



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
April 11, 2022
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 801 N Mitchell Ave - 3/14/22
- B. 2002 N Verde Dr - 3/14/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 621 S Bristol Ln - ZBA#22-004
- B. 2303 N Arlington Heights Rd - ZBA#22-005
- C. 622 E Mayfair Rd - ZBA#22-006

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Zoning Board of Appeals 4/11/2022

Item: 801 N Mitchell Ave - 3/14/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
801 N Mitchell Ave - 3/14/22	Minutes
801 N Mitchell Ave - Findings 3/14/22	Minutes

ZONING BOARD

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

OF APPEALS

RE: 801 NORTH MITCHELL AVENUE - ZBA #22-002

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 14th day of March, 2022 at the hour of
7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
JOSEPH GEISEL
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, everyone, we're going to call the meeting to order this evening. Welcome to the Village of Arlington Heights Zoning Board of Appeals meeting for March. Today is March 14th, 2022 and we're going to get started at present.

So, Derek, can we do a 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.

(No response.)

MR. MACH: Mr. Lanaghan.

(No response.)

MR. MACH: Mr. Selbka.

(No response.)

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Here.

CHAIRPERSON SIAVELIS: All right, thank you, Derek.

We need to do Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: All right. Okay, so folks, welcome to the meeting. We're going to go through some procedural aspects to the meeting, some things you guys need to know as petitioners and audience members if you're going to participate. We do some housekeeping things up front as well, so that's what we're going to do at the present, and then move to the substantive discussions.

Approval of minutes. Has everybody had a chance to review the draft minutes that were provided? If so, or assuming so, are there any comments, edits, or revisions to the draft minutes?

(No response.)

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

COMMISSIONER GEISEL: So moved.

COMMISSIONER PORTERA: Second.

CHAIRPERSON SIAVELIS: Do you want to do a voice vote for this?

MR. MACH: Voice vote.

CHAIRPERSON SIAVELIS: Okay, voice vote. All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: All right, hearing none, the draft minutes have been approved. Sorry, I thought I shut my volume down.

Okay, Derek, I assume there's no other old business, correct?

MR. MACH: Correct.

CHAIRPERSON SIAVELIS: Okay, thank you.

All right, let's talk about the hearing procedures. There are some things that petitioners need to be aware of as we proceed through this meeting. Some of these materials or some of these points you probably saw in the paperwork that you completed and submitted to the Village ahead of tonight's meeting, okay.

So, it takes four affirmative votes to approve a variance regardless of the number of Board members in attendance, okay. So, do the math. You've got to go four for four here tonight to get your variance approved, okay? If less than six members are present, the petitioner has the option to continue to the next meeting, okay, that's your option, okay.

Also note that if your petition is denied, so if you don't go four for four on each of the variances sought, okay, a petitioner cannot reapply for that same variance for an entire year. So, there's a preclusive effect of a year, okay? So, you know, in situations where we have six in seven members in attendance, that's not necessarily an issue, but since there's only four of us here and you need four votes, be cognizant of that, okay, and think about that, and that's at your discretion, okay.

We're going to have a Staff presentation which encompasses a project overview of the variance and the project in general. Derek will be providing that overview, that Staff presentation, for each of the two petitions that are here tonight as new business, okay?

Importantly, there are four elements necessary for you to establish as the petitioner in order for the Board to be able to grant a variance. These are elements that you saw in your paperwork, but they bear mentioning again:

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

So, a variance is permitted only if the evidence, in the judgment of this Board of Appeals, sustains each of the four conditions enumerated, okay. I want to caution you that it's your burden as the petitioner to speak to and establish each of these four elements. It is not our burden as Board members to pull it out of you and tease it out of you, okay? The presentations on your variance need to touch on all four of these elements. We have denied variances in the past where these elements are not established or cannot be established, okay? So, it's important that you folks who are going to be speaking in support of your petition establish each of these four elements.

Okay, so with that in mind, let's move to the first item of new business. It's ZBA Petition No. 22-002, 801 North Mitchell Avenue. Okay, I'm going to swear the Petitioners in. Come on up and approach. Hold on one second, and then after we swear you in, then we're going to get the Staff overview, okay, and then we'll commence, okay?

By the way, if you're going to speak, you need to sign in on the sheet, okay, at the podium.

Have you gentlemen done that?

MR. FRANCHE: Yes.

CHAIRPERSON SIAVELIS: Okay, go ahead, come on up by the microphone because everything you say is going to be transcribed and reported by our reporter here. So, it's important that, one, you speak clearly and concisely so he gets everything, right, and the microphone picks it up, and two, unfortunately, well, maybe I guess it's fortunately, we can't have comments from the peanut gallery. So, there is a phase during the presentations where folks can speak from the audience, but you will do it at the podium, it's not from the peanut gallery or the cheap seats, okay?

All right, so go ahead, identify yourselves for the record, we'll swear you in, and then we'll go to Derek.

MR. FRANCHE: Chad Franche, homeowner.

MR. KLUMPP: Steve Klumpp, Architects Unlimited, architect.

CHAIRPERSON SIAVELIS: Okay, thank you, gentlemen. Please raise your right hand.

(Witnesses sworn.)

CHAIRPERSON SIAVELIS: Okay, Derek?

MR. MACH: Thank you, Chairman. The Petitioner is proposing to add a partial second floor addition to the existing single-story home; however, as part of the project, a non-conforming portion of the home located on the first floor along the Vine Street frontage must be reconstructed. Since the breezeway is being demolished entirely, all new construction must comply with the current code requirements. Additionally, the new wall is being moved one foot south from the existing breezeway.

Therefore, they're requesting a 0.7-foot variance from Chapter 28, Section 5.1-3.3a to allow an addition with a front yard setback of 30.1 feet from the west property line instead of the minimum 30.8 feet and additional one foot for the eave. In addition, they're requesting a 7.2-foot variance from Chapter 28, Section 5.1-3.3c to allow an addition with an exterior side yard setback of 8.8 feet instead of the required 16 feet and an additional one foot for the eave.

Thank you, Chairman.

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

Okay, gentlemen, you have the floor.

MR. FRANCHE: Thank you for seeing me. Currently, my wife and I have a family of six in 1,400 square feet. In June, that number will increase to seven as we're expecting our fifth child. We love our community, we love our home, but the only way to stay in the home is by enlarging it, the details of which I'm going to turn over to Steven, our architect, to discuss.

MR. KLUMPP: Good evening. Probably the main concern is along Vine Street where the house was built and approved to be 8.8 feet from the property line. The hardship is there's two lots that justify the established corner side setback, and the house next to him is a double-wide lot, twice as deep; therefore, the house was set back 23 feet from Vine Street.

CHAIRPERSON SIAVELIS: So, you're talking about 302 West Vine Street?

MR. KLUMPP: I believe that, yes, I believe that was the house. So, that skews the numbers in an odd kind of way to be an average of 16 feet. What we've chosen to do was keep the one-story look along Vine Street.

So, there's a breezeway between the garage and the house that exists right now, and that is set back a little more than a foot. Just to make the kitchen work a little bit better, we were just pulling that out slightly, but it's still set back from the

existing front line of the house and the garage by about 10.75 inches. The second floor was set all the way away from Vine Street, so it's basically a one-story look that goes up, as you can kind of see that way. Yes.

So, that's the issue we were dealing with. We're not in either direction, either toward Mitchell or Vine Street, we're not going any closer to the setback than where the existing house is right now.

Same situation occurs toward Mitchell where the existing front of the house, we just want to go straight up with the second floor flush with that existing first floor, because there's nine other houses going up the street, that made the average about nine inches farther back that we would have to comply with if the strict enforcement was involved.

Obviously, they don't want to move out of the neighborhood. They like it here. The Design Commission, Steve, approved the look of it, and that's kind of where we stand. They really need this addition for their family to be able to not have to move.

CHAIRPERSON SIAVELIS: Chad, is there anything else you want to add to that?

MR. FRANCHE: I would just echo the point that we've been living in this house for almost seven years, and regardless of what happens tonight, we are Arlington Heights citizens for life. This is our community; this is our home. I coach my son's basketball team here. My daughter is doing gymnastics here. We've grown to really love our neighbors, two of which are here tonight.

Even for us to move just one lot from where we are now would be a huge sacrifice for us because we are so deeply rooted right where we are. That's what's driving this addition on top of our growing family and those needs.

CHAIRPERSON SIAVELIS: How many bedrooms do you currently have in the house as configured?

MR. FRANCHE: Three.

CHAIRPERSON SIAVELIS: What's the age range on your kids? I see in one of these pictures you have, you've got Halloween inflatables on the --

MR. FRANCHE: The Frankenstein, yes, and Google Street drove by at the right time.

CHAIRPERSON SIAVELIS: Yes, right. It looks, is that Bart Simpson or something?

MR. FRANCHE: I think it's the Frankenstein.

CHAIRPERSON SIAVELIS: Oh, yes, yes, yes, okay.

MR. FRANCHE: Eleven, almost five, almost three, one, and then June 23rd is the fifth.

CHAIRPERSON SIAVELIS: Okay, so it's pretty calm and sedate there at your house.

MR. FRANCHE: Right, right, and the floors are always clean.

CHAIRPERSON SIAVELIS: I don't really have any other questions.

COMMISSIONER GEISEL: No. Corner lot, existing non-conforming, there's, you know, those several elements.

CHAIRPERSON SIAVELIS: Yes, and the adjacent neighbor does skew the calculation.

COMMISSIONER GEISEL: Correct.

CHAIRPERSON SIAVELIS: I mean, you could look and appreciate that really quickly by looking at the overhead views. That's why I asked for a clarification on that address because that's where I was going. Due east of you is that neighbor that Steve was talking about there, and you can see that double lot. He is, that house, he or she or they are set back pretty far, and that impacts you.

COMMISSIONER GEISEL: To do it with the double lot.

CHAIRPERSON SIAVELIS: Yes. Right, it makes sense, too.

COMMISSIONER GEISEL: Yes.

CHAIRPERSON SIAVELIS: So, I don't have any questions.

Frank or Tom, do you have any questions?

(No response.)

CHAIRPERSON SIAVELIS: Okay, do you have anything else to add, because at this point now, we transition to let audience members say anything, if they want, on this petition.

MR. FRANCHE: No, thank you.

CHAIRPERSON SIAVELIS: Derek, did we receive any feedback from any of the neighbors?

MR. MACH: No.

CHAIRPERSON SIAVELIS: Okay, did not. Let's see, Steve, go like that, step aside.

Are there any comments from the audience or neighbors? Okay, if so, you're going to have to come here, sign in and we'll swear you in. Actually, we don't have to swear you in. Just come on up and identify yourself.

MS. MARQUARD: Good evening. I'm Leslie Marquard. I live in the house that is most impacted on Vine Street by this request, and I am in favor of it on behalf of the Franches, that they would be able to stay in their home and make it as big as it needs to be in order to be able to stay as our neighbors and to accommodate their fifth child. Way to go. Congratulations! I didn't even know.

So, I'm right across Vine Street, right down that yellow box.

CHAIRPERSON SIAVELIS: So, you're just south?

MS. MARQUARD: 315, that's me. So, that whole thing is facing me, and I'm in favor of it. Thanks very much.

CHAIRPERSON SIAVELIS: Okay, thank you.

Anybody else? Come on up, sir.

MR. TIBERI: Yes, my name is Steve Tiberi. I live at 302 West Vine Street there. I've known the Franches since they moved in, and I have no problem with this addition. They're a great family and we, too, enjoy our neighborhood. I know they need the space, and I think with the add-ons and the architecture of it should be just fine. I'm perfectly acceptable to that.

CHAIRPERSON SIAVELIS: Okay, thank you, appreciate it.

All right, typically we allow the petitioners the chance to respond to comments from the audience, but given the nature of those positive comments, you could choose to rest and not say anything. Sometimes when the comments are negative from neighbors, we give the petitioner a chance to address those comments but, you know, those are largely favorable, so if you don't want to say anything further, you need not.

MR. FRANCHE: Yes.

CHAIRPERSON SIAVELIS: Yes, that's what I thought.

Okay, so at this phase, we open it up to deliberation of the Board members. So, Tom, do you want to start?

COMMISSIONER DRAKE: Yes, this is pretty easy for me. I think they've met all of the conditions. I understand what they're trying to do. The neighbors are for you, and it's great that they came in. The Village Staff, all the departments were fine with this. So, I'm definitely in favor.

CHAIRPERSON SIAVELIS: Thanks, Tom.

Anybody else?

COMMISSIONER GEISEL: Agreed as well.

COMMISSIONER PORTERA: I agree with Tom.

CHAIRPERSON SIAVELIS: Okay, do we have a motion?

COMMISSIONER DRAKE: I would move approval of this petition.

COMMISSIONER GEISEL: Second.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, your variances are granted.

MR. FRANCHE: Okay, thank you.

COMMISSIONER GEISEL: And no need to stay if you don't have to.

CHAIRPERSON SIAVELIS: That's usually my line. You're helping me out, right. Okay, thank you. Thank you, good night.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
March 14, 2022

PETITIONER: Franche Residence

ADDRESS OF PROPERTY 801 N. Mitchell Ave.

VARIATION: 5.1-3.3a, 5.1-3.3c (Required Minimum Yards)

A 0.7' variance to allow an addition with a front yard setback of 30.1' from the west property line instead of the minimum 30.8' and an additional 1.0' for the eave; and a 7.2' variation to allow an addition with an exterior side yard setback of 8.8' instead of the required 16.0' and an additional 1.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to add a partial second floor addition to an existing single-story house. The petitioner further explained that as part of the project, a nonconforming portion of the home located on the first floor along the Vine Street frontage must be reconstructed. The petitioner testified that the adjacent house is situated on a lot that is twice as deep as the subject property which is skewing the established exterior side setback.

Neighbors spoke in support of the project.

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

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Geisel. Thereafter, the Board voted 4-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-0 to grant the variance.

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

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

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



**Zoning Board of Appeals
4/11/2022**

Item: 2002 N Verde Dr - 3/14/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2002 N Verde Dr - 3/14/22	Minutes
2002 N Verde Dr - Findings 3/14/22	Minutes

ZONING BOARD

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

OF APPEALS

RE: 2002 NORTH VERDE DRIVE - ZBA #22-003

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 14th day of March, 2022 at the hour of
7:16 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
JOSEPH GEISEL
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, next item up for business, ZBA

Reference No. 22-003, 2002 North Verde Drive.

Okay, folks, please identify yourselves.

MRS. BRINSON: I'm Michelle Brinson; I'm the homeowner and Petitioner.

MR. BRINSON: I am Troy Brinson; her husband and owner.

CHAIRPERSON SIAVELIS: All right, thank you. Let's swear you in, and then we'll shift to Derek and let him give us the overview.

Can you raise your right hand?

MR. BRINSON: I can't lift my right hand because of my disability.

CHAIRPERSON SIAVELIS: Your left hand should be sufficient, that's fine.

No worries.

(Witnesses sworn.)

CHAIRPERSON SIAVELIS: Great.

All right, so Derek, go ahead please.

MR. MACH: The Petitioner is proposing a three-season room and a two-car garage addition to an existing split-level home on a corner lot. The proposed garage is encroaching into the required exterior side yard setback.

Therefore, the Petitioner is requesting a 9.7-foot variation from Chapter 28, Section 5.1-3.3c to allow an addition with an exterior side yard setback of 16.1 feet instead of the required 25.8 feet and an additional one foot for the eave. Thank you.

CHAIRPERSON SIAVELIS: Great, thank you, Derek.

Okay, folks, you have the floor.

MRS. BRINSON: So, we've lived here for 12 years. During that time, my husband became disabled, and so we want to stay in this house and live in this house. It's our forever home. By building this garage forward a little bit, it will allow my husband to have a safe place to enjoy our retirement. I mean, our oldest now, we moved when she was five or four, and now she's 17, and we imagine, you know, enjoying the rest of our lives in Arlington Heights. We feel that the garage, our neighbor on Yale right now, we're the corner lot, we face Richmond, his fence line is actually in -- am I referring to that right?

MR. BRINSON: Yes.

MRS. BRINSON: Yes, so our neighbor on --

MR. BRINSON: It's on ours.

MRS. BRINSON: Is it right there?

MR. BRINSON: Here.

MRS. BRINSON: Yes, okay.

MR. BRINSON: We can show you that.

MRS. BRINSON: So, the 1404 neighbor, right? Is that right?

MR. BRINSON: Yes, on Yale. They have a fence line that is only --

MRS. BRINSON: Oh, no, the 2003 Yale line, yes. They already have a fence line.

MR. BRINSON: That goes farther towards the street than our garage will.

MRS. BRINSON: Yes, our proposed garage. As of now, we are the only neighbor that, although our address is Verde, we really face Richmond. Really that block, we're the only ones on that block that's facing, so we're like the sole Richmond Street that faces, the rest are either side yards and back yards.

MR. BRINSON: Can?

MRS. BRINSON: Yes.

MR. BRINSON: I apologize because I have a hat on, because I have a

brain injury so I have problems with light and it might affect my talking. So, I'm sorry.

CHAIRPERSON SIAVELIS: No reason to apologize, go ahead. No worries.

MR. BRINSON: So, our side street block is very, it's kind of one of a kind in a lot of ways because two of the houses, the ones on Verde, were built in the '60s. The two houses on Yale were built in the '80s. So, there is no what you call consistent atmosphere, what was the word we were doing, essential character on that block. But we believe that what we're doing is going to improve the essential character of our block on Verde because we are going to move our driveway farther west and we will, which will open up more green space on the intersection. It will also be safer.

We also point out that of the about 10,000 square feet our property is, as the lines are drawn now, we can only build on 4,700 feet of it. So, we're really just talking about 200 square feet that we would like to extend our garage. That's all the space we're taking up out of 5,000 square feet that fronts and runs along the side of our house.

Now, and I would also point out that of all four houses on that section of Richmond, ours is the only house that does not have build-out or changes to the variance. The house across the street from us has a short driveway to the south, the house catty corner from us is a day care, and then the house next to us has the fence.

With regards to the minimum amount, I'm sorry, on unique circumstances, we right now have no direct access to our yard. There is no door on the west side of our house that opens into that yard. One of the reasons we want the garage pushed forward is so that we can have a door that goes straight there, not just for the kids, but also for me because I get lost and I need a safe space that is blocked from the sun and the street because I have sense problems.

CHAIRPERSON SIAVELIS: All right, okay.

MR. BRINSON: I need a place outside to enjoy my life as much as I can.

