Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
May 8, 2023
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 1401 S Arlington Heights Rd - 4/10/23
B. 626 N Belmont Ave - 4/10/23

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 623 N. Beverly Ln. - ZBA#23-004
B. 430 W. Whitehall Dr. - ZBA#23-010
C. 215 W. Fremont St. - ZBA#23-011
D. 2620 N. Phelps Ave. - ZBA#23-012
E. 330 E. Algonquin Rd. - ZBA#23-013

VII. OTHER BUSINESS

A. Public Comment

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 Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Zoning Board of Appeals
5/8/2023

Item: 1401 S Arlington Heights Rd - 4/10/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1401 S Arlington Heights Rd - 4/10/23 Findings	Minutes
1401 S Arlington Heights Rd - 4/10/23 Minutes	Minutes

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
April 10, 2023

PETITIONER: 1401 S. Arlington Heights Rd.

ADDRESS OF PROPERTY: 1401 S. Arlington Heights Rd.

VARIATION: 6.6-5 (Permitted Obstructions)

A variance to allow two generators in the required side yard setback along the east property line.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing two generators within the required side yard setback. The petitioner testified that code compliant options were explored but are not feasible since there is a detention basin in the rear yard. The petitioner commented that the IDOT building is located to the east.

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

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

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

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

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

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

ZONING BOARD
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OF APPEALS

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

RE: 1401 SOUTH ARLINGTON HEIGHTS ROAD - ZBA #23-008

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 10th day of April, 2023 at the hour of 7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
JEFFREY LANAGHAN
JOSEPH GEISEL
BENJAMIN JAFFE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

CHAIRPERSON SIAVELIS: All right, welcome, everyone! Let's call this meeting to order. Tonight is Monday, April 10th. This is the Zoning Board of Appeals for the Village of Arlington Heights. Welcome to tonight's meeting.

Let's do roll call.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

(No response.)

MR. MACH: Mr. Portera.

(No response.)

CHAIRPERSON SIAVELIS: All right, next item of business is the Pledge of Allegiance. The flag is right there.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: All right, next item, approval of minutes.

Has everybody had a chance to review the minutes from the prior meeting in March? Assuming so, does anybody have any edits or revisions thereto to the draft?

(No response.)

CHAIRPERSON SIAVELIS: Seeing none indicated, is there a motion to approve the minutes?

COMMISSIONER LANAGHAN: So moved.

COMMISSIONER GEISEL: Seconded.

CHAIRPERSON SIAVELIS: Voice vote, right, Derek?

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, motion carries.

Okay, let's talk about some of the procedures for tonight's meeting, folks. There are two items of new business on the docket for tonight, on the agenda, and there are some procedures that govern the proceedings this evening. Let me kind of work our way through those because they will control tonight's discussions.

First, if less than six members of the Board are present, the petitioner has an option to continue the meeting and their presentation of their variances sought. It takes four affirmative votes to approve a variance regardless of the number of Board members in attendance, right. So, there's five of us, you need to go four or five voting in favor for your variance so your petition can be granted.

DRAFT

If you are denied, a petitioner cannot reapply for an entire year, so there is a preclusive effect.

We will have a Staff presentation tonight from Derek in which he provides a project overview in summary of the variances being sought and the petition itself.

There are four elements necessary to establish in order for the Board to be able to grant a variance. These four elements are as follows:

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

A variation shall be permitted only if the evidence, in the judgment of this Board of Appeals, sustains each of the four conditions enumerated, so each of those four elements. Let me make it abundantly clear. It is your responsibility as petitioner to provide testimony on those four elements. It is not the Board's responsibility to pull that testimony out from you as to the four elements, each of the four elements. We have declined variances in the past when petitioners do not establish each of the four elements because it is your burden, not ours.

Okay, with that in mind, Mr. Selbka, welcome.

COMMISSIONER SELBKA: Hi.

CHAIRPERSON SIAVELIS: Good to see you.

COMMISSIONER SELBKA: Sorry I'm late.

CHAIRPERSON SIAVELIS: That's all right. You've heard the warm-up before.

COMMISSIONER SELBKA: Yes.

CHAIRPERSON SIAVELIS: You've seen that act.

All right, first item of new business is ZBA Petition No. 23-008, 1401 South Arlington Heights Road. Go on up for us, I'll swear you in and we'll let Derek give his Staff presentation.

Okay, have you signed in by the way?

MR. IZZO: Yes.

CHAIRPERSON SIAVELIS: Okay, raise your right hand please.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, Derek.

MR. MACH: Thank you, Chairman.

The existing property includes a multi-tenant medical office building and is zoned B-1. The Petitioner is proposing two generators within the required side yard setback.

Therefore, they're requesting a variance from Chapter 28, Section 6.6-5 to allow two generators in the required side yard setback along the east property line. Thank you.

CHAIRPERSON SIAVELIS: Okay, so you have the floor. By the way,

identify yourself for the record.

MR. IZZO: Anthony Izzo with Anthony James Builders.

CHAIRPERSON SIAVELIS: Okay.

MR. IZZO: We're requesting a variance to have the generators placed in the side yard. There's a number of reasons where we cannot place it in the rear yard based on the Village's determination of the rear yard.

The front of the building faces Arlington Heights Road right now. Noyes is considered the front yard I guess because of depth and width of the lot. So, therefore, to put it in the rear yard, we would be in the retention basin that was constructed when the original building was built. So, therefore, the only place we can put it is just slightly behind the side of the building in the required side yard. That spot as well is adjacent to the salt dome of the State of Illinois building and it's probably the farthest away from any residential area.

So, for those reasons, we respectfully request a variance to be granted.

CHAIRPERSON SIAVELIS: Why do you need the generators? What's the --

MR. IZZO: Well, generators are needed. It's a medical building. There's both a dentist and a chiropractic office. So, there's X-rays, therapy equipment. Obviously with dental, there's multiple uses for electricity. So, in the case of an outage, they would be required.

COMMISSIONER DRAKE: Do you have generators there right now?

MR. IZZO: No.

CHAIRPERSON SIAVELIS: So, how long has each of those two practices been in business without the generators?

MR. IZZO: How long have you been in practice, Drew?

DR. VOELSCH: That building has been there since 2002, so it's been 23 years with the dentist and then 10 years with me.

MR. IZZO: Dr. Voelsch just purchased the building. Was it last year I believe?

DR. VOELSCH: Yes.

CHAIRPERSON SIAVELIS: So, Derek, just do me a favor, put the survey up, the plat. Just tell us specifically where, because you didn't mark the drawings, I didn't see the drawings marked up.

COMMISSIONER LANAGHAN: That one shows it. You've got to zoom in, it's there at the bottom, yes.

CHAIRPERSON SIAVELIS: Yes, it was on one but not the other, right. So, let's just make sure the record is really clear. Go ahead, tell us where you're going to, is that the southeast corner of the property?

MR. IZZO: Correct. It's the southeast corner of the property, G-1 and G-2 are the generators to be placed.

CHAIRPERSON SIAVELIS: So, is there a generator dedicated to each of the two businesses?

MR. IZZO: Correct.

CHAIRPERSON SIAVELIS: Hence, that G-1, G-2 designation?

MR. IZZO: Correct. There's two services. There's two gas meters, two

DRAFT

electric services. That's why we need two generators.

CHAIRPERSON SIAVELIS: And the neighbor directly to the east is?

MR. IZZO: That's the salt dome, IDOT.

CHAIRPERSON SIAVELIS: Yes, so if you're going to speak, we're going to have to swear you in because the reporter, it muddles the transcript. So, if you want to speak, you can come up. But otherwise, he's doing a fine job.

MR. IZZO: No problem.

CHAIRPERSON SIAVELIS: Right. So, you don't have a residential neighbor or anybody really to the side of you.

MR. IZZO: No. Residences start probably about 250-300 feet to the north.

CHAIRPERSON SIAVELIS: Right. Have you received any feedback from anybody in regards to the variance?

MR. IZZO: Have you received anything? Nothing.

CHAIRPERSON SIAVELIS: I don't have any further questions. Do any other Board members have questions?

COMMISSIONER DRAKE: Are there any issues with the state if that's their salt dome there?

MR. IZZO: There were, letters were sent out to the address based on the tax records. So, we've had no problems, no inquiries at all.

COMMISSIONER DRAKE: All right, thank you.

CHAIRPERSON SIAVELIS: And no inquiries, no commentary from the neighbors?

MR. IZZO: No. I mean, it's basically, it's like an industrial area at that point. As soon as you come off Arlington Heights Road, it's all industrial.

CHAIRPERSON SIAVELIS: Yes, what's due south of you across Noyes?

MR. IZZO: Due south is the gastroenterologist building.

CHAIRPERSON SIAVELIS: That's the NCH facility, I think.

MR. IZZO: Yes.

COMMISSIONER LANAGHAN: It is, yes.

CHAIRPERSON SIAVELIS: Pretty straight-forward to me. All right, let's see, go ahead and take a seat. Let's see if there's any comments from the audience. If there isn't, then we can go to deliberation phase.

So, anybody from the audience care to speak in regards to this petition and this petition only?

(No response.)

CHAIRPERSON SIAVELIS: Okay, seeing none, there's no need for rebuttal. You don't need to rebut nothing that has occurred. So, we'll move to deliberation of the Board. I can start.

This is really straight-forward. I mean, I think there's a genuine need and it makes sense to me. You know, the Petitioner is an advantageous location with respect to the neighbors, right? You've got a large medical facility across the street from you, and you have the State of Illinois to the east of you, and you know, it doesn't seem to have, going to have any measurable and tangible impact in my eyes. So, I'd be in favor of supporting.

COMMISSIONER DRAKE: Agree.

COMMISSIONER JAFFE: Agree.

COMMISSIONER LANAGHAN: I agree. I mean, the facility across the street is a medical one and based on Google Earth, it looks like they must have a generator also. So, it looks like there's a need for that use.

CHAIRPERSON SIAVELIS: Okay, do we have a motion?

COMMISSIONER DRAKE: I'd move approval of this petition.

COMMISSIONER JAFFE: Second.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes. Congratulations, variance granted.

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

DRAFT

Zoning Board of Appeals
5/8/2023

Item: 626 N Belmont Ave - 4/10/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
626 N Belmont Ave - 4/10/23 Findings	Minutes
626 N Belmont Ave - 4/10/23 Minutes	Minutes

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
April 10, 2023

PETITIONER: Jones Residence

ADDRESS OF PROPERTY: 626 N. Belmont Ave.

VARIATION: 5.1-3.5 (Maximum Impervious Surface Coverage)

A 424 sf variation to allow 4,054 sf of impervious surface coverage where 3,630 sf is allowed.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing an addition in the rear of the home. The petitioner testified that the existing impervious surface exceeds what is allowed per code and that the overall impervious surface coverage will be reduced.

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

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

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

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

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

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

ZONING BOARD
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OF APPEALS

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

RE: 626 NORTH BELMONT AVENUE - ZBA #23-009

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 10th day of April, 2023 at the hour of 7:11 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
JEFFREY LANAGHAN
JOSEPH GEISEL
BENJAMIN JAFFE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

CHAIRPERSON SIAVELIS: Okay, next item of business, ZBA #23-009, 626 North Belmont Avenue.

All right, Keith, are you the only one speaking on behalf of the petition tonight?

MR. GINNODO: So far, yes.

CHAIRPERSON SIAVELIS: Okay, we'll swear you in, then we'll let Derek give the summary and then back to you, okay?

MR. GINNODO: Yes.

CHAIRPERSON SIAVELIS: Raise your right hand please.

(Witness sworn.)

CHAIRPERSON SIAVELIS: All right, Derek?

MR. MACH: Thank you, Chairman.

The Petitioner is proposing an addition to the existing single-family home. The property has a total land area of 6,600 square feet, and with the proposed addition the residence will have approximately 4,000 square feet of impervious surface coverage which exceeds the maximum allowed.

Therefore, they're requesting a 424 square-foot variation from Chapter 28, Section 5.1-3.5 to allow 4,054 square feet of impervious surface coverage where 3,630 square feet is allowed. Thank you, Chairman.

CHAIRPERSON SIAVELIS: All right, Keith, go ahead.

MR. GINNODO: My name is Keith Ginnodo, I'm with Kingsley Ginnodo Architects, and I am representing the project for today. The owners are here, Chris and Gail Jones, of 626 North Belmont.

The first point I want to make clear is as a result of the design, we're actually reducing the amount of impervious surface coverage compared to what's there now. So, we're making an addition. There's a little patio. But by the reduction of other paving areas and the removal of the old structure, we're actually 17 square feet less than what is currently on the site.

The owners have been in the property for 20 years and they have two children. Everything that's on the property right now was there for all this time. So, for the last 20 years, no significant alterations to the impervious surface coverage have occurred.

The project we're talking about is literally a slight enlargement of the existing porch structure that they have off the back of the house. It will have a sunroom but also just a stair to get in and out of the second floor. As far as anybody is concerned from the street, no one will know it ever even happened except for the signs that might be up there during construction. So, there's no alteration to the existing character of the neighborhood at all.

The circumstances are unique here, probably the most extreme one. If you look at the plat of survey or the site plan, the sidewalk that runs across the front of the property is actually, actually the public sidewalk there, thank you very much, is fully and completely on their property, within the bounds of their property. So, that's a couple of hundred square feet, 250 square feet that they're basically being penalized for by just the fact that it's there. There are only two other properties immediately to the south that have

the sidewalk that goes across there right now. So, it's a unique circumstance in the entire neighborhood for this to be the case.

The addition again and the small patio will be in complete harmony with things that are existing, especially in consideration that we're actually reducing the square footage by 17 feet when it comes to the impervious surface coverage. We really looked at a couple of different options to try and get it to conform, but we thought that since the circumstances were so stacked against them and they are actually producing again a building and pavement that reduces the amount of square footage of impervious surface coverage, that this was as little as we could do and still get them what they wanted with respect to their home.

So, that addresses those four points and we would welcome any questions.

COMMISSIONER JAFFE: I have two, but first, I know this petition had been delayed a couple of times. Just curious why that was.

MR. GINNODO: Were we delayed? No, a different project.

COMMISSIONER JAFFE: It was a different project?

MR. GINNODO: Different project.

COMMISSIONER JAFFE: I'm sorry, can you retract that?

MR. GINNODO: Yes, and thanks for the compassion because I remember that one.

COMMISSIONER JAFFE: All right, and then second, and you talked to the neighbors?

MR. GINNODO: So, yes. I guess you had a couple of conversations with neighbors, and everybody was supportive, correct?

MRS. JONES: The ones that --

COMMISSIONER JAFFE: You need to, I'm sorry, we need to get you or him to state your name first.

MR. JONES: Hi, I'm Chris Jones, 626 North Belmont, owner.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, proceed.

MR. JONES: Yes, we've spoken to the neighbors. We're very good friends with the neighbors directly to the north and directly to the south, people across the street. If you go to one of the photos that shows all the yards, perfect, the really long yard that goes in back, we're very good friends with them. Everybody is fully on board with the project.

COMMISSIONER JAFFE: Thank you.

CHAIRPERSON SIAVELIS: Ben, do you want to address the Engineering Department's comments.

COMMISSIONER JAFFE: That was the use of permeable pavers?

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER JAFFE: Keith, did you see that on --

MR. GINNODO: I did, yes, yes. I think it's completely unnecessary considering we're actually reducing the amount of square footage. It adds an additional cost to the overall project because it's, well, you guys have probably seen this before. It's involved to do impermeable pavers because of the extra excavation, the specialized drainage material and stuff. You know, hopefully in consideration of this project, the 17

square feet that we're actually reducing the impervious surface will offset that concern.

COMMISSIONER JAFFE: You think the sidewalk is about 250, so really we're talking about 170-ish --

MR. GINNODO: Yes. So, what we're asking for is 424 about, yes, so 250 off of that. I'm not quick on the foot math.

CHAIRPERSON SIAVELIS: 170-ish?

MR. GINNODO: Thank you, right. Again, after living there 20 years and not changing anything, there's no change to the neighborhood with respect to this.

CHAIRPERSON SIAVELIS: Can you stand up, Chris? Can you --

MR. JONES: Sure.

CHAIRPERSON SIAVELIS: So, you lived in this house for 20 years, right?

MR. JONES: Correct.

CHAIRPERSON SIAVELIS: What's the flooding situation like and the water retention situation like on your --

MR. JONES: On our property, none. We've never had water in the backyard. We've never had water in the basement or anywhere close. The very long yard that goes perpendicular to our yard, correct, has flooded, but there is a drainage pipe, can I just --

CHAIRPERSON SIAVELIS: Sure.

MR. JONES: There's a drain actually embedded right, I think it's that right there.

CHAIRPERSON SIAVELIS: So, you're talking about like, I mean, the Village's municipal drain?

MR. JONES: Correct, that's correct. So, when it does flood, with the exception of one time in 2005 when we had a really, really bad flood in the whole Arlington Heights, it drains within about a day.

CHAIRPERSON SIAVELIS: So, the heavy rains that we had last week?

MR. JONES: Correct, gone in a day. But there was, again I'll point it out, there was water pooling back here and then back here, but again, the property here, nothing. The Stanfields are right here and they get probably a little bit of overflow from that drainage thing but again that goes away.

CHAIRPERSON SIAVELIS: That's all that I had. Okay, any other questions from Board members?

(No response.)

CHAIRPERSON SIAVELIS: Okay, let's move to see if there's any comments from the audience. I notice there's one gentleman here.

Do you, sir, have a comment on this petition?

AUDIENCE MEMBER: No.

CHAIRPERSON SIAVELIS: Okay. All right, no need to rebut then on no comments from the audience. So, let's move to deliberation by the Board members.

Ben?

COMMISSIONER JAFFE: Sure. I mean, I think what summarized that for me was the property is already, it's a preexisting nonconforming given the impervious surface area coverage. So, the fact that they even tried to narrow that down a little bit, and given the fact they've been in the house for 20 years, no neighbor feedback or concerns, I would be kind of supporting it as presented.

CHAIRPERSON SIAVELIS: And without an alteration as indicated by the Engineering Department?

COMMISSIONER JAFFE: Correct.

COMMISSIONER GEISEL: I would support that as well, especially in view of that 250 square-foot penalty from the sidewalk.

COMMISSIONER SELBKA: I think there's another issue with that long lot and then the lot next to them which would be 628, both of which are almost vacant and, therefore, have a sort of drainage area in both those areas. It is important here because I don't think there's going to be an issue with flooding because of this. So, I would be in favor of it as well.

CHAIRPERSON SIAVELIS: So, your opinion is then consistent with the testimony from Mr. Jones when he went up to the screen and pointed out where there's a drainage?

COMMISSIONER SELBKA: Yes, in back, but also on the side that's mostly, there's a half lot here that is mostly vacant where 628 should be.

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER SELBKA: So, that's another place where a lot of the runoff could possibly go as well in that area. So, that is another reason why --

CHAIRPERSON SIAVELIS: Is that a vacant lot there? Is that what that is? I couldn't glean that from the --

COMMISSIONER SELBKA: It's a lot, there's no house on it, so there's the driveway from the 630 there. So, there's a half lot that's basically vacant there.

CHAIRPERSON SIAVELIS: 25 feet or it's a little more than 50? Hold on. Actually, I can ask you a direct question coming out of deliberation, so it's fine. Tell us what's going on at that lot just to your due north.

MR. JONES: There is a house there.

CHAIRPERSON SIAVELIS: There is or is not?

MR. JONES: Yes, there's our neighbors to the north.

MRS. JONES: Well, it's a double lot.

MR. JONES: It's a double lot, correct, but there is a house right along our driveway.

CHAIRPERSON SIAVELIS: There's a structure there? Because on the top view there from Google Earth --

COMMISSIONER SELBKA: It shows no structure. I mean, I live right there; I've never seen a structure.

MR. JONES: No, there's not, there's not. No, it is a double lot as my wife has pointed out, yes. There's no structure there.

CHAIRPERSON SIAVELIS: So, directly to your north property line, there is no structure there.

MR. JONES: There is no structure. Sorry, I'm looking at the, I thought we were missing the Denton's house. So, my bad.

COMMISSIONER SELBKA: I didn't mean to confuse you.

MR. JONES: No, no. So, yes, that is empty.

CHAIRPERSON SIAVELIS: Follow your wife's lean on this one.

MR. JONES: Yes, no. I'm going to sit down and shut up. She'll speak from now on.

COMMISSIONER JAFFE: I've got the wrong decision. There's a phantom house.

CHAIRPERSON SIAVELIS: Oh, my. Okay, I don't have any other questions. Now that we have that as clear as day now that I asked that question, but that goes to your point, Mr. Selbka, right. To the north, there's a lot of land. To the west, there's a lot of land, and we have no neighbor opposition or commentary, anything close to a negative or in opposition to it. So, that makes sense.

Jeff, did you have anything?

COMMISSIONER LANAGHAN: No, no.

CHAIRPERSON SIAVELIS: All right, do we have a motion?

COMMISSIONER SELBKA: Motion to approve.

CHAIRPERSON SIAVELIS: Second?

COMMISSIONER LANAGHAN: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, variance granted.

MR. JONES: Thank you.

CHAIRPERSON SIAVELIS: All right, next item for business is the public comment segment where there's any commentary from the public, brief, concise comments if any.

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, we can move on to adjournment. Do we have a motion to adjourn?

COMMISSIONER DRAKE: So moved.

COMMISSIONER LANAGHAN: Second.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, we are adjourned. Thank you.

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

DRAFT

Zoning Board of Appeals
5/8/2023

Item: 623 N. Beverly Ln. - ZBA#23-004

Department: Planning & Community Development

REQUEST

1. A 0.8 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a side yard setback of 4.2 feet instead of the required 5.0 feet and an additional 1.0 foot for the eave.

2. A 9.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 31.0 feet where a maximum width of 22 feet is permitted.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#23-004
PIN: 03-29-209-015

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 8, 2023
Date Prepared: May 2, 2023
Project Title: Brophy Residence
Address: 623 N. Beverly Ln.

Background Information
Petition Number: ZBA #23-004
Petitioner: Joseph Labelle
Address: 119 S. Emerson St, #176
Mt. Prospect IL 60056

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

Requested Action/Background Information

The petitioner is proposing to demolish an existing single-story house and two-car detached garage to build a new two-story residence with an attached two-car garage. A portion of the existing foundation and two walls above grade are remaining; however, it is essentially a teardown. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,695 square feet and the proposed residence will have approximately 4,216 square feet. The petitioner is proposing a 4.2-foot setback along the south property line where five feet is required. The proposed 4.2 foot setback is where the existing foundation is non-conforming and the petitioner is building above the non-conforming footprint.

