side yard setback of 2.9 ft from the west property line instead of the minimum 5 ft, and an additional 0.5 ft for the eave; and a 1.5 ft variance to allow an eave that is projecting into the required front yard by 4 ft where the maximum allowed is 2.5 ft.

NOTE: The side yard variance is for a second story addition above the existing home. The side yard setback is existing, and the requested variance will not increase this non-conformity.

The Engineering Department has NO OBJECTION to the proposed variations.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Swanson Residence

Project Address: 1301 E. Kensington Rd.

ZBA #: 16-013

ZBA Hearing Date: May 9, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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Steve Hautzinger, Design Planner

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Transmitted On: April 19, 2016

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- A 1.5 foot variation from Section 6.6-5.1 (Table of Permitted Obstructions) to allow an eave that is projecting into the required front yard by 4.0 feet where the maximum allowed is 2.5 feet.

Attached are the Petitioner's:

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

Comments: THIS PROJECT RECEIVED DESIGN COMMISSION APPROVAL
ON APRIL 12, 2016. REFER TO ATTACHED MEETING MINUTES.

Please review, comment, and return to me no later than Friday, April 29, 2016.

-S. HAUZINGER, DESIGN PLANNER

APPROVED

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
APRIL 12, 2016**

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

Members Present: Ted Eckhardt, Chair
Anthony Fasolo
John Fitzgerald
Jonathan Kubow

Members Absent: Alan Bombick

Also Present: Tony VanDijk, DRH Cambridge Homes for 1207 N. Wilke Rd.
Robyn Swanson, Owner of 1301 E. Kensington Rd.
Sean McCormack, Architect for 1301 E. Kensington Rd.
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM MARCH 29, 2016

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER FASOLO, TO APPROVE THE MEETING MINUTES OF MARCH 29, 2016. ALL WERE IN FAVOR. THE MOTION CARRIED.

Chair Eckhardt asked for a motion to move the Electronic Signs agenda item under 'Old Business' to the end of the agenda.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER KUBOW, TO MOVE THE AGENDA ITEM 'DC#09-025 VILLAGE-WIDE ELECTRONIC SIGNS' TO THE END OF THE AGENDA. ALL WERE IN FAVOR. THE MOTION CARRIED.

ITEM 2. SINGLE-FAMILY ADDITION REVIEW

DC#16-029 – 1301 E. Kensington Rd.

Robyn Swanson, the owner, and **Sean McCormack**, the architect, were present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to expand an existing split level home with a new second floor addition. The existing detached garage will remain. This project requires a zoning variation to allow a side yard setback distance of 3 feet where 5 feet is required. The front of the home is a single story, and the back half of the house is raised up one half of a level. The proposed second floor addition has been placed above the back of the house resulting in a two and a half story house on the back and a single story house on the front. The resulting massing is awkward and not in context with the neighborhood. If a second floor addition is desired for this home, then it should be located above the front single story portion of the home, which he referred to the Staff report for an example of. The result would be the appearance of a typical two story home which would blend in very well with the existing adjacent two story homes.

Staff recommends that the design be revised and re-reviewed with a recommendation to locate the second floor addition above the front half of the home, resulting in a two-story appearance on the front elevation.

Chair Eckhardt asked if there was any public comment on the project and there was a response from the audience.

Ms. Swanson said that their primary objective with the addition is to provide better space for their 3 boys who are currently sharing a bedroom. In response to the comments in the Staff report, she said that a first-floor addition is not feasible for several reasons: the first-floor on the north side of the home is currently vaulted with 2 skylights that provide needed light; they want the bedrooms to have southern exposure for warmth and brightness; and the cost factor associated with a first-floor addition that might also cause damage to their remodeled kitchen.

Mr. McCormack said they reviewed the Design Guidelines and initially tried to downplay the mass of the addition, which led to the addition being proposed at the rear of the home so the roof could be raised and the addition downplayed. They also want to provide a sense of entry to the home, which they feel is very elegant as proposed and if the front were two stories it would compete with the human scale of the entry.

Ms. Swanson presented 3 letters from her neighbors expressing support for the addition, including the neighbor directly across the street. **Mr. McCormack** added that neighbors were shown both the proposed design as well as the revised design suggested by Staff in the Staff report.

