



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 9, 2018
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 1109 W. Marion Rd. - 3/12/18
- B. 75 W. Seegers Rd. - 3/12/18
- C. 521 S. Harvard Ave. - 3/12/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 239 W. Maude Ave. - ZBA#18-007
- B. 633 S. Evergreen Ave. - ZBA#18-008
- C. 119 S. Kaspar Ave. - ZBA#18-009
- D. 304 E. Grove St. - ZBA#18-010

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: 1109 W. Marion Rd. - 3/12/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1109 W. Marion Rd. - Minutes 3/12/18	Minutes
1109 W. Marion Rd. - Findings 3/12/18	Minutes

ZONING BOARD

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

OF APPEALS

RE: 1109 WEST MARION ROAD - ZBA #18-006

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 12th day of March, 2018 at the hour of
7:41 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
BENJAMIN JAFFE
PETER SIAVELIS
JOSEPH SELBKA
JOSEPH GEISEL
TOM SCHWINGBECK
TOM DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, last one of the evening, thank you for your patience, 1905 North Hicks, right? I'm sorry.

MR. BUCKLEY: No.

CHAIRMAN DIVITO: 1109 West Marion.

MR. BUCKLEY: Thank you.

CHAIRMAN DIVITO: There you go.

MR. BUCKLEY: My name is Tom Buckley, I'm the architect, 5928 Eton Drive, Hoffman Estates.

(Witness sworn.)

MR. BUCKLEY: The homeowner is here and I'm speaking on her behalf. She's a single mom with two boys and she works from home. The two variances that are being requested, one is a minimum lot size, and she had nothing to do with the layout of the lot so I think that's really kind of a, you know, non-issue. The second one is a front yard setback based on an average front yard, and it's only one other house that we're actually measuring.

If you see the site plan, you can see the curve right here. This is Marion and this is Burgoyne I believe. This, the front of this house measures about 31.9, and that's what's used to establish the average. So --

MR. SIAVELIS: An average based on the sample size of two?

MR. BUCKLEY: Yes. Really of one because we didn't add our --

MR. SIAVELIS: One.

MR. SELBKA: That's true, yours doesn't count.

MR. BUCKLEY: Yes, exactly. So, anyway, the other thing, too, it's a second floor addition and it's going to be an in-home office. She works from home and it's going to be off of her bedroom. She has two boys at home and they have friends over and it's going to be hectic. So, she wants some privacy for her work, and so it's literally off the master bedroom.

The other thing is that it's built over a single-car garage with a flat roof and she's had nothing but problems with water leaks. So, we considered just putting a roof over it, but the cost to go ahead and, you know, make it an office just lent itself to, you know, it made sense to do that.

Insofar as, you know, the hardship in terms of the uniqueness is obviously the site. The house was, she did not build the house, you know, initially, it was done by somebody else. It's a deep lot, the house could have been pushed back, you know, quite a bit more, but it's all the way up to the front of Marion.

The essential character of the neighborhood will be maintained and I think, you know, if you look at the photographs and you look at the elevations that we've, you know, provided, I think it improves the look of the house quite a bit. Otherwise, that's my presentation.

CHAIRMAN DIVITO: Very good. How long has the resident been in the house? If you're going to speak, I'll have to ask you --

MS. CAPPAS: Oh, I didn't sign in, sorry.

CHAIRMAN DIVITO: That's why I was trying to direct you --

MR. BUCKLEY: I'm sorry.

MS. CAPPAS: Yes. Sorry, I'll sign in.

CHAIRMAN DIVITO: Name and address for the record.

MS. CAPPAS: Yes. Cathi Cappas, 1109 West Marion.

(Witness sworn.)

MS. CAPPAS: I've been there since September of 2014.

CHAIRMAN DIVITO: Okay.

MR. JAFFE: Have you had the chance to share the plan with any of the neighbors?

MS. CAPPAS: The neighbor actually that's right behind me on Burgoyne, she and I played phone tag. She was wondering what was going on. I told her I was just roofing what was already there. She didn't get back to me, so I'm assuming she was fine. The neighbor across the street I texted with. A couple of other neighbors have asked just what I was doing because they got the letters, but no one has had any objections.

CHAIRMAN DIVITO: Any other questions from the Board? All right.

MR. BUCKLEY: Thank you.

CHAIRMAN DIVITO: Let's see if anybody from the audience wishes to speak. All right, none being heard, we'll close it down to Board discussion.

MR. SCHWINGBECK: This one seems pretty straightforward, just building out over an existing roofline.

CHAIRMAN DIVITO: Existing, it's --

MR. SIAVELIS: And it does not increase the extent of nonconformity noted in the --

MR. SCHWINGBECK: No water problems here.

CHAIRMAN DIVITO: Only on the inside though.

MR. BUCKLEY: You couldn't find one.

MR. SCHWINGBECK: I couldn't, I looked. I walked, I walked, I couldn't find it.

CHAIRMAN DIVITO: So, nothing, no comments from, or no objection from the Engineering Department. So, is there a motion?

MR. SCHWINGBECK: Motion to approve.

MR. SELBKA: I'll second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito. Sorry.

CHAIRMAN DIVITO: Yes. Motion approved, thank you.

MR. BUCKLEY: Thank you very much.

MS. CAPPAS: Thank you.

CHAIRMAN DIVITO: Congratulations. All right, that's it. There's nothing else we need to cover tonight. Is there a motion to adjourn?

MR. SELBKA: Motion to adjourn.

CHAIRMAN DIVITO: Second?

MR. GEISEL: Second.

CHAIRMAN DIVITO: All right. All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right, we're adjourned.

(Whereupon, the above-mentioned petition was adjourned at 7:45 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS March 12, 2018

PETITIONER: Cappas Residence
ADDRESS OF PROPERTY: 1109 W. Marion Rd.
VARIATION: 5.1-1.6, 5.4, 5.3-1.1, 5.1-1.4

A 17.6' variance to allow an addition with a front yard setback of 14.3' and an additional 1' for the eave from the north property line instead of the minimum 31.9'; A variation to allow a 12,764 sf lot to be buildable where 15,000 sf is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to add a 227 square-foot second story addition above their existing garage and that the addition is 14.3 feet from the front property line where 31.9 feet is required. The petitioner testified that they are not expanding the footprint of the existing home. The petitioner explained that the lot is located on a corner and it is irregular shaped along the front. The petitioner explained that the Zoning Code sets forth minimum lot size and width requirements for the R-1 zoning district, which is 100 feet in width and 15,000 square feet in area for a corner lot. The petitioner explained that the subject property is 100 feet wide and 12,764 square feet, which does not meet the absolute minimum lot size of 15,000 square feet. The petitioner explained that the lot size is an existing condition.

