Agenda
Village of Arlington Heights
Zoning Board of Appeals
Virtual Meeting

April 12, 2021
7:00 PM

I. CALL TO ORDER

A. In response to the COVID-19 pandemic, this meeting is being held virtually which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: https://bit.ly/3dK3gvv

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at dmach@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on April 12, 2021.

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 1223 E. Mayfair Rd. - 3/8/21
B. 304 W. Hawthorne St. - 3/8/21
C. 1107 N. Mitchell Ave - 3/15/21
D. 410 N. Douglas Ave. - 3/15/21
E. 406 N. Waterman Ave. - 3/15/21
F. 1223 N. Arlington Heights Rd. - 3/15/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 1905 E. Grove St. - ZBA#21-007
B. 806 S. McKinley Ave. - ZBA#21-009
C. 851 N. Beverly Ln. - ZBA#21-011

D. 745 S. Vail Ave. - ZBA#21-013

E. 605 E. Rockwell St. - ZBA#21-014

VII. OTHER BUSINESS

VIIIADJOURNMENT

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

Zoning Board of Appeals
4/12/2021

Item: 1223 E. Mayfair Rd. - 3/8/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1223 E. Mayfair Rd. - 3/8/21 Minutes	Minutes

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: 1223 E. MAYFAIR ROAD - ZBA #20-040

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals held virtually in response to the COVID-19 pandemic, which permits the public to fully participate via their computers or using their phones, on the 8th day of March, 2021 at the hour of 7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
DAVID DIVITO
THOMAS DRAKE
JOSEPH GEISEL
BENJAMIN JAFFE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

CHAIRPERSON SIAVELIS: All right, the next item of new business, as I mentioned earlier, and just so the record is clear, that item of new business is 1223 East Mayfair Road, ZBA Petition No. 20-040.

Derek, did you want to read the memo into file or the communication you received from Petitioner so we can memorialize the request?

MR. MACH: Yes. The Petitioner sent an e-mail today: As discussed, I'm writing on behalf of Petitioner Michael McGraw as trustee of the Michael McGraw declaration of trust dated December 7th, 1999, to respectfully request that the Zoning Board of Appeals open and immediately continue the public hearing regarding the above-referenced petition for March 8th to the regularly scheduled ZBA meeting date of May 10th as a result of a Petitioner representative now being unable to attend the March 8th hearing, and your indication that the docket load for the April 12th ZBA meeting precludes the ability for this matter to be continued to that earlier meeting date. Please distribute this message to the members of the ZBA, and please extend my gratitude for any time they may have devoted to review of the petition at this point in anticipation of your consideration of the requested variances.

CHAIRPERSON SIAVELIS: Great, thank you very much, Derek.

Okay, with that said, and Mr. Jaffe made a good point of identifying the public, that somebody raised their hand in the public, right, asking to speak. In view of that, Derek, are you still seeing any Raise Your Hand icons activated?

MR. MACH: Not at the moment.

CHAIRPERSON SIAVELIS: Okay, great.

So, I think the Board basically proceeds to evaluate the request for a continuance, and then we would essentially motion that up, right? We have a motion to continue pursuant to the Petitioner's request, and then we vote on it. I don't know if there is any need to get into the substantive issues. I don't think we probably should at this point.

Mr. Jaffe, what are your thoughts in that regard?

COMMISSIONER JAFFE: I mean, at this point, I think we need to evaluate as a Board if we want to extend the continuance and kind of that's where our discussion and decision ought to begin and not end, in my opinion. I ask for what the other Board members think as well.

COMMISSIONER GEISEL: Agreed.

CHAIRPERSON SIAVELIS: Thank you, gentlemen.

Anybody else have any thoughts on that?

COMMISSIONER DIVITO: My only opinion is that there has been a lot of effort relating to this, at least from the community's side that we recognize. I want to get their voice heard. So, today is not the right forum. I believe the May 10th, if that's the date, that's the date that we can do it and then we invite the public to come and present their opinion then.

CHAIRPERSON SIAVELIS: Great, agreed.

Mr. Selbka, any comments?

COMMISSIONER SELBKA: I'm reluctant to grant the continuance simply because there are, I think, 49 people watching, and I know it's mostly for this petition because of the community interest in this. Why is it difficult to attend the Zoom hearing?

I can understand an in-person hearing, the Petitioner being unavailable, but this is a Zoom hearing, I mean, this is not, this is something anybody can attend from anywhere on the planet.

So, I'm reluctant to grant the petition, or grant the motion to continue given the number of people who took time out to have the hearing today, to watch the hearing today and participate in the hearing today, and the fact that I just don't think that this is a good excuse given the fact that we're doing a remote hearing which can be attended from anywhere on the planet.

CHAIRPERSON SIAVELIS: Okay, understood.

Mr. Drake, your thoughts?

COMMISSIONER DRAKE: I'm open to the continuance into May, but I would say that I think we have to resolve this by May 10th. I'm really a bit unhappy that the day of the meeting we're finding out that there's a continuance requested. It's not Staff's fault, and likewise with what Mr. Selbka said, all the folks that have taken time out, it looks like there's a lot of them, to be on Zoom tonight, and now they have to circle May 10th on their calendar. So, I'm open to it, but we've got to get this taken care of within the next two months.

CHAIRPERSON SIAVELIS: Understood.

Mr. Geisel, any thoughts?

COMMISSIONER GEISEL: We don't know the basis for the request; however, we've had them before, and to the extent they've simply requested an extension, I'm fine with giving that its consideration.

CHAIRPERSON SIAVELIS: Understood. Okay, thank you.

Mr. Divito?

COMMISSIONER DIVITO: Yes, well, I mean, last notice, but we've given other continuances for less, right? So, we don't know the nature of the request in this one, but I think it's fair to allow it. Again, to your point earlier about not looking good for the Petitioner, absolutely. In my opinion, it's very, you know, a negative mark there, and to add on to all the negative comments that we've already received.

So, I'm okay with moving it, and just knowing that it's not looking good for the Petitioner as we go.

CHAIRPERSON SIAVELIS: Okay, understood, thank you.

Board members, my thoughts are I'll reluctantly agree to continue the motion, excuse me, to continue the petition and the hearing to May 10th. I understand Mr. Selbka's points and I think he makes some good points. On the flipside, I don't think we can proceed with the variances sought in the nature of this petition without the Petitioner. I think the Petitioner would have a strong argument that his rights and viewpoints weren't given a fair airing without him participating or his counsel participating or both of them.

So, I'm willing to grant the request for a continuance. But if the Petitioner is listening or his counsel is listening, I implore you to be prepared for the May 10th meeting. Don't cancel it at the last minute. This Board does a lot of work before these meetings, and your petition is voluminous, as is the comments from the public. So, we spent a lot of time getting ready for tonight's meeting and getting notice in the eleventh hour of a continuance is not ideal.

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COMMISSIONER DIVITO: Can we provide a stipulation that it is a one-time continuance that we're granting and it cannot be extended further?

CHAIRPERSON SIAVELIS: Well, my view on that, Mr. Divito, is that we take them as they come. Given the remarks that the Board members have entered into the record here, it should be abundantly clear that we're going to look disfavorably upon any further request for continuance. So, I don't think it's appropriate for us to completely foreclose another continuance. I think our comments from the Board members stand on their own and that fair conclusions can be drawn from them.

So, with that in mind, I think we take up the issue now of voting to agree to the continuance or denying the continuance. So, basically, do we have a motion to continue?

Actually, before we do that, Derek, are there any hands raised icons from the public?

MR. MACH: Chairman, there are. So, the Zoning Board wants to open up the floor in regard to the petition?

CHAIRPERSON SIAVELIS: See, there's nothing procedurally here, Derek, to guide us on this, right? That's the problematic area in which we're at right now because of this late stage request for a continuance.

How many hands are up there?

MR. MACH: I'm showing two.

CHAIRPERSON SIAVELIS: Okay, we're going to go with two comments from the public. Again, since the public has been patient, folks have been patient and waiting, and I know this has been a pathway to get here, so we'll give the public a chance to speak. Again, folks, please be very concise and very focused given that we're not substantively hearing the merits of the petition tonight. That will be heard on May 10th assuming that the Board agrees to the continuance and grants the continuance by motion.

COMMISSIONER GEISEL: Peter, if I might?

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER GEISEL: I think any comments tonight should solely be based on, as it relates to the request for the continuation.

CHAIRPERSON SIAVELIS: Yes, that's a great point, Mr. Geisel, thank you. Let me reiterate that, that was an excellent and on-point comment.

Any comments from the public tonight need to be addressing the issue of continuance, not the underlying merits of the petition because we're not taking that up as of this point, okay? So, your remarks to the issue of continuance.

All right, that said, Derek?

MR. MACH: Sure, and Chairman, Staff would recommend that we not open it up at this time since, you know, this is pertaining to whether or not the Zoning Board want so to consider the continuance. But Chairman, if you would like to, you can --

CHAIRPERSON SIAVELIS: Yes, we're going to give the folks, those two people who had their hands up there, who had their Raise Your Hand icon --

MR. MACH: Oh, yes.

CHAIRPERSON SIAVELIS: Okay, those two folks are going to get a chance to speak to the issue of continuance and continuance only.

MR. MACH: Cathy, you should be unmuted.
MS. SCHWARZ: Okay, can you hear me?
CHAIRPERSON SIAVELIS: Yes.
MS. SCHWARZ: Okay, thank you. I'm Cathy Schwarz, I am Mike McGraw's next-door neighbor to this house.

I respect whatever decision you make this evening. I understand that it's a kind of a peculiar situation. I respect Mr. Selbka's point that listening today put everyone in a difficult position, but I just want to express that I am disappointed that this will not be taking place tonight with 49 people in attendance. I'm surprised that Mike McGraw did not offer a reason for his non-attendance tonight. As Mr. Selbka mentioned, since it is a Zoom, I just don't know why he cannot be in attendance.

So, thank you, and I will look forward to the meeting on May 10th.
CHAIRPERSON SIAVELIS: Okay, great. Thank you very much.

Derek, next person who had their hand up?
MR. MACH: Chairman, that's the only hand I'm seeing.
CHAIRPERSON SIAVELIS: Okay, great. Very well, Derek.

All right, with that said, do we have a motion from a Board member to continue ZBA Petition No. 20-040 for 1223 East Mayfair Road to the May 10th meeting per the request of the Petitioner?
COMMISSIONER JAFFE: I would motion that we continue the petition in question to the May 10th meeting.
CHAIRPERSON SIAVELIS: Thank you, Mr. Jaffe.

Do we have a second?
COMMISSIONER DRAKE: Second.
CHAIRPERSON SIAVELIS: Thank you, Tom.
MR. MACH: So, that's a motion to continue to the May 10th Zoning Board of Appeals meeting at 7:00 p.m. All right, Mr. Jaffe put the motion forward, and Mr. Drake seconded the motion. Mr. Drake.
COMMISSIONER DRAKE: Yes.
MR. MACH: Mr. Geisel.
COMMISSIONER GEISEL: Yes.
MR. MACH: Mr. Jaffe.
COMMISSIONER JAFFE: Yes.
MR. MACH: Mr. Selbka.
COMMISSIONER SELBKA: No.
MR. MACH: Mr. Divito.
COMMISSIONER DIVITO: Yes.
MR. MACH: Chairman Siavelis.
CHAIRPERSON SIAVELIS: Yes.

Okay, continuance granted until May 10th.

Derek, I trust you'll provide notice to Petitioner?
MR. MACH: I will inform the Petitioner.
CHAIRPERSON SIAVELIS: Please also convey the comments from the Board imploring him or her or whomever is speaking to be prepared to proceed on May 10th.

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All right, with that in mind, we have no other new business. Do we have a motion to adjourn?

COMMISSIONER DIVITO: Real quick, Peter, I'd just like to address anyone in the audience that's still listening, to implore them to either attend yourself or maybe pass your comments on to another representative that you know that is going to be coming, because we do value the opinion of the neighborhood and we don't want to discount that in this technical world that we live in today and these meetings.

CHAIRPERSON SIAVELIS: Okay, thank you very much, Mr. Divito.

Okay, with that being said, do we have a motion to adjourn?

COMMISSIONER SELBKA: Motion to adjourn.

COMMISSIONER DIVITO: 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. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Thank you very much. We are adjourned and this concludes tonight's meeting.

(Whereupon, the above-entitled meeting was adjourned at 7:37 p.m.)

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Zoning Board of Appeals
4/12/2021

Item: 304 W. Hawthorne St. - 3/8/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
304 W. Hawthorne St - 3/8/21 Minutes	Minutes
304 W Hawthorne St - 3/8/21 Findings	Minutes

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: 304 WEST HAWTHORNE STREET - ZBA #20-039

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals held virtually in response to the COVID-19 pandemic, which permits the public to fully participate via their computers or using their phones, on the 8th day of March, 2021 at the hour of 7:00 p.m.

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MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
DAVID DIVITO
THOMAS DRAKE
JOSEPH GEISEL
BENJAMIN JAFFE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Welcome, everyone, to the March 8th, 2021 Zoning Board of Appeals meeting. We're going to do a couple of housekeeping items before we go into some substantive matters and hear the petitions.

First off, I find -- Derek, are you still good? I just lost him on the screen. Are you still good?

MR. MACH: I am. I just pulled up the agenda for you.

CHAIRPERSON SIAVELIS: All right, great. I had, my screen went blue, so I just wanted to double check. All right, I find that the public health concerns relating to the Corona virus pandemic render in-person attendance at the regular meeting location at the Village Hall not feasible. As such, we're participating remotely here via this Zoom call.

After the petitioner's presentation, and as part of comments from the audience, public attendees will have an opportunity to speak. Please select the Raise Your Hand icon on the display and wait for the Chairman, that's me, or Derek, to call on you one at a time. If you're called on to provide comments, please be sure to provide concise comments and try to address the four elements that the petitioner would be speaking on. That helps us stay focused and stay on course.

To all participants, please mute your microphone when you're not speaking to avoid background noise and feedback. During the meeting, if the Staff Liaison or the host, Derek, loses connection, please remain in the meeting until the host can rejoin and resume the meeting from there. If a participant loses connection, you can rejoin using your original meeting link.

Okay, with that in mind, Derek, let's proceed to roll call please.

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.

(No response.)

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Here.

CHAIRPERSON SIAVELIS: Great, so we have six members here, right, I understand? All right, next up is the Pledge of Allegiance.

So, please, Derek, do you have the flag to display?

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: Great.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: Okay, great.

Next item is the approval of minutes from the February meeting. Hopefully, the Board members have had an opportunity to review the minutes. Are there

any edits, questions or revisions to the minutes of the February meeting?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, do we have a motion to approve the minutes?

COMMISSIONER DRAKE: I'll move approval.

COMMISSIONER DIVITO: I'll second it.

MR. MACH: Okay, Mr. Selbka put the motion forward, and Mr. Divito seconded the motion?

COMMISSIONER SELBKA: I did not, but I'll be happy to.

CHAIRPERSON SIAVELIS: I think it was Mr. Drake.

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Drake.

MR. MACH: Thank you. Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Abstain, because I was not present.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Okay, thank you very much.

Next item, okay, hearing procedures. In the event there are less than six members present, the petitioner has the option to continue the meeting. Petitioners, please note that it takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. If your petition is denied, a petitioner cannot reapply for the same variance for an entire year, one whole year.

There are four elements necessary for a petitioner to establish for the Board to be able to grant a variance. These four elements are the responsibility and burden of the petitioner to establish. It is not the burden or responsibility of the Board to tease these elements out of the petitioner. The petitioner is well aware of these elements and should be prepared to directly address these elements in a concise, cogent manner.

The four elements, for those listening along who haven't seen the papers, 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 in the Village's Municipal Code;
4. That the variance requested is the minimum variance necessary to allow reasonable use of the property.

Again, a variance shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated as established by the petitioner.

Okay, as part of the presentations tonight, we will have a Staff overview of a petition before the petitioner actually has the floor to explain his or her petition. As a housekeeping matter, I should note the agenda for tonight's meeting indicated two pieces of new business, first one being a petition for 304 West Hawthorne Street. That petition will be proceeding.

The second petition for 1223 East Mayfair Road will not proceed tonight because we were notified just today that the petitioner submitted a request that the Board continue the hearing until May. So, that will be a continuance assuming the Board votes in that manner to the ZBA's scheduled meeting in May, which I believe is May 10th.

So, for any audience members who are listening in and wanted to hear the 1223 East Mayfair Road petition, please be advised that the petitioner has requested that the Board continue it to May 10th, and there is a strong likelihood that the Board will do that. We of course are going to address 304 West Hawthorne Street petition first.

Okay, so with that in mind, let's move to the first item of new business. It is 304 West Hawthorne Street, ZBA Petitioner No. 20-039.

Derek, please give us the presentation.

COMMISSIONER JAFFE: Mr. Chairman, seeing there's a question from the audience, I don't know if we're going to take those or not, but there's a hand up.

CHAIRPERSON SIAVELIS: We are not actually going to take any questions right now. We're going to, I mean I think my instructions were pretty clear. If the question pertains to 304 West Hawthorne Street petition, there'll be an opportunity for the public to speak in that regard. Then once we clear 304 West Hawthorne, we'll proceed to, we're going to take up the request for continuance. At that point in time, if there's somebody from the public who wants to speak in regard to that, we'll let them. But again, that's going to be very concise comments because that petition likely will not be substantively heard tonight; it will be, at the request of the petitioner, moved to May.

Okay, so Derek, please proceed with the Staff presentation and overview on 304 West Hawthorne.

MR. MACH: Thank you, Chairman.

The property is zoned R-3 and the property has a total land area of approximately 6,000 square feet. The Petitioner is proposing to replace the existing detached garage. The new garage will encroach into the required side yard setback, the rear yard setback as well as the side yard setback. In addition, they're requesting a variance for the driveway that is 26 feet in width where 22 feet is the maximum width allowed for a two-car garage.

The Petitioner is requesting a two-foot variance from Chapter 28, Section 6.5-2 for a new detached garage with a rear yard setback of three feet instead of the minimum required five feet. In addition, they're requesting a 0.8-foot variance from Chapter 28, Section 6.5-2 for a new detached garage with a side yard setback of 2.2 feet instead of the minimum required three feet. They're also requesting a four-foot variation

from Chapter 28, Section 10.2-11.1b to allow a driveway that is 26 feet in width where code allows a maximum width of 22 feet.

Thank you, Chairman.

CHAIRPERSON SIAVELIS: Great, thank you very much, Derek. Who is, Derek, can you display the petition materials?

MR. MACH: Yes, thank you.

CHAIRPERSON SIAVELIS: Okay, when we get those up, I'll ask for identification of the persons speaking on behalf of this petition and we'll swear them in.

(Slight pause.)

MR. MACH: Chairman, I'm displaying the proposed site plan.

CHAIRPERSON SIAVELIS: Okay, great. Thank you very much.

Okay, who is speaking on behalf of this petition, 304 West Hawthorne Street?

MR. WHALEN: Tim Whalen.

CHAIRPERSON SIAVELIS: Okay, great. There you are, Tim. All right, Tim, I'm going to swear you in right now. Give me one second.

Can you raise your right hand so we can see it in your screen? Okay, great, thank you.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Great, okay, you have the floor.

MR. WHALEN: Yes, as Derek said, what we're looking to do is to replace the detached garage, make it a little bit wider. The current side setback is 2.2 feet, and so we're asking to keep it at 2.2 feet. As I understand it, it's a three-foot variance, so we're just, our request is that it would remain at 2.2 feet.

The rear setback currently is about 4.5 feet, and we're requesting that it be three feet off the back. I guess the third and final request is, since we're making it, or since we'd like to make it 26 feet wide, that we would have the driveway match that and also be 26 feet wide.

CHAIRPERSON SIAVELIS: Okay, so again, remember, you have to establish each of the four elements. So, tell us, you know, why is this, you know, necessary? Okay, how does it not alter the essential character of the locality of your neighborhood? How is it in harmony with the spirit and intent of the chapter? All four of those elements.

MR. WHALEN: Okay, yes, it's basically going to look the same, just be a little bit wider. It's not going to change anything on the side setbacks. So, that shouldn't harm the side neighbor at all.

The main concern for us is we have two small children. We have a door, a side door that we use that's kind of our main door along the driveway there that goes all the way back. We'd really like to have more of a, it's kind of a safety issue to provide a better sight line in backing out of the driveway or out of the garage, because there's kind of a swing. It's a very narrow driveway going past the house, and then to swing back and drive into the garage. So, our intention and our purpose was to keep that at the same side setback but then potentially move it back a little bit so we have more of a sight line just for the general safety of our small children.

CHAIRPERSON SIAVELIS: Dave, do you have lead on this one?

COMMISSIONER DIVITO: Yes, I do. So, thank you.

So, have you spoken to the neighbors, both to your east and north?

MR. WHALEN: I've spoken to the north neighbors.

COMMISSIONER DIVITO: Okay, and what's the general consensus?

MR. WHALEN: They're indifferent.

COMMISSIONER DIVITO: Okay, has there been any issues with water retention or just pooling in that area?

MR. WHALEN: No, not to my knowledge.

COMMISSIONER DIVITO: Okay, the current garage is only a single. Is this going to be a double?

MR. WHALEN: Yes, it's 20 feet wide right now, so I think it's the minimum of a double I would say, but we can't fit both of our cars in there right now as it stands. So, we treat it as a single right now.

COMMISSIONER DIVITO: Okay, have you looked at the notes that were supplied by Engineering?

MR. WHALEN: Supplied by -- sorry?

COMMISSIONER DIVITO: By the Engineering Department?

MR. WHALEN: Yes.

COMMISSIONER DIVITO: Okay, so the main concern there was around the utilities?

MR. WHALEN: Yes.

COMMISSIONER DIVITO: And are you working towards getting a clear, what was it, sign-off letters from the utility companies?

MR. WHALEN: Yes. Correct me if I'm wrong, but my understanding was that was more along the lines of the permit process. If the variance gets approved, then we would have to get that in writing and submit that in order to get that permit approved?

COMMISSIONER DIVITO: I think that's correct, right, Derek?

MR. MACH: Yes, that's correct.

COMMISSIONER DIVITO: Okay, and then the final question was related to the Building and Life Safety Department memorandum where they mentioned not being able to put the window on the east side of that garage?

MR. WHALEN: Yes, that's no issue. I don't have any issue with that.

COMMISSIONER DIVITO: Okay, that's all the questions I have.

Anyone else from the Board have questions for the Petitioner?

CHAIRPERSON SIAVELIS: So, yes, Dave, I have a quick question. Mr. Whalen, your neighbor to the east, the one that directly abuts the existing garage and who's basically right next to the existing garage, he or she didn't have any comments, questions? They didn't raise any items with you?

MR. WHALEN: No, we've got a good relationship, you know, we see them every now and then, you know, in the backyard. But, no, I don't think we've talked about it, they certainly haven't brought it up to me, no.

CHAIRPERSON SIAVELIS: Great, okay, and you have the sign in your front yard obviously, correct?

MR. WHALEN: Been every three months.

CHAIRPERSON SIAVELIS: You're looking forward to getting that sign

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removed soon, aren't you?

MR. WHALEN: Yes.

CHAIRPERSON SIAVELIS: Okay, are there any other questions from the Board before we go to the audience and see if they have any questions on this petition?

(No response.)

CHAIRPERSON SIAVELIS: Derek, are you showing any hands?

MR. MACH: I'm not showing any hands at this time.

CHAIRPERSON SIAVELIS: Okay. All right, Mr. Whalen, do you have any final comments before the Board deliberates?

MR. WHALEN: Not particularly. Like I said, we're going to, our request is to replace it to look basically the same as it is right now, just a little bit wider. You know, a foot-and-a-half back or I guess two feet back, and that's all we're looking really to do, just for, like I said, have a better sight line in backing out in particular with the side door that we use all the time with, you know, our small kids coming out there. It would be good to have a good sight line.

CHAIRPERSON SIAVELIS: Your testimony is that you can't get two cars, you can't park two cars in your existing garage, is that correct?

MR. WHALEN: Yes, not currently.

CHAIRPERSON SIAVELIS: Okay, all right. All right, let's close down Petitioner's side of this and we'll proceed for Board deliberation.

Dave, do you want to start?

COMMISSIONER DIVITO: Sure, absolutely. So, when I looked at this, looking at it as an existing nonconforming, the only neighbor that was going to be impacted by the changes to this were going to be that north neighbor. As the Petitioner stated, they're not, there was no, no one made a feedback in regards to that. The side neighbor is going to be at the same impact as it is today.

So, really I think it's a simple ask, to update the garage, bring it up to meet the latest codes and make it a little bit more useful for their growing family. So, I'd be in support of it.

CHAIRPERSON SIAVELIS: Okay, thank you.

Any other comments from Board members?

COMMISSIONER GEISEL: Agree with Dave's comments.

CHAIRPERSON SIAVELIS: Thank you, Joe.

Anyone else?

(No response.)

CHAIRPERSON SIAVELIS: Okay, it seems pretty straight-forward to me as well. I asked the question about the neighbor to the east because I figured that would probably be the most impacted neighbor, and there's no commentary from the neighbor. No evidence in the record is showing opposition. So, I'm supportive for the same reasons.

With that said, is there a motion?

COMMISSIONER DIVITO: I'll move to approve.

COMMISSIONER JAFFE: Seconded.

MR. MACH: I have Mr. Divito put the motion forward, and Mr. Jaffe seconded the motion?

COMMISSIONER JAFFE: Correct.
MR. MACH: Mr. Drake.
COMMISSIONER DRAKE: Yes.
MR. MACH: Mr. Geisel.
COMMISSIONER GEISEL: Yes.
MR. MACH: Mr. Jaffe.
COMMISSIONER JAFFE: Yes.
MR. MACH: Mr. Selbka.
COMMISSIONER SELBKA: Yes.
MR. MACH: Mr. Divito.
COMMISSIONER DIVITO: Yes.
MR. MACH: Chairman Siavelis.
CHAIRPERSON SIAVELIS: Yes.
Congratulations, Mr. Whalen, your petition is granted.
MR. WHALEN: Thank you.
CHAIRPERSON SIAVELIS: Thank you very much for your time.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:20 p.m.)

DRAFT

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
March 8, 2021

PETITIONER: Whalen Residence

ADDRESS OF PROPERTY: 304 W. Hawthorne St.

VARIATION: 6.5-2, 10-2.11-1b

A 2.0-foot variance for a new detached garage with a rear yard setback of 3.0-feet instead of the minimum required 5.0-feet; An 0.8-foot variance for a new detached garage with a side yard setback of 2.2-feet instead of the minimum required 3.0-feet; and a 4-foot variation to allow a driveway that is 26-feet in width where code allows a maximum width of 22-feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are requesting variances to encroach into the side and rear setback for a new detached garage. The petitioner explained that they have children and that additional space is necessary between the house and the garage to allow for better sightlines when pulling a vehicle out of the garage.

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

Thereafter, a motion was made by Mr. Divito and seconded by Mr. 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 as requested.

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

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

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

Zoning Board of Appeals
4/12/2021

Item: 1107 N. Mitchell Ave. - 3/15/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1107 N Mitchell Ave - 3/15/21 Minutes	Minutes
1107 N Mitchell Ave - 3/15/21 Findings	Minutes

ZONING BOARD
_____
_____
_____
OF APPEALS

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

RE: 1107 NORTH MITCHELL AVENUE - ZBA #21-005

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals held virtually in response to the COVID-19 pandemic, which permits the public to fully participate via their computers or using their phones, on the 15th day of March, 2021 at the hour of 7:30 p.m.

DRAFT

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
DAVID DIVITO
THOMAS DRAKE
BENJAMIN JAFFE
JOSEPH SELBKA
JEFF LANAGHAN
JOSEPH GEISEL

ALSO PRESENT:

DEREK MACH, Development Planner
JACOB SCHMIDT, Development Planner

CHAIRPERSON SIAVELIS: Okay, next item up for business is ZBA Reference No. 21-005, 1107 North Mitchell Avenue.

Derek?

MR. MACH: Chairman, we have Jake Schmidt, a planner with the Planning Department that will be handling this petition as well as the next petition. Jake, go ahead please.

MR. SCHMIDT: Everybody, nice to meet you.

Derek, would you mind if I shared my screen?

MR. MACH: Sure.

MR. SCHMIDT: So, the address of the subject property is 1107 North Mitchell Avenue. The Petitioner is seeking to add an enclosed rear porch to their home. The home is existing nonconforming with an FAR that exceeds code allowances. The home was built prior to the 2002 code amendments which reduced the allowable FAR for properties. The porch addition results in a total floor area of 4,491.9 square feet where 3,565.6 square feet is allowed, and a building lot coverage of 2,816.7 square feet where 2,773.3 square feet is allowed.

Therefore, the Petitioner is requesting two variations, those being a 926.3 square-foot variation from Chapter 28, Section 5.1-3.3, Maximum Floor Area Ratio, to allow an enclosed rear porch addition resulting in a floor area of 4,491.9 square feet where 3,565.6 square feet is allowed; the second being a 43.4 square-foot variation from Chapter 28, Section 5.1-3.4a, Maximum Building Lot Coverage, to allow an enclosed porch addition resulting in building lot coverage of 2.816.7 square feet where 2,773.3 square feet is allowed.

