



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 11, 2016
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 734 S. Bristol Ln. - 3/14/16
- B. 813 S. Chestnut Ave. - 3/14/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

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

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Schneider Residence - 734 S. Bristol Ln.

Department: Planning & Community Development

Approval of minutes and findings from the 3/14/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 3/14/16 - Schneider	Minutes
Findings 3/14/16 - Schneider	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: SCHNEIDER RESIDENCE; 734 S. Bristol Lane

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, Commissions Room
2nd Floor, Arlington Heights, Illinois on the 14th day of March, 2013,
at the hour of 7:00 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
DAVID DIVITO
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

DRAFT

CHAIRMAN PETRILLO: We'll call the Zoning Board of Appeals meeting of March 14th, 2016 to order. First order of the business is roll call, Derek?

MR. MACH: Chairman Petrillo?

COMMISSIONER PETRILLO: Here.

MR. MACH: Mr. Divito?

COMMISSIONER DIVITO: Here.

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel?

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Here.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Seavelis?

(No response.)

CHAIRMAN PETRILLO: Okay, we have a quorum. Our next order of business is the Pledge of Allegiance. If you would rise and join us in the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRMAN PETRILLO: Okay, has everyone had a chance to -- next on the agenda is the approval of the minutes from our last meeting of February 8th, 2016. Are there any questions, comments, or changes on the minutes?

(No response.)

CHAIRMAN PETRILLO: None noted. Is there a motion to approve the minutes?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER DRAKE: Second.

CHAIRMAN PETRILLO: We have a motion and a second, all those in favor say aye?

(Chorus of Ayes.)

CHAIRMAN PETRILLO: All those opposed?

(No response.)

CHAIRMAN PETRILLO: Seeing there is none, the motion passes. We have two agenda items, or items on the agenda this evening. Each of the Petitioners -- have you had a chance to sign in? Okay, if not, if you intend to speak will ask you first to sign in and then I'll swear you in and then will ask you to touch on three areas regarding your petition. The first is that the property in questioned cannot yield a reasonable return on the investment if the permitted use is under the strict interpretation of the code and applied of the owner is due do unique circumstances. And then the third, if the variation is granted, it will not detract from the character of the neighborhood. Does anybody have any questions or comments on that?

(No response.)

CHAIRMAN PETRILLO: Okay. The Schneider residence. Would you

step forward please. Gentleman, have you both signed in?

MR. LIRA: We did, yes.

CHAIRMAN PETRILLO: Can I swear you in?

(Witnesses sworn.)

CHAIRMAN PETRILLO: If you would, first identify yourself and if you are a resident your address.

MR. SCHNEIDER: Sure, my name is Glen Schneider. My address is 734 South Bristol, in Scarsdale.

MR. LIRA: I am Gary Lira with Lira and Associates, 2015 South Arlington Heights Road.

CHAIRMAN PETRILLO: You gentleman, whoever would like to speak, if you would, address those three areas. If you need me to help you through that, just ask.

MR. SCHNEIDER: Maybe we can take them one at a time.

CHAIRMAN PETRILLO: That the applied owners is to unique circumstances in the stricken interpretation application of the code will prevent you from complying with the code.

MR. SCHNEIDER: Sure. Essentially, we put in a pool. I got four children. The idea, their ages 8 to 15. The idea is to keep them around as much as possible while I still have them. We are trying to put in a pool house that would be very functional in terms of having a bathroom and a changing room, so the kids aren't in and out of the house all the time. And provide an area where we can get some shade where my mother who watches the kids once a week, and hang out, and watch the kids by the pool and for all of us to just enjoy a pool house recreational area. I think, according to Gary, the alternatives were to build two multiple 300 feet, foot structures, and we thought, you know, aesthetically that was a more of a hinderance to our neighbors and maybe potentially building one 480 square foot facility. So, that's why I'm here.

CHAIRMAN PETRILLO: And those are unique circumstances to this petition?

MR. LIRA: Well, I think the uniqueness of it is how the code is written, that you can put three, 300 square foot structures up, which is 900 square feet versus just doing one, 480 square foot structure. So, it's not unique to the land per say, I think it's more unique to --

CHAIRMAN PETRILLO: So, it would probably be a little bit of an eye soar for neighbors having three separate buildings, but also, like the reason, I apologize, I'm trying to work from my electronic documents, but --

MR. LIRA: No problem.

CHAIRMAN PETRILLO: -- I think there was also a request for a one-foot variance on the pool house.

MR. LIRA: Correct.

CHAIRMAN PETRILLO: Why can't the pool house just be moved a foot and meet the code requirements.

MR. LIRA: So, what we did there is, the Schneiders did their due diligence, that we scope designed the pool house building before the pool house went

in. And, that way they could locate the pool, put it in last year. Then as we were developing the pool house and seeing where was the square footage going to be, how do we get this reduced. I had called Derek prior to that too, saying what was our side yard set-back, and he said the side yard set-back was eight feet. I said, perfect eight feet, okay, no problem, that's what were working with.

Well, then as I started to develop, and now the pool as gone in, were developing the pool house and what that's going to become and I said, it would be really nice to put a fireplace into this pool house. And the, which would allow to have seating in there too. So we projected the fireplace beyond the eight-foot set-back and we're encroaching just for the fireplace. Very similar that what we do on a house, so if there is a five-foot side yard set-back on a house, we're allowed to encroach with the chimney 20 inches per code.

So, we're sitting here eight-foot from the property line, we're just asking if we can project the chimney one-foot, so not even what the standard is for the house. Which, that also by projecting that chimney out the back, allowed us to, instead of going for 520 square feet or 540 square feet on this pool house, shrink it down to 480, as it allowed the seating in there to be more efficient.

CHAIRMAN PETRILLO: Are there any questions from any member of the Board regarding this petition?

COMMISSIONER SCHWINGBECK: I just wanted to know how much room there was from the front of the pool house to the pool? What is this distance from there?

MR. LIRA: Six feet.

COMMISSIONER SCHWINGBECK: It's six feet right now?

MR. LIRA: Yes.

COMMISSIONER SCHWINGBECK: And that can't be slid in --

MR. LIRA: No.

COMMISSIONER SCHWINGBECK: -- closer to the pool?

MR. LIRA: No, not when you have a pool back there. And one of that foot is the coping of the pool.

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

(No response.)

CHAIRMAN PETRILLO: None being heard, is there anyone in the audience that wishes to speak to this petition?

MR. LIRA: Just point him out.

MR. SCHNEIDER: Bob is one of my neighbors who came to support me, and I did speak to and show the plans to both of the other neighbors, both on the north and the south side, and they did give me, you know, their approval and their support for this project

CHAIRMAN PETRILLO: Any other questions? Okay, thank you very much gentleman. We'll open this up for Board discussion. My personal opinion is that having three houses there is going to look really awkward and would detract from the neighborhood as so far as the one-foot fireplace. I believe this was an issue, or the building was an issue, the neighbor who felt strongly about it unless we had heard

anything differently to something preventing them from coming that they would be here to state otherwise. So, I personally have my review of the requirements and I feel that this is a request that I would be in favor of. Any other Board members?

MR. GEISEL: I think that combined with the fact that it's on a half acre lot, you know, it's more proportionate if you will then if you put this structure on a smaller parcel. So, and it wasn't quite frankly from reading this that it was just only the fireplace projection that was given more thought, so that kind of experience, so.

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

(No response.)

CHAIRMAN PETRILLO: Is there a motion on the floor?

COMMISSIONER DIVITO: I'll motion to approve.

CHAIRMAN PETRILLO: We have a motion to approve.

COMMISSIONER SCHWINGBECK: Second.

CHAIRMAN PETRILLO: And a second. Derek, will you call the role please?

MR. MACH: Mr. Divito?

COMMISSIONER DIVITO: Yes.

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel?

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Petrillo?

CHAIRMAN PETRILLO: Yes.

MR. LIRA: All right. Thank you gentleman very much.

CHAIRMAN PETRILLO: Better get to it, weathers good.

MR. LIRA: We appreciate it. Enjoy your spring break.

CHAIRMAN PETRILLO: You have nice one as well.

(Whereupon, at 7:11 p.m., the above-mentioned petition was concluded.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS March 14, 2016

PETITIONER: Schneider Residence
ADDRESS OF PROPERTY: 734 S. Bristol Ln.
VARIATION: 6.5-7

A 180 square foot variance from Chapter 28, Section 6.5-7 to allow an accessory structure to be 480 square feet instead of the minimum allowed 300 square feet; and a 1 foot variance from Chapter 28, Section 6.5 and 6.6-5.1 (Table of Permitted Obstructions) for a pool house that is setback 7 feet from the side property line where 8 feet is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they would like to install a pool house that includes a bathroom and a changing room. The petitioner explained that the uniqueness of the situation is that code would allow two 300 square foot structures.

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

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

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

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

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

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



Item: Haas Residence - 813 S. Chestnut Ave.

Department: Planning & Community Development

Approval of minutes and findings from 3/14/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 3/14/16 - Haas	Minutes
Findings 3/14/16 - Haas	Minutes

ZONING BOARD

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

OF APPEALS

RE: HAAS RESIDENCE; 813 S. Chestnut Avenue

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, Commissions Room
2nd Floor, Arlington Heights, Illinois on the 14th day of March, 2013,
at the hour of 7:00 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
DAVID DIVITO
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: The Haas residence.

MR. HAAS: Yes.

CHAIRMAN PETRILLO: Were you able to sign in, sir?

MR. HAAS: I was.

CHAIRMAN PETRILLO: Thanks.

(Witness sworn.)

CHAIRMAN PETRILLO: Can you state your name and address for the record, please?

MR. HAAS: Robert Haas, 813 South Chestnut Avenue.

CHAIRMAN PETRILLO: The three areas, do you need me to repeat those for you?

MR. HAAS: Maybe the second and third, but the first one was that our house is up for sale and without, you know, we had a lot of inquiries about a garage. And the possibility of being able to build a garage. We did some research and I asked our realtor to help provide some background information, if needed, just about the number of houses in Arlington Heights for sale without a garage. And the feeling is that if one were not able to be built behind the house that we would take a financial loss on the investment. You could put it, I would assume you could put a garage in front of the house given the size of our driveway. I don't know that for sure, but the cost to add one would be quite significant, because you'd have to alter the front of the house and other things.

CHAIRMAN PETRILLO: The driveway is on a little bit of a grade, isn't it? Or is it perfectly flat?

MR. HAAS: I think a tiny little bit of grade more in the front because the water does flow down.

CHAIRMAN PETRILLO: Yes.

MR. HAAS: So the request for the variance is, I think it's 16 feet long roughly by just about eight feet. That would have a car pass to the back of the house. It is, you know, slightly smaller than the nine feet requested in the rules. You know, we have used that spot for parking before, so it, while it is tight and you wouldn't want to pull probably an SUV behind the house, it does provide sufficient room if you're careful in going, you know, in that spot with a normal car or smaller car too.

CHAIRMAN PETRILLO: And there are similar garages construction in the area?

MR. HAAS: Yes, on both sides of our neighbors have a two car garage and our neighbors where we share the drive with, came in support today and they'd be willing to talk as well.

COMMISSIONER DIVITO: That's one unique aspect of the house or the lot, is that you do have a shared driveway with your neighbor, so.

MR. HAAS: Yes. So, there is one area that we are passing right up against their fence.

CHAIRMAN PETRILLO: Cost to build a garage?

MR. HAAS: We estimated, we don't have a firm written quote, but we

were told that it was between 15 and \$20,000, depending on the amount of personality, or amount of stuff you want to put in the garage.

CHAIRMAN PETRILLO: And this is something that you would construct prior to the sale?

MR. HAAS: Not necessarily. We are exploring the option, but if someone were to come in and say that they would buy the house for what we would not take a loss on the house. One of the questions, that I believe was that this variance could be passed on to the people who buy the house in order to build the garage, which I think is --

CHAIRMAN PETRILLO: Does it stay with the property and then transfer to the new owners?

MR. MACH: In this particular case it would. The pavement is existing. They are changing the parking space into a driveway, but it would continue.

CHAIRMAN PETRILLO: For the full year?

MR. MACH: Correct.

CHAIRMAN PETRILLO: Okay.

MR. MACH: Or beyond that.

CHAIRMAN PETRILLO: Well, our variances are active for one year, correct? Don't they expire for the year?

MR. MACH: Yes, but in this case, the pavement is there currently. They're changing the function of it from parking to a driveway, so the variation would continue and run with the land.

CHAIRMAN PETRILLO: Okay.

MR. HAAS: So, am I understanding if we were to proceed with a garage then we would come back and ask for an approval on the garage with permit plans, is that correct?

CHAIRMAN PETRILLO: Right, you get through the building department not necessarily through the Zoning Board of Appeals unless there was a variance that it did not, or a zoning requirement that it did not meet, correct, if they wanted to go closer or oversize, or something of that nature, the size of the pervious surface --

MR. MACH: Right, if they came with a code compliant garage, then they would just submit for building permits.

MR. HAAS: Okay.

CHAIRMAN PETRILLO: Are there any questions for the witness from any member of the Board?

(No response.)

CHAIRMAN PETRILLO: None being heard, thank you. This seems to be a pretty straight forward issue for me in granting this --

MS. RICKERT: I've got a question? My name is Carolyn Rickert. I live next door at 809 South Chestnut.

CHAIRMAN PETRILLO: Did you want to speak ma'am?

MS. RICKERT: Yes.

CHAIRMAN PETRILLO: I'll swear you in then, as well.

MS. RICKERT: Thank you.

CHAIRMAN PETRILLO: If you would step forward.

(Witness sworn.)

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

MS. RICKERT: My name is Carolyn Rickert, 809 South Chestnut, next door to the kids.

CHAIRMAN PETRILLO: Thank you.

MS. RICKERT: We have, are only thing is we want these kids to be happy. We want to facilitate them. We do have one concern. My husband built our home in 1952, and we've been there ever since, or he has. That the driveway would remain because they are joined, the same grade level as it is now. Because there is a building, I think, one street over from us, 637 and 641 South, I believe, it's Highland, where there is a driveway that is joining, but as you go up the driveway there is that much difference where back by the garage is, and even though it is lipped a little bit, some of that water is going to come down and we have window wells. So, just, I think that would --

MR. HAAS: Oh yeah, we would have no intention of --

MS. RICKERT: And would that also carry over and apply --

CHAIRMAN PETRILLO: If it's passed as part of the conditions of the variance, yes.

MS. RICKERT: Would it be?

CHAIRMAN PETRILLO: We can do that, yes. We'll discuss that.

MS. RICKERT: Is that all right?

MR. HAAS: Yeah, no, I'm fine with that.

CHAIRMAN PETRILLO: Okay.

MR. MACH: Engineering will review at the time of building permit. I can't say that --

CHAIRMAN PETRILLO: We can pass a motion as upon successful review of the engineering department there's no additional burden or conditions of water diffusion on this neighbor. Something along those lines.

MR. MACH: Sure.

CHAIRMAN PETRILLO: We can pass that as part of our motion if the Board sees fit.

MS. RICKERT: Yeah, and as you come through Robbie, would it be angled a little bit, the driveway, to get back to the garage, or would we have to do then a variance, because it is close to the fence. And you'd want to go five feet over, or three, come in to three feet?

MR. HAAS: I think it, is it three feet off the property and the side?

MS. RICKERT: So, it would be three feet off of our fence?

MR. MACH: Well, the driveway can go up to the property line, since the lot is less than 70 feet in width.

MR. HAAS: The intention would be to maintain as many as the bushes on the side as possible. So, once you clear that, but yes, so Carolyn the intention would not be to put the cement right up against your property.

MS. RICKERT: Oh, I don't care about that. I'm talking about is, when you

go in the garage, would it go at an angle in, because, would you build a garage three feet off the fence or five feet?

MR. HAAS: I think it's three feet off the fence and off the back of the property.

MS. RICKERT: Yeah.

MR. MACH: Correct.

MS. RICKERT: And I'm assuming at that time, if it's not Rob, and someone else that will be back into the building commission to talk about the garage then?

CHAIRMAN PETRILLO: The building department, they'll make sure that it's code compliant, yes, ma'am.

MS. RICKERT: Thank you.

CHAIRMAN PETRILLO: Thank you. I'm sorry, did any Board member have any questions for that witness?