In addition, the petitioner is also requesting a variation for the driveway width. There is a parkway tree that would conflict if the drive was placed so that it is a straight connection between the street and the garage. The Village Forester has reviewed the village parkway tree and indicated that the 13 inch caliper Honeylocust is in excellent condition and that the tree should be preserved. Therefore, the petitioner is proposing a circuitous driveway layout in order to avoid the tree which also require a variances for driveway width.

It has been recommended that the petitioner relocate the garage to the north half of the property which would alleviate the conflict with the tree and allow a code compliant driveway. The Engineering Department has indicated that due to the grade of the lot, a retaining wall along the south property line may be required adjacent to the proposed driveway. If the Zoning Board is supportive of the driveway layout and variance it is recommended that the drive be setback a minimum of three feet from the side (south) property line in order to allow for proper drainage and landscaping which would soften the appearance of a retaining wall. The petitioner is requesting the following variations:

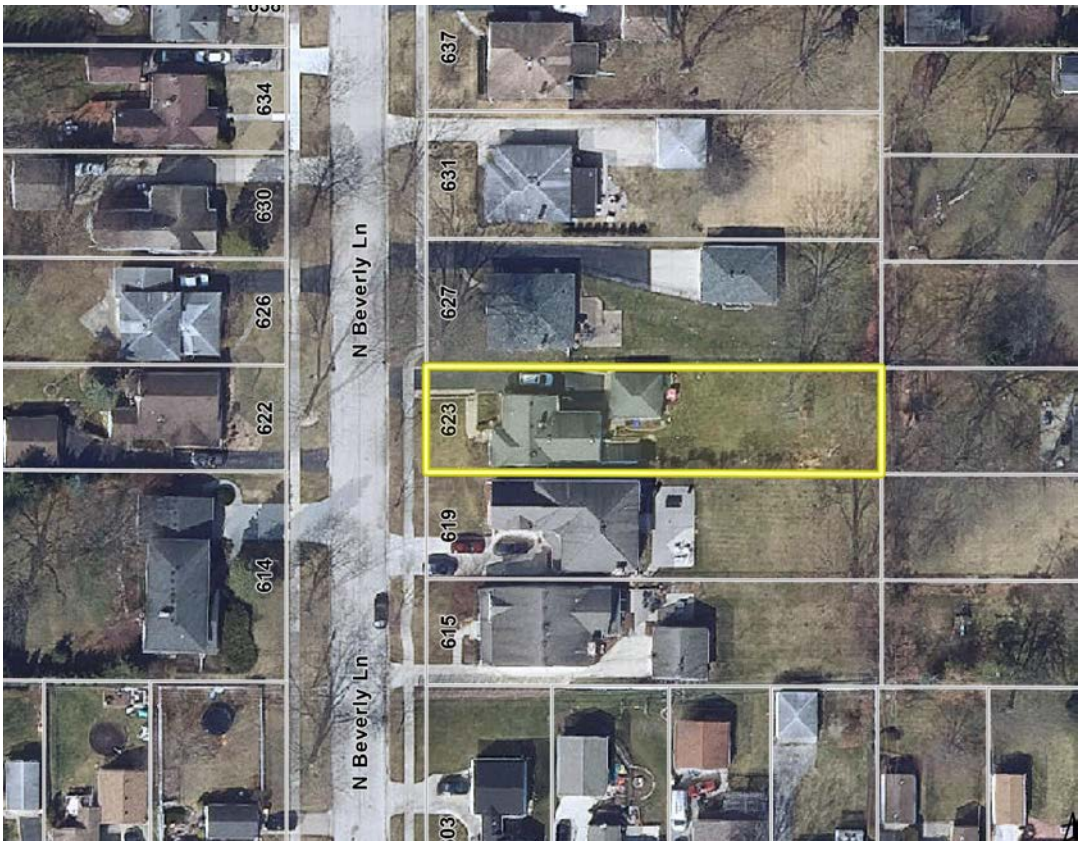
- A 0.8 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a side yard setback of 4.2 feet instead of the required 5.0 feet and an additional 1.0 foot for the eave.

- A 9.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 31.0 feet where a maximum width of 22 feet is permitted.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	4/21/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/21/23	
3. Letter that was Mailed	✓	4/21/23	
4. Photographs of Sign on Property	✓	4/21/23	

Photographs of Existing Structure

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Derek Mach, Zoning Board of Appeals Liaison**

From: **Nusrat Jahan, Building & Life Safety Department**

Project Name: **Brophy Residence**

Project Address: **623 N. Beverly Lane**

ZBA #: **23-004**

Date: **April 21, 2023**

Derek:

I have reviewed the request for the following variance:

- **A 0.8 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a side yard setback of 4.2 feet instead of the required 5.0 feet and an additional 1.0 foot for the eave.**
- **A 9.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 31.0 feet where a maximum width of 22 feet is permitted.**

and have the following comments:

1. The south wall shall have a minimum 1-hour fire-resistance rating.
2. The soffit on the south wall shall have a 1-hour fire-resistance rating or solid blocking between the top plate and the roof sheathing.
3. The maximum allowed openings on the south wall are limited to a total of 25% or the total wall area on the south side.

And I do not have any objections to the driveway width variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Brophy Residence

Project Address: 623 N. Beverly Lane

ZBA #: 23-004

ZBA Hearing Date: May 8, 2023

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

C: Michael Lysicatos, Assistant Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Landscape Planner

Transmitted On: April 18, 2023

- A 0.8 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a new home with a side yard setback of 4.2 feet instead of the required 5.0 feet and an additional 1.0 foot for the eave.

- A 9.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 31.0 feet where a maximum width of 22 feet is permitted.

Attached are the Petitioner's:

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

Comments: _____

This project requires Design Commission approval, which is currently scheduled for Tuesday, May 9, 2023.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than April 28, 2023.

From: Pagones, Mike
Sent: Wednesday, May 3, 2023 9:12 AM
To: Mach, Derek
Cc: DiMatteo, Pat; Schwab, Briget
Subject: RE: ZBA hearing 5/8/23 - For Department Review

Derek,

- 623 N Beverly Ln
  - Engineering has no objection to the proposed side yard variation.
  - Engineering STRONGLY OBJECTS to the proposed driveway width variation. The proposed driveway and retaining wall will force the drainage path entirely onto the neighboring property to the south.

- 430 W Whitehall Dr
  - Engineering has no objection to the proposed driveway width variation. However, during the permit phase, petitioner must demonstrate that drainage along the side yard is not adversely affected.
  - This proposal also places the edge of the driveway less than 3-feet of the property line, in violation of Chapter 28, Section 10.2-11.1e (Parking in Yards – Lot width greater than 70-ft driveway must be set back at least three feet from the side yard). Petitioner's lot width is 75.0 ft.

- 215 W Fremont St
  - Engineering has no objection to the proposed front yard setback variation.
  - Engineering has no objection to the proposed exterior side yard setback variation.

- 2620 N Phelps Ave
  - Engineering has no objection to the proposed minimum lot width variation.

- 330 E Algonquin Rd
  - Engineering has no objection to the proposed minimum parking requirement variation

Thanks,
Mike

Michael L. Pagones, PE, Village Engineer
Village of Arlington Heights | Public Works Department | Engineering Division
33 S. Arlington Heights Rd. | Arlington Heights, IL. 60005 | 847-368-5250, Ext. 5267

Plat of Survey

of

THE NORTH 50 FEET OF LOT 12 IN BLOCK 7 IN ARLINGTON FARMS, BEING A SUBDIVISION OF THE EAST 60 ACRES OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 623 N BEVERLY LANE, ARLINGTON HEIGHTS, ILLINOIS

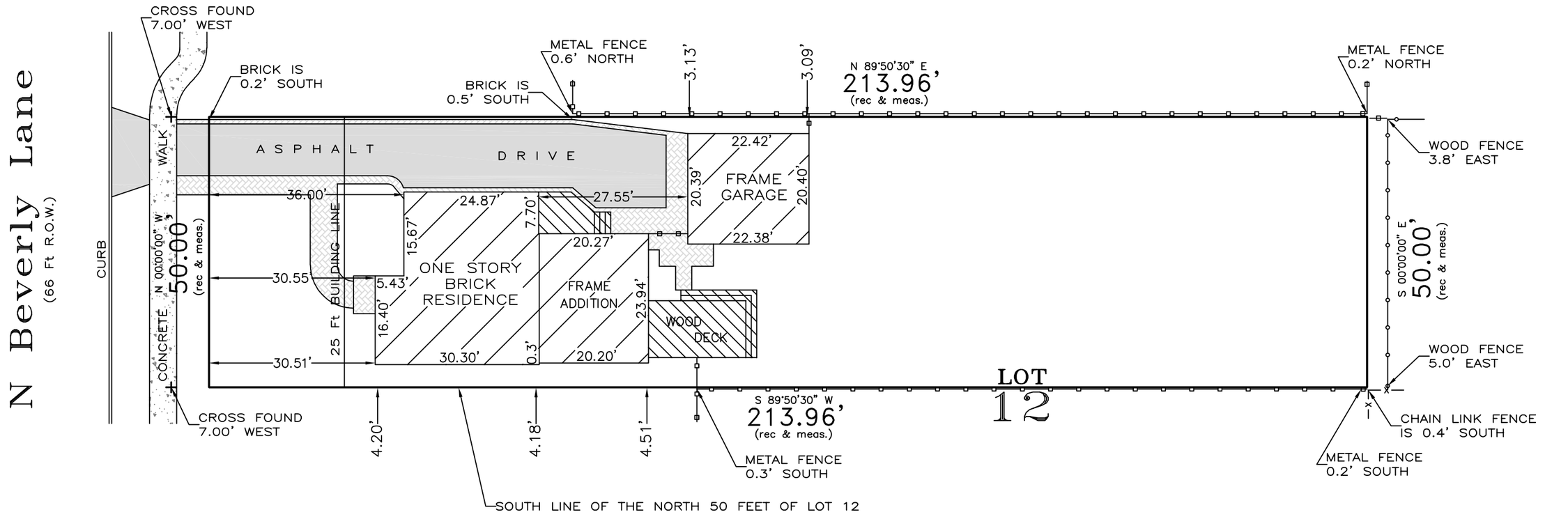
north

20' 10' 0' 20'

BASIS OF BEARING IS NORTH LINE OF LOT 12 AS FOUND MONUMENTED AND OCCUPIED.

N 89°50'30" E

Area of Survey 10,698 Sq Ft. / 0.24 Acres



PROFESSIONAL DESIGN FIRM NUMBER 184-004603

ON LINE SURVEYING

Residential & Commercial Land Surveying

Phone (708) 738-2674

onlinelandsurveying@gmail.com

1205 W. PETERSON AVE. Unit D

PARK RIDGE, ILLINOIS 60068

LEGEND

Iron Pipe Found: ○	Wood Fence	— · — · — · —	Interior Lot Line
Iron Pipe Set ●	Metal Fence	— — — — —	Utility & Drainage Easement
Cross Found +	Vinyl Fence	——— ——— ———	Building Setback Line
Found Notch —	Chain Link Fence	(R)=Record (M)=Measured (A)=Assumed	
		N=North / S=South / E=East / W=West	

IMPORTANT NOTES

1. This survey was prepared using a legal description provided by others.
2. Basis of Bearing is as the North Arrow indicates and is relative to the recorded plat of subdivision.
3. No construction should be done based solely on this plat, any discrepancies found must reported to the surveyor for explanation or verification. Property corners are set or not per client agreement.

Client: Morreale Brady Malone & Palmer		
Scale: 1"=20'	Field Crew: AM	Field Work Completed 11/12/22
Drawn By: JM	Checked By: SM	Revised: / /

STATE OF ILLINOIS)
S.S.
COUNTY OF COOK)

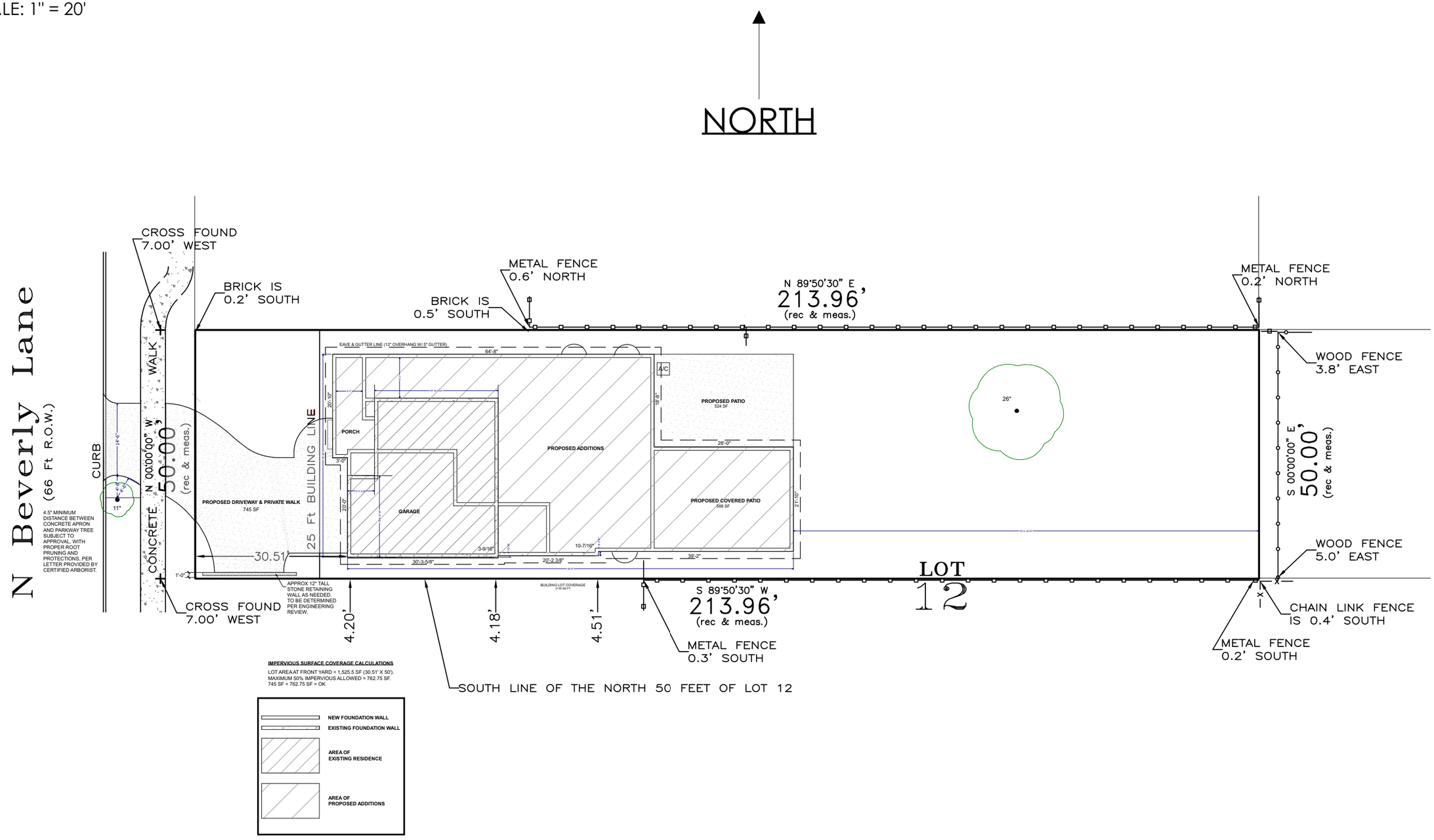
I, JOSEPH P. MAIKISCH DO HEREBY CERTIFY THAT THIS SURVEY CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT. PROPERTY CORNERS ARE SET OR NOT PER CLIENT AGREEMENT.
DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
MY PROFESSIONAL LICENSE RENEWS 11/24
DATED THIS 14th DAY OF NOVEMBER, A.D. 2022.

ONLINE LAND SURVEYING · JOSEPH P. MAIKISCH · ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3253 · PARK RIDGE, IL

ILLINOIS PROFESSIONAL LAND SURVEYOR #3253

PROPOSED SITE PLAN

623 N. BEVERLY LANE, ARLINGTON HEIGHTS, IL
SCALE: 1" = 20'



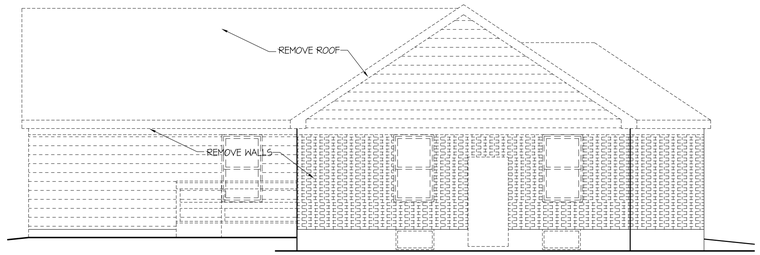
IMPERVIOUS SURFACE COVERAGE CALCULATIONS

LOT AREA AT FRONT YARD = 1,525.5 SF (30.51' X 50').
MAXIMUM 50% IMPERVIOUS ALLOWED = 762.75 SF.
745 SF < 762.75 SF = OK

SHEET NUMBER: 1
DATE: 3/31/2023
SCALE: AS NOTED
SHEET TITLE: PROPOSED SITE PLAN
DATE:
REVISION:

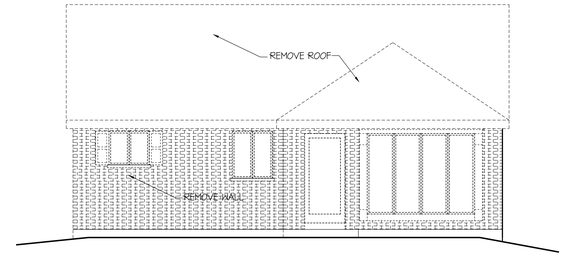
RIZE PROPERTIES LLC
119 S. EMERSON ST
MT PROSPECT, IL 60056
847-414-0847
Info@RizeProperties.com

RIZE PROPERTIES



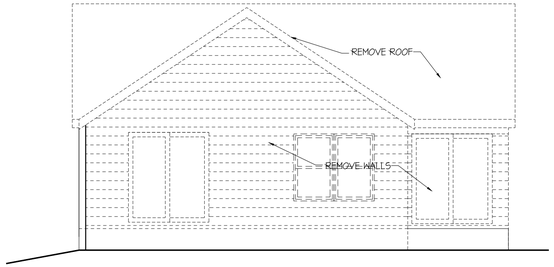
EXISTING LEFT SIDE ELEV. (North)

SCALE: 3/16" = 1'-0"



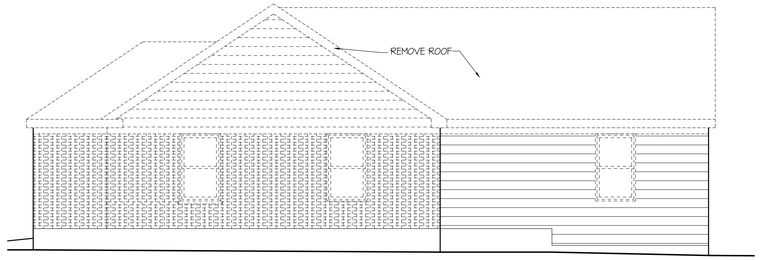
EXISTING FRONT ELEV. (West)

SCALE: 3/16" = 1'-0"



EXISTING REAR ELEV. (East)

SCALE: 3/16" = 1'-0"



EXISTING RIGHT SIDE ELEV. (South)

SCALE: 3/16" = 1'-0"

[redacted]

[redacted]

KEY
WALLS, WINDOWS & DOORS TO BE REMOVED
WALLS, WINDOWS & DOORS TO REMAIN

STATE OF ILLINOIS
JOHN ANTHONY NELSON
001-009966
LICENSED ARCHITECT

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CBO ARCHITECT NCARB
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Palatine, Illinois 60074
Jesus Serrato Ph: 847.815.8557

NO.	DATE	BY	ISSUED FOR
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Brophy Residence
623 N. Beverly Lane
Arlington Heights, Illinois
EXIST./ DEMO PLANS & ELEV.

DATE:	9/13/22
DRAWN:	LE
CHECKED:	JN
PROJECT NO.	2023-

Sheet No.

D1.0

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ALL STEEL LINTELS TO BE PROVIDED AS FOLLOWS:

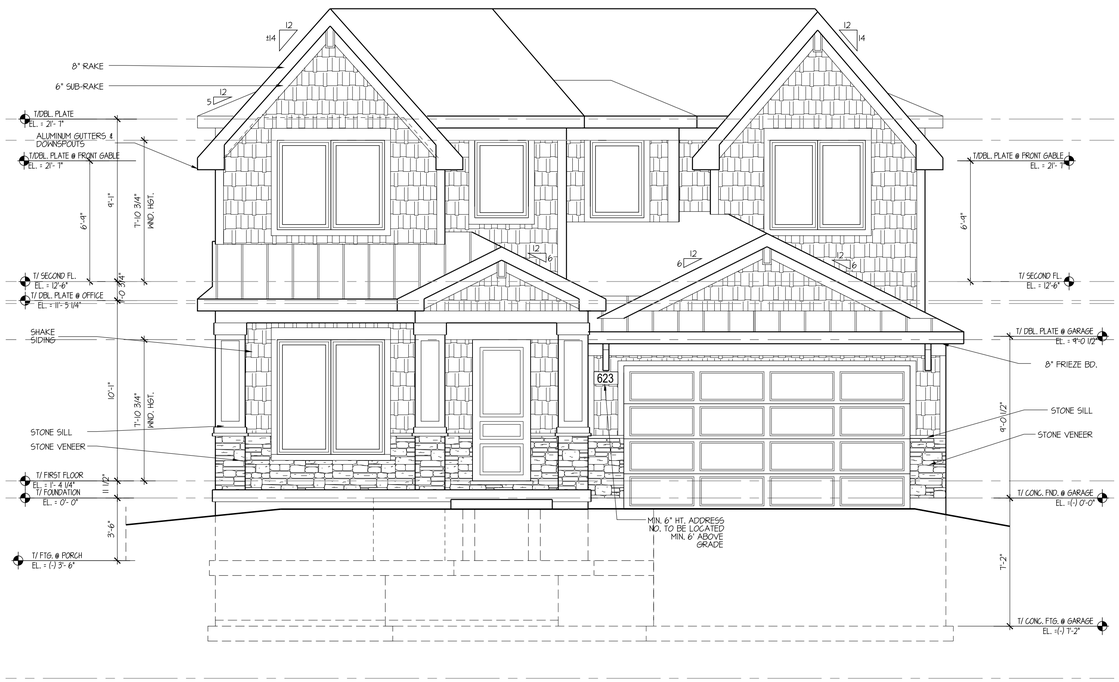
ALLOWABLE SPANS FOR LINTELS SUPPORTING MASONRY VENEER				
SIZE OF STEEL ANGLE 1,3	NO STORY ABOVE	ONE STORY ABOVE	TWO STORY ABOVE	NO. OF 1/2" OR EQUIVALENT REINFORCING BARS 2
3½" X 3½" X 1/4"	6'-0"	5'-6"	3'-0"	1
4" X 3½" X 1/4"	8'-0"	5'-0"	3'-0"	1
6" X 3½" X 2½"X 1/4"	14'-0"	8'-0"	5'-6"	2
2-6"X3½" X 2½"X 1/4"(LLV)	20'-0"	11'-0"	5'-0"	4

LINTEL SCHEDULE:
UP TO 7'-0" OPENING: L 4 x 3½ x 5/16" STL. ANGLE
OVER 7'-0" OPENING: L 4 x 3½ x 1/2" STL. ANGLE
THE LINTELS SHALL HAVE A LENGTH OF BEARING NOT LESS THAN 4". STEEL LINTELS SHALL BE SHOP COATED W/ RUST-INHIBITIVE PAINT. LONG LEG OF THE ANGLE SHALL BE PLACED IN A VERTICAL POSITION.