CHAIRPERSON SIAVELIS: Okay, thank you very much, Jake.

Who is going to be presenting this petition?

MR. PETERS: This is Greg Peters; I'm the homeowner.

CHAIRPERSON SIAVELIS: Hello, Mr. Peters.

MR. PETERS: Hello.

CHAIRPERSON SIAVELIS: Is it you the only one presenting?

MR. PETERS: Yes. Unfortunately, the building company we're using said good luck and left me on my own.

CHAIRPERSON SIAVELIS: Okay. All right, so let me swear you in and you'll have the floor to make your presentation, okay?

MR. PETERS: Yes.

CHAIRPERSON SIAVELIS: Can you raise your right hand so we can see it? Great.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Great, all right, please commence.

MR. PETERS: Okay, yes, we are looking to construct a sunroom onto the back of our house. It's going to be a 12-by-18-foot sunroom. It is not going to be seen from the street. It's only a one-story sunroom that currently does not exceed our current patio, it's a paver patio that we currently have that's 18-by-18 feet. You can see on our plat of survey, our original plan was we had a concrete patio on the backyard that we have torn up already. So, the size is pretty comparable to that original concrete patio as far as impermeability is concerned.

DRAFT

The reason we want to do it, my wife and I are both pharmacists, and this whole summer we have basically spent on our front driveway instead of our backyard because we have a cat issue that we're allergic to, unfortunately. This is just kind of a private space in our backyard that we can be outside without having those issues in place.

CHAIRPERSON SIAVELIS: Mr. Peters, let me talk to you here.

MR. PETERS: Yes?

CHAIRPERSON SIAVELIS: Rewind the tape there, the cat issue, because I saw that in your papers. You should elaborate on that.

MR. PETERS: Okay, our neighbor basically houses and feeds stray cats in our neighborhood. He says it's kept down on rodent and mice population and plus like that. But as long as we've lived here, he's had a place in his backyard where he's fed and kept them. They do use our yard for playing and to relieve themselves, and I've caught on many occasions, you know, like throwing up on our patio and wandering on our patio and sitting on our patio furniture. So, that's an unfortunate problem that's been around for a while.

CHAIRPERSON SIAVELIS: So, Mr. Peters, how many cats does your neighbor have at any one time?

MR. PETERS: I've taken several pictures. I mean, there's been at least three or four that I've seen, but they come and go. He's had several in the backyard, there's at least four that I know of and that I've seen.

CHAIRPERSON SIAVELIS: So, are you saying currently at this time there's like four stray cats running around there?

MR. PETERS: Yes. Yes, I am.

CHAIRPERSON SIAVELIS: So, you don't have a cat lady next to you, you have a guy living next to you, huh?

MR. PETERS: Oh, yes, they're both actually, it's a couple.

CHAIRPERSON SIAVELIS: Okay, and have you expressed your concerns to them in the past?

MR. PETERS: We have in the past, yes. Yes, they have shown us letters saying that they had some kind of approval on what they're using them for, you know.

CHAIRPERSON SIAVELIS: Okay. All right, please continue.

MR. PETERS: Okay, so also the variance in place, our house was built prior to the current variance being put into action. We want to -- in place for it, we're not taking up a whole lot of land and we're not encroaching on other people's property. We're well aware of that. We're trying to of keep it as minimal as we can so that our family can have some outdoor space and get some fresh air and the privacy.

CHAIRPERSON SIAVELIS: Okay, so is it your testimony that if you were sitting on the back patio and just kind of relaxing, that would cause health issues for you? Did I hear you correctly, did I glean that correctly?

MR. PETERS: That's part of the issue, yes. My wife and I and my daughter all have cat allergies, and basically if I wanted to use the backyard, we would have to go out there ahead of time, wipe all our pavers down or hose it down before we actually go out there to enjoy the backyard.

CHAIRPERSON SIAVELIS: Your allergies are that severe where they get

triggered if you don't take those steps?

MR. PETERS: Yes, and cat dander is, you know, we don't have any pets in our house at all, so, yes, cat dander, if we come in contact with those, we can have issues.

CHAIRPERSON SIAVELIS: Yes. All right, have you, did you have any more, before I ask you a couple of other questions, do you have any more aspects of your presentation that you'd like to make?

MR. PETERS: No, I think I'm okay.

CHAIRPERSON SIAVELIS: Okay, did you talk to the neighbors in regards to the variances you're seeking?

MR. PETERS: Yes, I have talked to both of my immediate neighbors next door to us, and they are okay with what we're doing right now.

CHAIRPERSON SIAVELIS: Including the cat people?

MR. PETERS: Including the cat people, yes. I was surprised that he was approving and okay with it, but yes, he didn't have an issue with it at the time.

CHAIRPERSON SIAVELIS: Okay, so I must tell you, the first variance you're asking for, the 926 square-foot variance is a pretty significant ask. You have a second variance here of 43.4 square feet, right, that's essentially nominal in comparison. Are you, is it your position that absent the variance and absent the enclosed porch, you can't utilize your backyard and your patio and your patio furniture that was out there?

MR. PETERS: That's correct. That's what we're making a sunroom for because we haven't been, in the 17 years I've been here at this location, we have not used our own backyard a whole lot because the yard itself, like I said, because they have the cats that go to actually and unfortunately in our backyard, so we can't have it normal like, you know, running around the backyard because of that.

CHAIRPERSON SIAVELIS: So, and you actually beat me to my next question, you've lived in that house for 17 years?

MR. PETERS: That's correct.

CHAIRPERSON SIAVELIS: How many folks are in the house?

MR. PETERS: Me and my wife and my child right now, my daughter.

CHAIRPERSON SIAVELIS: Okay, one child, okay. You've dealt with this for 17 years?

MR. PETERS: Yes, you know, we're patient people.

CHAIRPERSON SIAVELIS: You're far more patient than some, and probably all of the Board members here, too.

MR. PETERS: Yes, we've had a couple of neighbors in the neighborhood leave because of that issue, you know. We like our house, so we'd like to stay here.

CHAIRPERSON SIAVELIS: Okay, let's see if there's other Board members who have questions.

COMMISSIONER JAFFE: I think I'll position this to Jake.

Do you know what was the maximum floor area ratio allowed prior to the new zoning regulations that went into effect in 2002?

MR. SCHMIDT: I'm not familiar with that off the top of my head. It was long before my time.

Derek, I'm not sure if you happen to know offhand what the previous

--

MR. MACH: It was 50 percent to, and as part of code amendments it was reduced. Depending on the size of your lot, there's a formula. If it's under, I think it's under 8,750, it's 45 percent, and then there's a formula that's kind of a sliding scale above 8,750 square feet.

COMMISSIONER JAFFE: Thank you.

Mr. Chairman, I mean, you see where I'm going with this. It's an existing nonconforming structure, so I'm just trying to get a handle on, you know, when the owner had the property, how much were they over before the design changed. Because, yes, 926 feet, that's a big number, but it's an existing nonconforming structure so I'm just trying to understand what was the number before the zoning ordinances changed.

CHAIRPERSON SIAVELIS: Yes, I understand it. If you want to kind of tease that out a little bit more, Ben, I'm with you on that.

COMMISSIONER JAFFE: Yes, so I guess depending on what that severity was, it makes in my opinion the Petitioner's ask a little bit more reasonable. The numbers to me might be, there might be some noise in that number which I'm trying to filter out.

As far as the cats, I mean, that's why the ZBA exists, right? Because we have to evaluate every request for a variance uniquely and on its own merits, and certainly this has its own merits. So, again, I was just trying to get a sense of how big of an ask was this given the fact that this is an existing nonconforming structure. That's my statement/observation.

CHAIRPERSON SIAVELIS: Understood.

Any other Board members?

COMMISSIONER GEISEL: Simply to clarify if I might, the concrete patio is existing, is that correct?

MR. PETERS: No, the concrete patio was torn up many years ago, probably about 14 years ago to put in a, we have a paver patio right now. So, you know, the original concrete patio was torn up and replaced with a paver system.

COMMISSIONER GEISEL: But you're intending to construct this in the same area as your existing patio?

MR. PETERS: Correct, yes, so we'd be taking out the pavers and putting this in that place.

COMMISSIONER GEISEL: Okay, thank you. I just wanted to clarify it because it looks like you're just swapping out for the most part.

MR. PETERS: Yes, yes. Our current patio right now is 18-by-18, so it's going on to 12-by-18 with this porch.

COMMISSIONER GEISEL: Thank you.

MR. PETERS: It will also have paver grids on the side.

CHAIRPERSON SIAVELIS: Okay, any other questions from Board members?

COMMISSIONER DRAKE: Yes, I have a question, Mr. Chairman, for the Petitioner.

MR. PETERS: Yes?

COMMISSIONER DRAKE: Have you put any thought to, if we had asked

you, to maybe think about reducing the size a bit because it is a big ask, whether you could live with that? Have you thought about what that reduction might look like?

MR. PETERS: I have thought about that. You know, I haven't discussed it with the company, with Timber Built, but yes, we had originally kind of extended it out to the very side of our house and we had already scaled it down to the size that it's at now. But yes, maybe we can go down a little bit if that's a requirement.

COMMISSIONER DRAKE: Okay, thank you.

MR. PETERS: You're welcome.

CHAIRPERSON SIAVELIS: Anyone else?

(No response.)

CHAIRPERSON SIAVELIS: Okay, Jake or Derek, is there anybody in the audience who wishes to speak in regard to this petition?

MR. SCHMIDT: I'm not seeing any hands raised, although I do have some neighborhood correspondence that I would like to read into the record if I may.

CHAIRPERSON SIAVELIS: Okay, so hold on one second. Was that already submitted to us in the packet?

MR. SCHMIDT: It should have been.

CHAIRPERSON SIAVELIS: Okay, so Derek, correct me if I'm wrong, if it was distributed to us, it's part of the record, we don't need to necessarily bring it in, right?

MR. MACH: Right.

COMMISSIONER DRAKE: Do we have more than one submission? I only saw one e-mail trail back and forth with Engineering in the packet. Were there others?

CHAIRPERSON SIAVELIS: Yes, that's the one I was referring to. I saw that one, I read that one, and that was in the packet. So, that's of record.

Jake, are you referring to e-mails other than what was provided to us in the packet?

MR. SCHMIDT: I guess it should have been included in the packet, so sorry for that omission. This would be from a Mary Hahn who lives in the neighborhood.

COMMISSIONER GEISEL: That was included.

COMMISSIONER JAFFE: Yes, it was included.

COMMISSIONER DRAKE: That's the one we received.

CHAIRPERSON SIAVELIS: Yes, okay. Yes, right. So, that communication, that e-mail, and she was in support of the Petitioner's ask here, I do recall that. She was asking other questions related to drainage and water issues. But yes, that packet is in, that communication is in the record, so we don't need to spend time on that.

So, Jake, with that in mind, is there anybody who have activated the Raise Your Hand icon out there who is participating?

MR. SCHMIDT: I am seeing no hands raised.

CHAIRPERSON SIAVELIS: Okay, that said, we'll move to the next phase, deliberation of the Board members. I'll start here since I took lead on this petition.

I must admit that at the outset here, I was really concerned about the size of the variance, the 926 feet. I did see the mention of the stray wild cats in the petition papers. I think the Petitioner did a good job addressing that and, you know, if this isn't unique circumstances, I don't know what is, right? We have Petitioners who are

longstanding residents, who have testimony that they can't utilize their backyard. They can't really utilize their backyard due to their severe allergies, and you've got somebody next to them running cat rescue like it's on, you know, reality television.

I'm stunned that this has transpired and I have kudos for the Petitioners being this patient. I thought I wouldn't be this patient, and I'm willing to grant the Petitioners' request as filed, so 926.3 square feet variation, and then 43.4 the second variation. So, those are my views.

COMMISSIONER LANAGHAN: I tend to agree with you on all points. You know, the impervious surface I think has basically been there with the patio that he's had, so that's kind of a wash. I don't really see that as being anything. It's kind of a nonconforming thing, and the fact that this gentleman has put up with not being able to use his backyard for 17 years certainly in my mind gives him the right to enclose that already existing impervious area. So, I would certainly support this one.

CHAIRPERSON SIAVELIS: Yes, well said, Jeff. I should have raised that point, too, but you're exactly right. Thank you.

COMMISSIONER DRAKE: I'm in support as well, and I want to compliment the Petitioner, having to go solo without your construction company. I think you did a great job.

MR. PETERS: Thank you.

COMMISSIONER DRAKE: I agree with what Peter and Jeff said, so I'm in favor of it.

COMMISSIONER SELBKA: I agree as well, and I can certainly say from friends and acquaintances who have cat allergies that they can be really unpleasant as well. The smallest amount of exposure can cause some bad reaction. So, I agree with the request for a variance and would support it.

CHAIRPERSON SIAVELIS: Thank you, Mr. Selbka.

Anybody else?

(No response.)

CHAIRPERSON SIAVELIS: Do we have a motion?

COMMISSIONER LANAGHAN: Motion to approve --

COMMISSIONER SELBKA: Motion -- yes, go ahead then.

COMMISSIONER LANAGHAN: Motion to approve.

COMMISSIONER SELBKA: Second.

MR. SCHMIDT: I'm sorry, I'm not quite familiar with everyone's voices yet. Who motioned?

CHAIRPERSON SIAVELIS: Yes, so that was Jeff Lanaghan who moved, and then Joe Selbka seconded.

MR. SCHMIDT: Thank you, Chairman.

Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. SCHMIDT: Mr. Geisel.

COMMISSIONER GEISEL: Geisel, yes.

MR. SCHMIDT: Geisel.

Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. SCHMIDT: Mr. Lanaghan.
COMMISSIONER LANAGHAN: Yes.
MR. SCHMIDT: Mr. Selbka.
COMMISSIONER SELBKA: Yes.
MR. SCHMIDT: Mr. Divito.
COMMISSIONER DIVITO: Yes.
MR. SCHMIDT: Chairman Siavelis.
CHAIRPERSON SIAVELIS: Yes.
Congratulations, Mr. Peters.
MR. PETERS: Thank you.
CHAIRPERSON SIAVELIS: Your variances have been granted. Like Mr. Drake said, good job, considering you were left in the lurch.
MR. PETERS: Thank you.
CHAIRPERSON SIAVELIS: Good luck with your project.
MR. PETERS: Thank you so much, everyone.
(Whereupon, the hearing on the above-mentioned petition was adjourned at 7:49 p.m.)

DRAFT

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
March 15, 2021

PETITIONER: Peters Residence

ADDRESS OF PROPERTY: 1107 N. Mitchell Ave.

VARIATION: 5.1-3.3, 5.1-3.4a (Maximum Floor Area Ratio, Maximum Building Lot Coverage)

A 926.3 sf variation to allow an enclosed porch addition resulting in a floor area of 4,491.9 square feet where 3,565.6 square-feet is allowed; A 43.4 sf variation to allow an enclosed porch addition resulting in Building Lot Coverage of 2,816.7 square-feet where 2,773.3 square-feet is allowed.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to construct a 12-foot by 18-foot sunroom on the rear of their home. The petitioner stated that the sunroom would replace an 18-foot by 18-foot patio that has already been removed, and overall impervious surface coverage would be reduced from previous conditions. The petitioner testified that the sunroom was needed to enjoy their rear yard, as their neighbor feeds stray cats which enter upon the petitioner's property as well. The petitioner stated that he and his wife suffer from cat allergies, which is why an enclosed sunroom is needed.

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

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

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

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

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

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

Zoning Board of Appeals
4/12/2021

Item: 410 N. Douglas Ave. - 3/15/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
410 N Douglas Ave - 3/15/21 Minutes	Minutes
410 N Douglas Ave - 3/15/21 Findings	Minutes

ZONING BOARD
_____
_____
_____
OF APPEALS

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

RE: 410 NORTH DOUGLAS AVENUE - ZBA #21-006

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals held virtually in response to the COVID-19 pandemic, which permits the public to fully participate via their computers or using their phones, on the 15th day of March, 2021 at the hour of 7:49 p.m.

DRAFT

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
DAVID DIVITO
THOMAS DRAKE
BENJAMIN JAFFE
JOSEPH SELBKA
JEFF LANAGHAN
JOSEPH GEISEL

ALSO PRESENT:

DEREK MACH, Development Planner
JACOB SCHMIDT, Development Planner

CHAIRPERSON SIAVELIS: Okay, moving on to the last and final petition for the evening, Reference No. 21-006, 410 North Douglas Avenue.

Jake, Staff presentation please?

MR. SCHMIDT: Certainly.

So, the address of the subject property is 410 North Douglas Avenue. The Petitioner is seeking to construct a new detached garage with loft storage space. However, this results in a detached garage with a peak height of 18.5 feet above grade where a maximum peak height of 15 feet is allowed.

Therefore, the Petitioner requests one variation, that being a 3.5-foot variation from Chapter 28, Section 6.5-6, Height of Accessory Structures in Required Rear Yards, to allow a detached garage with a peak height of 18.5 feet above grade where a maximum peak height of 15 feet is allowed.

CHAIRPERSON SIAVELIS: Great, thank you very much, Jake.

Who's speaking on behalf of this petition tonight?

MR. SKRUDLAND: Can you hear me?

CHAIRPERSON SIAVELIS: No, I'm sorry, somebody is talking over you there in the background. Can you please repeat?

MR. SKRUDLAND: Yes. Hi, this is Kurt Skrudland, I'm the architect for the project.

CHAIRPERSON SIAVELIS: Okay, great, Kurt. Let's get you sworn in please. Can you raise your right hand?

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, you have the floor.

MR. SKRUDLAND: Yes, so I'm pursuing on behalf of my clients, William and Julie Unger, this application you're looking at is for the appeal of the height restriction for a detached garage. We'd like to match the character, style and roof slope of the existing house to the new garage. Matching that slope puts the new garage above the restriction. Therefore, we're asking to raise the height limit from 15 feet to 18.6 or three-and-a-half feet.

We also plan to renovate the house after the garage is complete. So, the exterior finishes on both structures will match. The front elevation of the house and the front elevation of the renovated garage are shown on the plans for comparison.

We feel this project fits into the character and aesthetics of the neighborhood. It's at the rear yard, it has limited visibility from the street. The neighbors have been notified and my client has discussed the project with each of their immediate neighbors, all of whom expressed support. I believe one, or we were led to believe that one has sent an e-mail to that effect, and we're not aware of any objections.

CHAIRPERSON SIAVELIS: Okay, thank you very much.

Mr. Selbka, I believe you have lead?

COMMISSIONER SELBKA: Yes.

The presentation answered most of my questions. I did have one question for the Petitioner, however. Would the increase of the height in the peak from the garage obstruct anybody's views or any second floor window views or anything like that anywhere around the structure?

MR. SKRUDLAND: Well, not immediately. I mean, there's just garages,

you know, immediately, you know, surrounding it, either side and the rear.

COMMISSIONER SELBKA: Okay. All right, that is the only question I had.

CHAIRPERSON SIAVELIS: Okay, are there any questions from other Board members, too?

COMMISSIONER JAFFE: None for me.

CHAIRPERSON SIAVELIS: Okay, Jake, anybody in the audience activated the Raise Your Hand icon to provide concise comments on this petition?

MR. SCHMIDT: I am seeing no hands raised.

CHAIRPERSON SIAVELIS: Okay, thank you very much.

All right, let's go to deliberation phase.

Mr. Selbka, I will again ask you to take lead on deliberations.

COMMISSIONER SELBKA: This property, I know it pretty well. I would be in favor of this variance. I think the design is nice and I think it's nice that they're matching the garage to the house. I think that would be a nice match with the neighborhood; therefore, I would be in favor of the variance.

CHAIRPERSON SIAVELIS: Okay, thank you.

Any other comments, either pro or con, from Board members?

COMMISSIONER GEISEL: I would agree with Joe. The house, the structure is a bungalow. The adjacent structure is a bungalow. Just by their nature, large sloped roofs, the garage matches that appropriately, and I believe the result is a really well designed project.

CHAIRPERSON SIAVELIS: Okay, thank you very much, Mr. Geisel.

Any other Board members with comments pro or con?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, is there a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER JAFFE: Seconded.

MR. SCHMIDT: Okay, and who's the second on that one?

CHAIRPERSON SIAVELIS: Mr. Jaffe.

MR. SCHMIDT: Thank you, sir.

Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. SCHMIDT: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. SCHMIDT: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. SCHMIDT: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. SCHMIDT: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. SCHMIDT: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. SCHMIDT: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Okay, congratulations, Mr. Skrudland. Your variances have been

granted, and I believe that closes out our business for this evening.

MR. SKRUDLAND: Thank you.

CHAIRPERSON SIAVELIS: Thank you, sir.

All right, Board members, do we have a motion to adjourn?

COMMISSIONER LANAGHAN: I'll move to adjourn.

COMMISSIONER GEISEL: Second.

MR. MACH: I have Mr. Lanaghan, and Mr. Geisel seconded. Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

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: Mr. Divito.

COMMISSIONER DIVITO: Yes.

CHAIRPERSON SIAVELIS: Gentlemen, before we depart, Derek, just want to remind everybody when the next meeting is.

MR. MACH: It is Monday, April 12th. We do have, I believe, five petitions that are included.

CHAIRPERSON SIAVELIS: Five, okay. Okay, all right, thank you everyone. Appreciate your time. Have a great evening and a good week.

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

DRAFT

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
March 15, 2021

PETITIONER: Unger Residence

ADDRESS OF PROPERTY: 410 N. Douglas Ave.

VARIATION: 6.5-6 (Height of Accessory Structure-Required Rear Yards)

A 3.5' variation to allow a detached garage with a peak height of 18.5 feet above grade where a maximum peak height of 15 feet is allowed.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner indicated that the garage roof slope was designed to match the character, style and roof slope of the existing home. Doing this results in a peak height of 18.5 feet. The petitioner stated the project fits into the character and aesthetics of the neighborhood. The petitioner stated the garage would be in the rear yard and not visible from the street. The petitioner stated that neighbors had been notified of the proposal, and had not heard of any objections from them.

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 7-0 to approve the variance request.

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

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

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

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

Zoning Board of Appeals
4/12/2021

Item: 406 N. Waterman Ave. - 3/15/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
406 N Waterman Ave - 3/15/21 Minutes	Minutes
406 N Waterman Ave - 3/15/21 Findings	Minutes

ZONING BOARD
_____
_____
_____
OF APPEALS

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

RE: 406 NORTH WATERMAN AVENUE - ZBA #21-008

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals held virtually in response to the COVID-19 pandemic, which permits the public to fully participate via their computers or using their phones, on the 15th day of March, 2021 at the hour of 7:00 p.m.

DRAFT

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
DAVID DIVITO
THOMAS DRAKE
BENJAMIN JAFFE
JOSEPH SELBKA
JEFF LANAGHAN
JOSEPH GEISEL

ALSO PRESENT:

DEREK MACH, Development Planner
JACOB SCHMIDT, Development Planner

CHAIRPERSON SIAVELIS: Welcome, everyone, to the March 15th, 2021 ZBA meeting. My name is Peter Siavelis, I'm the Chairman of the Zoning Board of Appeals.

We have some -- uh-oh, I lost you guys. Is everybody still there?

Okay, Derek, you just flipped over. Okay, great, thanks.

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: Yes, great. Thanks, Derek.

We have some housekeeping items to address first. I apologize, I organized my desk before this, and I reorganized in a way that I can't find the agenda. Got it now.

So, like I was saying, we have some housekeeping matters to address before we get to the substantive issues and the petitions.

So, first off, I find that the public health concerns related to the Corona virus pandemic render in-person attendance at the regular meeting location at the Village Hall not feasible. So, we're proceeding under this Zoom call format.

Folks, after the petitioner's presentation and as part of the comments from the audience, any public attendees will have the option and an opportunity to speak. So, please select the Raise Hand icon display and wait for the Chairman, which is myself, or Derek, to call on you one at a time and go from there. If you're going to comment, please make sure your comments are concise and to the point with our four petitions tonight, so we'd appreciate concise comments to the extent there are any such.

To all participants, please mute your microphone when not speaking to avoid background noise, cats, dogs, kids, that sort of thing. That's always helpful.

During the meeting, if the Staff liaison, that's the host, Derek, loses connection, please do remain in the meeting until the host can rejoin and resume the meeting. If you as a participant lose connection, you can rejoin using the original meeting link.

With that said, Derek, 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.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Here.

CHAIRPERSON SIAVELIS: Thank you, Derek.

All right, we have a full Board tonight, seven members.

Okay, Pledge of Allegiance. Derek?

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(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: Okay, great, thank you.

Okay, next item, approval of minutes from the prior meeting. Hopefully, all the Board members have had an opportunity to review the minutes from our most recent meeting earlier this month.

MR. MACH: Chairman, there are no minutes since the last meeting occurred a week ago. Those minutes will be available at the April 12th meeting.

CHAIRPERSON SIAVELIS: Oh, that's right. Thank you.

So, will we do both March meetings in April then, on the 12th?

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: Okay. All right, so we'll just have double reading then ahead of time for that, no big deal.

Okay, let's move on then to some of the other hearing procedures. So, some standard language here folks. If there's less than six members present, which is not the scenario for tonight, the petitioners have the option to continue the meeting. In any event, remember, petitioners, that it takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. If your petition is denied, the petitioner cannot reapply for that same variance for a whole year. So, there's like a one-year exclusionary period if your petition is not granted.

There will be a Staff presentation, essentially a project overview and discussion of the variance after we identify the particular petitions. Then the petitioner will have a chance to establish each of the four elements and speak to the four elements. Those four elements, and they're part of the materials that are provided to the petitioner, it's very important that the petitioner address the four elements. They are:

1. That the proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property;
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 Code; and
4. That the variance requested is the minimum variance necessary to allow reasonable use of the property.

Keep in mind that a variance shall be permitted only if the evidence, in the judgment of this Board of Appeals, sustains each of the four elements there that I read and that have been identified in prior materials to the petitioners. Keep in mind, petitioners, it is your obligation, your responsibility to bring forth evidence to support each of the four elements. It's not the Board's responsibility to pull that evidence out of you. Be prepared to address each of those four elements when it's your turn to speak.

Okay, with that said, Derek, I believe we're ready to address the first petition. It is 406 North Waterman, it's ZBA Petition No. 21-008.

So, go ahead, Derek, with the overview.

MR. MACH: Thank you, Chairman.

The subject property is zoned R-3. It includes a single-family home that is approximately 3,000 square feet. The property has a land area of 7,983 square feet and a lot width of 64 feet. The Petitioner is proposing to add an addition in the rear of

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the existing home. However, it would result in a rear yard setback of 19.8 feet where 30 feet is required per code. In addition, they're seeking a variance for impervious surface coverage.

The Petitioner is requesting a 10.2-foot variation from Chapter 28, Section 5.1-3.2d to allow an addition with a rear yard setback of 19.8 feet where 30 feet is required. In addition, they're requesting a 16 square-foot variation from Chapter 28, Section 5.1-3.4b to allow 4,007 square feet of impervious surface coverage where 3,991 square feet is allowed.

Thank you, Chairman.

CHAIRPERSON SIAVELIS: Great, thank you very much.

So, who is speaking on behalf of this petition?

MR. GINNODO: Keith Ginnodo from Kingsley Ginnodo Architects.

CHAIRPERSON SIAVELIS: Okay, hello, Keith. Good evening.

MR. GINNODO: Good evening.

CHAIRPERSON SIAVELIS: Let's swear you in. If you can raise your right hand, please?

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, please begin.

MR. GINNODO: All right, so the project really is a modest extension, a one-story extension off the back of the house which will not be visible from the street.

Derek, before I launch any further, did you happen to get a letter that the Gonkes solicited from their neighbors?

MR. MACH: I did. Thank you, Keith, and I'll share that as part of public comments.

MR. GINNODO: Okay, so they've communicated with their neighbors and have garnered support for the plan as indicated in the package.

The site is not overly deep. It's not bad, it's 124 feet, but because of the curly driveway apron, it kind of pushes the house pretty far back on the lot. The nature of the original design just kind of backed everything up so that making an addition, a livable sized addition to the rear is difficult. We tried to, you know, stay within the footprint and just couldn't come up with a solution that made it worth doing the project or made it worth staying in the house, quite frankly. This is necessary for them to continue staying in the house and will benefit their use of the property. So, that explains the extension to the back.

The other part of that is that if you look at the aerial view of it, the property backs up in the corner that's impacted on a cul de sac on the rear yard. So, those properties are pretty far away and the impact for them will be negligible, and the support from the adjacent most-impacted neighbors are the ones that really matter.

So, let me back up to this in a second. So, you know, from the standpoint of the essential character of the neighborhood, this is totally within keeping. In fact, from the street sides you won't notice it at all because it's on the back of the property and it's a pretty modest addition, one-story. I mentioned already the nature of the original design from way back when, and the positioning of the house on the lot which gives them a disadvantage and makes it difficult to do these operations. Then, you know, granting this variation would certainly be in keeping with the spirit of the ordinance as it, you know,

this is the vehicle that we come to in order to be able to get a little relief in circumstances that are strange and unique like this. So, that explains the first variation.