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

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

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

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

David Divito, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 75 W. Seegers Rd. - 3/12/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
75 W. Seegers Rd. - Minutes 3/12/18	Minutes
75 W. Seegers Rd. - Findings 3/12/18	Minutes

ZONING BOARD

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

OF APPEALS

RE: 75 WEST SEEGER ROAD - ZBA #18-005

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 12th day of March, 2018 at the hour of
7:21 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
BENJAMIN JAFFE
PETER SIAVELIS
JOSEPH SELBKA
JOSEPH GEISEL
TOM SCHWINGBECK
TOM DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, bear with me here. 75 West Seegers.

MS. BUEHLER: Good evening.

CHAIRMAN DIVITO: Good evening. Have you had the chance to sign in?

MS. BUEHLER: I have.

CHAIRMAN DIVITO: Perfect.

MS. BUEHLER: My name is Trudy Buehler, I'm with Gasperec Elberts Consulting. Our offices are at 9501 West Devon Avenue in Rosemont 60018.

CHAIRMAN DIVITO: Raise your right hand.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MS. BUEHLER: I'm the civil engineer on the project. Here also with me this evening is Frank Gurtz, owner of 78 West Seegers, LLC and Gurtz Electric, and Joe Petrungaro who is the project architect for us also with Petrungaro & Associates.

We are here tonight to request three variances for a proposed warehouse office building located at 75 West Seegers Road. I think it's page, I'm going to have you go to page 43. Here, what this is is an aerial overview of where Seegers Road is and where this lot is. It is Lot 7 of Arlington Water Tower Subdivision, and the existing lot is vacant. Gurtz Electric actually owns the property to the north of this vacant lot, and they also have warehouse office space across the street at 78 West Seegers Road.

What they're looking at doing is expanding their operation and they're looking to get additional warehouse and office space. With that, I was going to ask Frank to come up and tell you a little bit about their operation and what they're looking to do here.

CHAIRMAN DIVITO: Have you had a chance to sign in as well?

MR. GURTZ: Yes, I did.

CHAIRMAN DIVITO: All right, name and address?

MR. GURTZ: Frank Gurtz, 77 West Seegers, business; my home is 2520 Thorngate Lane, Riverwoods.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. GURTZ: So, as Trudy said, the company is expanding. We've been in Arlington Heights for approximately 25 years. When we came here, we were roughly a \$50 million company; now we're \$134C. Our strategic plan says we're going to be about a \$200 million company in the next five years. We currently employ 375 of which 50 are on site and foresee adding about another 30 to 50 over the next five years. That's the purpose of this development for a warehouse light manufacturing and office, mostly support staff. That's the reason why we're here.

CHAIRMAN DIVITO: Thank you.

MR. GURTZ: Thank you.

MS. BUEHLER: All right, I'm going to ask you, Derek, if you don't

mind, I'm going to have you go to page, I have 42, actually one back. So, here is the proposed site. What we're here requesting is three variances: one to allow a five-foot building setback along the south property line; we're looking for a three, roughly three-foot parking setback along the rear or west property line; and then also a variance for the requirement for the 10-foot by 35-foot loading berth.

If you look at the site, I'm going to actually walk over here, the site is about half an acre and you can see it's rather irregular. The dimension that I'm going to kind of focus on here as we talk about hardship and reasons why the variance is really as the lots are squeezed right into here, we're looking at about 95 to 100-foot of width in this area on the existing lot. Actually, I'm going to have you go now to page 46.

So, when they started this process, Frank and his staff met with Joe Petrungaro to lay out the proposed building. So, they were taking a look at what their warehouse storage needs were, also their office space needs, et cetera. So, they came up with this that you see here, this is the layout for the warehouse space, and these are four-foot shelves and they're 25-foot high that hold their product. Then what they have is a 10-foot aisle which the 10-foot aisle is based on needing a forklift to get in there and to maneuver and be able to pick the pallets and this product off of the shelf being 25-foot. So, when you take those warehouse needs and then actually that the layout, how the building pretty much just sat with this dimension here, that's roughly about 56 feet.

Similarly, when they took a look at the office space, they did about five offices here, so they've got room for five offices and there's corresponding bathrooms, mechanical rooms, and then just very casually I'll say aisles, corridors, that sort of thing. So, what they ended up here with the office space is you end up with about a 50-foot width here for the office. So, that's really how the building size got developed relative to what their needs are in order to make the building viable for them, meet their future needs, meet their future expansion.

Right, sorry, Derek, I didn't mean you to do everything. Now I'm going to have you go to page 43, that's 43. All right. So, now I take that building and I try to put it on this lot.

MR. MACH: Oh, you want 42? Sorry.

MS. BUEHLER: Sorry, I gave you the wrong number. All right. So, here when I take that building and I lay it on the lot, I've got a 10-foot easement back here, so I basically set the building right up against this easement line here. Now, what we did is we have about 3.5 feet from the property line to the back of the curb, we have an 18-foot parking space, and a 25-foot drive aisle, and then we have a 50-foot building frontage here. So, that just means there's about five feet left from the building setback line. So, that's really why we need that five-foot setback.

We did look at the parking, we talked about parking really briefly. Based on their needs, size of building, et cetera, they have a need for about 17 parking spaces we're required by code. We are providing 20 parking spaces with this. I don't think I'm going to go any further but we've got a 20-foot

drive aisle here, what they're anticipating is they'll be having box trucks I'll call them come in and out to deliver product, pick up product. They'll have a lot of work vehicles coming in and out of here. So, we want to make sure we have sufficient space here for the vehicles to maneuver as they needed to.

What we did look at this is, you know, what could I do to try to help with the building setback. Unfortunately, because of the irregular shape of the lot, if I try to shift the building up this way, it's not just a quick shift because now I'm hitting the easement. I actually also have to shift the building this way in order to make that work. In essence, when I do that, I lose this whole front area because I don't have enough space in here. I actually lose this whole front area and I wind up losing this, a lot of this parking in here because now I don't have enough width here in order to make it work. So, really we're left with only having an option to put in that five-foot setback.

CHAIRMAN DIVITO: Where did you say the trucks are going to be coming in and out of?