Commissioner Fitzgerald loved the front entrance and acknowledged that the roof lines on the home are unusual. He felt the 2 existing skylights help to soften the roof, and he suggested putting decorative brackets on the recessed part of the second-story to help with the depth. He also suggested adding small ornamental trees in the front. **Ms. Swanson** said that they intend on adding trees and landscaping.

Commissioner Fasolo felt it was a nice addition, although he was initially concerned about the setback of the second floor being inconsistent with the neighborhood; however, the renderings provided by the petitioner tonight helped him better understand. He liked the front doors shown on the drawings, but questioned whether the style fit in with the architecture of the home.

Commissioner Kubow said that overall, he liked the home, which was a bit quirky, and felt that vertical windows in the front doors would make more sense. Since the neighbors expressed strong support for the addition, he was also in support of it, and he thanked the neighbors for coming out tonight.

Chairman Eckhardt agreed with the petitioner's comments about the importance of maintaining the front portion of the home instead of flattening out the ceiling to add a second-floor addition. He was fine with the front doors as shown and he thanked the petitioner for the renderings presented tonight that were invaluable in showing the addition. He completely supported the addition as proposed.

Commissioner Kubow commended Staff for the well thought out recommended drawings that are sometimes included in the Staff reports. He felt the recommended drawing for this project was fantastic, and if the petitioner had not done such a great job on their renovated kitchen, the commissioners might have felt differently about the proposed addition and considered staff's recommendation. **Mr. Hautzinger** commented that he was not aware of the first-floor vaulted ceiling space which did change the situation, and he acknowledged the difficulty of adding on to a split-level home. **Chair Eckhardt** thanked the neighbors for their efforts to show up tonight, which is important for the commissioners to see.

A MOTION WAS MADE BY COMMISSIONER FASOLO, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING HOME LOCATED AT 1301 E. KENSINGTON ROAD, AS SUBMITTED. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 2/29/16 AND RECEIVED 3/11/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

- 1. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**
- 2. COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.**

**FITZGERALD, AYE; FASOLO, AYE; KUBOW, AYE; ECKHARDT, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.**



Item: Gibson Residence - 523 W. Ridge Ct.

Department: Planning & Community Development

REQUEST

A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the perimeter of the rear yard.

ATTACHMENTS:

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

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 9, 2016
Date Prepared: May 2, 2016
Project Title: Gibson Residence
Address: 523 W. Ridge Ct.
Background Information
Petition Number: ZBA #16-014
Petitioner: Eva Gibson
Address: 523 W. Ridge Ct.
Arlington Heights IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner proposes to construct a 6 foot high wood fence along the perimeter of the rear yard. Therefore, the petitioner requests the following variation:

- **A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the perimeter of the rear yard.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	4/22/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/22/16	
3. Letter that was Mailed	✓	4/22/16	
4. Photographs of Sign on Property	✓	4/22/16	

Photograph of Existing Structure



PETITION

NOW COMES the Petitioner, Eva Gibson

being the owner of the property commonly known as: 523 W. Ridge Court Arlington Heights, IL 60004

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 12, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Request a variation to increase the backyard fence from 5 feet to 6 feet in height.

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

Due to the location of the property, there is much heavier street traffic (vehicles) as well as foot traffic (park walkways, heavy lighting) that back up to our yard. The lights from the park, walkways, and cars driving down Thomas Street are very bright at night. Additionally, the traffic noise, especially during peak traffic conditions and in the evening, can be heard from the house and yard. Many residents (adults, children, pets) pass through the park and frequent walkways, causing the area on the side and behind the property line to be very busy and noisy. The variation to increase the fence from 5 feet to 6 feet in height would allow for additional security, privacy, and reduction in noise and bright light.

I hereby state that the following unique circumstances exist:

The back property line of 523 W. Ridge Court backs up to Hasbrook Park storm water detention area and faces Thomas Street (busy neighborhood through-street) on an angle. There is also heavy foot traffic and noise from residents frequenting the walkways and the park. There is heavy and bright lighting at night from the park and cars driving down Thomas Street. We have an above ground pool in our backyard and the 6 foot fence would provide additional security measures.