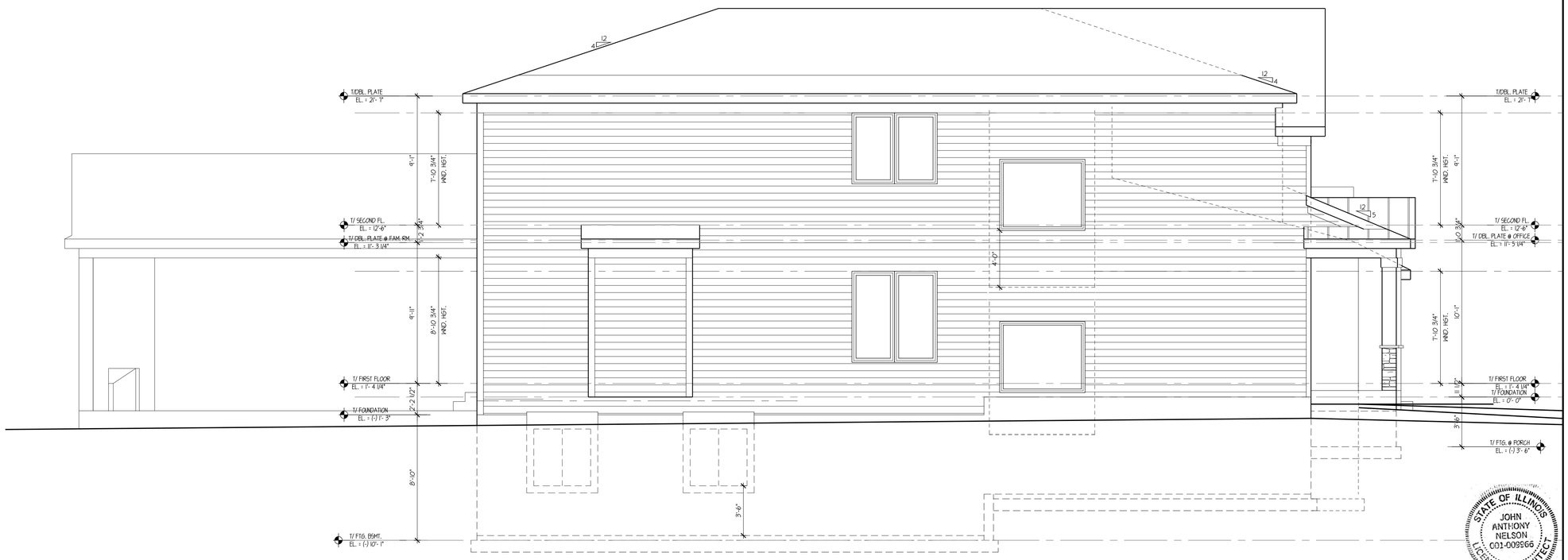
DESIGN LOADS	
ROOF	30 PSF LIVE 10 PSF DEAD
FLOOR	40 PSF LIVE 60 PSF FOR STAIRS & EXT DECKS 10 PSF DEAD
WALLS	20 PSF WIND
ATTIC	PER TABLE R301.5
WIND LOAD OF 115 MPH/ 3 SECOND GUST SNOW LOAD 25 PSF	

TYPICAL WIND BRACING SHALL BE 1/2" CDX PLYWOOD NAILED AT 4" OC ON ALL EDGES AND ENTIRE FIELD CONTINOUS FROM BOTTOM PLATE TO TOP PLATE. LOCATE AT ALL BUILDING CORNERS. PROVIDE FULL SHEATHING COVERAGE AS INDICATED ON FLOOR PLANS. PROVIDE MTL LET-IN AT INTERIOR WALLS AS REQUIRED FOR ADDITIONAL WIND BRACING.

FIRE STOPPING SHALL BE PROVIDED TO CUT OFF ALL CONCEALED DRAFT OPENINGS (BOTH VERTICAL AND HORIZONTAL) AND TO FORM AN EFFECTIVE FIRE BARRIER BETWEEN STORIES, AND BETWEEN TOP STORY AND THE ROOF SPACE. FIRE STOPPING SHALL BE PROVIDED IN WOOD FRAME CONSTRUCTION IN THE FOLLOWING LOCATIONS:
(A) IN CONCEALED SPACED OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL;
(B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRING AT SOFFITS, DROP CEILINGS, COVE CEILINGS, ETC.;
(C) IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN;
(D) AT ALL PLATE PENETRATIONS FOR VENTS, PIPES, DUCT WORK, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, AND ANY ELECTRICAL PENETRATIONS WITH NONCOMBUSTIBLE MATERIAL TO CUT OFF ALL CONCEALED DRAFT OPENINGS. THIS SHALL INCLUDE ALL SPACES UNDER BATH TUBS AND WHIRLPOOLS FOR DRAIN TRAPS.



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



LEFT SIDE ELEVATION

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NO.	DATE	BY	ISSUED FOR
1	-	-	-

Brophy Residence
623 N. Beverly Lane
Arlington Heights, Illinois
Exterior Elevations

DATE:	9/13/22
DRAWN:	LE
CHECKED:	JN
PROJECT NO.	2023-

Sheet No.
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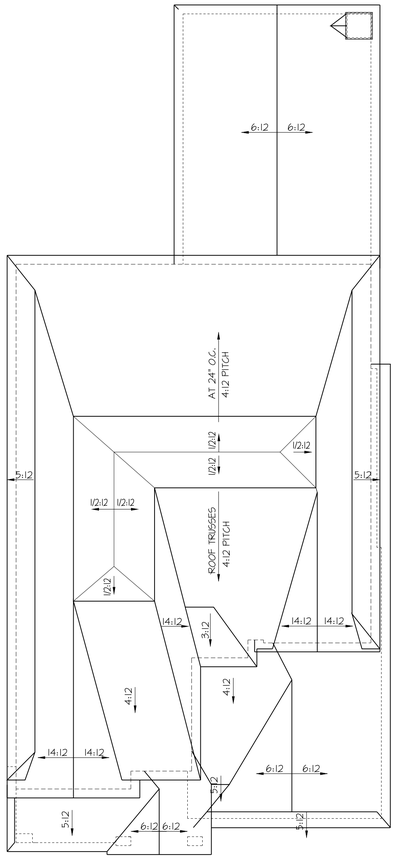
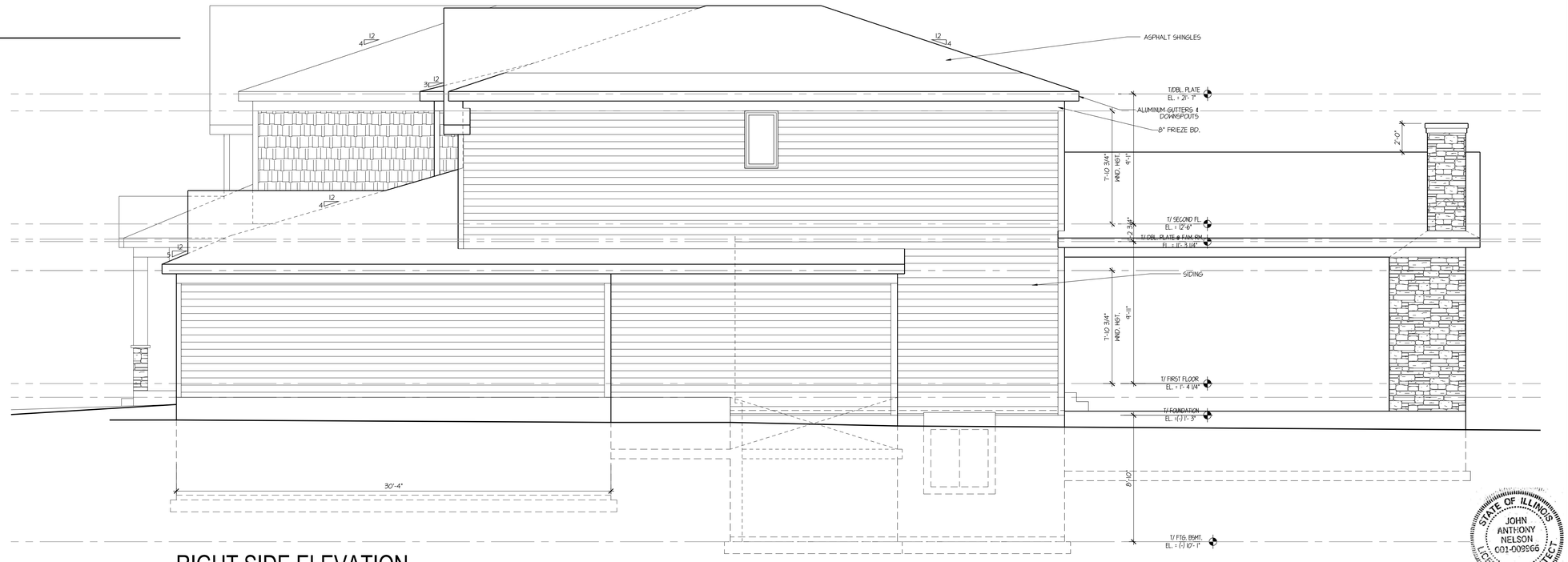


ROOF PLAN

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

REAR ELEVATION



RIGHT SIDE ELEVATION

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

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NO.	DATE	BY	ISSUED FOR
1	-	-	-

Brophy Residence
623 N. Beverly Lane
Arlington Heights, Illinois

Exterior Elevations

DATE:	9/13/22
DRAWN:	LE
CHECKED:	JN
PROJECT NO.	2023-

Sheet No.

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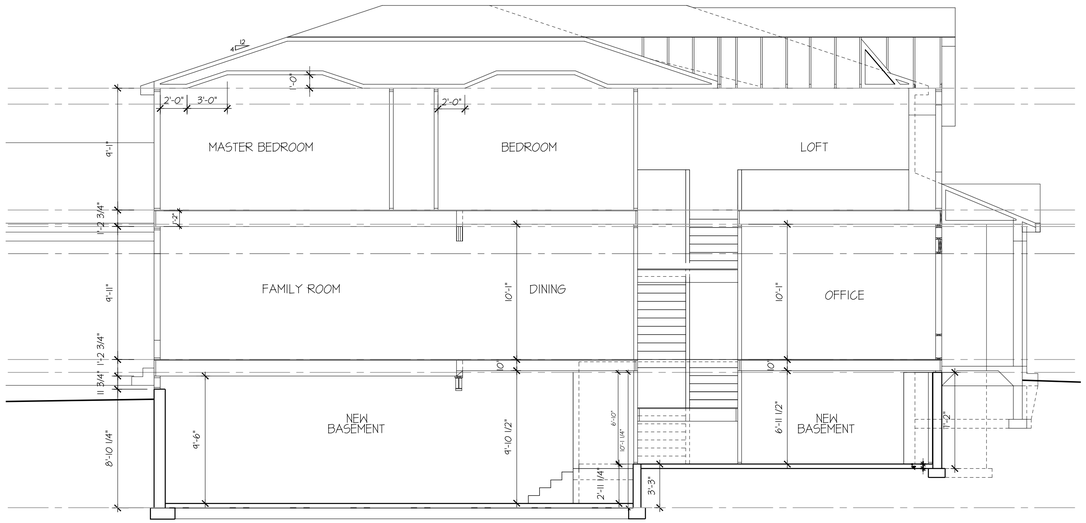
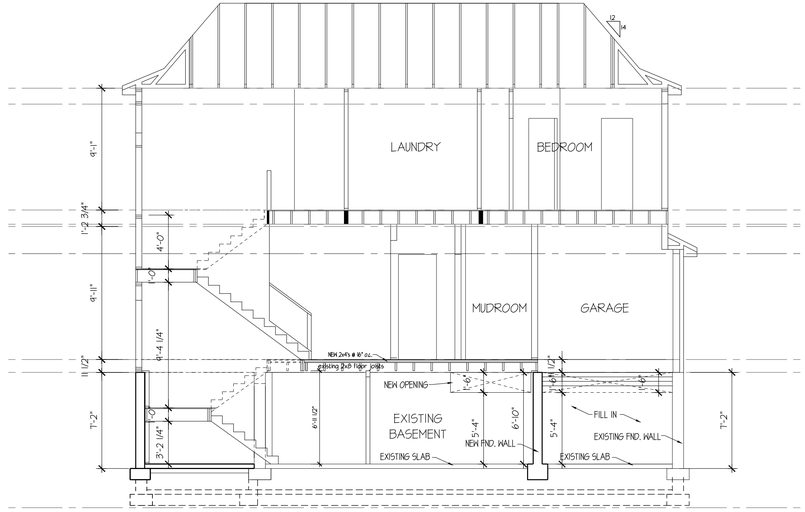


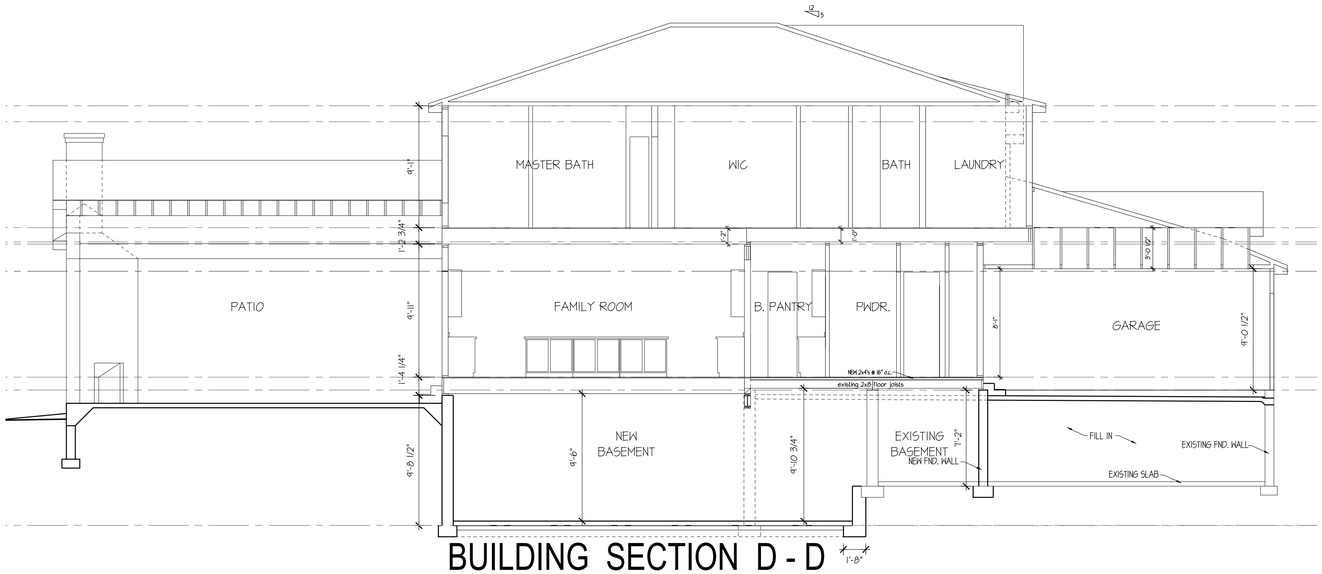
BUILDING SECTION C - C

SCALE: 3/16" = 1'-0"



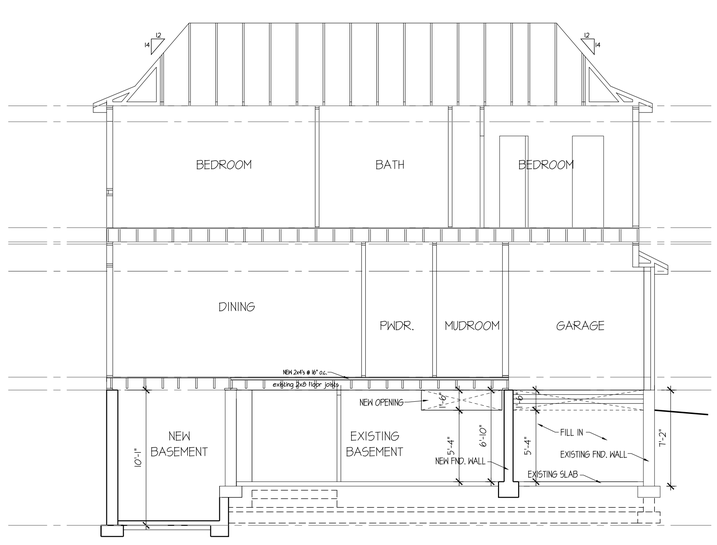
BUILDING SECTION A - A

SCALE: 3/16" = 1'-0"



BUILDING SECTION D - D

SCALE: 3/16" = 1'-0"



BUILDING SECTION B - B

SCALE: 3/16" = 1'-0"

STATE OF ILLINOIS
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NO.	DATE	BY	ISSUED FOR
1	-	-	-

Brophy Residence
623 N. Beverly Lane
Arlington Heights, Illinois
Sections

DATE:	9/13/22
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CHECKED:	JN
PROJECT NO.	2023-

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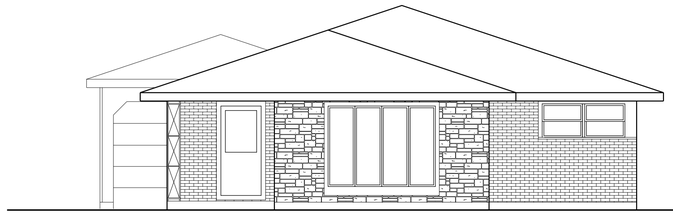
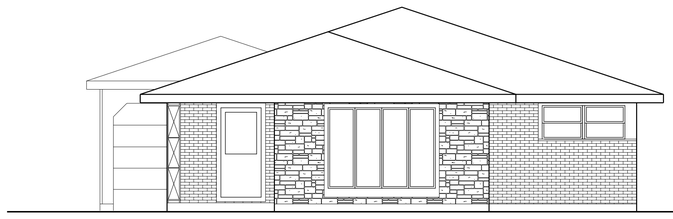


627 N. Beverly Lane

623 N. Beverly Lane

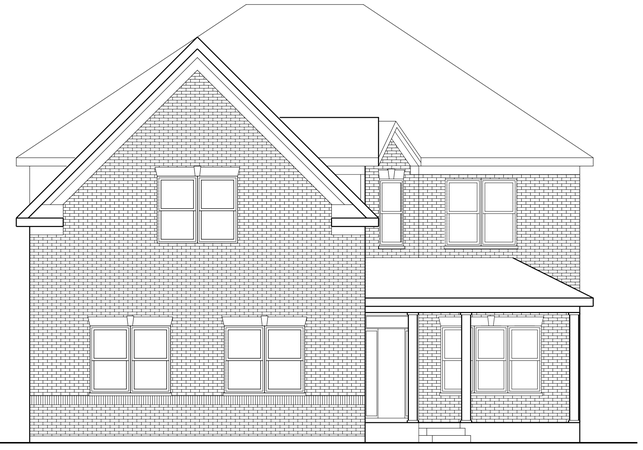
619 N. Beverly Lane

EXISTING CONTEXT ELEVATION



627 N. Beverly Lane

623 N. Beverly Lane



619 N. Beverly Lane

PROPOSED CONTEXT ELEVATION

COPYRIGHT © 2022

WARNING:

IT IS A VIOLATION OF THE LAW FOR ANY PERSON, UNLESS ACTING UNDER THE DIRECTION OF THE ARCHITECT OF RECORD, TO ALTER THESE DRAWINGS OR SPECIFICATIONS IN ANY WAY.

JOHN NELSON - ARCHITECT, INC.
CBO ARCHITECT NCARB
1420 WHISPERING SPRING CIRCLE
Palatine, Illinois 60074
Jesus Serrato Ph: 847.815.8557

NO.	DATE	BY	ISSUED FOR
1	-	-	-

Brophy Residence
623 N. Beverly Lane
Arlington Heights, Illinois

Specifications

DATE:	9/13/22
DRAWN:	LE
CHECKED:	JN
PROJECT NO.	2022-

Sheet No.

DR1

--

Zoning Board of Appeals
5/8/2023

Item: 430 W. Whitehall Dr. - ZBA#23-010

Department: Planning & Community Development

REQUEST

1. A 5.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a width of 27.0 feet where a maximum width of 22 feet is permitted.

2. A 2.0 foot variance from Chapter 28, Section 10.2-11.1e to allow a driveway with a side yard setback of 1.0 feet from the southwest property line instead of the minimum required 3.0 feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#23-010
PIN: 03-06-220-003

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 8, 2023
Date Prepared: May 3, 2023
Project Title: Dumlao Residence
Address: 430 W. Whitehall Dr.