CHAIRPERSON SIAVELIS: So, the new garage, correct me if I'm wrong, the new garage is going to have a door there that will help facilitate that for you?

MR. BRINSON: Well, it will open up a space so that there is a door from inside the house that looks on the property so people can keep an eye on me. Also --

MRS. BRINSON: Right. Yes, the three seasons room will have a door, and then the garage kind of encases it together, if that makes sense.

MR. BRINSON: Also, the garage will block sound and sunlight. You know, our house faces south, and I cannot go outside and enjoy any of that yard at all because it is too bright for me. So, it's for my safety and for my enjoyment but also for our kids.

CHAIRPERSON SIAVELIS: How many children do you have?

MRS. BRINSON: Three.

CHAIRPERSON SIAVELIS: Three? And their ages are?

MRS. BRINSON: Seventeen --

MR. BRINSON: I don't know.

MRS. BRINSON: Seventeen, 14 and 11, yes.

CHAIRPERSON SIAVELIS: Okay, so you have one driver and two more on the way.

MRS. BRINSON: Yes. Yes, and we would like, yes.

MR. BRINSON: Yes, and just so you know, we have a big car, a Toyota Highlander, and it would still fit comfortably on the driveway after construction. The garage itself will still be the same depth as our house, so the two cars will very well fit in it. That's why it's the minimum variance, so we can go out that side and I can have some protection

so I can enjoy the outdoors, too.

CHAIRPERSON SIAVELIS: Okay, that makes sense.

MR. BRINSON: So, I'm just asking, because I lose track, I touched on all four things, yes?

CHAIRPERSON SIAVELIS: You did.

MR. BRINSON: Okay.

CHAIRPERSON SIAVELIS: You and your wife both did, yes.

MR. BRINSON: Okay.

CHAIRPERSON SIAVELIS: All right, questions for the Petitioners? Tom?

COMMISSIONER DRAKE: No.

CHAIRPERSON SIAVELIS: Frank? Down there I can't see.

COMMISSIONER PORTERA: No.

CHAIRPERSON SIAVELIS: Okay.

MR. BRINSON: We also have two neighbors to speak --

CHAIRPERSON SIAVELIS: We're going to come to that. We're going to come to that.

MR. BRINSON: Oh, I'm sorry.

CHAIRPERSON SIAVELIS: Don't worry, don't worry. No worries at all.

Okay, you folks can take a seat.

MRS. BRINSON: Okay.

MR. BRINSON: Thank you.

CHAIRPERSON SIAVELIS: There's no other questions from the Board, so we can have the neighbors come in and provide their comments and input and we'll go from there. Don't all jump up at once now.

MR. CRAWFORD: Hi, my name is Tom Crawford; I'm a neighbor. If you look at the picture of the neighborhood, I'm at 2009 North Verde, which is a little bit at the top, the top rightmost house, a little bit farther, with the detached garage in the back.

So, as a neighbor, I have no objections to it. I think it will look very nice in the neighborhood. The design is really nice from the outside, everything we're going to see from Verde. As a friend, I'm very happy to see them get a little bit more living space, especially one that you can close the door with where like Troy can have a quiet space and everybody else can be in a different area. It's, you know, I know that as a friend, that they're pretty cramped already.

As a contractor who's done a lot of work in that neighborhood, I've looked at a number of these corner lots in Green Brier, they're tough to work with in most cases. I think the design, where he's able to go into both the side and the backyard and still have those open spaces with that, it seems to me to be a very reasonable variance. It seems like a very good plan for that particular type of hard to work with side lot. Thank you.

CHAIRPERSON SIAVELIS: Thank you, I appreciate it.

Anybody else?

MR. CHURCHILL: My name is Bob Churchill on 2001 North Verde. So, my house will be directly affected by this variance. We look right down the sight line. We are 100 percent for the variance. I think it would add to the house, it would not affect the character, it would actually add character to that little block.

So, my wife and I, we're here to support the Brinsons. They've been

good friends of ours and neighbor for a long, long time. So, we're all for it.

CHAIRPERSON SIAVELIS: Thank you.

MR. CHURCHILL: Thank you very much.

CHAIRPERSON SIAVELIS: Appreciate it.

Anyone else?

(No response.)

CHAIRPERSON SIAVELIS: Okay, again, so Petitioners, folks, Michelle and Troy, you have the opportunity if you so desire to comment in response to your neighbors' comments. You don't really need to given that they were so positive, you know, don't talk yourself out of a victory, right?

MR. BRINSON: Can I just say thank you?

CHAIRPERSON SIAVELIS: Sure. Just hold on, wait for our vote.

MR. BRINSON: No, to them.

CHAIRPERSON SIAVELIS: Oh, to them. Oh, yes, absolutely, absolutely.

Certainly.

Let's move now to the phase where we go to deliberation of Board members.

Joe, I don't know if you want to start here?

COMMISSIONER GEISEL: Yes, I'd love to. I think it's got relatively minimal impact being set on the site. Again, you have a corner lot, difficult to work with. Design comments were very favorable, and I will be in favor of the variance.

CHAIRPERSON SIAVELIS: Okay, thank you very much. I'll note the strong neighbor support, that does matter, especially the neighbor, the second gentleman who came up, right on the sight line, you know, looking out his front windows out of his garage, he would be directly impacted and he's in support.

MR. CHURCHILL: Right out of my office.

CHAIRPERSON SIAVELIS: Right, so that's important. I think the other thing, there's two other things that are important, or that I consider important when assessing this petition. One, this is a 75-foot deep lot, right? So, it's a pretty deep lot, and I think scale matters in our Village, in our town, and I think the requested variance fits within the scale concept. So, I don't think it's going to look out of place. Like we all drive by particular streets or houses in the neighborhood and we think to ourselves like how did that get built there, or how did that pass through? I don't think that's going to be an issue with this addition. Third, I think we have unique circumstances demonstrated and established in spades here, and that's important.

So, with that said, I don't have any further comments.
Tom?

COMMISSIONER DRAKE: No.

CHAIRPERSON SIAVELIS: Okay, do we have a motion?

COMMISSIONER GEISEL: Move approval of the proposed variance.

CHAIRPERSON SIAVELIS: Do we have a second?

COMMISSIONER DRAKE: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, your variance is granted.

MRS. BRINSON: Thank you.

MR. BRINSON: Thank you very much.

CHAIRPERSON SIAVELIS: Okay.

All right, we need a motion to adjourn, right? We don't have any other remaining business, right, Derek?

MR. MACH: No.

CHAIRPERSON SIAVELIS: Okay, do we have a motion to adjourn?

COMMISSIONER DRAKE: So moved.

CHAIRPERSON SIAVELIS: Do we have a second?

COMMISSIONER GEISEL: Second.

CHAIRPERSON SIAVELIS: Voice vote, all in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed? Again, any opposed?

(No response.)

CHAIRPERSON SIAVELIS: None, hearing none, we are adjourned.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
March 14, 2022

PETITIONER: Brinson Residence

ADDRESS OF PROPERTY 2002 N. Verde Dr.

VARIATION: 5.1-3.3c (Required Minimum Yards)

A 9.7' variation to allow an addition with an exterior side yard setback of 16.1' instead of the required 25.8' and an additional 1.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a 2-car garage addition that is encroaching into the exterior side yard setback. The petitioner testified that they have a disability that renders sensitivity to light and sound.

Neighbors spoke in support of the project.

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

Thereafter, a motion was made by Mr. Geisel and seconded by Mr. Drake. Thereafter, the Board voted 4-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-0 to grant the variance.

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

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

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



**Zoning Board of Appeals
4/11/2022**

Item: 621 S Bristol Ln - ZBA#22-004

Department: Planning & Community Development

REQUEST

A 6.7 foot variance from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.3 feet from the north property line instead of the minimum 10.0 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 11, 2022
Date Prepared: March 7, 2022
Project Title: Conklin Residence
Address: 621 S. Bristol Ln.

Background Information

Petition Number: ZBA #22-004
Petitioner: Julie Bruening – Delta Renovations
Address: 28144 W. Industrial Ave, Suite 114
Lake Barrington, IL 60010

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

Requested Action/Background Information

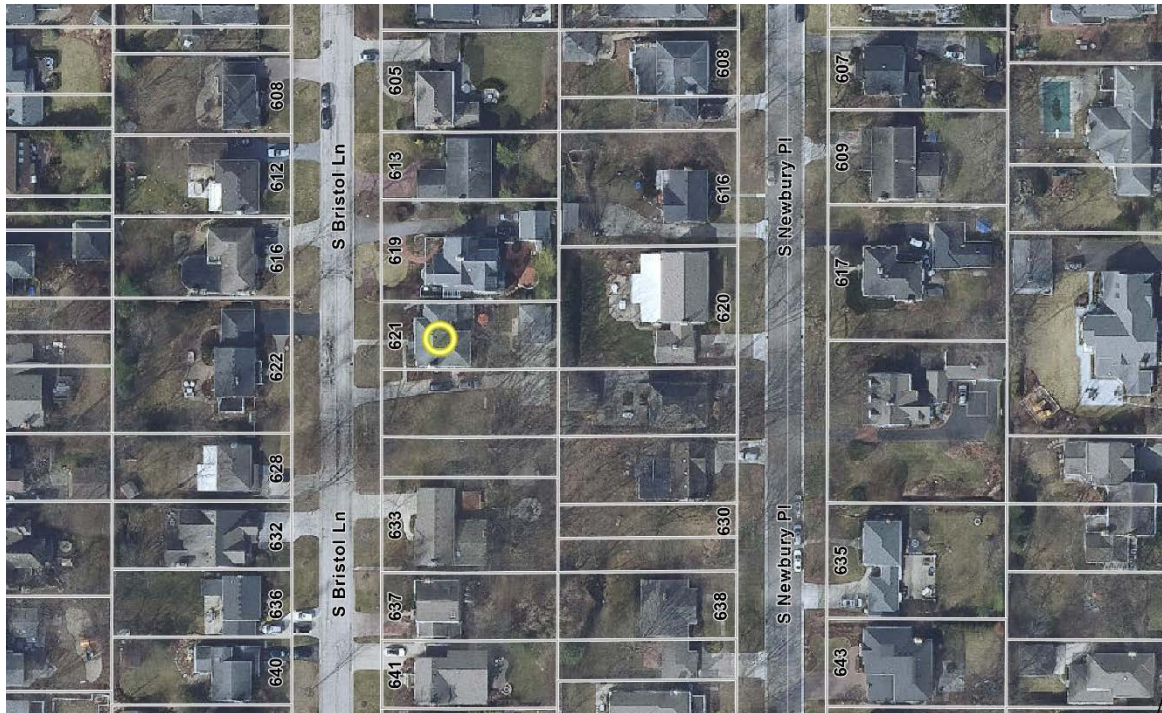
The petitioner is proposing a one story addition in the rear of the existing two-story residence. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 13,164 square feet and the proposed residence with the addition will be approximately 3,334 square feet. Along the north property line, the proposed addition encroaches 6.7 feet into the required side yard setback; therefore, the petitioner is requesting the following variation:

- A 6.7 foot variance from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.3 feet from the north property line instead of the minimum 10.0 feet and an additional 1.0 feet for the eave.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	3/23/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/23/22	
3. Letter that was Mailed	✓	3/23/22	
4. Photographs of Sign on Property	✓	3/23/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Conklin Residence

Project Address: 621 S Bristol Lane

ZBA #: 22-004

Date: April 11, 2022

Derek:

I have reviewed the request for the following variance:

- A 6.7 foot variance from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.3 feet from the north property line instead of the minimum 10.0 feet and an additional 1.0 feet for the eave.

and have the following comments:

1. The north 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.
2. The soffit of the north wall of the addition which will be 2.3 feet from the property line is required to have a minimum fire-resistance rating of 1 hour on the underside or solid blocking between the top plate and the roof sheathing.

ZBA# 22-004
621 S Bristol Lane - ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: March 7, 2022
Received by Planning:
Transmitted to Engineering: March 23, 2022
Completed: March 31, 2022
ZBA Meeting Date: April 11, 2022

The proposed ZBA application indicates that the petitioner is seeking:

- A 6.7-foot variance from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.3 feet from the north property line instead of the minimum 10.0 feet and an additional 1.0 feet for the eave.

The Engineering Division has NO OBJECTION to the variance for Required Minimum Yard.

NOTES: The addition is an extension of the existing conditions.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Conklin Residence

Project Address: 621 S Bristol Lane

ZBA #: 22-004

ZBA Hearing Date: April 11, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: March 23, 2022

- A 6.7 foot variance from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.3 feet from the north property line instead of the minimum 10.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: No comments.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than April 1, 2022.

PETITION

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

PETITION

NOW COMES the Petitioner Julie Bruening / Christopher & Rachel Conklin

being the owner of the property commonly known as: 621 S. Bristol

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.3 B

Chapter 28, of the Arlington Heights Municipal Code, in order to: EXTEND EXIST BAY WINDOW TO NORTH SIDE OF FAMILY ROOM UNDER EXISTING ROOF CONSTRUCTION.

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): WE ARE USING THE SAME ROOF LINE. WE WILL BE USING A CANTILEVER FOR FLOOR CONSTRUCTION. WE ARE MOVING REAR DOOR TO MIDDLE OF HOUSE TO GIVE HOUSE TO NORTH MORE PRIVACY.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): THE OWNER HAS AN EXISTING ADDITION ON THE NORTH EAST CORNER. WE ARE REDESIGNING SO THEY CAN ACCESS THEIR MUDROOM FROM THE DRIVEWAY. WE ARE KEEPING FAMILY ROOM TO NORTH SIDE.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): WE ARE ASKING TO EXTEND AN EXISTING BAY WINDOW TO THE NORTH UNDER EXISTING ROOF CONDITIONS TO CREATE BETTER USE OF THEIR 1ST FLOOR WITH THEIR FAMILY OF 5.

(please explain): THIS VARIANCE ENABLES US TO PROVIDE A FUNCTIONING FIRST FLOOR FOR THIS FAMILY OF 5 IN A VERY MINIMAL ADDITION + MAINTAINING EXISTING ROOF LINES. THERE WILL BE MORE PRIVACY FOR THEM + THEIR NEIGHBORS.

Signed: Julie Bruening
Petitioner

Date: 3/7/22

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

PLAT OF SURVEY OF

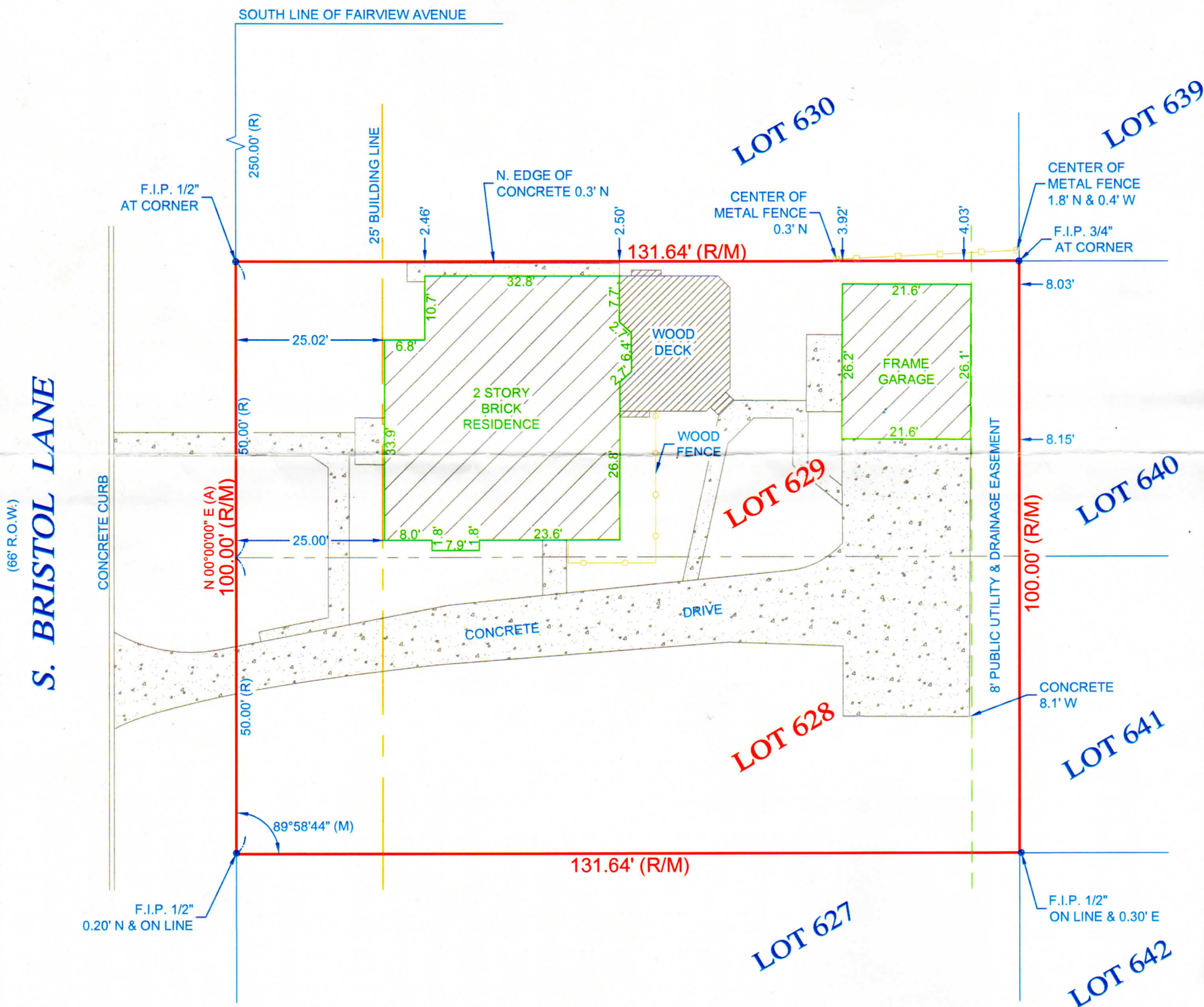
LOT 628 AND LOT 629 IN "SCARSDALE", BEING A SUBDIVISION OF
PART OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE EAST 1/2
OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



BASIS OF BEARING:
EAST LINE OF S. BRISTOL LANE AS FOUND
MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
N 00°00'00" E (A)

AREA OF SURVEY:

"CONTAINING 13,164 SQ. FT. OR 0.30 ACRES MORE OR LESS"



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

STATE OF ILLINOIS }
COUNTY OF DUPAGE }SS

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 2ND DAY OF OCTOBER, A.D.
2017, AT LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2019
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

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

ADDRESS COMMONLY KNOWN AS 621 S. BRISTOL LANE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT DROST KIVLAHAN MCMAHON & O'CONNOR LLC

FIELDWORK DATE (CREW) 09/29/2017 (DS/WM)

DRAWN BY: R.S. REVISED: JOB NO. 17-08-0318

CONKLIN RESIDENCE

621 S BRISTOL LN

ARLINGTON HEIGHTS, ILLINOIS

WALL LEGEND	
	MASONRY WALLS
	NEW PARTITIONS
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN
	CONCRETE WALLS

INDEX OF DRAWINGS	
SHEET	DESCRIPTION
A-0	SITE PLAN + GENERAL NOTES
D-1	BASEMENT DEMOLITION PLAN
A-1	BASEMENT PLAN
A-2	FIRST FLOOR PLAN
MEP-1	MECHANICAL + ELECTRICAL +PLUMBING DIA.