(No response.)

CHAIRMAN PETRILLO: Okay, I thought this was a modest request and the plight of the owner is it's the unique circumstances of not having a pre-existing non-compliant issue and this will actually enhance the neighbor, I believe. And give the owner the opportunity to earn a reasonable return on his investment. He did state that there is potential for a loss on the house, so I would be in favor of this. And if anyone would like to add to that with a, stating conditions on the variance, we'd open to that as well.

COMMISSIONER GEISEL: Given the photo, it would seem appropriate to, have the, if we could somehow require the grade to be maintained, would be appropriate.

MR. HAAS: Does that mean keep the cement at the same level?

CHAIRMAN PETRILLO: Yes.

MR. HAAS: Okay, I mean, I would never think of raising it just, you know, just even in the backyard, I think it would only make sense to keep everything the same level.

CHAIRMAN PETRILLO: And we can state that in an additional condition, can we place on there Derek, that per pending successful review from the engineering department, so that there would be no burden placed upon the resident to the, is that the north?

COMMISSIONER GEISEL: In the north side.

CHAIRMAN PETRILLO: Yes, the north.

MR. MACH: Yes.

CHAIRMAN PETRILLO: Is there a motion?

COMMISSIONER SELBKA: Motion to approve with the stated conditions that Chairman Petrillo just said.

CHAIRMAN PETRILLO: Just to read for the record, that it maintain the same grade as the existing --

COMMISSIONER SELBKA: Yes.

CHAIRMAN PETRILLO: -- and the neighbors, or that if there is a change that the engineering department approves the diffusion of the water and the flow so that

it doesn't place any undo burden on the neighbor to the north. Is that satisfactory, Derek?

MR. MACH: Pending engineering's review.

CHAIRMAN PETRILLO: Okay. Is there a second?

COMMISSIONER SCHWINGBECK: Second.

CHAIRMAN PETRILLO: We have a second. Derek, will you call the role?

MR. MACH: Mr. Divito?

COMMISSIONER DIVITO: Yes.

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel?

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Petrillo?

CHAIRMAN PETRILLO: Yes. Good luck.

MR. HAAS: Thank you very much.

CHAIRMAN PETRILLO: Seeing that there is no other business. We don't have anything else, do we Derek? Is there anything from staff?

MR. MACH: No.

CHAIRMAN PETRILLO: All right, motion to adjourn?

COMMISSIONER DRAKE: Motion to adjourn.

CHAIRMAN PETRILLO: Second?

COMMISSIONER SCHWINGBECK: Second.

CHAIRMAN PETRILLO: All those in favor, say aye?

(Chorus of ayes.)

CHAIRMAN PETRILLO: All those oppose, say nay?

(No response.)

CHAIRMAN PETRILLO: Motion carries. Thank you.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS March 14, 2016

PETITIONER: Haas Residence
ADDRESS OF PROPERTY: 813 S. Chestnut Ave.
VARIATION: 11.2-11.1d

A 1.1 foot variance from Chapter 28, Section 11.2-11.1d for a driveway that is 7.9 feet wide where 9 feet is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are seeking a variation for driveway width. The petitioner explained that currently the 8 foot wide paved space on the north side of the home is used to park a vehicle and that they are proposing to extend the driveway for a detached garage.

The neighbor to the north expressed concern with the drainage of the new driveway and commented that they have no objection to the variation request but that they are seeking assurance that the expansion of the driveway would not impact drainage. The Zoning Board of Appeals commented that the drainage would have to meet the Village's requirements per the Department of Engineering.

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. The Zoning Board of Appeals commented that the new driveway must comply with the Departments of Engineering's requirements at time of building permit. Thereafter, the Board voted 6-0 to approve the variance request.

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

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

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

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



Item: ZBA#16-008 - Ceffalio Residence - 1113 N. Princeton Ave.

Department: Planning & Community Development

REQUEST

A variation from Chapter 28, Section 5.3-1.1 (Table of Minimum Lot Size), Section 5.1-1.4 (Minimum Lot Size) to allow a 13,178 square feet lot to be buildable where 15,000 square feet is required.

ATTACHMENTS:

Description

Staff Report

Department Comments

Supporting Documents & Drawings

Type

Board or Commission Report

Correspondence

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 11, 2016
Date Prepared: April 6, 2016
Project Title: Ceffalio Residence
Address: 1113 N. Princeton Ave.

Background Information

Petition Number: ZBA #16-008
Petitioner: Rich Ceffalio
Address: 1113 N. Princeton Ave.
Arlington Heights IL 60004
Existing Zoning: R-1, Single-Family District

Requested Action/Background Information

Pursuant to Chapter 28, Section 5.1-1.4 the minimum lot size in the R-1 zoning district is 15,000 square feet. The petitioner is proposing to tear down the existing home and construct a new home. Therefore the petitioner is requesting the following variation:

- **A variation from Chapter 28, Section 5.3-1.1 (Table of Minimum Lot Size), Section 5.1-1.4 (Minimum Lot Size) to allow a 13,178 square feet lot to be buildable where 15,000 square feet is required.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	3/17/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/17/16	
3. Letter that was Mailed	✓	3/17/16	
4. Photographs of Sign on Property	✓	3/17/16	

Photograph of Existing Structure



ZBA# 16-008

1113 N Princeton - ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering



Submitted: March 23, 2016

Completed: March 23, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A variation to allow a 13,178 sq ft lot to be buildable where 15,000 sq ft is required.

NOTE: The size of the lot is existing and the petitioner is requesting no other variances.

The Engineering Department has NO COMMENT to the proposed variance.

March 23, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-008 – Ceffalio Residence, 1113 N Princeton Ave

Building Department Comment(s):

No objection to the variance.

RECEIVED
MAR 24 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Ceffallo Residence

Project Address: 1113 N. Princeton Ave.

ZBA #: 16-008

ZBA Hearing Date: April 11, 2016

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: March 23, 2016

- A variation from Chapter 28, Section 5.3-1.1 (Table of Minimum Lot Size), Section 5.1-1.4 (Minimum Lot Size) to allow a 13,178 square feet lot to be buildable where 15,000 square feet is required.

Attached are the Petitioner's:

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

Comments: A DESIGN COMMISSION APPLICATION IS REQUIRED FOR
THE PROPOSED TEARDOWN/NEW HOUSE.

Please review, comment, and return to me no later than Friday, April 1, 2016.

- S. HAUZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner Richard A Ceffalio being the owner of the property commonly known as: 1113 N Princeton Ave, Arlington Heights, IL. 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Sections 5.1-1.4, Chapter 28, of the Arlington Heights Municipal Code, in order to: Build on the existing lot which is 13,200 sf which does not comply with code. Therefore, a zoning variation to allow a new house on an existing non-conforming lot will be required.

I hereby state that the following hardship would exist if the variation were not granted: I purchased the home to be knocked down and to build a new home for my family. If not granted, I would have to sell the current property as is. The current house is not up to code and the structure has many issues. I have been a long resident in Arlington Heights and my business is located in Arlington Heights. Finally I have three boys that attend three different schools in Arlington Heights and would possibly have to relocate them

I hereby state that the following unique circumstances exist: The existing lot is 13,200 which does not comply with zoning code. A zoning variation is needed.

I hereby state the variation, if granted, will not alter the essential character of the locality because: I would build within the setbacks allowed. The new house would enhance the lot tremendously and the neighborhood.

Signed: _____

Date: 03/18/2016

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MAR 15 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
SHEET 1 OF 1

LINE LEGEND

- — — — — PROPERTY LINE
- — — — — CENTER LINE
- — — — — ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
- x - x - FENCE LINE
- - - - - BUILDING SETBACK
- - - - - EASEMENT

LEGAL DESCRIPTION

LOT 99 IN SHOREWOOD, BEING A SUBDIVISION OF LOT 1 OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ALSO KNOWN AS THE SOUTHWEST 1/4 OF SECTION 19 AFORESAID (EXCEPT THE WEST 78 ACRES THEREOF MORE OR LESS AND EXCEPT THE SOUTH 25 FEET FOR HIGHWAY) AS PER PLAT RECORDED JULY 10, 1930 AS DOCUMENT NUMBER 10701276, IN COOK COUNTY, ILLINOIS.

SURVEYOR'S NOTES

1. FIELD WORK COMPLETED ON 5/21/2014.
2. BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE NORTH LINE OF DESIGNATED LOT 99 BEING SOUTH 89 DEGREES 51 MINUTES 36 SECONDS EAST.
3. NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.
4. MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
5. THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE CURRENT TITLE COMMITMENT PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY AS COMMITMENT NO. 14-000318 WITH AN EFFECTIVE DATE OF APRIL 16, 2014 AND MAPS IN THE SURVEYOR'S POSSESSION, FOR BUILDING LINES AND EASEMENTS REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS AND/OR BUILDING LINES. COVENANT RESTRICTIONS OR OTHER ENCUMBRANCE UPON SUBJECT TO PROPERTY REFER TO VILLAGE, CITY, OR COUNTY CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.
6. THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
7. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
SS.
COUNTY OF WINNEBAGO)

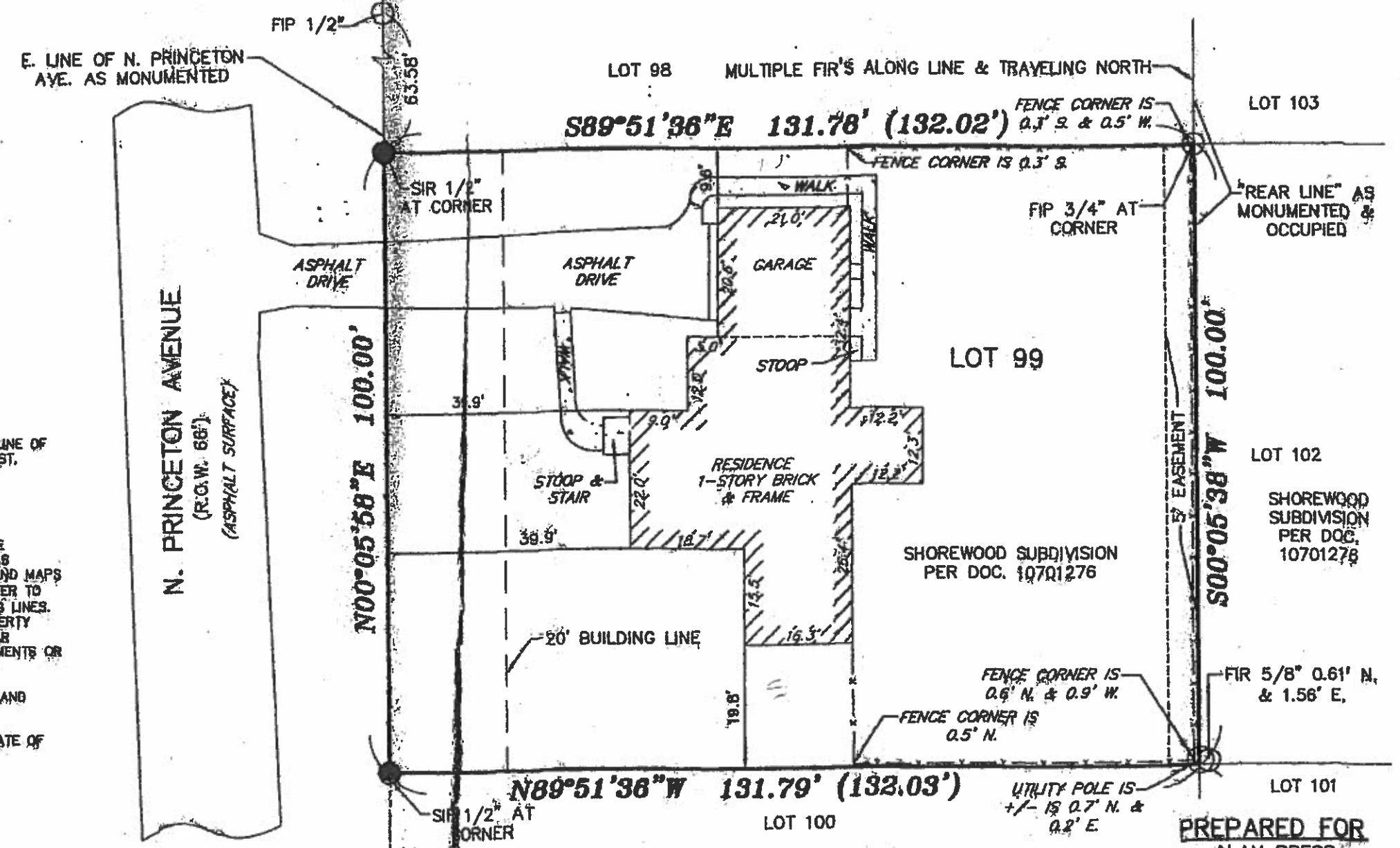
I, ERIC ZINGRE JR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 21ST DAY OF MAY, A.D., 2014.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3721
MY REGISTRATION EXPIRES ON NOVEMBER 30, 2014
PROFESSIONAL DESIGN FIRM LICENSE NO.: 164-005886
EXPIRATION DATE IS APRIL 30, 2015

STATE OF ILLINOIS
ERIC ZINGRE, JR.
035-003721
PROFESSIONAL LAND SURVEYOR

PLAT OF SURVEY



PARCEL DETAILS

ADDRESS: 1113 N. PRINCETON AVENUE,
ARLINGTON HEIGHTS, IL 60004
PIN NO.: 03-19-311-003-0000

AREA

MEASURED PARCEL AREA IS 13,179 SQ. FT. =
0.303 ACRES MORE OR LESS

SYMBOL LEGEND

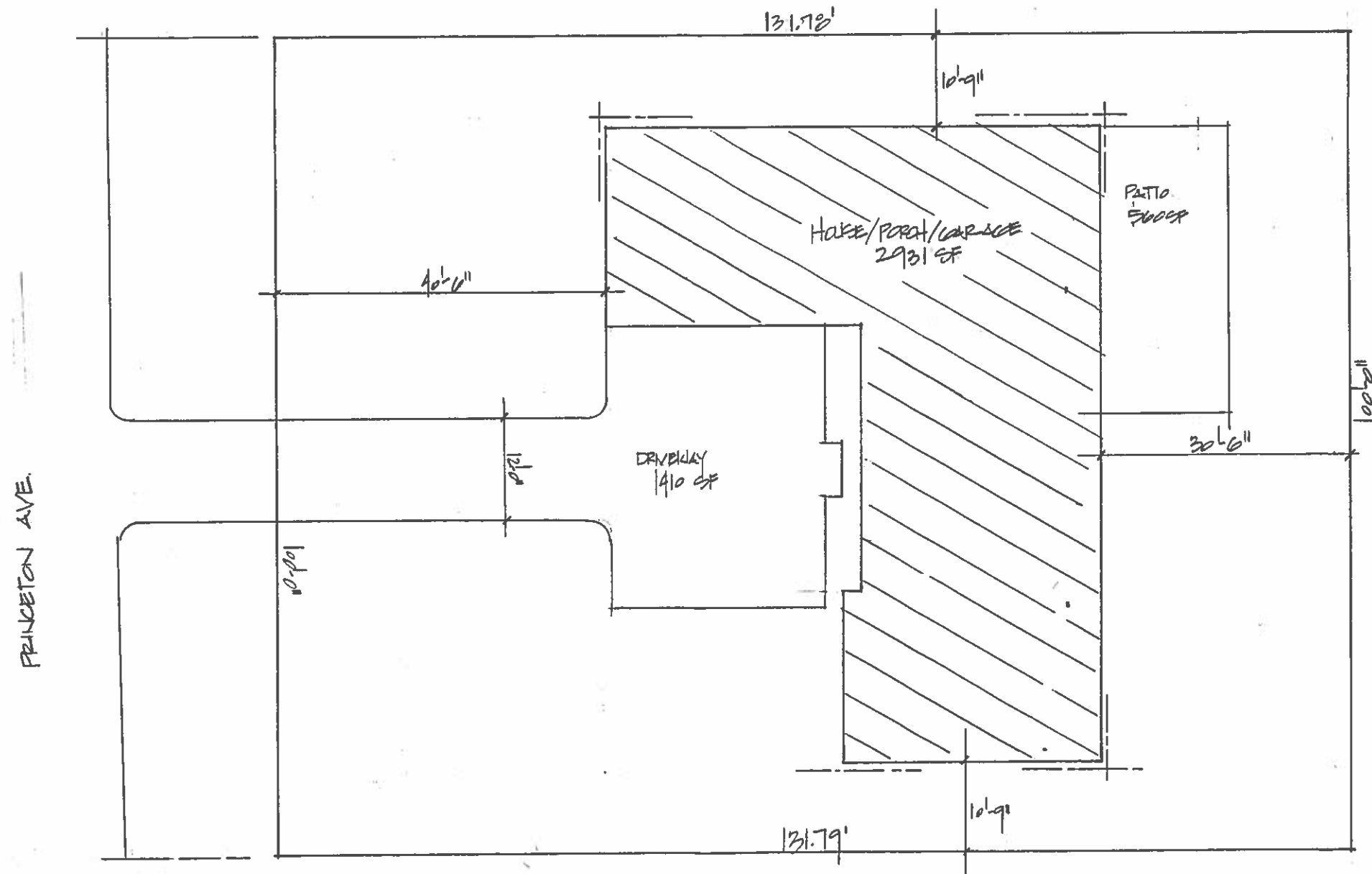
- FIR — FOUND IRON ROD
- — SET IRON ROD 1/2"
- — CONCRETE SURFACE
- (XXX.XX) — RECORD CALL
- — FOUND IRON PIPE/ROD
- FIP — FOUND IRON PIPE
- SIR — SET IRON ROD