The second variation is kind of tied to the same degree of difficulties that the original site has to offer. Because it's pushed back, we've got a really super-long driveway. We want to get to the backyard where, you know, where we want to have a patio and where the extension opens directly onto the patio. But because of being so far back and the way we have to kind of get there, we're asking for that extra little bit of square footage just to kind of make it usable. Nothing about the exterior design is extravagant.

It's a, you know, moderately sized patio that they're going to use all summer long, and it opens on to their existing space, or new space in a way that just with, you know, pandemic life is, as we know, might continue for a little while. So, getting out on the patio is kind of a thing that's still very highly desirable. So, that kind of gives you the things that are factoring into the nature of the design.

CHAIRPERSON SIAVELIS: Thank you, Mr. Ginnodo.

Mr. Jaffe, I believe you have lead here?

COMMISSIONER JAFFE: I do.

So, after reading the paperwork and listening to the presentation, two questions, and I think one of them might be addressed to the public comments, is has the property owner discussed this proposal with their neighbors?

MR. GINNODO: I'll leave that to Derek, he's got the paperwork on that.

COMMISSIONER JAFFE: Derek, from protocol, do we read that now or after my second question for the presenter?

MR. MACH: I can share.

The Petitioner, or homeowner, did submit a letter which I'll read into the record. It states: Dear Commissioners, we, being the immediate neighbors of the Gonke residence, have reviewed the drawings of the project that Bob and Lauren would like to build. We are in favor of the improvements that they are making and do not have any objections to the variance they are seeking. We believe that their project will enhance the character of the neighborhood. Please consider this in your decision-making process. Thank you sincerely. The neighbors of 406 North Waterman. It's signed by Mr. David Lynch and Patrice Bergman.

COMMISSIONER JAFFE: So, that's I guess one neighbor. Have there been discussions with any of the other adjacent neighbors?

MR. MACH: Just to clarify, it is two different neighbors.

COMMISSIONER JAFFE: Okay, thank you, Derek.

Then my second question is in regard to the impervious variance. So, I understand that it's the minimum amount necessary. My question is if it's the patio that's in question per the notes from the Village, would the owner be willing to construct that patio with permeable pavers?

MR. GINNODO: With respect to 17 square feet of impervious surface that's we're, you know, that's literally four feet-by-four feet. If pressed into it, they would probably accept that, but it's certainly not what they're hoping to do. They're, you know, it's an additional cost that, you know, this is a burden on the owner. So, if we can, like not do the permeable pavers, that would be preferred.

COMMISSIONER GEISEL: Keith, are you utilizing the existing patio?
MR. GINNODO: No, it's taken up and replaced by a new patio.
COMMISSIONER JAFFE: You're right, 16 square feet is four-by-four, and as compared to the whole percentage, I think I calculate it's like 0.004 percent. But the flipside is it's only 16 square feet; so this is a new project, is that extra, you know, space absolutely necessary?
MR. GINNODO: Well, we've had this discussion with the owners, and they have a kind of a demountable canopy structure that's about 13 feet-by-10 feet, so it will take up a fair amount of the space there. So, we feel like we've designed it to the most beneficial size. That 16 square feet is maybe not that much, but we were cramming it in a corner, and it would sure make the best use of the footprint that's available.
So, again, you know, if we can proceed, like that would be a back-pocket option, if we either reduce it to get rid of the 16 or put in the pavers, I suppose that would be something that would be considered. But the goal right now is to try and get what's been asked for.
COMMISSIONER JAFFE: I don't have any other questions. I'll turn it over to the rest of the Board if they have any other questions for you or the owner.
MR. GINNODO: Thank you.
CHAIRPERSON SIAVELIS: Thanks, Mr. Jaffe.
Any Board members have questions?
COMMISSIONER SELBKA: All right --
COMMISSIONER DRAKE: I do.
COMMISSIONER SELBKA: Go ahead, Tom.
COMMISSIONER DRAKE: Yes, thank you.
I'm just curious, have there been any kind of drainage issues on that property at all or, you know, any issues related to the neighbors with drainage? I know we've got support from neighbors nearby which is great, but aside from that, any problems with water in the yard?
MR. GINNODO: Not that I am aware of. The Engineering comments didn't allude to anything like that directly. So, let me just double check that.
Derek, since you have the notes there, can you just kind of tell us what the, if there was anything like that in the engineer's comments?
MR. MACH: Keith, they did not indicate any issues at the subject site.
MR. GINNODO: Yes, thank you.
It is a, you know, commonly understood thing that drainage is a big issue in Arlington Heights, but I don't believe that the additional 16 square feet is going to make any difference.
COMMISSIONER DRAKE: Okay, thank you, Keith.
COMMISSIONER SELBKA: I have one question. What would the increase cost approximately be for the permeable pavers versus the impermeable surface?
MR. GINNODO: Not that much, but if we did permeable pavers, it wouldn't make sense to do just 16 square feet from a design standpoint. So, you're taking concrete which is about $8 or $8.50 per square foot installed compared with probably maybe double that considering the depth of the base, the material of the special aggregate, it's almost twice as much as pouring the concrete in that location. You know,

so it is a little bit of an economic hardship to do the whole patio, and it wouldn't make any sense to do just the 16 square feet in permeable pavers.

CHAIRPERSON SIAVELIS: Any other comments or questions from Board members before we turn it over to potential comments from the audience?

COMMISSIONER LANAGHAN: Yes, I guess I have one, Peter, if you don't mind. I mean, wouldn't it basically be reducing the patio by a foot on each side roughly?

MR. GINNODO: Actually, a little less than one foot. If it's a 20-by-20, you would take a foot away. In this plan that you're looking at right now, I mean, it's basically a square and it meets up with the sidewalk on the south and it meets up with the stoop on the west. So, I mean, we're just trying not to be awkward with the design. I don't want to fight too hard for this, but it doesn't seem like we're asking for that much. If we can get it, great; if we have to make a change after you guys through the discussion, then we can talk about that. We can talk about that at the time if there's an opportunity for that.

CHAIRPERSON SIAVELIS: Any other questions from Board members?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, Derek, do we have any members in the audience who are interested in providing a concise comment or view?

MR. MACH: Chairman, I'm not showing any hands at this time.

CHAIRPERSON SIAVELIS: Okay, great. Thanks, Derek.

All right, let's move to the next phase, that's deliberation of the Board members.

Mr. Jaffe, would you mind commencing deliberations on this one?

COMMISSIONER JAFFE: Sure. So, again, there's two variances. I took a ride past the subject property and it's a unique lot. There's a lot of space to the west of the property, so I wasn't overly concerned about the rear yard setback.

Yes, on the other variance, 16 square feet, it's a little bit peculiar because it is so small. Based on some of the discussion we've had with the speaker, the presenter, it makes us thing, well, is it really that necessary? But after listening to the presentation, I'm not hung up on it, I'm not hung up on four-by-four feet of non-permeable pavers. So, at this point, I would be inclined to support the Petitioner.

COMMISSIONER GEISEL: I agree with you, 16 square-foot is a minimal amount, and Keith has presented a reasonable basis for their position.

CHAIRPERSON SIAVELIS: I agree with you. I think the explanation by Mr. Ginnodo was solid. It was rational and made sense to me. I would support it as well.

COMMISSIONER DIVITO: One cost factor that wasn't necessarily factored in was the upkeep of permeable pavers. So, I know the install cost may be more of it, but also the upkeep is going to be considered more. So, I'm in favor of us granting the variance for that one as well.

CHAIRPERSON SIAVELIS: Okay, do we have a motion?

COMMISSIONER JAFFE: I would move to approve both variances as presented.

COMMISSIONER GEISEL: Second.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: I have Mr. Jaffe put the motion forward, and Mr. Geisel seconded the motion.

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: Mr. Divito.
COMMISSIONER DIVITO: Yes.
MR. MACH: Chairman Siavelis.
CHAIRPERSON SIAVELIS: Yes.

All right, congratulations. Your variances have been granted. If you know the drill, you can stick around if you want, or you can drop. You won't hurt our feelings if you drop.

MR. GINNODO: All right, I will go and have some dinner now. Thank you very much, and stay safe and healthy.

CHAIRPERSON SIAVELIS: Thank you.

MR. GINNODO: Thanks, everybody. Bye-bye.

(Whereupon, the hearing on the above-mentioned petition was adjourned at 7:22 p.m.)

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ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
March 15, 2021

PETITIONER: Gonke Residence

ADDRESS OF PROPERTY: 406 N. Waterman Ave,

VARIATION: 5.1-3.2d, 5.1-3.4b (Required Minimum Yards-Rear Yards, Maximum Impervious Surface Coverage)

A 10.2' variation to allow an addition with a rear yard setback of 19.8 feet where 30.0 feet is required; A 16 sf variation to allow 4,007 square feet of impervious surface coverage where 3,991 square feet 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 depth of the lot is only 124 feet; therefore, a variance is necessary for encroaching into the required rear yard setback. The petitioner also testified that code compliant options were explored but that there is not a viable solution.

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

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

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

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

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

Zoning Board of Appeals
4/12/2021

Item: 1223 N. Arlington Heights Rd. - 3/15/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1223 N Arlington Heights Rd - 3/15/21 Minutes	Minutes
1223 N Arlington Heights Rd - 3/15/21 Findings	Minutes

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: 1223 NORTH ARLINGTON HEIGHTS ROAD - ZBA #21-012

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals held virtually in response to the COVID-19 pandemic, which permits the public to fully participate via their computers or using their phones, on the 15th day of March, 2021 at the hour of 7:22 p.m.

DRAFT

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
DAVID DIVITO
THOMAS DRAKE
BENJAMIN JAFFE
JOSEPH SELBKA
JEFF LANAGHAN
JOSEPH GEISEL

ALSO PRESENT:

DEREK MACH, Development Planner
JACOB SCHMIDT, Development Planner

CHAIRPERSON SIAVELIS: All right, moving on to the next petition, ZBA Petition No. 21-012, 1223 North Arlington Heights Road.

MR. PURDOM: That will be me, Kevin Purdom from JRC Design Build.

CHAIRPERSON SIAVELIS: All right, Kevin, hold on one second.

Let Derek give the overview, okay?

MR. PURDOM: Okay.

MR. MACH: Thank you. The subject project is zoned R-3, single-family home, and it's approximately 1,792 square feet. The property has a land area of 7,875 square feet and a lot width of 75 feet. Petitioner is proposing to add an addition to the rear of the existing home, which would result in a rear yard setback of 18.6 feet where 30 feet is required.

Therefore, they're requesting an 11.4-foot variation from Chapter 28, Section 5.1-3.2d to allow an addition with a rear yard setback of 18.6 feet where 30 feet is required. Thank you.

CHAIRPERSON SIAVELIS: Okay, great. Thanks, Derek, appreciate it.

All right, Kevin, let's get you sworn in.

MR. PURDOM: Okay.

CHAIRPERSON SIAVELIS: Raise your right hand, please, so we can see it.

(Witness sworn.)

CHAIRPERSON SIAVELIS: All right, great, you have the floor.

MR. PURDOM: All right, thank you for your time, everyone. So, our clients would like to, they've owned the property for about seven years now, and they've had a deck off the back of their house. They want to build a little dining room that encloses that deck so that it is completely covered from the north facade.

This will not alter any of the essential character of the neighborhood because we're going to match all of the existing materials. It's going to be on the rear of the house so it won't even be seen from the street.

It's unique because this deck is already nonconforming into the rear setback and they did not apply for this permit. So, they just bought the house and it was already like that. Now, in order to make that space really what they want to have somewhere to eat and feel outside, they want to enclose that extra 10-by-12 space as you can see on the image.

It's the minimum amount, we're just going to the end of the deck. We experimented with shorter, but we feel like the whole design would be much more cohesive if we went to the end of the deck and fully enclose that deck.

Then, it's in keeping with the intent and spirit as all the other zoning guidelines have been met, and it was designed based on the design guidelines per the city. I believe that is all I have to present.

CHAIRPERSON SIAVELIS: Okay, I think Mr. Divito has lead here.

COMMISSIONER DIVITO: I do.

Okay, so quick question for you then. Is the deck going to be remaining after the construction?

MR. PURDOM: Yes, the deck will remain as is.

COMMISSIONER DIVITO: Okay, you mentioned about seven years now

DRAFT

that the owners have maintained that property?

MR. PURDOM: Yes.

COMMISSIONER DIVITO: How many people live there?

MR. PURDOM: They have a wife, husband, and two kids.

COMMISSIONER DIVITO: Okay, did you also see the note from Engineering regarding the foundation?

MR. PURDOM: Yes. We're going to keep the design as is but accommodate with all the code requirements. So, if there are any changes structurally that we have to make, we will make, but we're still going forward with the same footprint proposed.

COMMISSIONER DIVITO: Have you had an opportunity to speak to the neighbors?

MR. PURDOM: We sent out the required letters. The owner has not said anything about any of the neighbors. We tried to reach out but have not heard.

COMMISSIONER DIVITO: So, no feedback, either for or against?

MR. PURDOM: Not that I'm aware of, no.

COMMISSIONER DIVITO: All right, that's all the questions I have.

Anyone else from the Board?

CHAIRPERSON SIAVELIS: Anybody with questions for Mr. Purdom?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, Derek, are there any members in the audience participating who would like to make a concise comment?

MR. MACH: Chairman, I'm not showing any raised hands at this time.

CHAIRPERSON SIAVELIS: Okay, thank you very much, Derek.

Okay, let's move to the next phase then, deliberation by the Board members.

Dave, I don't want to steal your thunder, but this seems pretty straightforward and reasonable, but I'll let you take it from here.

COMMISSIONER DIVITO: It looks pretty straight-forward and reasonable.

COMMISSIONER GEISEL: When you take a look at the existing site plan there, too, if you note that the lot, the depth of it is only 105 feet, so it's actually fairly shallow which easily results in this kind of a circumstance.

COMMISSIONER DIVITO: Yes, and the ask, literally just to extend the dining room, is pretty minimalistic. I like the idea of closing it off from that northern exposure on that patio. So, I would be in favor.

CHAIRPERSON SIAVELIS: Mr. Geisel, your thoughts?

COMMISSIONER GEISEL: Forgive me, that's what I had mentioned before was that the overall depth of the lot at 105 feet, it's a fairly shallow lot. So, the fact that they're trying to construct something back there instantly puts them into the red zone with respect to the rear setback issue.

CHAIRPERSON SIAVELIS: You are in support of it, correct?

COMMISSIONER GEISEL: I am in support of it.

CHAIRPERSON SIAVELIS: Okay, any other comments from other Board members?

(No response.)

CHAIRPERSON SIAVELIS: Okay, I'm in support of it as well for the same reasons that Mr. Divito outlined there. I think this is reasonable, straight-forward, not a significant ask. Mr. Geisel is right regarding shallow lot and the confines and the issues that that raises, so I would support it as well.

Any other Board members interested in making a comment for the record?

COMMISSIONER LANAGHAN: I'll make a quick one if you don't mind, Peter.

I'm getting a little concerned at the percentages that we're kind of trending towards with some of these variances. Having said that, I think this is well done and I think it really does, to the other Board members' points, Joe and what have you, in a fairly shallow lot, I see why you need it. I am a little concerned that we're getting into this 30 percent encroachment into the setbacks. It makes me a little bit nervous, but this particular one is well done and I certainly can support it.

CHAIRPERSON SIAVELIS: Right.

Do we have a motion?

COMMISSIONER DIVITO: I'll move to approve.

COMMISSIONER SELBKA: Second.

MR. MACH: I have Mr. Divito put the motion forward, and Mr. Selbka seconded the motion.

Mr. Drake.

CHAIRPERSON SIAVELIS: Derek, you cut out. You may have to call roll again.

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: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, your variance is granted. Same story for you, Mr. Purdom. You can stay on or you can leave.

MR. PURDOM: All right, thank you.

(Whereupon, the hearing on the above-mentioned petition was adjourned at 7:30 p.m.)

DRAFT

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
March 15, 2021

PETITIONER: Goujon Residence

ADDRESS OF PROPERTY: 1223 N. Arlington Heights Rd.

VARIATION: 5.1-3.2d (Required Minimum Yards-Rear Yards)

A 11.4' variation to allow an addition with a rear yard setback of 18.6 feet where 30.0 feet is required.

The petitioner explained that they would like to build a dining room in the rear of the home. The petitioner testified that the depth of the lot is only 105 feet; therefore, a variance is necessary for encroaching into the required rear yard setback. The petitioner also testified that the proposed addition would not protrude beyond the existing deck.

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

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

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

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

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

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

Zoning Board of Appeals
4/12/2021

Item: 1905 E. Grove St. - ZBA#21-007

Department: Planning & Community Development

REQUEST

A 5 foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 5-foot tall, solid fence in the exterior side yard to be 0 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#21-007
PIN: 03-33-113-001

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Jake Schmidt, Planner
Hearing Date: April 12, 2021
Date Prepared: April 9, 2021
Project Title: Olsen Residence
Address: 1905 E Grove St.

Background Information
Petition Number: ZBA #21-007
Petitioner: Roger Olsen
Address: 1905 E. Grove St.
Arlington Heights IL 60004

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

Requested Action/Background Information
The petitioner is seeking to install a 5 foot tall solid fence in their east and north yard up to the property line. However, the northern yard is the exterior side yard, which requires a 5 foot setback with landscaping on the street side of the fence for a fence of this height. Therefore, the petitioner requests the following variation:

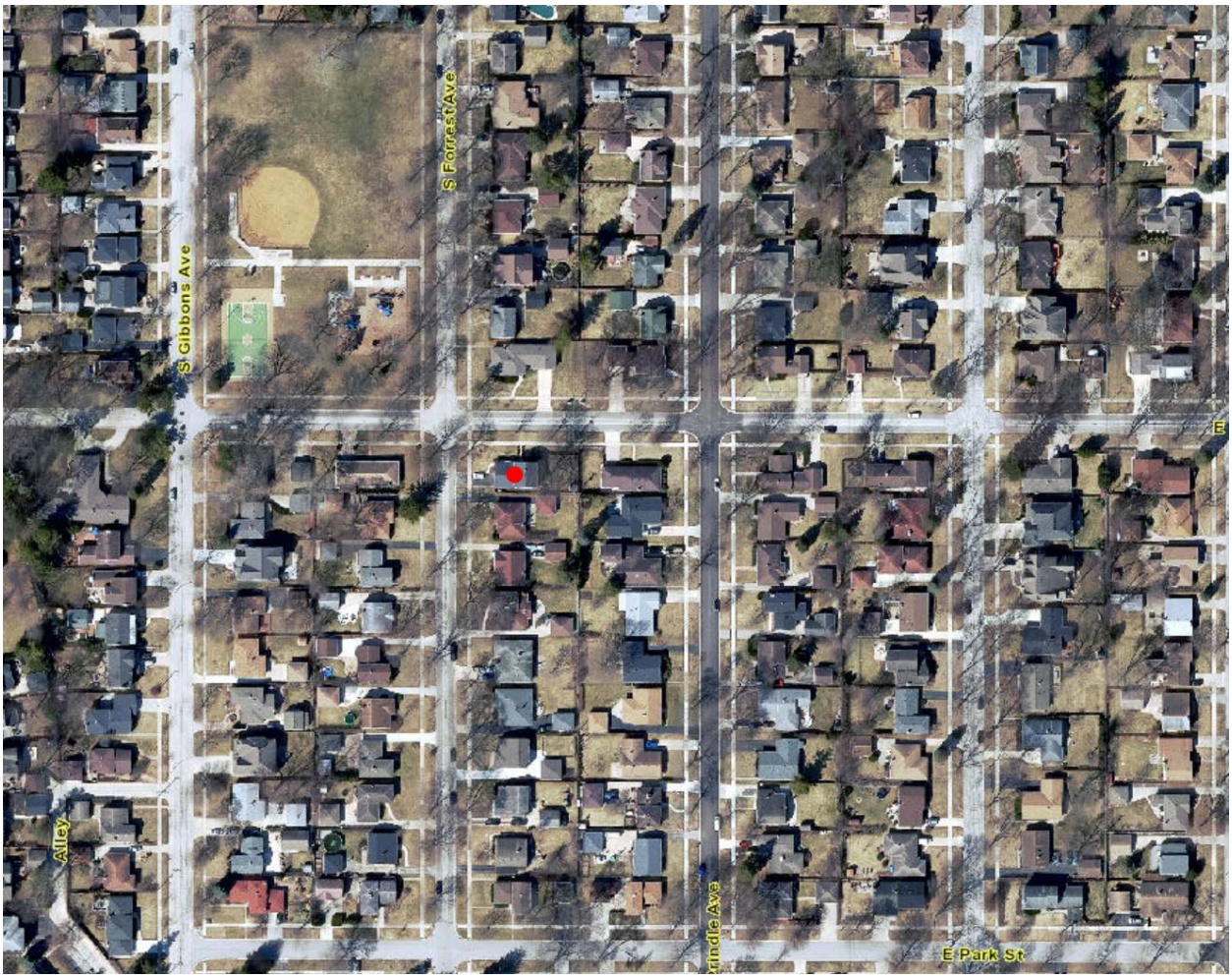
- A 5 foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 5-foot tall, solid fence in the exterior side yard to be 0 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

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#21-007
PIN: 03-33-113-001

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	3/25/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/25/21	
3. Letter that was Mailed	✓	3/25/21	
4. Photographs of Sign on Property	✓	3/25/21	

Photographs of Existing Structure



Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

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

From: **Deb Pierce, Building & Life Safety Department**

Project Name: **Olsen Residence**

Project Address: **1905 E Grove St**

ZBA #: **21-007**

Date: **April 5, 2021**

Derek:

I have reviewed the request for the following variance:

- **A 5-foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 5-foot tall, solid fence in the exterior side yard to be O feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.**

and do not have any comments or objections.

ZBA# 21-007
1905 E Grove St.- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: January 25, 2021
Received by Planning:
Transmitted to Engineering: April 1, 2021
Completed: April 1, 201

The proposed ZBA application indicates that the petitioner is seeking:

A 5-foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 5-foot tall, solid fence in the exterior side yard to be O feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

The Engineering Division has NO COMMENT to the proposed variance request for Location of Fences-Exterior Side Yards.

NOTE: The fence is an adequate distance from the intersection and will not be a sight obstruction for traffic, pedestrians, or cyclists.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Olsen Residence

Project Address: 1905 E. Grove Street

ZBA #: 21-007

ZBA Hearing Date: April 12th, 2021

To: Mike Pagones, Village Engineer
Mark Fink, Assistant Building Official

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

From: Jake Schmidt, Planner

Transmitted On: April 1, 2021

- **A 5 foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 5-foot tall, solid fence in the exterior side yard to be 0 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.**

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 7, 2021.

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

by

Michael J. Emmert Surveys, Inc.

of

Property located at: 1905 E. GROVE STREET

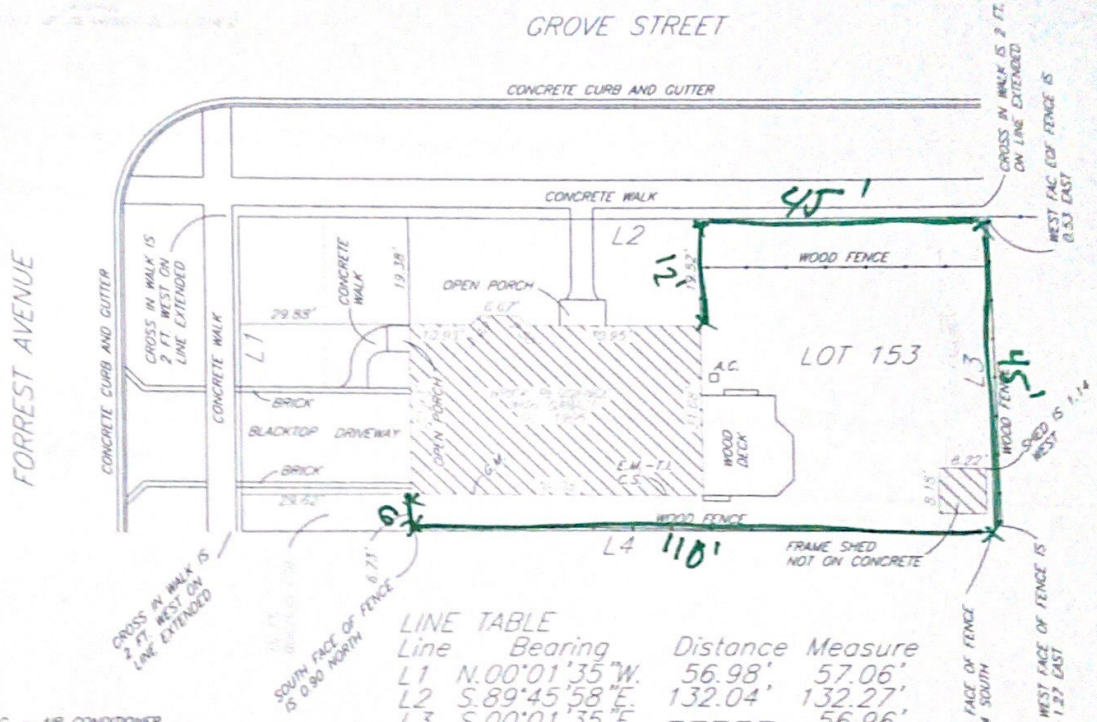
Legally described as:

LOT 153 IN H. PDY. BERRY COMPANY'S ARLINGTON ACRES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED APRIL 23, 1926 AS DOCUMENT NUMBER 299758, IN COOK COUNTY, ILLINOIS.

North

W — E

S



LINE TABLE

Line	Bearing	Distance	Measure
L1	N.00°01'35"W.	56.98'	57.06'
L2	S.89°45'58"E.	132.04'	132.27'
L3	S.00°01'35"E.	-----	56.96'
L4	N.89°48'32"W.	132.04'	132.27'

A.C. - AIR CONDITIONER
W.M. - WATER METER
G.M. - GAS METER
T.I. - TELEPHONE INTERFACE
C.S. - CABLE SERVICE
E.M. - ELECTRIC METER

Survey ordered by: Law Offices of Klein and Klein

State of Illinois)
County of DuPage)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is furnished by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not stated hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of Field survey: May 28, 2014

Dated this 29th day of May, 2014

By: _____ President

Professional Illinois Land Surveyor No. 2499

License expires on November 30, 2014

Professional Design Firm Land Surveyor Corporation, No. 184.005405

STATE OF ILLINOIS
MICHAEL J. EMMERT
No. 2499
PROFESSIONAL LAND SURVEYOR

original plat is in colors

Michael J. Emmert Surveys, Inc.
185 East Valley Street
Elmhurst, Illinois 60126
Office 630-516-0382
Fax 630-516-0387



Zoning Board of Appeals
4/12/2021

Item: 806 S. McKinley Ave. - ZBA#21-009

Department: Planning & Community Development

REQUEST

A 3.3 foot variation from Chapter 28, Section 6.5-2 to allow an existing pergola and trellis with a side yard setback of 1.7 feet from the south property line where a minimum of 5.0 feet is required.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

Petition – ZBA#21-009
PIN: 03-32-416-016

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 12, 2021
Date Prepared: April 9, 2021
Project Title: Manglaris Residence
Address: 806 S. McKinley Ave.

Background Information
Petition Number: ZBA #21-009
Petitioner: Matt Manglaris
Address: 806 S. McKinley Ave.
Arlington Heights IL 60005

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

Requested Action/Background Information

The subject property is zoned R-3, One-Family Dwelling District. The petitioner is seeking to maintain an existing pergola that is encroaching into the required side yard setback. The pergola is located 3.3 feet from the side property line where code requires a 5 foot setback (10% of lot width). Therefore, the petitioner requests the following variation:

- A 3.3 foot variation from Chapter 28, Section 6.5-2 to allow an existing pergola and trellis with a side yard setback of 1.7 feet from the south property line where a minimum of 5.0 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#21-009
PIN: 03-32-416-016

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	3/26/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/26/21	
3. Letter that was Mailed	✓	3/26/21	
4. Photographs of Sign on Property	✓	3/26/21	

Photographs of Existing Structure



Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

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

From: **Deb Pierce, Building & Life Safety Department**

Project Name: **Manglaris Residence**

Project Address: **806 S McKinley Ave**

ZBA #: **21-009**

Date: **April 5, 2021**

Derek:

I have reviewed the request for the following variance:

- **A 4.0-foot variation from Chapter 28, Section 6.5-2 to allow an existing pergola and trellis with a side yard setback of 1.0 feet from the south property line where a minimum of 5.0 feet is required**.

and do not have any comments or objections.

ZBA# 21-009
806 S McKinley Ave.- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: February 2, 2021
Received by Planning:
Transmitted to Engineering: April 1, 2021
Completed: April 1, 201

The proposed ZBA application indicates that the petitioner is seeking:

A 4.0-foot variation from Chapter 28, Section 6.5-2 to allow an existing pergola and trellis with a side yard setback of 1.0 feet from the south property line where a minimum of 5.0 feet is required.

The Engineering Division has NO OBJECTION to the proposed variance request for side yard setback.