Background Information
Petition Number: ZBA #23-010
Petitioner: Rafael Dumlao
Address: 430 W. Whitehall Dr.
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject property is zoned R-3, One Family District. The petitioner is proposing to increase the width of the driveway. The proposed expansion results in a driveway with a width of 27 feet where a maximum width of 22 feet is permitted. Therefore, the petitioner requests the following variation:

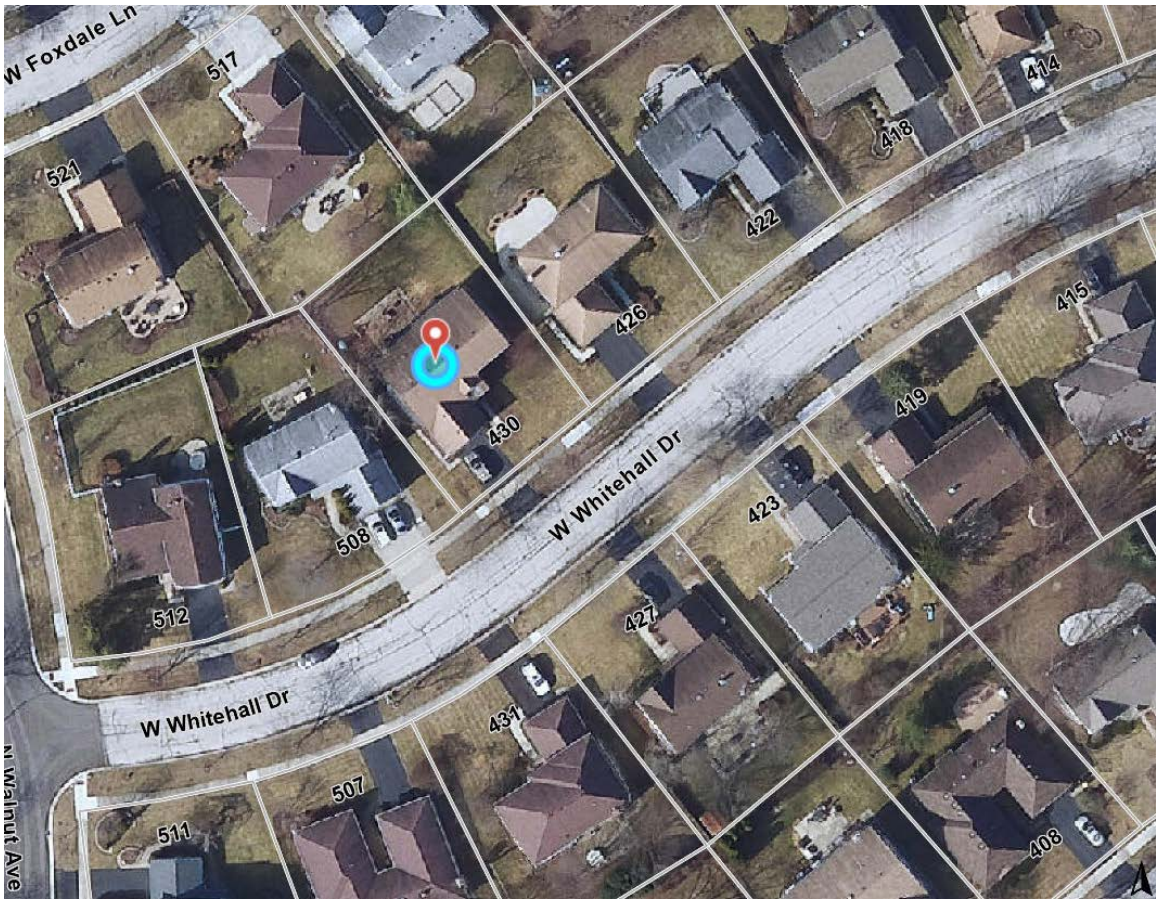
- A 5.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a width of 27.0 feet where a maximum width of 22 feet is permitted.
- A 2.0 foot variance from Chapter 28, Section 10.2-11.1e to allow a driveway with a side yard setback of 1.0 feet from the southwest property line instead of the minimum required 3.0 feet.

Variation Review Standards

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

Petition – ZBA#23-010
PIN: 03-06-220-003

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	4/11/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/11/23	
3. Letter that was Mailed	✓	4/11/23	
4. Photographs of Sign on Property	✓	4/11/23	

Photographs of Existing Structure

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Derek Mach, Zoning Board of Appeals Liaison**

From: **Nusrat Jahan, Building & Life Safety Department**

Project Name: **Dumlao Residence**

Project Address: **430 W. Whitehall Drive**

ZBA #: **23-010**

Date: **April 21, 2023**

Derek:

I have reviewed the request for the following variance:

- **A 5.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a width of 27.0 feet where a maximum width of 22 feet is permitted.**

and have no objections or comments.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Dumlao Residence

Project Address: 430 W. Whitehall Drive

ZBA #: 23-010

ZBA Hearing Date: May 8, 2023

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

C: Michael Lysicatos, Assistant Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Landscape Planner

Transmitted On: April 18, 2023

- A 5.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a width of 27.0 feet where a maximum width of 22 feet is permitted.

Attached are the Petitioner's:

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

Comments: _____

No Comments.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than April 28, 2023.

From: Pagones, Mike
Sent: Wednesday, May 3, 2023 9:12 AM
To: Mach, Derek
Cc: DiMatteo, Pat; Schwab, Briget
Subject: RE: ZBA hearing 5/8/23 - For Department Review

Derek,

- 623 N Beverly Ln
  - Engineering has no objection to the proposed side yard variation.
  - Engineering STRONGLY OBJECTS to the proposed driveway width variation. The proposed driveway and retaining wall will force the drainage path entirely onto the neighboring property to the south.

- 430 W Whitehall Dr
  - Engineering has no objection to the proposed driveway width variation. However, during the permit phase, petitioner must demonstrate that drainage along the side yard is not adversely affected.
  - This proposal also places the edge of the driveway less than 3-feet of the property line, in violation of Chapter 28, Section 10.2-11.1e (Parking in Yards – Lot width greater than 70-ft driveway must be set back at least three feet from the side yard). Petitioner's lot width is 75.0 ft.

- 215 W Fremont St
  - Engineering has no objection to the proposed front yard setback variation.
  - Engineering has no objection to the proposed exterior side yard setback variation.

- 2620 N Phelps Ave
  - Engineering has no objection to the proposed minimum lot width variation.

- 330 E Algonquin Rd
  - Engineering has no objection to the proposed minimum parking requirement variation

Thanks,
Mike

Michael L. Pagones, PE, Village Engineer
Village of Arlington Heights | Public Works Department | Engineering Division
33 S. Arlington Heights Rd. | Arlington Heights, IL. 60005 | 847-368-5250, Ext. 5267

PETITION

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

PETITION

NOW COMES the Petitioner _____

being the owner of the property commonly know as: _____

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

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

_____

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

_____

_____

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

_____

_____

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

_____

_____

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

_____

_____

Signed: _____ Date: _____

Petitioner

PLAT OF SURVEY

LOT 107 IN TERRAMERE OF ARLINGTON HEIGHTS UNIT 3, BEING A SUBDIVISION OF THE NORTH HALF OF SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 19,1983 AS DOCUMENT 26740728, IN COOK COUNTY, ILLINOIS

Legend:

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

Surveyor Notes:

1. Field Work Completed on 5-19-2020
2. Prepared for Angelina & Herrick, P.C., for real estate transaction.
3. Site Address: 430 West Whitehall Drive, Arlington Heights, IL 60004
4. Pin No.: 03-06-220-003
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. All building dimensions and ties are to the current siding material and not to the foundation.
9. Title Commitment Date: March 13, 2020 Number: BW20050235

State of Illinois)
SS)
County of Lake)

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

Given under my hand and seal this 20th day of May, A.D. 2020 at Lake Zurich, Illinois.

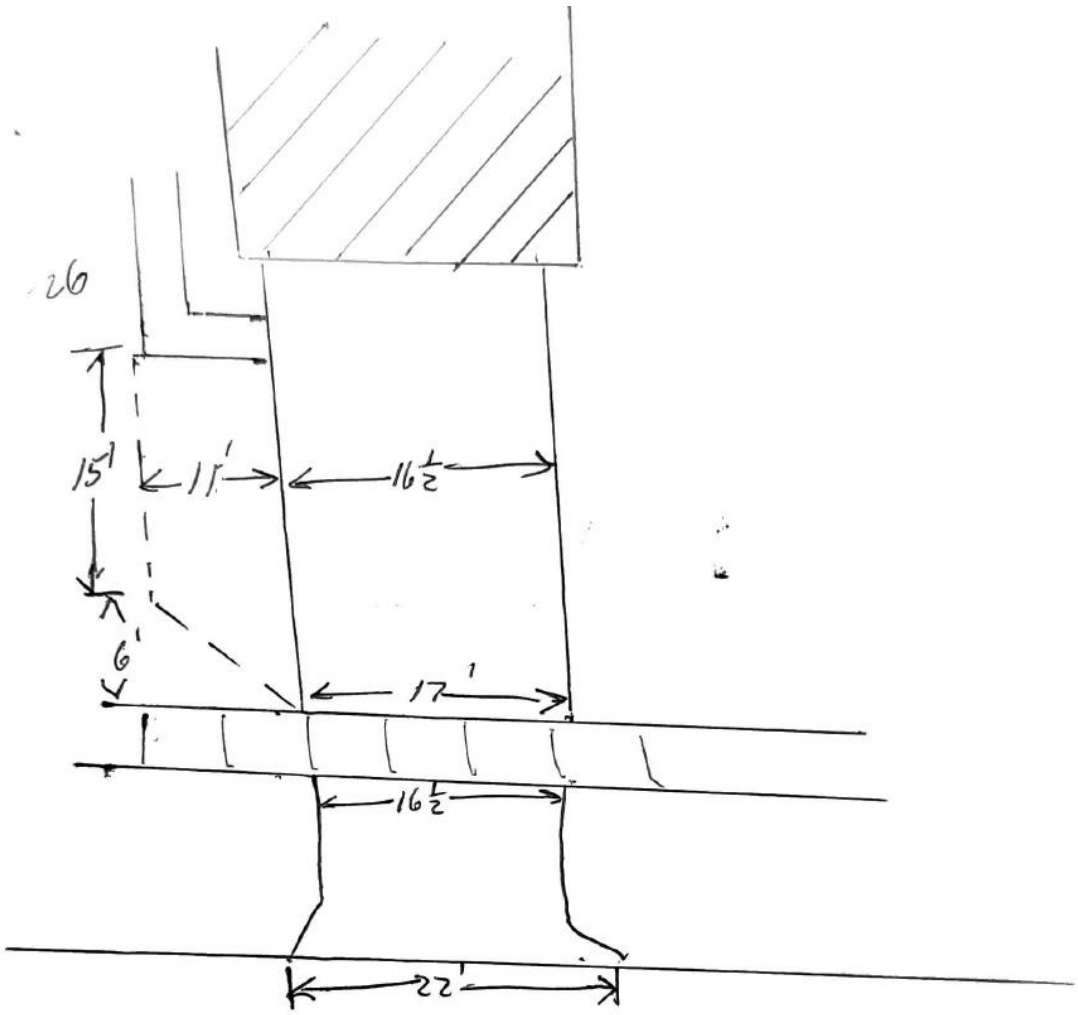
Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3623
License Expiration Date 11-30-20

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

STATE OF ILLINOIS ★ REGISTERED LAND SURVEYOR ★ GLORIA JEAN KOTER 035-003623

Job Number: LS200420	Land Surveying Services, Inc. 1182 Heather Drive Lake Zurich, Illinois 60047 Ph: (847)847-1079 Fax: (847)847-1379 Professional Design Firm License No. 184-003632	Field Work Completed: 5-19-2020 Scale: 1" = 20' Date: 5-20-2020 Site Address: 430 W. Whitehall Drive Arlington Heights, Illinois	Drafted By : btk Drawing Revisio REVISION
Sheet Name: PLAT OF SURVEY			
Sheet Number: SURVEY			


26
15'
11'
16½
6'
17'
16½
22'

Zoning Board of Appeals
5/8/2023

Item: 215 W. Fremont St. - ZBA#23-011

Department: Planning & Community Development

REQUEST

1. A 3.2-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition (porch) with a front yard setback of 19.1 feet instead of the required 22.3 feet and an additional 1.0 feet for the eave.

2. A 1.9-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 8.1 feet instead of the required 10.0 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#23-011
PIN: 03-30-408-001

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By:	Derek Mach, Planner
Hearing Date:	May 8, 2023
Date Prepared:	May 2, 2023
Project Title:	Kammerer Residence
Address:	215 W. Fremont St.

Background Information

Petition Number:	ZBA #23-011
Petitioner:	Ted Eckhardt – CD Group
Address:	249 E. Prospect Ave, Suite 100 Mt. Prospect IL 60056

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

Requested Action/Background Information

The subject property is zoned R-3, One-Family Dwelling District and the property has a total land area of 8,316 square feet. The petitioner is proposing to add a wrap around porch to the existing home. The petitioner is also proposing a code compliant addition in the rear of the home as part of the project. The proposed porch is encroaching into the required front yard setback and the required exterior side yard setback. Therefore, the petitioner requests the following variations:

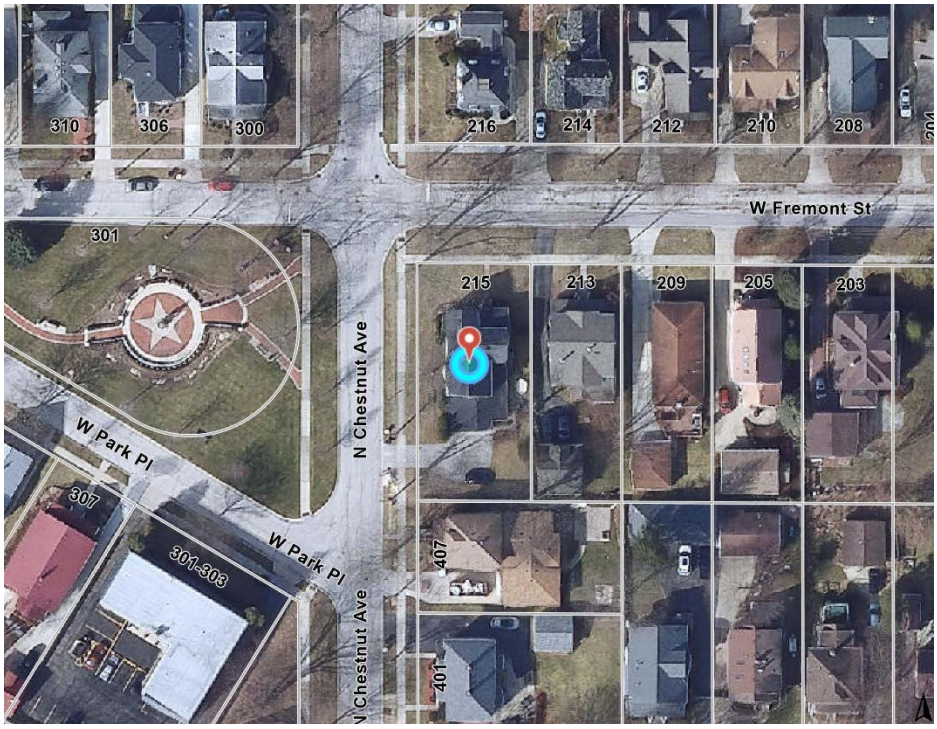
- A 3.2-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition (porch) with a front yard setback of 19.1 feet instead of the required 22.3 feet and an additional 1.0 feet for the eave.
- A 1.9-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 8.1 feet instead of the required 10.0 feet and an additional 1.0 feet for the eave.

Variation Review Standards

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

Petition – ZBA#23-011
PIN: 03-30-408-001

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	4/14/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/14/23	
3. Letter that was Mailed	✓	4/14/23	
4. Photographs of Sign on Property	✓	4/14/23	

Photographs of Existing Structure

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Derek Mach, Zoning Board of Appeals Liaison**

From: **Nusrat Jahan, Building & Life Safety Department**

Project Name: **Kammerer Residence**

Project Address: **215 W. Fremont Street**

ZBA #: **23-011**

Date: **April 21, 2023**

Derek:

I have reviewed the request for the following variance:

- **A 3.2-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition (porch) with a front yard setback of 19.1 feet instead of the required 22.3 feet and an additional 1.0 feet for the eave.**
- **A 1.9-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 8.1 feet instead of the required 10.0 feet and an additional 1.0 feet for the eave.**

and have no objections or comments.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kammerer Residence

Project Address: 215 W. Fremont Street

ZBA #: 23-011

ZBA Hearing Date: May 8, 2023

To:	Mike Pagones, Village Engineer Jorge Torres, Director of Building and Life Safety
C:	Michael Lysicatos, Assistant Director of Planning and Community Development Steve Hautzinger, Design Planner
From:	Derek Mach, Landscape Planner
Transmitted On:	April 18, 2023

- A 3.2-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition (porch) with a front yard setback of 19.1 feet instead of the required 22.3 feet and an additional 1.0 feet for the eave.
- A 1.9-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 8.1 feet instead of the required 10.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments:

This project is scheduled for Design Commission review on Tuesday, May 9, 2023. Overall, the proposed new wrap-around front porch is nicely designed and it fits with the character of the house and neighborhood.

- Steve Hautzinger, Design Planner

From: Pagones, Mike
Sent: Wednesday, May 3, 2023 9:12 AM
To: Mach, Derek
Cc: DiMatteo, Pat; Schwab, Briget
Subject: RE: ZBA hearing 5/8/23 - For Department Review

Derek,

- 623 N Beverly Ln
  - Engineering has no objection to the proposed side yard variation.
  - Engineering STRONGLY OBJECTS to the proposed driveway width variation. The proposed driveway and retaining wall will force the drainage path entirely onto the neighboring property to the south.

- 430 W Whitehall Dr
  - Engineering has no objection to the proposed driveway width variation. However, during the permit phase, petitioner must demonstrate that drainage along the side yard is not adversely affected.
  - This proposal also places the edge of the driveway less than 3-feet of the property line, in violation of Chapter 28, Section 10.2-11.1e (Parking in Yards – Lot width greater than 70-ft driveway must be set back at least three feet from the side yard). Petitioner's lot width is 75.0 ft.

- 215 W Fremont St
  - Engineering has no objection to the proposed front yard setback variation.
  - Engineering has no objection to the proposed exterior side yard setback variation.

- 2620 N Phelps Ave
  - Engineering has no objection to the proposed minimum lot width variation.

- 330 E Algonquin Rd
  - Engineering has no objection to the proposed minimum parking requirement variation

Thanks,
Mike

Michael L. Pagones, PE, Village Engineer
Village of Arlington Heights | Public Works Department | Engineering Division
33 S. Arlington Heights Rd. | Arlington Heights, IL. 60005 | 847-368-5250, Ext. 5267

PETITION 215 W Fremont St.

Now COMES the Petitioner, Jonathan G. (Jack) Kammerer and Kerry L. Kammerer , his wife

Being the owners of the property commonly known as 215 W Fremont Street, Arlington Heights, Illinois and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from section 5.1-3.3 part a and c , Chapter 28 , of the Arlington Heights Municipal Code, in order to seek a variation for the Front yard and exterior side yard setback.

The Kammerer's plan on upgrading their current home with an addition and complete interior remodeling. This work includes relocating the garage entrance from the rear yard to the exterior side yard to recapture the rear yard for their young children to play safely. All aspects of the Work are code compliant except for the request to allow a front and exterior side yard variation to provide for a wrap around open covered porch. The home sits on the corner and is located with direct view to Memorial Park.

The front yard requires a 22.32 ft setback and petitioner requests a 2.97 ft variation to allow 19.35 ft.

The exterior side yard that faces the Park requires a 11.3 ft setback and petitioner is requesting a 3.17 ft variation to allow 8.15.

The depth of the open porch is minimum to allow seating and take advantage of the beauty of the Park and northwest corner of Fremont and Chestnut Avenue.

I HEREBY STATE THAT THE PROPOSED USE WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY AND WILL BE COMPATIBLE WITH EXISTING USES AND ZONING OF NEARBY PROPERTY IF THE VARATIONS WERE GRANTED. This area of homes is considered to be of historic in character and the homes are dated to the early days of Arlington Heights. The setbacks of homes are very close to the lot lines along Chestnut. The duplex home at the Southern end of Chestnut is 9.7 feet from the lot line and the next home to the north and adjacent to 215 Fremont is 7.2 feet from the lot line and it's entrance stair is on the property line. The character of homes on Chestnut street will not be altered and will compliment the homes as all will have porches. The Homes adjacent and nearby 215 W Fremont street have on the north side of 5 out of 7 homes with porches and half of the homes have porches on the south side of Fremont. The wrap around porch requested is a continuation of a preexisting architectural trend in this lovely neighborhood.

I HEREBY STATE THAT THE PLIGHT OF THE OWNER IS DUE TO UNIQUE CIRCUMSTANCES, WHICH MAY INCLUDE THE ZONING AND THE LOCATION OF THE PROPERETY. The corner of Fremont and chestnut is the visual entrance to the Memorial Park triangle. The Owner wishes to take advantage of the views to the park from the west side of their home. Currently, the elevation of the west side is mostly a blank , solid , and lacks windows . the Porch , if permitted will provide for a wonderful place to sit outside and enjoy the park. The request is for a single

story open covered porch that is not tall and will reflect the structures adjacent to 217 W Fremont Street is respectful to the neighborhood and compatible to the unique character therein.

I HEREBY STATE THAT THE PROPOSED VARIATION IS IN HARMONY WITH THE SPIRIT AND INTENT OF THIS CHAPTER. The chapter provides for an Owner to seek variations that will be in harmony, fit in and not change the character of the neighborhood and at the same time not alter the valuation of the nearby homes. I believe the exhibits and testimony have demonstrated that , id granted, this request will provide a lasting enhancement to the homes adjacent to Memorial park, Fremont and Chestnut streets.

I HEREBY STATE THAT THE VARIATION REQUEST IS THE MINIUM VARIANCE NECESSARY TO ALLOW REASONABLE USE OF THE PROPERTY . The request for the wrap around porch at 7 ft is the appropriate space to allow circulation and seating yet be the minimum to accomplish the comfort and usefulness of the open porch. The visual appearance of the porch is also especially important to improve the elevation on the west side facing the Park and compliment the neighboring homes on Chestnut.

In conclusion, We sincerely hope the Board can grant approval of this request.