PREPARED FOR
ALAN PRESS
250 PARKWAY DRIVE, SUITE 150
LINCOLNSHIRE, IL 60069

PLAT OF SURVEY

DRAWN BY EEZ	DATE 5/27/14	EZ SURVEYING, INC. P.O. BOX 595 ROCKTON, IL 61072 (815) 519-7319 EMAIL: ERIC@EZSURVEYING.COM WWW.EZSURVEYING.COM
PROJECT NO. 2014076	SHEET 1 OF 1	
SCALE 1" = 20'		

Section 5.1-1.4



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MAR 15 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROPOSED SITE PLAN 1113 N PRINCETON & ARLINGTON HTS IL

SCALE 1"=10'-0"



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



SOUTH ELEVATION

SCALE 1/4" = 1'-0"



EAST ELEVATION

SCALE 1/4" = 1'0"



NORTH ELEVATION

SCALE 1/4" = 1'-0"



Item: ZBA#16-009 - Rodriguez Residence - 1802 N. Dale Ave.

Department: Planning & Community Development

A 12.5 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5 foot tall fence in the exterior side yard that is 0 feet from the south property line where a 12.5 foot setback is required.

ATTACHMENTS:

Description

Staff Report

Department Comments

Supporting Documents & Drawings

Type

Board or Commission Report

Correspondence

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 11, 2016
Date Prepared: April 6, 2016
Project Title: Rodriguez Residence
Address: 1802 N. Dale Ave.

Background Information

Petition Number: ZBA #16-009
Petitioner: Luis Rodriguez
Address: 1802 N. Dale Ave.
Arlington Heights IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

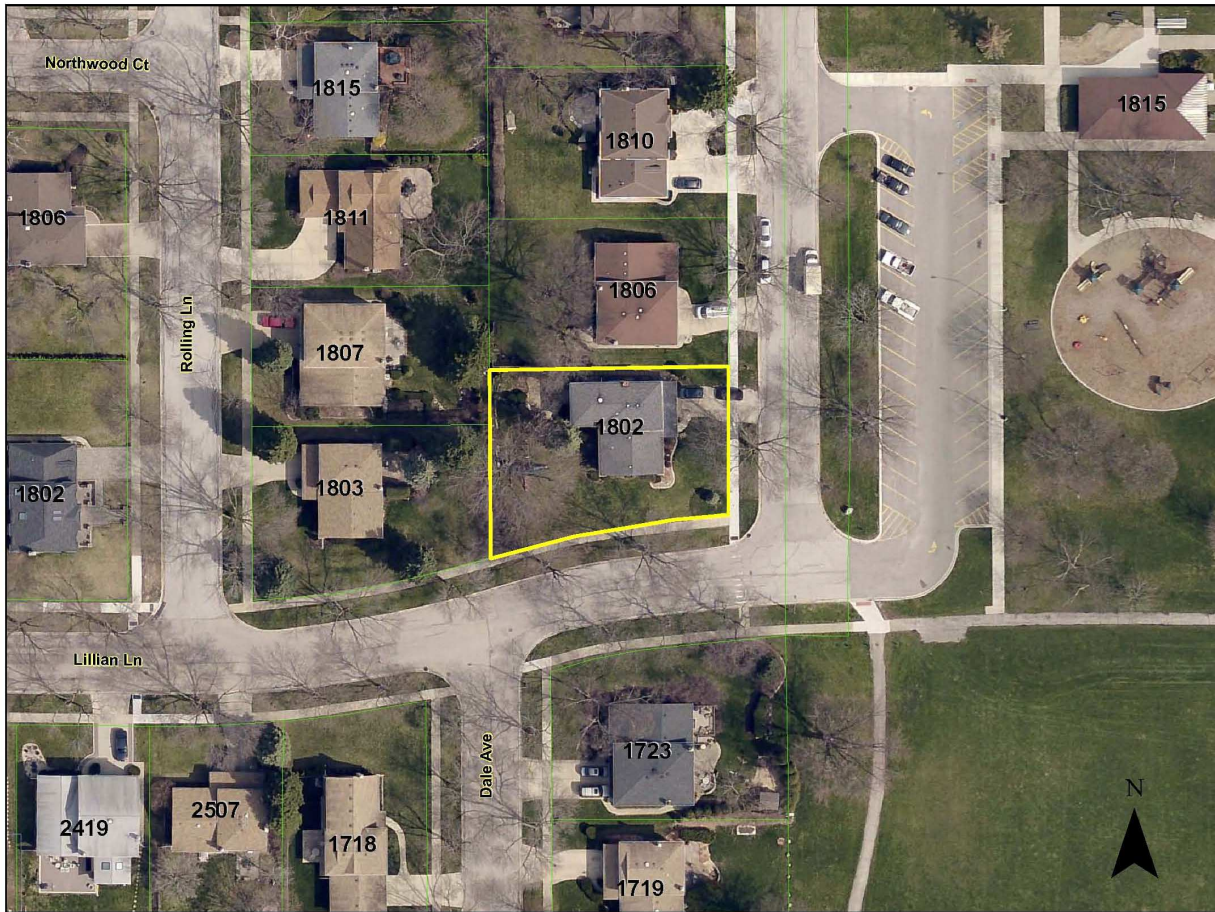
The petitioner proposes to construct a 5' high fence in the exterior side yard along the south property line where a 12.5 foot setback is required. Therefore, the petitioner requests the following variation:

- **A 12.5 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5 foot tall fence in the exterior side yard that is 0 feet from the south property line with no street side landscaping where a 12.5 foot setback is required.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	3/23/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/23/16	
3. Letter that was Mailed	✓	3/23/16	
4. Photographs of Sign on Property	✓	3/23/16	

Photograph of Existing Structure



ZBA# 16-009

1802 N Dale Ave - ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering 

Submitted: March 23, 2016

Completed: March 23, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 12.5 ft setback variance to allow a 5 ft tall fence in the exterior side yard that is 0 ft from the south property line where a 12.5 ft setback is required.

The Engineering Department has no concerns to the proposed variance as it pertains to potential drainage issues, however; a 0 ft setback could place the proposed fence next to the existing sidewalk along Lillian Ave, which could present issues with future maintenance of both the sidewalk and other utilities within the right-of-way. This was not clearly identified on the plan submitted.

The Engineering Department would have NO COMMENT on the proposed variance provided there is reasonable separation between the fence and the sidewalk.

March 23, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-009 – Rodriguez Residence, 1802 N Dale Ave

Building Department Comment(s):

No objection to the variance.

RECEIVED
MAR 24 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Rodriguez Residence

Project Address: 1802 N. Dale Ave.

ZBA #: 16-009

ZBA Hearing Date: April 11, 2016

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: March 23, 2016

- A 12.5 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5 foot tall fence in the exterior side yard that is 0 feet from the south property line where a 12.5 foot setback is required.

Attached are the Petitioner's:

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

Comments: _____

No COMMENT. - S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, April 1, 2016.

PETITION

NOW COMES the Petitioner Luis Rodriguez being the owner of the property commonly known as: 1802 N. Dale Avenue and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.13-5, Chapter 28, the Arlington Heights Municipal Code, in order to: install a 5' high black aluminum fence on the property line.

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

A denial would result in a large loss of useable land because of the property's corner location.

I hereby state that the following unique circumstances exist:

The exterior side yard frontage is located on Lillian Ln., which presents with unusually high vehicle and foot traffic because of its close proximity to Patriots Park. The streets facing the front and side yard are used by countless patrons of the park who flood the streets on game days, resulting in high vehicle and foot traffic both on and through my private property. This foot traffic not only limits my family's ability to enjoy our property, but it has also interfered in the following ways:

1) We have had to remove our children's swing set because of trespassers treating it as though it were a public park.

2) We have been forced to confine our dogs to the garage and basement in order to keep strangers from handling them (one of our dogs was even physically removed from the property by a trespasser).

3) We frequently find trash in our yard, which negatively impacts the aesthetic of our home. Additionally, dog walkers allow their pets to use our yard and leave the waste for us to clean up.

4) On four occasions that we have personally witnessed, our safety has been jeopardized by reckless drivers (namely high school students) heading to the park who have lost control of their vehicles and collided with parkway trees along Lillian Ln. Those trees have since been removed, providing my family with even less security on that side of the house.

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

We intend on upholding the aesthetic of our home and neighborhood. We have mindfully selected a fence that will not detract from our surroundings. The fence is a simple aluminum structure very similar to those of our neighbors, which will afford us the privacy we desire in order to enjoy our property while preserving - and insuring - a clean, open look that fits within the neighborhood.

Signed: Luis Rodriguez
petitioner

Date: March 15, 2016

RECEIVED

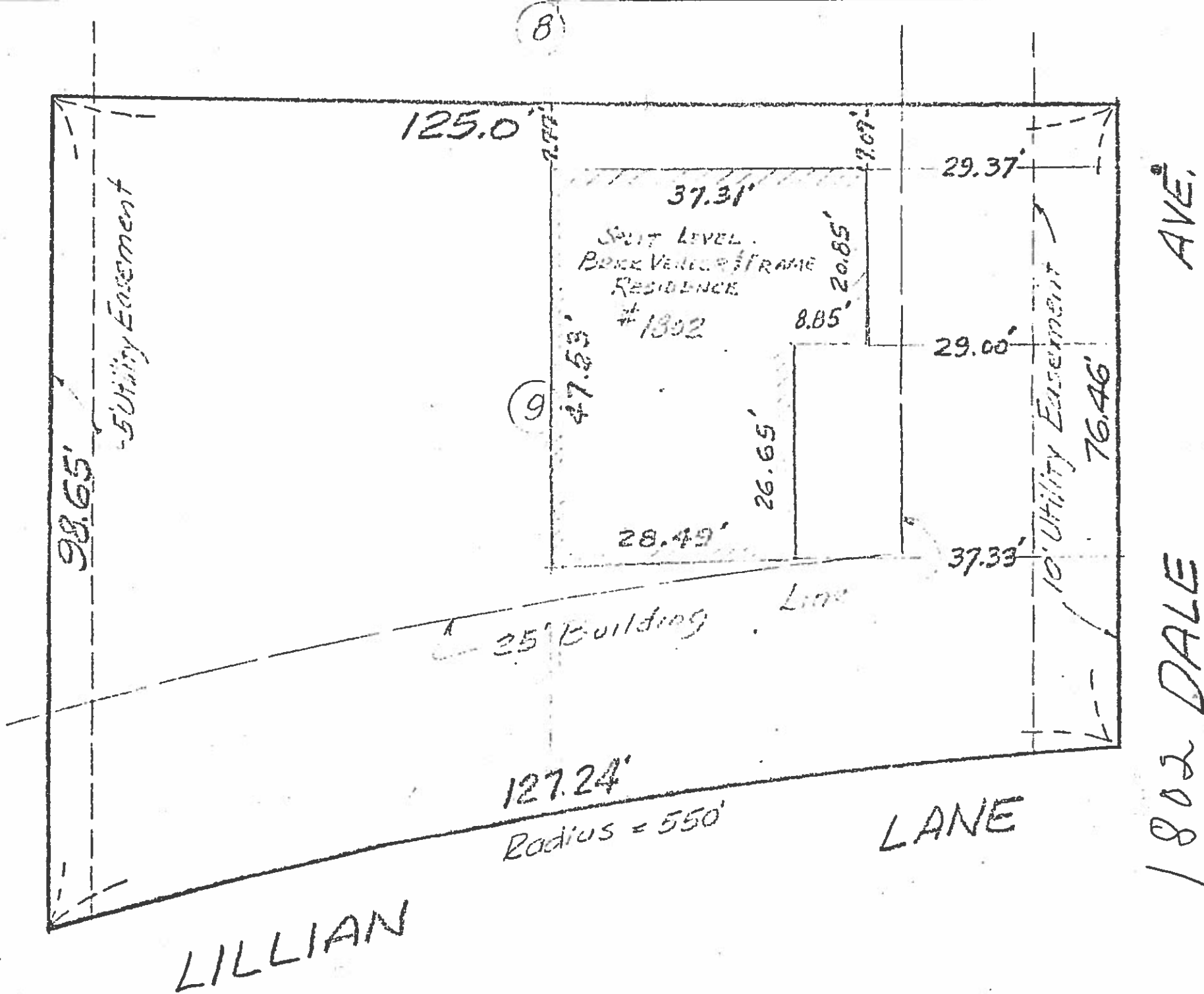
MAR 15 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY

Lot 9 in Arlington Terrace Unit No. 1, being a subdivision in the Northeast quarter of Section 21, Township 42 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois.

REAL ESTATE INDEX No 03-21-208-009-0000



UTILITY BUILDERS

5768
PAGE 15
EQUALS 15 FT.

Decimals of a foot and their equivalent in inches and fractions thereof.

.01' = 1/4"	.33' = 4"
.02' = 1/2"	.42' = 5"
.03' = 3/4"	.50' = 6"
.04' = 1/2"	.58' = 7"
.05' = 5/8"	.67' = 8"
.06' = 3/4"	.75' = 9"
.07' = 7/8"	.83' = 10"
.08' = 1"	.92' = 11"
.17' = 2"	1.00' = 12"
.25' = 3"	

or deed for building line restrictions not survey.
ion and points before building by same,
apparent difference to the surveyor.

OWNERS — For construction of fences and other structures, USE monumented corners only.

State of Illinois }
County of Cook } SS.

We do hereby certify that we have located the building on the above plat of survey and that the same is correctly shown on said plat.

EVANSTON, ILLINOIS July 28, 1967
STERLING ENGINEERS
By [Signature]
Illinois Registered Land Surveyor No. 1393
No. 1756

State of Illinois }
County of Cook } SS.