GENERAL NOTES:

SHOULD THE OWNER(S) OR CONTRACTOR(S) FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS, SPECIFICATIONS OR ANY OTHER DOCUMENTS, HE OR SHE SHOULD NOTIFY THE ARCHITECT AT ONCE TO OBTAIN CLARIFICATION PRIOR OF BIDDING.

THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OVER THE MEANS AND METHODS OF CONSTRUCTION.

THE ARCHITECT WILL NOT PROVIDE SITE VISITS OR INSPECTIONS UNLESS SPECIFIED ON THE CONTRACT.

EXISTING UTILITIES SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION AND KEPT IN SERVICE UNLESS SPECIFIED.

THE CONTRACTORS ARE REQUIRED TO COORDINATE THE SCHEDULING OF EXISTING AND ALL NEW CONSTRUCTION WITH THE OWNERS AND ADJACENT PROPERTY OWNERS.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISING AND DIRECTING THE WORK USING THEIR BEST SKILLS AND ATTENTION.

ON SITE VERIFICATION OF DIMENSIONS AND CONDITIONS SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR AND EACH SUB-CONTRACTOR.

ALL PARTITION DIMENSIONS ON PLAN SHEET ARE FACE OF SHEATROCK AND FACE OF SHEATHING.

ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES AND ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS INCLUDING AMENDMENTS

2018 INTERNATIONAL RESIDENTIAL CODE FOR ONE AND TWO FAMILY DWELLINGS (IRC) W/ AMENDMENTS

2014 ILLINOIS STATE PLUMBING CODE W/ AMENDMENTS

2018 INTERNATIONAL MECHANICAL CODE W/ AMENDMENTS

2017 EDITION NATIONAL ELECTRIC CODE W/ AMENDMENTS

2018 INTERNATIONAL ENERGY CONSERVATION CODE WITH STATE AMENDMENTS

ENERGY CONSERVATION NOTES:

THE PLANS WERE PREPARED USING THE PRESCRIPTIVE METHOD FOR THE NEW ADDITION

THE EXTERIOR WALLS SHALL HAVE A MINIMUM INSULATION RATING OF R 20 OR R-13+5

THE MINIMUM INSULATION RATING FOR CEILINGS IN THE THERMAL BARRIER SHALL BE R-49

ALL WINDOWS NEW AND REPLACEMENT SHALL HAVE A U FACTOR OF 0.30 OR LESS.

A PERMANENT CERTIFICATE, COMPLETED BY THE BUILDER OR DESIGN PROFESSIONAL, SHALL BE POSTED ON A WALL WHERE THE FURNACE/ELECTRICAL SERVICE PANEL LOCATED. THE CERTIFICATE SHALL LIST THE PREDOMINANT R-VALUES OF INSULATION THROUGH OUT THE HOUSE, DUCTS, OUTSIDE CONDITIONED SPACES, AND U FACTORS FOR FENESTRATIONS.

ENERGY INSULATION COMPLIANCE FOR ALTERATIONS SHALL BE AS FOLLOW PER ICC 2018 R503.1.1 BUILDING ENVELOPE

EXCEPTION 2 EXISTING CEILING, WALL OR FLOOR CAVITIES EXPOSED DURING CONSTRUCTION PROVIDED THAT THESE CAVITIES ARE FILLED WITH INSULATION.

EXCEPTION 3 CONSTRUCTION WHERE THE EXISTING ROOF, WALL OR FLOOR CAVITIES IS NOT EXPOSED

BASEMENTS: PER TABLE R402.1.2 ILLINOIS SPECIFIC AMENDMENTS WITH MODIFICATIONS THE REQUIRED INSULATION FOR BASEMENTS IN CLIMATE ZONE 5 AND MARINE 4 IS: 10/13

PROVIDE R-30 INSULATION AT ALL EXPOSED RIM JOISTS

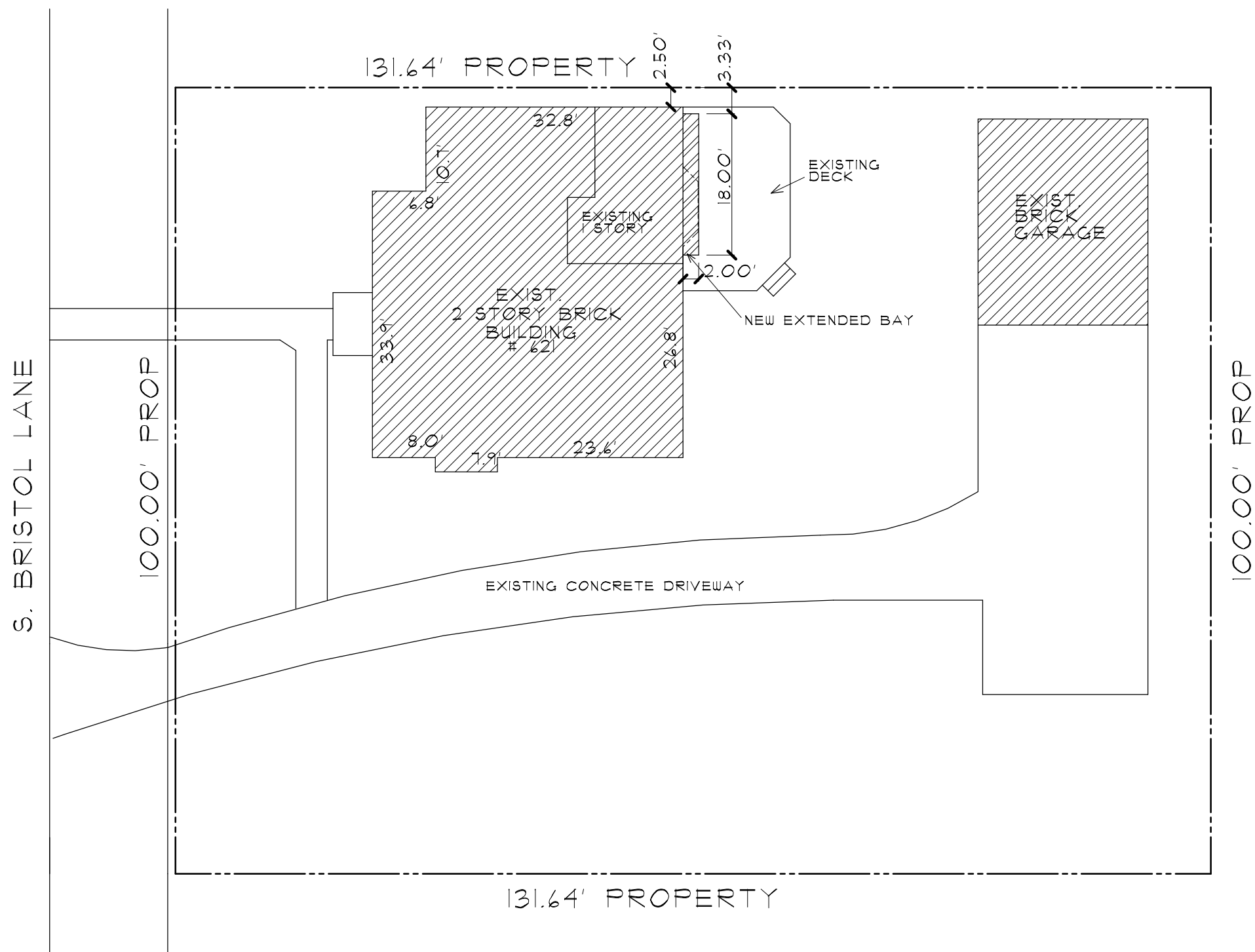
ACCESS DOORS FROM CONDITIONED SPACES TO UNCONDITIONED SPACES SHALL BE WEATHER STRIPPED AND INSULATED TO THE LEVEL EQUIVALENT TO THE INSULATION ON THE SURROUNDING SURFACES.

ALL RECESSED LUMINARIES INSTALLED BETWEEN CONDITIONED AND UNCONDITIONED SPACES SHALL BE IC RATED AND LABELED AS HAVING AN AIR LEAKAGE RATE OF 2.0 CFM AT 15 PA PRESSURE DIFFERENTIALS. ALL LUMINAIRES SHALL BE SEALED WITH GASKET OR CAULK BETWEEN HOUSING AND CEILING COVERING.

DESIGN CRITERIA	
UNINHABITABLE ATTICS WITHOUT STORAGE	10 PSF L.L., 10 PSF D.L.
UNINHABITABLE ATTICS WITH LIMITED STORAGE	20 PSF L.L., 10 PSF D.L.
HABITABLE ATTICS AND ATTICS SERVED WITH FIXED STAIRS	30 PSF L.L., 10 PSF D.L.
BALCONIES(EXTERIOR) AND DECKS	100 PSF L.L., 10 PSF D.L.
GUARDS AND HANDRAILS	200 PSF A CONCENTRATED LOAD APPLIED IN ANY DIRECTION AT ANY POINT ALONG THE TOP
PASSENGER VEHICLE GARAGES	50 PSF, CAPABLE OF SUPPORTING A 2,000# LOAD APPLIED OVER A 20 SQ IN. AREA
ROOMS OTHER THAN SLEEPING ROOMS	40 PSF L.L., 10 PSF D.L.
SLEEPING ROOMS	30 PSF L.L., 10 PSF D.L.
STAIRS	40 PLF OR ACTUAL LOAD
CATHEDRALS	40 PSF, 300# CONCENTRATED LOAD
ROOFS	30 PSF L.L., 15 PSF D.L.
WALLS	30 PSF L.L., 10 PSF D.L.
ULTIMATE DESIGN WIND SPEED	115 MPH
WIND EXPOSURE CATEGORY	B
FROST DEPTH	42"

BUILDING INFORMATION		ORDINANCE REQUIRED	EXISTING	TOTAL PROPOSED W/ EXISTING
1.01	ZONING DISTRICT	R-3 RESIDENTIAL DISTRICT		
	A) USE OF PROPERTY	SINGLE FAMILY		
1.02	LOT AREA	8,150 SF	13,164 SF	13,164 SF
1.03	MAXIMUM FLOOR AREA RATIO	3938 $[(LA - 8750) \times 0.4]$		
1.04	TOTAL BUILDING AREA	5702 SF	3,314 SF	3,334 SF
1.05	BUILDING HEIGHT	25'-0"	EXISTING	EXISTING
1.06	MAX LOT COVERAGE	35% (4,607 SF)	2277 SF	2297 SF
1.07	IMPERVIOUS LOT COVERAGE	50% (4,582 SF)	4545 SF	4545 SF

NORTH SET BACK REQ'D 10'-0" PROPOSED 3.33'



SITE PLAN

SCALE 1/4" = 1'-0"



1. MAINTAIN EXISTING GRADES AND DRAINAGE PATTERNS. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADDRESSED BY THE PERMITTEE.

2. DOWNSPOUTS ARE TO DISCHARGE TOWARDS THE FRONT OR REAR YARD TERMINATE NO FURTHER THAN 10FT FROM THE BUILDING UNLESS ADDITIONAL LENGTH REQUIRED TO EXTEND PAST A PATIO OR WALK AND BE DIRECTED IN SUCH A WAY AS TO NOT CREATE A NUISANCE ON ANY ADJACENT PROPERTY. FINAL DOWNSPOUT APPROVAL DEPENDENT ON FINAL ENGINEERING INSPECTION.

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH THE VILLAGE OF ARLINGTON HEIGHT BUILDING CODE AND AMENDMENTS.

Ramon Contreras

001-021888 2-2-2022

CERT. NO. DATE

EXP. DATE: 11-30-22

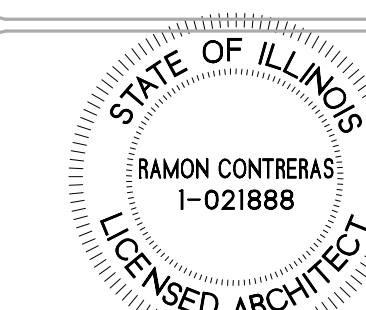
RAMON CONTRERAS ARCHITECT

5251 W MONTROSE
CHICAGO, IL 60641
TEL: 773-381-1051
FAX: 773-284-4084
grdstudio24@gmail.com

REVISIONS:

1

SCOPE:
INTERIOR ALTERIONS TO KITCHEN AREA AND HALF BATH, RELOCATE FAMILY ROOM, AND ENLARGE REAR BAY AREA REAR ADDITION TO AN EXISTING SINGLE FAMILY RESIDENCE



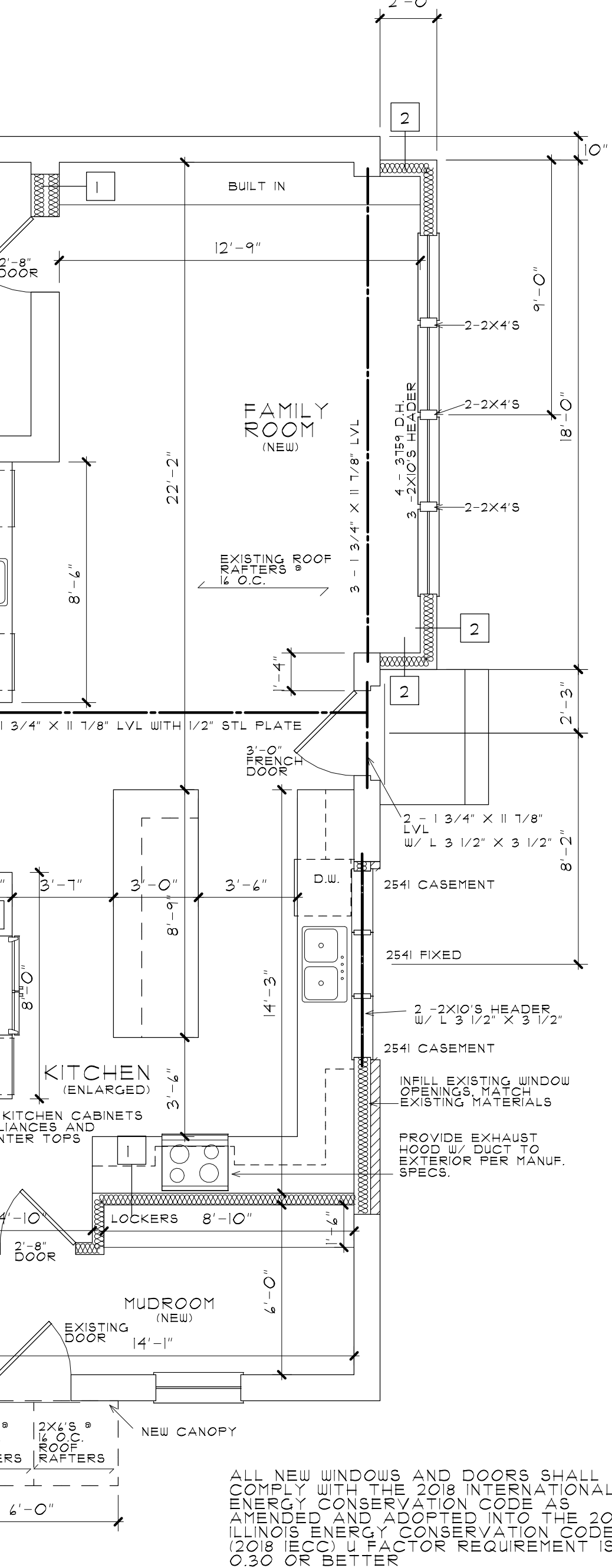
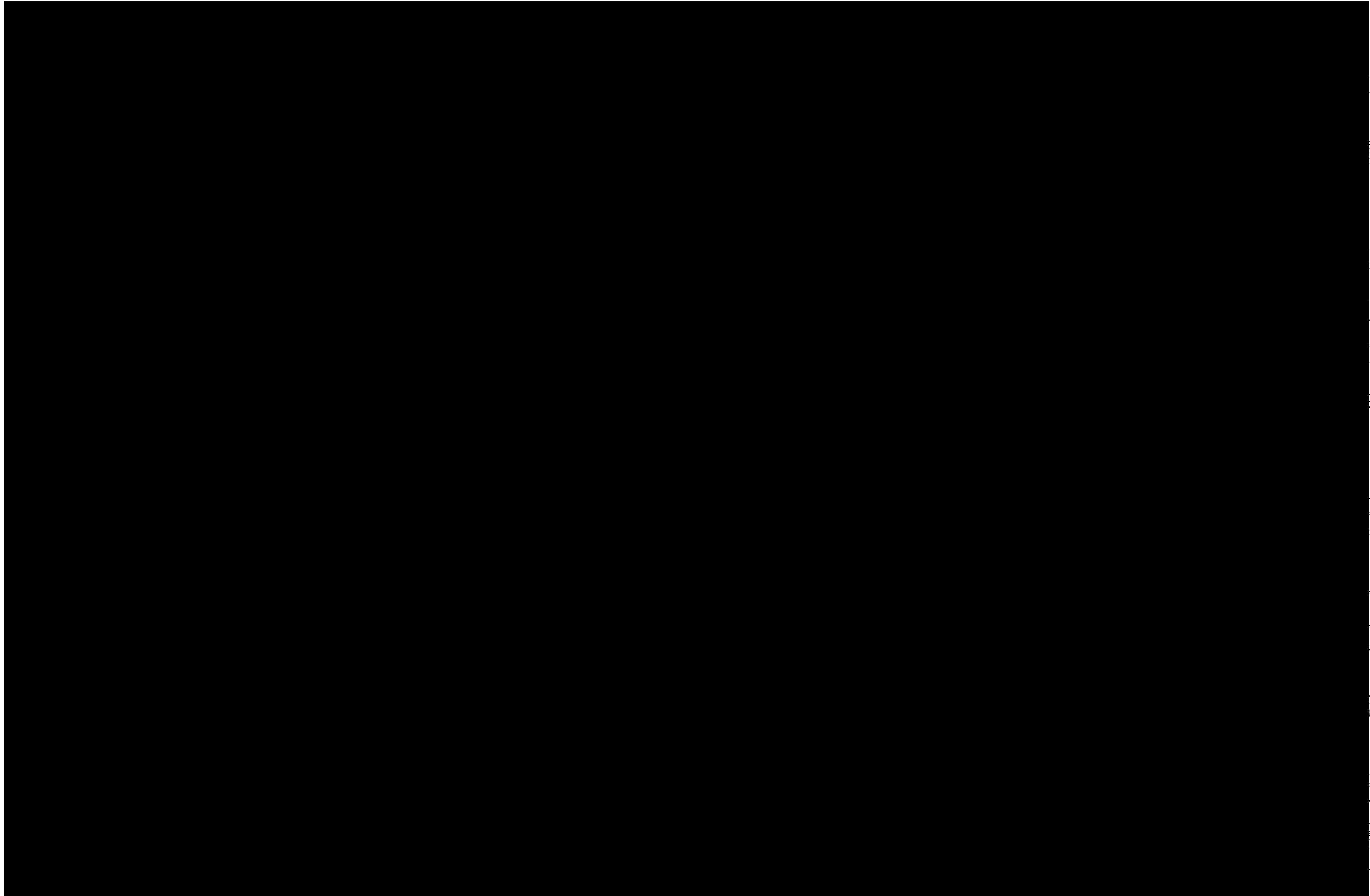
CONKLIN RESIDENCE