Signed _____ Date 3-20-2023

Jack Kammerer

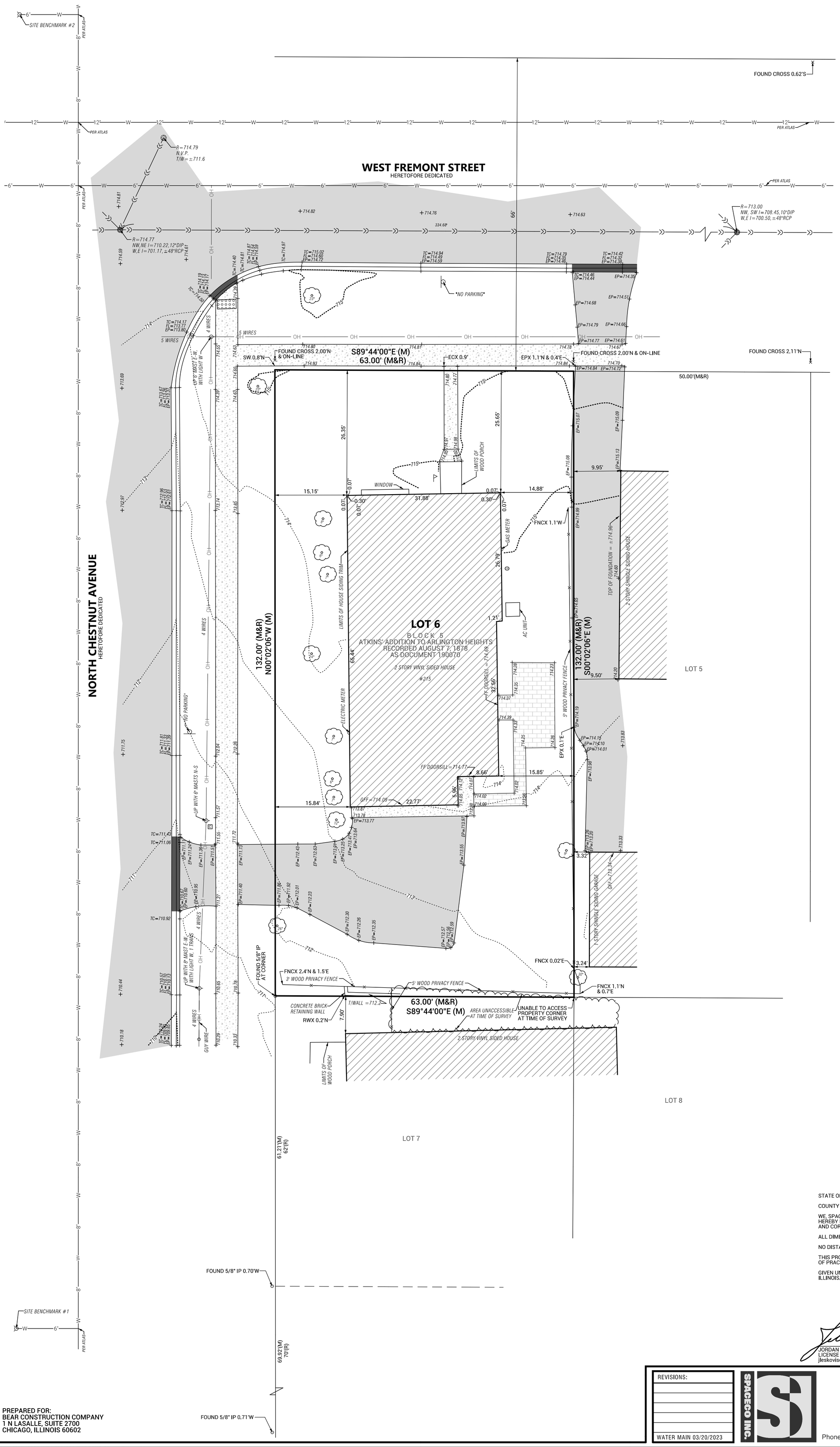
Signed _____ Date 3-20-2023

Ted Eckhardt Architect of Record

BOUNDARY AND TOPOGRAPHIC SURVEY

PROPERTY DESCRIPTION:

LOT 6 IN BLOCK 5 IN ATKINS ADDITION TO ARLINGTON HEIGHTS A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD, ACCORDING TO THE PLAT THEREFOR RECORDED AUGUST 7, 1878 AS DOCUMENT NO. 190070, IN COOK COUNTY, ILLINOIS.



SCALE 1" = 10'

0 10 20

BASIS OF BEARINGS:
TRUE NORTH BASED ON GEODETIC OBSERVATION IL EAST ZONE

LEGEND

- STORM SEWER
- SANITARY SEWER
- COMBINED SEWER
- WATER MAIN
- GAS MAIN
- UNDERGROUND TELEPHONE LINE
- UNDERGROUND ELECTRIC LINE
- UNDERGROUND CATV LINE
- OVERHEAD WIRE(S) ON UTILITY POLES
- FIBER OPTIC LINE
- RAILROAD
- FENCE
- GUARDRAIL
- EDGE OF WATER
- WETLAND LIMITS
- AIR CONDITIONING UNIT
- BOLLARD
- HAND HOLE
- TRAFFIC SIGNAL BOX
- TRAFFIC SIGNAL
- ELECTRIC METER
- LIGHT POLE
- GUY WIRE ANCHOR
- LANDSCAPE LIGHT/FLOOD LIGHT
- UTILITY POLE
- ELECTRIC PEDESTAL
- ELECTRIC MANHOLE
- TELEPHONE PEDESTAL
- TELEPHONE MANHOLE
- CABLE PEDESTAL
- CABLE MANHOLE
- GAS METER
- GAS VALVE
- GAS MANHOLE
- COMBINATION MANHOLE
- SANITARY MANHOLE
- GREASE TRAP
- CLEANOUT
- DOWNSPOUT
- STORM MANHOLE
- CULVERT
- CATCH BASIN
- FLARED END SECTION
- INLET
- AUXILIARY VALVE
- BUFFALO BOX
- SIAMESE CONNECTION/AUTO SPRINKLER
- WATER VALVE
- FIRE HYDRANT
- WATER METER
- WELL
- VALVE AND VAULT
- MAILBOX
- SIGN
- FLAG POLE
- SATELLITE DISH
- UNIDENTIFIED PEDESTAL
- VENT PIPE
- UNIDENTIFIED MANHOLE
- STONE
- RIGHT OF WAY MONUMENT
- PK NAIL/MAG NAIL
- RAILROAD SPIKE
- IRON ROD
- IRON PIPE
- CROSS
- CONCRETE MONUMENT
- DISC
- BORING
- TEST PIT
- TREE WITH SIZE
- FIR TREE WITH SIZE
- BUSH
- WINDOW WELL
- ASPHALT
- CONCRETE
- GRAVEL
- BRICK
- 680 CONTOUR
- × 999.99 SPOT ELEVATION

FF DOORSILL = FINISH FLOOR ELEVATION AT DOOR	ECX = EDGE OF CONCRETE CORNER
GFF = GARAGE FINISH FLOOR	EPX = EDGE OF PAVEMENT CORNER
T/D = TOP OF DEBRIS	FNCX = FENCE CORNER
T/W TOP OF WATER	SW = SIDEWALK EDGE
T/WALL = TOP OF WALL	RWX = RETAINING WALL CORNER
N.V.P. = NO VISIBLE PIPES	

NOTES:

UNDERGROUND UTILITIES ARE SHOWN BY USING PHYSICAL EVIDENCE FOUND ON THE SURFACE AND/OR FROM UTILITY COMPANY FIELD STAKES AND, THEREFORE, THEIR LOCATIONS ARE APPROXIMATE AND SUSPECTED AND MAY NOT BE COMPLETELY ACCURATE. FOR MORE ACCURATE LOCATION, FIELD EXCAVATE.

PIPE FLOW DIRECTIONS, IF SHOWN, ARE BASED ON FIELD INVERT ELEVATIONS UNLESS EXISTING PLANS INDICATE OTHERWISE, IN WHICH CASE THE EXISTING PLAN FLOW DIRECTION IS SHOWN.

PER ATLAS = APPROXIMATE LOCATION OF THE WATER MAIN PER VILLAGE OF ARLINGTON HEIGHTS ATLAS.

SOURCE BENCHMARK:
NATIONAL GEODETIC SURVEY
DESIGNATION: LD021
PID: DM3898
STEEL ROD IN CASING, APPROXIMATELY 65.5 FEET SOUTH OF THE EDGE OF PAVEMENT OF WEST EUCLID AVENUE, APPROXIMATELY 21 FEET NORTH OF A BRICK CITY OF ROLLING MEADOWS SIGN, APPROXIMATELY 8 FEET EAST OF THE EDGE OF SIDEWALK AND APPROXIMATELY 7 FEET WEST OF THE EDGE OF PAVEMENT OF NORTH WILKE ROAD.
ELEVATION = 716.90 NAVD 88

SITE BENCHMARK #1:
SOUTHWEST TAG BOLT ON THE FIRE HYDRANT AT THE SOUTHWEST CORNER OF THE INTERSECTION OF NORTH CHESTNUT AVENUE AND WEST PARK PLACE.
ELEVATION = 709.44 NAVD 88

SITE BENCHMARK #2:
SOUTH FLANGE BOLT ON THE FIRE HYDRANT AT THE NORTHWEST CORNER OF THE INTERSECTION OF NORTH CHESTNUT AVENUE AND WEST FREMONT STREET.
ELEVATION = 717.34 NAVD 88

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A TITLE COMMITMENT. IT IS POSSIBLE THAT ADDITIONAL EASEMENTS, RESTRICTIONS OR OTHER ENCUMBRANCES EXIST OVER THE PROPERTY THAT HAVE NOT BEEN SHOWN HEREON.

LAST DATE OF FIELD WORK: MARCH 14, 2023

PROPERTY SURVEYED: 8315 SQ. FT. OR 0.191 ACRES MORE OF LESS.

P.I.N: 03-30-408-001

PREPARED FOR:
BEAR CONSTRUCTION COMPANY
1 N LASALLE, SUITE 2700
CHICAGO, ILLINOIS 60602

STATE OF ILLINOIS)
)SS
COUNTY OF COOK)

WE, SPACECO, INC., AN ILLINOIS PROFESSIONAL DESIGN FIRM, NUMBER 184-001157, DO HEREBY DECLARE THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED IS A TRUE AND CORRECT REPRESENTATION OF SAID SURVEY.

ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF.

NO DISTANCES OR ANGLES SHOWN HEREON MAY BE ASSUMED BY SCALING.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY AND TOPOGRAPHIC SURVEYS.

GIVEN UNDER OUR HAND AND SEAL THIS 20TH DAY OF MARCH 2023, IN ROSEMONT, ILLINOIS.

JORDAN A. LESKOVISEK
4056
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
ROSEMONT, ILLINOIS

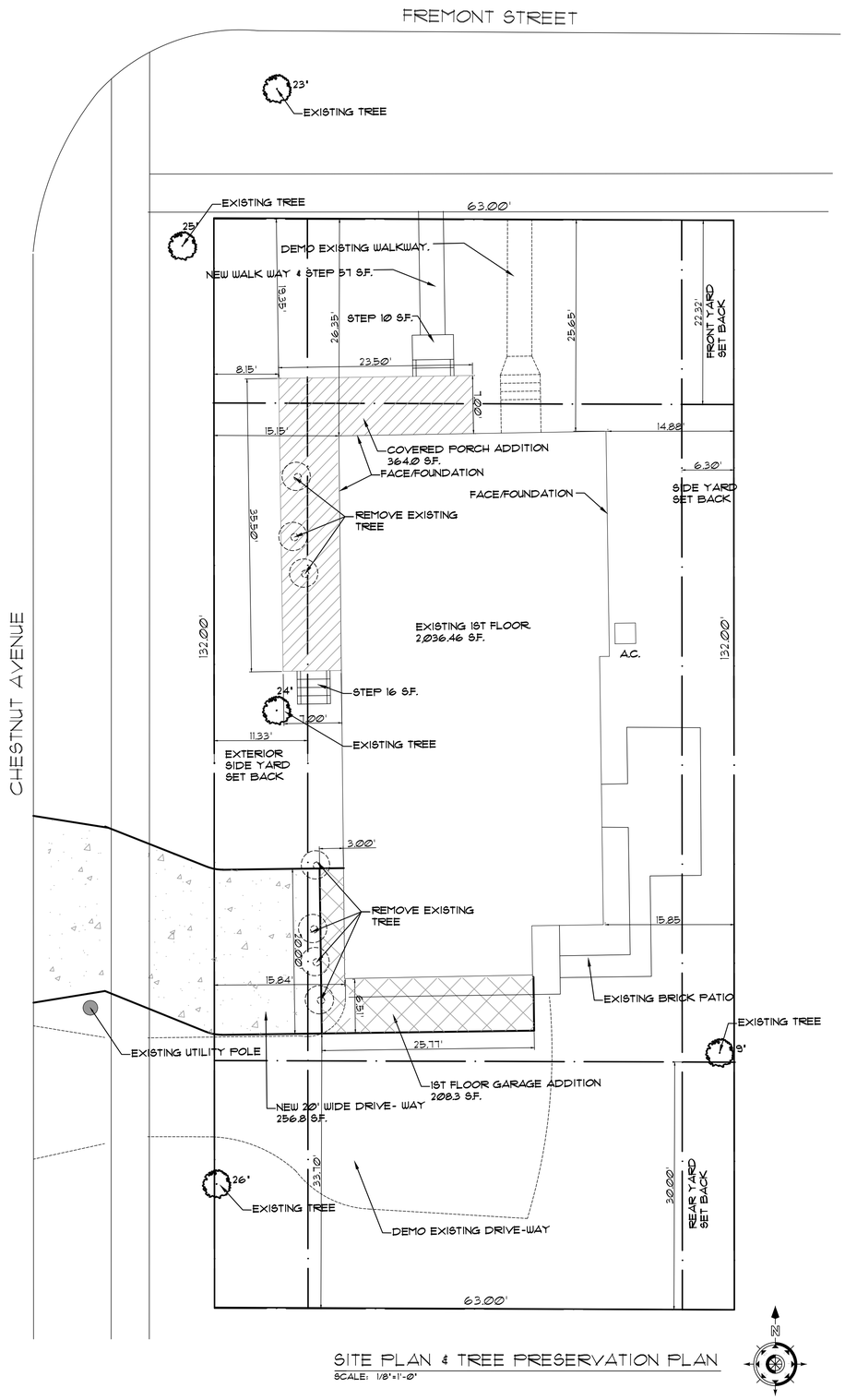
JORDAN A. LESKOVISEK, I.P.L.S. No. 035-4056
LICENSE EXPIRES: 11-30-2024
jleskovisek@spacecoinc.com

REVISIONS:
WATER MAIN 03/20/2023

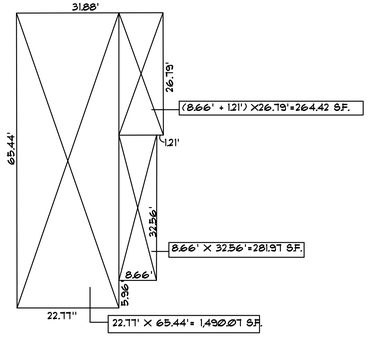
SPACECO INC.
CONSULTING ENGINEERS
SITE DEVELOPMENT ENGINEERS
LAND SURVEYORS
9575 W. Higgins Road, Suite 700,
Rosemont, Illinois 60018
Phone: (847) 696-4060 Fax: (847) 696-4065

DATE:	03/17/2023
JOB NO:	12664
FILENAME:	12664TOPOSUR-01
SHEET	1 OF 1

N:\Projects 2022\12664\SURVEY\12664TOPOSUR-01.dgn Default User=cdion

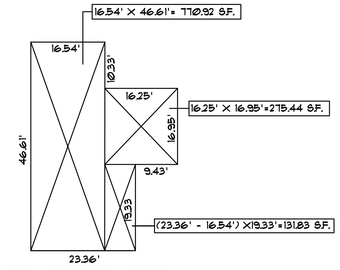


SITE PLAN & TREE PRESERVATION PLAN
SCALE: 1/8"=1'-0"



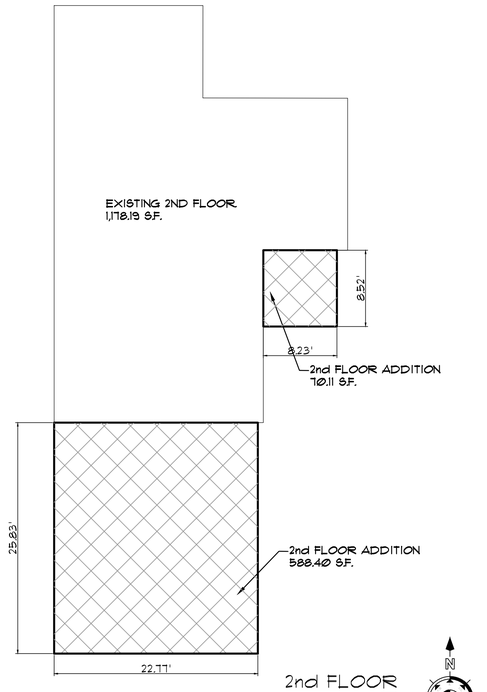
TOTAL EXISTING 1st FLOOR

264.42 + 281.97 + 1,490.07 =2,036.46 S.F.



TOTAL EXISTING 2nd FLOOR

770.92 + 275.44 + 131.83 =1178.19 S.F.



2nd FLOOR
SCALE: 1/8"=1'-0"

N

PROJECT DATA

ZONING RESIDENTIAL R-3
LOT AREA 8,316 S.F.

EXISTING HOUSE
1ST FLOOR 2,036.46 S.F.
2ND FLOOR 1,178.19 S.F.
BASEMENT 461 S.F. (BOTTOM OF FLOOR JOISTS HEIGHT =6'-0") } 3,214.65 S.F.

PROPOSED HOUSE
1ST FLOOR 2,036.46 S.F.+ 208.3 S.F. =2,244.76 S.F.
2ND FLOOR 1,178.19 S.F. + 588.40 S.F. + 70.11 S.F. =1,836.70 S.F. } 4,081.46 S.F.

MAXIMUM FLOOR RATIO 8,316 S.F. X 0.45=3,742.20 S.F.
ACTUAL FLOOR RATIO 4,081.46 S.F -400 S.F.=3,681.46 S.F.

MAXIMUM BUILDING LOT COVERAGE 8,316 S.F. X 35%=2,910 S.F.
ACTUAL LOT COVERAGE
2,244.76 S.F. + 364.0 S.F.=2,608.76 S.F.

MAXIMUM IMPERVIOUS SURFACE COVERAGE 8,316 S.F. X 55%=4,573 S.F.
ACTUAL IMPERVIOUS SURFACE COVERAGE
2,608.76 S.F.+ 256.8 S.F. 416 S.F. 410 S.F.457 S.F.=2,948.56 S.F.

EXISTING HOUSE FRONT SETBACK

215 W. FREMONT STREET	25.60'
213 W. FREMONT STREET	26.03'
209 W. FREMONT STREET	23.70'
205 W. FREMONT STREET	19.81'
203 W. FREMONT STREET	19.03'
121 W. FREMONT STREET	19.70'
	133.93'

AVERAGE FRONT SETBACK
133.93'/ 6=22.32'

CD Group

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

T 847.797.1700
F 847.797.7800

www.cdgroupllc.com

PROJECT NAME & LOCATION:

REMODELING & ADDITION
2 STORY RESIDENTIAL BUILDING

215 West Fremont Street
Arlington Heights Illinois

CONSULTANTS:

MARK	DATE	DESCRIPTION
	03/20/23	ISSUED FOR DESIGN COMMISSION REVIEW

PROJECT NO: 3892

DRAWN BY: Y.S.
CHK'D BY:
DATE: 10/18/22

SHEET TITLE:

SITE PLAN

SHEET NUMBER

A001

SHEET OF

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

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

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

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

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215 West Fremont Street
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CONSULTANTS:

MARK	DATE	DESCRIPTION
	03/20/23	ISSUED FOR DESIGN COMMISSION REVIEW

PROJECT NO: 3892

DRAWN BY: Y.S.