We hereby certify that we have surveyed the described property in accordance with and that the plat hereon drawn is a true and correct copy of said survey. Dimensions given in feet thereof corrected to a temperature of

EVANSTON, ILLINOIS
STERLING ENGINEERS
Land Surveyors
1621 Dobson Street
DAvis 8-7755
By [Signature]
Illinois Registered Land Surveyor

William

5' Aluminum

10 1/2' x 2' 6 1/2'

5' Aluminum

98 1/2' x 7 3/4'

76 1/2' x 5 1/2'

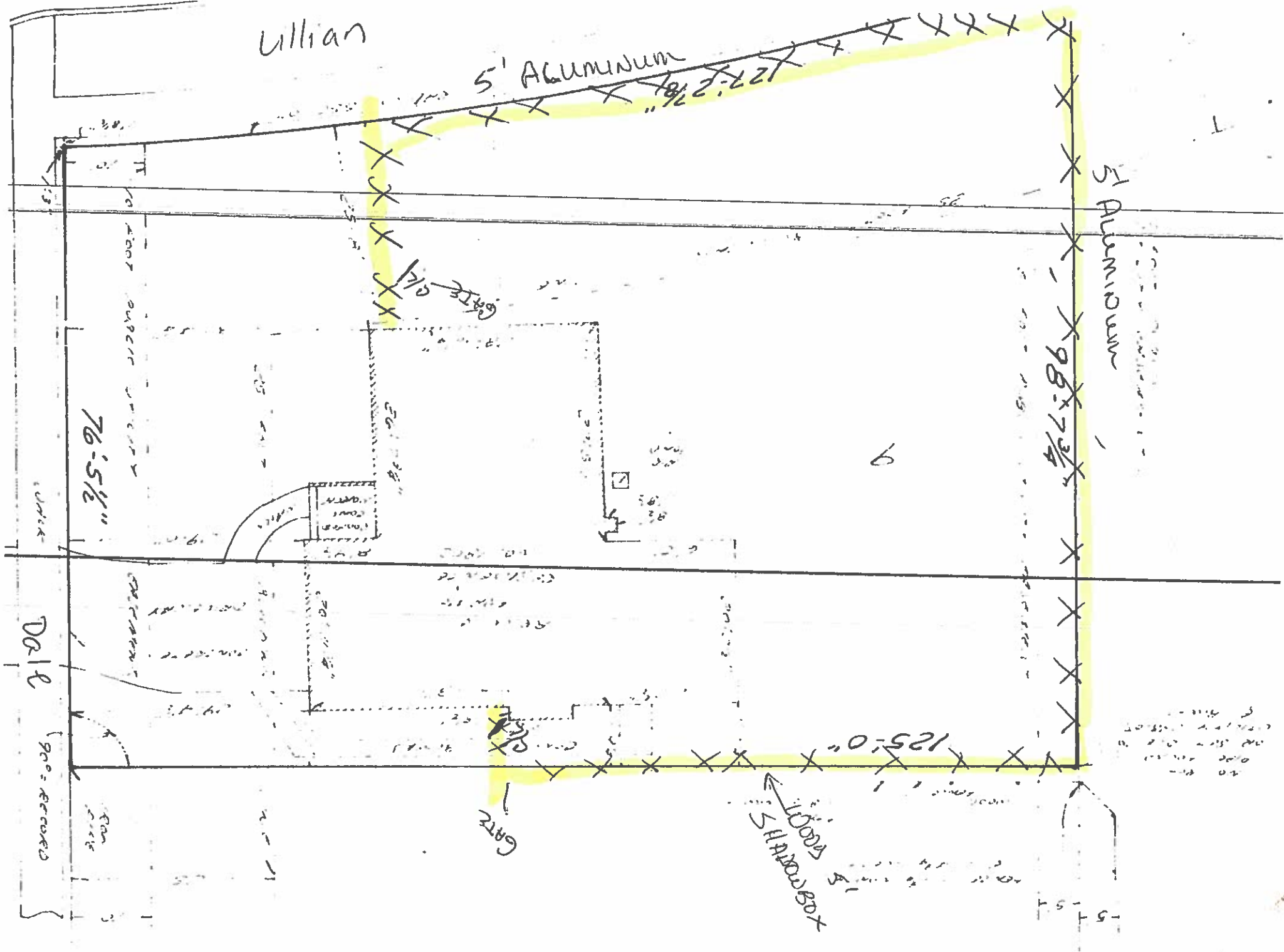
125' x 0'

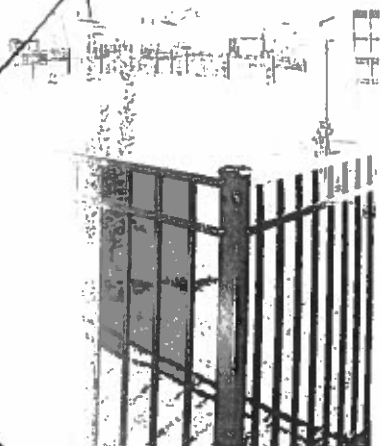
1000'S
5' ALUMINUM BOX

GATE

DALE

90° = RECORDED





MAJESTIC™

Sleek & Modern

The flush top rail projects a more modern, streamlined look that beautifully accents flowers and shrubs when used as border landscaping. Pool panels with either 2 or 3 rails are available that perfectly match this style of fence as well as single, double and arched swing gates.

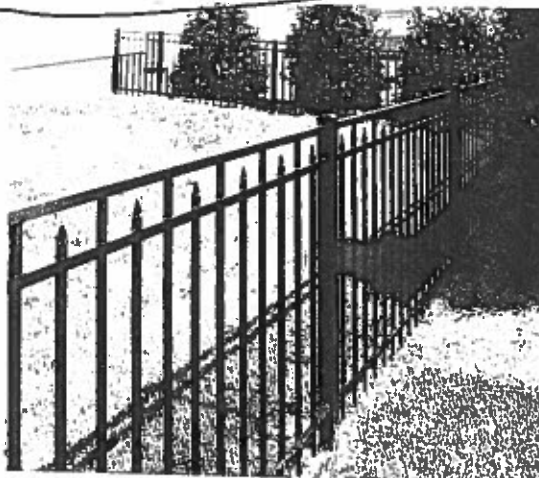
- 3-rail panels in 4', 5' and 6' heights
- 2-rail pool panels in 4' height and 3-rail in 4½' height

EROR™

Timeless

The striking look of spear-topped pickets with a flush top rail, this is a perfect look for those who want the "best of both worlds." Pool panels are available that perfectly match this style of fence as well as single, double and arched swing gates.

- 3-rail panels in 4', 5' and 6' heights
- 2-rail pool panels in 4½' height



COLOR OPTIONS



Black



Bronze



White



Item: ZBA#16-010 - Patyk Residence - 1605 N. Chestnut Ave.

Department: Planning & Community Development

REQUEST

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

ATTACHMENTS:

Description

Staff Report

Department Comments

Supporting Documents & Drawings

Type

Board or Commission Report

Correspondence

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 11, 2016
Date Prepared: April 6, 2016
Project Title: Patyk Residence
Address: 1605 N. Chestnut Ave.

Background Information

Petition Number: ZBA #16-010
Petitioner: Dobieslaw Patyk
Address: 1605 N. Chestnut Ave.
Arlington Heights IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

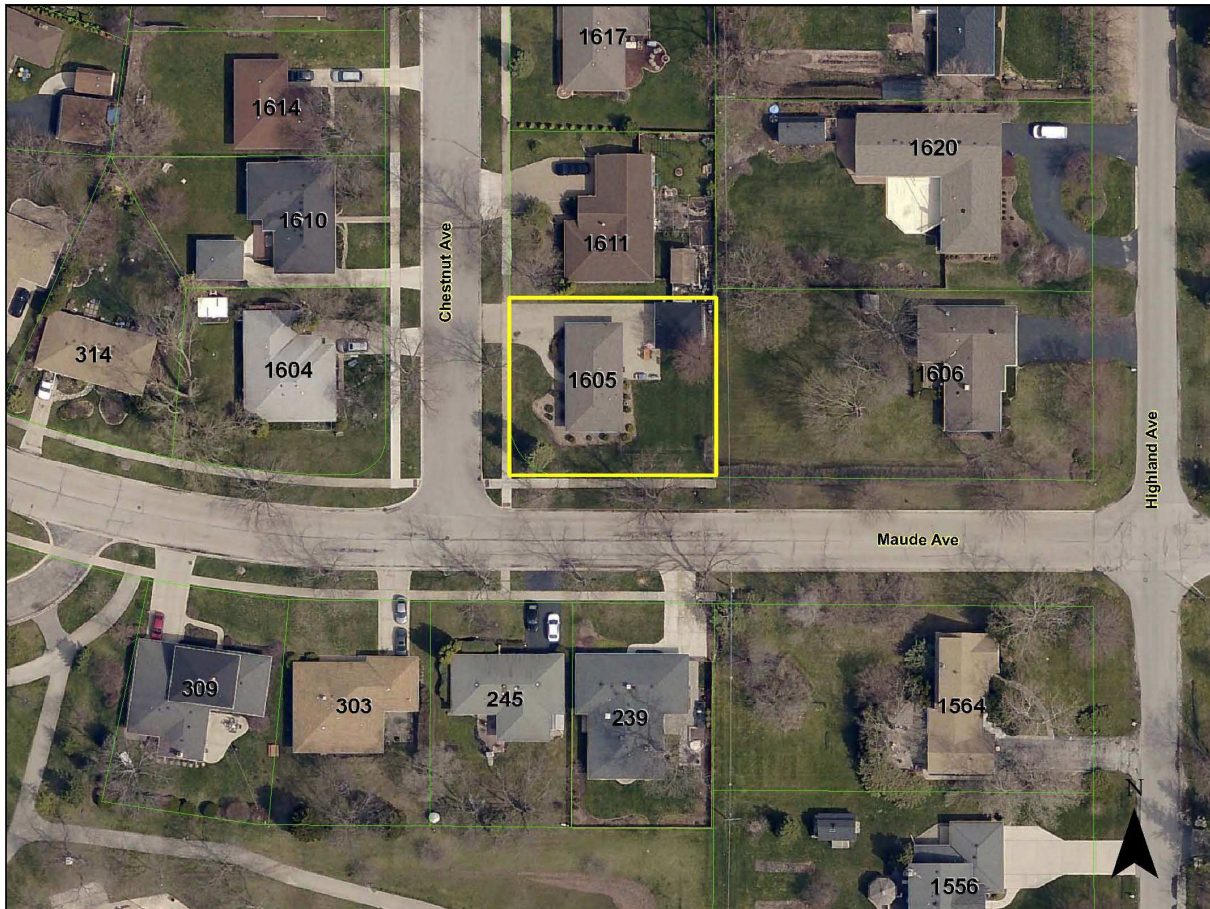
The petitioner is proposing to expand an existing single story home with a new attached two car garage and a second floor addition. The existing detached garage and driveway will be demolished. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of approximately 9,775 square feet and the residence, with the proposed additions, will have approximately 3,832 square feet. The proposed attached garaged is encroaching into the required rear yard setback and the exterior side yard setback. In addition, the petitioner is proposing a front porch that is encroaching into the required front yard setback. Therefore the petitioner requests the following variations.

- A 11.3 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 18.7 feet from the east property line instead of the minimum 30.0 feet and an additional 1.0 feet for the eave.
- A 0.3 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with an exterior side yard setback of 25.5 feet from the south property line instead of the minimum 25.8 feet.
- A 6.0 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a covered front porch with a front yard setback of 24.0 feet from the west property line instead of the minimum 30.0 feet.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	3/26/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/26/16	
3. Letter that was Mailed	✓	3/26/16	
4. Photographs of Sign on Property	✓	3/26/16	

Photograph of Existing Structure



ZBA# 16-010

1605 N Chestnut - ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering

907

Submitted: March 23, 2016

Completed: March 23, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 11.3 ft variance to allow an addition with a rear yard setback of 18.7 ft from the east property line instead of the minimum 30 ft and an additional 1 ft for the eave; and a 6 ft variance to allow a covered front porch with a front yard setback of 24 ft from the west property line instead of the minimum 30 ft.

The Engineering Department has NO OBJECTION to the proposed variations.

March 23, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-010 – Patyk Residence, 1605 N Chestnut Ave

Building Department Comment(s):

The garage attic shall only be used for storage and not living quarters.

RECEIVED
MAR 24 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Patyk Residence

Project Address: 1605 N. Chestnut Ave.

ZBA #: 16-010

ZBA Hearing Date: April 11, 2016

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: March 23, 2016

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

Attached are the Petitioner's:

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

Comments: THIS PROJECT WAS REVIEWED AND APPROVED BY THE DESIGN

COMMISSION ON MARCH 8, 2016, AT WHICH TIME, THE DESIGN COMMISSION

Please review, comment, and return to me no later than Friday, April 1, 2016.

STRONGLY RECOMMENDED A VARIATION FOR ADDING A FRONT PORCH,
DESIGN TO BE REVIEWED BY STAFF (MEETING MINUTES ATTACHED). OVERALL,
THE DESIGN OF THE PORCH LOOKS GOOD, BUT STAFF REQUIRES THAT THE
CORNER PORCH COLUMNS BE MOVED TO THE EDGE OF THE HOUSE AND THE HIPPED
ENDS OF THE PORCH ROOF BE CHANGED TO A SHED ROOF.

-STEVE HAUTZINGER DESIGN PLANNER

APPROVED

**MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
MARCH 8, 2016**

Chair Eckhardt called the meeting to order at 6:33 p.m.

Members Present: Ted Eckhardt, Chair
Alan Bombick
John Fitzgerald
Anthony Fasolo

Members Absent: Jonathan Kubow

Also Present: Robert Flubacker, Robert Flubacker Architects for 519 S. Highland Ave.
Ken Rogers, Owner of 519 S. Highland Ave.
Mark Zinni, Architect for 1605 N. Chestnut Ave.
Dobieslaw Patyk, Owner of 1605 N. Chestnut Ave.
Jeff Slavish, Brixmor Property Group for *Uta Beauty*
Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM FEBRUARY 23, 2016

Chair Eckhardt felt the minutes should be revised to include recent communication between Staff and the commissioners in the memo dated March 2, 2016 regarding the motion for Drive-Through Restaurant signage. Staff recommended the following verbiage be used regarding sound from the drive through speaker, in lieu of the 50 decibels stated in the motion:

"The sound from the speaker shall not be audible at or beyond the property line, and the speaker shall be equipped with an adjustable volume control."

The commissioners agreed with the revision. **Commissioner Bombick** added that he agreed with this idea and he felt that the sound should be measured against the background noise.

A MOTION WAS MADE BY COMMISSIONER FITZGERALD, SECONDED BY COMMISSIONER BOMBICK, TO AMEND THE MOTION TO INCLUDE THE STAFF MEMO DATED 3/2/16 TO THE DESIGN COMMISSION TO REFLECT THE REVISION TO DRIVE-THROUGH RESTAURANT SIGNAGE (DC#15-156) AS FOLLOWS:

1. ITEM 5a:

Speaker Bollard: One speaker bollard is allowed per drive-through lane. The speaker may include a digital order screen. No business or product signage shall be permitted on the speaker exterior. The sound from the speaker shall not be audible at or beyond the property line, and the speaker shall be equipped with an adjustable volume control.

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

ITEM 2. SINGLE-FAMILY ADDITION REVIEW

DC#16-018 – 1605 N. Chestnut Ave.

Mark Zinni, representing *Mark Zinni Architects*, and **Dobieslaw Patyk**, the homeowner, were present on behalf of the project.

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

Mr. Hautzinger presented Staff comments. The petitioner is proposing to expand an existing single story home with a new attached two car garage and a second floor addition. The existing detached garage and driveway will be demolished. This project complies with the R-3 zoning requirements, except that it does require a zoning variation to allow an 11'-3" encroachment into the required rear yard setback, as well as to allow an exterior side yard setback distance of 25.5 feet where 25.8 feet is required.

The existing neighborhood consists of primarily single story homes with a mix of one car and two car attached garages. This project is appearing before the Design Commission due to past concerns in this neighborhood regarding teardown/new construction, and to evaluate the proposed architectural design with the context of the neighborhood. However, it should be noted that numerous new two-story homes (teardowns) in this neighborhood have been approved, although the subject property is surrounded by single story homes.

Mr. Hautzinger said that in general, Staff was not opposed to the proposed additions, which fit in well with the garage wrapped around the side. However, Staff had concerns about the proposed design and felt that it could benefit from further development, although he acknowledged the design challenges of working with the existing rectangular house. Primary concerns are as follows:

1. The massing of the second floor addition has a boxy appearance that looks top heavy.
2. There appears to be extra space between the top of the second floor windows and the roof which adds to the tall appearance.
3. The three layers of exterior materials (brick, horizontal siding, and shake siding) is odd.
4. The arrangement of windows has a random appearance that lacks rhythm.
5. The proposed front entry portico looks too small on the large two-story wall.
6. The proportions of the second floor attic above the garage look odd.
7. The proposed brown stain color on the existing brick is a concern.

Staff recommends the proposed design be further developed with the following suggestions:

1. Lower the second floor roof line to reduce the top heavy appearance. Consider using dormers to break the roof line.
2. Revise the three layers of materials so that the shake siding is used as an accent material only, possibly in the gables.
3. Revise the window arrangement to create a more organized composition.
4. Enhance the front entry. A larger front porch could work well, but would require a zoning variation to be within the front setback.
5. Keep the natural color of the existing red brick and revise the color palette to complement it.
6. Consider stepping back portions of the second floor wall to create some relief in the flat two story wall.
7. Consider revising the second floor massing to include varied roof lines and forms that complement the scale of the neighborhood.