NOTE: The posts do not interfere with drainage pattern.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Manglaris Residence

Project Address: 806 S. McKinley Avenue

ZBA #: 21-009

ZBA Hearing Date: April 12th, 2021

To:	Mike Pagones, Village Engineer Mark Fink, Assistant Building Official
C:	Bill Enright, Deputy Director of Planning and Community Development Steve Hautzinger, Design Planner
From:	Derek Mach, Zoning Board of Appeals Liaison
Transmitted On:	April 1, 2021

- **A 4.0 foot variation from Chapter 28, Section 6.5-2 to allow an existing pergola and trellis with a side yard setback of 1.0 feet from the south property line where a minimum of 5.0 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 7, 2021.

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 Matt Manglaris

being the owner of the property commonly know as: 806 S McKinley Avenue

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 12.1c

Chapter 28, of the Arlington Heights Municipal Code, in order to: Keep our existing pergola and privacy screening in their current location.

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): This is a beautiful cedar pergola that provides a solution for our family and our neighbors family with respect to privacy and function.

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): There is a substantial difference in grading/height between my property and my neighbors property which puts us high enough to see over their fence and into their living space without any effort. The circumstance creates an undeniable distraction for both families.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): My neighbors are very pleased with the structure and we have gone as far as talking to every neighbor that has a line of sight on the structure. We have received nothing but compliments and appreciation for its presence and aesthetic it brings to the area.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): This variation request is due to pergola posts being 18" - 20" to close to a property line. This is a very minimal request. The screening is simply cedar lattice between posts. This is seen frequently throughout the neighborhoods in Arlington Heights. All of these items were put in place after consulting with neighbors and receiving positive feedback.

Signed: _____ Date: 2.8.2021

Petitioner

PLAT OF SURVEY

BY

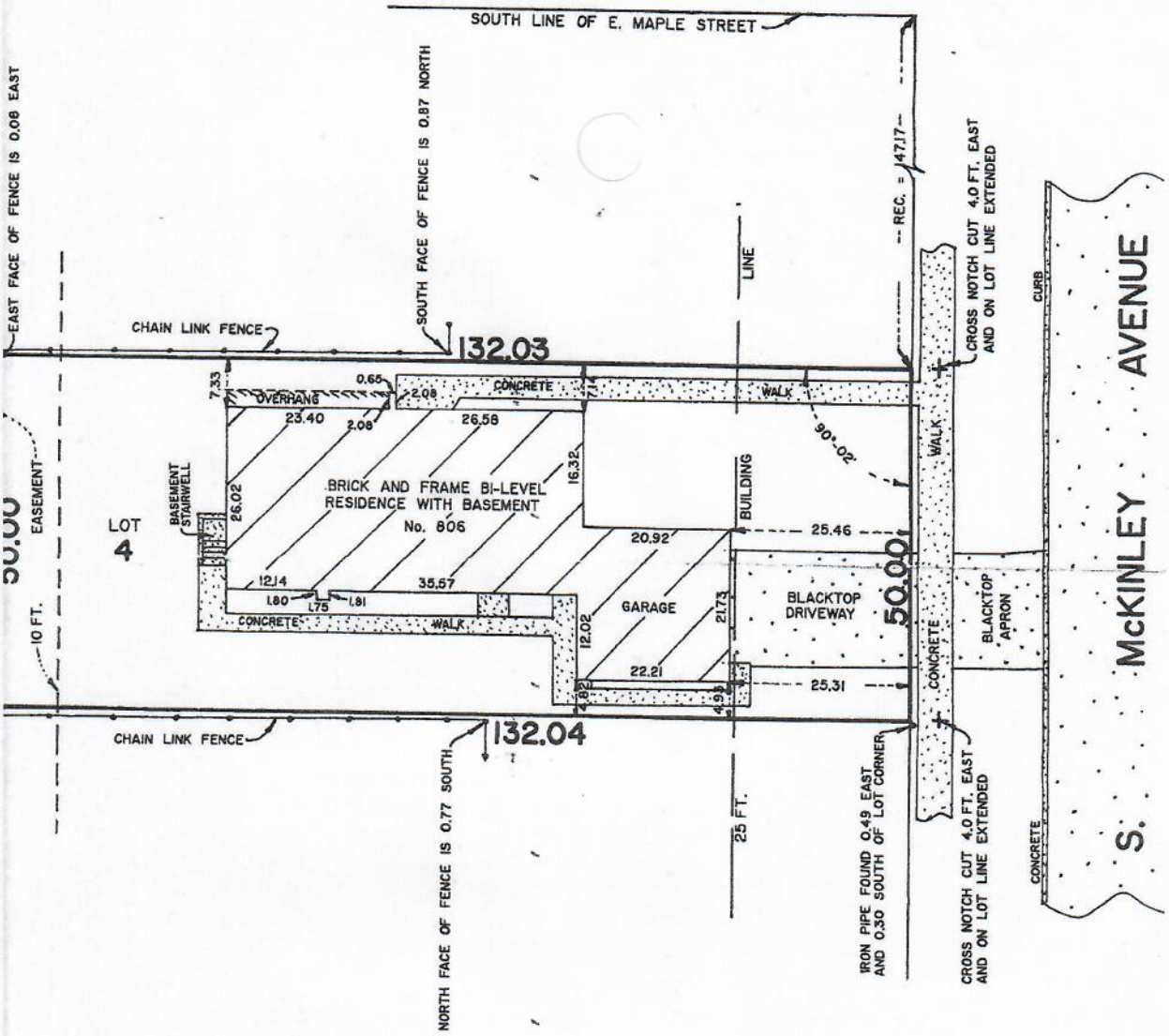
JOHN M. HENRIKSEN

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL. 224-875-7633 FAX. 224-875-7634
WWW.HENRIKSENSURVEY.COM

OF

LOT 4 IN BLOCK 19 IN ARLINGTON HEIGHTS PARK MANOR, A SUBDIVISION IN THE EAST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT RECORDED APRIL 29, 1926, AS DOCUMENT No. 9257733, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS ; 806 S. McKINLEY AVENUE
ARLINGTON HEIGHTS, ILLINOIS



)271

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N MEERSMAN MURPHY LLC.

TS, IF ANY, SHOWN
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BUILDING AND REPORT
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SSUMED FROM SCALING.

FRACTIONAL INCH EQUIVALENTS OF HUNDREDTHS OF A FOOT

0.01=1/8"	0.25=3"
0.02=1/4"	0.33=4"
0.03=3/8"	0.37=4-1/2"
0.04=1/2"	0.38=4-1/2"
0.05=5/8"	0.42=5"
0.06=3/4"	0.50=6"
0.07=7/8"	0.58=7"
0.08=1"	0.62=7-1/2"
0.09=1-1/8"	0.63=7-1/2"
0.10=1-1/4"	0.67=8"
0.11=1-3/8"	0.75=9"
0.12=1-1/2"	0.83=10"
0.13=1-1/2"	0.87=10-1/2"
0.14=1-5/8"	0.88=10-1/2"
0.15=1-3/4"	0.92=11"
0.16=1-7/8"	1.00=12"
0.17=2"	

JOHN M. HENRIKSEN PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ARLINGTON HEIGHTS

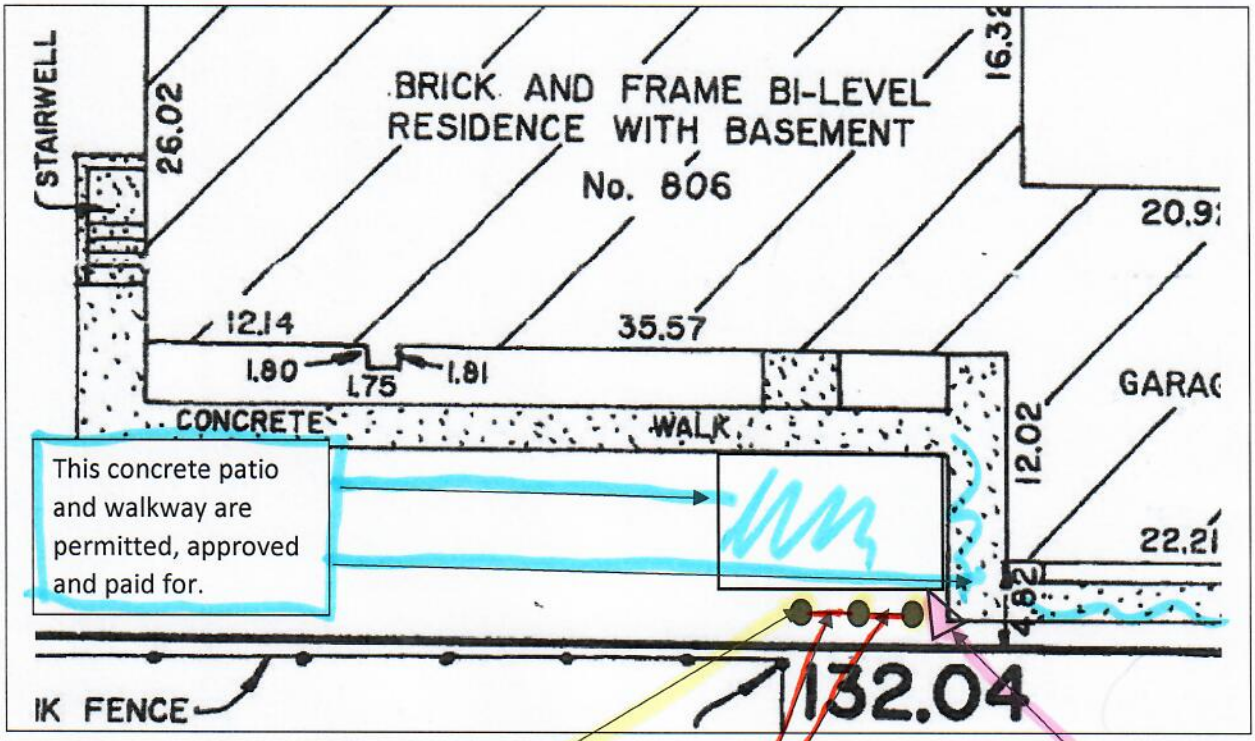
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

STATE OF ILLINOIS}
COUNTY OF COOK}

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

ARLINGTON HEIGHTS, ILLINOIS OCTOBER 3 rd, 2016

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2016.



This concrete patio and walkway are permitted, approved and paid for.

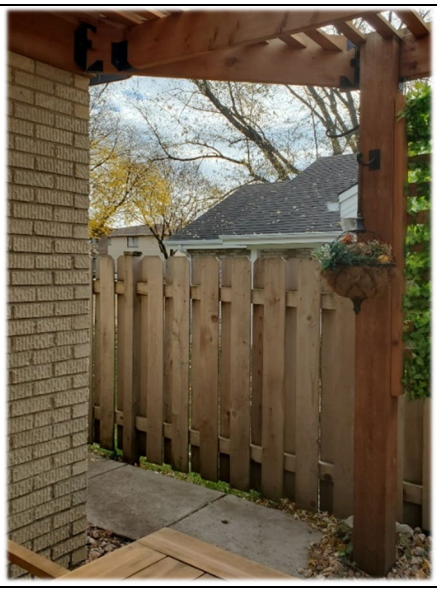
These represent the footings/posts. We are requesting that these remain in place without having to move them.

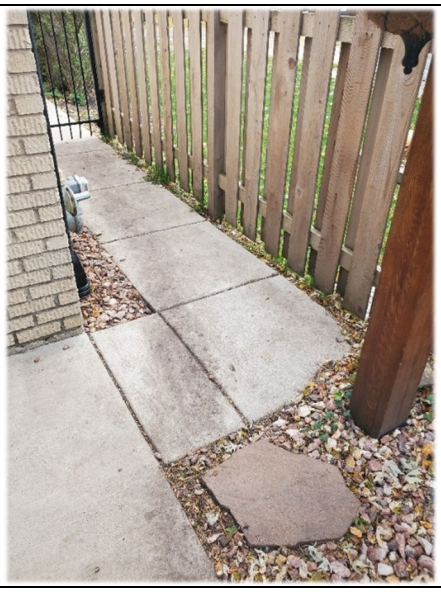
Lattice in-between posts.

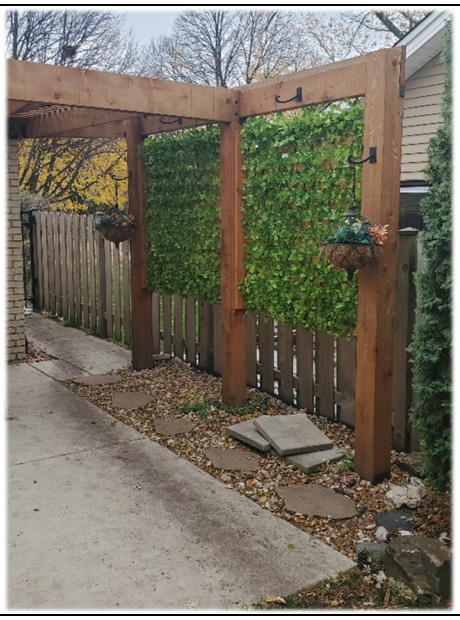
Bringing the posts closer to the patio truncates this corner and creates challenges with in/out walking, lawn mowers, moving furniture etc.

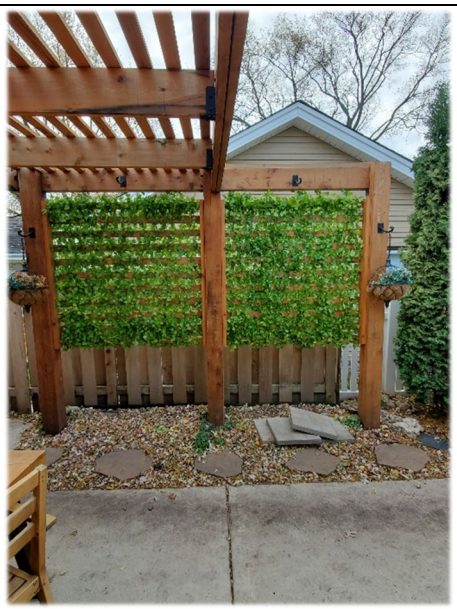






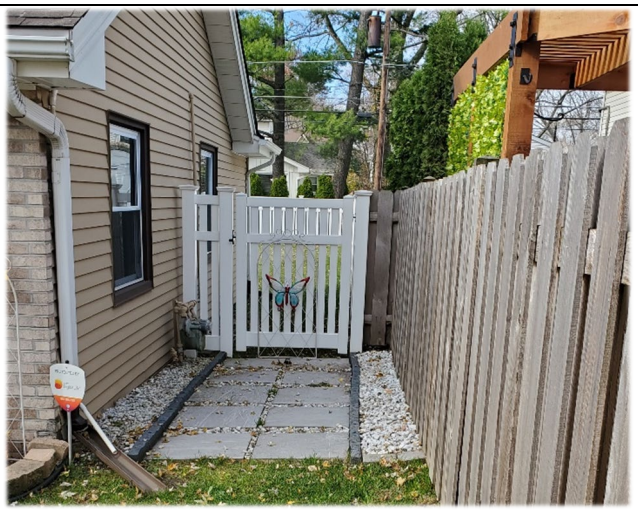












Zoning Board of Appeals
4/12/2021

Item: 851 N. Beverly Ln. - ZBA#21-011

Department: Planning & Community Development

REQUEST

1. A 10.1 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 17.2 feet where 30.0 feet is required, and an additional 1.0 feet for the eave.

2. A 0.7 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition along the south property line with a side yard setback of 4.3 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 12, 2021
Date Prepared: April 9, 2021
Project Title: Cory Residence
Address: 851 N. Beverly Ln.

Background Information

Petition Number: ZBA #21-011
Petitioner: Chris Russo / ALA Architects
Address: 2600 Behan Rd.
Crystal Lake IL 60014

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

Requested Action/Background Information

The subject property is zoned R-3, One-Family Dwelling District and the property has a total land area of 10,721 square feet. The existing footprint of the home is non-conforming and the petitioner is proposing a two story addition in the rear of the home. The proposed addition would maintain the existing non-conforming setback along the side property line. In addition, the petitioner is also proposing to add a front porch to the existing home. The proposed front porch is 6.8' feet deep and spans the width of the home. The proposed front yard setback with the proposed porch is 17.2 feet; however, per code, a front yard setback of 30.0 feet is required. Therefore, the petitioner requests the following variations:

- A 10.1 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 17.2 feet where 30.0 feet is required, and an additional 1.0 feet for the eave.

- A 0.7 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition along the south property line with a side yard setback of 4.3 feet instead of the required 5.0 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#21-011
PIN: 03-29-204-036

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	3/26/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/26/21	
3. Letter that was Mailed	✓	3/26/21	
4. Photographs of Sign on Property	✓	3/26/21	

Photographs of Existing Structure



Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

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

From: **Deb Pierce, Building & Life Safety Department**

Project Name: **Cory Residence**

Project Address: **851 N Beverly Lane**

ZBA #: **21-011**

Date: **April 5, 2021**

Derek:

I have reviewed the request for the following variances:

- **A 12.8-foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards- Front Yards) to allow a front porch with a front yard setback of 17.2 feet where 30.0 feet is required, and an additional 1.0 feet for the eave.**

- **A 0.7-foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition along the south property line with a side yard setback of 4.3 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave.**

and have the following comments:

1. No comments or objections to the first variance listed above.

2. The south wall of the addition which will be less than 5 feet from the property line is required to have a minimum fire-resistance rating of 1 hour with exposure from both the inside and the outside.

3. The soffit of the south wall of the addition which will be 3.3 feet from the property line is required to have a minimum fire-resistance rating of 1 hour on the underside.

ZBA# 21-011
851 N. Beverly Ln.- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: February 13, 2021
Received by Planning:
Transmitted to Engineering: April 1, 2021
Completed: April 1, 201

The proposed ZBA application indicates that the petitioner is seeking:

A 10.1-foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards- Front Yards) to allow a front porch with a front yard setback of 17.2 feet where 30.0 feet is required, and an additional 1.0 feet for the eave.

A 0.7-foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition along the south property line with a side yard setback of 4.3 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave.

The Engineering Division has NO COMMENT to the proposed variance request for Required Minimum Yards-Front Yards or for Required Minimum Yards.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Cory Residence

Project Address: 851 N. Beverly Lane

ZBA #: 21-011

ZBA Hearing Date: April 12th, 2021

To: Mike Pagones, Village Engineer
Mark Fink, Assistant Building Official

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: April 1, 2021

- **A 10.1 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 17.2 feet where 30.0 feet is required, and an additional 1.0 feet for the eave.**
- **A 0.7 foot variation from Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an addition along the south property line with a side yard setback of 4.3 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave.**

Attached are the Petitioner's:

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

Comments:

The proposed addition is a straightforward extension of the existing house, and the proposed front porch is a nice enhancement to the front elevation. A Design Commission application has been received, and it is favorable for an administrative (Staff) design approval, pending the outcome of the ZBA review.
Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than April 7, 2021.

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 Brad & Lauren Cory

being the owner of the property commonly know as: 851 N Beverly Lane, Arlington Heights, IL 60004

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-0.2

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

Allow for an open air covered porch that extends past the front yard average setback.

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

Many of the homes in our neighborhood have usable covered porches. We love the neighborhood and would enjoy being able to have a covered porch to enjoy our front yard and socialize with our neighbors.

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):

Based on using the average front yard setbacks the current home location does not conform, and the existing home is over the setback line.

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

Front yard building setbacks hep reduce the massing of a building close to the street and allow for front yards. As part of Arlington Heights design standards front porches are encouraged. The porches create a welcoming neighborhood and improves the overall aesthetics of the home. We feel the proposed open air porch does not take away from the intent of front yard open space.

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

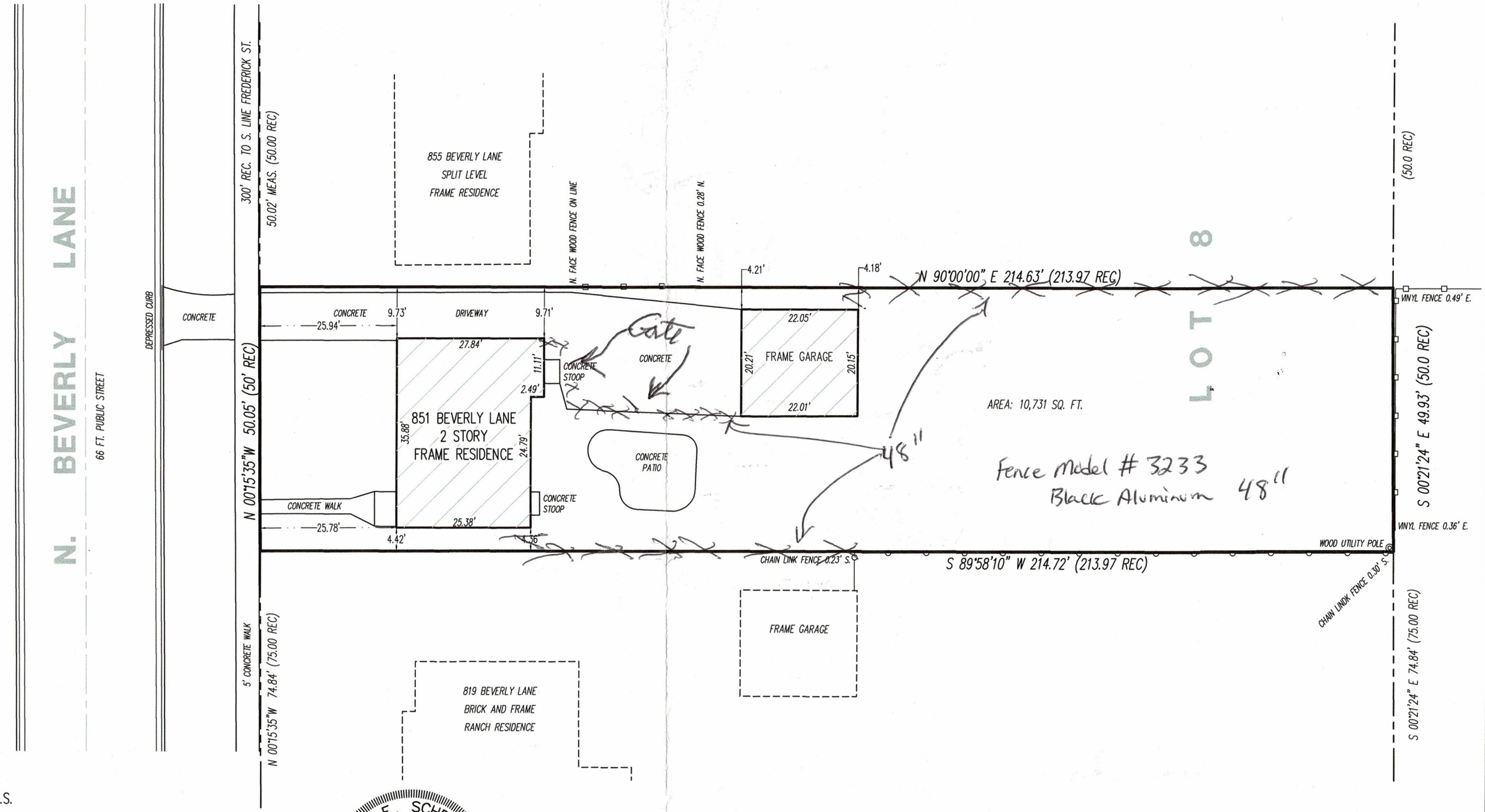
Our home currently has a "faux" covered porch. It is completely decorative and not usable at all. The proposed porch will allow for a depth that is usable and would be in the same location as our decorative porch. We feel that this will improve the aesthetics of both our home and the neighborhood.

Signed: Lauren Cory Date: 2/15/2020

Petitioner

PLAT OF SURVEY

THE SOUTH FIFTY FEET OF LOT EIGHT IN BLOCK FOUR IN ARLINGTON FARMS, A SUBDIVISION OF THE EAST SIXTY (60) ACRES OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
COMMONLY KNOW AS: 851 N. BEVERLY LANE, ARLINGTON HEIGHTS, ILLINOIS
P.I.N.: 03-29-204-036.



STATE OF ILLINOIS)
COUNTY OF McHENRY) S.S.

I, JAMES E. SCHROEDER, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. DIMENSION ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

James E Schroeder

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3287 AUGUST 15, 2016

JAMES E. SCHROEDER
3287
PROFESSIONAL
LAND
SURVEYOR
OF
STATE OF ILLINOIS

LICENSE EXPIRES 11/30/2016

0 10 20 40
SCALE: 1" = 20'

IRON PIPES FOUND AT ALL LOT CORNERS

SCHROEDER & ASSOCIATES
1000 OAK VALLEY DRIVE - CARY, ILLINOIS 60013
TEL. 847-639-1415 CELL 847-650-1416 JSCHR08956@AOL.COM

CLIENT: MATT BORSEAU	FIELD WORK COMPLETED: 08/15/16
JOB NO. 16053	DATE: AUGUST 15, 2016



845 N. BEVERLY LANE
3 HOUSE LEFT



859 N. BEVERLY LANE
2 HOUSE LEFT



855 N. BEVERLY LANE
1 HOUSE LEFT



851 N. BEVERLY LANE
SUBJECT HOUSE



819 N. BEVERLY LANE
1 HOUSE RIGHT



817 N. BEVERLY LANE
2 HOUSE RIGHT



811 N. BEVERLY LANE
2 HOUSE RIGHT

N. BEVERLY LANE



858 N. BEVERLY LANE
1 HOUSE RIGHT ACROSS ST.



832 N. BEVERLY LANE
DIRECTLY ACROSS ST.



824 N. BEVERLY LANE
1 HOUSE RIGHT ACROSS ST.

2D / A203 NEIGHBORHOOD PHOTO BOARD

NOT TO SCALE

DESIGN STAGE
- CONCEPTUAL DESIGN
- PRELIMINARY DESIGN
- DESIGN DEVELOPMENT
- RELEASE FOR BID
- FINAL REVIEW
- RELEASE FOR PERMIT
- PERMIT SET

REVISIONS
1. 08-18-20 BJJ
2. 09-28-20 JTB
3. 09-10-20 BJJ
4. 10-26-20 BJJ
5. 12-16-20 BJJ
6. 12-28-20 BJJ
7. 01-04-21 BJJ
8. 01-06-21 BJJ
9. 01-06-21 BJJ
10. 01-26-21 BJJ
11. 02-09-21 BJJ

CORY RESIDENCE
851 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL

Architects & Planners, Inc.
2600 Behan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-0300 Fax: 815-788-0301

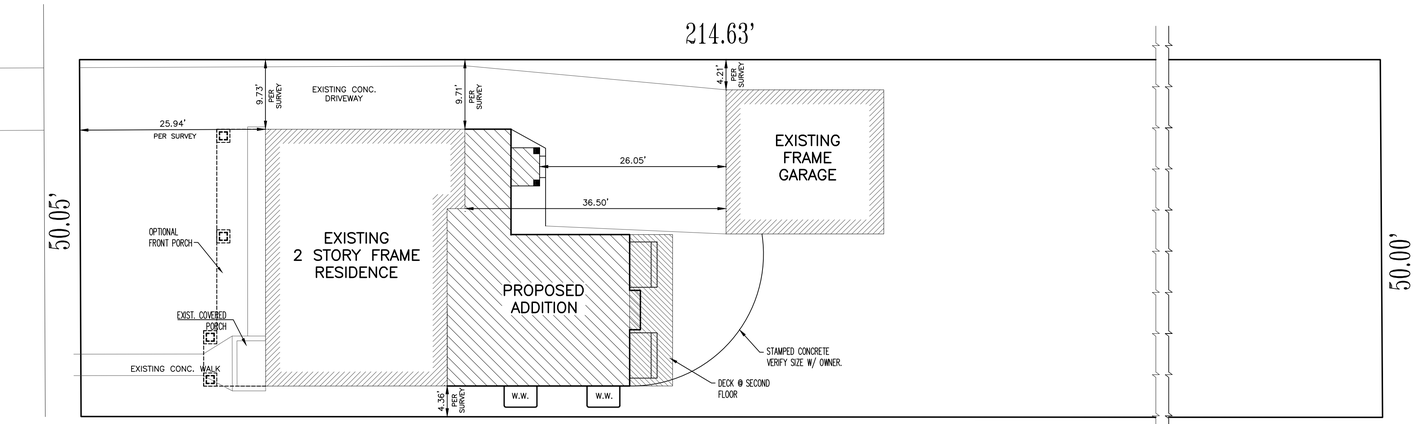
Job Number: A203
Sheet Number: 20228
File Name: 20228203

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CORY RESIDENCE

851 N. BEVERLY LANE

ARLINGTON HEIGHTS, IL



1C / A000 SITE PLAN

1"=10'

ARLINGTON HEIGHTS SPECIFIC NOTES:

NOTE:
SOME NOTES LISTED IN THIS SECTION MAY NOT APPLY TO THE THIS SPECIFIC PROJECT DRAWING SET. ALL NOTES LISTED SHALL BE ACKNOWLEDGED WHETHER RELEVANT TO THIS PROJECT OR NOT.