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

Currently, there are very tall bushes/weeds that have been neglected for decades and are very difficult and costly to maintain. Removal of the bushes and adding of the 6 foot tall fence would provide a cleaner and more attractive appearance for the home. It was also be more appealing for neighbors, Hasbrook Park, and the visual view from driving down Thomas Street. Additionally, permission to place a 6 foot fence would allow us to regain some of that privacy and security that will be lost in the removal of the bushes.

Signed:

Date:



Eva Gibson

April 14, 2016

Petitioner

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APR 14 2016

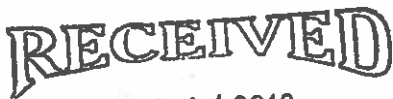
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

AREA OF SURVEY:
 CONTAINING 16.715 SQ. FT. 0.38 ACRES MORE OR LESS

5100 S. LINCOLN LBL, ILLINOIS 60532
MAIN PHONE: (630)271-0770 SURVEY DEPT. PHONE (630)271-0599
EMAIL: SURVEY@ECIVIL.COM WEBSITE: ECIVIL.COM

BASIS OF BEARING:
EASTERLY LINE OF LOT 11 AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION PLAT.
N 00°00'39" E (R)

LOT 11 IN BLOCK 4 IN HASBROOK SUBDIVISION, UNIT NUMBER 2, OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1957 AS DOCUMENT NO. 17041013, IN COOK COUNTY, ILLINOIS.



APR 14 2016

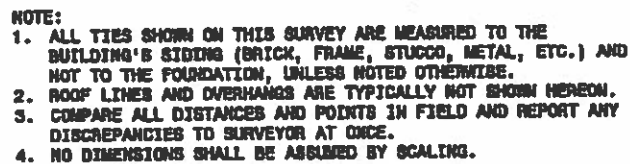
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

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 MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 9TH DAY OF NOVEMBER, A.D., 2013, AT
LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2181
 LICENSE EXPIRATION DATE NOVEMBER 30, 2014
 ILLINOIS BUSINESS REGISTRATION NO. 184-001245



ADDRESS COMMONLY KNOWN AS 523 W. RIDGE COURT
ARLINGTON HEIGHTS, ILLINOIS

CLIENT BRAINMAN AND ASSOCIATES

JOB NO. 13-12-0050

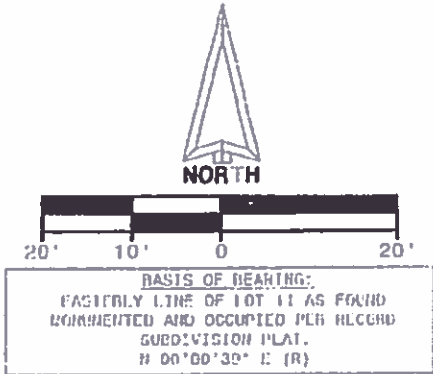
FIELDWORK DATE/CREW CHIEF 12-07-18 (DS/KW)