621 S BRISTOL LN
ARLINGTON HTS, IL

2022-02
RC

2-6-2022

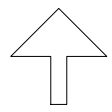
OF FIVE



ALL NEW WINDOWS AND DOORS SHALL COMPLY WITH THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE AS AMENDED AND ADOPTED INTO THE 2018 ILLINOIS ENERGY CONSERVATION CODE 2018 U-Factor Requirement is 0.30 OR BETTER

BASEMENT FLOOR PLAN

SCALE 1/4" = 1'-0"



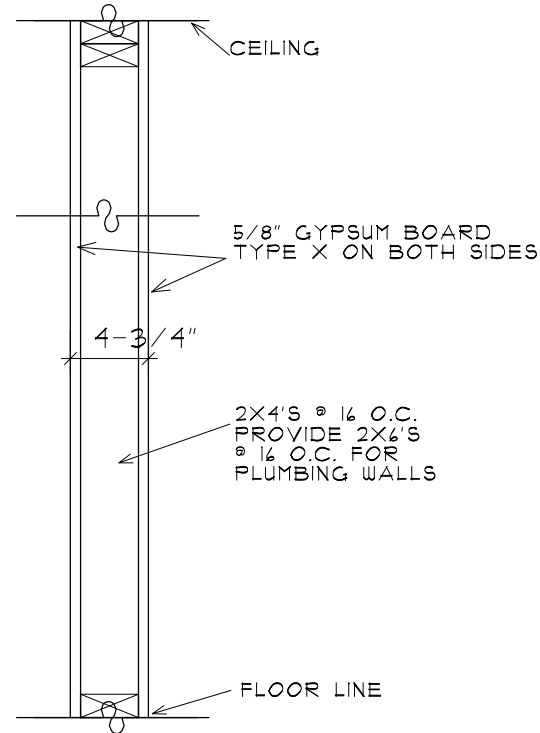
NORTH

FIRST FLOOR PLAN

SCALE 1/4" = 1'-0"

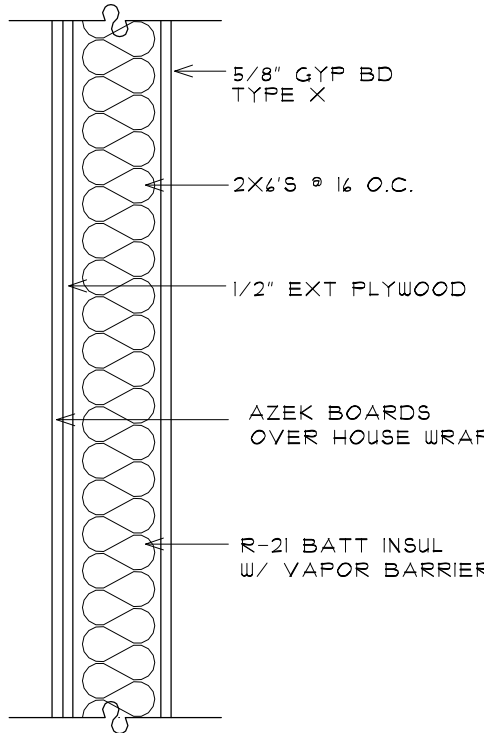


NORTH



PARTITION WALL

SCALE 1" = 1'-0"



LOAD BEARING

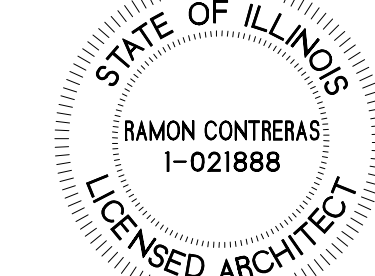
SCALE 1" = 1'-0"

RAMON CONTRERAS
ARCHITECT
5251 W MONTROSE
CHICAGO, IL 60641
TEL 113-381-1051
FAX 113-284-4084
grdstudio24@gmail.com

REVISIONS:

1

SCOPE:
INTERIOR ALTERIONS TO
KITCHEN AREA AND HALF
BATH, RELOCATE FAMILY
ROOM, AND ENLARGE REAR
BAY AREA REAR ADDITION
TO AN EXISTING SINGLE
FAMILY RESIDENCE



CONKLIN
RESIDENCE

621 S BRISTOL LN
ARLINGTON HTS, IL

2022-02
RC

2-6-2022

A-1
OF FIVE

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL SIZES, DIMENSIONS, AND CONDITIONS AS SHOWN ON THE DRAWINGS.

2. ALL EXISTING SIZES ARE TO BE CONSIDERED AS ASSUMPTION AND ARE OFFERED ONLY AS A GUIDE. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE ACTUAL SIZES AND CONDITIONS OF THE WORK, BUT NOT NECESSARILY THE ACTUAL SIZES OR CONDITIONS, IN THE FIELD ARE DIFFERENT FROM WHAT IS SHOWN ON THE DRAWINGS, NOTIFY ARCHITECT/ENGINEER IMMEDIATELY.

3. SHOULD THE OWNER(S) OR CONTRACTOR(S) FIND DISCREPANCIES IN, OR OMISSIONS FROM THE DRAWINGS, THE CONTRACTOR SHALL NOTIFY THE ARCHITECT AT ONCE TO OBTAIN CLARIFICATION PRIOR TO BIDDING.

4. THE ARCHITECT SHALL NOT BE RESPONSIBLE OR HAVE CONTROL OVER THE MEANS AND METHODS OF CONSTRUCTION.

5. THE CONTRACTOR WILL NOT PROVIDE SITE VISITS OR INSPECTIONS UNLESS SPECIFIED ON THE CONTRACT.

6. EXISTING UTILITIES SHALL BE PROTECTED AGAINST DAMAGE DURING CONSTRUCTION AND KEPT IN SERVICE UNLESS SPECIFIED.

7. THE CONTRACTORS ARE REQUIRED TO COORDINATE THE SCHEDULING OF EXISTING AND ALL NEW CONSTRUCTION WITH THE OWNERS AND ADJACENT PROPERTY OWNERS.

8. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SUPERVISING AND DIRECTING THE WORK USING THEIR BEST SKILLS AND ATTENTION.

CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY SHORING WHICH IS TO BE USED.

1. ALL WOOD CONSTRUCTION SHALL COMPLY WITH THE NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION 2. GRADES: 2.1. ALL FRAMING MEMBERS SHALL BE SPRUCE-PINE-FIR OR BETTER UNLESS NOTED OTHERWISE, OF THE FOLLOWING GRADES: 2.2. JOISTS/RAFTERS: NO. 2 2.3. STUDS: NO. 2 2.4. FL DENOTES MICROLAM ENGINEERED WOOD TO HAVE FB=2.4 KSI, E=1900 KSI, MIN. 2.5. PL DENOTES MICROLAM ENGINEERED WOOD TO HAVE FB=1.9 KSI, E=2000 KSI, MIN. 2.6. WOOD SHEATHING TO BE 5/8" THICK PLYWOOD APA STRUCTURAL I BLOCKED AND NAILED AT ALL EDGE WITH 6" ON CENTERS AND AT 12" ON CENTERS AT ALL INTERMEDIATE JOINT ISSUES. TYP. U.N.O. ON CENTERS AND AT 12" ON CENTERS AT ALL INTERMEDIATE JOINT ISSUES. TYP. U.N.O. ON 2.7. LIMIT TOTAL ROOF TRUSS DEFLECTION TO 1/360. PROVIDE ROOF TRUSS SHAP DRAWINGS PRIOR TO

ALL EXTERIOR METAL CONNECTORS TO BE GALVANIZED PER THE REQUIREMENTS OF ASTM A153 G185.
1. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE-LAMINATED MEMBERS OR JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED.
2. STUDS ARE NOT ALLOWED BEARING WALLS OR LOAD BEARING PARTS OF TRUSSES OR JOISTS.
3. THE STUD SHALL HAVE GALVANIZED METAL PLATE W/ 6" GAGE AND 1/4" WIDE FASTEN TO 50% OF THE WIDTH OF THE STUD SHALL BE GALVANIZED METAL PLATE W/ 6" GAGE AND 1/4" WIDE FASTEN TO EACH PLATE.
4. EXTERIOR OR LOAD BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH STRUCTURAL STUD SHOE.

1. ALL DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED BY THE GENERAL CONTRACTOR AND ANY DISCREPANCIES ARE TO BE REPORTED IMMEDIATELY TO THE ARCHITECT/ENGINEER.
2. THE INFORMATION CONTAINED IN THE STRUCTURAL DRAWINGS IS IN ITSELF INCOMPLETE AND VOID UNLESS USED IN CONJUNCTION WITH ALL OF THE CONTRACT DOCUMENTS AND ALL SPECIFICATIONS, TRADE PRACTICES, APPLICABLE STANDARDS, CODES, ETC. INCORPORATED THEREIN BY REFERENCE.

ROOFING
1. FLASHINGS SHALL COMPLY WITH/ ASTM D225 OR D3462; PROVIDE NO LESS THAN 4 NON-CORROSIVE FASTENERS PER SHINGLE.
2. BASE FLASHING SHALL BE CORROSIVE-RESISTANT METAL MIN. .019 INCH THICK.
3. ROLL 114"/O.S. SCAP FLASHING TO BE CORROSIVE-RESISTANT METAL MIN. 3/4" WIDE.
4. OPEN VALLEY TO BE SAVED AND OPEN VALLEY TO BE SAVED AND OPEN VALLEY TO BE SAVED.
5. ICE AND WATER SHEILD IS REQUIRED IN ALL VALLEYS AND ON EAVES. A MINIMUM OF 3'-0" BEYOND THE INTERIOR WALL LINE.
6. SHEILD SHALL BE INDICATED ON INSULATION OR CERTIFICATION OF THE INSTALLED R-VALUE SHALL BE PROVIDED AT THE JOB SITE BY THE INSULATION INSTALLER.
7. GLAZING: MAXIMUM ALLOWED GLAZING U FACTOR IS 0.30. GLAZING U-FACTOR SHALL BE SHOWN ON THE WINDOW LABEL DURING INSTALLATION.
8. CRACK EXPOSED EARTH SHALL BE COVERED WITH CONTINUOUS VAPOR RETARDER HAVING MAX PERMEATING RATE OF 1.00 MUD SLAB ON COB VISQUEEN ON 4 GRAVEL (MIN).
9. FLASHING SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE THE FINISHED LEVEL ABOVE FINISHED FLOOR.
10. FLASHING SHALL BE LOCATED AT OTHER POINTS OF SUPPORT, INCLUDING STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS WHEN MASONRY VENEERS.
11. WEEP HOLES SHALL BE PROVIDED IN THE OUTSIDE BUTT OF MASONRY WALLS AT A MAXIMUM OF 33' O.C. AND LOCATED IMMEDIATELY ABOVE FLASHING.

1. PROVIDE FIRE-BLOCKING CONFORMING AS REQUIRED BY CODE
2. PROVIDE DRAFT-STOPPING CONFORMING TO CODE
3. FIRE STOPPING TO BE INSTALLED AT ALL FLATE PENETRATIONS, SOFFITS, FURRED SPACES, CONCEALED SPACES, ETC. AS PER BUILDING CODE.
4. FIELD VERIFY CODE COMPLAINT FIRE STOPPING IS PROVIDED AT THE FOLLOWING LOCATIONS:
a. FURRED SPACES BETWEEN PARTITION WALLS
b. FURRED SPACES, AT THE CEILING / FLOOR LEVEL, / AT 0'-0" INTERVALS BOTH VERTICAL / HORIZONTAL
c. BALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL / HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS,
d. CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP / BOTTOM OF THE RUN,
e. OPENINGS AROUND VENTS, PIPES, DUCTS CHIMNEYS AND FIREPLACES AT THE CEILING / FLOOR LEVEL W/O UT
f. NONCOMBUSTIBLE JOINTS AT WALLS
5. IF THE CODE REQUIRES, OR ADDITIONS REQUIRING A PERMIT OCCUR, THE ENTIRE BUILDING SHALL BE PROVIDED WITH SMOKE DETECTORS LOCATED AS REQUIRED FOR NEW DWELLINGS. (IRC R 3101.1) SMOKE DETECTORS SHALL BE INSTALLED IN EACH SLEEPING ROOM, OUTSIDE OF EACH SEPARATE SLEEPING AREA AND IN EACH ATTIC OR BUNKER. SMOKE DETECTORS SHALL BE INSTALLED IN EACH UNHABITABLE SPACE. UNHABITABLE SPACES BAD UNHABITABLE ATTICS, IN SPLIT LEVEL HOMES A SMOKE DETECTOR NEED BE INSTALLED ON UPPER LEVEL IF LOWER LEVEL IS LESS THAN FULL STORY BELOW. SMOKE DETECTORS SHALL HAVE BATTERY BACKUP WITH 10 YEAR LIFE. SMOKE DETECTORS SHALL BE INSTALLED IN UNHABITABLE SPACES. UNHABITABLE SPACES USING BATTERY ONLY DEVICES, SMOKE DETECTORS IN EXISTING AREAS ARE NOT TO BE HARDCURED.

1. GLAZING IN HAZARDOUS LOCATIONS SHALL COMPLY WITH 2018 IRC, SECTION R308.4 AND IDENTIFY ANY HAZARDOUS LOCATIONS ON PLANS AND ELEVATIONS.

1. WINDOWS IN SLEEPING ROOMS SHALL COMPLY WITH 2018
IRC, SECTION R310.1 AND IDENTIFY EMERGENCY ESCAPE WINDOWS ON
PLANS AND ELEVATIONS.

OPERABLE WINDOWS LOCATED MORE THAN 72 ABOVE
FINISHED GRADE SHALL HAVE THE LOWEST PART OF THE CLEAR
WINDOW OPENING A MINIMUM OF 24 ABOVE THE FINISHED FLOOR IN
THE ROOM- PER 2018 IRC, SECTION R312.2 OR THE WINDOW SHALL
COMPLY WITH SECTION R312.2.1

[illegible]

CUTS, NOTCHES AND HOLES BORED IN TRUSSES,
JOINTS OR COMPOSITES ARE LIMITED EXCEPT WHERE PERMITTED
BY THE MANUFACTURER'S SPECIFICATIONS. CONSIDERATION OF THE EFFECTS OF
ALTERATIONS ARE SPECIFICALLY CONSIDERED WHEN THE PERMITTED BY
SECTION R502.8.2

VI. EXTERIOR WALLS OR INTERIOR LOAD-BEARING WALLS
WHERE STUDS DRILLED WITH A HOLE DRILLED WITHIN 5/8" TO THE
EDGE OF THE STUD, SHALL BE REINFORCED WITH AN APPROVED STUD
SHOE- PER 2018 IRC, SECTION R602.6

ALL CUTTING OR DRILLING OR NOTCHING OF THE TOP PLATE BY MORE THAN 50% OF ITS WIDTH OCCURS SHALL HAVE A GALVANIZED METAL TIE NOT LESS THAN 1/4 GAGE AND 1-1/2" WIDE FASTENED ACROSS AND TO THE PLATE AT EACH SIDE OF THE OPENING- REFER TO 2016 IRC, SECTION R402.6.]

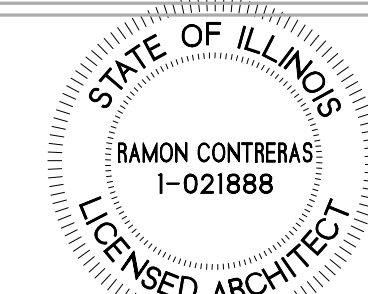


SCALE 1/4" = 1'-0"



SCALE 1/4" = 1'-0"

SCOPE:
INTERIOR ALTERATIONS TO
KITCHEN AREA AND HALF
BATH, RELOCATE FAMILY
ROOM, AND ENLARGE REAR
BAY AREA REAR ADDITION
TO AN EXISTING SINGLE
FAMILY RESIDENCE



CONKLIN
RESIDENCE

621 S BRISTOL LN
ARLINGTON HTS, IL

2022-02
RC

2-6-2022

A-2

OF FIVE



**Zoning Board of Appeals
4/11/2022**

Item: 2303 N Arlington Heights Rd - ZBA#22-005

Department: Planning & Community Development

REQUEST

A 15 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 37 feet where a maximum width of 22 feet is permitted.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 11, 2022
Date Prepared: April 6, 2022
Project Title: Linu Residence
Address: 2303 N. Arlington Heights Rd.

Background Information

Petition Number: ZBA #22-005
Petitioner: Marius Linu
Address: 2303 N. Arlington Heights Rd.
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject property is zoned R-E – Residential Single-Family District. The petitioner is seeking a variance for the width of the driveway. The driveway connects to a detached garage located in the rear of the property. However, this results in a driveway with a width of 37 feet where a maximum width of 22 feet is permitted.