MS. BUEHLER: The trucks are coming in and out here, maneuvering in, and they have an overhead door here. This is where their overhead door is. So, it allows them to get in but if they're coming in and somebody is sitting and waiting, I want to make sure I had 20-foot. I'd like more but I have no more space.

MR. JAFFE: So, you said box trucks. So, you mean, are these parcel shipments or are these, are trailers coming in to pick up and unload or whatever?

MS. BUEHLER: I'll let Frank get a turn, but I'm assuming it's just like your, I'm going to call the 42-foot --

MR. GURTZ: Yes, like standard type of a truck. I don't foresee semis coming in and out of there.

MR. JAFFE: What kind of product do you manufacture?

MR. GURTZ: We're contractors, so we prefab for our specific job sites, but we do store the product on site and that eventually goes to our construction sites.

MS. BUEHLER: So, that's really how we came up with requiring the five-foot setback here on the south end. It's just really a function of the width thinning here based on the building size and the limitations we have in this general area.

Similarly, when we looked at the parking, the reason we're asking for the three-foot parking setback is as I tried to push this over to get my 15 feet that I need, you can see if I push it over, I really start to lose spaces and lose the ability to maneuver in here because once again my width here just keeps getting smaller and smaller. I end up losing more parking spaces, I lose four or five parking spaces trying to make that shift work as well. So, those are really the reasons why we were looking at the three-foot parking setback off the rear and the five-foot building setback on this at this point as well.

CHAIRMAN DIVITO: By any chance, did you look at flip-flopping the warehouse space with the office space and putting the office more towards the

front of the building and doing maybe an irregular shape to accommodate for the setback?

MS. BUEHLER: We did look at it. The trouble that we're having is because of the width that I need kind of here for the warehouse again is really held with this. When I went to flip it, like this drive aisle, I can't read that dimension here right now, is also pretty tight. So, when I was flipping it, I was still having that same problem per se, and I just didn't have the width up front. Then also, we just felt like, you know, office space, I didn't want to push the office space, if somebody is coming by, they're going to the back, they're having to go past all of the trucks that are delivering in, you know, a layout from a building perspective and a use perspective on that.

MR. JAFFE: So, in other words, if I ask about the type of products you have, how high do you currently store product in the building?

MR. GURTZ: In our existing building?

MR. JAFFE: Yes.

MR. GURTZ: I think the clearance space right now is about 15 feet.

MR. GEISEL: But those are substantially older buildings. This is a brand new building with new stacking technology in terms of aisles and all that.

MR. JAFFE: That's where I'm going. I'm trying to understand if there is an opportunity to have a space management evaluation and, depending on the type of product you have, go up, use mezzanines. But not being in the building and not seeing your product, that's why I'm asking you some questions.

MR. GURTZ: I think we've maxed the height as it is right now.

MS. BUEHLER: I think that the height is pretty much maxed out here.

MR. JAFFE: Okay.

MR. GURTZ: Yes.

MS. BUEHLER: I want to say, I don't have the building height, it's down there on one of the sheets. We did, also I'll say we did, could you go back to 43 now? So, as we look at the variances that we're requesting, if you take a look at the existing subdivision, and it's probably hard to see up here but the existing parking on most of these areas is within that 15-foot zone of their setback they're requesting. If you look at some of the other places also, most of the buildings seem to encroach into that 15-foot rear setback for parking.

So, not only if you look in the middle of the subdivision in here, the buildings in the center are really close to the lot line as well. So, the variances here we're requesting are similar to the conditions that we have here. I think in your packet, I'm going to say it's page, later in the packet there are some photographs that we took to show what this condition looks like from a building to building setback. It's pretty tight. So, we're confident that we're fitting in to the same character that's out there right now.

We did also, I did take a look at, you know, potential impacts to our south neighbor here. The neighbor here to this, this must be warehouse space here because there's no windows in this back portion of this building, and in this front portion of the building here, there's just a few minor narrow windows.

There is a picture of this side also in your package. I know on here it's going to be page, like about page 56, but later on in your package you can see that side. We did that for the building kind of to try to break it up. We added some landscaping, some trees, that sort of thing, so hopefully they're not looking at just a complete I'll say brick wall.

The other thing to note I'll say is, when you look at it is there's no signs on this building. There's not a sign on the building itself and there is also no signage on the front telling somebody what they manufacture. So, we are confident that, I shouldn't say confident but comfortable with not really impacting their operation.

I'll say last week we did receive the comments of the Village of Arlington Heights. Our next step after this would be go and meet with the Design Commission, talk to them and satisfy their requirements. I would also then go meet with the Engineering Department to talk to them about the drainage because I think they had some concerns about the south.

The key, the interesting thing is a lot of the property actually now in this case does drain from like right here, it all drains this way onto the neighbor's property. When we put the building in here, I'm actually reducing the runoff from our lot to his lot. As part of the development requires also, we will be putting in permeable pavement to meet MWRD's requirements here in these parking aisles. So, we will also be handling maybe some drainage improvements to the lot.

Do you have any questions?

CHAIRMAN DIVITO: Any questions from the Board? None?

MR. GEISEL: I don't. I think the description of what and why she did what she did preempted a lot of the questions that I had. So, thank you.

MR. SIAVELIS: And you retained all that?

MR. GEISEL: That's what I did for 30 years, so yes.

MR. SIAVELIS: Right, good.

CHAIRMAN DIVITO: Okay, at this point, we'll just see if there's anybody from the audience that wishes to come and reach out on this.

None being heard, I'll close it down to Board discussion. So, you said 25 years you've been in the neighborhood?

MR. GURTZ: Approximately, yes.

CHAIRMAN DIVITO: So, in your 25 years, this already had the offices really right next door to this so he's already in the neighborhood?

MR. GEISEL: And across the road.

CHAIRMAN DIVITO: Right. Adding jobs, paying taxes, I think I would be in favor of it.

MR. SIAVELIS: Conceptually, that's --

CHAIRMAN DIVITO: I think that's okay. I think that you've gone through several iterations and your designs kind of show that, so I appreciate the thorough presentation.

MR. SIAVELIS: So, what about the Engineering Department opposition to the five-foot variance?

MR. GEISEL: Have you ever seen them say yes?

MR. SIAVELIS: They said yes on the prior petition.

CHAIRMAN DIVITO: True.

MR. GEISEL: Okay.

MR. SIAVELIS: That stood out to me right after.

MR. SELBKA: Is that southern triangle going to be permeable surfaces?

MS. BUEHLER: Just grass.

MR. SELBKA: That's going to be grass.