NOTE:
THE MAIN MEANS OF ELECTRICAL SERVICE DISCONNECT SHALL BE LOCATED WITHIN 5'-0" OF THE POINT WHERE SERVICE CONDUCTORS ENTER THE BUILDING AND/OR WITHIN 5'-0" OF THE METERING DEVICE.
NOTE:
THE ELECTRIC PANEL SHALL NOT BE INSTALLED UNTIL ROOF SHEATHING IS INSTALLED.
NOTE:
LABEL ALL CIRCUITS ON ELECTRIC PANEL DOOR & FIELD VERIFY LOCATION. LOCATE MIN. 5'-0" FROM SUMP PIT. PROVIDE MIN. ¼" AIR SPACE BEHIND PANEL. PROVIDE ½" PLYWOOD BEHIND PANEL.
NOTE:
PROVIDE ENERGY CERTIFICATE APPLIED IN OR ON ELECTRICAL PANEL.
NOTE:
PROVIDE MIN. 30" X 36" WORKING CLEARANCE AT FURNACES, ELECTRICAL PANELS & DISCONNECT SWITCHES.
NOTE:
PROVIDE LIGHT FIXTURE WITHIN 3'-0" OF ELECTRIC PANEL.
NOTE:
PROVIDE LIGHT FIXTURE WITHIN 4'-0" OF FURNACE SERVICE PANEL.
NOTE:
VENT SUMP PIT INTO RADON PIPING IN BASEMENT.
NOTE:
WATER & GAS PIPES FOR WATER HEATER TO BE BONDED TOGETHER.
NOTE:
LOCATE FURNACE COMBUSTION AIR EXHAUST, MIN. 10'-0" FROM WATER HEATER EXHAUST.
NOTE:
THE EXCAVATING CONTRACTOR SHALL PROPERLY SHORE UP SURROUNDING GRADE TO PREVENT COLLAPSE.
NOTE:
THE SOIL BEARING CAPACITY SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEER PRIOR TO POURING FOOTINGS. G.C. TO PROVIDE A COPY OF THE SOIL REPORT TO THE INSPECTOR AT THE TIME OF FOOTINGS INSPECTION.
NOTE:
PROVIDE LOCAL DISCONNECT SWITCH FOR EACH FURNACE, DISHWASHER, AIR CONDITIONER & WATER HEATER.
NOTE:
HVAC DUCTS TO BE SEALED WITH UL 181 LISTED TAPE OR APPROVED MASTIC.
NOTE:
CONTRACTOR TO PROVIDE COPY OF ELECTRICIANS LICENSE.
NOTE:
IF PROPOSED, ALL CRAWL SPACES SHALL BE PROVIDED WITH CONDITIONED AIR.
NOTE:
PROVIDE ⅝" GYP. BD. UNDER ALL STAIRCASES.
NOTE:
BEAM POCKETS INTO FOUNDATION WALLS SHALL BE FULLY GROUTED.
NOTE:
FIRE-BLOCKING SHALL BE INSTALLED IN ACCORDANCE WITH R1003.19. (SEE FIRE-BLOCKING NOTE ON SHEET A000.) WHEN THE ENCLOSING CHASE IS LOCATED ON AN OUTSIDE WALL, IT SHALL BE INSULATED IN THE SAME MANNER AS THE ADJACENT WALL. COMBUSTIBLE FRAMING WITHIN THE ENCLOSURE, EXCEPT THE SUPPORTING FLOOR CONSTRUCTION, SHALL BE COVERED WITH MIN. 5/8" DRYWALL, TAPED AND SEALED.
NOTE:
FIREPLACE CHASES TO BE DRY-WALLED, TAPED & SEALED TO MATCH ADJACENT WALLS.
NOTE:
DRYER EXHAUST DUCTS TO BE PERMANENTLY LABELED & SHOULD INDICATE CONCEALED LENGTH OF DRYER EXHAUST DUCT. LABEL TO BE LOCATED WITHIN 6" OF EXHAUST DUCT CONNECTION.

NOTE:
FOR COMBUSTION AIR VENTS, PROVIDE UPPER VENTS @ 12" BELOW CEILING & LOWER VENTS @ 12" ABOVE FLOOR. SIZE OF VENTS TO BE ONE SQUARE INCH PER 1,000 BTU.
NOTE:
ANY ROOM REQUIRING RETURN VENTS SHALL HAVE VENTS BOTH HIGH AND LOW ON WALL
NOTE:
EXPOSED STEEL BEAMS IN GARAGES SHALL BE COVERED WITH ⅝" TYPE X GYP. BD.
NOTE:
EXPOSED STEEL COLUMNS IN GARAGES SHALL BE WRAPPED WITH 2X4 FRAMING & ⅝" TYPE X GYP. BD.
NOTE:
G.C. TO VERIFY KITCHEN HOOD EXHAUST CFM, IF CFM IS > 400 CFM THEN AN INTEGRATED MAKE-UP AIR SYSTEM INTERCONNECTED TO WORK SIMULTANEOUSLY WITH THE HOOD SHALL BE INSTALLED.
NOTE:
BASEMENT FOUNDATION WINDOW WELL JOINTS SHALL BE SEALED.
NOTE:
WALLS ADJACENT TO UNFINISHED ATTICS TO BE INSULATED WITH MIN. R-21 INSULATION.
NOTE:
PROVIDE GASKET & INSULATION TO MATCH ADJACENT ATTIC R-VALUE @ ALL ATTIC ACCESS SCUTTLES & PULL-DOWN STAIRS. PROVIDE ⅝" GYP. BD. & METAL ANGLE SUPPORT OF COVER AS REQUIRED @ ALL ATTIC ACCESS POINTS.
NOTE:
FOR ATTIC FURNACE ROOMS, PROVIDE A CLEAR UNOBSTRUCTED PASSAGEWAY LARGE ENOUGH FOR REMOVING THE FURNACE WITH CONTINUOUS SOLID FLOORING AT LEAST 24" IN WIDTH FROM FURNACE ROOM TO ATTIC ACCESS POINT.
NOTE:
AT EACH FURNACE PROVIDE A SPRINKLER HEAD THAT SHALL HAVE A TEMP. RATING BETWEEN 212° F & 286° F. & CONNECT TO DOMESTIC WATER SERVICE.

NOTE:
WATER HEATERS SHALL BE MIN. 75 GAL. CAPACITY.
NOTE:
IF PROPOSED, ARCHITECTURAL ASPHALT SHINGLES SHALL HAVE MIN. RATING OF CLASS C OR BETTER.
NOTE:
PROVIDE ADDRESS BLOCK ON FRONT ELEVATION. ADDRESS NUMBERS SHALL BE MIN. 6" TALL ON OR ABOVE THE MAIN ENTRANCE, ON A CONTRASTING BACKGROUND, ON OR ABOVE MAIN ENTRY
NOTE:
ALL VAPOR BARRIER SEAMS SHALL BE SEALED W/ COMPATIBLE GLUES.
NOTE:
PROVIDE A HURRICANE CLIP @ EACH RAFTER TO TOP PLATE CONNECTION.
NOTE:
ALL GYP. BD. PROPOSED SHALL BE ⅝" GYP BD.
NOTE:
PROVIDE LABEL = "RADON REDUCTION SYSTEM" WHERE RADON PIPING IS EXPOSED OR FACE THE ATTIC ACCESS OPENINGS.
NOTE:
VAPOR BARRIER FOR RADON REDUCTION SYSTEMS TO BE MIN. 6 MIL. THICK LAPPED 12" AND SEAMS SEALED WITH COMPATIBLE GLUES.
NOTE:
PROVIDE 3-WAY SWITCHES AT THE ENTRANCE/EXIT OF HALLWAYS FOR THE PURPOSE OF CONTROLLING LIGHT FIXTURES.
NOTE:
PROVIDE 3-WAY SWITCHES AT ALL ROOMS WITH MORE THAN ONE ENTRANCE/EXIT.

NOTE:
MINIMUM DIMENSIONS OF ANY OUTLET, SWITCH, JUNCTION, SPLICING, PULL BOX, ETC., SHALL BE 4" X 4" X 1 ½".
NOTE:
CIRCUITS FOR GENERAL LIGHTING SHALL NOT EXCEED 15 AMPS.
NOTE:
GENERAL LIGHTING CIRCUITS SHALL NOT HAVE MORE THAN (10) OPENINGS (DEVICES) PER CIRCUIT.
NOTE:
GAS LINES INSTALLED FOR GARAGE HEATERS REQUIRE A SEPARATE PERMIT FROM VILLAGE.
NOTE:
FINISHED BASEMENTS REQUIRE A SEPARATE PERMIT BY VILLAGE.
NOTE:
HOT WATER SYSTEMS FOR POTABLE WATER USE THAT EXCEED 50° OF SUPPLY PIPING SHALL BE INSTALLED WITH A HOT WATER RE-CIRCULATION SYSTEM. WHEN A GRAVITY SYSTEM IS NOT APPLICABLE, A PUMP & TIMER SHALL BE INSTALLED WITH FULL PORT BALL VALVES ON BOTH SIDES OF THE RE-CIRCULATION PUMP & TIMER. PROVIDE 1 ½" WATER SERVICE, 1 ½" WATER TAP & 1" WATER METER.
NOTE:
PROVIDE DOOR BELL WITH PUSH BUTTON @ FRONT DOOR.
NOTE:
TEMP. GLASS SIDE-LIGHTS @ EXTERIOR DOORS SHALL BE FULLY ETCHED & ETCHING SHALL BE VISIBLE AFTER INSTALLATION.
NOTE:
PROVIDE ADDRESS BLOCK ON FRONT ELEVATION & VERIFY LOCATION WITH OWNER. ADDRESS NUMBERS SHALL BE MIN. 6" TALL ON OR ABOVE THE MAIN ENTRANCE, ON A CONTRASTING BACKGROUND, ON OR ABOVE MAIN ENTRY.
NOTE:
PROVIDE ⅝" GYP. BD. ON ALL EXTERIOR WALL ASSEMBLIES PER LOCAL SOUND ORDINANCE.
NOTE:
WHERE INSTALLED IN AN UNCONDITIONED SPACE, ALL DUCTS SHALL BE SEALED WITH APPROVED TAPES OR SEALANTS. SUPPLY DUCTS IN ATTICS SHALL BE INSULATED WITH A MINIMUM OF R-8. DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. JOINTS AND SEAMS SHALL COMPLY WITH SECTION M1601.3.1.
NOTE:
PROVIDE 40 PSF DESIGN LOADING VALUE FOR BEDROOMS.
NOTE:
PROVIDE BLOWER DOOR TEST REPORT, TO BE PERFORMED BY THIRD PARTY AGENCY AND SUBMITTED TO VILLAGE OF ARLINGTON HEIGHTS BUILDING DEPARTMENT PRIOR TO SCHEDULING OF FINAL INSPECTIONS.
NOTE:
THE BUILDING OR DWELLING UNIT SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 5 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES W.G. (50 PASCALS). TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY. A WRITTEN REPORT OF THE RESULTS OF THE TEST SHALL BE SIGNED BY THE PARTY CONDUCTING THE TEST AND PROVIDED TO THE CODE OFFICIAL. TESTING SHALL BE PERFORMED AT ANY TIME AFTER CREATION OF ALL PENETRATIONS OF THE THE BUILDING THERMAL ENVELOPE.
NOTE:
OPENINGS IN GUARD RAILINGS SHALL NOT PERMIT THE PASSAGE OF A 4" DIA. SPHERE.

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 all applicable codes."

STATE OF ILLINOIS · SCOTT F. POLIT · 001-018291 · LICENSED ARCHITECT

STATE OF ILLINOIS · ALA ARCHITECTS & PLANNERS, INC. · 184.005572 · ARCHITECT CORP. · PROFESSIONAL DESIGN FIRM

Scott Polit

001-018291 11/30/22 02/09/21

Cert. No. Exp. Date

DRAWING INDEX

A000 SITE PLAN, DRAWING INDEX, GENERAL NOTES
A100 EXISTING CRAWL SPACE PLAN, FOUNDATION PLAN
A101 FIRST FLOOR DEMOLITION PLAN, FIRST FLOOR PLAN, EXTERIOR DECK DETAILS
A102 SECOND FLOOR DEMOLITION PLAN, SECOND FLOOR PLAN
A103 FIRST FLOOR PORCH OPTION PLAN, EXISTING FRONT ELEVATION, FRONT ELEVATION PORCH OPTION
A200 EXISTING FRONT ELEVATION, REAR ELEVATION
A201 RIGHT SIDE ELEVATION, LEFT SIDE ELEVATION
A202 CONTEXT ELEVATIONS
A300 ROOF PLAN & STRUCTURAL NOTES, WALL SECTION, CONSTRUCTION SPECIFICATIONS, ATTIC VENT SCHEDULE, WASTE & SUPPLY DIAGRAMS, LIGHT & VENT SCHEDULE, TYPICAL DETAILS
A400 FINISHED BASEMENT PLAN, TYPICAL FINISHED BASEMENT WALL SECTION
E101 FIRST FLOOR ELECTRICAL PLAN, SECOND FLOOR ELECTRICAL PLAN

NOTES:

1. VERIFY UTILITY LOCATIONS.
2. VERIFY TREES TO BE REMOVED WITH OWNER
3. VERIFY STRUCTURE LOCATION WITH OTHERS. SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION.
5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

IECC – INTERNATIONAL ENERGY CONSERVATION CODE

---NOTE TO PLAN REVIEWERS, OFFICIALS, & CONTRACTORS---

* THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.

* THE ARCHITECT HAS CHOSEN TO CONFORM TO THE "SIMULATED PERFORMANCE ALTERNATIVE" METHOD AS ALLOWED FOR IN ECC, SECTION R405. SOFTWARE WILL BE USED TO EVALUATE THE PERFORMANCE AND A REPORT IS TO BE PROVIDED BY THE G.C. THIS HOUSE WILL BE ENERGY STAR 3.0 CERTIFIED.

* THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE ENERGY CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR PARTICULAR TRADE AND ARE RESPONSIBLE FOR SAME. CONTRACTORS SHOULD ALSO VERIFY WHICH EDITION/YEAR ENERGY CODE SHALL BE FOLLOWED BASED ON THE MUNICIPALITY IN WHICH THE PROJECT IS LOCATED IN.

{ IF YOU DONT READ ANY OTHER NOTES – READ THIS ONE }

NOTE TO BIDDERS & CONTRACTORS:

THESE PLANS HAVE BEEN PREPARED BASED ON THE DOCUMENTATION OF AVAILABLE CODES AND ORDINANCES WHICH ARE OPEN TO APPROVAL AND INTERPRETATION BY THE GOVERNING BODY AUTHORIZED TO ISSUE A BUILDING PERMIT. THE REQUIREMENTS AND BUILDING SPECIFICATIONS ARE SUBJECT TO CHANGE BASED ON THIS APPROVAL AND MAY AFFECT THE COST OF THE PROJECT OR SUCCESSFUL COMPLETION. BIDDERS ARE RESPONSIBLE FOR NOTIFYING THE OWNER(S) OF FINANCIAL INSTITUTION RESPONSIBLE FOR FUNDING THE PROJECT FOR APPROVAL PRIOR TO BEGINNING WORK.

THIS ARCHITECTURAL DOCUMENTATION IS INTENDED TO GIVE AN OVERALL SCOPE AND DESCRIPTION OF WORK, ALONG WITH GENERAL SPECIFICATIONS FOR CONSTRUCTION. NOT ALL INFORMATION REQUIRED OR PERTINENT TO THE PROJECT REQUIRED FOR SUCCESSFUL PRICING OR COMPLETION IS INCLUDED. IT IS THE RESPONSIBILITY OF ALL CONTRACTORS TO FAMILIARIZE THEMSELVES WITH ALL CODES PERTAINING TO THEIR DISCIPLINES AND BE RESPONSIBLE FOR THE SUCCESSFUL COMPLETION OF THE PROJECT.

PLAN & ELEVATION SYMBOLS

5S 5 SHELVES · 1SR 1 SHELF & 1 ROD · SPR SPRINKLER HEAD
GAS GAS HOOKUP · WATER WATER HOOKUP · FPHB FROST PROOF HOSE BIBB
SHOWER HEAD FAUCET · SHOWER RAIN HEAD · FD FLOOR DRAIN
PRE-FAB FIREPLACE FLUE · MASONRY FIREPLACE FLUE · REBAR
CEILING DETAIL DIAGRAM · WORK POINT · 12" ROOF PITCH
SECTION/ VIEW MARKER · ELEVATION MARKER · REVISION MARKER
FACE BRICK · HORIZONTAL SIDING · ASPHALT SHINGLES ROOFING · CONCRETE
STONE · SHAKE SIDING · CEDAR SHAKE ROOFING · GRAVEL
FIELD STONE · STUCCO / E.I.F.S. · METAL ROOFING · FACE BRICK OR STONE (CUT SECTION)

WINDOW & DOOR NOTES

EXAMPLE WINDOW: 2555 = 2'-5" X 5'-5" (E) – EGRESS WINDOW (T) – TEMPERED GLASS
EXAMPLE DOOR: 2468 = 2'-4" X 6'-8" (F) – FIXED WINDOW

ELECTRICAL SYMBOLS:

SINGLE OUTLET (1) · SWITCHED DUPLEX OUTLET (2) · TELEVISION JACK
DUPLEX OUTLET (2) · SWITCH · TELEPHONE JACK
QUAD. OUTLET (4) · DOOR ACTIVATED SWITCH · HDMI JACK
FLUORESCENT LIGHT FIXTURE · AUDIO SYSTEM JACK
CEILING MOUNTED LIGHT FIXTURE · EXHAUST FAN (VENTED TO EXTERIOR)
RECESSED CAN LIGHT · EXHAUST FAN/LIGHT (VENTED TO EXTERIOR)
DIRECTIONAL RECESSED CAN LIGHT · UNDER CABINET LIGHT
RECESSED W.P. LED CAN LIGHT · UNDER CABINET LED LIGHT STRIP
WALL MOUNTED LIGHT FIXTURE · LAMP W/ POST
FLOOD LIGHT WITH MOTION DET. · CEILING MOUNTED FAN/LIGHT
A/C HARD WIRED CARBON MONOXIDE DETECTOR W/ BATTERY BACKUP · 110V SMOKE DETECTOR WIRED IN SERIES W/ BATTERY BACKUP RUN ON DEDICATED CIRCUIT

WALL TYPES

NEW FRAME WALL · NEW FOUNDATION WALL & FOOTING
DRYWALL, ARCHED OR CASED OPENING · DEPRESSED FOUNDATION WALL
BEARING WALL ABOVE · TR. SILL PLATE @ FDTN. WALL

NOTE TO CONTRACTORS

* ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS AND EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITHIN INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF THE PROJECT, PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.
* ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

CODE CONFORMANCE

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING

2018 INTERNATIONAL RESIDENTIAL CODE W/ AMENDMENTS
2018 INTERNATIONAL FIRE CODE W/ AMENDMENTS
2018 INTERNATIONAL FUEL GAS CODE W/ AMENDMENTS
2018 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS
2018 ILLINOIS ENERGY CONSERVATION CODE W/ STATE AMENDMENTS
2017 NATIONAL ELECTRIC CODE W/ AMENDMENTS
2014 ILLINOIS STATE PLUMBING CODE W/ AMENDMENTS
CITY OF ARLINGTON HEIGHTS AMENDMENTS

PLUMBING NOTES

* PROVIDE GAS SHUTOFF VALVES TO ALL GAS APPLIANCES & FIREPLACES
* ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A 2 X 6 MIN. STUD WALL
* ALL WATER LINES TO A SECOND FLOOR TO HAVE 15" AIR CHAMBERS
  - ABOVE GROUND WASTE – SCHEDULE 40 PVC, 1120 SERIES
  - BELOW GROUND WASTE – SCH 40 PVC OR CAST IRON
  - ABOVE GROUND WATER – TYPE L COPPER, NO LEAD SOLDER
  - BELOW GROUND WATER – TYPE K COPPER
* UNDERGROUND SANITARY SHALL BE 4" MIN.
* COLORED PRIMER & STACK TEST REQUIRED ON ALL PVC PIPING
* 75 LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING

HVAC NOTES:

* HVAC CONTRACTOR TO VERIFY NEW & EXISTING HVAC SYSTEMS IN FIELD
* HVAC CONTRACTOR TO VERIFY HVAC SYSTEMS ARE CAPABLE OF PROVIDING ADEQUATE AIR FLOW TO NEW ADDITION. UPDATE, REPLACE, ADD TO OR MOVE AS REQ'D
* FOR ANY PROPOSED ATTIC FURNACES, PROVIDE A SMOKE/CO2 DETECTOR, PROVIDE FLOOR DRAIN WITH PAN & AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL & NATIONAL BUILDING CODES
* DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT
* DUCTS SHALL BE SUPPORTED @ 10'-0" MIN. INTERVALS
* PROVIDE MIN. 36" DEEP X 30" WIDE X 78" HIGH CLEAR WORK AREA IN FRONT OF FURNACE SERVICE PANEL.

FINISHES

* ALL INTERIOR & EXTERIOR FINISHES INCLUDING BUT NOT LIMITED TO MOULDING, DOORS, WINDOWS, SIDING, ROOFING, ETC. ARE TO MATCH EXISTING UNLESS OTHERWISE NOTED.

DESIGN LOADING VALUES

ROOF =30 PSF LIVE LOAD · WALLS =20 PSF WIND FOR 0-20 FT. HEIGHT
CEILING =20 PSF LIVE LOAD · =25 PSF WIND FOR 21-29 FT. HEIGHT
FLOOR =60 PSF LIVE FOR EXTERIOR BALCONY · =30 PSF WIND FOR 30 FT. AND ABOVE
=40 PSF LIVE FOR FLOORS, DECKS, STAIRS · SOIL =3000 PSF MINIMUM ASSUMED
OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

CONCRETE/MASONRY NOTES:

* SEE FOUNDATION PLAN AND SECTIONS FOR HEIGHT, THICKNESS & REINFORCING OF FOUNDATION WALLS
* FOUNDATION REINFORCING TO BE GRADE 60, LAP CONTINUOUS BARS 36 DIAMETERS.
* ALL FOUNDATION WALLS WITH FULLS MASONRY VENEER ABOVE TO BE A MINIMUM OF 10" THICK
* ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6" (2x6 W/ 1/2" SHEATHING)
* STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS & 3500 PSI FOR CONCRETE FLAT WORK AND EXTREME CONDITIONS
* ALL POROHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI & BETWEEN 5% & 7% AIR ENTRAINED
* FOUNDATION HEIGHT TO BE AT SUCH A LEVEL SO NEW TOP OF FINISHED FLOOR MATCHES EXISTING TOP OF FINISHED FLOOR, UNLESS OTHERWISE NOTED.
* PROVIDE SAW CUTS IN EXISTING FOUNDATION TO PROVIDE FOR ADEQUATE ACCESS EITHER TO NEW CRAWL SPACE OR BASEMENT, PER PLANS AND LOCAL CODES.
* PROVIDE SAW CUTS IN EXISTING FOUNDATION FOR HVAC ACCESS TO NEW ADDITION AS REQ'D.
* CONTRACTOR IS RESPONSIBLE TO PROVIDE VERIFICATION OF EXISTING STRENGTH AND DEPTH OF EXISTING FOUNDATION AND FOOTING.
* MASONRY MORTAR TO BE TYPE N.

WINDOW NOTES:

* VERIFY ALL NEW WINDOW SIZES IN FIELD PRIOR TO PURCHASE.
* NEW WINDOWS TO MATCH EXISTING WINDOW TYPE & STYLE, UNLESS OTHERWISE NOTED
* TOP OF WINDOWS IN REMODELED AREAS TO MATCH EXISTING UNLESS FOLLOWING HDR. HEIGHTS BELOW
* FOR BASEMENTS, TOP OF WINDOWS @ 6'-8" (80") ABOVE FLOOR SLAB, UNLESS OTHERWISE NOTED
* FOR 10'-0" PLATES, TOP OF WINDOWS @ 106-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* FOR 9'-0" PLATES, TOP OF WINDOWS @ 94-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* FOR 8'-0" PLATES, TOP OF WINDOWS @ 82-3/4" ABOVE SUB-FLOOR, UNLESS OTHERWISE NOTED
* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES
EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON MFG.
* PROVIDE (2) 2 X 12 HDR. ABOVE ALL NEW WINDOWS & OPENINGS, UNLESS OTHERWISE NOTED
* VERIFY ALL EXISTING HEADERS, WHERE BEARING WILL BE INCREASED AS A RESULT OF THE REMODELING, TO BE MIN. (2) 2 X 12 HDR., UNLESS OTHERWISE NOTED
* PROVIDE TEMPERED SAFETY GLAZING IN ALL NEWS WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 18" OF FLOOR, IN TUB & SHOWER ENCLOSURES, & IN STAIR WELLS
* PROVIDE WINDOW GUARDS THAT COMPLY WITH ASTM F2006 OR F2090 WHEN NEW WINDOW SILLS ARE LESS THAN 24" ABOVE FINISHED FLOOR
* ALL NEW FENESTRATIONS SHALL HAVE A MAXIMUM U-VALUE AS FOLLOWS:
WINDOWS & DOORS =(0.30), SKYLIGHTS =(0.55)
* WINDOW & DOOR TAGS: FIXED WINDOW =(F), EGRESS WINDOW = (E), TEMPERED GLASS =(T)

STRUCTURAL NOTES:

* PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARALLEL PARTITIONS, KITCHEN ISLANDS & POINT LOADS
* ALL INTERIOR FRAME WALL PARTITIONS = 3-1/2" (2 X 4 STUD), UNLESS OTHERWISE NOTED
* ALL EXTERIOR FRAME WALLS = 4-1/2" (2 X 4 STUD + 1" SHEATHING)
* ALL EXTERIOR FRAME WALLS WITH MASONRY VENEER = 9-1/2" (2 X 4 STUD + 1" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER)
* ALL EXTERIOR FRAME WALLS = 6" (2 X 6 STUD + 1/2" SHEATHING)
* ALL EXTERIOR FRAME WALLS WITH MASONRY VENEER = 11" (2 X 6 STUD + 1/2" SHEATHING + 1" AIR SPACE + 4" MASONRY VENEER)
* ALL EXTERIOR DIMENSIONS ARE SHAPPED TO EXTERIOR OF WALL SHEATHING OR MASONRY VENEER & ALSO COINCIDES WITH EXTERIOR OF FOUNDATION EDGE
* ALL STEEL TO BE A-36 & STRUCTURAL STEEL BOLTS TO BE A-325
* PROVIDE (5" X 3-1/2" X 5/16") STEEL ANGLE L.L.V. ABOVE OPENINGS UP TO 9'-0" WIDE WITH MASONRY VENEER ABOVE
* PROVIDE (6" X 4" X 1/2") STEEL ANGLE L.L.V. ABOVE OPENINGS FROM 9'-0" TO 16'-0" WIDE WITH MASONRY VENEER ABOVE
* PROVIDE (7" X 4" X 3/8") STEEL ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH UP TO 2'-0" OF MASONRY VENEER ABOVE
* PROVIDE (9" X 4" X 9/16") STEEL ANGLE L.L.V. ABOVE 16'-0" & 18'-0" WIDE OVERHEAD DOORS WITH MORE THAN 2'-0" OF MASONRY VENEER ABOVE
* STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTORS & SHIMS FOR A COMPLETE INSTALLATION.
* STEEL FLITCH PLATE BEAMS TO BE CONNECTED WITH 1/2"ø BOLTS STAGGERED @ 20" O.C. & (2) @ EACH END
* ALL STEEL BEAMS, LINTELS & COLUMN PLATES SHALL BE SHOP PRIMED
* WALLS SHALL BE BRACED @ EACH END & 25'-0" O.C. MAX.
* ALL JOISTS, STUDS & RAFTERS TO BE SPF #2 (CANADIAN), UNLESS OTHERWISE NOTED
* ALL HEADERS TO BE (2) 2 X 12 SPF #2 (CANADIAN), UNLESS OTHERWISE NOTED
* THE DIAMETER OF HOLES BORED INTO SOLID SAWN FRAMING MEMBERS SHALL NOT EXCEED 1/3 THE DEPTH OF THE MEMBER & SHALL NOT BE CLOSER THAN 2" FROM THE TOP OR BOTTOM OF THE MEMBER OR TO ANY OTHER HOLE.
* THE DIAMETER OF HOLES BORED INTO PRE-ENGINEERED FRAMING MEMBERS SHALL FOLLOW MFG. APPROVED SPECIFICATIONS
* PROVIDE PRE-ENGINEERED FLOOR JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOBSITE AT THE TIME OF INSPECTIONS
* PRE-ENGINEERED FLOOR JOIST TO BE BY "TRUSJOIST" MANUFACTURER OR EQUIVALENT PER MANUFACTURER'S RECOMMENDATIONS.
* PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER PRIOR TO START OF ROUGH FRAMING
* ■ = (2) 2x STUDS IN INTERIOR PARTITIONS WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED
* ■ = (2) 2x STUDS IN EXTERIOR WALLS, UNLESS OTHERWISE NOTED
* □ = POINT LOAD FROM ABOVE WITH DOUBLE JOIST BELOW, UNLESS OTHERWISE NOTED
* ALL EXTERIOR WALLS OVER 10'-0" TALL TO BE MIN. 2 X 6 STUDS @ 16" O.C.
* ADD 2 X HORIZONTAL BLOCKING, SAME WIDTH AS STUDS, BETWEEN STUDS IN EXTERIOR WALLS OVER 8'-0" IN HEIGHT. FASTEN EXTERIOR SHEATHING TO BLOCKING & TO STUDS.
* HALF WALLS TO BE MIN. 36" TALL, UNLESS OTHERWISE NOTED
* FIREBLOCKING SHALL BE INSTALLED @ THE FOLLOWING LOCATIONS:
  - CONCEALED SPACES OF STUD WALLS & PARTITIONS, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERTICAL AT CEILING & FLOOR LEVELS AND HORIZONTAL AT 10'-0" INTERVALS
  - ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS AND COVE CEILINGS
  - CONCEALED SPACES BETWEEN STAIR STRINGERS AT TOP & BOTTOM OF THE STAIR RUN
  - OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILINGS & AT FLOOR LEVEL, WITH NONCOMBUSTIBLE MATERIALS