CHK'D BY:

DATE: 10/18/22

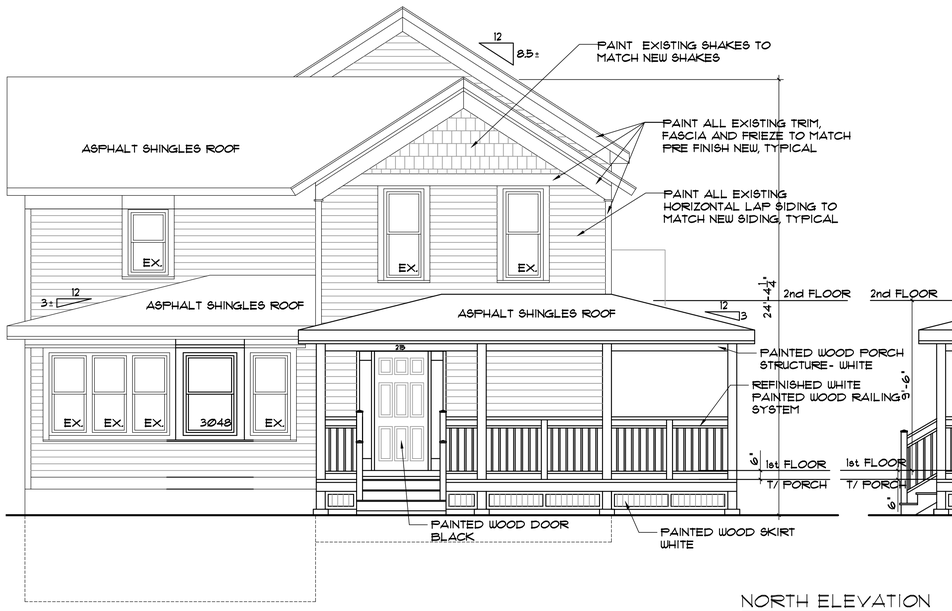
SHEET TITLE:

EXISTING ELEVATIONS

SHEET NUMBER

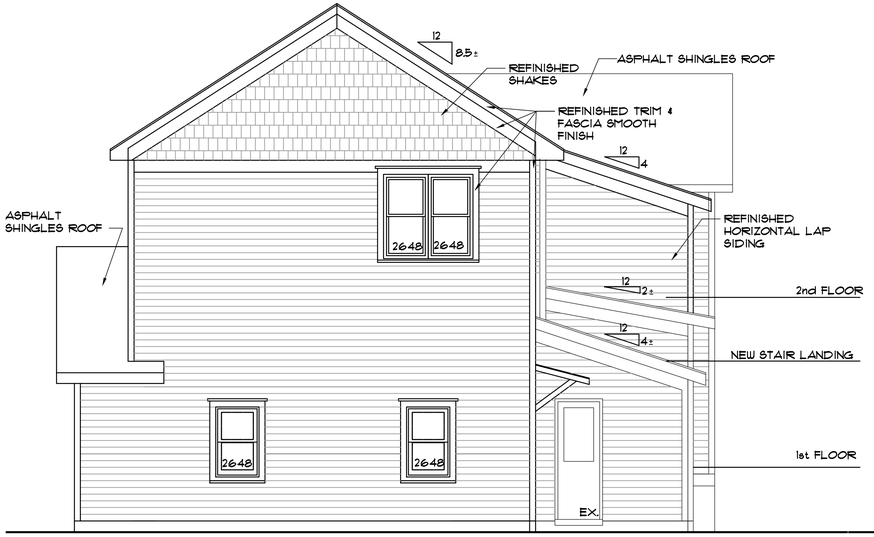
A004

SHEET OF

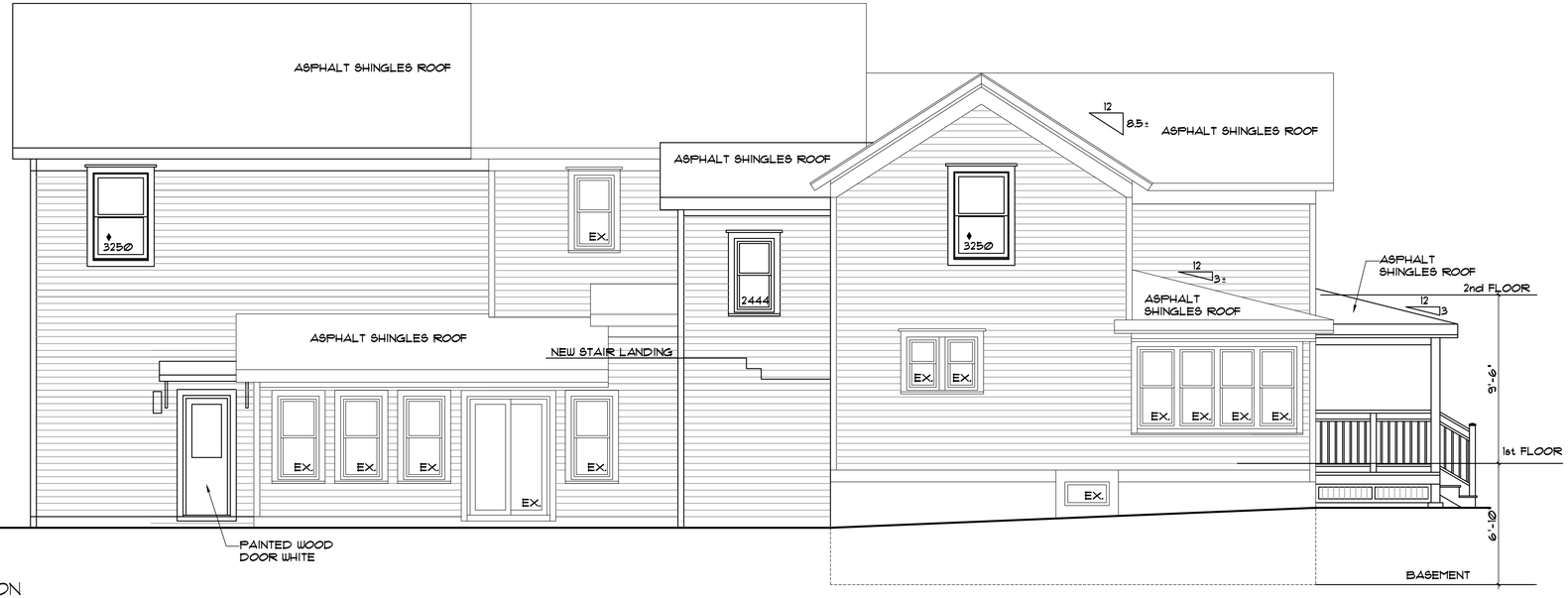


NORTH ELEVATION
SCALE: 1/4"=1'-0"

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



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



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

CD Group

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

T 847.797.1700
F 847.797.7800

www.cdgroupllc.com

PROJECT NAME & LOCATION:

REMODELING & ADDITION
2 STORY RESIDENTIAL BUILDING

215 West Fremont Street
Arlington Heights Illinois

CONSULTANTS:

MARK	DATE	DESCRIPTION
	03/20/23	ISSUED FOR DESIGN COMMISSION REVIEW

PROJECT NO: 3892

DRAWN BY: Y.S.

CHK'D BY:

DATE: 10/18/22

SHEET TITLE:

PROPOSED ELEVATIONS

SHEET NUMBER

A005

SHEET OF

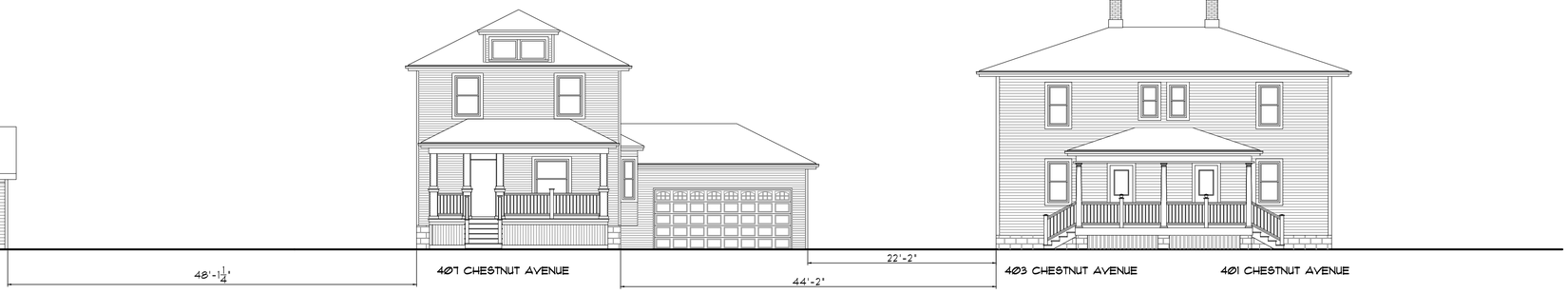
EXISTING

PROPOSED

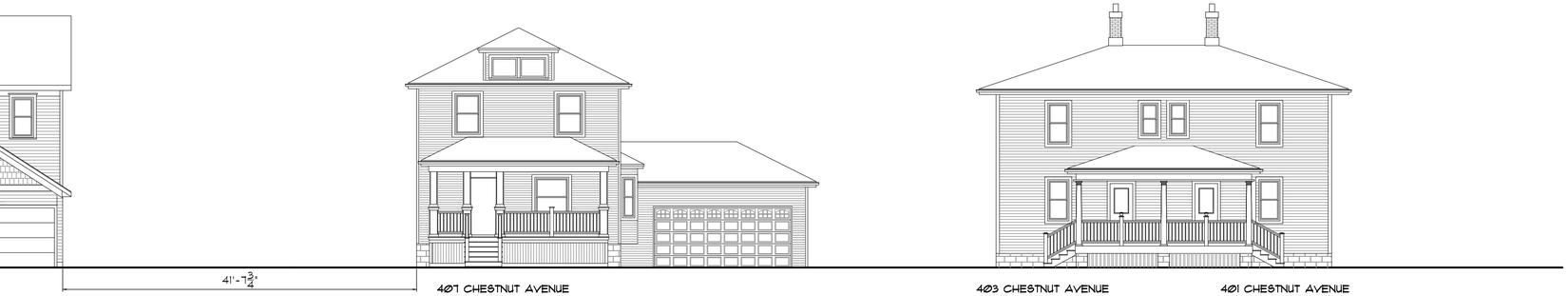
FREMONT STREET (FRONT)

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

EXISTING



PROPOSED



CHESTNUT AVENUE (EXTERIOR SIDE)

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

CD Group

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Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

T 847.797.1700
F 847.797.7800

www.cdgroupllc.com

PROJECT NAME & LOCATION:

REMODELING & ADDITION
2 STORY RESIDENTIAL BUILDING

215 West Fremont Street
Arlington Heights Illinois

CONSULTANTS:

MARK	DATE	DESCRIPTION
	03/20/23	ISSUED FOR DESIGN COMMISSION REVIEW

PROJECT NO: 3892

DRAWN BY: Y.S.

CHK'D BY:

DATE: 10/18/22

SHEET TITLE:

STREET VIEW ELEVATIONS

SHEET NUMBER

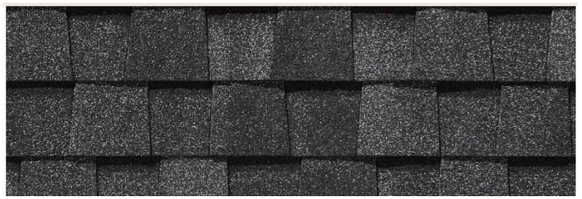
A008

SHEET OF

215 West Fremont Street. Material

Asphalt Roof Shingles: Certain Teed

Pewter



Siding: James Hardie Light Mist

Shake: James Hardie Booth Blue

Trim, Soffit Frieze: James Hardie Arctic White (Smooth)

Window: Andersen Windows & Doors

white

Aluminum Gutter: ACM

White

Garage Door: C.H.I. Overhead door

White

401 & 403 CHESTNUT

407 CHESTNUT

CHESTNUT AVENUE

MEMORIAL PARK

205 FREMONT

209 FREMONT

213 FREMONT

215 FREMONT

FREMONT STREET

212 FREMONT

214 FREMONT

216 FREMONT

Zoning Board of Appeals
5/8/2023

Item: 2620 N. Phelps Ave. - ZBA#23-012

Department: Planning & Community Development

REQUEST

1. A variation from Chapter 28, Section 5.1-3.2 (Minimum Lot Width) to allow a lot with a width of 69 feet to be buildable where 75 feet is required.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#23-012
PIN: 03-16-112-021

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 8, 2023
Date Prepared: May 2, 2023
Project Title: Stivers Residence
Address: 2620 N. Phelps Ave.

Background Information
Petition Number: ZBA #23-012
Petitioner: Richard Stivers
Address: 2620 N. Phelps Ave.
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject property is zoned R-3, Single Family Dwelling District and includes an existing single family residence. The petitioner is requesting a variance to allow the lot width to be less than 75 feet in order to allow the transfer and sale of a portion of the property from the neighbor to the east (2616 N Phelps). The project does require approval by the Zoning Board of Appeals for a variation in lot width since the subject property will be less than the minimum code requirement as a result of the proposed lot line adjustment. Therefore, the petitioner is requesting the following variation:

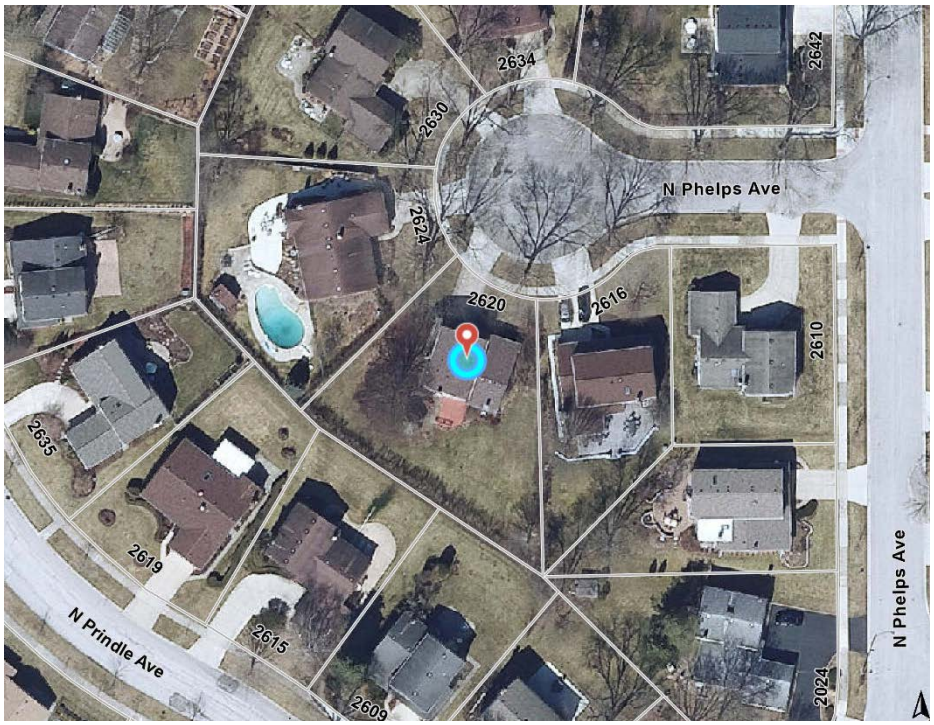
- A variation from Chapter 28, Section 5.1-3.2 (Minimum Lot Width) to allow a lot with a width of 69 feet to be buildable where 75 feet is required.

Variation Review Standards

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

Petition – ZBA#23-012
PIN: 03-16-112-021

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	4/21/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/21/23	
3. Letter that was Mailed	✓	4/21/23	
4. Photographs of Sign on Property	✓	4/21/23	

Photographs of Existing Structure

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Derek Mach, Zoning Board of Appeals Liaison**

From: **Nusrat Jahan, Building & Life Safety Department**

Project Name: **Stivers Residence**

Project Address: **2620 N. Phelps Avenue**

ZBA #: **23-012**

Date: **April 21, 2023**

Derek:

I have reviewed the request for the following variance:

- **A variation from Chapter 28, Section 5.1-3.2 (Minimum Lot Width) to allow a lot with a width of 69 feet to be buildable where 75 feet is required.**

and have no objections or comments.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Stivers Residence

Project Address: 2620 N. Phelps Avenue

ZBA #: 23-012

ZBA Hearing Date: May 8, 2023

To:	Mike Pagones, Village Engineer Jorge Torres, Director of Building and Life Safety
C:	Michael Lysicatos, Assistant Director of Planning and Community Development Steve Hautzinger, Design Planner
From:	Derek Mach, Landscape Planner
Transmitted On:	April 18, 2023

- A variation from Chapter 28, Section 5.1-3.2 (Minimum Lot Width) to allow a lot with a width of 69 feet to be buildable where 75 feet is required.

Attached are the Petitioner's:

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

Comments: _____

No Comments.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than April 28, 2023.

From: Pagones, Mike
Sent: Wednesday, May 3, 2023 9:12 AM
To: Mach, Derek
Cc: DiMatteo, Pat; Schwab, Briget
Subject: RE: ZBA hearing 5/8/23 - For Department Review

Derek,

- 623 N Beverly Ln
  - Engineering has no objection to the proposed side yard variation.
  - Engineering STRONGLY OBJECTS to the proposed driveway width variation. The proposed driveway and retaining wall will force the drainage path entirely onto the neighboring property to the south.

- 430 W Whitehall Dr
  - Engineering has no objection to the proposed driveway width variation. However, during the permit phase, petitioner must demonstrate that drainage along the side yard is not adversely affected.
  - This proposal also places the edge of the driveway less than 3-feet of the property line, in violation of Chapter 28, Section 10.2-11.1e (Parking in Yards – Lot width greater than 70-ft driveway must be set back at least three feet from the side yard). Petitioner's lot width is 75.0 ft.

- 215 W Fremont St
  - Engineering has no objection to the proposed front yard setback variation.
  - Engineering has no objection to the proposed exterior side yard setback variation.

- 2620 N Phelps Ave
  - Engineering has no objection to the proposed minimum lot width variation.

- 330 E Algonquin Rd
  - Engineering has no objection to the proposed minimum parking requirement variation

Thanks,
Mike

Michael L. Pagones, PE, Village Engineer
Village of Arlington Heights | Public Works Department | Engineering Division
33 S. Arlington Heights Rd. | Arlington Heights, IL. 60005 | 847-368-5250, Ext. 5267

PETITION

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

PETITION

NOW COMES the Petitioner Richard Stivers

being the owner of the property commonly know as: 2620 N. Phelps Avenue, Arlington Heights, IL 60004

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.2

Chapter 28, of the Arlington Heights Municipal Code, in order to: allow the lot width to be less than 75 feet in order to allow for the transfer and sale of a portion of the property to my neighbor.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The only other property affected by the requested variance is the neighbors property located at 2616 N. Phelps Avenue. The use and zoning will not change, the houses and structures will remain the same and will have no effect on the character of the land. The proposed lot is similar in size to surrounding lots.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): I do not need such a large yard and believe Arlington Heights should have portioned mine and my neighbors awn the way we are proposing from the creation of the subdivision. I no longer want to maintain such a large yard. The proposed variation will allow both my neighbor and I to have our desired yard size without having to relocate.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The proposed variation does not affect the zoning or use of the property and will continue to support the spirit and intent of the Municipal Code

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): My reasonable use of the property will not be affected by the proposed variation. The proposed variance is the minimum variance necessary to allow my neighbors reasonable use of their property. The proposed variation does not change the characteristics of the neighborhood and the houses.

Signed: Richard Stivers Date: 3/3/23

Petitioner

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

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

PLAT OF SURVEY

OF

THAT PART OF LOT 652 IN NORTHGATE UNIT 5, BEING A SUBDIVISION IN THE NORTH 1/2 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 652; THENCE SOUTH 00 DEGREES 12 MINUTES 19 SECONDS EAST, ALONG THE EAST LINE OF SAID LOT 52, A DISTANCE OF 153.00 FEET TO THE SOUTHEAST CORNER THEREOF; THENCE NORTH 57 DEGREES, 36 MINUTES, 45 SECONDS WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 652, A DISTANCE OF 30.00 FEET; THENCE NORTH 10 DEGREES 15 MINUTES, 31 SECONDS EAST, A DISTANCE OF 139.17 FEET TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

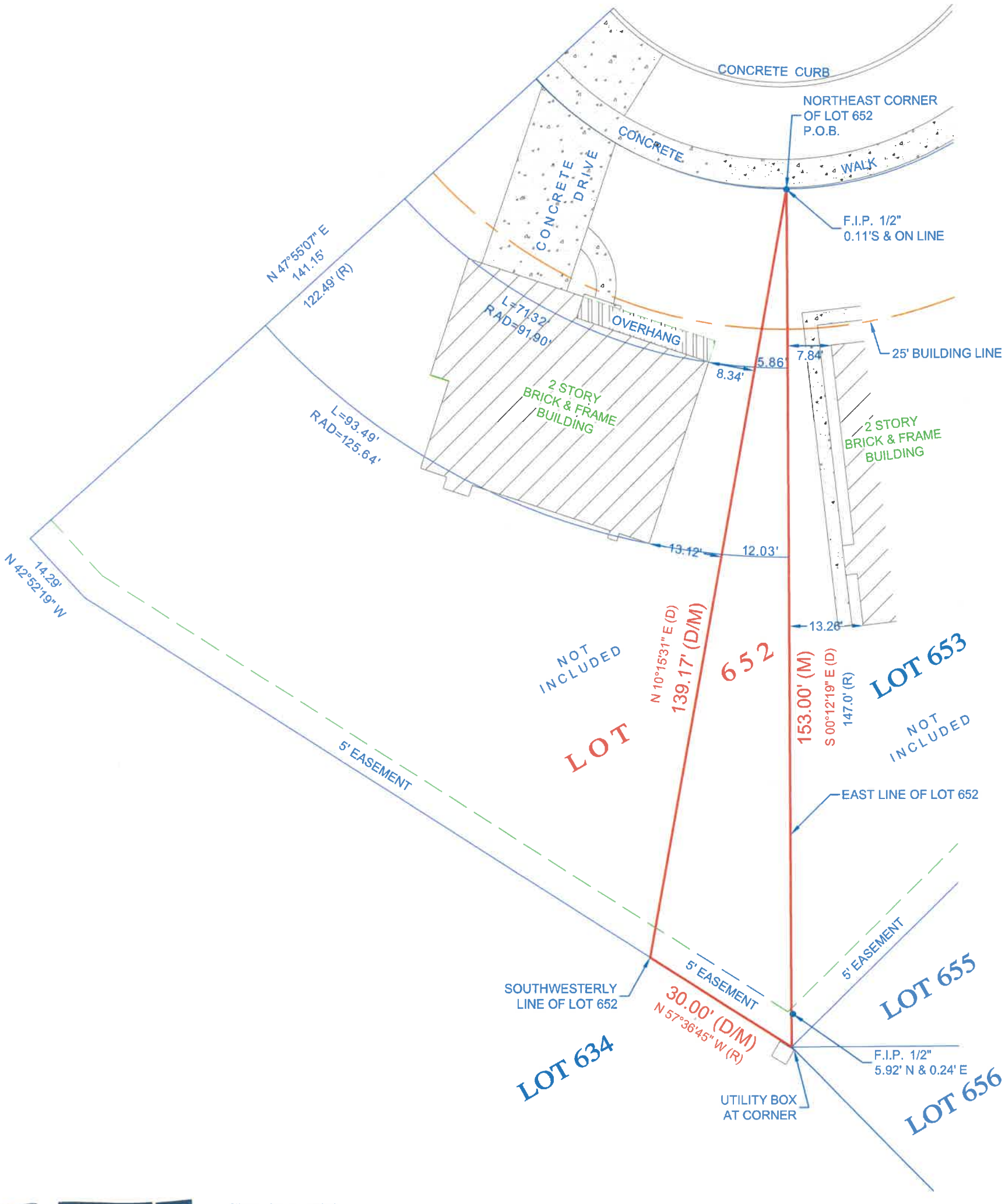
AREA OF SURVEY:

"CONTAINING 1,933 SQ. FT. OR 0.04 ACRES MORE OR LESS"

N

20' 10' 0 20'

BASIS OF BEARING:
EAST LINE OF LOT 652 AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
S 00°12'19" E (D)



MEI
BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

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

STATE OF ILLINOIS }SS
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 20TH DAY OF MARCH, A.D., 2023, AT LISLE, ILLINOIS.