MS. BUEHLER: Yes, that's not, I can't figure out what I can put back there that, you know.

MR. SELBKA: That will grow?

MS. BUEHLER: Well, I didn't say will grow or not grow, it's just like, it's kind of unusable. Just an odd, odd shape. That's just grass.

MR. GEISEL: I do appreciate her last comment whereby she addressed that the current flow is in the direction of that five-foot setback, so there will actually be less water under the circumstance going in that direction.

MR. SELBKA: Yes, I would have liked something from the Engineering Department saying why they have concerns about drainage.

MR. SIAVELIS: Yes, it just says potential drainage concerns.

MR. SELBKA: As opposed to just saying that there are drainage concerns. Do you know if there are, if they elaborated at all, Derek?

MR. MACH: I spoke with the director of Engineering. He just commented that for drainage purposes between the two properties, you know, he would like to see the code required nine feet, and commented that if the ZBA is supportive of the variance, then if drain inlets could be provided along that south property line --

CHAIRMAN DIVITO: What could be provided?

MR. MACH: Drain inlets.

CHAIRMAN DIVITO: Drain inlets.

MS. BUEHLER: Even a hundred rain or something. I'd like to believe that once I sit down and talk to them and showed them the elevation, showed them how much water is actually currently running onto the property in just the existing condition and the things we're going to be doing to improve that runoff and drainage, that we can get through that item with no problem.

CHAIRMAN DIVITO: So, it's a potential issue. It sounds like there's still design --

MR. SELBKA: Solutions?

CHAIRMAN DIVITO: Solutions that can be considered in implementing still. Do we want to take a stance as to where we actually impose improvement?

MR. SIAVELIS: Are you talking about landscaping then that you're contemplating?

CHAIRMAN DIVITO: Yes, so, I think, no, not visual improvement but actual improvement of the current drainage situation.

MR. SIAVELIS: I'm not afraid to go that way based on what Engineering found includes --

MR. GEISEL: Nor am I.

MR. SELBKA: I think the problem is Engineering's problem hasn't been completely defined, so it's hard to come to a solution to condition.

MR. SIAVELIS: So, we would be speculating.

MR. SELBKA: Right, exactly, to condition something like, to condition that the Applicant do something in order to get the variances. So, I don't know, you know, I'm not really comfortable doing it that way.

MR. SIAVELIS: Fair enough. Concur.

CHAIRMAN DIVITO: Any other thoughts?

MR. GEISEL: I would support the project.

CHAIRMAN DIVITO: Okay, so would that be your motion?

MR. GEISEL: Motion to approve.

MR. JAFFE: Second.

CHAIRMAN DIVITO: All right, Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes.

MS. BUEHLER: Thank you.

MR. GURTZ: Thank you to everyone.

CHAIRMAN DIVITO: Thank you very much.

MR. GURTZ: Thank you. Looking forward to staying here.

CHAIRMAN DIVITO: Very good.

MR. GEISEL: We appreciate that, too. Thank you.

(Whereupon, the above-mentioned petition was adjourned at 7:41 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS March 12, 2018

PETITIONER: 75 W. Seegers Rd.

ADDRESS OF PROPERTY: 75 W. Seegers Rd.

VARIATION: 5.1-18.7, 11.6

A 4.6' variance to allow a structure with a side yard setback of 5.0' from the south property line instead of the required 9.6'; a 12.0' variance to allow parking that is setback 3.0' from the (west) rear property line where parking must be a minimum of 15.0'; a variance for no loading berth where a 10' x 35' loading berth is required.

The petitioner explained that they are proposing to set the new building back along the side property line five feet where 9.6 feet is required. The petitioner also explained that they are proposing to have parking that is three feet from the rear property line where a minimum of 15 feet is required and they are not providing a loading berth. The petitioner testified that side yard setback variance is necessary due to the required width of the building. The petitioner explained that the proposed building is a warehouse and the required width of the aisles within the building is driving the overall width of the building. The petitioner testified that the lot is irregular shaped and along the north property line there is a 7 foot wide easement and a 10 foot wide easement along the west property line. The Zoning Board expressed concern with the drainage as it relates to the setback variance per the Department of Engineering's comments. The petitioner testified that the site currently drains to the south. The petitioner explained that the overall drainage will be improved since the amount of water that is currently draining to the south will be reduced. The petitioner testified that the business does not have a need for a loading berth.

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

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

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

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

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

David Divito, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 521 S. Harvard Ave. - 3/12/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
521 S. Harvard Ave. - Minutes 3/12/18	Minutes
521 S. Harvard Ave. - Findings 3/12/18	Minutes

ZONING BOARD

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

OF APPEALS

RE: 521 SOUTH HARVARD AVENUE - ZBA #18-004

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 12th day of March, 2018 at the hour of
7:02 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
BENJAMIN JAFFE
PETER SIABELIS
JOSEPH SELBKA
JOSEPH GEISEL
TOM SCHWINGBECK
TOM DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: Good evening, everyone. I'd like to call to order the Zoning Board of Appeals meeting for March 12th of 2018. First things first, Derek, would you mind calling the roll?

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake.

MR. DRAKE: Here.

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Here.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Here.

CHAIRMAN DIVITO: Excellent. Next thing of business, if you don't mind, please stand and join us in the pledge of allegiance.

(Pledge of allegiance recited.)

CHAIRMAN DIVITO: Thank you all. Next order of business is the approval of minutes from last month. Actually, I wasn't here last month. So, any errors or omissions that were cited? Any motions?

MR. JAFFE: Move approval.

MR. SELBKA: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right. So, a quick address to the audience here. We have a full Board, so this is a rare occasion. You will need four affirmative votes for your motions to pass. During the presentation portion of your hearing, I would like you to hit on three key elements you should all be very well familiar with based on filling out the paperwork. First, talk about the hardship, talk about if you're not able to, if your motion doesn't pass, how the property will not yield a reasonable return. Second, talk about the unique situation. Finally, talk about how, if granted, you won't alter the characteristics of the neighborhood.

So, with that being said, the first one is 521 South Harvard. Have you had a chance to sign in?

MR. HARTEL: Yes, sir.

CHAIRMAN DIVITO: So, your name and address for the record?

MR. HARTEL: Yes, my name is Mike Hartel with Design House Architects. Our office address is 860 Lively Boulevard, Elk Grove Village, Illinois 60007.