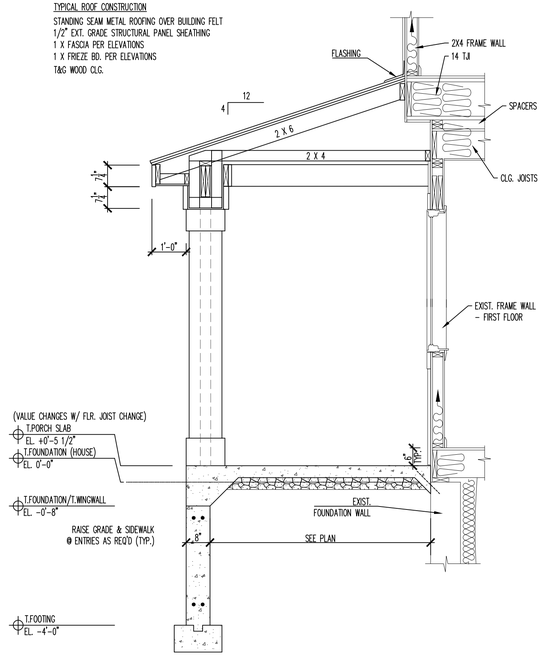
ELECTRICAL NOTES

* WHEN REMODELING OR ADDING A KITCHEN, LAUNDRY ROOM OR GARAGE, THE FOLLOWING NOTES APPLY:
* ALL OUTLETS ABOVE KITCHEN COUNTERTOP TO BE GFI & MAXIMUM 48" O.C.
* ALL OUTLETS WITHIN 72" OF ANY SINK OR WATER FEATURE TO BE GFI
* ALL OUTLETS IN GARAGE TO BE GFI
* WHEN REMODELING OR ADDING TO EXISTING STRUCTURES THE FOLLOWING NOTES APPLY:
* ALL EXISTING ELECTRICAL COMPONENTS WHICH ARE AFFECTED BY THE REMODELING AND/OR ADDITION ARE TO BE ADJUSTED, UPDATED, MOVED OR MODIFIED AS REQ'D TO CONFORM TO CURRENT LOCAL & NATIONAL ELECTRICAL CODES.
* WHEN MODIFYING AN EXISTING RESIDENCE (ALTERATIONS, REPAIRS OR MODIFICATIONS) THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE & CARBON MONOXIDE DETECTORS PER LOCAL CODE & LOCATED AS REQUIRED FOR A NEW DWELLING.
-(1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR @ EACH FLOOR LEVEL
-(1) SMOKE DETECTOR IN EACH BEDROOM
-(1) COMBO. SMOKE/CARBON MONOXIDE DETECTOR WITHIN 15'-0" OF EACH BEDROOM DOOR/ENTRANCE
* ALL TYPICAL ROOM OUTLETS TO BE SPACED MAX. 12'-0" APART, UNLESS OTHERWISE NOTED
* VERIFY THAT NO POINT ALONG ANY WALL 2'-0



1C A103 EXISTING FRONT ELEVATION
1/4"=1'-0"

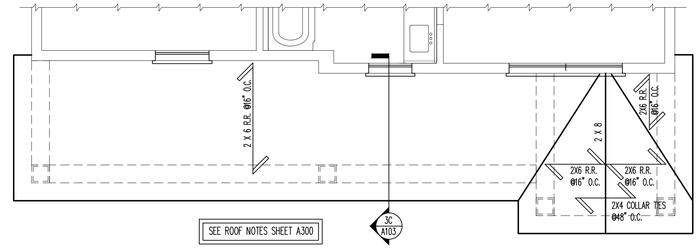
TYPICAL ROOF CONSTRUCTION
STANDING SEAM METAL ROOFING OVER BUILDING FELT
1/2" EXT. GRADE STRUCTURAL PANEL SHEATHING
1 X FASCIA PER ELEVATIONS
1 X FREIZE BD. PER ELEVATIONS
T&G WOOD CLG.



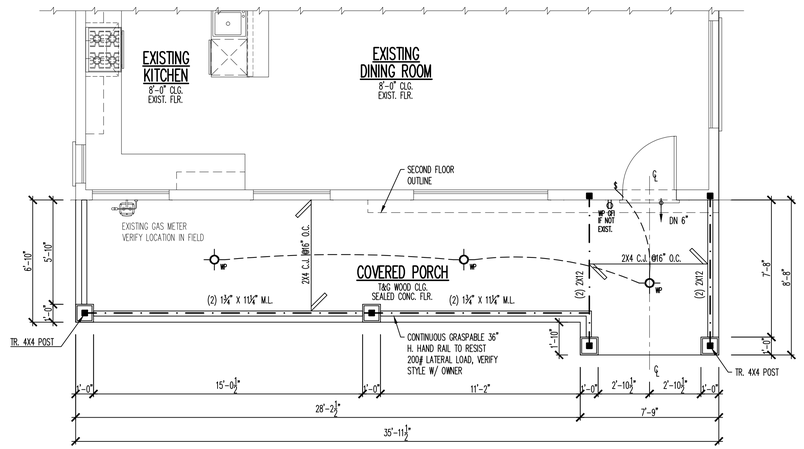
3C A103 SECTION
1/2"=1'-0"

OPTIONAL FACADE IMPROVEMENT VARIANCE REQUIRED

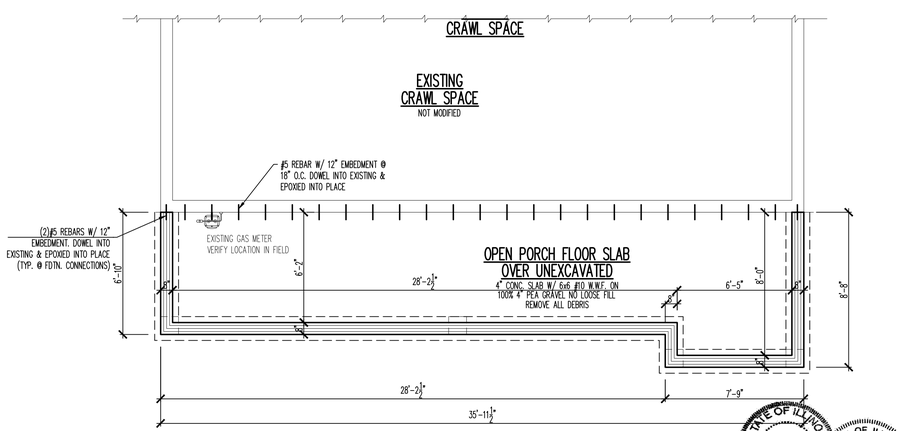
IF SELECTED WINDOWS TO BE ADJUSTED ON SECOND FLOOR



5B A103 SECOND FLOOR - ROOF PORCH OPTION PLAN
1/4"=1'-0"



5D A103 FIRST FLOOR PORCH OPTION PLAN
1/4"=1'-0"



5E A103 FOUNDATION OPTION PLAN
1/4"=1'-0"



1E A103 FRONT ELEVATION PORCH OPTION
1/4"=1'-0"

DEMOLITION NOTES:
REMOVE EXISTING SIDING, TRIM BOARDS, CORNER BOARDS, FLASHING, AND HOUSE WRAP AS REQ'D FOR NEW
REMOVE & DISCARD ENTIRE FRONT PORCH AND FRONT PORCH COLUMNS AND ROOF STRUCTURE AS REQ'D FOR NEW

NOTE:
SUPPORT OR REMOVE ABOVE STRUCTURE PRIOR TO ANY DEMOLITION.

NOTE:
FIELD VERIFY LOCATION OF ELECTRIC & GAS METERS. RELOCATE AS REQ'D & VERIFY W/ OWNER.

NOTE:
VERIFY CONDITIONS OF EXISTING DRAIN TILE @ FOUNDATION FOOTINGS. TIE NEW DRAIN TILE INTO EXISTING SYSTEM, OR PROVIDE NEW STAND ALONE SYSTEM. V.I.F.

NOTE:
VERIFY NEW FOUNDATIONS, FOOTINGS & CONCRETE PIERS SIT ON UNDISTURBED SOIL MIN. 42" BELOW FINISHED GRADE.

NOTE:
ALL DIMENSIONS OF EXISTING WALLS & EXISTING SPACES TO BE VERIFIED IN FIELD BY G.C. PRIOR TO ORDERING OF ANY/ALL MATERIALS & PRIOR TO CONSTRUCTION.

DESIGN STAGE
- CONCEPTUAL DESIGN
- PRELIMINARY DESIGN
- DEVELOPMENT DOCUMENT
- RELEASE FOR BID
- FINAL REVIEW
- RELEASE FOR PERMIT
- REVISION

REVISIONS
5		
4		
3	09-10-20 SM	01-06-21 SM
2	08-28-20 JTB 09-28-20 SM	01-04-21 SM 02-09-21 SM
1	07-15-20 SM 08-18-20 SM 08-25-20 SM	01-06-21 SM

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CORY RESIDENCE
551 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL

FRONT PORCH OPTION PLANS

SCOTT F. POLIT 001-018291 LICENSED ARCHITECT STATE OF ILLINOIS

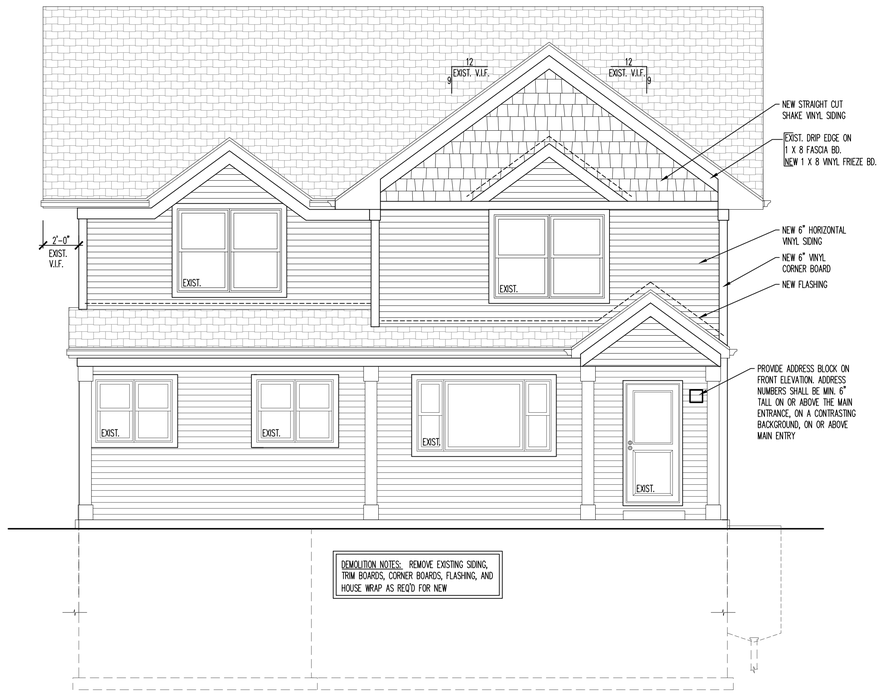
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Job Number: 20228

Sheet Number: A103

File Name: 20228103

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1C A200 EXISTING FRONT ELEVATION

1/4"=1'-0"

MATERIAL SCHEDULE

SIDING:
- VINYL SIDING
- COLOR: MATCH EXISTING GREY

SIDING:
- SHAKE VINYL SIDING
- COLOR: DHTE

TRIM/SOFFIT/FACIA:
- MANUFACTURER: T.B.D.
- COLOR: WHITE

GUTTERS:
- MANUFACTURER: T.B.D. (ALUMINUM)
- COLOR: WHITE

WINDOWS:
- MANUFACTURER: T.B.D.
- COLOR: MATCH EXISTING WHITE

COLUMNS / PORCH TRIM:
- MANUFACTURER:T.B.D.
- COLOR: WHITE

ROOF:
- MANUFACTURER: T.B.D.
- COLOR: MATCH EXISTING

ELEVATION NOTES

* DO NOT SCALE ELEVATIONS, VERIFY WALL HEIGHTS WITH PLANS, CONTACT ARCHITECT WITH ANY DISCREPANCIES
* WHEN INTERSECTING TWO ROOF PLANES WITH DIFFERENT ROOF PITCHES, BLOCK TOP OF STUD WALL OR BEAM AS REQUIRED TO ALLOW FASCIAS TO LINE UP RETAINING A COMMON EAVE DISTANCE.
* SEE ROOF PLAN FOR TYPICAL EAVE AND RAKE DISTANCES UNLESS OTHERWISE NOTED ON ELEVATIONS
* IF RIDGE AND SOFFIT VENTS PROVIDE LESS THAN THE CODE MINIMUM, ADD CAN VENTS AS NEEDED TO THE REAR AND SIDE ELEVATIONS

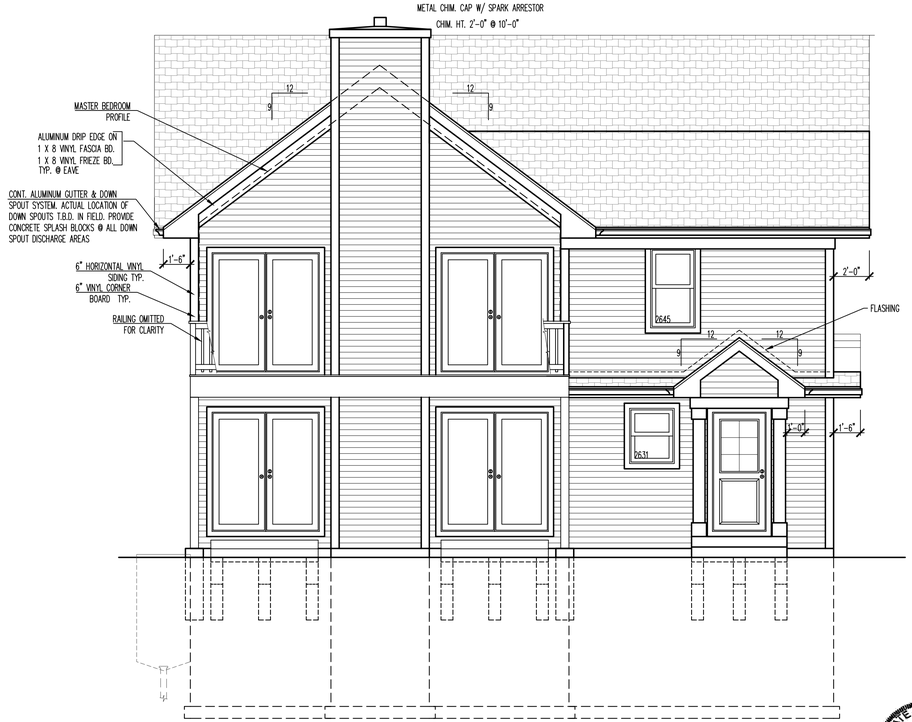
WINDOW NOTES

* ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET & INCHES EXAMPLE: 2555 = 2'-5" X 5'-5" (TO BE MET WITHIN 2" OR EXCEEDED), DEPENDING ON MFG.

EGRESS WINDOW = (E)
TEMPERED GLASS = (T)
FIXED WINDOW = (F)

REMODELING & ADDITION NOTES

* WHEN ALIGNING NEW ROOF PLANES WITH EXISTING, VERIFY EXISTING ROOF PITCH IN FIELD PRIOR TO PURCHASE OR ORDERING OF ROOFING STRUCTURAL AND FINISHING MATERIALS.
* ALL NEW SIDING TO MATCH EXISTING UNLESS OTHERWISE NOTED. VERIFY WITH OWNER.
* ALL NEW FASCIA, FRIEZE AND SOFFITS TO MATCH EXISTING UNLESS OTHERWISE NOTED, VERIFY WITH OWNER.
* VERIFY SIZE OF WINDOWS IN FIELD PRIOR TO PURCHASE.
* ALL BEDROOMS MUST BE PROVIDED ONE EGRESS WINDOW SIZE TO MEET LOCAL CODE. VERIFY LOCATION WITH PLANS AND OWNER.



5E A200 REAR ELEVATION

1/4"=1'-0"

REVISIONS		
1	08-19-20 BAJ	CONCEPTUAL DESIGN
2	08-25-20 BAJ	PROGRAMMING & BUDGET
3	09-10-20 BAJ	RELEASE FOR BID
4	10-26-20 BAJ	FINAL REVIEW
5	12-18-20 BAJ	RELEASED FOR PERMIT
6	01-04-21 BAJ	REVISION
7	01-06-21 BAJ	
8	01-06-21 BAJ	
9	02-09-21 BAJ	

DESIGN STAGE

CORY RESIDENCE
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FRONT ELEVATION
REAR ELEVATION

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STATE OF ILLINOIS * SCOTT F POLIT 001-018291 * LICENSED ARCHITECT

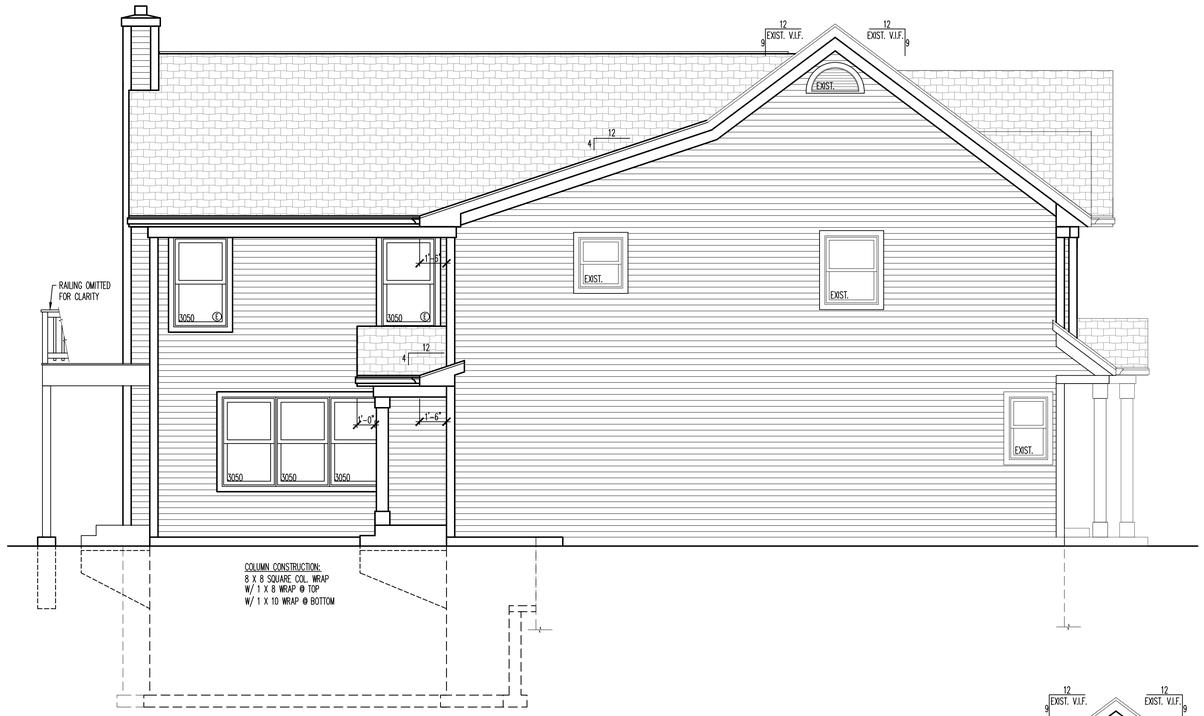
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Job Number: 20228

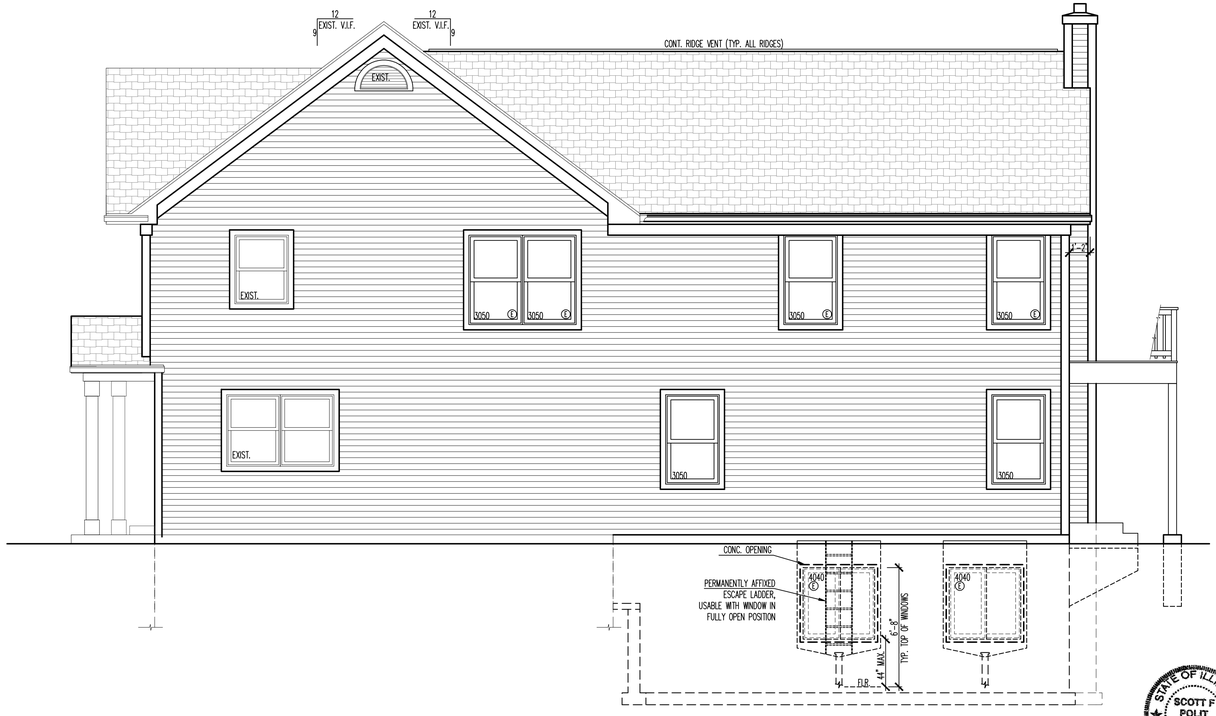
Sheet Number: A200

File Name: 20228200



1C A201 LEFT ELEVATION

1/4"=1'-0"



3E A201 RIGHT ELEVATION

1/4"=1'-0"

REVISIONS			
1	08-18-20 BAJ	12-18-20 BAJ	
	09-25-20 BAJ	01-06-21 BAJ	
2	09-28-20 JTB	01-04-21 BAJ	
	09-29-20 BAJ	02-09-21 BAJ	
3	09-10-20 BAJ	01-06-21 BAJ	
4			
5			

DESIGN STAGE

- CONCEPTUAL DESIGN
- PRELIMINARY DESIGN
- BOARD OF APPEALS SUBMITTAL
- RELEASE FOR BID
- FINAL REVIEW
- RELEASE FOR PERMIT
- REVISION

CORY RESIDENCE
551 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL

RIGHT SIDE ELEVATION
LEFT SIDE ELEVATION

Architects & Planners, Inc.
2600 Bohan Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9301

STATE OF ILLINOIS
SCOTT F. POLIT
001-018291
LICENSED ARCHITECT

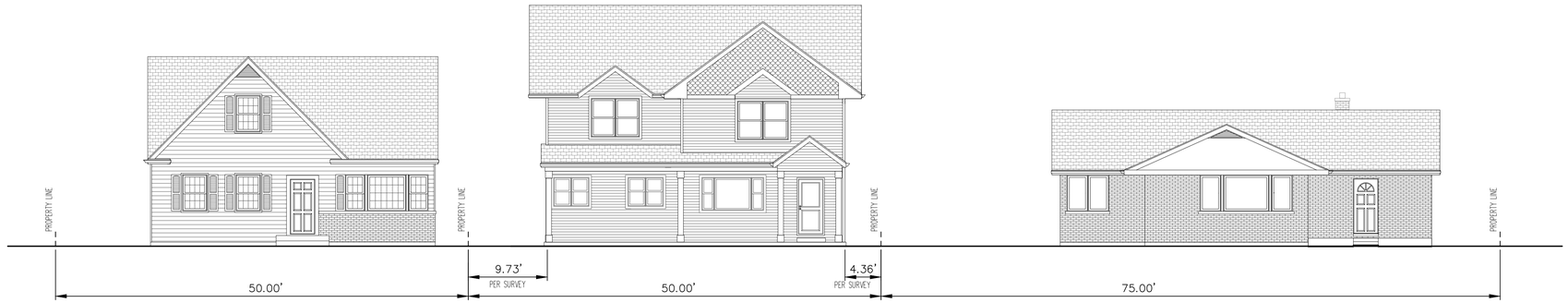
STATE OF ILLINOIS
ALA ARCHITECTS & PLANNERS, INC.
184.000372
ARCHITECT CORP.
PROFESSIONAL DESIGN FIRM

Job Number: 20228

Sheet Number: A201

File Name: 20228201

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2C A202 EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
855 N. BEVERLY LANE
1/8"=1'-0"

4C A202 EXISTING FRONT ELEVATION
SUBJECT PROPERTY
851 N. BEVERLY LANE
1/8"=1'-0"

5C A202 EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
819 N. BEVERLY LANE
1/8"=1'-0"



2D A202 EXISTING FRONT ELEVATION
PROPERTY TO LEFT 1
855 N. BEVERLY LANE
1/8"=1'-0"

4D A202 PROPOSED FRONT ELEVATION – OPTIONAL
SUBJECT PROPERTY
851 N. BEVERLY LANE
1/8"=1'-0"

5D A202 EXISTING FRONT ELEVATION
PROPERTY TO RIGHT 1
819 N. BEVERLY LANE
1/8"=1'-0"

DESIGN STAGE

CONCEPTUAL DESIGN	08-18-20 BAJ	
PRELIMINARY DESIGN	09-25-20 BAJ	
DESIGN REVIEW ACCEPTANCE	10-26-20 BAJ	
RELEASE FOR BID		
FINAL REVIEW	12-15-20 BAJ	
RELEASE FOR PERMIT	01-06-21 BAJ	
REVISION		

REVISIONS

1	02-09-21 BAJ
2	03-04-21 BAJ
3	03-26-20 BAJ
4	09-10-20 BAJ
5	01-06-21 BAJ

CORY RESIDENCE
851 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL

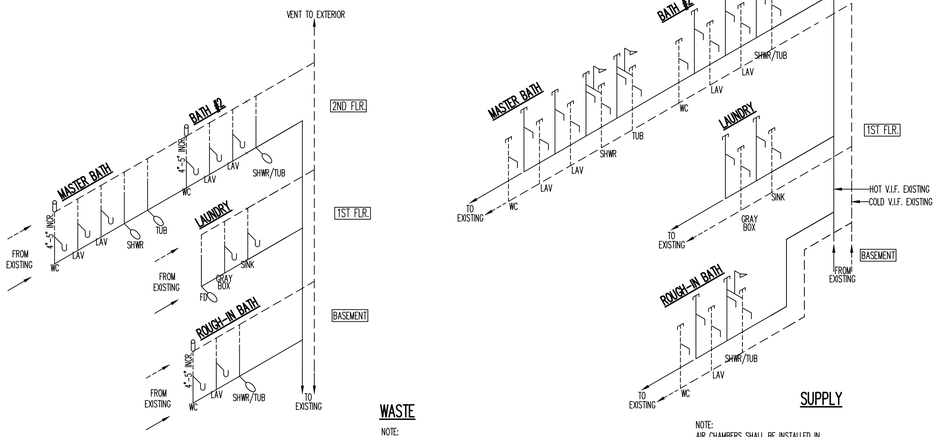
CONTEXT ELEVATIONS

Architects & Planners, Inc.
2600 Dekalb Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

STATE OF ILLINOIS
SCOTT F. POLIT
001-018291
LICENSED ARCHITECT
STATE OF ILLINOIS
ALA ARCHITECTS & PLANNERS, INC.
184.000572
ARCHITECT CORP.
PROFESSIONAL DESIGN FIRM

Job Number: 20228
Sheet Number: A202
File Name: 20228202

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WASTE

NOTE:
ALL UNDERGROUND WASTE LINES TO BE 4" MIN.