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

- A 15 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 37 feet where a maximum width of 22 feet is permitted.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	3/26/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/26/22	
3. Letter that was Mailed	✓	3/26/22	
4. Photographs of Sign on Property	✓	3/26/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Linu Residence

Project Address: 2303 N Arlington Heights Road

ZBA #: 22-005

Date: April 11, 2022

Derek:

I have reviewed the request for the following variance:

- A 15 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 37 feet where a maximum width of 22 feet is permitted.

and have no objection to the request.

ZBA# 22-005
2303 N Arlington Heights Rd- ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: January 12, 2022
Received by Planning:
Transmitted to Engineering: March 23, 2022
Completed: March 31, 2022
ZBA Meeting Date: April 11, 2022

The proposed ZBA application indicates that the petitioner is seeking:

- A 15-foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 37 feet where a maximum width of 22 feet is permitted.

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

NOTES: The added width is needed to access the garage in the back of the property. The 3-foot side yard setback is maintained and there is an existing swale between properties that must be maintained.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Linu Residence

Project Address: 2303 N Arlington Heights Road

ZBA #: 22-005

ZBA Hearing Date: April 11, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: March 23, 2022

- A 15 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 37 feet where a maximum width of 22 feet is permitted.

Attached are the Petitioner's:

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

Comments: The amount of pavement in the front yard could be significantly reduced, while still
allowing access to the detached garage.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than April 1, 2022.

PETITION

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

PETITION

NOW COMES the Petitioner

Marius Linu

being the owner of the property commonly known as:

2303 N Arlington Heights Road

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:

pour new asphalt on existing driveway and to connect driveway to second garage.

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):

Allowing me to pour asphalt would connect the existing driveway to the garage in the back.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the

subject property has been vacant as zoned (please explain):

The existing driveway that leads to the main garage is currently 24' wide, but to have access to the second garage, it would need an additional 13'

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

The proposed driveway would not affect the visual and actual landscape of the property.

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

(please explain):

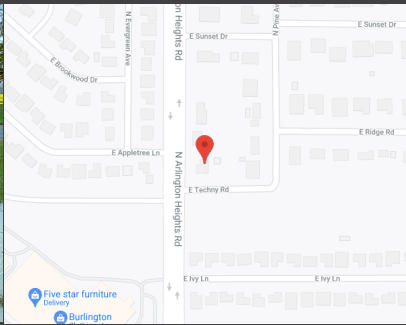
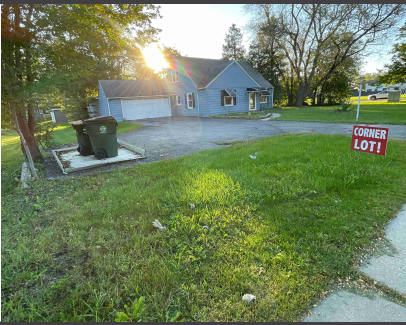
Without having new asphalt poured, I would not be able to reach my second garage. I would need of variance to allow additional 13 feet of asphalt to be poured.

Signed: [Signature]

Petitioner

Date:

01/12/2022



PROPERTY ADDRESS:
2303 N ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS 60004

SURVEY NUMBER: IL2110.0415

DATE SIGNED: 10/19/21 **FIELD WORK DATE:** 10/19/2021

REVISION DATE(S):
(REV.0 10/19/2021)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

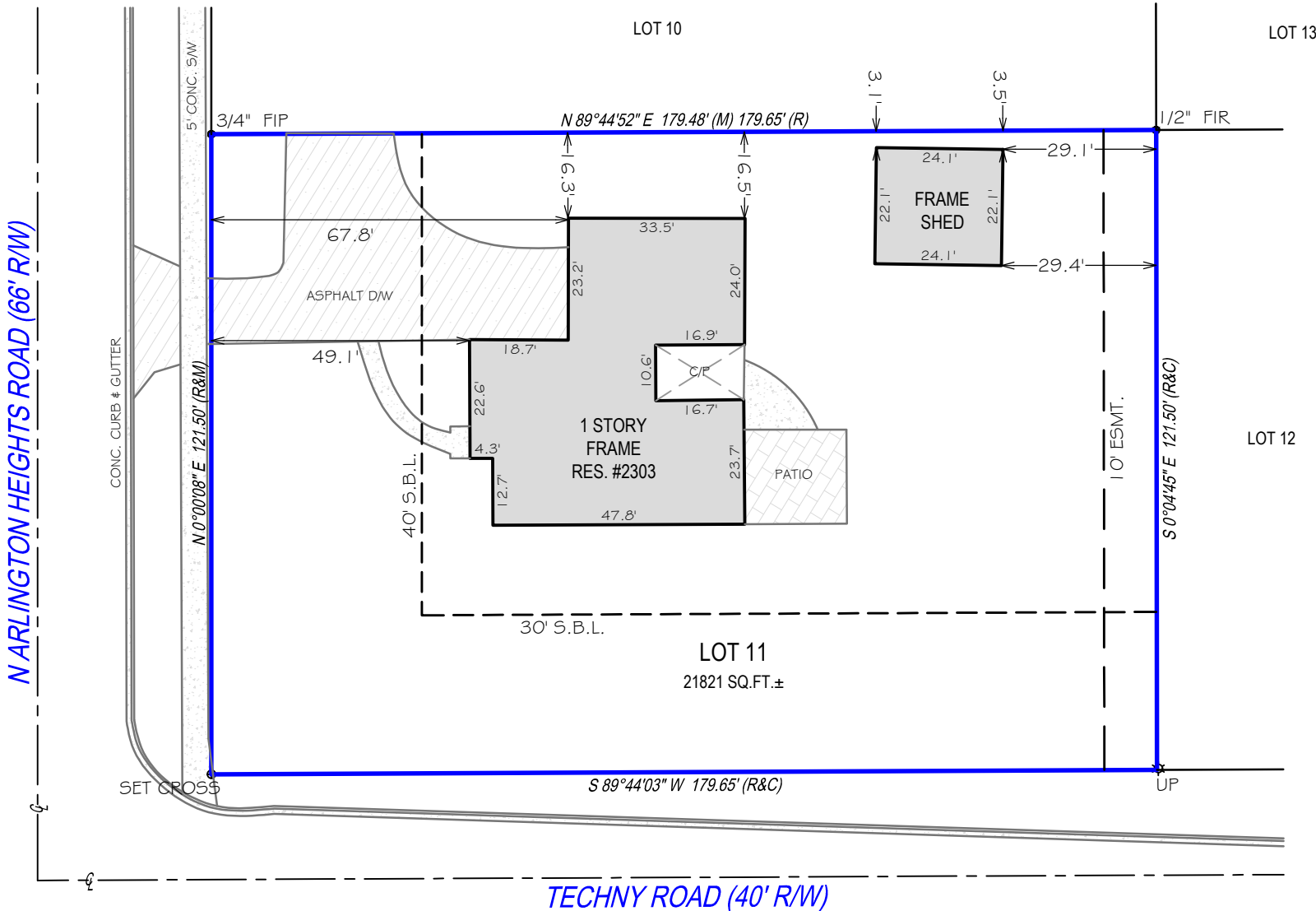
THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO
THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY
SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

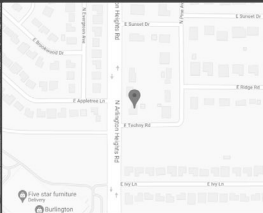


ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008



Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450





PROPERTY ADDRESS:
2303 N ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS 60004

SURVEY NUMBER: IL2110.0415

DATE SIGNED: 10/19/21 **FIELD WORK DATE:** 10/19/2021

REVISION DATE(S):
(REV.0 10/19/2021)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS } ss
COUNTY OF LASALLE

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Warren D. Johnson



ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

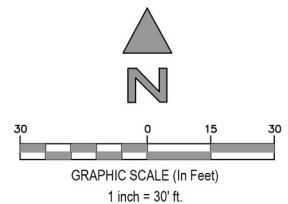
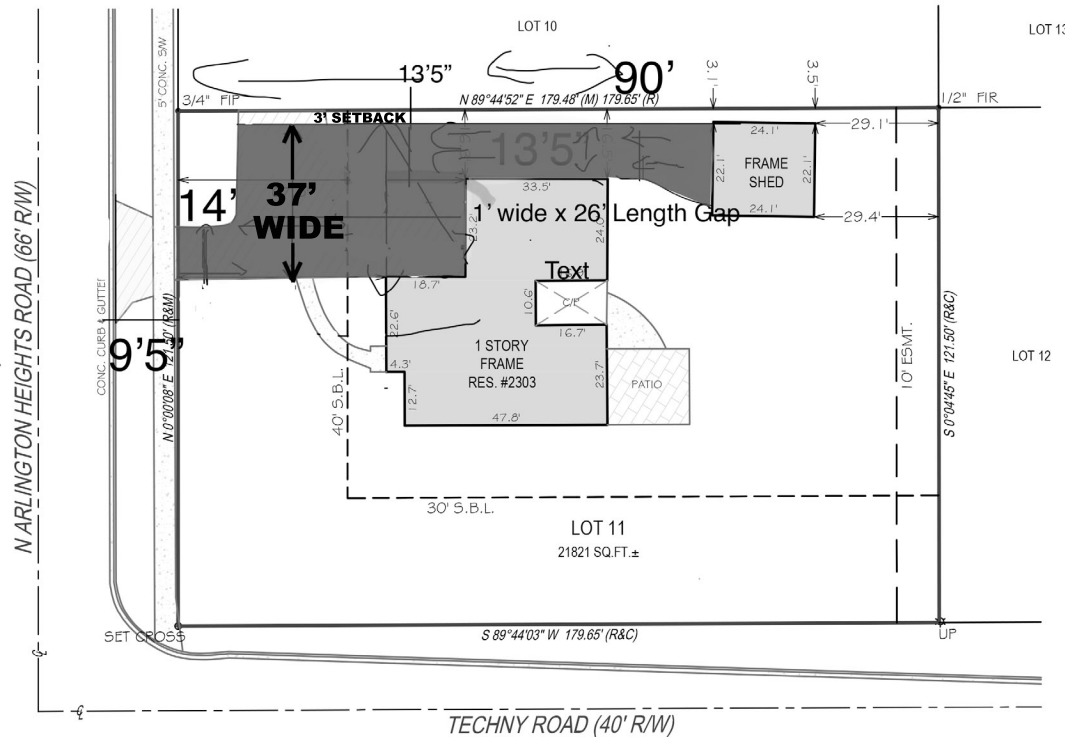


Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

IL2110.0415
BOUNDARY SURVEY
COOK COUNTY

Replace existing asphalt driveway with new hot surface asphalt
Add new driveway addition with 6" gravel base 3" thickness of asphalt
3% pitch facing street for proper drainage

DRIVEWAY





Zoning Board of Appeals 4/11/2022

Item: 622 E Mayfair Rd - ZBA#22-006

Department: Planning & Community Development

REQUEST

A 0.7 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a second story addition with a side yard setback of 4.2 feet instead of the required 4.9 feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 11, 2022
Date Prepared: April 6, 2022
Project Title: Carlson Residence
Address: 622 E. Mayfair Rd.

Background Information

Petition Number: ZBA #22-006
Petitioner: Tim & Eva Carlson
Address: 622 E. Mayfair Rd.
Arlington Heights IL 60005

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

Requested Action/Background Information

On March 9, 2020, the proposed project received approval from the Zoning Board. Pursuant to Chapter 6, Section 202; No order of the Board permitting the erection or alteration of a building shall be valid for more than one year, unless a building permit for the erection or alteration is obtained within that year and the erection or alteration is started and proceeds to completion in accordance with the terms of such permit. Therefore, petitioner is returning to the Zoning Board since their approval is no longer valid.

The petitioner is proposing to add a partial second floor addition to an existing two-story residence. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,128 square feet and the proposed residence with the addition will be approximately 2,334 square feet. The proposed addition encroaches 0.7 feet into the required side yard setback; therefore, the petitioner is requesting the following variation:

- A 0.7 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a second story addition with a side yard setback of 4.2 feet instead of the required 4.9 feet.

Variation Review Standards

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

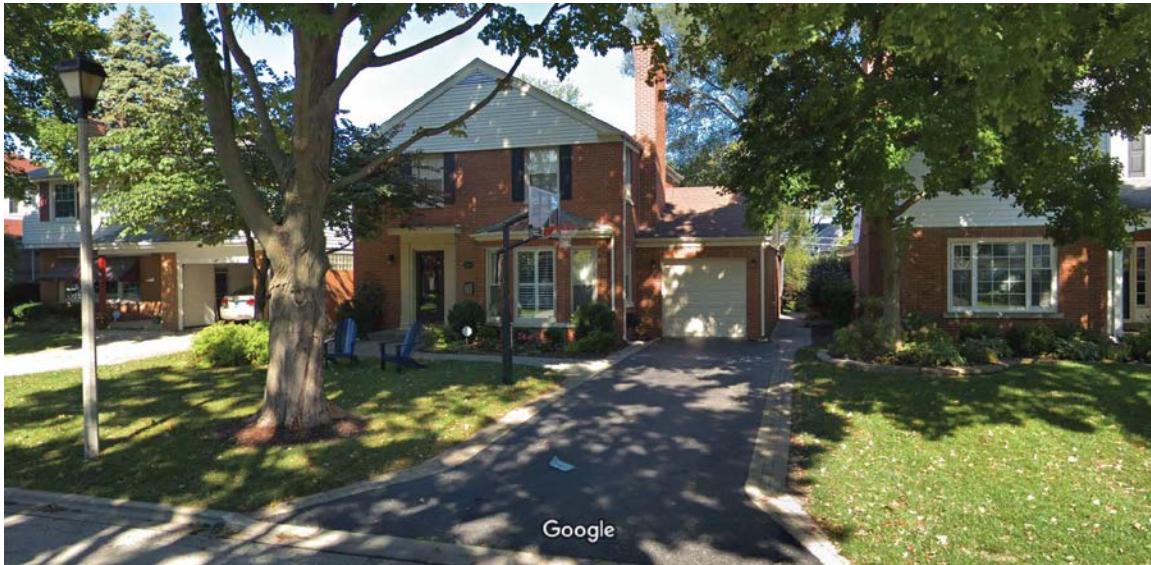
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	3/28/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/28/22	
3. Letter that was Mailed	✓	3/28/22	
4. Photographs of Sign on Property	✓	3/28/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Carlson Residence

Project Address: 622 E Mayfair Road

ZBA #: 22-006

Date: April 11, 2022

Derek:

I have reviewed the request for the following variance:

- A 0.7 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a second story addition with a side yard setback of 4.2 feet instead of the required 4.9 feet.

and have the following comments:

1. The east wall of the second story 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 up to the roof sheathing.
2. The east wall of the second story addition which will be less than 5 feet from the property line, the maximum allowed openings on the east wall are limited to a total of 25% or the total wall area on the east side.

ZBA# 22-006
622 E Mayfair Rd- ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: March 14, 2022
Received by Planning:
Transmitted to Engineering: March 23, 2022
Completed: March 31, 2022
ZBA Meeting Date: April 11, 2022

The proposed ZBA application indicates that the petitioner is seeking:

- A 0.7-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a second story addition with a side yard setback of 4.2 feet instead of the required 4.9 feet.

The Engineering Division has NO OBJECTION to the variance for Required Minimum Yard.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Carlson Residence

Project Address: 622 E Mayfair Road

ZBA #: 22-006

ZBA Hearing Date: April 11, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: March 23, 2022

- A 0.7 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a second story addition with a side yard setback of 4.2 feet instead of the required 4.9 feet.

Attached are the Petitioner's:

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

Comments: This project received Design Commission approval in 2019.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than April 1, 2022.

PETITION

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

PETITION

NOW COMES the Petitioner Tim & Eva Carlson

being the owner of the property commonly know as: 622 E. Mayfair Rd., Arlington Heights, IL 60005

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.2 (side yd. setback)

Chapter 28, of the Arlington Heights Municipal Code, in order to: build master bathroom and closet addition over existing garage.

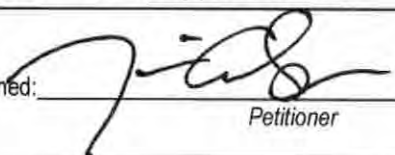
I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): the design of the addition was unanimously approved by the Design Commission on July 23, 2019, and is in keeping with the existing house and neighborhood, which includes multiple homes with over garage additions.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): the existing garage was built with the house in the 1940s, before the current zoning regulations were in place. The proposed addition pulls in 2.5" from the garage, but encroaches the the required setback by ~1.8" at front corner and ~7.8" at rear corner due to lot tapering.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The proposed addition will allow maximum usage of the existing and new square footage without further encroaching the side yard adjacent to the existing garage.