THOMAS J. CESAL 2205 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

NOTE:
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 SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 2620 N. PHELPS AVENUE, ARLINGTON HEIGHTS, ILLINOIS

CLIENT DROST KIVLAHAN McMAHON & O'CONNOR LLC

FIELDWORK DATE (CREW) 03/16/2023 (MD/PC)

DRAWN BY: RT REVISED: JOB NO. 23-03-0181

PLAT OF SURVEY

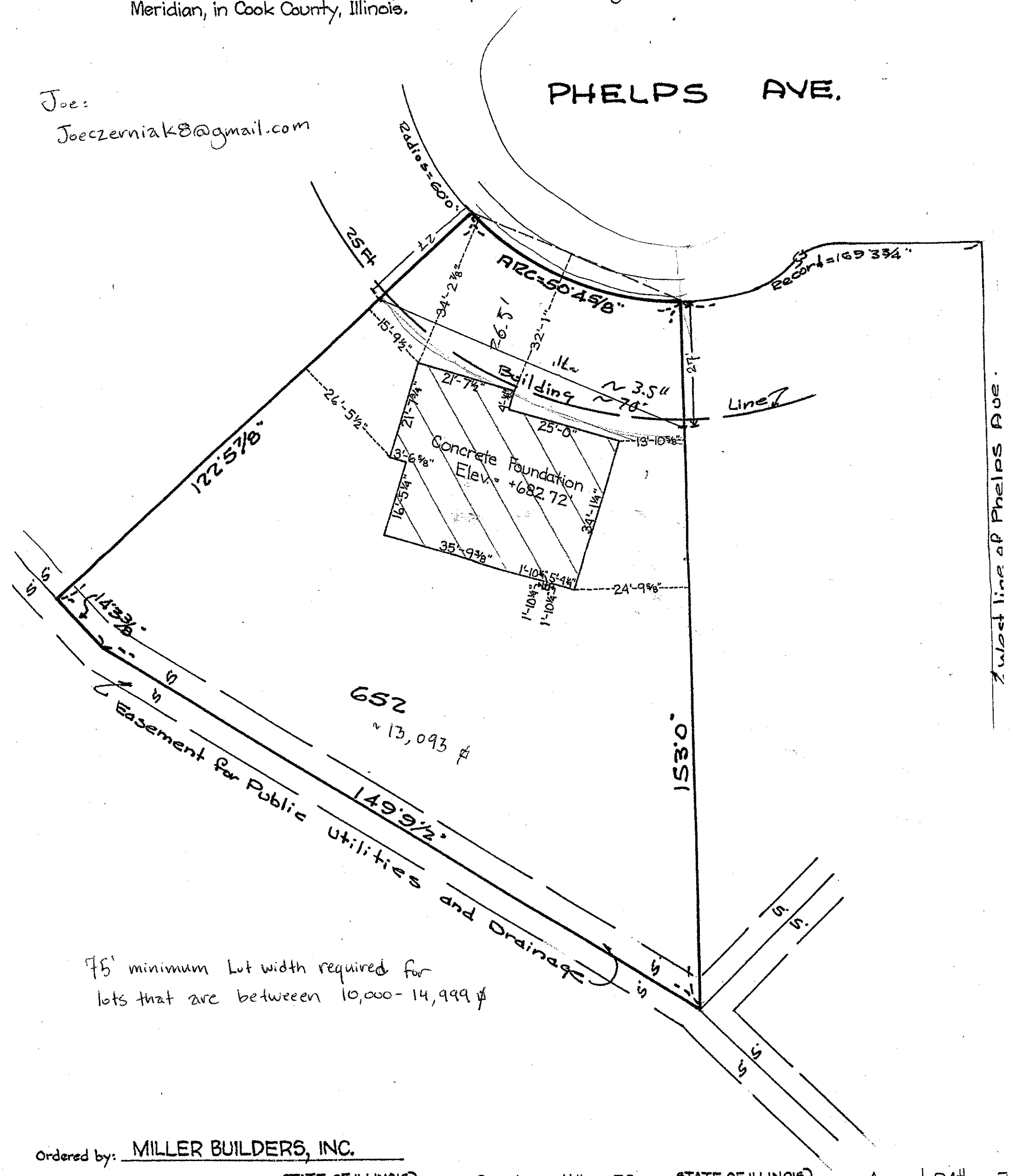
for

LOUIS J. REBIK
construction & land surveys
92 GOLFVIEW LANE
CARPENTERSVILLE, ILLINOIS 60110
PHONE: 312-428-3456

NORTH

Lot 652 in NORTHGATE UNIT FIVE, being a subdivision in the North ½ of the Northwest ¼ of Section 16, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Joe:
Joeczerniak8@gmail.com



75' minimum Lot width required for lots that are between 10,000 - 14,999 ☐

Ordered by: MILLER BUILDERS, INC.

Scale: 1 inch equals 20 feet

Order No. 71-544.652

Compare the description in this plat with your deed, abstract or certificate of title also compare all points before building by same and at once report any difference.

STATE OF ILLINOIS } s.s.
COUNTY OF COOK }

October 11th, 1973

I, hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

by: Louis J. Rebik
ILLINOIS REG. NO. 1913

STATE OF ILLINOIS
LOUIS J. REBIK

STATE OF ILLINOIS } ss
COUNTY OF COOK }

August 24th, 197

This is to certify that I have surveyed the above described property according to the Official Record, and the above plat correctly represents said survey.

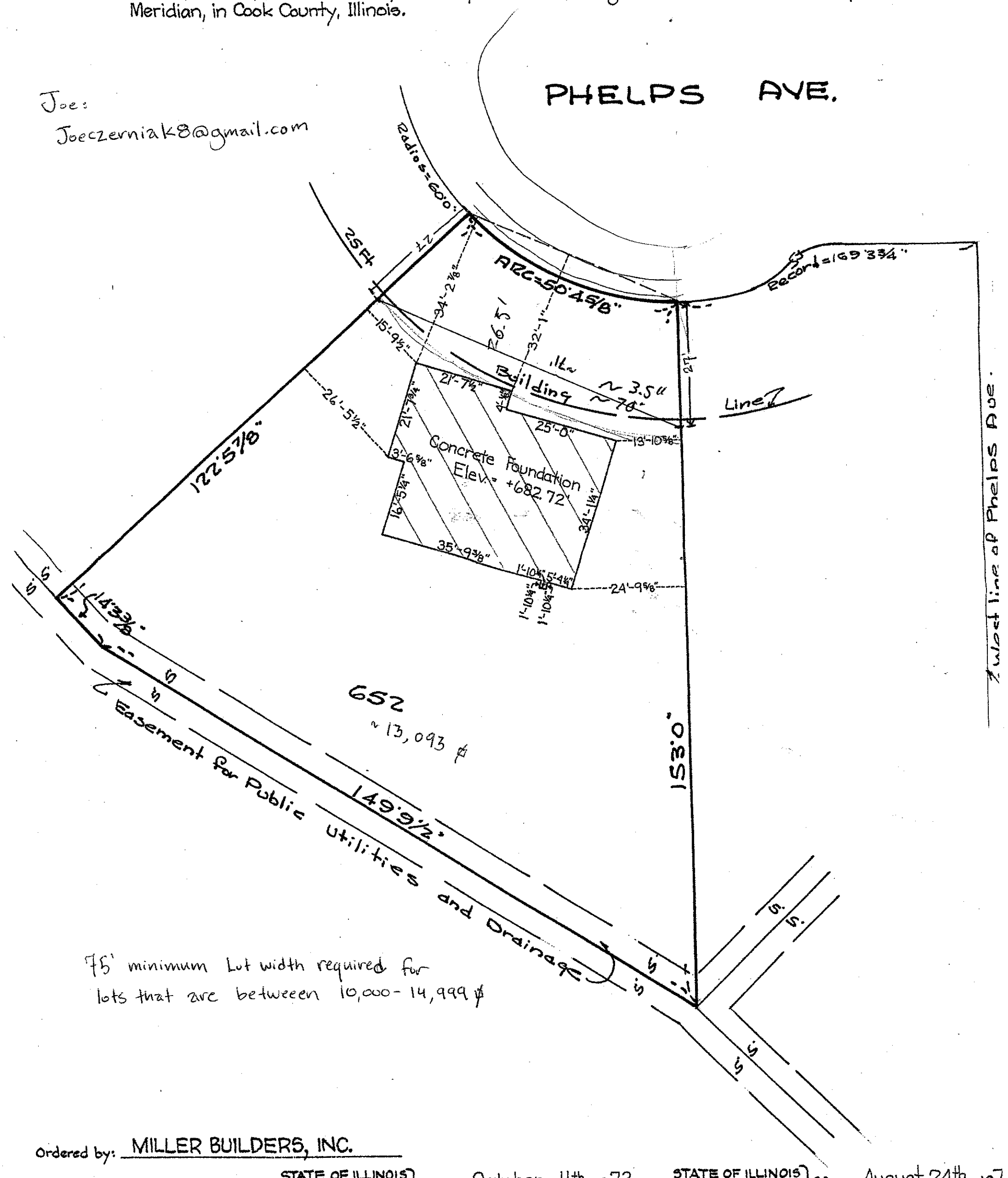
by: Louis J. Rebik
President ILL. REG. NO.

PLAT OF SURVEY

LOUIS J. REBIK
construction & land surveys
62 GOLFVIEW LANE
CARPENTERSVILLE, ILLINOIS 60110
PHONE: 312-428-3456

Lot 652 in NORTHGATE UNIT FIVE, being a subdivision in the North ½ of the Northwest ¼ of Section 16, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Joe:
Joeczerniak8@gmail.com



75' minimum Lot width required for lots that are betweeen 10,000 - 14,999 ☐

Ordered by: MILLER BUILDERS, INC.

Scale: 1 inch equals 20 feet

Order No. 71-544.652

Compare the description in this plat with your deed, abstract or certificate of title also compare all points before building by same and at once report any difference.

STATE OF ILLINOIS } s.s.
COUNTY OF COOK }

October 11th, 1973

I, hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

by: Louis J. Rebik
I.P.L.S. No. 1913

STATE OF ILLINOIS
LOUIS J. REBIK

STATE OF ILLINOIS } ss
COUNTY OF COOK }

August 24th, 197

This is to certify that I have surveyed th above described property according to the C cial Record, and the above plat correctly repr sents said survey.

by: Louis J. Rebik
President I.P.L.S. No.

Zoning Board of Appeals
5/8/2023

Item: 330 E. Algonquin Rd. - ZBA#23-013

Department: Planning & Community Development

REQUEST

A variation from Chapter 28, Section 10.4, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 105 to 79 parking spaces.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 8, 2023
Date Prepared: May 2, 2023
Project Title: 330 E. Algonquin Rd.
Address: 330 E. Algonquin Rd.

Background Information

Petition Number: ZBA #23-013
Petitioner: R World Holdings LLC
Address: 270 West Loop Rd.
Wheaton IL 60189

Existing Zoning: B-3 – General Service, Wholesale & Motor Vehicle District

Requested Action/Background Information

Chapter 6, Section 6-202e, allows the Zoning Board of Appeals to waive the parking requirements when the character or use of the building is such as to make unnecessary the full provision of parking facilities, or where such regulations would impose an unreasonable hardship upon the use of the lot, as merely granting an advantage or convenience.

The subject site is zoned B-3, General Business District and has a total land area of approximately 60,000 square feet. The existing two-story building is 21,000 square feet. The petitioner is proposing to locate a medical office use within the existing two-story building. The petitioner has indicated that there anticipated peak parking demand is 54 spaces; however, the parking ratios set forth in Chapter 28, Section 10.4 require one parking space for every 200 square feet of floor area. At this time, the site has a total of 79 parking spaces, thereby resulting in a deficit of 26 parking stalls. If the Zoning Board is supportive of the variance, it is recommended that the variance be limited specifically to Bright Light Medical Imaging. The petitioner is requesting the following variation:

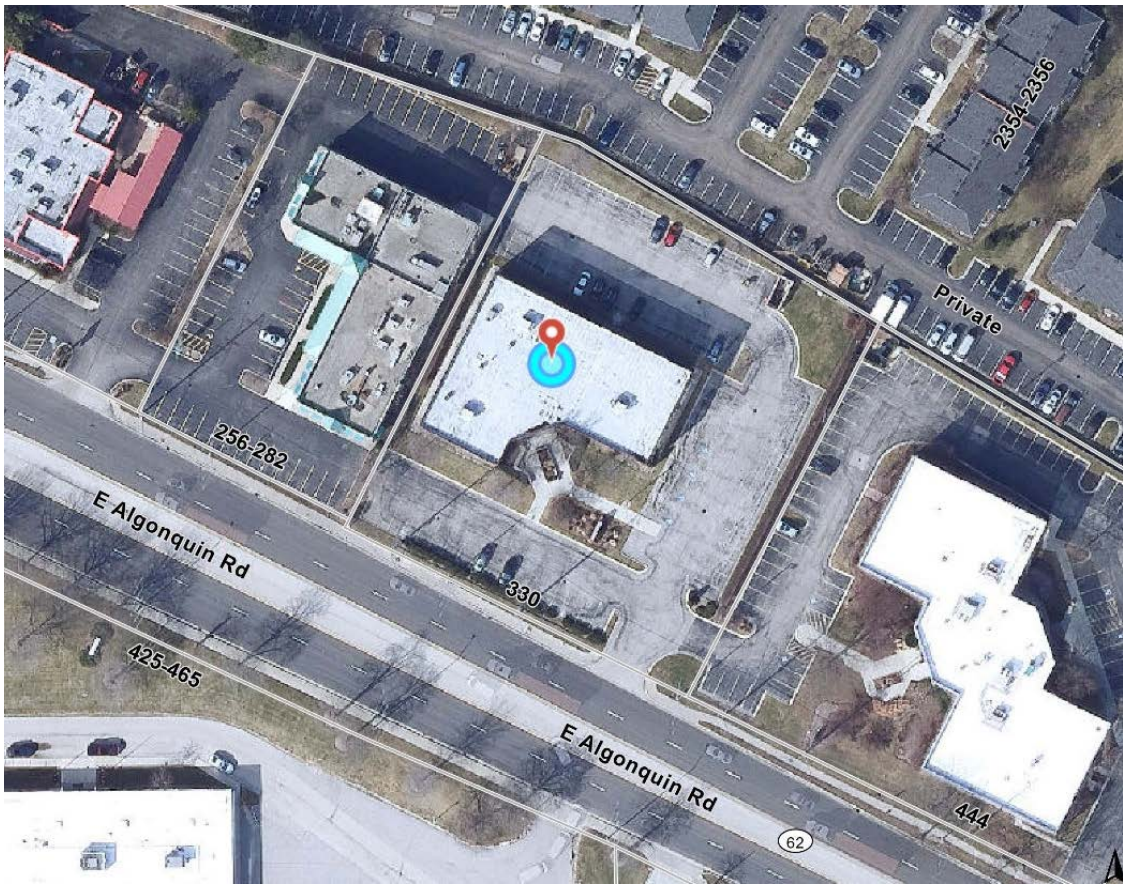
- A variation from Chapter 28, Section 10.4, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 105 to 79 parking spaces.

Variation Review Standards

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

Petition – ZBA#23-013
PIN: 08-15-300-014

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	4/21/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	4/21/23	
3. Letter that was Mailed	✓	4/21/23	
4. Photographs of Sign on Property	✓	4/21/23	

Photographs of Existing Structure

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: **Derek Mach, Zoning Board of Appeals Liaison**

From: **Nusrat Jahan, Building & Life Safety Department**

Project Name: **330 E. Algonquin Road**

Project Address: **330 E. Algonquin Road**

ZBA #: **23-013**

Date: **April 24, 2023**

Derek:

I have reviewed the request for the following variance:

- **A variation from Chapter 28, Section 10.4, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 105 to 79 parking spaces.**

and have no objections or comments.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 330 E. Algonquin Road

Project Address: 330 E. Algonquin Road

ZBA #: 23-013

ZBA Hearing Date: May 8, 2023

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

C: Michael Lysicatos, Assistant Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Landscape Planner

Transmitted On: April 18, 2023

- A variation from Chapter 28, Section 10.4, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 105 to 79 parking spaces.

Attached are the Petitioner's:

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

Comments: _____

No Comments.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than April 28, 2023.

From: Pagones, Mike
Sent: Wednesday, May 3, 2023 9:12 AM
To: Mach, Derek
Cc: DiMatteo, Pat; Schwab, Briget
Subject: RE: ZBA hearing 5/8/23 - For Department Review

Derek,

- 623 N Beverly Ln
  - Engineering has no objection to the proposed side yard variation.
  - Engineering STRONGLY OBJECTS to the proposed driveway width variation. The proposed driveway and retaining wall will force the drainage path entirely onto the neighboring property to the south.

- 430 W Whitehall Dr
  - Engineering has no objection to the proposed driveway width variation. However, during the permit phase, petitioner must demonstrate that drainage along the side yard is not adversely affected.
  - This proposal also places the edge of the driveway less than 3-feet of the property line, in violation of Chapter 28, Section 10.2-11.1e (Parking in Yards – Lot width greater than 70-ft driveway must be set back at least three feet from the side yard). Petitioner's lot width is 75.0 ft.

- 215 W Fremont St
  - Engineering has no objection to the proposed front yard setback variation.
  - Engineering has no objection to the proposed exterior side yard setback variation.

- 2620 N Phelps Ave
  - Engineering has no objection to the proposed minimum lot width variation.

- 330 E Algonquin Rd
  - Engineering has no objection to the proposed minimum parking requirement variation

Thanks,
Mike

Michael L. Pagones, PE, Village Engineer
Village of Arlington Heights | Public Works Department | Engineering Division
33 S. Arlington Heights Rd. | Arlington Heights, IL. 60005 | 847-368-5250, Ext. 5267

PETITION

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

PETITION

NOW COMES the Petitioner R World Holding LLC

being the owner of the property commonly know as: 330 E Algonquin Road

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 10.4-2

Chapter 28, of the Arlington Heights Municipal Code, in order to: comply with zoning parking requirements

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

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

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): the proposed variation is not a change to the existing parking

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): the proposed property use will require less parking than currently existing

Signed: _____ Date: 08APRIL2023

Petitioner

Technology Consulting Group

226 Linden Road • Barrington, IL 60010 • 847.304.8855

Bright Light Medical Imaging Arlington Heights ZBA 08APRIL23

08 April 2023

Sent Via Email

Zoning Board of Appeals of Arlington Heights
Village of Arlington Heights
33 South Arlington Heights Road
Department of Planning & Community Development
Arlington Heights, Illinois 60005

Subject: **Parking Variation Request for**
330 East Algonquin Road
Arlington Heights, Illinois 60005-5320

Zoning Board of Appeals of Arlington Heights,

R World Holdings LLC as owner of the property and Bright Light Medical Imaging LLC as occupant are requesting a parking variation for 330 East Algonquin Road.

Please find herein, Petitioner's Application, Zoning Board of Appeals, Village of Arlington Heights including a Parking Site Plan drawing A1 dated 03APRIL23 and Parking survey of the existing Bright Light Medical Imaging Elk Grove Village office. The Survey indicates a maximum total number of patient parking spaces of 25 and a minimum of 21. In addition there will be an overlap of approximately 4 parking spaces during the time a patient is coming in and the current patient is leaving. Also in addition will be the maximum 20 administrative staff. Therefore the total parking used at any one time would be maximum of 49.

The business future plan is to add another MRI machine with an expected future need of 5 parking spaces for a future maximum of 54.

The existing 330 E Algonquin site survey and site plan is also included with this request, illustrating the property and existing available parking.

Please consider this when discussing variation request and contact me should you have questions. My office number is 847.304.8855, [redacted]

Sincerely,

Henry N. Bills AIA
President

ALTA/NSPS

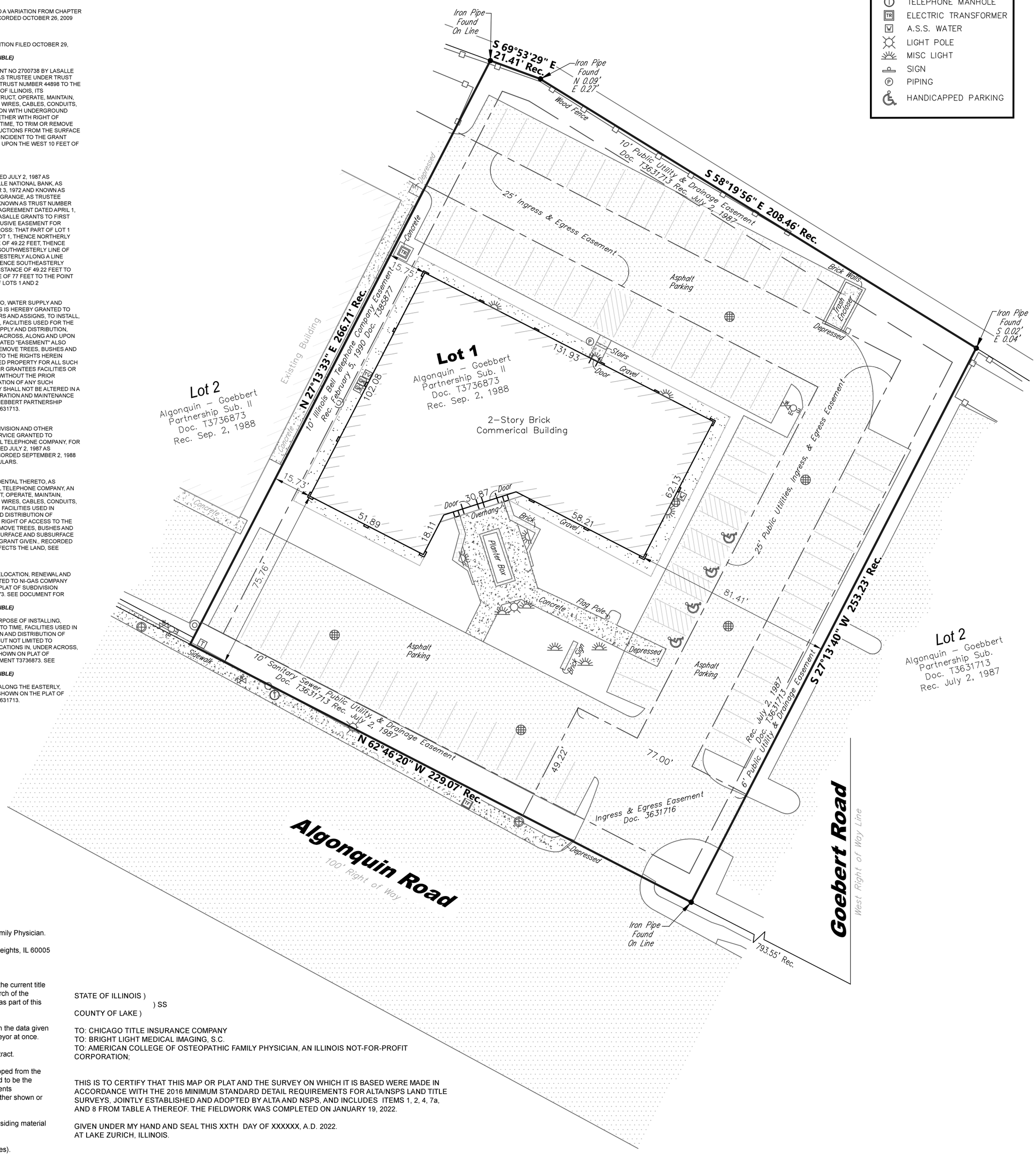
LOT 1 IN ALGONQUIN - GOEBBERT PARTNERSHIP SUBDIVISION II, BEING A RESUBDIVISION OF LOT 1 IN ALGONQUIN-GEOBBERT PARTNERSHIP SUBDIVISION, IN PART OF THE SOUTHWEST QUARTER OF SECTION 15, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF FILED SEPTEMBER 2, 1988 AS DOCUMENT NO. LR3736873, IN COOK COUNTY, ILLINOIS.