Mr. Hautzinger presented images from the Staff Report of other second floor addition projects completed in

Arlington Heights that have nice scale and massing. He recommended that the proposed design be further developed and then be re-reviewed by the Design Commission.

Mr. Zinni reiterated that a full-second floor addition is being proposed on top of the existing one-story home, with the first-floor ceiling height being increased to 9-feet. Multiple materials are being proposed that include horizontal siding and shake siding, to work with the existing brick. The proposed front portico was strictly limited to meet code; however, he was in favor of a larger front porch if the commissioners supported it. A larger front porch would help a lot to break down the mass on the front elevation. He understood the concerns about the randomness of the windows, although he did not agree. He felt there was some beauty in not having everything line up, which he was comfortable with, and he pointed out the continuity in the size of the windows. The roof above the garage was brought down so the mass of the home did not drop down too low to the massing of the garage, while still trying to create some storage space above the garage.

Commissioner Fitzgerald was okay with the front elevation, although he could see the eaves coming down a bit and the front porch increasing in size, which landscaping could help with. He was indifferent to the color of the brick, and understood why the petitioner wanted to stain it. On the south elevation, he did have a concern about the garage door being so simple, as well as the space above, which could be helped by adding trim around the door or changing the door out to draw attention away from it. He pointed out that lighting was not shown and he suggested adding one light. Because this is a corner home, he also had concerns about the visibility of the east garage elevation that had no architectural interest.

Commissioner Bombick stated his concerns. The front porch at a minimum should go up about 1-foot, which would allow for more room and the possible addition of a light. He strongly supported a variation for a larger front porch, approximately 7' x 12' in size. He was concerned about the horizontal line between the shakes and the shingles, and felt it should come down closer to the window sill, which would help a lot with proportion. The horizontal band above the first-floor windows was not heavy enough and should be increased in thickness to a 1x10 or 1x12 trim board. The garage door was too plain and needed a grid or windows, the eave line on the front elevation should be dropped down, and slightly bigger windows should be considered. Overall he felt the home would fit in with some adjustments, which Staff could review.

Commissioner Fasolo generally agreed with most of the comments from the other commissioners. He asked about the style of the front door, which currently is shown with no details. **Mr. Zinni** replied that the front door would be an Arts and Crafts style door with 2 panels and a glass panel on top. **Commissioner Fasolo** suggested adding a sidelight on one or both sides of the front door as well. He agreed with Staff concerns about the randomness of the window placement, and he suggested adding a window to the right of the front door to help balance the facade. He also strongly agreed with Commissioner Bombick's suggestion to lower the horizontal band between the shakes and the shingles to line up with the window sill, and if not, then only two materials should be used. He also agreed with the comments made about lowering the eave line on the front elevation, adding more detail to the garage door, and enlarging the front porch.

Chair Eckhardt generally agreed with the comments made. He said that lowering the eave line was very important and should be a requirement, and he supported and encouraged the petitioner to seek a variation for a larger front porch. He felt it should be a requirement to raise the front portico, he agreed with the suggestion to add sidelights on the front door, and he agreed with the concerns that the garage door was too plain. **Chair Eckhardt** also questioned why the storage space above the garage was not accessible from the inside of the home.

PUBLIC COMMENT

Deb Artman, 1720 N. Kaspar Avenue. She was glad to hear that the style of the house was going in the direction of Arts and Crafts since there are other newer homes in the neighborhood with the same style. She said that the corner site was a prominent location directly across from Hasbrook Park, and she was concerned about the 'tacked on' appearance of the proposed addition because this home will have a huge impact on the neighborhood. She agreed

with the concerns about the randomness of the windows on the front elevation and she supported the commissioners' comments and suggestions to improve the design.

John Bush, 1833 N. Chestnut Avenue. He asked for clarification on the Arts and Crafts style, which he assumed was similar to 3 or 4 of the homes on his street that have a basement, a second-floor, and a porch. **Commissioner Bombick** explained that Arts & Crafts style homes have more detail such as shakes, shingle siding, brackets on the roof, tapered columns; it looks like someone spent time as a craft putting more details on the home. Mr. Bush felt the front of the home looked like a large box with little break up of differences in windows and the roofline, while other newer homes in the area have a lot more detail in the shape of the home, especially at the roofline. He hoped that the proposed addition would achieve a similar look to other two-story homes in the neighborhood since this home has a very prominent location on Maude Avenue.

Commissioner Bombick felt it was interesting that both neighbors commented about the window pattern, which was accentuated by the porch being too small. He explained that if the porch was larger, it would draw your eye to the front entrance instead of the blank space next to it, and he reiterated his support for a porch variation. **Mr. Bush** reiterated his concern that the front of the home looks like a big long rectangle.

Chair Eckhardt agreed with expanding the front porch, which would help the overall front elevation. With regards to the concerns about the windows, he felt there was some of the traditional 'stacked' window plan being proposed, which he felt was fine considering this was an addition and not a new home, and the fact that the front is flat is because the front of the home is flat and right up against the lot line, which is a hardship. In terms of the prominence of this home in the neighborhood, he pointed out that the garage was on the side of the home instead of in front, and he added that the drawing made it difficult to see the elevation in 3-dimension. From a massing standpoint, he felt the home would be quite attractive.

Mr. Bush also applauded the petitioner for proposing an addition instead of tearing down the home to keep some of the character of the neighborhood.

Chair Eckhart closed the public comment portion of the meeting.

A MOTION WAS MADE BY COMMISSIONER BOMBICK, SECONDED BY COMMISSIONER FITZGERALD, TO APPROVE THE ARCHITECTURAL DESIGN FOR THE PROPOSED ADDITION TO THE EXISTING SINGLE-FAMILY HOME LOCATED AT 1605 N. CHESTNUT AVENUE. THIS APPROVAL IS BASED ON COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 2/16/16 AND RECEIVED 2/17/16, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **THE FOLLOWING REQUIREMENTS TO BE REVIEWED BY STAFF FOR APPROPRIATENESS:**
 - A. **TO RAISE THE FRONT PORCH ROOF APPROXIMATELY 1-FOOT ABOVE THE DOOR HEAD**
 - B. **THAT THE HORIZONTAL TRIM BOARD ABOVE THE FIRST-FLOOR WINDOWS BE INCREASED IN HEIGHT TO 10 OR 12 INCHES.**
 - C. **THAT THE TRIM BOARD AT THE SECOND-FLOOR THAT SEPARATES THE SIDING FROM THE SHAKE SHINGLES BE LOWERED APPROXIMATELY 1 FULL COURSE OF SIDING.**
 - D. **THE GARAGE DOOR SHOULD INCLUDE A PATTERN OR TYPE OF GRID TO MATCH THE FRONT DOOR, PANELIZED POSSIBLY WITH WINDOWS AT THE TOP.**
 - E. **THE FRONT DOOR WAS DESCRIBED BY THE PETITIONER AS A 2-PANEL WITH 6 LIGHT ABOVE TYPE OF CRAFTSMAN DOOR, NOMINALLY A SIMPSON TYPE DOOR IN TERMS OF BRAND AND STYLE.**
2. **A STRONG RECOMMENDATION THAT THE EAVE AND FASCIA ON THE FRONT BE LOWERED APPROXIMATELY 6 TO 8 INCHES, FRONT AND BACK, TO BRING IT CLOSER TO THE WINDOW HEAD.**

3. CONSIDER SLIGHTLY LARGER WINDOWS ON THE SECOND-FLOOR TO REDUCE THE SURFACE AREA OF SIDING, POSSIBLY 2 INCHES TALLER.
4. A STRONG RECOMMENDATION TO PLACE 2 WINDOWS OR A LARGER SINGLE WINDOW IN THE GARAGE, GROUND FLOOR, EAST ELEVATION.
5. A STRONG RECOMMENDATION THAT THE DESIGN COMMISSION SUPPORTS A VARIATION FOR A LARGER PORCH, APPROXIMATELY 7 X 12 FEET IN SIZE, SHOULD THE PETITIONER DECIDE TO PURSUE, AS LONG AS THE DESIGN INTENT MATCHES WHAT HAS BEEN PRESENTED, TO BE REVIEWED BY STAFF.
6. THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILITY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE AND VILLAGE CODES, REGULATIONS AND POLICIES.

Mr. Hautzinger questioned the specific size given in the motion for support of a front porch variation, and he asked if the Design Commission would support an even larger front porch that might extend across the majority of the front elevation. He said that Staff would work with the petitioner on the appropriate size and design of the porch, and the Zoning Board of Appeals will then know that the Design Commission supports a variation for it. Commissioner Bombick said that he would remove the size recommendation from the motion. Chair Eckhardt added that in keeping with its prominence on the corner, the porch would be appropriate to give it the status and stature of that corner.

A MOTION WAS MADE BY COMMISSIONER BOMBICK TO AMEND THE MOTION TO REMOVE THE SIZE RECOMMENDATION IN #5, FOR SUPPORT OF A VARIATION FOR A FRONT PORCH, AND ADD THE FOLLOWING:

5. THAT THE FRONT PORCH BE OF A SIZE APPROPRIATE FOR THE CORNER LOCATION AND NEIGHBORHOOD PROMINENCE OF THIS HOUSE AND TO BE USEFUL FOR A BENCH OR LANDSCAPING.

COMMISSIONER FITZGERALD SECONDED THE AMENDED MOTION.

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

PETITION

NOW COMES the Petitioner Dobieslaw Patyk

being the owner of the property commonly known as: 1605 N. Chestnut Ave.

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Sections 5.1-3.6 and 6.6-5.1, Chapter 28, of the Arlington Heights Municipal Code, in order to:

- 1). Allow a proposed garage to encroach into the required rear yard.
- 2). Allow a proposed entryway to exceed the permitted obstruction size.

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

- 1). Neither an attached nor a detached two-car garage could be constructed meeting yard requirements, utility easements and practical turning radii.
- 2). A larger front entryway as requested by the Design Commission could not be constructed. The existing front yard setback is at the required sub-division prescribed building line.

I hereby state that the following unique circumstances exist:

- 1). The existing utility easement at the corner lot restricts a proposed garage placement.
- 2). The existing foundation and first story with a proposed second story addition is located at the front yard setback / prescribed sub-division building line and does not allow a proportional entryway as requested by the Design Commission.

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

- 1). Similar residential attached garages exist in the surrounding neighborhood, and is the norm.
- 2). The proposed enlarged entryway as requested by the Design Commission would reflect the residential scale of the neighborhood.

Signed: Dobieslaw Patyk
Petitioner

Date: 03.15.16

RECEIVED

MAR 16 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

7700 West Touhy Avenue
Chicago, Illinois 60631-4200

TOPOGRAPHICAL-ALTA/ACSM-BOUNDARY-SUBDIVISIONS-MORTGAGE-CONDOMINIUM

Phone: (773) 775-0530
(773) 775-0531
Fax: (773) 775-7512

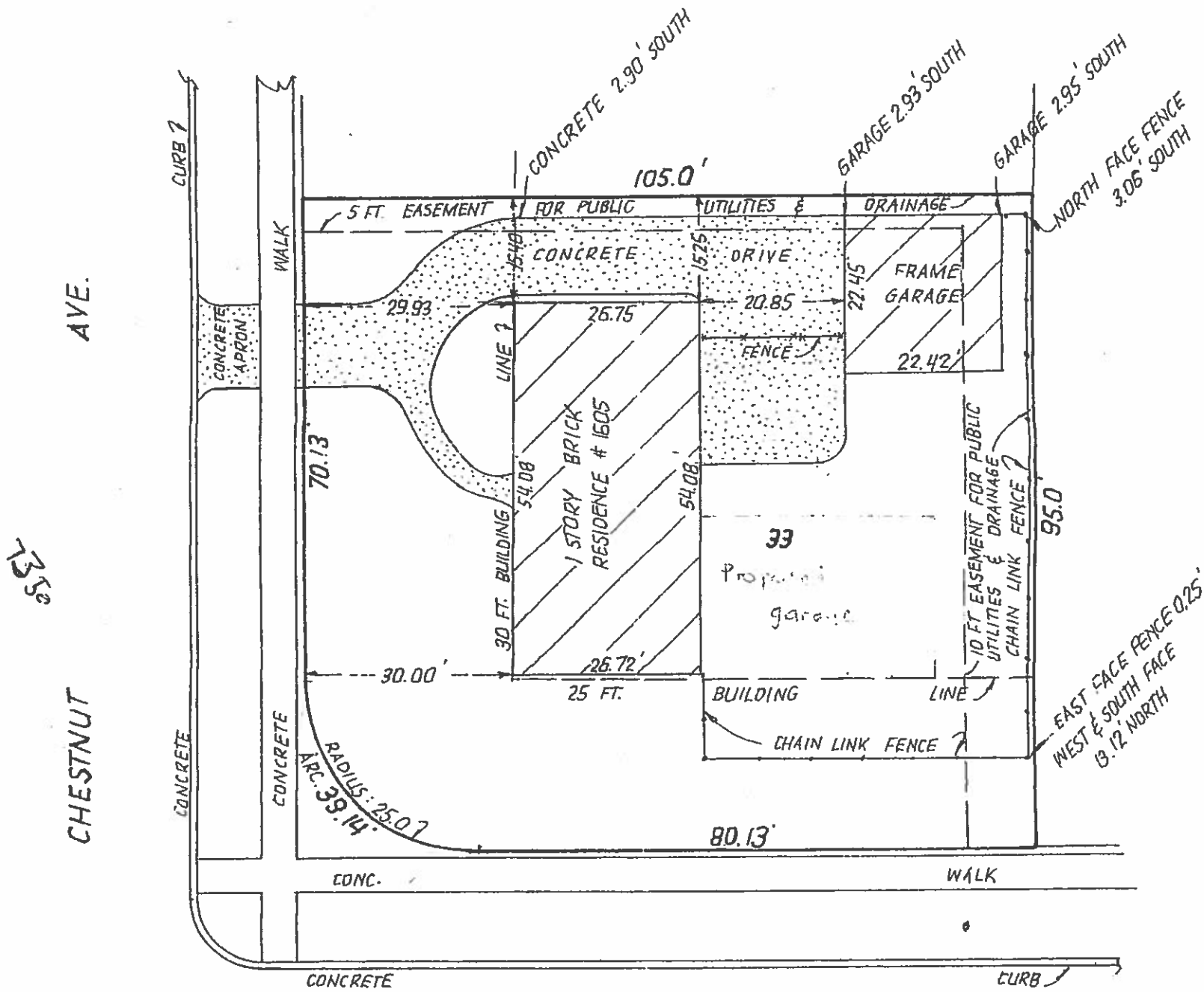
Jens K. Doe
Professional Land Surveyors, P.C.

ORDER NO.
04-031

PLAT OF SURVEY
of

Scale - 1 inch = 20 feet

LOT 33 IN BLOCK 1 IN HASBROOK SUBDIVISION UNIT NUMBER 2 OF PART OF THE EAST
HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF
RECORDED OCTOBER 17, 1957 AS DOCUMENT 17041013 ALL IN COOK COUNTY, ILLINOIS.



RECEIVED

MAR 16 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTE:

Dimensions are not to be assumed or scaled.

The legal description noted on this plat is a copy
of the order and for accuracy MUST be compared with
Deed, for building restrictions refer to your
Abstract, Deed or Contract.

Compare distances between points before
building and report any discrepancy to
this office immediately.

State of Illinois)
County of Cook)

JENS K. DOE PROFESSIONAL LAND SURVEYORS, P.C. does hereby certify that a survey has been made under its
direction, by an Illinois Professional Land Surveyor of the property described hereon and that the plat hereon drawn is
a correct representation of said survey.