CHAIRMAN DIVITO: Raise your right hand.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. HARTEL: Good evening, gentlemen. I'm used to saying ladies and gentlemen. I appreciate your time this evening to be here. So, I'm working with Mike Walsh, the owner of 521 South Harvard, a single family home, and they'd like to build a screened-in porch in the rear yard of their home.

So, to touch on the points that you described, initially with the hardship, you know, the purpose of the screened-in porch is to enjoy the outdoor living for him, his wife, his young children, and his mother who lives with them, too. They have issues with, you know, sunburn and skin cancer and bees and things like that. But as far as the economic hardship and diminished reasonable return, due to the shape of the lot, the reasonably size screened-in porch, to try to locate it in the middle within the building setbacks would be too small to be functional. It would also require both the partial demolition of an existing wood deck, partial demolition of an existing concrete patio. So, all that just increases the price of the addition to make it more, you know, more costly than if you were to be able to build this outside the building setbacks. Pardon me, I'm not the best public speaker out here.

So, you know, it would be a smaller screened-in porch. It won't be functional for the amount of furniture that they would like to have out there for the family that they are with a dining kind of area and activity area. You know, it just gets much more expensive and, therefore, diminishes the economic return.

The unique circumstances, really just the shape of the lot. The shape of the lot is a V shape. Sorry, I'm throwing stuff around here. With a V shaped lot, we have to do a setback parallel to both V shape boundaries. As you saw in the exhibits that we submitted, you know, the existing wood deck that we're replacing with the screened-in porch is outside that setback area. So, that's what's unique about it. If it was a square lot that was 125-150 feet deep, it would certainly fit within there.

Another thing that I'd like to point out, too, is the distance from the apex of the bottom of the lot to the proposed screened-in porch is 47 feet, not that that's part of the code, it's just something to look at. Then I even looked at if you take the average midpoint of the two angles and offset back up to the screened-in porch, that's still 30 feet away. I have just a very rudimentary drawing of that if you'd like to see that. I don't know if that's helpful or not.

CHAIRMAN DIVITO: Sure. Might as well. I don't like killing trees for no reason.

MR. HARTEL: So, this is showing the, you know, the idea of the midpoint of the property. Not to ignore you, Derek, sorry.

So, that's the unique circumstances with this lot. I think the zoning code basically addresses the most common type of lots being rectangular throughout the neighborhood.

Then the last item here is, you know, the essential character of the neighborhood. They're only looking for a one-story screened-in porch. That's going to be in scale and harmony with the existing home. It's truly a

screened-in porch. We're not doing anything with windows to make it a three-season room or anything like that. They do want to have a concrete slab out there just for the durability. So, it's one-story height. It's not going to affect the light and air quality of the neighbors. We're maintaining the seven-foot setback on the western side yard. So, it fits in there very well.

MR. SIAVELIS: You talked to the neighbors and you've seen the e-mail chain that was sent to us, right?

MR. HARTEL: Yes, and you know, it makes sense probably for Mike Walsh, the owner of the property to step up and, you know, talk a little bit about himself and the neighborhood support, unless you have any questions for me.

CHAIRMAN DIVITO: Feel free to present anything like that. Have you had the opportunity to sign in?

MR. WALSH: I did sign in, yes.

CHAIRMAN DIVITO: Name and address for the record?

MR. WALSH: Mike Walsh, 521 South Harvard, Arlington Heights, Illinois.

CHAIRMAN DIVITO: All right.

(Witness sworn.)

MR. WALSH: Hi, thank you for your time this evening. I got to know Mike --

MR. SIAVELIS: Let me just cut to the chase.

MR. WALSH: Sure, absolutely.

MR. SIAVELIS: You talked to your neighbors, right?

MR. WALSH: I spoke with the neighbors. I spoke with all the adjacent neighbors. One gentleman is sitting here, he might have a few words to say as well. But three of the four we got e-mails from in support of. I spoke with Matt's wife and e-mailed her as far as what we're up to and plans and things like that.

MR. SIAVELIS: Looks like you have four e-mails.

MR. WALSH: There was one that was curious to what we were doing after the poster up front. She lives across the street and she was all for it as well.

MR. SIAVELIS: Okay, any opposition from your neighbors?

MR. WALSH: No, not that I know of.

MR. SIAVELIS: Good, that's what I wanted to know.

CHAIRMAN DIVITO: I don't have a map in front of me, but can you tell us where in respect to your house, where the neighbors are?

MR. WALSH: If you want to back up to that first one, I can show you right here. So, we really have no adjacent neighbors with the backyard. So, right here you've got Chiconys, they moved in recently. They were all for it, you've got an e-mail there. Edwards as well as the Stanleys here. So, they all kind of would face that street porch.

MR. SIAVELIS: So, just to be clear and the record is clear, you identified four neighbors, right?

MR. WALSH: Three of the four e-mails to you.

MR. SIAVELIS: Okay, and that fourth?

MR. WALSH: The fourth is actually over here. Here, sorry, right here.

MR. SIAVELIS: So, the one neighbor that you didn't identify that's adjacent to your property?

MR. WALSH: We did not get an e-mail from them, we did speak with over the fence and talked about the plans, e-mailed back and forth with the plans. The husband is here this evening.

CHAIRMAN DIVITO: Okay, so there will be an opportunity for him.

MR. SIAVELIS: Yes, an opportunity for him to --

MR. WALSH: Sure.

CHAIRMAN DIVITO: How long have you been in the residence?

MR. WALSH: I've been, it's been 20 years now. I was fortunate enough, I'm the youngest of six kids. My dad booted me out right after I got out of college because he was moving, they became snowbirds. Mallard Cove Condominiums were just converting from apartment to condos, bought there, about five years there, moved to Dunton just down the street from this gentleman here for approximately 15 years, and then took the residence about two years ago is where we're at now. Ran out of space with the smaller home and wanted a larger home, had the opportunity to move right around where our kids are going to school.

Great community, great area. My wife teaches in the district. She's been teaching for 15 years at Greenbrier's Early Child with Special Needs. Just love the area and want to stay there, it's our forever home now. Short sale, definitely needed a lot of tender loving care when we got in there. Thousands and thousands spent at Knupper's fixing the place up and the exterior.

You could see I think one of the last photos, the pin numbers in that, it was a peach colored house with turquoise shutters, so not very appealing. The neighbors, the first one of the questions was from the gentleman across the street and he says when the heck are you going to paint the thing? So, we got it colored slate blue and aesthetically it's come a long ways with all the landscaping and things like that.

CHAIRMAN DIVITO: How many total household members are in the house?