N

Scale: 1" = 30'

LEGEND

- FOUND IRON PIPE
- FIRE HYDRANT
- WATER MANHOLE
- WATER VALVE
- TRANS. POLE
- UTILITY POLE
- GAS METER
- SANITARY MANHOLE
- CATCH BASIN
- ALARM
- TELEPHONE PED
- CATV PED
- TELEPHONE MANHOLE
- ELECTRIC TRANSFORMER
- A.S.S. WATER
- LIGHT POLE
- MISC LIGHT
- SIGN
- PIPING
- HANDICAPPED PARKING



SCHEDULE B EXCEPTIONS:

J20. DEDICATION OF A PART OF THE LAND FOR PUBLIC HIGHWAY (WIDENING ALGONQUIN ROAD) BY PLAT OF DEDICATION RECORDED FEBRUARY 2, 1933 AS DOCUMENT 11195780.
(AFFECTS THE SOUTH LINE)
(AFFECTS UNDERLYING)
DOES AFFECT - NOT PLOTTABLE (AFFECTS UNDERLYING)

U21. AN ORDINANCE RECORDED AUGUST 8, 1973 AS DOCUMENT 22431526 FOR THE PRO-RATING OF THE COST OF CONSTRUCTION OF AN 8 INCH CAST IRON WATER MAIN AND APPURTENANCES IN FALCON DRIVE FROM THE WEST RIGHT OF WAY TO GOEBBERT ROAD TO A POINT 622 FEET WEST OF WEST RIGHT OF WAY OF GOEBBERT ROAD.
(AFFECTS UNDERLYING)
DOES NOT AFFECT

V22. AN ORDINANCE RECORDED AUGUST 8, 1973 AS DOCUMENT NO 22431527 FOR THE PRO-RATING OF THE COST OF THE CONSTRUCTION OF A SANITARY SEWER IN FALCON DRIVE FROM CEDAR GLEN SUBDIVISION TO 162 FEET EAST OF GOEBBERT ROAD.
(AFFECTS UNDERLYING)
DOES NOT AFFECT

AF23. ORDINANCE, NOTICE OF AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS, RECORDED AUGUST 17, 1990 AS DOCUMENT 9112979 1, AS MODIFIED BY NOTICE OF AMENDMENT TO THE COMPREHENSIVE PLAN OF THE VILLAGE OF ARLINGTON HEIGHTS, RECCORDED APRIL 12, 1991 AS DOCUMENT NO 91166296.
DOES AFFECT - BLANKET IN NATURE

AI24. AN ORDINANCE GRANTING A SPECIAL USE PERMIT AND A VARIATION FROM CHAPTER 28 OF THE ARLINGTON HEIGHTS MUNICIPAL CODE, RECORDED OCTOBER 26, 2009 AS DOCUMENT 0929918004.
DOES AFFECT - BLANKET IN NATURE

K25. NOTICE OF REQUIREMENTS FOR STORM WATER DETENTION FILED OCTOBER 29, 1985 AS DOCUMENT NO 3472868.
DOES AFFECT - NOT PLOTTABLE (DOCUMENT NOT LEGIBLE)

W26. GRANT OF EASEMENT FILED JUNE 27, 1973 AS DOCUMENT NO 2700738 BY LASALLE NATIONAL BANK, A NATIONAL BANKING ASSOCIATION, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 3, 1972 AND KNOWN AS TRUST NUMBER 44898 TO THE COMMONWEALTH EDISON COMPANY, A CORPORATION OF ILLINOIS, ITS SUCCESSORS AND ASSIGNS, AN EASEMENT TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, WIRES, CABLES, CONDUITS, MANHOLES AND OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRIC, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND THE RIGHT, FROM TIME TO TIME, TO TRIM OR REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONBLY REQUIRED INCIDENT TO THE GRANT HEREIN GIVEN IN, OVER, UNDER, ACROSS, ALONG, AND UPON THE WEST 10 FEET OF THE EAST 33 FEET OF THE LAND.
(AFFECTS UNDERLYING)
DOES NOT AFFECT

L27. EASEMENT AGREEMENT DATED APRIL 10, 1987 AND FILED JULY 2, 1987 AS DOCUMENT NO 3631716 MADE BY AND BETWEEN LASALLE NATIONAL BANK, AS TRUSTEE UNDER TRUST AGREEMENT DATED OCTOBER 3, 1972 AND KNOWN AS TRUST NUMBER 44898 AND FIRST ILLINOIS BANK OF LA GRANGE, AS TRUSTEE UNDER TRUST AGREEMENT DATED APRIL 1, 1987 AND KNOWN AS TRUST NUMBER 8676 WHEREAS LASALLE GRANTS TO FIRST ILLINOIS BANK OF LA GRANGE A PERPETUAL NON-EXCLUSIVE EASEMENT FOR VEHICULAR INGRESS AND EGRESS ON, OVER AND ACROSS: THAT PART OF LOT 1 COMMENCING AT THE SOUTHERLY CORNER OF SAID LOT 1, THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1 A DISTANCE OF 49.22 FEET, THENCE NORTHWESTERLY ALONG A LINE PARALLEL WITH THE SOUTHWESTERLY LINE OF SAID LOT 1, A DISTANCE OF 77 FEET, THENCE SOUTHWESTERLY ALONG A LINE PARALLEL WITH THE SAID EASTERLY LINE OF LOT 1, THENCE SOUTHEASTERLY ALONG THE SAID SOUTHWESTERLY LINE OF LOT 1, A DISTANCE OF 49.22 FEET TO THE SAID SOUTHWESTERLY LINE OF LOT 1, A DISTANCE OF 77 FEET TO THE POINT OF BEGINNING, TO BE MAINTAINED BY THE OWNERS OF LOTS 1 AND 2
AS SHOWN ON SURVEY

AA28. AN EASEMENT FOR THE PURPOSE, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SEWAGE, DRAINAGE AND STREET LIMITS IS HEREBY GRANTED TO THE VILLAGE OF ARLINGTON HEIGHTS, ITS SUCCESSORS AND ASSIGNS, TO INSTALL, OPERATE, MAINTAIN AND REMOVE FROM TIME TO TIME, FACILITIES USED FOR THE PURPOSE INCLUDING, BUT NOT LIMITED TO, WATER SUPPLY AND DISTRIBUTION, SEWAGE, DRAINAGE AND STREET LIMITING IN, UNDER, ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN AND DESIGNATED "EASEMENT" ALSO GRANTED HEREWITH IS THE RIGHT TO CUT, TRIM OR REMOVE TREES, BUSHES AND ROOTS AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN AND THE RIGHT TO ENTER UPON THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES. OBSTRUCTION SHALL NOT BE PLACED OVER GRANTEES FACILITIES OR IN, UPON, OVER THE PROPERTY MARKED "EASEMENT" WITHOUT THE PRIOR WRITTEN CONSENT OF THE GRANTEE, AFTER INSTALLATION OF ANY SUCH FACILITIES THE GRADE OF THE SUBDIVIDED PROPERTY SHALL NOT BE ALTERED IN A MANNER SO AS TO INTERFERE WITH THE PROPER OPERATION AND MAINTENANCE THEREOF, AS SHOWN ON THE PLAT OF ALGONQUIN GOEBBERT PARTNERSHIP RESUBDIVISION FILED JULY 2, 1987 AS DOCUMENT NO 3631713.
AS SHOWN ON SURVEY

AK29. EASEMENT FOR THE PURPOSE OF SERVING THE SUBDIVISION AND OTHER PROPERTY WITH ELECTRIC AND COMMUNICATIONS SERVICE GRANTED TO COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY, FOR THE AREAS SHOWN ON PLAT OF SUBDIVISION RECORDED JULY 2, 1987 AS DOCUMENT 3631713 AND ON PLAT OF SUBDIVISION RECORDED SEPTEMBER 2, 1988 AS DOCUMENT T3736873. SEE DOCUMENT FOR PARTICULARS.
AS SHOWN ON SURVEY

AJ30. EASEMENT(S) FOR THE PURPOSE(S) AND RIGHTS INCIDENTAL THERETO, AS GRANTED IN A DOCUMENT, GRANTED TO ILLINOIS BELL TELEPHONE COMPANY, AN ILLINOIS CORPORATION, FOR PURPOSE TO CONSTRUCT, OPERATE, MAINTAIN, RENEW, RELOCATE AND REMOVE, FROM TIME TO TIME, WIRES, CABLES, CONDUITS, MANHOLES, TRANSFORMERS, PEDESTALS, AND OTHER FACILITIES USED IN CONNECTION WITH UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS, TOGETHER WITH RIGHT OF ACCESS TO THE SAME AND RIGHT, FROM TIME TO TIME, TO TRIM OR REMOVE TREES, BUSHES AND SAPLINGS AND TO CLEAR OBSTRUCTIONS FROM THE SURFACE AND SUBSURFACE AS MAY BE REASONABLY REQUIRED INCIDENT TO THE GRANT GIVEN., RECORDED ON FEBRUARY 5, 1990 AS DOCUMENT NO. T3858577, AFFECTS THE LAND, SEE DOCUMENT FOR PARTICULARS.
AS SHOWN ON SURVEY

AL31. EASEMENT FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF GAS MAINS AND APPURTENANCES GRANTED TO NI-GAS COMPANY FOR THE PURPOSE OF SERVING ALL AREAS SHOW ON PLAT OF SUBDIVISION RECORDED SEPTEMBER 2, 1988 AS DOCUMENT T3736873. SEE DOCUMENT FOR PARTICULARS.
DOES AFFECT - NOT PLOTTABLE (DOCUMENT NOT LEGIBLE)

AM32. EASEMENT GRANTED TO CABLENET, INC. FOR THE PURPOSE OF INSTALLING, OPERATING MAINTAINING AND REMOVING, FROM TIME TO TIME, FACILITIES USED IN CONNECTION WITH THE UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY AND SOUNDS AND SIGNALS, INCLUDING BUT NOT LIMITED TO TELEVISION, DATA AND RADIO SIGNALS AND COMMUNICATIONS IN, UNDER ACROSS, ALONG AND UPON THE SURFACE OF THE PROPERTY SHOWN ON PLAT OF SUBDIVISION RECORDED SEPTEMBER 2, 1988 AS DOCUMENT T3736873. SEE DOCUMENT FOR PARTICULARS.
DOES AFFECT - NOT PLOTTABLE (DOCUMENT NOT LEGIBLE)

R33. A 10 FOOT PUBLIC UTILITY AND DRAINAGE EASEMENT ALONG THE EASTERLY, NORTHERLY AND SOUTHERLY LINES OF THE LAND AS SHOWN ON THE PLAT OF RESUBDIVISION FILED JULY 2, 1987 AS DOCUMENT NO 3631713.
AS SHOWN ON SURVEY

Surveyor Notes:

1. Field Work Completed on 1-19-2022

2. Prepared for American College of Osteopathic Family Physician.

3. Site Address: 330 E. Algonquin Road, Arlington Heights, IL 60005

4. Pin No.: 08-15-300-014

5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.

6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.

7. Auto Cad Files will not be released under this contract.

8. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.

9. All building dimensions and ties are to the current siding material and not to the foundation.

10. Total land area: 60,000 Square Feet (1.3774 Acres).

11. No boundary corners were set at time of field survey. Boundary corners will be set a later date.

12. Title commitment issued by Chicago Title Insurance Company number: CCHI2200113LD date: December 29, 2021

13. The property hereon appears to be in zone "x", an area of minimal flood hazard. Taken from map 17031C0211J eff. 8/19/2008.

STATE OF ILLINOIS)
) SS
COUNTY OF LAKE)

TO: CHICAGO TITLE INSURANCE COMPANY
TO: BRIGHT LIGHT MEDICAL IMAGING, S.C.
TO: AMERICAN COLLEGE OF OSTEOPATHIC FAMILY PHYSICIAN, AN ILLINOIS NOT-FOR-PROFIT CORPORATION;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 4, 7a, AND 8 FROM TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON JANUARY 19, 2022.

GIVEN UNDER MY HAND AND SEAL THIS XXTH DAY OF XXXXXX, A.D. 2022.
AT LAKE ZURICH, ILLINOIS.

_____
ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3323

ADOPTED BY THE BOARD OF GOVERNORS, AMERICAN LAND TITLE ASSOCIATION, ON OCTOBER 8, 2015. AMERICAN LAND TITLE ASSOCIATION, 1800 M ST., N.W., SUITE 300S, WASHINGTON, D.C. 20036-5828.

ADOPTED BY THE BOARD OF DIRECTORS, NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, ON OCTOBER 9, 2015. NATIONAL SOCIETY OF PROFESSIONAL SURVEYORS, INC., 5119 PEGASUS COURT, SUITE Q, FREDERICK, MD 21704.

Drafted By: ER	1-24-2022
Revision	Date

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

Field Work Completed: 1-19-2022	Scale: 1" = 30'	Date: 1-24-2022

Site Address:

330 East Algonquin Road
Arlington Heights, Illinois

Job Number
LS201995-1

Sheet Number
SURVEY

Sheet Name
ALTA/NSPS

DRAWING INDEX

A1 1 of 5 SITE PLAN
A2 2 of 5 ACCESSIBILITY DETAILS
A3 3 of 5 LIFE SAFETY PLAN
A4 4 of 5 FIRST FLOOR PLAN
A5 5 of 5 SECOND FLOOR PLAN

PROJECT DESCRIPTION

Single owner business occupant Bright Light Medical Imaging.

BUILDING DATA

Village of Arlington Heights Zone B-3
Occupancy type "B" Business Office.
Area of the Work 21,000 gross square feet.
Occupant Load 210, maximum gross square foot per occupant, 100.
Floors: Two
Construction Classification: IIB
Stair Walls- 1 hour.
Sprinkler System: Fully Sprinklered.
Number of Exits: 2
Maximum Exit Access travel distance: 300ft. with sprinkler system.
Minimum Exit Width: 42" Corridor, 32" Doorway.
Fire Extinguishers: Maximum distance to extinguisher: 75', minimum rating Class B

APPLICABLE BUILDING CODES

All building and fire codes shown herein are adopted with amendments by the Village of Arlington Heights.

2018 International Building Code, International Energy Conservation Code,
2018 International Existing Building Code with Amendments
2018 International Fire Code with Amendments
2018 International Fuel Gas Code with amendments
2018 International Mechanical Code with amendments
2018 Illinois Energy Conservation Code with state amendments
2017 National Electrical Code with amendments
2018 Illinois Accessibility Code
2014 Illinois Plumbing Code with amendments

PARKING DATA

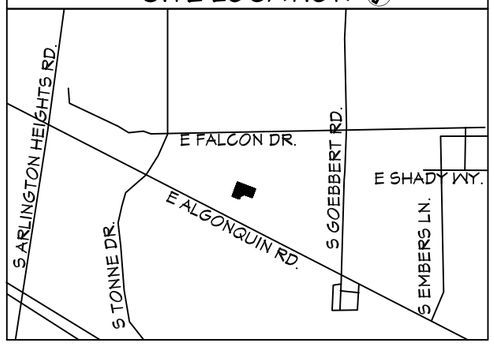
⚠1 Parking spaces ratio 21,000 GSF/200 GSF per parking space equal to 105.
Existing Parking spaces: 79

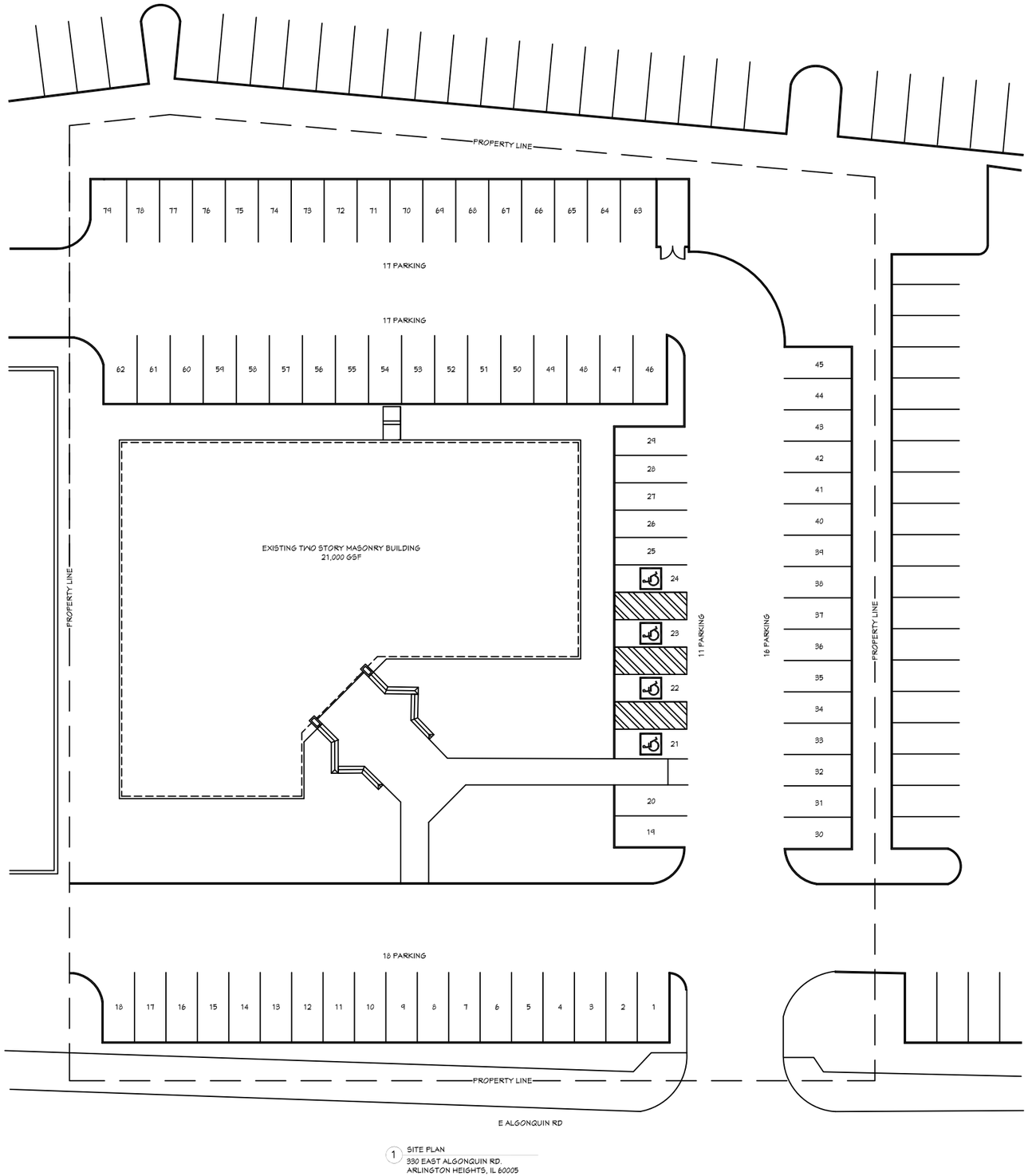
2018 ILLINOIS ACCESSIBILITY CODE

TABLE 208.2 PARKING SPACES

Total Number of Parking Spaces Provided in Parking Facility	Minimum Number of Required Accessible Parking Spaces
1 to 25	1
26 to 50	2
51 to 75	3
76 to 100	4
101 to 150	5
151 to 200	6
201 to 300	7
301 to 400	8
401 to 500	9
501 to 1000	2 percent of total
1001 and over	20, plus 1 for each 1000, or fraction thereof, over 1000

SITE LOCATION





1 SITE PLAN
330 EAST ALGONQUIN RD.
ARLINGTON HEIGHTS, IL 60005

Technology Consulting Group

226 Linden Road
Barrington Illinois 60010-3130
847-304-8855

State of Illinois
Registered Design Firm - Architect
184.008068
Expiration: 4/30/2023

ARCHITECT'S CERTIFICATION

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND SPECIFICATIONS AND STATE THAT, TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATION, THEY ARE IN COMPLIANCE WITH THE ENVIRONMENTAL BARRIERS ACT, THE ILLINOIS ACCESSIBILITY CODE, THE AMERICANS WITH DISABILITIES ACT, AND ALL APPLICABLE BUILDING CODES.

STATE OF ILLINOIS
HENRY N. BILLS IV
001-013967
LICENSED ARCHITECT

Henry N. Bills, A.I.A.
Registered Architect
State of Illinois No. 001-013967
Expiration 30 November 2024

JOB NORTH

AREA OF WORK SQ.FT. 21,000

PROJECT
Alterations for:
Bright Light Medical Imaging
Arlington Heights
330 East Algonquin Road
Arlington Heights, Illinois 60005-5320

SHEET TITLE
SITE PLAN

DESIGNED BY HNB
DRAWN BY HAC

DATE
14FEB23

REVISIONS DATE
⚠1 03 APRIL 23

PROJECT NO.
Bright Light Medical Imaging AH

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SHEET NO.

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Day	Bright Light Elk Grove Parking Analysis											
	Average hourly patient volumes						Number of clinical staff		Number of Admin/Suport staff			Current Data for Parking Spaces Used Per Hour at Elk Grove Village
	MRI	CT	X ray	US	Mammogram	DEXA/EKG	Technologists	Physician	Front desk	Manager	Admin asst/Other	
Monday 3/20/2023	1.1	1.8	3	2	1.5	0.2	7	1	3	1	1.5	23.1
Tuesday 3/21/2023	0.9	1.9	2	1.5	1	0.3	7	1	3	1	1.5	21.1
Wednesday 3/22/2023	1	1.5	2	1.7	1.6	0.2	7	1	3	1	1.5	21.5
Thursday 3/23/2023	1.2	1.6	4	2	1.4	0.3	7	2	3	1	1.5	25
Friday 3/24/2023	1.3	1.8	3	1.7	1.2	0.2	7	1	3	1	1.5	22.7
Saturday 3/25/2023	1.2	1.4	2	1	0.7	0.2	4	1	3	0	0	14.5
Sunday 3/26/2023	1.2	0	0	0.6	0	0	2	0	1	0	0	4.8
Monday 3/27/2023	1	1.9	3	2	1.4	0.3	7	1	3	1	1.5	23.1
Tuesday 3/28/2023	0.9	1.8	2	1.6	1.2	0.2	7	1	3	1	1.5	21.2
Wednesday 3/29/2023	1.2	1.5	3	1.7	1.5	0.3	7	1	3	1	1.5	22.7
Thursday 3/30/2023	1.2	1.6	4	2	1.4	0.2	7	2	3	1	1.5	24.9
Friday 3/31/2023	1.1	1.7	2	1.7	1.2	0.2	7	1	3	1	1.5	21.4