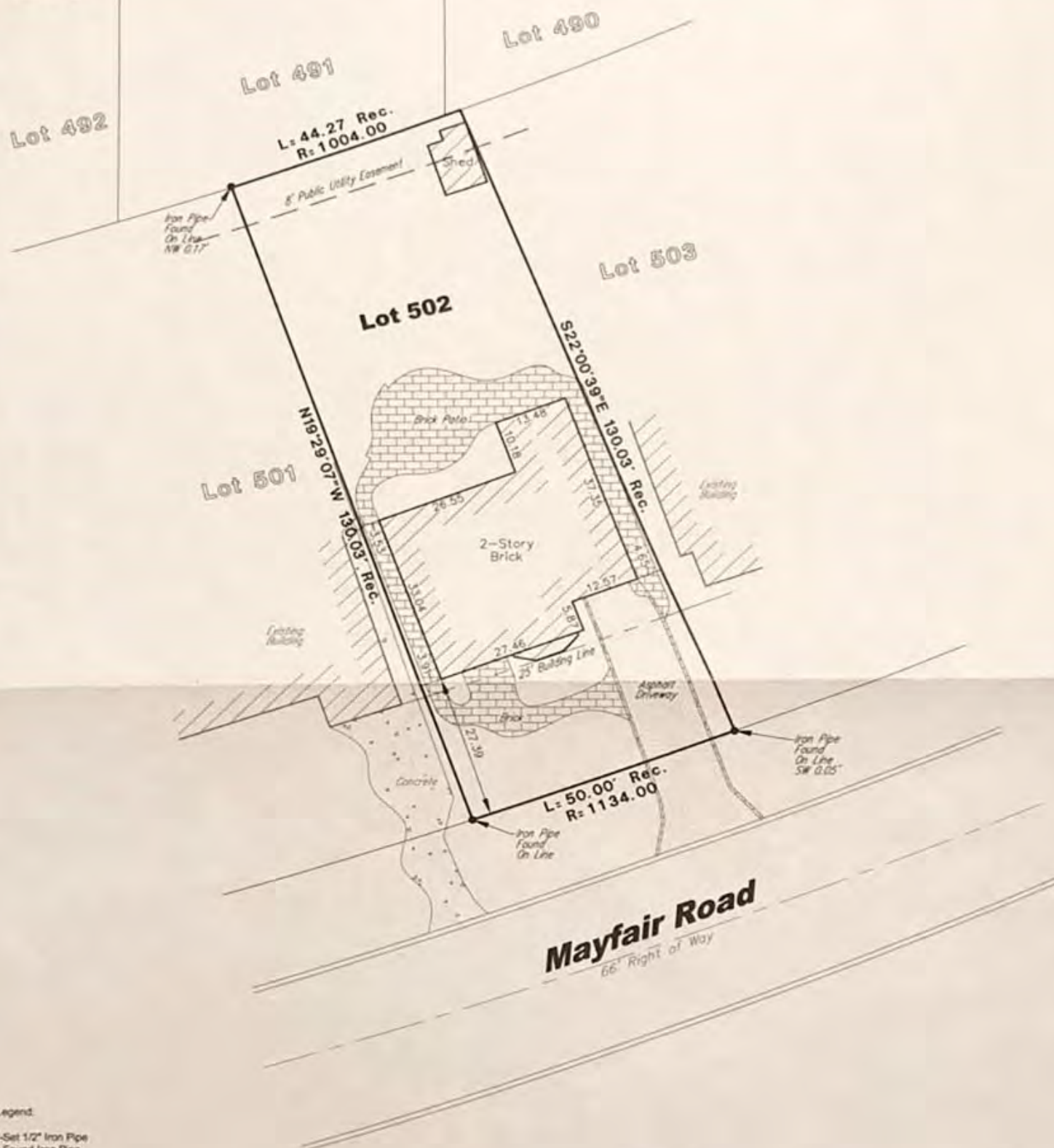
I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): if not allowed to erect the addition with the proposed setbacks, Petitioner would not have adequate space in the addition or in the existing garage due since an additional support wall would have to be built.

Signed: _____


Petitioner

Date: 3-14-22

Scale: 1" = 20'



Legend:

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

Surveyor Notes

1. Field Work Completed on 10-26-10
2. Prepared for Survey Services, Inc., for real estate transaction.
3. Site Address: 622 E. Mayfair Rd., Arlington Heights, Illinois 60005
4. Pin No.: 03-32-219-018
5. The easements shown herein are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.

State of Illinois)
County of Cook) ss)

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

Given under my hand and seal this 2nd day of November, A.D. 2010 in Presence of:

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

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-10

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



Job Number
LS100784

Sheet Name

Field Work Completed: 10-26-10

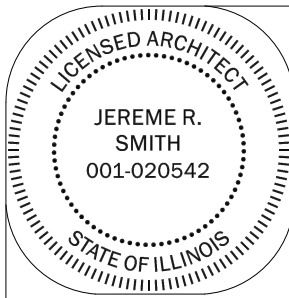
Scale: 1" = 20' Date: 10-27-10

Site Address:

Drawn By: MPS	Checked By: GJK
---------------	-----------------

Drawing Revisions

REVISION	Date	Drawn	Check
----------	------	-------	-------



I, Jereme Smith, license #001-020542; expiring 11-30-20 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.

GENERAL NOTES:

- B14
1.

ALL WORK SHALL BE PERFORMED IN ACCORDANCE WITH 2009 IRC, 2009 IMC, 2009 IFGC, 2018 ILLINOIS ENERGY CONSERVATION CODE, AS WELL AS THE VILLAGE OF ARLINGTON HEIGHTS MUNICIPAL CODE & ORDINANCES INCLUDING ANY AND ALL AMENDMENTS. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.
2.

CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL HOLD HARMLESS THE DESIGNER AND HIS AGENTS AGAINST LOSS, DAMAGES, LIABILITY, OR ANY EXPENSE ARISING IN ANY MANNER FROM THE WRONGFUL OR NEGLIGENT ACTS OF THE CONTRACTOR, THE SUBCONTRACTORS, OR THEIR RESPECTIVE EMPLOYEES AND AGENTS.
3.

ALL TRADES SHALL BE COORDINATED WITH EACH OTHER AND FULLY INFORMED AND AWARE OF THE WORK OF OTHERS.
4.

SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE GENERAL CONTRACTOR
5.

LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.
6.

INSULATION INSTALLER SHALL PROVIDE A CERTIFICATE LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED .
7.

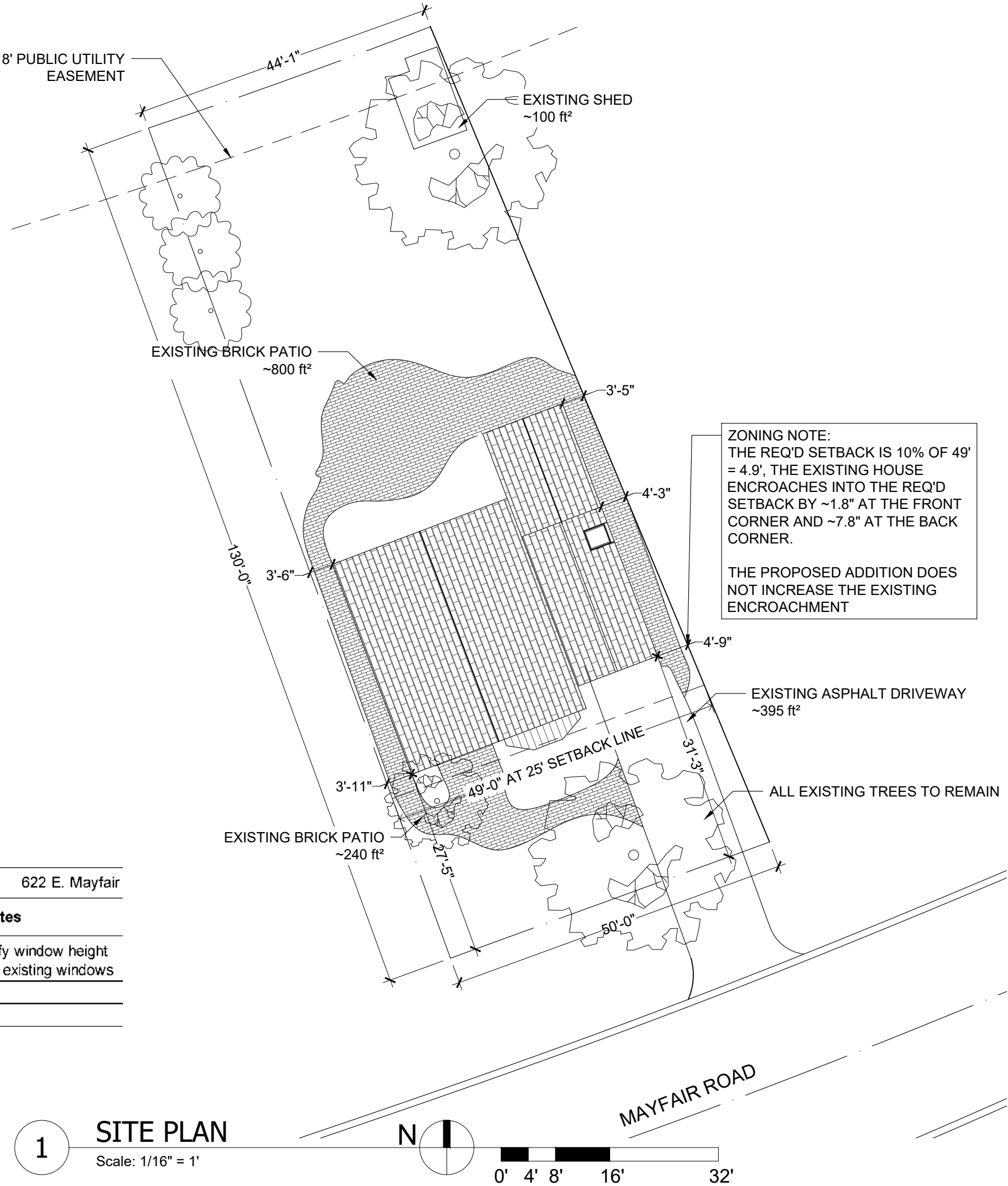
ALL INTERIOR AND EXTERIOR GLAZING IN BATHROOMS, THE BOTTOM EDGE OF WHICH IS LESS THAN 56" ABOVE THE FLOOR LEVEL SHALL BE PROVIDED WITH SAFETY GLAZING AS PER ARS §36-1631

INDEX OF DRAWINGS:

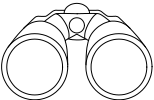
- A1 - COVER PAGE / SITE PLAN
- A2 - DEMO / FLOOR PLAN
- A3 - ELEVATIONS
- A4 - ELEVATIONS
- A5 - SECTION
- A6 - SECTIONS
- A7 - DETAILS
- A8 - ROOF PLAN
- E1 - ELECTRICAL PLAN
- S1 - FRAMING PLANS

LIGHT & VENT SCHEDULE							622 E. Mayfair	
Room			Ord.		Plan			
No.	Name	Area	GL. SF	Vent SF	GL. SF	Vent SF		
n/a	Existing: Master Bedroom	203.8	16.301	8.1504	16.91	8.76		
n/a	Addition: Master Bathroom	99.8	7.984	3.992	36.1	13.3		
n/a	Addition: Office	30.6	2.448	1.224	25.2	12.6		

WINDOW SCHEDULE												622 E. Mayfair
Sym	Manufacturer	Qty.	Type	Width	Height	Frame	Clad	L. O. (sq.	C. O. (sq.	U factor	SHGC	Notes
A	Jeld-Wen	3	Double Hung	3' - 2"	5' - 0"	Wood	Wood	12.60	6.3	0.29	0.24	Contractor to verify window height matches adjacent existing windows
B	Jeld-Wen	1	Awning	3' - 0"	3' - 0"	Wood	Wood	6.60	6.6	0.29	0.24	
C	Jeld-Wen	1	Casment	3' - 0"	5' - 7"	Wood	Wood	14.10	7.0	0.29	0.24	
TOTAL (windows)		5										



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info@diiarchitecture.com

PROJECT

622 E. MAYFAIR
ADDITION

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

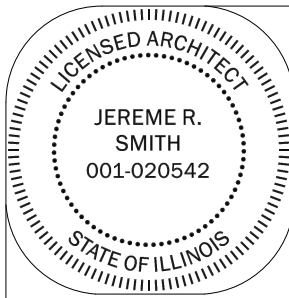
DRAWING DESCRIPTION

PROPOSED PLAN
SCALE: AS NOTED

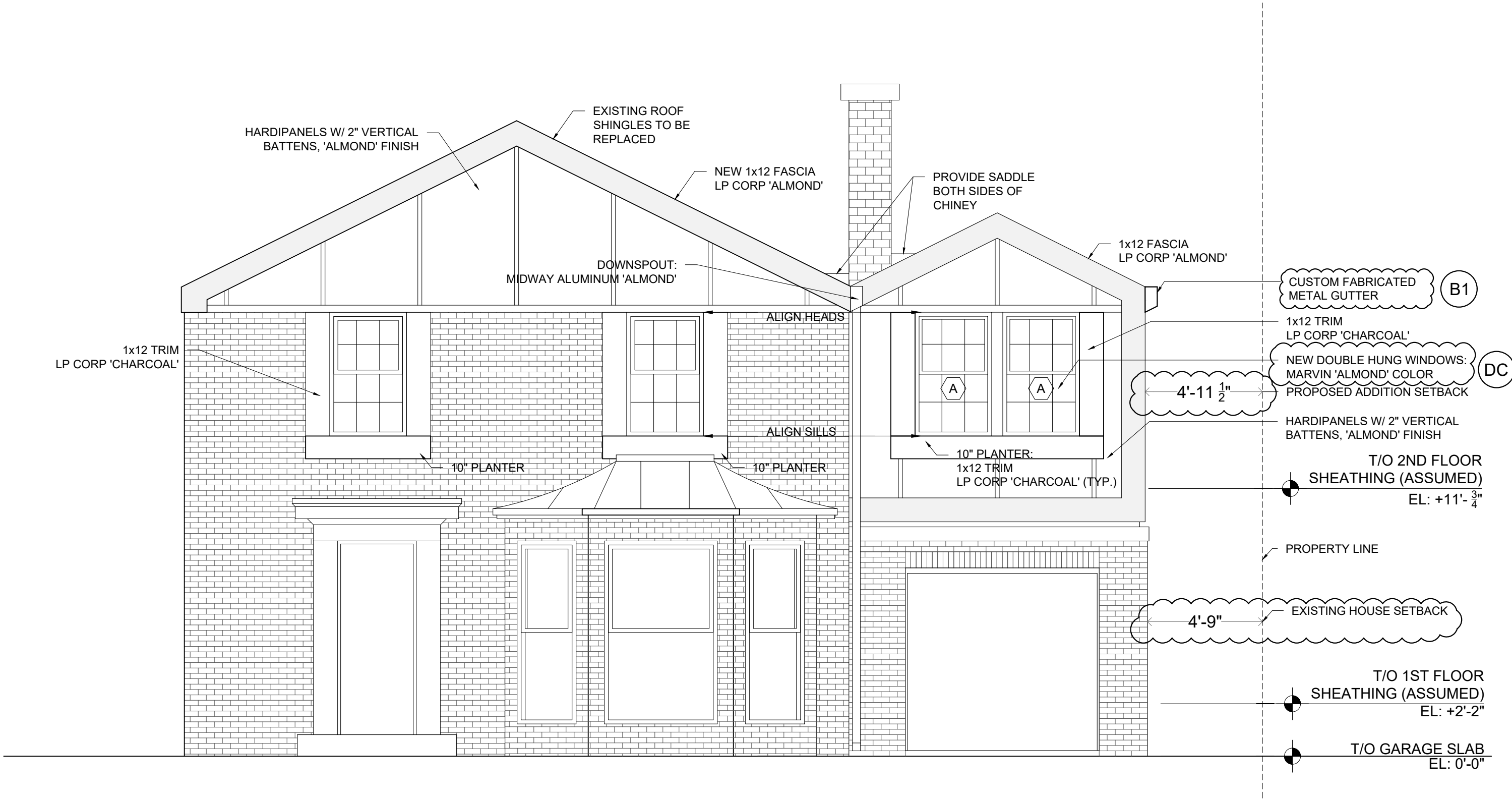
ISSUED
1.30.2020
DRAWN BY:
HDW

AG

3	1.30.20	ZONING VARIANCE
2	1.30.2020	PERMIT CORRECTIONS
1	8.24.2019	FOR PERMIT



I, Jereme Smith, license #001-020542; expiring 11-30-20 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.

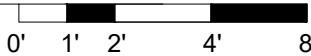


REV.
11.24.19

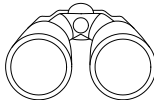
1

SOUTH ELEVATION

Scale: 1/4" = 1'



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PROJECT

622 E. MAYFAIR
ADDITION

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Arlington Heights, IL 60005

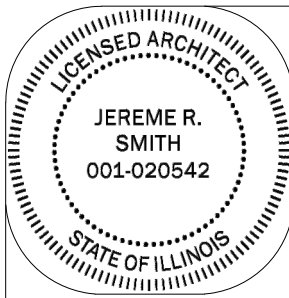
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ELEVATIONS
SCALE: AS NOTED

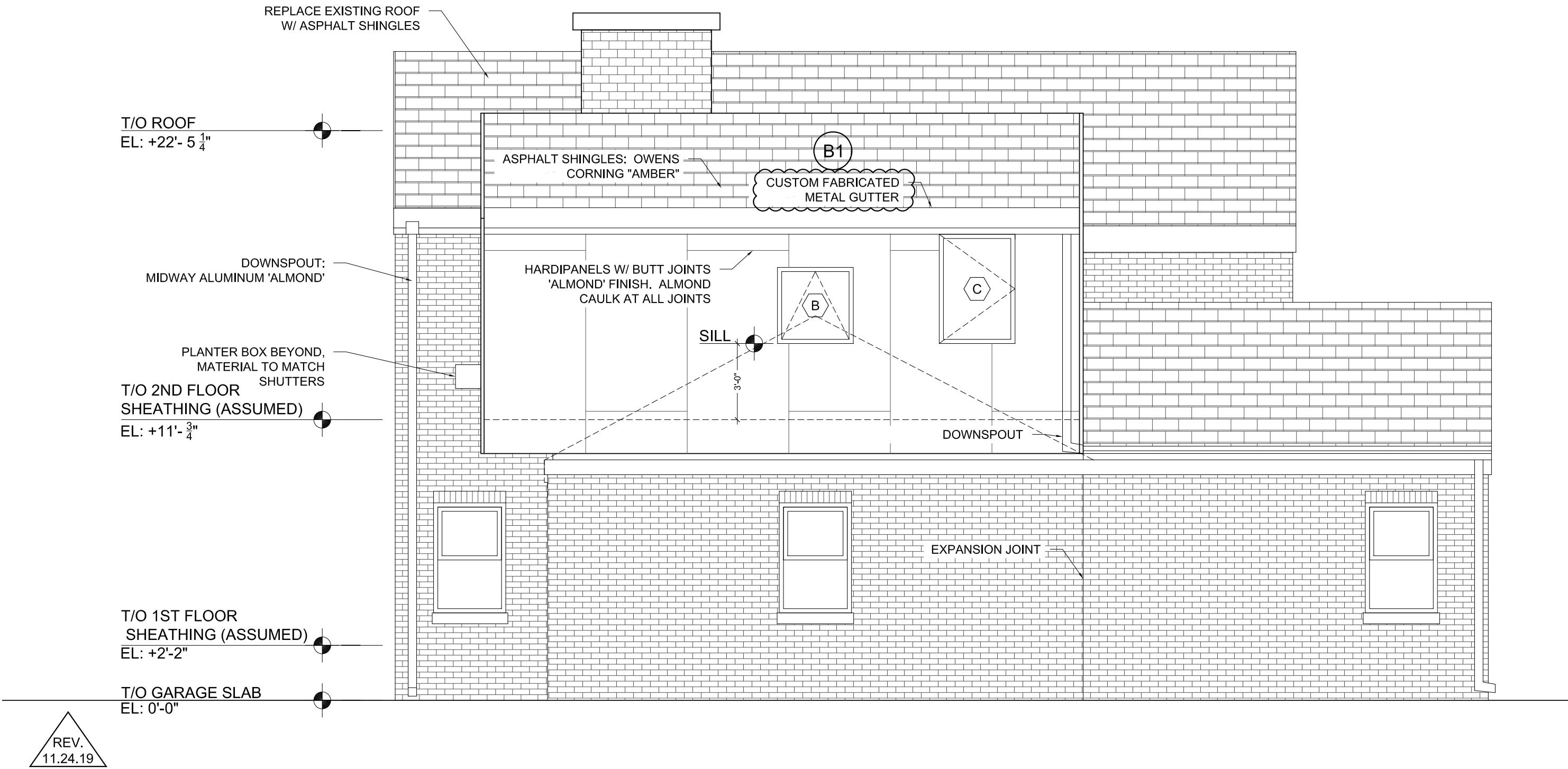
ISSUED
1.30.2020
DRAWN BY:
HDW

A2

3	1.30.20	ZONING VARIANCE
2	1.30.2020	PERMIT CORRECTIONS
1	8.24.19	FOR PERMIT



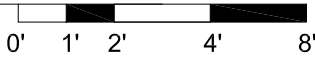
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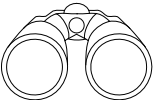
1