MIN. TRAP SIZES:

SHOWER	2"ø
BATHTUBS & SHOWERS	1-1/2"ø
KITCHEN SINK	1-1/2"ø
LAVATORIES	1-1/4"ø
WATER CLOSETS	3"ø
LAUNDRY WASH TUB	2"ø
2" FLOOR DRAIN	2"ø
3" FLOOR DRAIN	3"ø

SUPPLY

NOTE:
AIR CHAMBERS SHALL BE INSTALLED IN ALL FIXTURE SUPPLIES AND BE 12". AIR CHAMBERS INSTALLED IN A RISER SHALL BE 24". VALVE ALL FIXTURES, EQUIPMENT & APPLIANCES, HORIZONTAL & VERTICAL RUNS - 3/4"ø

NOTE:
-CONSTANT WATER PRESSURE FROM TANK SHALL BE MIN. 20 PSI.
-CONSTANT WATER PRESSURE @ EACH FIXTURE SHALL BE MIN. 8 PSI.

MIN. SUPPLY SIZES & FLOW RATES:

DISHWASHER	1/2"ø	
BATHTUBS & SHOWERS	1/2"ø	3.0 G.P.M.
KITCHEN SINK	1/2"ø	3.0 G.P.M.
LAVATORIES	1/2"ø	3.0 G.P.M.
WATER CLOSETS	1/2"ø	3.0 G.P.M.
SILL COCKS	1/2"ø	3.0 G.P.M.

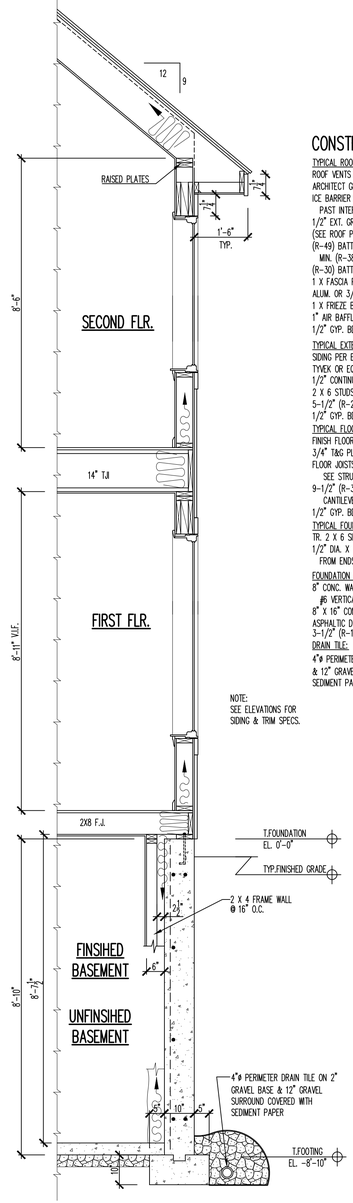
1C / A300 WASTE & SUPPLY DIAGRAMS
NO SCALE

REQ'D INPUT							
		SQ. FT.	REQ. LT.	ACT. LT.	REQ. VT.	ACT. VT.	ACT. CFM.
FIRST FLOOR							
FAMILY ROOM		464.0	37.1	105.5	18.6	82.3	-
SECOND FLOOR							
MASTER BEDROOM		328.0	26.2	94.8	13.1	72.3	-
BEDROOM #3		135.0	10.8	21.4	5.4	11.1	-
BEDROOM #4		170.0	13.6	30.9	6.8	15.9	-
MASTER BATH		111.0	-	-	-	-	125
BATH #2		91.0	-	-	-	-	100

2D / A300 LIGHT & VENT SCHEDULE
NO SCALE

ATTIC VENT SCHEDULE				RIDGE VENT = 20sq / 1ft NON. CONT. SOFFIT VENT = 10sq / 1ft	
ATTIC	AREA	REQ. VENT AREA/300		ACT. VENT	
	SQ. IN.	SOFFIT 50%	ROOF 50%	SOFFIT	ROOF
MASTER BEDROOM + W.I.C.	66391	110 S.I.	110 S.I.	(11") 110 S.I.	(6") 120 S.I.

2E / A300 ATTIC VENT SCHEDULE
NO SCALE



4D / A300 WALL SECTION
1/2"=1'-0"

CONSTRUCTION SPECIFICATIONS

TYPICAL ROOF CONSTRUCTION
ROOF VENTS PER ELEVATIONS & ATTIC VENT SCHEDULE
ARCHITECT GRADE ASPHALT SHINGLES OVER BUILDING FELT
ICE BARRIER FROM EAVE'S EDGE TO MIN. 2'-0" PAST INTERIOR FACE OF EXTERIOR WALL
1/2" EXT. GRADE STRUCTURAL PANEL SHEATHING (SEE ROOF PLAN FOR ROOF STRUCTURE)
(R-49) BATT INSULATION W/ VAPOR BARRIER IN ATTICS W/ MIN. (R-38) AT EAVES (CLOSED CELL SPRAY FOAM AS REQ'D)
(R-30) BATT INSULATION W/ VAPOR BARRIER IN VAULTS
1 X FASCIA PER ELEVATIONS
ALUM. OR 3/8" CEDAR FACED PLYWOOD SOFFIT W/CONT. VENTS
1 X FREZE BD. PER ELEVATIONS
1" AIR BAFFLES
1/2" GYP. BD. AT CEILING

TYPICAL EXTERIOR FRAME WALL CONSTRUCTION
SIDING PER ELEVATIONS
TYVEK OR EQUIV. HOUSE WRAP
1/2" CONTINUOUS STRUCTURAL PANEL SHEATHING
2 X 6 STUDS @16" O.C. PER PLAN
5-1/2" (R-21) BATT INSULATION W/ VAPOR BARRIER
1/2" GYP. BD.

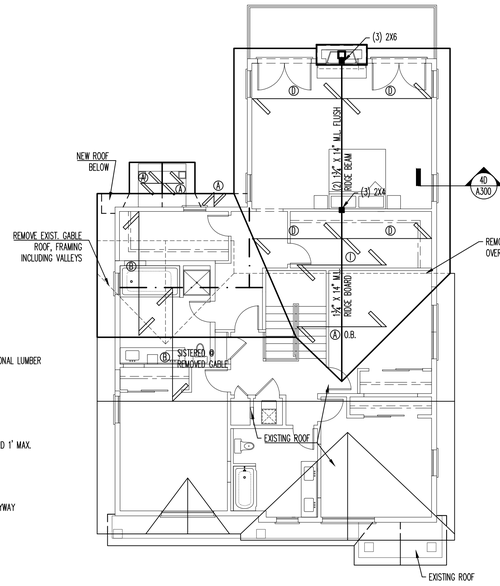
TYPICAL FLOOR CONSTRUCTION
FINISH FLOORING PER PLANS
3/4" T&G PLYWOOD SUBFLOOR GLUED AND NAILED (FIR)
FLOOR JOISTS PER PLANS, BLOCKING/BRIDGING @7'-0" O.C. W/ DIMENSIONAL LUMBER SEE STRUCTURAL NOTES ON PLANS
9-1/2" (R-30) BATT INSULATION W/ VAPOR BARRIER AT PERIMETER, CANTILEVERED FLOORS & OVER UNHEATED SPACES
1/2" GYP. BD. AT FIRST FLOOR CEILING

TYPICAL FOUNDATION WALL SILL PLATE CONSTRUCTION
TR. 2 X 6 SILL PLATE SET IN SILL SEALER
1/2" DIA. X 10" L. ANCHOR BOLTS EMBEDDED 7" MIN. @6' O.C. MAX. AND 1' MAX. FROM ENDS OF PLATE SECTIONS (MIN. 2 BOLTS PER SECTION)

FOUNDATION WALL @ HOUSE:
8" CONC. WALL W/(2)#4 REBARS TOP AND BOTTOM & #4 @ 1/3 HTS #6 VERTICAL @ 39" O.C.
8" X 16" CONC. FOOTING W/ 1-1/2" X 3-1/2" (2X4 STUD FORMED) KEYWAY
ASPHALTIC DAMPROOFING
3-1/2" (R-15) CONTINUOUS BATT INSULATION W/ VINYL BACKING

DRAIN TILE:
4"ø PERIMETER DRAIN TILE ON 2" GRAVEL BASE & 12" GRAVEL SURROUND COVERED WITH SEDIMENT PAPER

NOTE:
SEE ELEVATIONS FOR SIDING & TRIM SPECS.

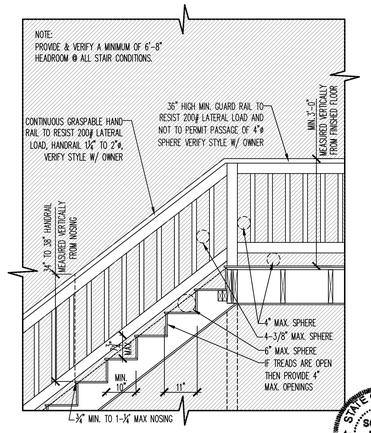


ROOF STRUCTURAL SPECIFICATIONS		NOTES
(A) = 2 X 6 RAFTERS @16" O.C.	(I) = 2 X 4 COLLAR TIES @48" O.C.	ALL EAVES AND RAKES 1'-0" UNLESS OTHERWISE NOTED
(B) = 2 X 8 RAFTERS @16" O.C.	(J) = 2 X 6 COLLAR TIES @48" O.C.	ALL RIDGE, HIP AND VALLEY BDS. TO BE THE FULL DEPTH OF THE CUT END OF THE RAFTER UNLESS OTHERWISE NOTED
(C) = 2 X 10 RAFTERS @16" O.C.	(K) = 2 X 8 COLLAR TIES @48" O.C.	FURR DOWN RAFTERS AS REQ'D IN VAULTED CEILING AREAS TO ALLOW FOR INSULATION AS SPECIFIED IN THE BUILDING SECTION SPECS., PAGE A300.
(D) = 2 X 12 RAFTERS @16" O.C.	(L) = CEILING JOISTS PER FLOOR PLANS	ADD BLOCKING @ RAFTER BEARING TO MAINTAIN OVERHANG PROFILE THROUGHOUT UNLESS OTHERWISE NOTED
(E) = 2 X 6 CEILING JOISTS @16" O.C.	(M) = PRE-ENGINEERED ROOF TRUSSES @24" O.C.	PROVIDE ARCHITECT WITH INDIVIDUAL ROOF TRUSS DRAWINGS AND A ROOF TRUSS LAYOUT PLAN SHOWING ANY INTERIOR POINT LOADS INFORMATION CAUSED BY TRUSSES WHICH ARE STAMPED AND SIGNED BY A LICENSED ENGINEER FOR ALL PRE-ENGINEERED TRUSSES FOR APPROVAL PRIOR TO FABRICATION.
(F) = 2 X 8 CEILING JOISTS @16" O.C.	(N) = PRE-ENGINEERED SCISSOR TRUSSES OR MODIFIED	
(G) = 2 X 10 CEILING JOISTS @16" O.C.	CEILING TRUSSES @24" O.C. (SEE PLANS FOR CEILINGS)	
(H) = 2 X 12 CEILING JOISTS @16" O.C.	(O) = PRE-ENGINEERED ATTIC TRUSSES @24" O.C.	PROVIDE SIMPSON 'H2.5A' HURRICANE CLIPS @ EACH RAFTER
M.L. = 1 3/4" 1.9E MICRO=LAM LVL T.S. = 1 3/4" 1.55E TIMBERSTRAND LSL ■ = (3)2X6 BUILT UP POST - BRACE EACH DIRECTION FOR MAXIMUM ON BRACED HEIGHT OF 10'-0"	O.B. = OVER BUILD D.R. = DOUBLE RAFTER E.R. = EXTENDED RIDGE E.V. = EXTENDED VALLEY U.B. = UNDER BUILD E.H. = EXTENDED HIP	

5C / A300 ROOF PLAN & STRUCTURAL NOTES
1/8"=1'-0"

NOTE:
THE DETAILS AND SECTIONS SHOWN ARE FOR REFERENCE ONLY. PROVIDED TO AID IN THE CONSTRUCTION IN STANDARD AND OPTIONAL CONDITIONS. SEE PLANS FOR SPECIFICS AND ACTUAL CONSTRUCTION DETAILS.

NOTE:
ACTUAL STAIR LAYOUT PER PLANS. DIAGRAM SHOWS GUARDRAIL, HANDRAIL, HEADROOM, ETC. SPECIFICATIONS NOT FOR STAIR RUN CONSTRUCTION. INSTALL THIRD STRINGER IF TREADS ARE MORE THAN 3'-0" WIDE. PROVIDE HANDRAIL WITH STAIR RUNS WITH 4 RISERS OR MORE.



5E / A300 TYPICAL STAIR & RAIL DETAIL
1/2"=1'-0"

STATE OF ILLINOIS SCOTT F. POLIT 001-018291 LICENSED ARCHITECT
STATE OF ILLINOIS ALA ARCHITECTS & PLANNERS, INC. 184.000612 ARCHITECT CORP. PROFESSIONAL DESIGN FIRM

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REVISIONS						
5						
4						
3	08-18-20 BAJ	09-10-20 BAJ				
2	08-26-20 BAJ	09-26-20 JTB	10-26-20 BAJ	01-04-21 BAJ	01-06-21 BAJ	
1	08-26-20 BAJ	09-26-20 BAJ	10-26-20 BAJ	12-18-20 BAJ	01-06-21 BAJ	02-09-21 BAJ
DESIGN STAGE	CONCEPTUAL DESIGN	PRELIMINARY DESIGN	DESIGN DEVELOPMENT	RELEASE FOR BID	FINAL REVIEW	RELEASE FOR PERMIT
						REVISION

CORY RESIDENCE
851 N. BEVERLY LANE
ARLINGTON HEIGHTS, IL
TYPICAL DETAILS

ROOF PLAN & STRUCTURAL NOTES
WALL SECTION, ATTIC VENT SCHEDULE
CONSTRUCTION SPECIFICATIONS
WASTE & SUPPLY DIAGRAMS
LIGHT & VENT SCHEDULE
TYPICAL DETAILS

Architects & Planners, Inc.
2600 Bohart Road at Rt. 176
Crystal Lake, Illinois 60014
Telephone: 815-788-9200 Fax: 815-788-9201

Job Number: 20228
Sheet Number: A300
File Name: 20228D00

Zoning Board of Appeals
4/12/2021

Item: 745 S. Vail Ave. - ZBA#21-013

Department: Planning & Community Development

REQUEST

A 1 foot variation from Chapter 28, Section 6.13-3a (Location of Fences-Front Yards) to allow a 4 foot tall, open fence in the front yard where a maximum height of 3 feet is allowed.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Jake Schmidt, Planner
Hearing Date: April 12, 2021
Date Prepared: April 9, 2021
Project Title: Nathe Residence
Address: 745 S. Vail Ave.

Background Information

Petition Number: ZBA #21-013
Petitioner: Erich P. Nathe
Address: Gordon & Rees LLP
1 N. Franklin, Suite 800
Chicago IL 60606

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

Requested Action/Background Information

The petitioner is seeking to install a 4 foot tall open fence in their west and north yard up to the property line. However, the western yard is the front yard, which limits the height of fences to 3 feet. Therefore, the petitioner requests the following variation:

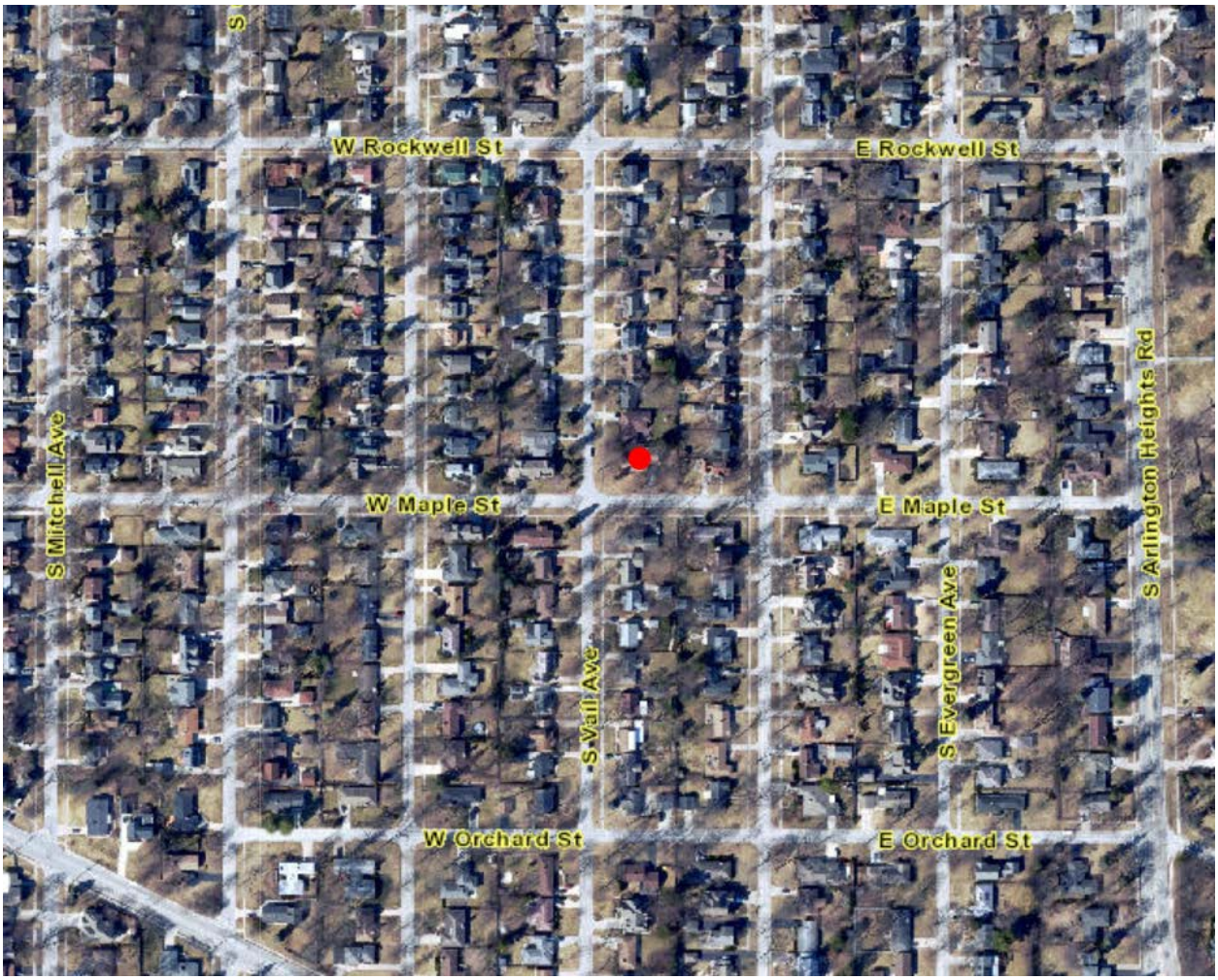
- A 1 foot variation from Chapter 28, Section 6.13-3a (Location of Fences-Front Yards) to allow a 4 foot tall, open fence in the front yard where a maximum height of 3 feet is allowed.

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#21-013
PIN: 03-32-309-027

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	3/27/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/27/21	
3. Letter that was Mailed	✓	3/27/21	
4. Photographs of Sign on Property	✓	3/27/21	

Photographs of Existing Structure



Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

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

From: **Deb Pierce, Building & Life Safety Department**

Project Name: **Nathe Residence**

Project Address: **745 S Vail Ave**

ZBA #: **21-013**

Date: **April 5, 2021**

Derek:

I have reviewed the request for the following variance:

- **A 1-foot variation from Chapter 28, Section 6.13-3a (Location of Fences-Front Yards) to allow a 4-foot tall, open fence in the front yard where a maximum height of 3 feet is allowed.**

and do not have any comments or objections.

ZBA# 21-013
745 S Vail Ave.- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: March 7, 2021
Received by Planning:
Transmitted to Engineering: April 1, 2021
Completed: April 1, 201

The proposed ZBA application indicates that the petitioner is seeking:

A 1-foot variation from Chapter 28, Section 6.13-3a (Location of Fences-Front Yards) to allow a 4-foot tall, open fence in the front yard where a maximum height of 3 feet is allowed.

The Engineering Division has NO OBJECTION to the proposed variance request for Location of Fences-Front Yards.

NOTE: Proposed location of fence should not impact sight distance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Nathe Residence

Project Address: 745 S. Vail Avenue

ZBA #: 21-013

ZBA Hearing Date: April 12th, 2021

To: Mike Pagones, Village Engineer
Mark Fink, Assistant Building Official

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

From: Jake Schmidt, Planner

Transmitted On: April 1, 2021

- **A 1 foot variation from Chapter 28, Section 6.13-3a (Location of Fences-Front Yards) to allow a 4-foot tall, open fence in the front yard where a maximum height of 3 feet is allowed.**

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 7, 2021.

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 Erich P. Nathe AND COURTNEY A. NATHE

being the owner of the property commonly know as: 745 S Vaile Ave

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section Section 6.13-3

Chapter 28, of the Arlington Heights Municipal Code, in order to: install a 48 inch height open picket fence; current code appears to limit it to 36 inch in height

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): An additional 1 ft in height to an open picket fence will not in any way alter the essential character of the locality because (1) the de minimis height addition will essentially look the same and (2) fences in the area on corner lots have appeared to seek and receive the same relief, and have 4 ft fences

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): We have a new dog expecting to get up to 30-40 lbs and seek an additional foot on the fence for his safety and neighborhood safety generally; we also are expecting our first child in August and view a slightly higher fence as providing additional safety for future children from the Vail st Traffic.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): because it furthers safety interests of the community without sacrificing community aesthetics

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): we are only seeking an additional foot in fence height.

Signed: _____ Date: 03/07/21

Petitioner

PLAT OF SURVEY

OF

LOT 151 AND THE SOUTH 25.00 FEET OF LOT 152 IN H. ROY BERRY COMPANY'S LAUDYMONT TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND PART OF THE SOUTHWEST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

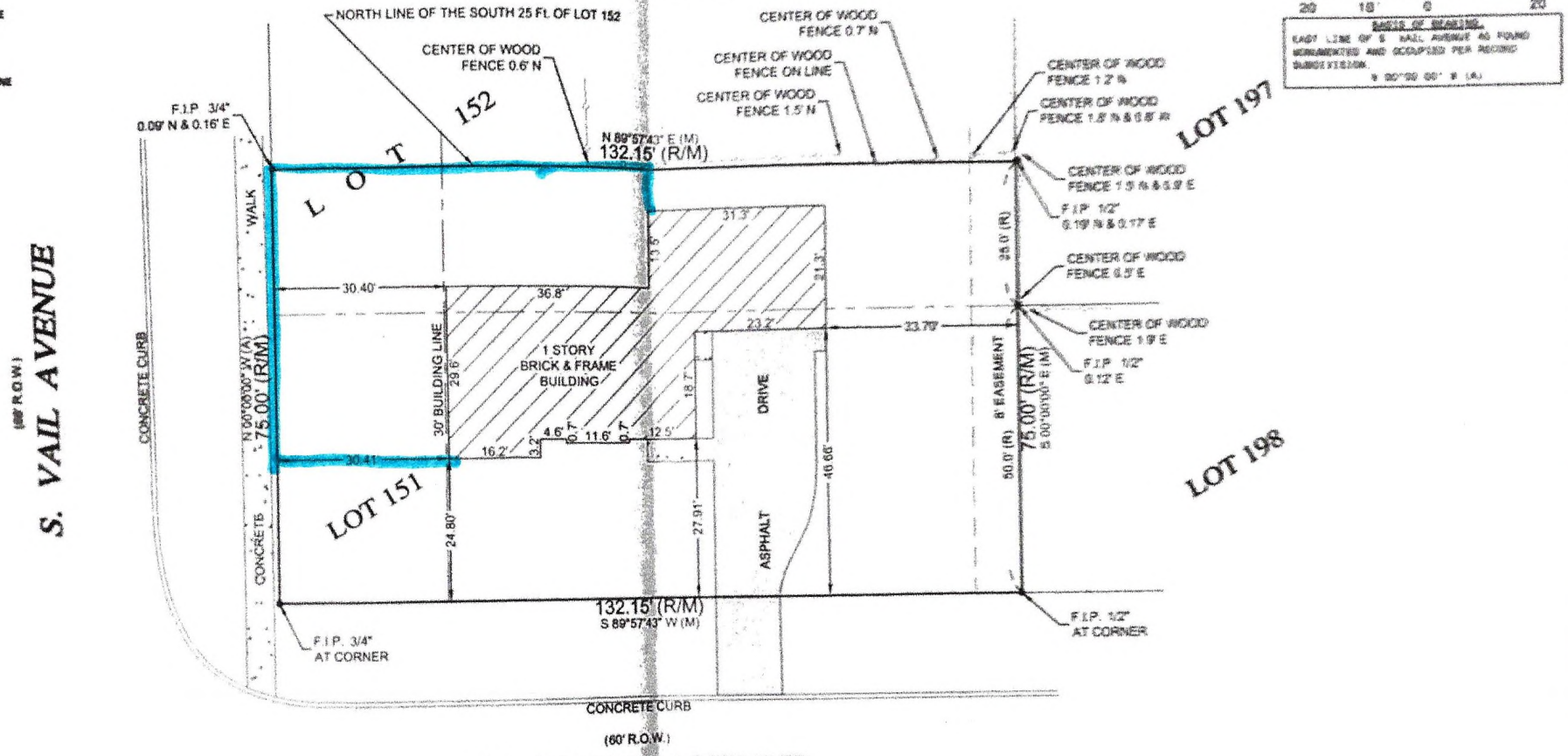
AREA OF SURVEY:

CONTAINING 9,911 SQ. FT. OR 0.22 ACRES MORE OR LESS

LEGEND

M = MEASURED	NE = NORTHEAST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
L = CENTERLINE	R = RECORD
U/D = USED	RAD = RADIUS
SHT = SHOT	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
P. = POST/POINT	S.I.R.= SET IRON ROD
ARC LENGTH	SE = SOUTHEAST
MEASURED	SW = SOUTHWEST
NORTH	W = WEST
NW = NORTHWEST	

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



20 10 0 20

BASIS OF BEARING:
EAST LINE OF S. VAIL AVENUE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
N 00°08' 00" E (M.)

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 3RD DAY OF SEPTEMBER, A.D. 2019.

AT LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2020
ILLINOIS BUSINESS REGISTRATION NO. 184.005245

JOSEPH P. MAIKISCH
3253
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

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: 745 S. VAIL AVENUE, ARLINGTON HEIGHTS, ILLINOIS

CLIENT: LAW OFFICE OF ELIAS MANTZAVRAKOS, P.C.

FIELDWORK DATE (CREW): 08/30/2019 (SV/JB)

DRAWN BY: RE,S. REVISED: JOB NO.: 19-08-0325

Mayne Engineering, Inc.
[illegible]
Phone (630) 2[illegible]
Fax (630) 4[illegible]
[illegible] MAYNE ENGINEERING.COM

Zoning Board of Appeals
4/12/2021

Item: 605 E. Rockwell St. - ZBA#21-014

Department: Planning & Community Development

REQUEST

1. A 2.2 foot variation from Chapter 28, Section 5.1-0.2a (Required Minimum Yards – Front Yards) to allow an addition with a front yard setback of 44.8 feet where 47.0 feet is required, and an additional 2.0 feet for the eave.

2. A 34.5 foot variation from Chapter 28, Section 5.1-0.2c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 9.4 feet instead of the required 43.9 feet and an additional 2.0 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 12, 2021
Date Prepared: April 7, 2021
Project Title: Happ Residence
Address: 605 E. Rockwell St.

Background Information

Petition Number: ZBA #21-014
Petitioner: Chris Favia
Address: 2547 E. Towne Blvd.
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject property is zoned R-E, One-Family Dwelling District and the property has a total land area of 20,000 square feet. The petitioner is proposing a second story addition to their existing one-story home. As part of the project the petitioner is expanding the footprint in the rear of the home. Although the second story addition is setback from the west property line, the petitioner is increasing the mass of the roof above the existing one story structure. Additionally, the petitioner is proposing a new front porch which is encroaching into the required front yard setback. Therefore, the petitioner requests the following variations:

- A 2.2 foot variation from Chapter 28, Section 5.1-0.2a (Required Minimum Yards – Front Yards) to allow an addition with a front yard setback of 44.8 feet where 47.0 feet is required, and an additional 2.0 feet for the eave.

- A 34.5 foot variation from Chapter 28, Section 5.1-0.2c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 9.4 feet instead of the required 43.9 feet and an additional 2.0 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#21-014
PIN: 03-32-422-001

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	3/24/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/24/21	
3. Letter that was Mailed	✓	3/24/21	
4. Photographs of Sign on Property	✓	3/24/21	

Photographs of Existing Structure





Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

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

From: **Deb Pierce, Building & Life Safety Department**

Project Name: **Happ Residence**

Project Address: **605 E Rockwell St**

ZBA #: **21-014**

Date: **April 5, 2021**

Derek:

I have reviewed the request for the following variances:

- A 2.2-foot variation from Chapter 28, Section 5.1-0.2a (Required Minimum Yards- Front Yards) to allow an addition with a front yard setback of 44.8 feet where 47.0 feet is required, and an additional 2.0 feet for the eave.