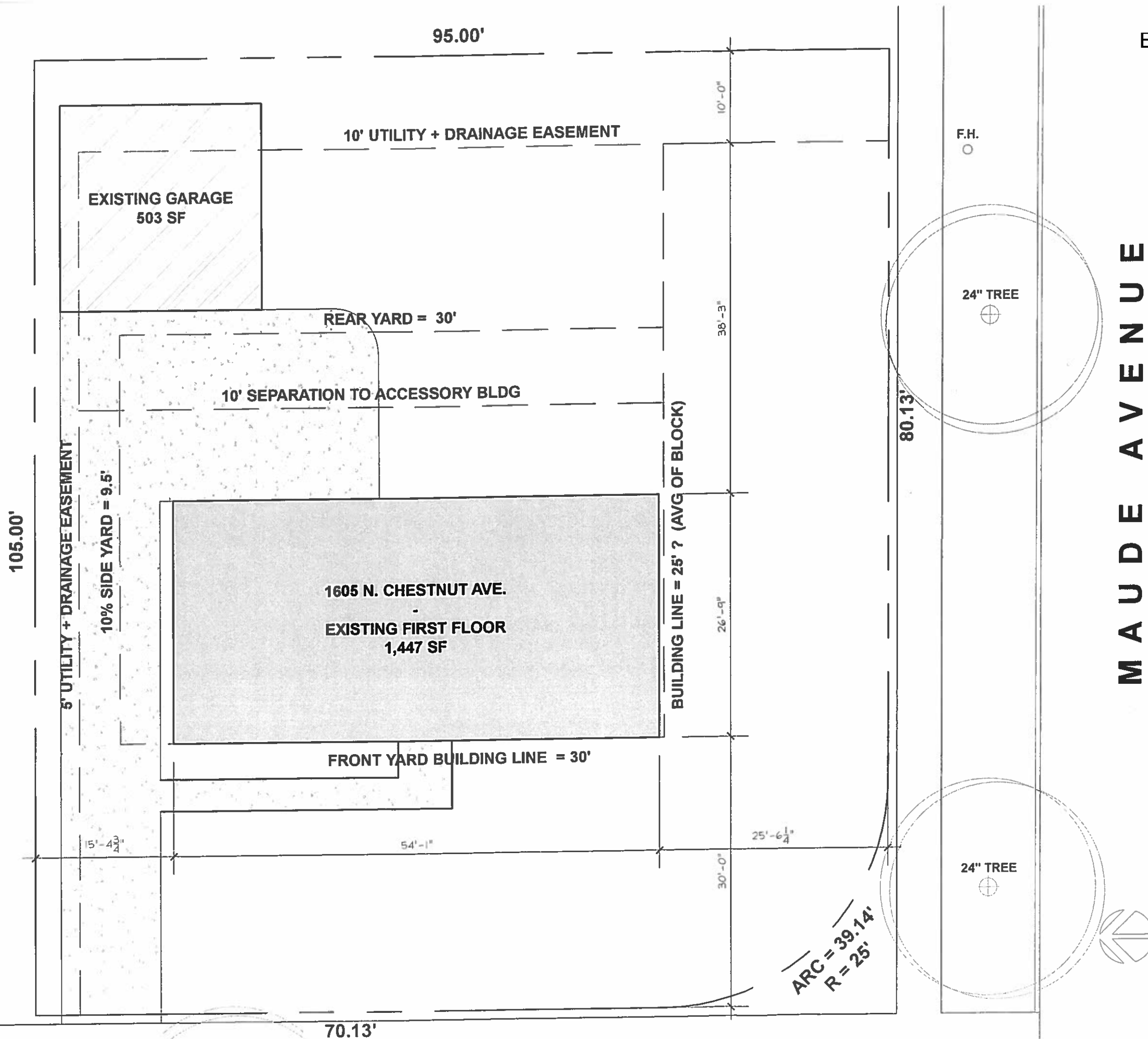
Chicago, Illinois Dated this 8TH day of JANUARY

2004

JENS K. DOE PROFESSIONAL
LAND SURVEYORS, P.C.

DOMINICK M. BLIZNICK (PRESIDENT)
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3390
MY LICENSE EXPIRES 11-30-04

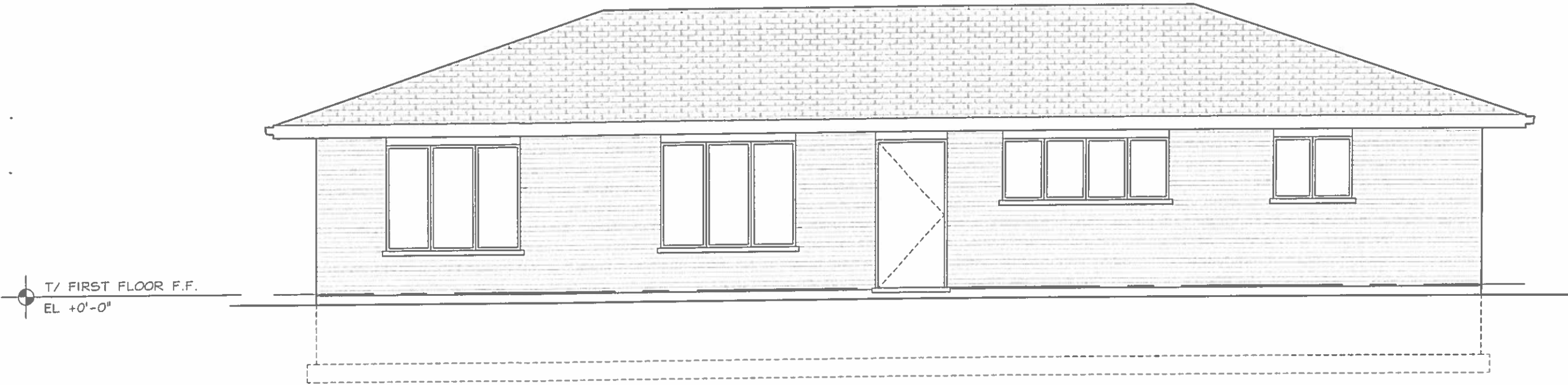
EXISTING SITE PLAN



PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL
SCHEME EXISTING SITE PLAN

SCALE: 3/32" = 1'-0" MZA 3-15-2016

EXISTING ELEVATIONS

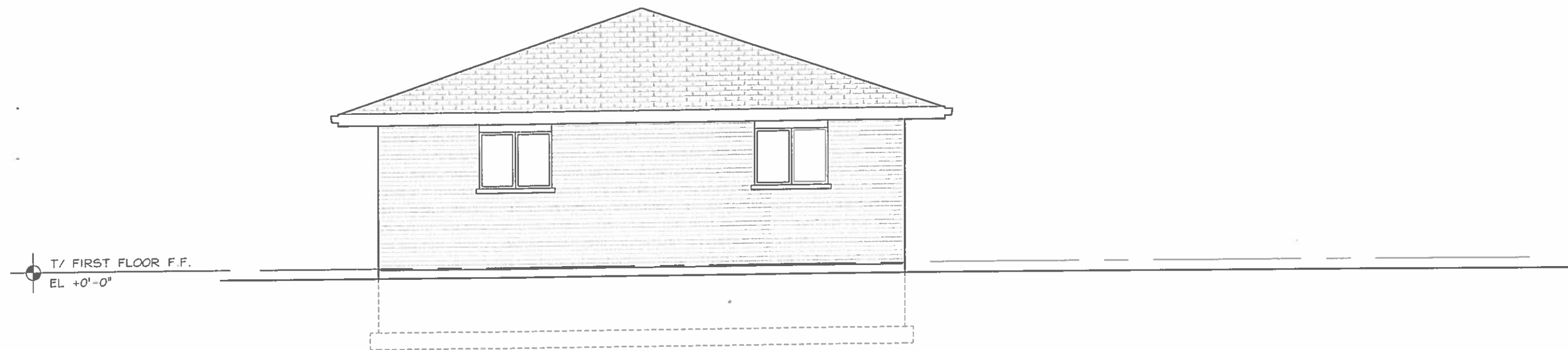


EXISTING WEST ELEVATION

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

SCHEME EXISTING WEST ELEVATION



EXISTING SOUTH ELEVATION

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

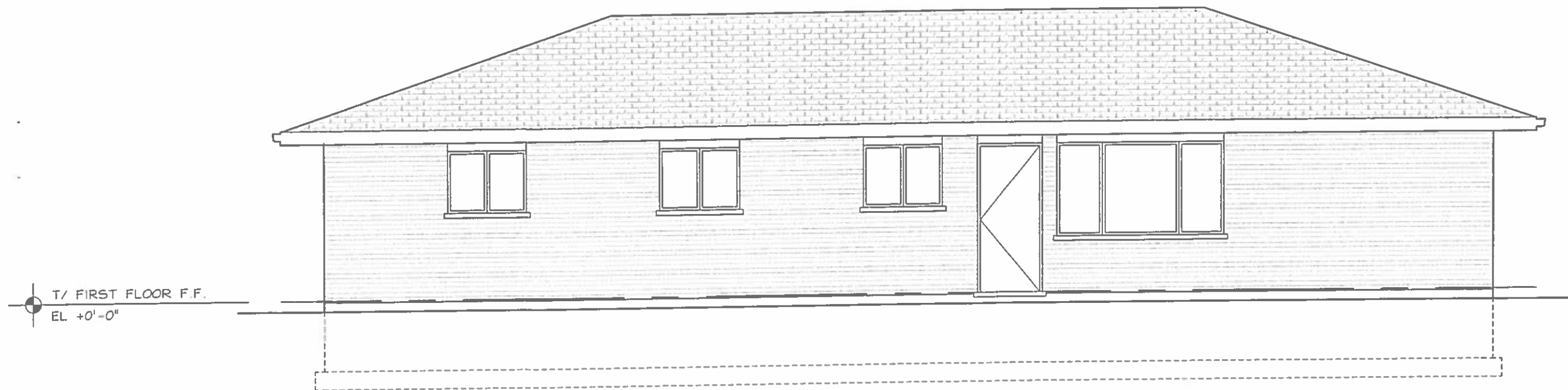
PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

SCHEME

EXISTING SOUTH ELEVATION

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

MZA 3-15-2016



EXISTING EAST ELEVATION

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

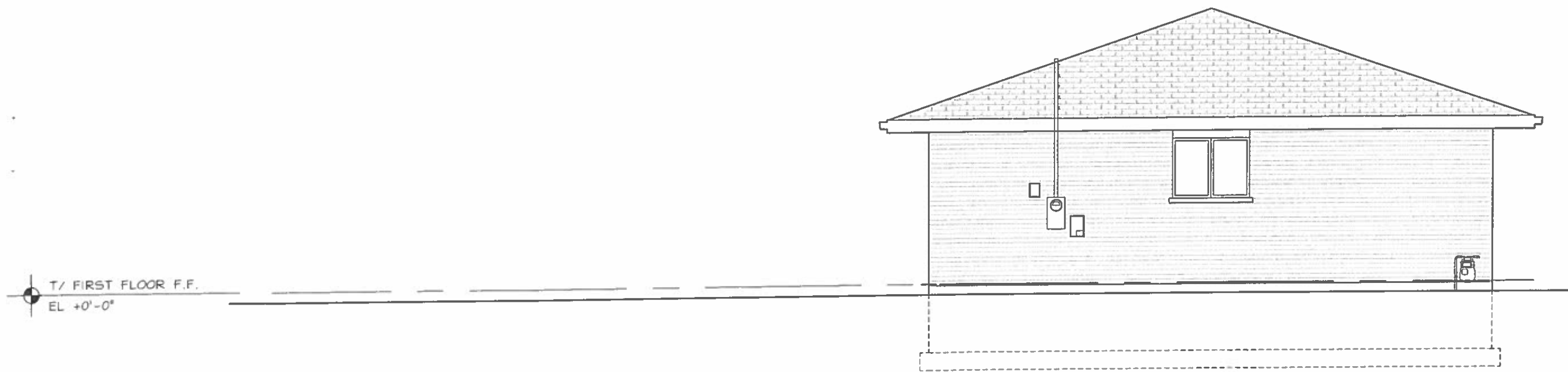
PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

SCHEME

EXISTING EAST ELEVATION

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

MZA 3-15-2016



EXISTING NORTH ELEVATION

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

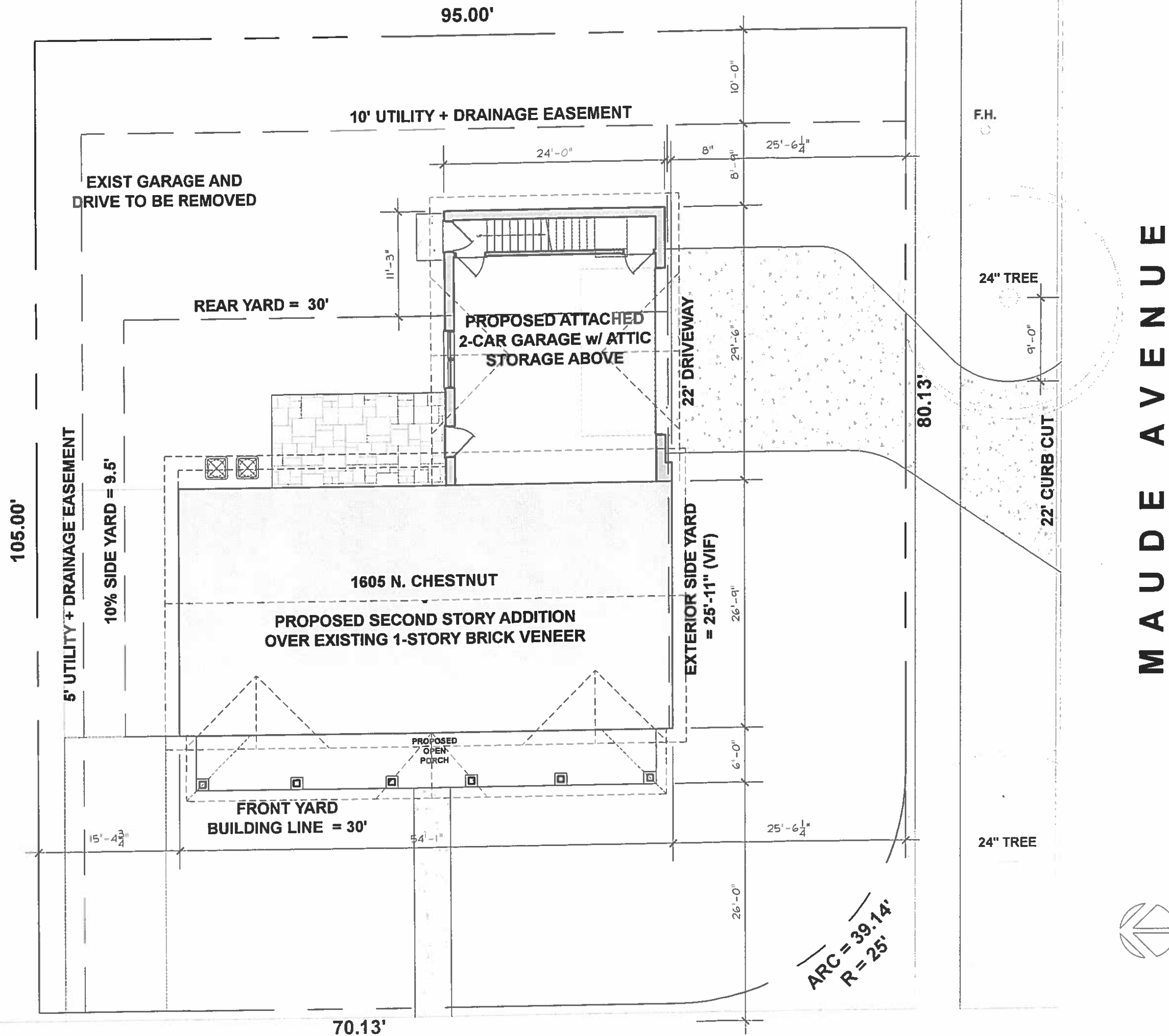
SCHEME

EXISTING NORTH ELEVATION

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

MZA 3-15-2016

PROPOSED SITE PLAN



PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL
SCHEME PROPOSED SITE PLAN

PROPOSED ELEVATIONS



WEST ELEVATION

M A T E R I A L S C H E D U L E				
	ITEM	MATERIAL	MANUFACTURER	COLOR
1	ROOF	ASPHALT SHINGLE	GAF	WEATHERED WOOD
2	GUTTERS / TRIM / FASCIA	ALUMINUM	-	CREAM
3	SIDING	WOOD FIBER COMPOSITE	LOUISIANA PACIFIC	LIGHT GREEN
4	BRICK	FIRED CLAY	EXISTING	RED w/ BROWN STAIN
5	WINDOWS	ALUMINUM CLAD WOOD	MARVIN	DESERT BIEGE
6	FRONT DOOR	WOOD	SIMPSON	MEDIUM BROWN
7	GARAGE DOOR	INSUL METAL / WOOD VENEER	CLOPAY	MEDIUM BROWN

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE.
ARLINGTON HEIGHTS, IL

SCHEME
WEST ELEVATION

MEAN ROOF HEIGHT.
EL. +23'-0 1/8"

T/ SECOND FLOOR F.F.
EL. +10'-6"

T/ FIRST FLOOR F.F.
EL. +0'-0"



SOUTH ELEVATION

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

SCHEME

SOUTH ELEVATION

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

MZA 3-15-2016



EAST ELEVATION

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL
SCHEME EAST ELEVATION

MEAN ROOF HEIGHT.
EL +23'-0 1/8"

T/ SECOND FLOOR F.F.
EL +10'-6"

T/ FIRST FLOOR F.F.
EL +0'-0"



NORTH ELEVATION

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

PATYK RESIDENCE
1605 N. CHESTNUT AVE. ARLINGTON HEIGHTS, IL

SCHEME

NORTH ELEVATION

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

MZA 3-15-2016



Item: ZBA#16-011 - Fiore Residence - 1303 S. Kaspar Ave.