EAST ELEVATION

Scale: 1/4" = 1'



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PROJECT

**622 E. MAYFAIR
ADDITION**

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

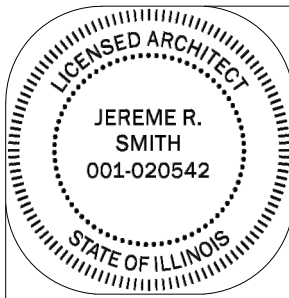
DRAWING DESCRIPTION

ELEVATIONS
SCALE: AS NOTED

ISSUED
11.24.2019
DRAWN BY:
HDW

A3

2	11.24.2019	PERMIT CORRECTIONS	
1	8.24.19	FOR PERMIT	



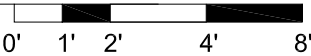
I, Jereme Smith, license #001-020542; expiring 11-30-20 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



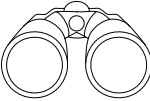
1

EAST ELEVATION

Scale: 1/4" = 1'



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PROJECT

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ADDITION**

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Arlington Heights, IL 60005

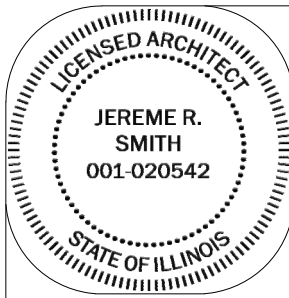
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ELEVATIONS
SCALE: AS NOTED

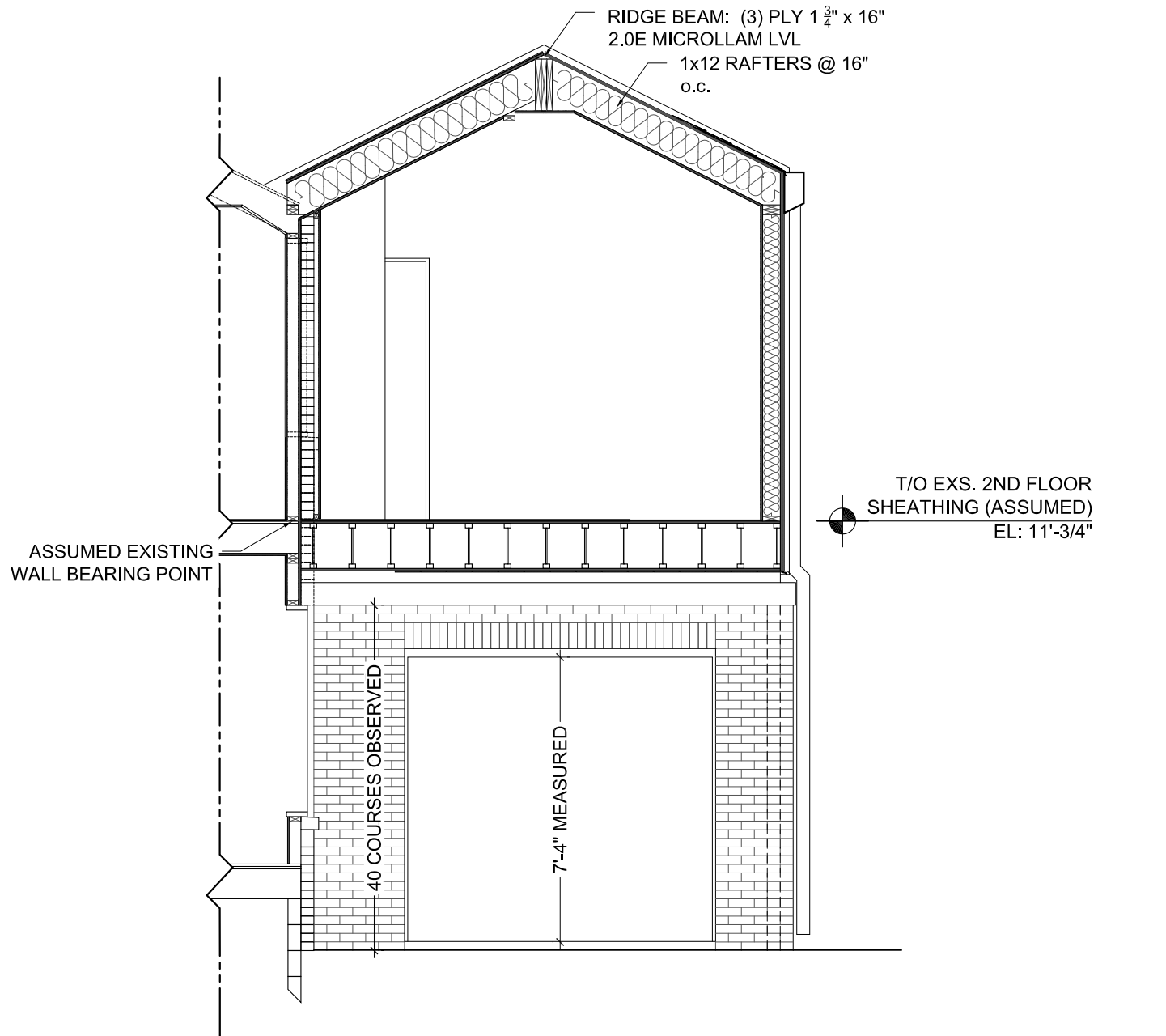
ISSUED
11.24.2019
DRAWN BY:
HDW

A4

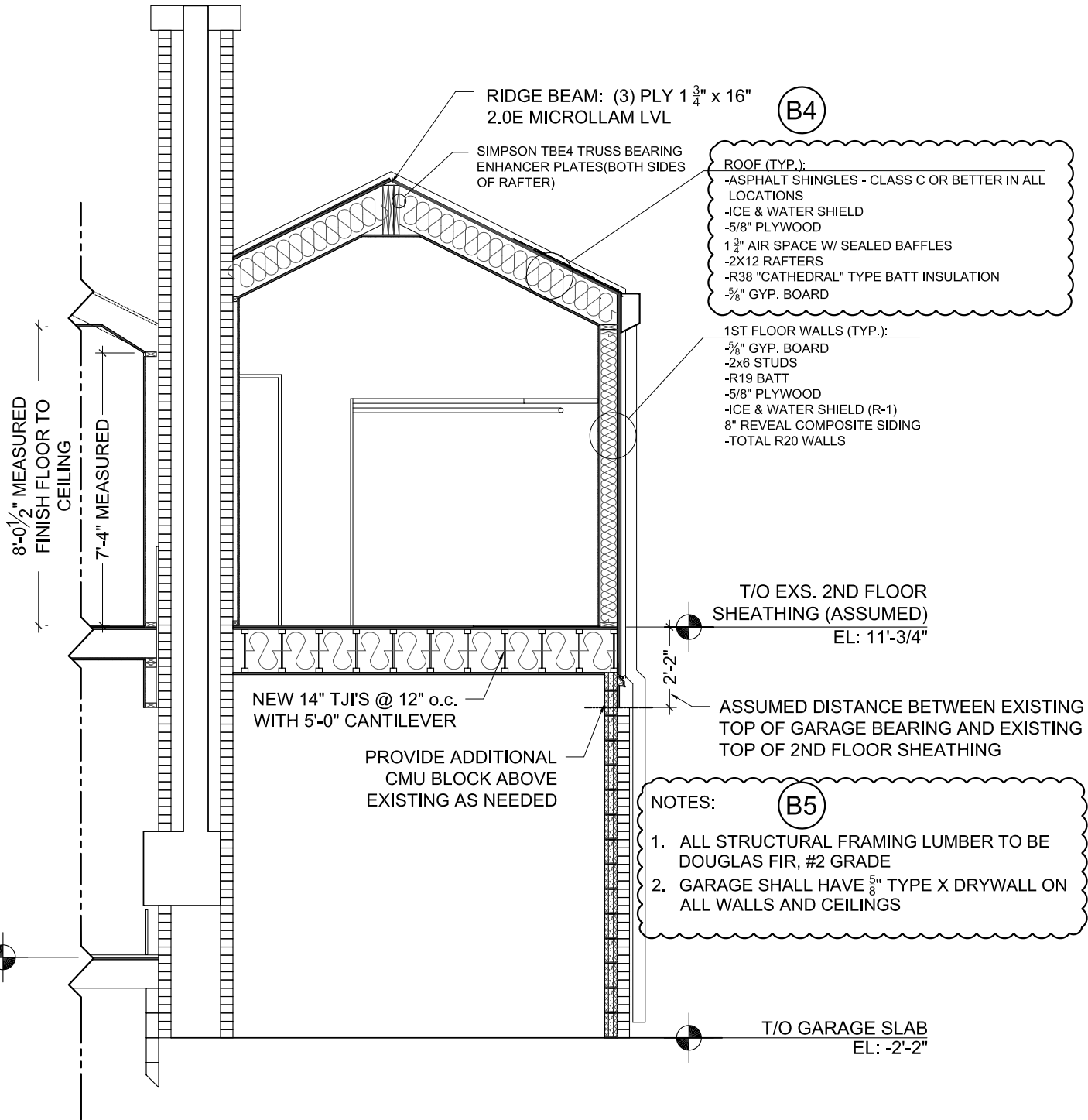
1	11.24.2019	FOR PERMIT
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REV.
11.24.19



1

CROSS SECTION 1

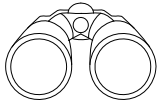
Scale: 1/4" = 1'

2

CROSS SECTION 2

Scale: 1/4" = 1'

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PROJECT

**622 E. MAYFAIR
ADDITION**

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

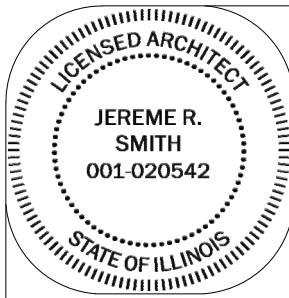
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SECTIONS
SCALE: AS NOTED

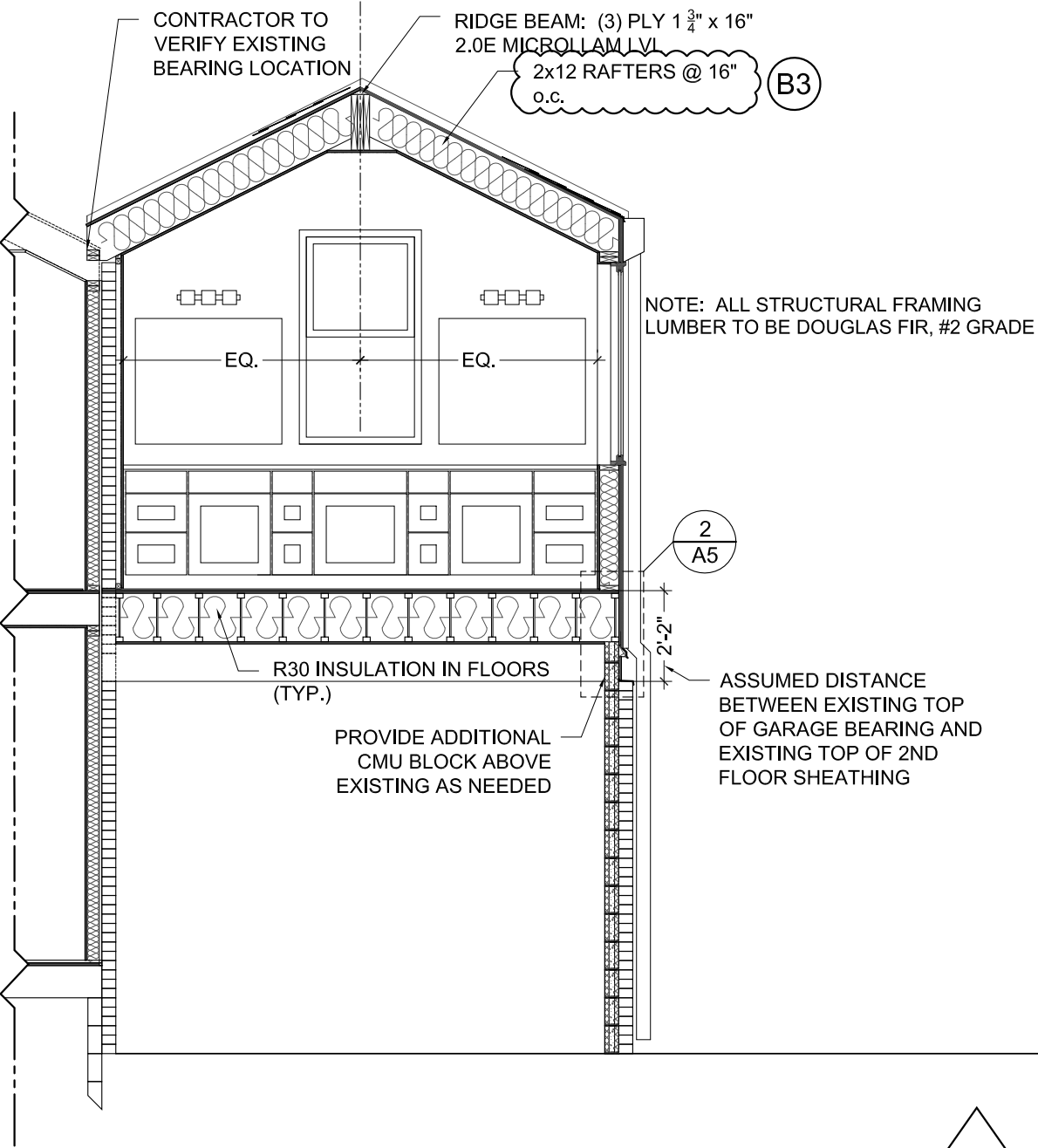
ISSUED
12.6.2019
DRAWN BY:
HDW

A5

3	12.6.2019	PERMIT CORRECTIONS
2	8.24.2019	FOR PERMIT
1	9.7.18	CLIENT REVIEW



I, Jereme Smith, license #001-020542; expiring 11-30-20 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.

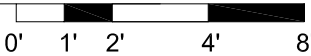


REV.
11.24.19

1

CROSS SECTION 3

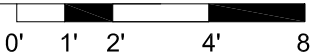
Scale: 1/4" = 1'



2

LONGITUDINAL SECTION

Scale: 1/4" = 1'



T/O WINDOW TO
MATCH EXISTING

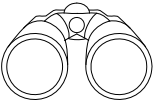
10" PLANTER
ALIGN NEW SILL W/
EXISTING SILLS

T/O EXS. 2ND FLOOR
SHEATHING (ASSUMED)
EL: 11'-3/4"

ASSUMED DISTANCE BETWEEN EXISTING
TOP OF GARAGE BEARING AND EXISTING
TOP OF 2ND FLOOR SHEATHING

PROVIDE ADDITIONAL
CMU BLOCK ABOVE
EXISTING AS NEEDED

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PROJECT

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Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

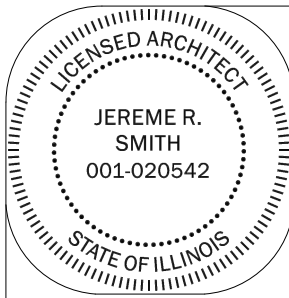
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SECTIONS
SCALE: AS NOTED