MR. WALSH: I've got three children, eight, six and four, my wife and I. My mom is a snowbird down in Sarasota, Florida. She'll be back probably for about three months in the summertime.

CHAIRMAN DIVITO: Sorry, I was monopolizing the Q&A. Any other questions from the Board to the Petitioners? Okay, none being heard, we'll see if there's anybody else in the audience who wants to speak.

MR. WALSH: Great, thank you. Appreciate it.

CHAIRMAN DIVITO: All right. At this time, we'll open it up to the audience if anybody wants to come up and address the Board.

MR. EDWARDS: I'm assuming that's my turn now?

CHAIRMAN DIVITO: Yes.

MR. EDWARDS: Perfect. Sorry, this is all new to me, you know. I'm not from the area per se. I'm Matt Edwards.

CHAIRMAN DIVITO: Have you had a chance to sign in?

MR. EDWARDS: I have. As he said, I live behind him.

CHAIRMAN DIVITO: Name and address?

MR. EDWARDS: Yes, got you. Matt Edwards, 603 South Harvard.

CHAIRMAN DIVITO: All right.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. EDWARDS: So, I live directly behind Mike. Mike and I have lived next door now for about two years. I'm not from the area like I said, so this is all new to me. I apologize, I was traveling all last week so I haven't had a chance to review all the plans in great depth.

My only concern that Mike and I spoke about already was just that we're in a little bit of a low plain area so we get some standing water in the back. I know it's not all from his property, some of it comes from mine as well. But you know, looking at it, as he said, I'm all for improvement, betterment of the home and everything like that. I know, again, Mike and I came at the same time to improve the place.

But it's just one of those things, trying to make sure I understand all of the regulations and zoning and all that stuff, that it's all properly addressed. It's not going to adversely affect, you know, because I put a fence in and everything like that. So, I'm comfortable with what Mike has said. I'm all on board for it, but at the same time I just want to make sure that it's, you know, all within there. I'm all for it in whatever needs to be done. So, that's all I have.

CHAIRMAN DIVITO: Thank you. At this time, so during this process, it will go through the petitioning process and then it will go through the engineering review.

MR. EDWARDS: Okay, yes.

MR. SIAVELIS: Engineering took a pass and went through it already and there's no objection from the Engineering Department.

MR. EDWARDS: Okay, perfect.

CHAIRMAN DIVITO: And during the construction process, that's --

MR. EDWARDS: The permitting process, yes, I've had that done. Okay, that works. I mean that's all I wanted to make sure, that I had voiced that only because I've seen the standing water. Mike and I are well aware of it and we've talked about it. So, that's just my hope is that when it goes up, I know it will be great for everybody. It will be great for his kids and all that stuff, but as long as it's voiced, I'm good right now.

CHAIRMAN DIVITO: Fair enough. Thank you.

MR. EDWARDS: Thank, guys.

CHAIRMAN DIVITO: Anyone else from the audience that wishes to speak on this petition? None being heard, we'll close it down to the Board.

MR. SIAVELIS: Pretty straightforward here.

CHAIRMAN DIVITO: Agreed.

MR. SIAVELIS: The neighbors support it and he's removing an old porch or deck in that area. So, I'm in favor of it.

MR. SCHWINGBECK: Why when you're looking at it, the thing I'm concerned about going in and looking at that backyard, standing in the neighbor's yard behind this project --

MR. WALSH: The gentleman who just spoke?

MR. SCHWINGBECK: Yes. All the water is running off that patio straight down the hill into his yard.

CHAIRMAN DIVITO: Concrete patio or the wooden deck?

MR. SCHWINGBECK: It's a concrete patio, and now you're taking a wooden porch where the rain can kind of go through, and now you're building a permanent structure with a roof. So, can you pull the, could you back up for me, Derek, please?

MR. MACH: Did I --

MR. SCHWINGBECK: Yes. I know there's a box in his yard that he didn't talk about. It's got to be six inches still to the ComEd box. So, it looks like there's a lot of water in that backyard, and all the water just runs from this property into, from all four of those other houses into the backyard of --

MR. SIAVELIS: Derek, can you zoom a bit more?

MR. MACH: Sure.

MR. SCHWINGBECK: 603.

CHAIRMAN DIVITO: So, the wooden deck and the concrete patio are, you know --

MR. SCHWINGBECK: Yes, it slopes from the patio and that wooden deck right down into the backyard of 603. The rest of those yards are all higher.

I do have one question though for the Petitioner. If you're talking in your hardship there about wanting a place where you can keep your family, your children, your mother inside for all the sunburn and mosquitoes and bees, I fully understand that. Now you've got two situations there where water cannot go through. You're going to have a screened-in porch and a concrete patio.

Is there a need to have both or have you talked about tearing out the patio?

MR. WALSH: We have not discussed that. I did not put that patio on, it was there existing. I think the prior owner, actually it was a couple of owners ago, they had a basketball court back there. Then the prior owner decided to put a rear garage door on, he was storing boats and things like that. Right now it's just a play area for my kids, I mean, you know, riding them hot wheels and big wheels and stuff like that around there. But the plan was not to remove that as of yet, it's just additional cost, things like that.

I mean I do get standing water in the rear of my yard along the fence line that Matt put in. You know, on the one side, you know, they channel a lot of the water to the front. I was told you can't do that, it's going to be coming right off the gutter, right off the downspout. I know it was a concern of mine,

permeable surface ratios, things like that. Mike Hartel, the architect, he did a site study on that and he said we passed with flying colors. There was X amount of square footage remaining, it worked out.

MR. HARTEL: Yes, the allowable is 4,430 square feet, and the proposed is 4,029 square feet. So, it's well under the impervious surface coverage, understanding your concern about that.

MR. SCHWINGBECK: Yes, how much of that is in the front yard?

MR. HARTEL: The front yard?

MR. SCHWINGBECK: Because the backyard is going to be pretty well covered now.

MR. HARTEL: Yes, the front yard is, you know, it's 25-foot deep times 75 feet. Then you take out, the driveway is probably, what, 18 feet wide or 16 feet wide.

MR. WALSH: Two-car drive.

MR. HARTEL: Pardon me?

MR. WALSH: Two-car drive.

MR. HARTEL: Yes, two-car drive. So, it's whatever 25 times 75 is minus 16 times 25, or I would just say 55 times 25. That gives you your impervious surface area, your pervious surface coverage on the front yard. Yes, the one sheet would have that one, too, correct.