Department: Planning & Community Development

REQUEST

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

ATTACHMENTS:

Description

Staff Report

Department Comments

Supporting Documents & Drawings

Type

Board or Commission Report

Correspondence

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 11, 2016
Date Prepared: April 6, 2016
Project Title: Fiore Residence
Address: 1303 S. Kaspar Ave.
Background Information
Petition Number: ZBA #16-011
Petitioner: Patrick A. Finn
Address: 1303 S. Kaspar Ave.
Arlington Heights IL 60005
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

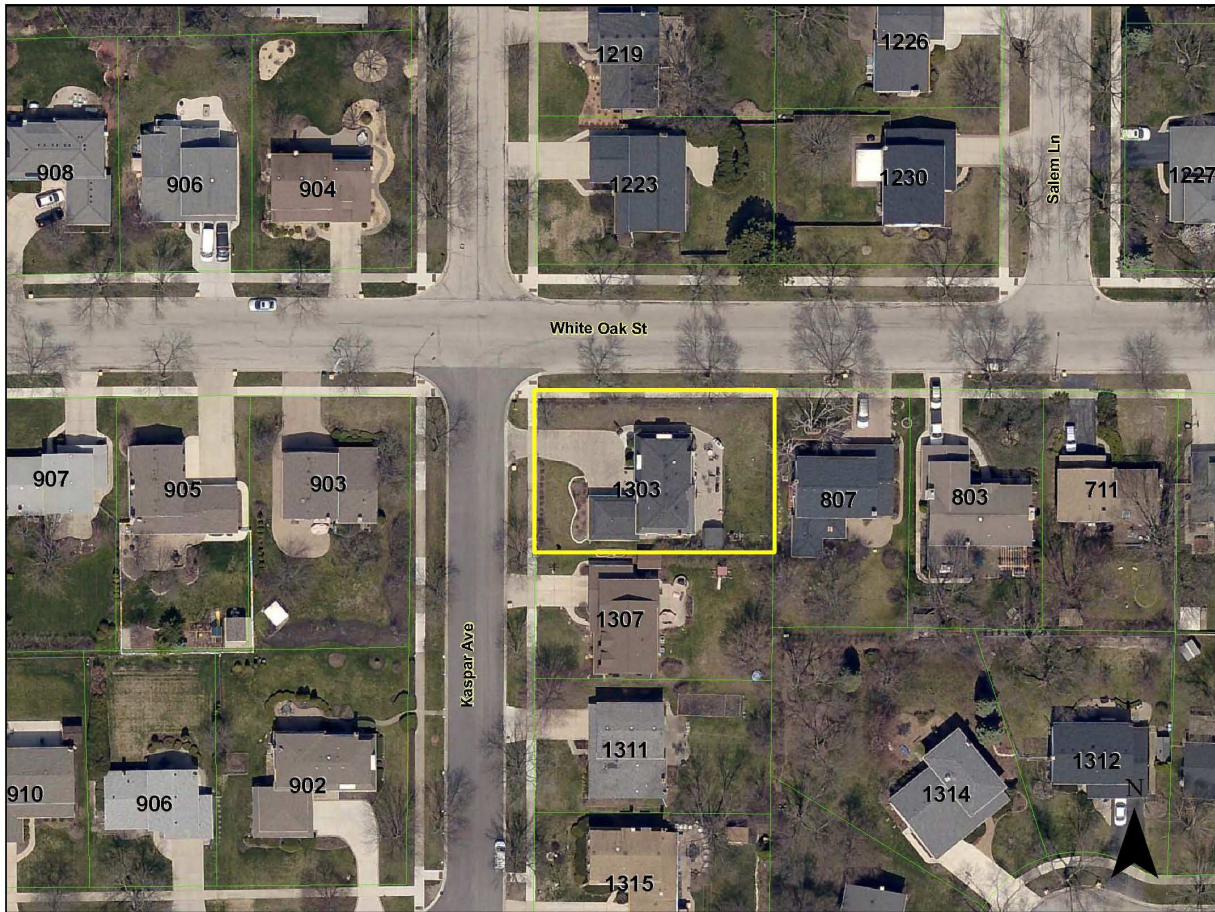
The petitioner proposes an addition to an existing two story single-family structure. The proposal is before the Zoning Board of Appeals because of the substandard lot width. Sections 5.1-3.4 and 5.1-3.5 of the Zoning Code set forth minimum lot size and width requirements for the R-3 District. As part of 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. The petitioner's property is 83.0 feet wide where 90 feet is required since there is no majority of substandard developed lots on the same frontage as the subject site. Therefore, the petitioner requests a variation for lot width in order to make this a buildable lot

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

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	3/24/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/24/16	
3. Letter that was Mailed	✓	3/24/16	
4. Photographs of Sign on Property	✓	3/24/16	

Photograph of Existing Structure



ZBA# 16-011

1303 S Kaspar Ave - ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering *JA*

Submitted: March 23, 2016

Completed: March 23, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A variance to allow an 83 ft wide lot to be buildable, where 90 ft wide is required.

NOTE: The lot is existing, and the petitioner is not requesting any other variances.

The Engineering Department has NO OBJECTION to the proposed variations.

March 23, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services

RE: ZBA #: 16-011 – Fiore Residence, 1303 S Kaspar Ave

Building Department Comment(s):

No objection to the variance.

RECEIVED
MAR 24 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Fiore Residence

Project Address: 1303 S. Kaspar Ave.

ZBA #: 16-011

ZBA Hearing Date: April 11, 2016

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: March 23, 2016

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

Attached are the Petitioner's:

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

Comments: THE PROPOSED REAR YARD ADDITION IS FAVORABLE FOR AN ADMINISTRATIVE DESIGN APPROVAL, PENDING THE OUTCOME OF THE

Please review, comment, and return to me no later than Friday, April 1, 2016.

ZBA REVIEW.

-STEVE HAUTZINGER, DESIGN PLANNER

Petition

Now comes the Petitioner, Patrick A Finn, Ltd., on behalf of the owner of the property commonly known as: 1303 S. Kaspar Ave. and appeals to the Zoning Board of Appeals of the village of Arlington Heights for a variation from Section 5.1-3.4, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Add a single story living space to the rear of an existing two story residence on a lot that does not comply with the minimum lot size according to zoning regulations.

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

A larger kitchen and additional family room is needed to accommodate more living space for the family and to hold large neighborhood and family gatherings; otherwise the family would have to move out of the house and area.

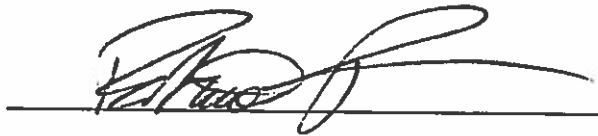
I hereby state that the following unique circumstances exist:

Being an undersized lot, building to the rear of the existing structure with the current design would not impact any side, front or backyard setbacks. The location of the single story addition would not encroach on the existing side yard setback of 20'. It would also not encroach on the existing rear yard setback of 30'.

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

The addition is in keeping with the style of the house, using matching materials and does not compete with the architecture of the surrounding properties in the area.

Signed,



Date: 3/15/2016

Patrick Finn
Patrick A Finn, Ltd.
1244 West Northwest Highway
Palatine, IL 60067

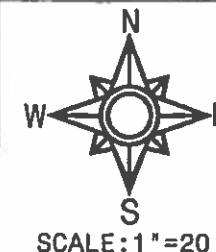
RECEIVED
MAR 16 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ARS SURVEYING SERVICES, LLC

108 LEE LANE
BOLINGBROOK, ILLINOIS 60440
PH: (630) 226-9200 FAX: (630) 226-9234

LOT 211 IN SURREY RIDGE WEST UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARINGTON HEIGHTS, IN COOK COUNTY, ILLINOIS.

BASIS OF BEARING:
SOUTH LINE OF WHITE OAK STREET AS MONUMENTED AND OCCUPIED PER RECORDED SUBDIVISION PLAT.
N 89°57'47" W (R)



AREA OF SURVEY:
"CONTAINING 10,364 SQ. FT. 0.24 ACRES MORE OR LESS"

CONCRETE WALK
0.14' SOUTH
& 0.85' WEST

AVENUE

KASPAR

(66' R.O.W.)

CONCRETE WALK
1.20' WEST

CONCRETE
EDGING
2.90' NORTH

CONCRETE
EDGING
3.15' NORTH
FRAME SHED
0.40' NORTH

125.00' (R)
S 89°57'47" E (R)

LOT 210

N 89°57'47" W (R)
125.00' (R)

BRICK

DRIVE

28.40

1.70

5.10

1.70

1.70

1.70

1.70

1.70

1.70

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1.70

LOT
211

10' P.U.E.

83.00' (R)
82.82' (C)
500°02'13"W (R)

TIMBER EDGING
1.85' NORTH
& 4.20' WEST

TIMBER EDGING
1.55' NORTH

STATE OF ILLINOIS
COUNTY OF WILL } 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 11TH DAY OF JANUARY, A.D., 2010, AT BOLINGBROOK, ILLINOIS.

Mark A. Lindstrom

CLIENT FIGORE

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3482 JOB NO. 98389-10

ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-2961 FIELDWORK DATE. 1-11-10

LEGEND		
(R) = RECORDED	(NW) = NORTHWESTERLY	— x — x — x — x — = CHAIN LINK FENCE
(M) = MEASURED	(NE) = NORTHEASTERLY	— x — x — x — x — = WIRE FENCE
(D) = DEED	(SW) = SOUTHWESTERLY	— — — — — = WOOD FENCE
(C) = CALCULATED	(SE) = SOUTHEASTERLY	— o — o — o — o — = SPLIT RAIL FENCE
(L) = ARC LENGTH	(RAD) = RADIUS	— □ — □ — □ — □ — = WROUGHT IRON FENCE
(CH) = CHORD	(A) = ASSUMED	P.U. & D.E. = PUBLIC UTILITY & DRAINAGE EASEMENT
(R.O.W.) = RIGHT OF WAY	(F.I.P.) = FOUND IRON PIPE	B.S.L. = BUILDING SETBACK LINE
	(F.I.R.) = FOUND IRON ROD	



LICENSE EXPIRES ON NOVEMBER 30, 2010

SITE NOTES

ALL EXCAVATION AND TRENCHING MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION AND TRENCHING STANDARD, PART 1926, REVISED JULY 1, 1990.

GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR RIGHT OF WAY MAINTENANCE & RESTORATION (ROAD, PARKWAY, ETC.)

ALL EXCAVATED SOIL / MATERIALS NOT TO BE USED FOR BACKFILL ARE TO BE IMMEDIATELY REMOVED FROM THE SITE. NO ON-SITE STOCKPIILING OF EXCAVATED MATERIALS WILL BE PERMITTED.

NO ALTERATION TO EXISTING GROUND ELEVATIONS WILL BE PERMITTED IN ORDER TO ENSURE THAT TRIBUTARY AREAS FROM ADJACENT LOTS WILL CONTINUE TO DRAIN TO THE SUBJECT SITE.

ALL DISTURBED PARKWAY LAWN AREAS WITHIN THE PUBLIC RIGHT-OF-WAY WILL BE RESTORED WITH 6" OF PULVERIZED TOP SOIL AND SOO WITHIN FIVE CALENDAR DAYS FOLLOWING THE DISTURBANCE. WEATHER PERMITTING. ALL DAMAGED PORTIONS OF THE PUBLIC SIDEWALK ARE TO BE REPLACED WITH 5" PCC CLASS "SI" OVER A 3" CA-8 BASE.

DOWNSPOUTS SHALL SPLASH ON GRADE TO THE REAR OF THE RESIDENCE AND NOT EXTEND MORE THAN 5 FEET BEYOND THE STRUCTURE.

PROVIDE SILT FENCING AROUND ALL AREAS TO BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK. INSTALL CONSTRUCTION FENCING AROUND ALL OPEN EXCAVATIONS LEFT UNATTENDED.

CONCRETE NOTES

PROVIDE ALL LABOR, MATERIALS AND EQUIPMENT NECESSARY TO COMPLETE ALL CONCRETE WORK INCLUDING EXCAVATION, TRENCHING, FORM WORK, REINFORCING AND FINISHING.

ALL CONCRETE, UNLESS OTHERWISE NOTED, SHALL BE 3000 PSI STRENGTH AT 28 DAYS. REFER TO DRAWINGS FOR SIZES, DEPTHS AND REINFORCEMENT. ALL WORK SHALL BE DONE ACCORDING TO LOCAL CODES AND PRACTICES.

SLABS SHALL BE REINFORCED WITH 6"x6", W1.4XW1.4 WELDED WIRE FABRIC INSTALLED IN THE CENTER OF THE SLAB. ALL SLABS, FLOORS AND WALKS SHALL BE POURED LEVEL. ALL STOOPS SHALL BE POURED SO AS TO DRAIN 3/4" OVER THE WIDTH OF THE STOOP.

PROVIDE CONTINUOUS 6 MIL 'VIS-QUEEN' VAPOR BARRIER ON LEVELED GRAVEL BASE. LAP EDGES OF VAPOR BARRIER 6" AND TURN UP AT THE WALLS.

FOOTINGS AND FOUNDATIONS SHALL BE OF SIZES, DEPTHS AND REINFORCEMENT AS INDICATED ON THE DRAWINGS. REINFORCING SHALL BE UNPAINTED AND UNCOATED, FREE FROM RUST OR SCALE.

ALL CONCRETE POURED IN FREEZING WEATHER SHALL BE PROTECTED SO AS TO MAINTAIN CONCRETE TEMPERATURES OF BETWEEN 40 AND 50 DEGREES FOR A MINIMUM OF 5 DAYS. UNDER NO CIRCUMSTANCES SHALL THE CONCRETE BE ALLOWED TO FREEZE. SALT OR OTHER CHEMICALS SHALL NOT BE MIXED WITH THE CONCRETE FOR ANY REASON.

THE CONTRACTOR SHALL INSTALL, INSERT AND LOCATE ANY AND ALL DEVICES REQUIRED FOR THE ATTACHMENT OF OTHER WORK.

GENERAL NOTES

THESE DRAWINGS AND ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING WITH VILLAGE OF ARLINGTON HEIGHTS AMENDMENTS:

1. INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION (WITH AMENDMENTS).
2. INTERNATIONAL MECHANICAL CODE 2009 EDITION (WITH AMENDMENTS)
3. INTERNATIONAL FUEL GAS CODE 2009 (WITH AMENDMENTS)
4. ILLINOIS ENERGY CONSERVATION CODE 2012 EDITION (WITH AMENDMENTS)
5. NATIONAL ELECTRICAL CODE, 2011 EDITION (WITH AMENDMENTS).
6. ILLINOIS PLUMBING CODE, 2014 EDITION (W/ AMENDMENTS)
7. ILLINOIS ACCESSIBILITY CODE, LATEST EDITION

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE ARCHITECT AND THE OWNER UPON DISCOVERY.