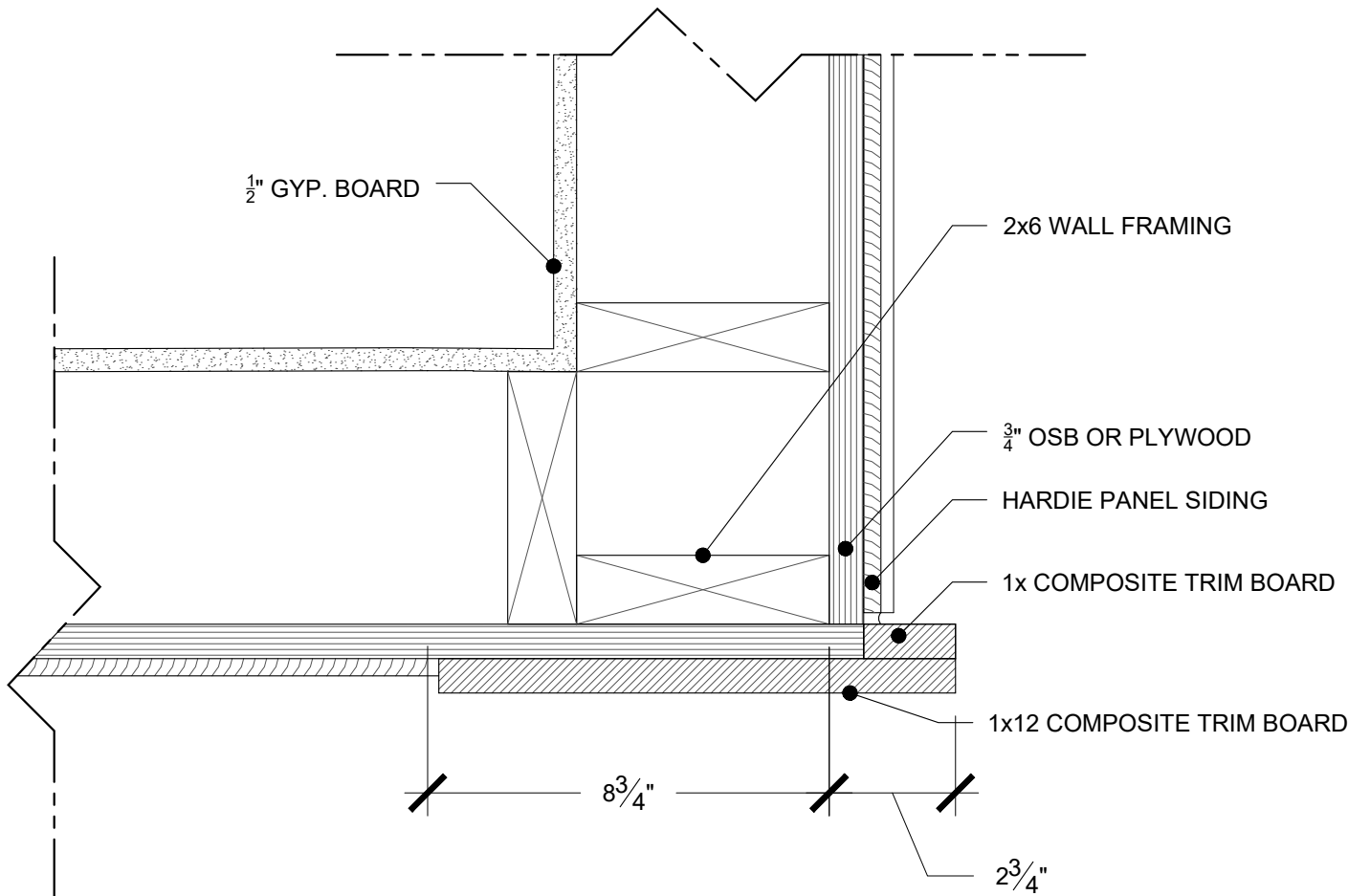
ISSUED
12.6.2019
DRAWN BY:
HDW

A6

3	12.6.2019	PERMIT CORRECTIONS
2	8.24.2019	FOR PERMIT
1	9.7.18	CLIENT REVIEW



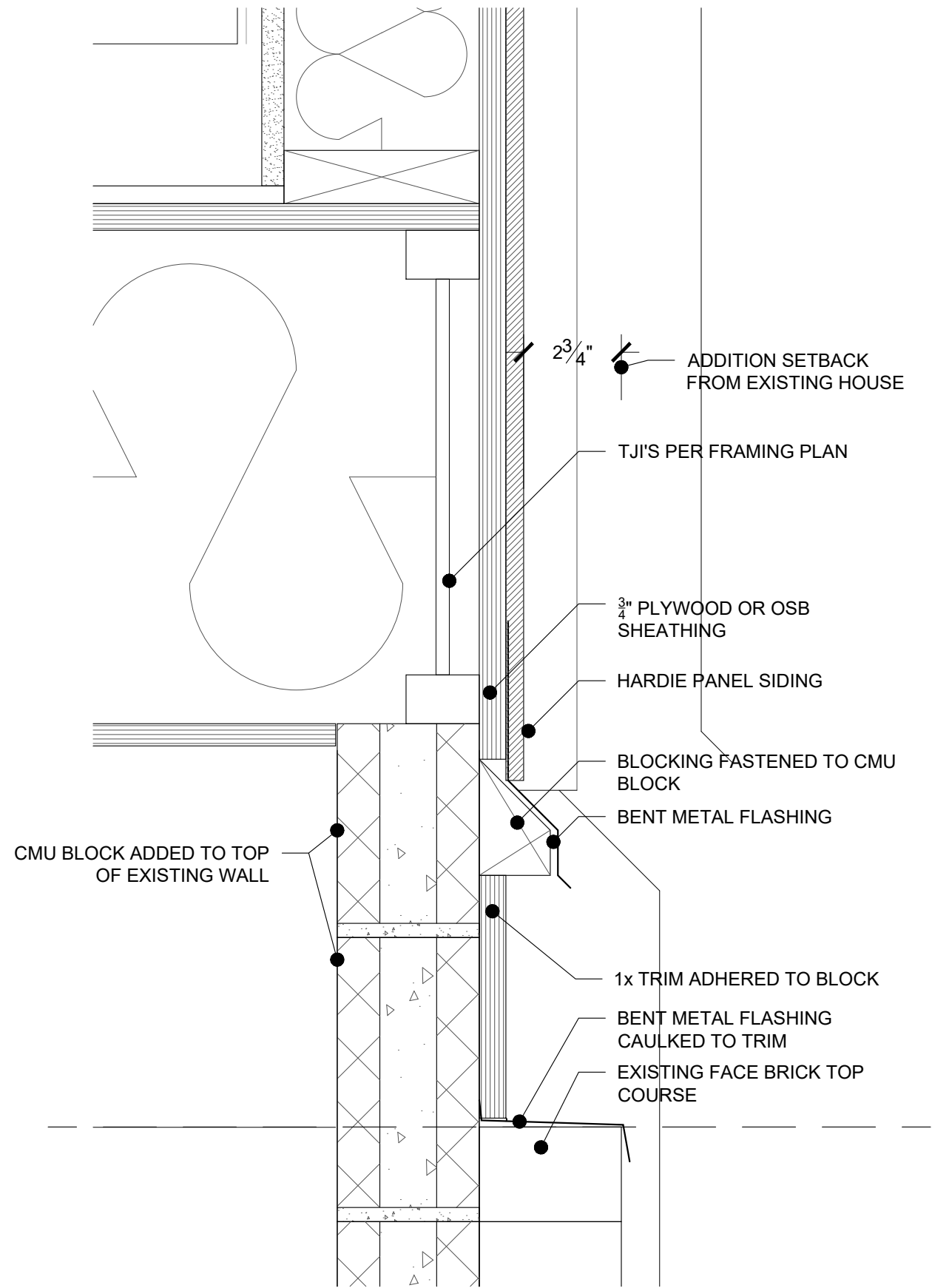
I, Jereme Smith, license #001-020542; expiring 11-30-20 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.



1 CORNER DETAIL (HORIZONTAL SECTION)

Scale: 3" = 1'

0' 1.5" 3" 6"

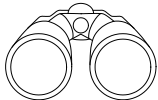


2 EXTERIOR REVEAL DETAIL

Scale: 3" = 1'

0' 1.5" 3" 6"

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PROJECT

**622 E. MAYFAIR
ADDITION**

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

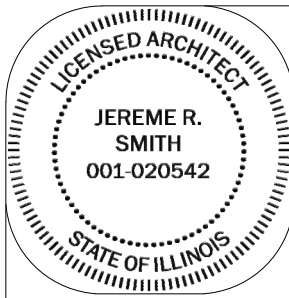
DRAWING DESCRIPTION

DETAILS
SCALE: AS NOTED

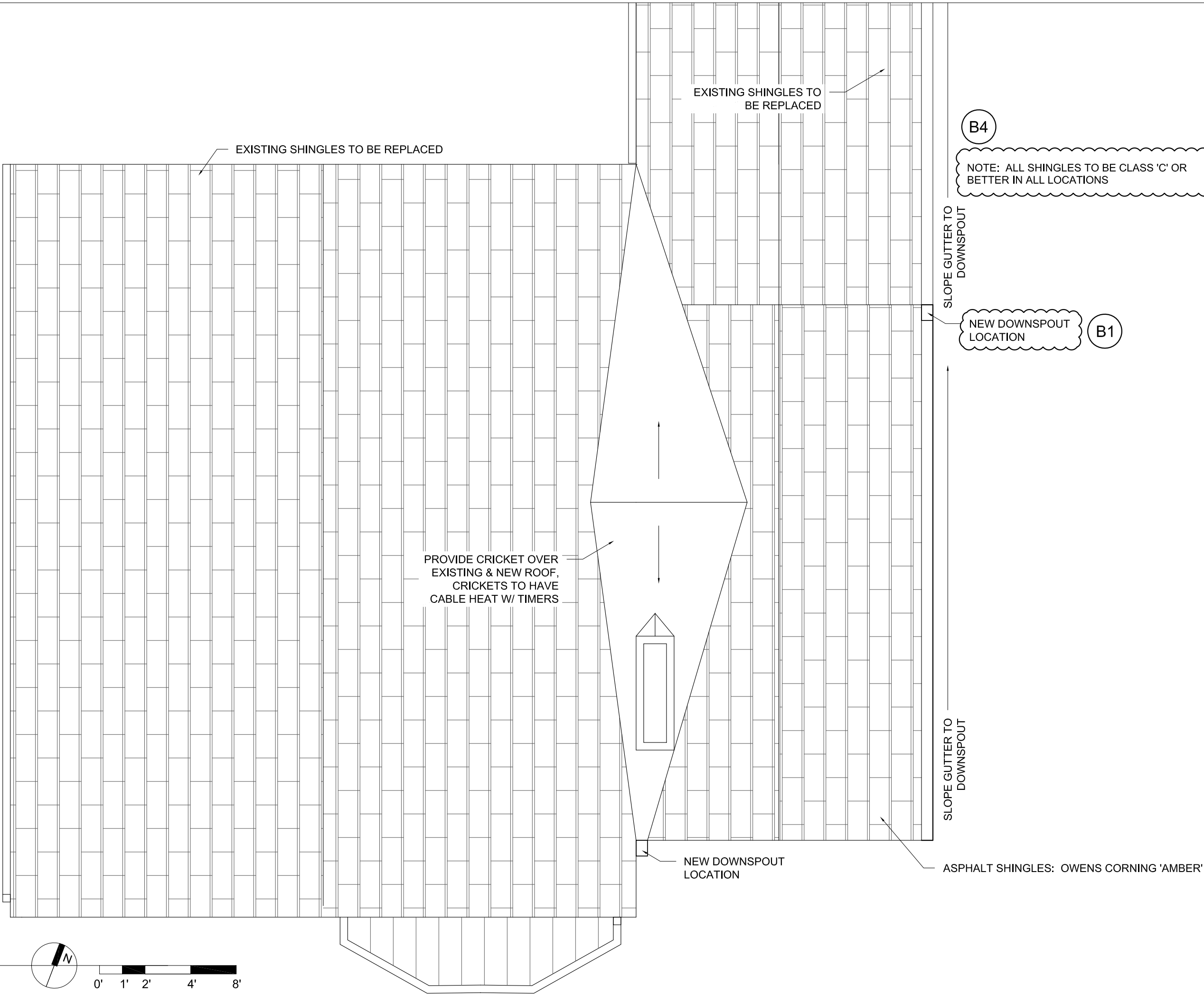
ISSUED
1.30.2020
DRAWN BY:
HDW

A7

4	1.30.20	ZONING VARIANCE
2	8.24.2019	FOR PERMIT
1	9.7.18	CLIENT REVIEW



I, Jereme Smith, license #001-020542; expiring 11-30-20 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.

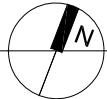


REV.
11.24.19

1

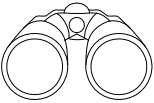
ROOF PLAN

Scale: 1/4" = 1'



0' 1' 2' 4' 8'

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info@diiarchitecture.com

PROJECT

622 E. MAYFAIR
ADDITION

Tim & Evie Carlson
622 E. Mayfair Rd.
Arlington Heights, IL 60005

DRAWING DESCRIPTION

ROOF PLAN
SCALE: AS NOTED

ISSUED
12.6.2019

DRAWN BY:
HDW

A8

1

12.6.2019

FOR PERMIT

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS March 9, 2020

PETITIONER: Carlson Residence
ADDRESS OF PROPERTY: 622 E. Mayfair Rd.
VARIATION: 5.1-3.2

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

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are constructing a second story addition on a nonconforming footprint. The petitioner explained that they are not expanding the footprint of the home. The petitioner explained that they are proposing an addition that is encroaching into the side yard approximately 7.8 inches. The petitioner testified that they stepped the addition back 2.8 inches.

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 Acting Chairman Geisel. Thereafter, the Board voted 5-0 to approve the variance request.

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

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

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

Joseph Geisel, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights

APPROVED

ZONING BOARD

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

OF APPEALS

RE: 622 EAST MAYFAIR ROAD - ZBA #20-002

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 2nd Floor, Commissions Room,
Arlington Heights, Illinois on the 9th day of March, 2020 at the hour of 7:00 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairman
JEFFREY LANAGHAN
BENJAMIN JAFFE
THOMAS DRAKE
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

APPROVED

ACTING CHAIRMAN GEISEL: We'll call the meeting to order here. So, this is the March 9th Zoning Board of Appeals meeting, Village of Arlington Heights, I'm calling to order. Derek, can you do the roll?

MR. MACH: Mr. Divito.

(No response.)

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

ACTING CHAIRMAN 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. Siavelis.

(No response.)

ACTING CHAIRMAN GEISEL: Please rise for the Pledge of Allegiance.

(Pledge of Allegiance recited.)

ACTING CHAIRMAN GEISEL: Has everybody had a chance to look at the prior minutes from the prior meeting?

(Chorus of yeses.)

ACTING CHAIRMAN GEISEL: 2/10. Any proposed changes, amendments?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER JAFFE: Seconded.

ACTING CHAIRMAN GEISEL: All in favor say aye please.

(Chorus of ayes.)

ACTING CHAIRMAN GEISEL: So, tonight there are five Board members; typically there are seven. If you don't have four, your proposed variance will not be approved. If you wish to re-present on a night where the full Board is present, you're welcome to do that. Otherwise, we'll proceed.

Is everybody, are we ready to go here? So, we've got, so we'll call up the first item on the agenda, 622 East Mayfair.

MR. SMITH: Should I come up to the podium?

ACTING CHAIRMAN GEISEL: Yes, please. State your name and your address.

MR. SMITH: My name is Jereme Smith, I'm the architect. Do you want my address or the owner's?

ACTING CHAIRMAN GEISEL: Do you have your address you would like to use for purposes of the recordings and the notes?

MR. SMITH: Okay, well, I'm representing 622 East Mayfair in Arlington Heights.

APPROVED

3

3

ACTING CHAIRMAN GEISEL: Please raise your hand.

(Witness sworn.)

ACTING CHAIRMAN GEISEL: Are you familiar with the basic elements that you're required to present here for your proposal?

MR. SMITH: I believe so, yes.

ACTING CHAIRMAN GEISEL: Okay, please proceed.

MR. SMITH: So, it's pretty straightforward. I believe you have the drawings; if not, I have hard copies if anybody would prefer to see those.

So, what we're seeking is a variance for the side setback. I was hoping you can see that in front of you. The existing garage is at four-foot nine inches from the side and the front of the house, and then the lot tapers, so it goes down to a four-foot-three setback. What's required is a 4.9 foot which is the 10 percent of the 49-foot width of the lot there.

So, getting pretty specific, we're seeking at the front corner a 1.8 inch variance, and at the back corner a 7.8 inch variance. Then big picture, for the second story addition, basically it comes straight up from the existing garage. We're kind of hoping it gets grandfathered.

Now, we did step back as much as we could without putting the secondary wall in the garage which the owners desperately need that space. So, we did come back 2.75 inches as much as we could with the construction we're doing. So, it does not encroach any farther than the existing garage essentially. We're coming back about three inches.

I think that's the gist of it.

COMMISSIONER JAFFE: How long has the Petitioner lived at this address?

MR. SMITH: 10 years. We do have multiple neighbors' approval letters if you'd like to see that.

ACTING CHAIRMAN GEISEL: Those would be most helpful if you would like to present them please.

COMMISSIONER DRAKE: How is the additional space going to be used?

MR. SMITH: It is a master suite and closet and bathroom. It's adjacent to the master bedroom that's existing on the second floor.

COMMISSIONER SELBKA: And the existing garage is non-conforming?

MR. SMITH: Correct, right. I'm assuming that that setback rule went into effect after it was built.

COMMISSIONER LANAGHAN: So, you're not changing the exterior wall. You're just looking to build above it, is that correct?

MR. SMITH: Correct, yes. I may have actually submitted the approval letters with the DC, the Design Commission meeting, the approval there.

ACTING CHAIRMAN GEISEL: Well, if you don't have them available, so your testimony is that they were received from various neighbors and you have neighbor support for the project?

MR. SMITH: Yes, we had three or four signed letters. I can e-mail those today.

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MR. CARLSON: I can -- should I sign in? The approval letters --

ACTING CHAIRMAN GEISEL: You do need to sign in if you're going to speak.

MR. CARLSON: Sure.

ACTING CHAIRMAN GEISEL: Please state your name and address.

MR. CARLSON: So, my name is Tim Carlson. I'm the homeowner of 622 East Mayfair.

ACTING CHAIRMAN GEISEL: If you could please raise your right hand?
(Witness sworn.)

MR. CARLSON: So, the approval letters were at the Design Commission phase. I had an approval letter from my neighbors on both sides, the east and west side, and they were fine with it. Then, that was last summer, and then the letters went out to everybody within 250 feet. Since then, and I haven't heard anything negative from any of the neighbors, I've spoken with my neighbor across the street as well as two neighbors behind me. They hadn't expressed any concern with the request for the variance.

ACTING CHAIRMAN GEISEL: Thank you. Given the lack of other members of the public in the audience tonight, I guess everyone really does not object. All right, well, thank you for your presentation. We're going to shut it down for our Board deliberation at this point. You can have a seat then.

MR. SMITH: Okay, did you want to look at the drawings or renderings at all?

ACTING CHAIRMAN GEISEL: They're contained in our package, so we've seen them.

MR. SMITH: Okay, good.

COMMISSIONER LANAGHAN: I would basically say we're not changing anything. It's already there. It's basically just going straight up. So, I don't really see any objection to this, especially with the neighbors not having a problem.

COMMISSIONER JAFFE: Agreed.

COMMISSIONER SELBKA: Yes, I agree as well.

COMMISSIONER DRAKE: Likewise, and none of the departments had any objections either throughout the departments.

ACTING CHAIRMAN GEISEL: So, do we have a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER JAFFE: Second.

ACTING CHAIRMAN GEISEL: Derek, can you call the roll?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chairman Geisel.

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ACTING CHAIRMAN GEISEL: Yes. You've got your approval and you should proceed accordingly.

MR. SMITH: All right, thank you all.

MR. CARLSON: Thanks very much.

MR. MACH: Good luck.

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