- A 34.5-foot variation from Chapter 28, Section 5.1-0.2c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 9.4 feet instead of the required 43.9 feet and an additional 2.0 feet for the eave.

and do not have any comments or objections.

ZBA# 21-014
605 E Rockwell St.- ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: March 12, 2021
Received by Planning:
Transmitted to Engineering: April 1, 2021
Completed: April 1, 201

The proposed ZBA application indicates that the petitioner is seeking:

A 2.2-foot variation from Chapter 28, Section 5.1-0.2a (Required Minimum Yards- Front Yards) to allow an addition with a front yard setback of 44.8 feet where 47.0 feet is required, and an additional 2.0 feet for the eave.

A 34.5-foot variation from Chapter 28, Section 5.1-0.2c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 9.4 feet instead of the required 43.9 feet and an additional 2.0 feet for the eave**.**

The Engineering Division has NO OBJECTION to the proposed variance request for Required Minimum Yards-Front Yards and Required Minimum Yards.

NOTE: The existing setback Required Minimum Yards is an existing condition and will not be affected by the proposed improvements.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Happ Residence

Project Address: 605 E. Rockwell Street

ZBA #: 21-014

ZBA Hearing Date: April 12th, 2021

To: Mike Pagones, Village Engineer
Mark Fink, Assistant Building Official

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: April 1, 2021

- **A 2.2 foot variation from Chapter 28, Section 5.1-0.2a (Required Minimum Yards – Front Yards) to allow an addition with a front yard setback of 44.8 feet where 47.0 feet is required, and an additional 2.0 feet for the eave.**
- **A 34.5 foot variation from Chapter 28, Section 5.1-0.2c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 9.4 feet instead of the required 43.9 feet and an additional 2.0 feet for the eave.**

Attached are the Petitioner's:

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

Comments:

The proposed design is nicely done and fits with the surrounding context. A Design Commission application has been received, and it is favorable for an administrative (Staff) design approval, pending the outcome of the ZBA review.
Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than April 7, 2021.

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

605
Set back
Line
E Rockwell St
S Bristol Ln
S Beverly Ln
S Burton Pl
Google

THE ARCHITECT HAS NOT IN ANY WAY BEEN HIRED IN A SUPERVISORY CAPACITY FOR THE CONSTRUCTION OF THIS PROJECT. THEREFORE, THE USE OF THESE DRAWINGS BY THE OWNER OR ANY CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN SHALL CONSTITUTE A "HOLD HARMLESS AGREEMENT" BETWEEN THE DRAWING USER AND THE ARCHITECT.
THE USER SHALL IN FACT AGREE TO HOLD THE ARCHITECT HARMLESS FOR ANY RESPONSIBILITY IN REGARDS TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES AND FOR ANY SAFETY PRECAUTIONS OR PROGRAMS IN CONNECTION WITH THE WORK. FURTHER, THE ARCHITECT SHALL BE HELD HARMLESS AGAINST ANY LIABILITY OF ANY KIND WHATSOEVER, OR FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, SUB-CONTRACTOR, BUILDER, TRADESMAN OR WORKMAN. THE USE OF THESE DRAWINGS ALSO IMPLIES THAT THE ARCHITECT SHALL ASSUME NO RESPONSIBILITY FOR THE PLAN USERS FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR CONTRACT DOCUMENTS.

GENERAL NOTES FOR PROJECT:

1.0 SCOPE OF WORK:
THE SCOPE OF THIS PROJECT IS LIMITED TO THE EXTENT OF THE BUILDING/ PATIO ENVELOPE, EXCEPT IT INCLUDES BEARING MATERIALS FOR FOUNDATIONS AND CONCRETE SLABS ON GRADE, EXTERIOR BUILDING MOUNTED LIGHTING, MECHANICAL AND ELECTRICAL EQUIPMENT, INCLUDING BEARING PADS. SOME WRITTEN SPECIFICATIONS PROVIDED BY BUILDER/CONTRACTOR MAY TAKE PRECIDENCE.

1.1 RELATED WORK NOT INCLUDED:
WORK NOT INCLUDED IN THESE DOCUMENTS SHALL CONSIST OF ALL WORK OUTSIDE OF THE BUILDING ENVELOPE UNLESS SPECIFICALLY NOTED OTHERWISE. THESE DOCUMENTS ASSUME THAT DESIGN OF THE FOLLOWING IS PROVIDED BY OTHERS OR IS DETERMINED BY LOCAL GOVERNMENT ENGINEERING STANDARDS:

WATER AND SEWER SYSTEM FOR ENTIRE STRUCTURE/S.
GAS SERVICE FOR THE ENTIRE STRUCTURE/S.
ELECTRICAL SERVICE FOR THE ENTIRE STRUCTURE/S.
TELEPHONE SERVICE FOR THE ENTIRE STRUCTURE/S.
SITE CLEARING AND GRADING.
SITE DRAINAGE FROM EDGE OF BUILDING/PATIO ENVELOPE AND BEYOND.
LANDSCAPING AND FENCING.
SIDEWALKS AND DRIVEWAYS INCLUDING PROPER BEARING MATERIALS.

1.2 BIDDERS RESPONSIBILITY:
BIDDER SHALL FURNISH ALL MATERIALS, LABOR, EQUIPMENT AND TOOLS NECESSARY TO PROVIDE A COMPLETE INSTALLATION FOR THE SCOPE OF WORK COVERED IN THEIR BID AND SHALL INCLUDE BECOMING FAMILIAR WITH THE CONDITIONS AT THE JOB AND BY SUBMITTING A BID ACKOWLEDGES THAT ALL SUCH CONDITIONS HAVE BEEN TAKEN INTO ACCOUNT IN THEIR BID OR LIST SPECIFIC EXCEPTIONS THERETO. SOME SPECIFICATIONS PROVIDED BY BUILDER/CONTRACTOR MAY BE REQUIRED.

1.3 OWNERSHIP OF DOCUMENTS:
THE ARCHITECT IS THE AUTHOR OF THESE DOCUMENTS AND RETAINS ALL COMMON LAW, STATUTORY, AND OTHER RESERVED RIGHTS INCLUDING THE COPYRIGHT. THE DOCUMENTS ARE FOR USE SOLELY ON THIS PROJECT. USE FOR ANY OTHER PROJECT SHALL BE ONLY BY SPECIFIC WRITTEN CONSENT OF THE ARCHITECT AND ONLY AS ISSUED FOR A SPECIFIC LOCATION TO BE IDENTIFIED ON EACH OF THE REUSE DOCUMENTS.

1.4 ARCHITECTS DISCLAIMER:
THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK. THE ARCHITECT WILL NOT BE RESPONSIBLE FOR THE BUILDER/CONTRACTOR'S FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS;
THE ARCHITECT WILL NOT HAVE CONTROL OVER OR CHARGE OF AND WILL NOT BE RESPONSIBLE FOR ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.

1.5 APPLICABLE CONSTRUCTION CODES:
ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH ALL APPLICABLE CODES, ORDINANCES, AND LAWS OF LOCAL, STATE, NATIONAL AND OTHER AUTHORITIES HAVING JURISDICTION OVER THE PROJECT. NO CONTRACTOR SHALL PERFORM WORK WHICH HE KNOWS TO BE IN CONFLICT WITH THIS REQUIREMENT. NOTIFY ARCHITECT OF CONFLICT AND DO NOT PROCEED UNTIL WRITTEN CLARIFICATION IS ISSUED OR BE RESPONSIBLE FOR COST OF CORRECTIVE MEASURES.

1.6 CONFLICTS BETWEEN DOCUMENTS:
DISCREPANCIES OF A DIMENSIONAL NATURE SHALL BE REPORTED TO THE ARCHITECT PRIOR TO COMMENCEMENT OF THE AFFECTED WORK. PROCEED ONLY WHEN WRITTEN/GRAPHIC CLARIFICATION HAS BEEN ISSUED. FAILURE TO REPORT OR TO AWAIT CLARIFICATION SHALL BE CAUSE FOR BUILDER/CONTRACTOR OR SUB-CONTRACTOR TO ASSUME RESPONSIBILITY FOR COST OF CORRECTION.

1.7 WORKMANSHIP STANDARDS:
ALL WORK SHALL BE DONE IN A MANNER THAT IS CONSIDERED TO BE GOOD PRACTICE IN ACCORDANCE WITH THE REGIONAL STANDARDS FOR THE SPECIFIC TRADE INVOLVED, BY STANDARDS ESTABLISHED BY INDUSTRY TRADE ORGANIZATIONS AND BE FREE FROM DEFECTS NOT INHERENT IN THE QUALITY OR WORK AS SPECIFIED. THESE PLANS DO NOT INDICATE ALL OF THE WORK REQUIRED FOR FULL COMPLETION OF THIS PROJECT, THEREFOR IT IS THE IMPLIED UNDERSTANDING BY ALL CONTRACTORS THAT THEY ARE TO FURNISH AND INSTALL ALL THE NECESSARY ITEMS FOR THE PROPER COMPLETION OF THE WORK.

1.8 MATERIAL STANDARDS:
MATERIALS SHALL BE NEW, UNLESS SPECIFIED HEREINAFTER TO BE OTHERWISE, OF THE BEST QUALITY CONSISTENT WITH THE SPECIFICATION AND FREE FROM DEFECTS NOT INHERENT IN THAT QUALITY SPECIFIED.

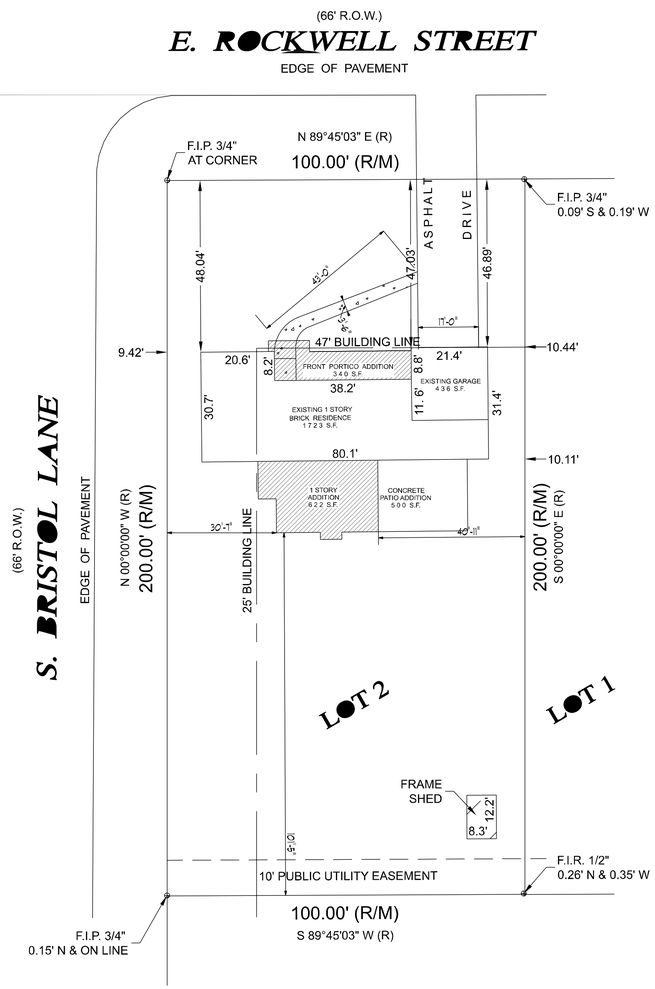
1.9 LOCATION OF HVAC, PLUMBING, AND ELECTRICAL WORK:
LOCATIONS OF MENTIONED MECHANICALS SHALL BE COORDINATED THROUGH THE CONTRACTOR BY THE TRADES INVOLVED AND APPROVED BY THE CONTRACTOR BEFORE WORK BEGINS. EACH TRADE IS RESPONSIBLE FOR ON-SITE VERIFICATION OF ACTUAL DIMENSIONS AND CLEARANCES. DO NOT SCALE LAYOUT, LENGTHS OR LOCATIONS FROM THE DRAWING.

1.10 INCLUDED AS PART OF THESE DRAWINGS IS THE " GENERAL CONDITIONS FOR CONSTRUCTION - A I A DOCUMENT A 201, ARTICLES 1 THRU 14 INCLUSIVE.

1.11 CONTRACTOR SHALL REMAIN RESPONSIBLE FOR COMPLIANCE WITH THE PROVISIONS OF THE " OCCUPATIONAL SAFETY AND HEALTH ACT " THE LATEST EDITION.

1.12 THE CONTRACTOR SHALL, DURING THE COURSE OF CONSTRUCTION, MAINTAIN THE STRUCTURAL INTEGRITY OF ALL BUILDING COMPONENTS INCLUDING, BUT NOT LIMITED TO: FLOORS, ROOFS, WALLS, FOUNDATION WALLS AND FOOTINGS, AND LINTELS AND HEADERS.

1.13 THE CONTRACTOR SHALL BE SOLELY IN CHARGE OF AND RESPONSIBLE FOR, THE CONTROL OF THE WORK INCLUDING ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES AND PROCEDURES USED IN PERFORMING THE WORK DESCRIBED ON THESE PLANS. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE TO INITIATE, MAINTAIN, AND SUPERVISE ALL SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THIS WORK. THE CONTRACTOR ALSO AGREES THAT THE ARCHITECT SHALL HAVE NO RESPONSIBILITY FOR, OR AUTHORITY TO CONTROL THE ACTIVITIES DESCRIBED IN THIS PARAGRAPH.



SITE PLAN
(1" = 20')

ZONING CLASSIFICATION = R E
LOT SIZE PER SURVEY COMPLETED 01-14-2021 = 19, 999 SQ. FT.

ONE STORY ADDITION = 6 2 2 SQ. FT.
FRONT PORTICO ADDITION = 3 4 0 SQ. FT.
EXISTING HOUSE = 1 7 2 3 SQ. FT.
EXISTING GARAGE = 4 3 6 SQ. FT.
TOTAL LOT BUILDING COVERAGE = 3 1 2 1 SQ. FT.
(6 0 0 0 SQ. FT. ALLOWED)

EXISTING ASPHALT DRIVE = 7 9 9 SQ. FT.
EXISTING CONCRETE SIDEWALK = 1 5 0 SQ. FT.
CONCRETE PATIO ADDITION = 5 0 0 SQ. FT.
TOTAL PROPOSED IMPERVIOUS = 4 5 7 0 SQ. FT.
(1 0, 0 0 0 SQ. FT. ALLOWED)

THE VILLAGE OF ARLINGTON HEIGHTS, IL
HAS ADOPTED THE FOLLOWING CODES
(WITH ALL AMENDMENTS) AND ALL CONTRACTORS
WHO WORK ON THIS PROJECT WILL COMPLY WITH ALL.

VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE
INTERNATIONAL RESIDENTIAL CODE / 2018
NFPA NATIONAL ELECTRIC CODE / 2017
INTERNATIONAL MECHANICAL CODE / 2018
INTERNATIONAL SWIMMING POOL AND SPA CODE / 2018
INTERNATIONAL PROPERTY MAINTAINANCE CODE / 2018
ILLINOIS STATE PLUMBING CODE (CURRENT)
ILLINOIS ENERGY CONSERVATION CODE

I CERTIFY THAT THESE PLANS WERE DESIGNED AND PRODUCED UNDER MY DIRECT SUPERVISION AND, TO THE BEST OF MY KNOWLEDGE CONFORM TO ALL GOVERNING STATE BUILDING CODES AND ALL GOVERNING BUILDING CODES AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS.

JOSEPH N. MURAN — DATE
STATE OF ILLINOIS REGISTERED ARCHITECT # 001-011734
STATE OF ILLINOIS
PROFESSIONAL DESIGN FIRM
ARCHITECT - CORPORATION
184.005605

PRELIMINARY ONLY
NOT FOR CONSTRUCTION

MURAN ARCHITECTS INC.
21720 W. LONG GROVE ROAD, SUITE C-184, DEER PARK, IL 60010
847 - 955 - 9990
www.muranarchitects.com

ADDITION & REMODELING FOR:
JERRY AND CHRISTINE HAPP
605 E. ROCKWELL
ARLINGTON HEIGHTS, IL

DATE :
PRELIMINARY PLAN
03-01-2021

DRAWN BY :
J N MURAN

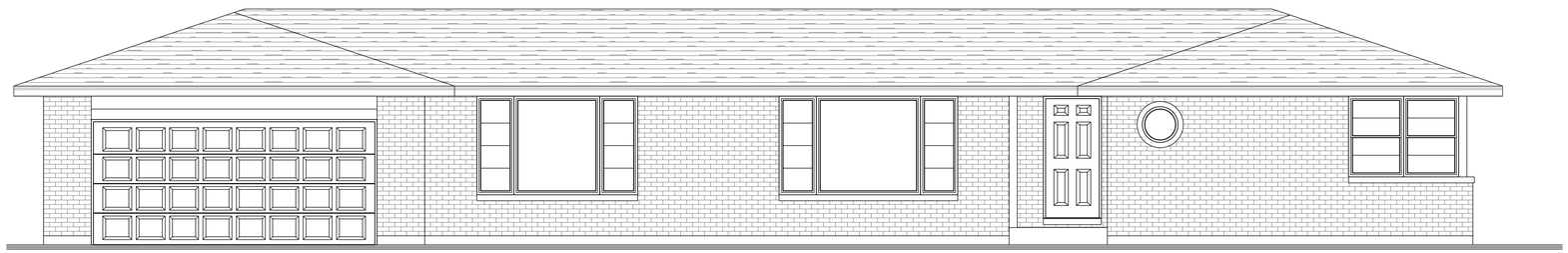
REVISIONS :
ARCH. REVIEW SUBMIT
03-03-2021

SHEET
A1



NEW FRONT ELEVATION

(1/4" = 1'-0"



EXISTING FRONT ELEVATION

(1/4" = 1'-0"

EXTERIOR MATERIALS AND COLOR SCHEME CHART

LETTER	TYPE	MANUFACTURER	COLOR
A	ASPHALT ROOF SHINGLE	G. A. F. - TIMBERLINE H.D. ULTRA	FOX HOLLOW GRAY
B	SMART TRIM	LOUISIANA PACIFIC	SHERWIN WILLIAMS "WHITE DOVE"
C	ALUM GUTTERS & DOWNSPOUTS	ROLLEX	WHITE
D	CLAD WINDOWS	MARVIN	CUMULUS GRAY
E	BRICK	(EXISTING)	LIME WASH ALL EXISTING BRICK
F	SMART TRIM SIDING (HORIZONTAL 4 BOARD 4 BATTEN)	LOUISIANA PACIFIC	SHERWIN WILLIAMS "WHITE DOVE"
G	FRONT ENTRY DOOR SYSTEM	THERMA TRU	SHERWIN WILLIAMS "HUDSON BAY"
H	GARAGE DOOR	CLOPAY DOOR FROM OVERHEAD DOOR CO.	ULTRA GRAIN MEDIUM
I	FRONT PORCH COLUMNS	MELTON CLASSIC NCORFORATED (LOAD BEARING)	SHERWIN WILLIAMS "WHITE DOVE"

THE VILLAGE OF ARLINGTON HEIGHTS, IL
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J N MURAN

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ARCH. REVIEW SUBMIT
03-03-2021

SHEET
A1

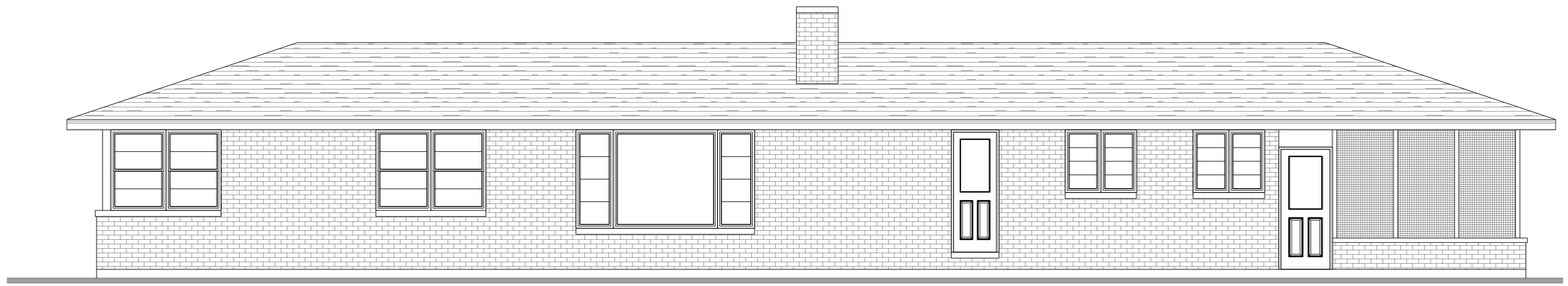
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NEW BACK ELEVATION

(1/4" = 1'-0")



EXISTING BACK ELEVATION

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JOSEPH N. MURAN — DATE

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DATE :
PRELIMINARY PLAN
03-01-2021

DRAWN BY :
J N MURAN

REVISIONS :
ARCH. REVIEW SUBMIT
03-03-2021

SHEET
A8

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

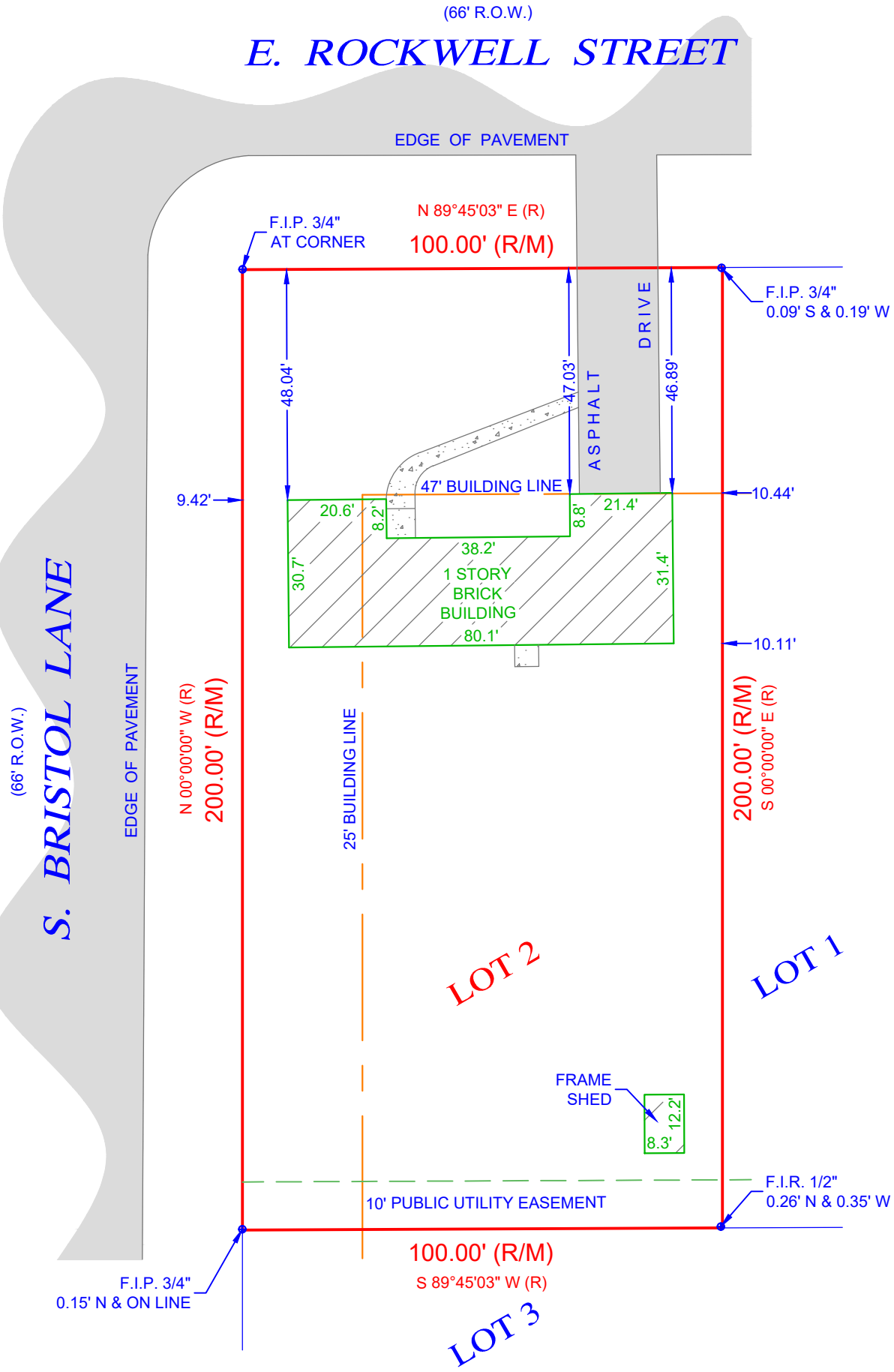
LOT 2 SCARSDALE ESTATES, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SUBDIVISION RECORDED SEPTEMBER 12, 1941 AS DOCUMENT NUMBER 12755597, IN COOK COUNTY, ILLINOIS. (EXCEPT THE NORTH 685.4 FEET THEREOF; ALSO EXCEPT THE EAST 40 ACRES OF THAT PART OF THE WEST HALF OF SAID SOUTHEAST QUARTER LYING SOUTH OF THE NORTH 685.4 FEET THEREOF AND ALSO EXCEPT THAT PART OF THE EAST HALF OF SAID SOUTHWEST QUARTER LYING WESTERLY OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD (CALLED STATE ROAD) AND THE SOUTH OF THE NORTH 685.4 FEET THEREOF).

AREA OF SURVEY:

"CONTAINING 19,999 SQ. FT. OR 0.46 ACRES MORE OR LESS"

30' 15' 0 30'

BASIS OF BEARING:
SOUTH LINE OF E. ROCKWELL STREET AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
N 89°45'03" E (R)



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 14TH DAY OF JANUARY, A.D., 2021, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2022
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

JAMES LEE MORRISON
2317
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
LISLE, ILLINOIS

NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.

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 605 E. ROCKWELL STREET
ARLINGTON HEIGHTS, ILLINOIS

CLIENT DROST KIVLAHAN MCMAHON & O'CONNOR LLC

FIELDWORK DATE (CREW) 01/11/2021 (WM/HP/DA)
DRAWN BY: RT REVISED: JOB NO. 20-12-0416

BEVERLY LANE



635



625



605

SUBJECT PROPERTY

BRISTOL LANE

700





515

EAST ROCKWELL STREET

BEVERLY LANE



647

NEWBURY PL.

644

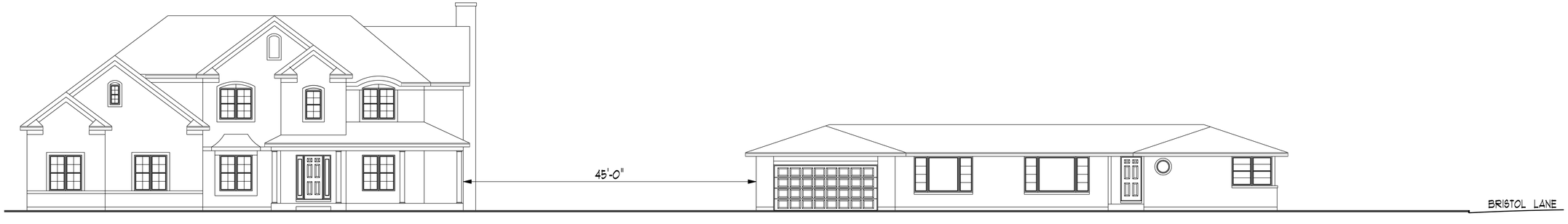


604



BRISTOL LANE

COLOR PHOTOS OF SURROUNDING PROPERTIES



EXISTING CONTEXT ELEVATION

(1/8" = 1'-0")



PROPOSED CONTEXT ELEVATION

(1/8" = 1'-0")

MATERIALS BOARD

605 E. ROCKWELL



GARAGE DOOR

"ULTRA GRAIN MEDIUM"



ROOF SHINGLES :
"FOX HOLLOW GRAY"



HORIZONTAL AND BOARD & BATTEN SIDING:

BENJAMIN MOORE "WHITE DOVE"



EXISTING BRICK

LIME WASH ALL EXISTING BRICK



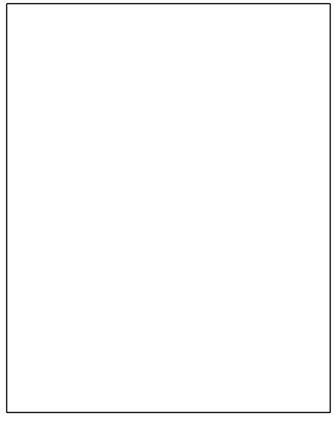
STANDING SEAM METAL ROOF:

PAC CLAD WEATHERED ZINC



FRONT ENTRY DOOR:

BENJAMIN MOORE "HUDSON BAY"



SOFFIT, FASCIA, TRIM BOARDS:

BENJAMIN MOORE "WHITE DOVE"



WINDOWS:

"CUMULUS GRAY"



ALUM GUTTERS:

"WHITE"