MR. SIAVELIS: Are you, the water that's going to be coming down on this proposed screened-in porch, are you just using the gutters and downspouts and then discharging at the base of the structure?

MR. WALSH: Correct. Correct. Working with the architect as well as talked with Kevin Erdman and a few others just getting ideas, getting pricing and things like that to move forward, but he said that's what needs to be done. So, the French drain, things like that, that's not to be done, that's what I was told.

MR. SIAVELIS: Not to be done from a cost standpoint you're saying? Because there's a number of --

MR. WALSH: Drainage scenarios and things like that, they said all I should do is let the downspout go and that's it. Would I be in favor of rerouting that water? It was already done in the other side where they're catching the water off the rear of the garage, and I've got a dry riverbed after the downspout runs under a little boardwalk per se and runs to the front of the house out to the parkway. Would I be opposed to doing something like that? Absolutely not.

I think Matt would definitely be in favor because we both get, you know, any of that water I can catch and pitch to the front, absolutely. But you know, I probably shouldn't even be saying that because I was told that that is not an option and it should be discharged. Kevin Erdman who does a lot of work here, he had stated it as well.

MR. SIAVELIS: Tom, would that alleviate your concerns?

MR. SCHWINGBECK: Well, I mean the resident doesn't seem to be too concerned back there, but it is a slope and it all slopes into the backyards.

MR. WALSH: In heavy storms, you know, I get the standing water along the fence line as well as Matt. Then it does, you know, we've talked about

the ComEd box back there as well, how they should raise that up.

MR. SCHWINGBECK: All right.

MR. GEISEL: Just a quick one. We don't have to say the obvious here. They're not seeking a variance on FAR. Per the architect's calculations, they're well in.

CHAIRMAN DIVITO: And Engineering did not flag it.

MR. SIAVELIS: Did not flag it, right. So, I understand your comments and concerns, Tom, but we have a neighbor providing direct testimony there.

CHAIRMAN DIVITO: Right.

MR. SIAVELIS: So, I still am in support of granting the variance in light of the discussions and the --

CHAIRMAN DIVITO: Right, and I would only suggest that you do work with those and seek other alternatives. Derek, I don't know if you've directed them, but to figure out a way of directing the stormwater.

MR. WALSH: Absolutely. No, that was in the original plans and Mike and I discussed it. He said don't even talk about it, don't bring it up. But I think Matt would enjoy that as well as I if we get, you know, it's not a lot of water in them catching them and it's not a large space. But any of that they could catch and pitch towards that front, by all means, we're doing it on the east side of the house. I do have on the west side of the house some standing water as well on the lot line. So, dry riverbed, you know, we put some nice stone in there, again spending more money at Knupper's, having them dump some yards of stone and it looks very, very nice and we have the hosta along with it, we could do something on the west side. But you know, Kevin Erdman, my architect and a few others said don't, you know, don't mess around with any of the drainage, it is what it is and leave it as it is. But if that's allowed, by all means. I think Matt would be out there with his pickaxe with me digging it up.

MR. DRAKE: You might want to look at rain barrels which you can get through the Water Reclamation District.

MR. WALSH: Absolutely.

MR. DRAKE: Collect the water, use it for your garden with a flat hose.

MR. WALSH: Absolutely, not a bad idea at all here.

MR. DRAKE: That's what I do at my home, I'm for it. It's free.

MR. WALSH: Okay. Yes.

CHAIRMAN DIVITO: All right. Any other? I mean I guess we're already in Board discussion.

MR. WALSH: Thank you.

CHAIRMAN DIVITO: All right, so I heard, is there a motion? You're in favor of it?

MR. SIAVELIS: Yes.

CHAIRMAN DIVITO: Is there a motion?

MR. SIAVELIS: I'll move.

MR. JAFFE: Seconded.

CHAIRMAN DIVITO: All right, Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. So, the motion is approved.

MR. HARTEL: Thank you very much.

MR. WALSH: Thank you. Thank you, all.

MR. HARTEL: Appreciate your time.

(Whereupon, the above-mentioned petition was
adjourned at 7:21 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS March 12, 2018

PETITIONER: Walsh Residence
ADDRESS OF PROPERTY: 521 S. Harvard Ave.
VARIATION: 5.1-3.6 (Required Minimum Yards)

A 10.8' variation to allow an addition with a rear yard setback of 19.2' where 30' is required and an additional 1.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the lot is irregular in shape. The petitioner explained that the lot is 'V' shaped along the rear property line. The petitioner explained that options were explored to locate the porch in the middle within the building setbacks; however, the porch was too small would not be functional.

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

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

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

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

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

David Divito, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 239 W. Maude Ave. - ZBA#18-007

Department: Planning & Community Development

REQUEST

1. A 7 foot variation to Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a covered front porch with a front yard setback of 23 feet where 30 feet is required, and an additional 1 foot for the eave.
2. A 1.3 foot variation from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow an addition with a side yard setback of 6.2 feet where 7.5 feet is required, and an additional 1 foot for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 9, 2018
Date Prepared: April 2, 2018
Project Title: Lewis Residence
Address: 239 W. Maude Ave.

Background Information

Petition Number: ZBA #18-007
Petitioner: Keith Ginnodo / Kingsley/Ginnodo Architects
Address: 33 N. Hickory Ave.
Arlington Heights IL 60004