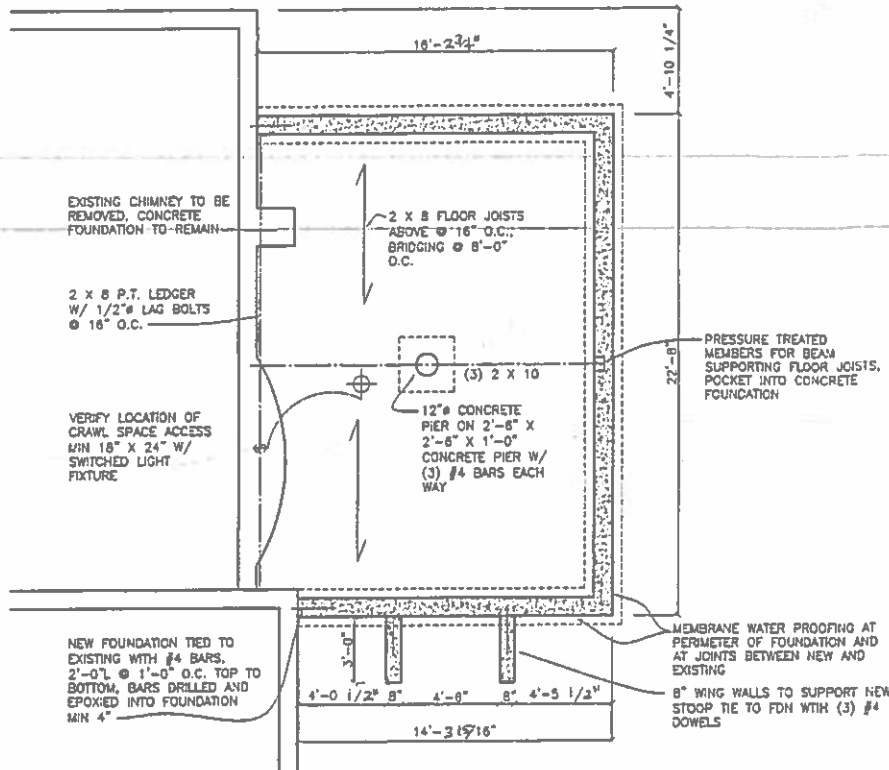
CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON PLANS. ADJUST AS REQUIRED TO OBTAIN PROPER ALIGNMENT WITH EXISTING WALLS, WINDOW OPENINGS, ETC., OR AS DIRECTED BY OWNERS.

BUILDING DESIGN LOADS ARE AS FOLLOWS:

LOAD	TYPE UVE (PSF)	TOTAL (PSF)
WIND	20	20
ROOF	30	37
FLOOR	40	50
ATTIC STORAGE	20	30
CEILING ONLY	10	15

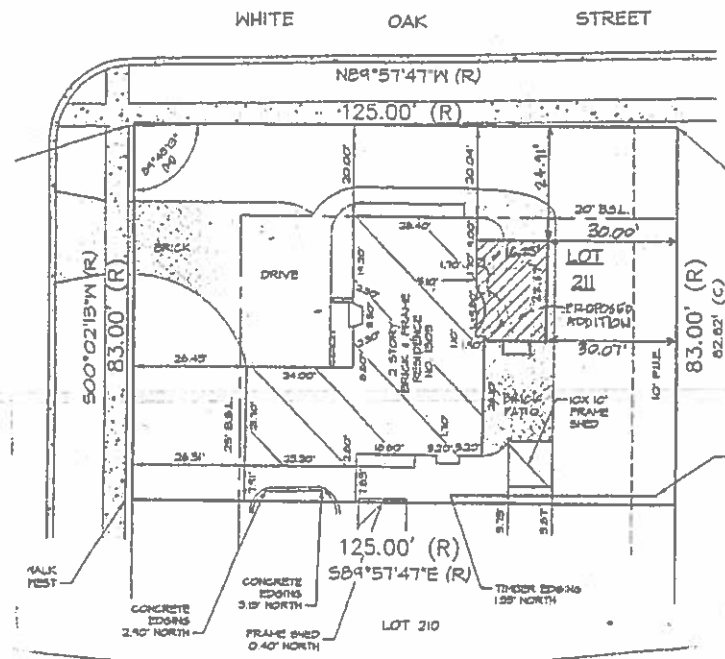
FOOTINGS SHOWN ARE DESIGNED FOR AN ASSUMED MINIMUM SAFE SOIL BEARING PRESSURE OF 3000 PSF. CONTRACTOR SHALL NOTIFY ARCHITECT AND OWNER IMMEDIATELY IF SOIL TEST REPORT OR SITE CONDITIONS INDICATE THIS MINIMUM CONDITION IS NOT MET.

APPROVED PLANS SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT THE TIME OF INSPECTION.



FOUNDATION PLAN

1/4"=1'-0"



SITE PLAN

1"=20'

RECEIVED
MAR 16 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NO	DATE	DESCRIPTION
		REVISION
02-25-16		REVISION
		ISSUED FOR CONSTRUCTION
02-05-16		ISSUED FOR PERMIT
		ISSUED FOR PRICING
01-29-16		ISSUED FOR REVIEW

LINEWORKS LTD
ARCHITECTS
3501 WOODHEAD DRIVE
NORTHBRON, ILLINOIS 60062
847-564-5280
FAX 847-564-5379
SUITE 600B2

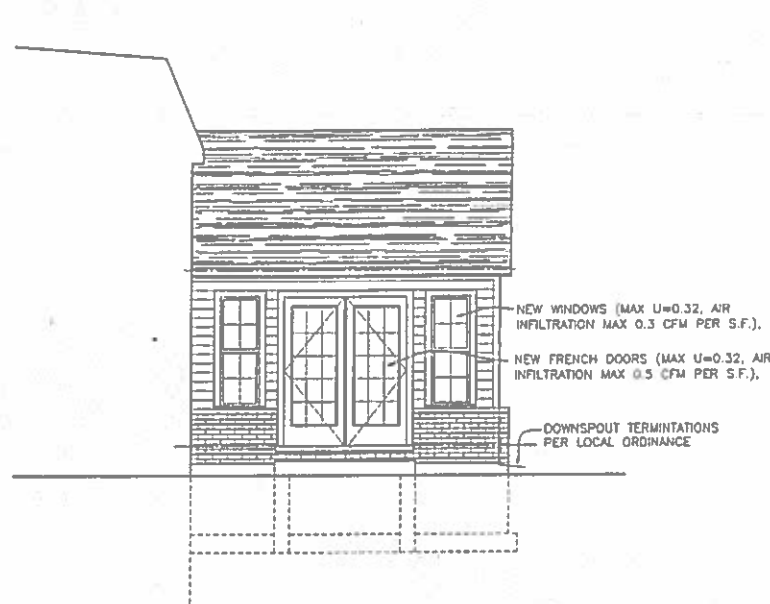
FIORE RESIDENCE
1303 S. KASPAR AVE.
ARLINGTON HEIGHTS, ILLINOIS

PROPOSED ADDITION

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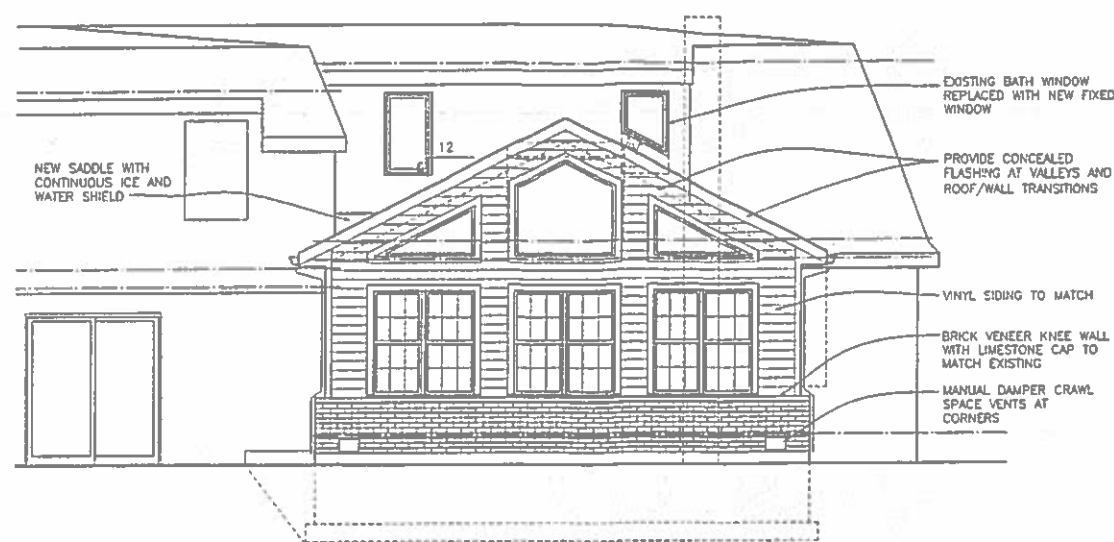
DRAWN	PROJECT
YFPO	15135
CHECKED	SHEET
	1 of 3

A-1



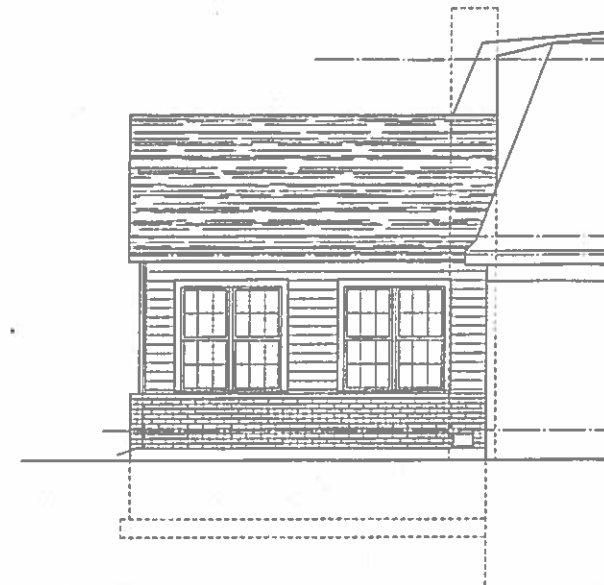
SOUTH ELEVATION

1/4"=1'-0"



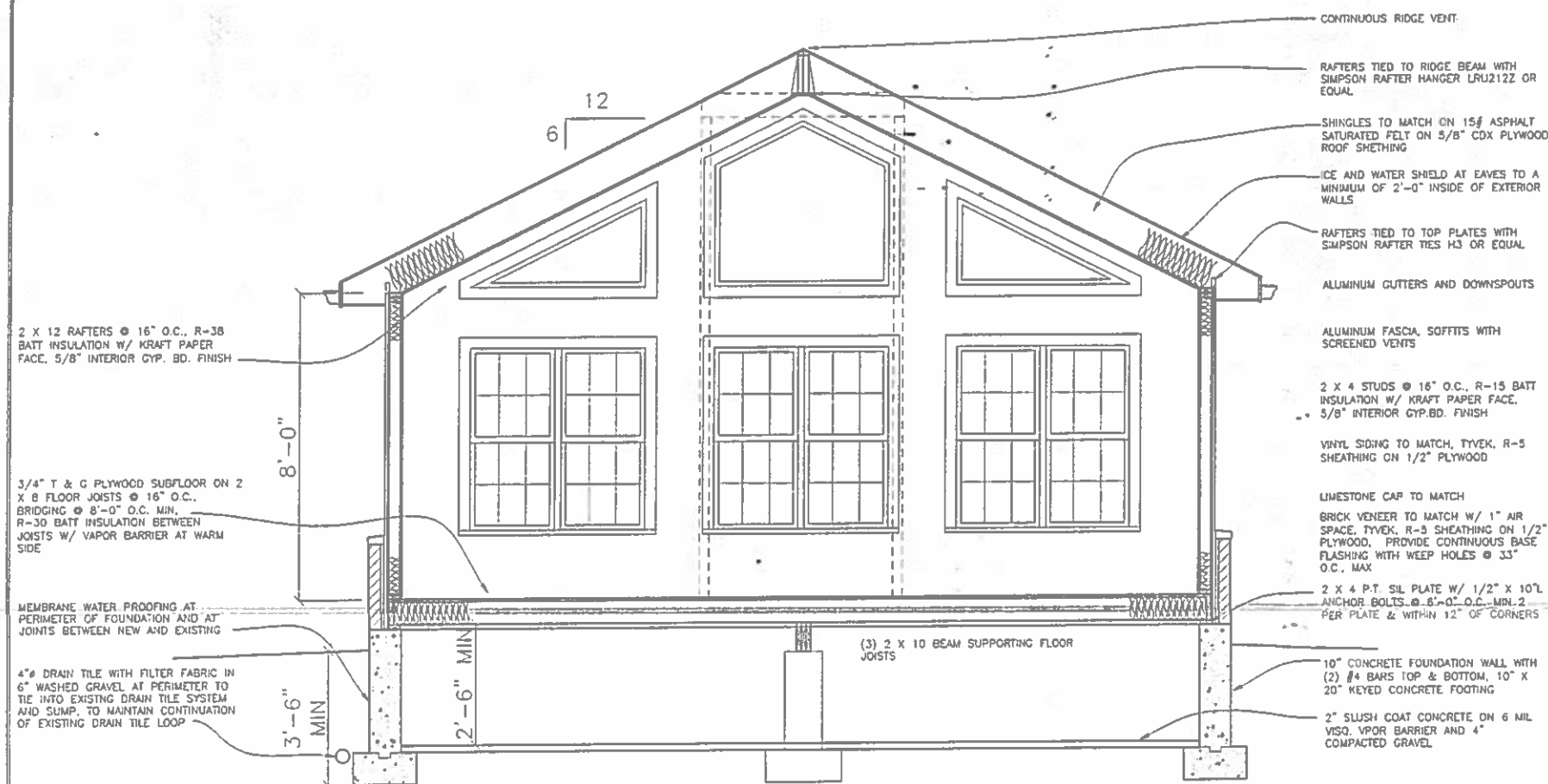
EAST ELEVATION

1/4"=1'-0"



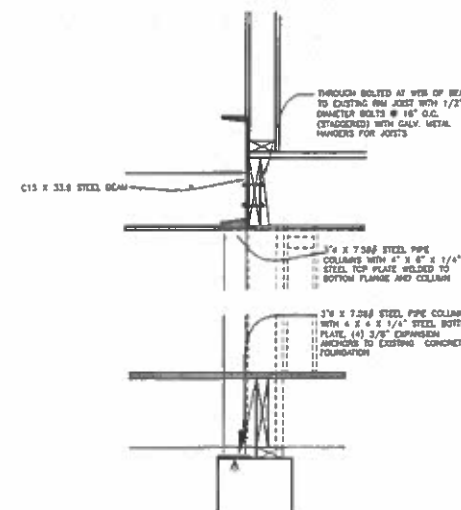
NORTH ELEVATION

1/4"=1'-0"



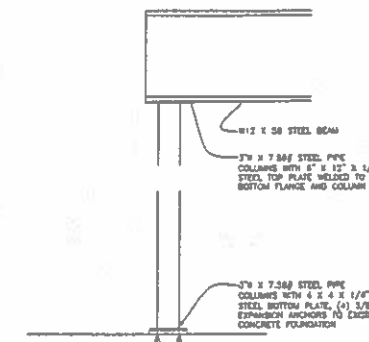
SECTION

1/2"=1'-0"



BEAM DETAILS - STEEL

1"=1'-0"



BEAM DETAILS - STEEL

1"=1'-0"

NO	DATE	DESCRIPTION
02-25-18	REVISION	
	ISSUED FOR CONSTRUCTION	
02-05-18	ISSUED FOR PERMIT	
	ISSUED FOR PRICING	
01-25-18	ISSUED FOR REVIEW	
LINEWORKS LTD		
ARCHITECTS		847-564-5260
3301 WOODHEAD DRIVE		FAX 847-564-5379
NORTHBROOK, ILLINOIS		SUITE 8
		88062

FIORE RESIDENCE
1303 S. KASPAR AVE.
ARLINGTON HEIGHTS, ILLINOIS

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DRAWN	PROJECT	A-3
WPD	15135	
CHECKED	SHEET	
	3 OF 3	