DRAWN BY: JB REVISED: _____

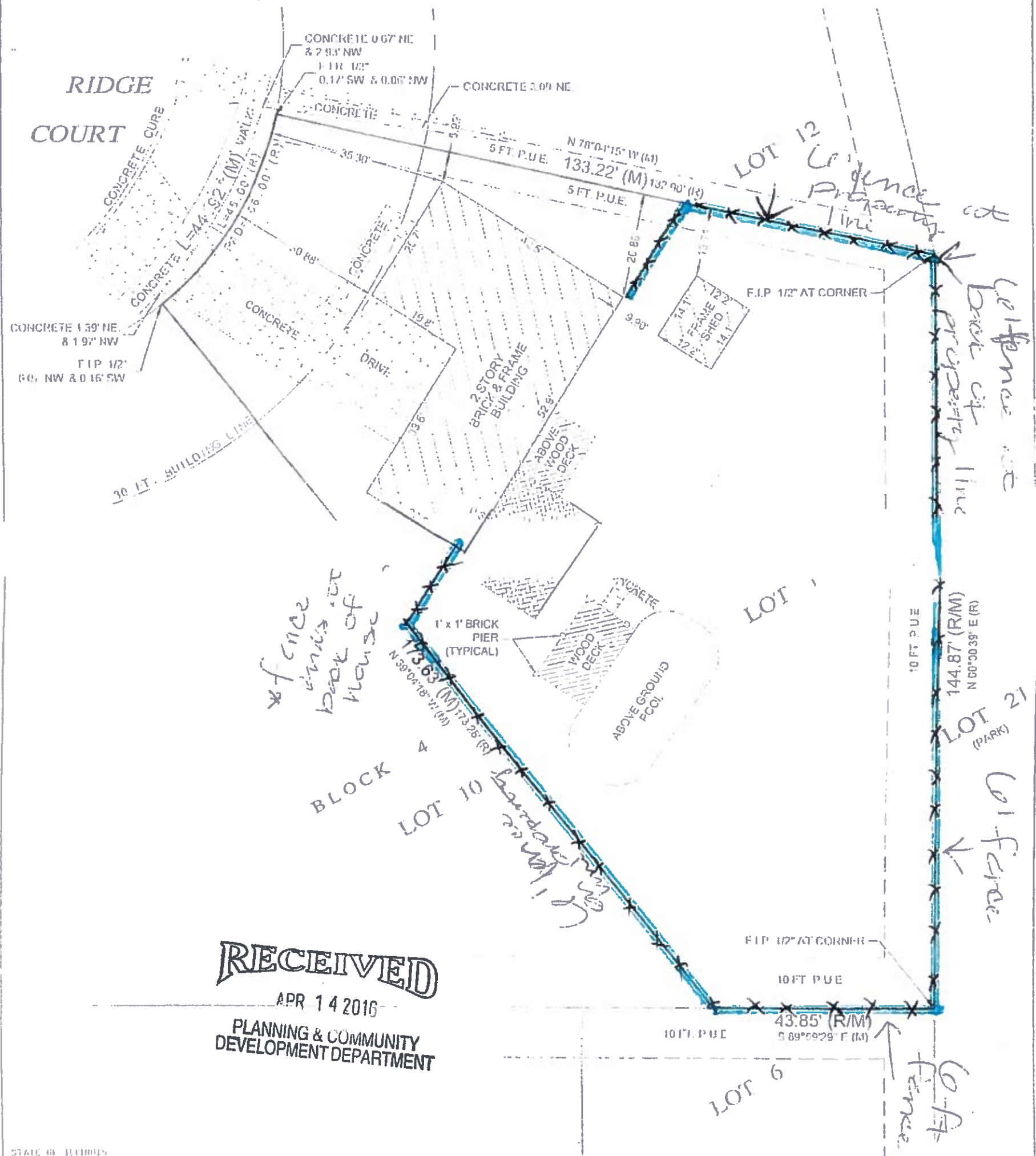
12/13/2013 12:48:28 PM

LEGEND
A = ASSURED
BL = BUILDING SETBACK LINE
C = CALCULATED
C.E. = CITY EASEMENT
CH = CHCHD
CL = CENTERLINE
D = DEED
D.F. = DRAINAGE EASEMENT
L = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.U. & D.C. = PUBLIC UTILITY & DRAINAGE EASEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
V.L. = VILLAGE EASEMENT
W = WEST
FENCE
EASEMENT LINE
SETBACK LINE
AREA OF SURVEY:
CONTAINING 16.715 AC. OF LAND, MORE OR LESS

MORRIS
ENGINEERING, INC.
5100 S. LINCOLN LANE, LITTL, ILLINOIS 60532
MAIN PHONE: (630)271-0770 SURVEY DEPT. PHONE (630)271-0599
FAX: (630)271-0770 WEBSITE: ECIVIL.COM
PLAT OF SURVEY



LOT 11 IN BLOCK 4 IN HARBOR SUBDIVISION, UNIT NUMBER 2, OF PART OF THE EAST 1/2 OF THE NORTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 17, 1957 AS DOCUMENT NO. 17041013, IN COOK COUNTY, ILLINOIS.



RECEIVED

APR 14 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

STATE OF ILLINOIS
COUNTY OF DEPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED THIS 2TH DAY OF NOVEMBER, A.D., 2013, AT LITTL, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2161
LICENSE EXPIRATION DATE NOVEMBER 01, 2014
ILLINOIS BUSINESS REGISTRATION NO. 191-001245



NOTES:

1. 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.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHOWN BE ASSUMED BY SCALING.

OWNER: UNKNOWN KNOWN AS 233 W. RIDGE COURT
ARLINGTON HEIGHTS, ILLINOIS

DATE: 11-14-2013

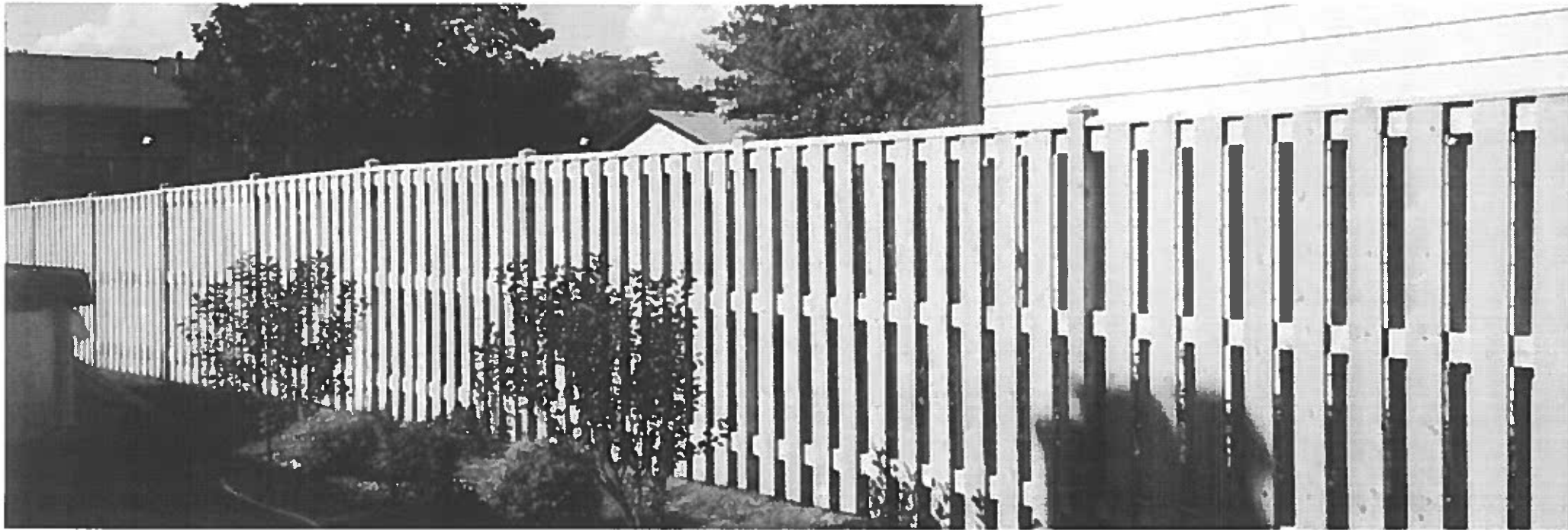
FILED: 11-14-2013

BY: J.B. REVISED

RECEIVED

APR 14 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Gibson Residence

Project Address: 523 W. Ridge Ct.

ZBA #: 16-014

ZBA Hearing Date: May 9, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: April 19, 2016

- A 1 foot variance from Chapter 28, Section 6.13-3b (Location of Fences) to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the perimeter of the rear yard.

Attached are the Petitioner's:

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

Comments: _____

No Comment. - S. HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, April 29, 2016.

ZBA# 16-014
523 W Ridge Ct - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: April 19, 2016
Completed: April 20, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A variance to allow a 6 ft high fence where only a 5 ft is allowed.

NOTE: The petitioner states that they will be removing the bushes along the perimeter of the property. According to our GIS records, the bushes along the east property line may be located in Hasbrook Park.

The Engineering Department has NO OBJECTION to the proposed variation.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Gibson Residence

Project Address: 523 W. Ridge Ct.

ZBA #: 16-014

ZBA Hearing Date: May 9, 2016

To: Jim Massarelli, Director of Engineering
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Attached are the Petitioner's:

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

Comments: NO COMMENTS ON FENCE,

RECEIVED
APR 19 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Please review, comment, and return to me no later than Friday, April 29, 2016.