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

Requested Action/Background Information

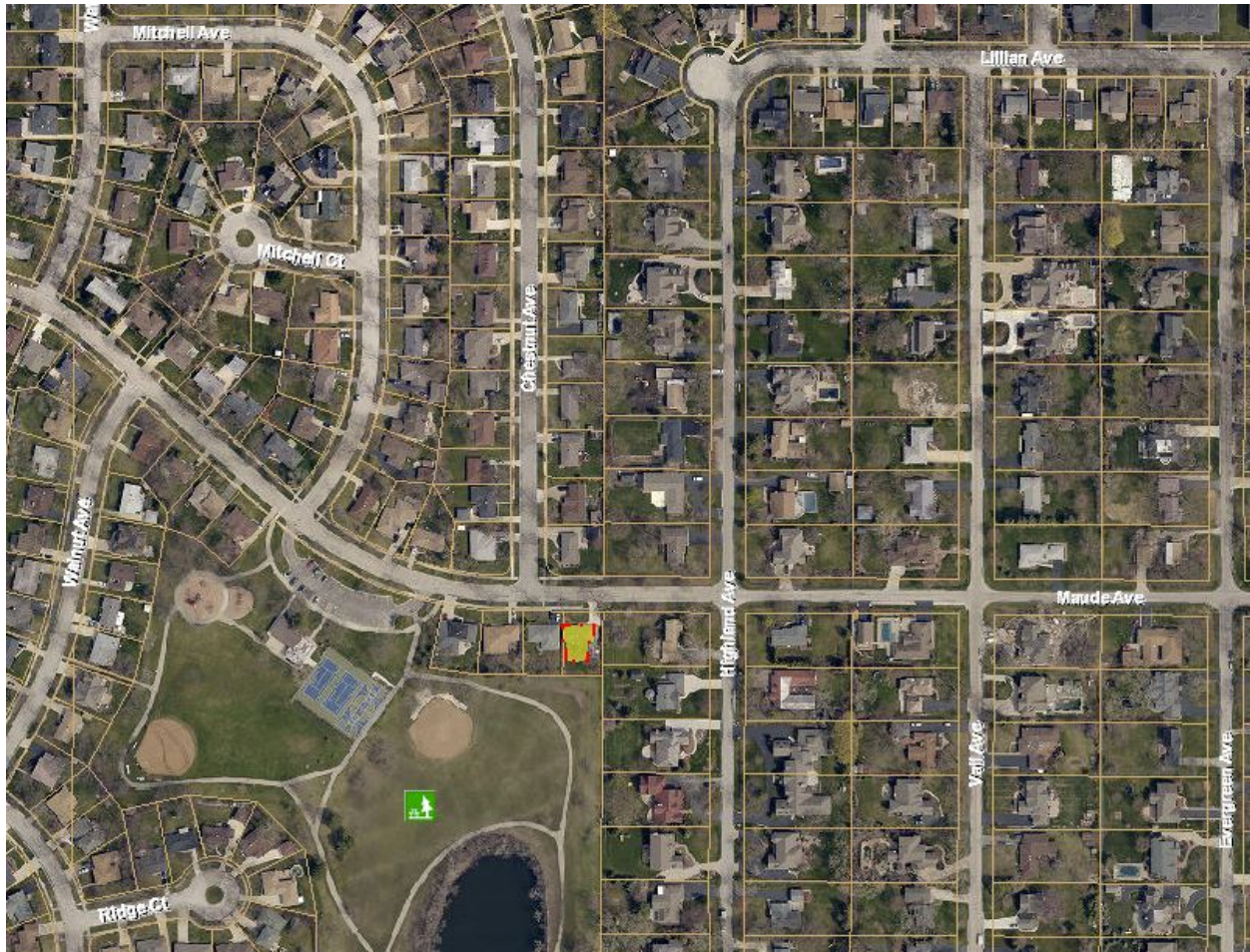
The subject property is zoned R-3, Single-Family Residential District. The petitioner is proposing to add a 133 square foot covered front porch and a 76 square foot addition to their existing residence. The proposed addition will be located in line with the existing edge of their home which is encroaching into the required side yard setback. The front porch has a front yard setback of 23 feet where 30 feet is required. Therefore, the petitioner requests the following variations:

- **A 7 foot variation to Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a covered front porch with a front yard setback of 23 feet where 30 feet is required, and an additional 1 foot for the eave.**
- **A 1.3 foot variation from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow an addition with a side yard setback of 6.2 feet where 7.5 feet is required, and an additional 1 foot for the eave.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	3/20/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/20/18	
3. Letter that was Mailed	✓	3/20/18	
4. Photographs of Sign on Property	✓	3/20/18	

Photographs of Existing Structure



ZBA# 18-007

239 W Maude - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: March 21, 2018

Completed: March 29, 2018



The proposed ZBA application indicates that the petitioner is seeking:

A 7 ft variance to allow a covered front porch with a front yard setback of 23 ft where 30 ft is required, and an additional 1 ft for the eave; and a 1.25 ft variance to allow a home addition with a side yard setback of 6.25 ft where 7.5 ft is required, and an additional 1 ft for the eave.

NOTE: The existing side yard setback is non-conforming, and the 76 sq ft addition will not increase the non-conformity. This addition is also in the vicinity of an existing concrete patio.

The Engineering Department has NO OBJECTION to the proposed variances.

RECEIVED

MAR 30 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Lewis Residence

Project Address: 239 W Maude Ave

ZBA #: 18-007

Date: March 21, 2018

Derek:

I have reviewed the request for the following variances:

- A 7 foot variance to allow a covered front porch with a front yard setback of 23 feet and an additional 1.0 foot for the eave, where a minimum of 30 feet is required;
- A 1.25 foot variance to allow an addition with a side yard setback of 6.25 feet, and an additional 1.0 foot for the eave, where 7.5 feet is required.

I do not have any objections to the requests.

RECEIVED
MAR 22 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Lewis Residence

Project Address: 239 W. Maude Ave.

ZBA #: 18-007

ZBA Hearing Date: April 9th, 2018

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of 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 20th, 2018

- A 7 foot variation to Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a covered front porch with a front yard setback of 23 feet where 30 feet is required, and an additional 1 foot for the eave.
- A 1.25 foot variation from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow a home addition with a side yard setback of 6.25 feet where 7.5 feet is required, and an additional 1 foot for the eave.

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITIONS ARE NICELY DESIGNED, AND FIT

THE SCALE AND CHARACTER OF THE HOUSE.

-STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, March 28th, 2018.

February 20, 2018

PETITION

239 W. Maude Avenue, Arlington Heights, Illinois 60004

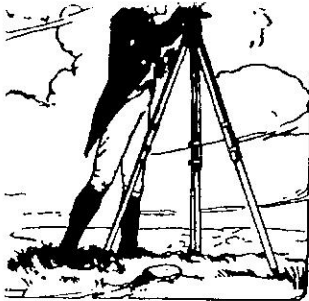
NOW COMES the Petitioner Pat and Joe Lewis being the owner of the property commonly known as: 239 W. Maude Avenue, Arlington Heights, Illinois 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from the Arlington Heights Municipal Code, Chapter 28 Zoning Regulations, Section 5.1-3.6 (Required Minimum Yards) in order to build a covered front porch that encroaches into the required front yard by 36" and for an addition that encroaches the required side yard by 15".

I hereby state that the following hardship would exist if the variation were not granted: The allowable 4'x 8' canopy cannot function as a porch. The allowable canopy would create an awkward arrangement with the front bow windows. Stepping the addition back from the existing west face of the house would result in a room that would not be well suited for the required layout.

I hereby state that the following unique circumstances exist: The master bedroom addition is an extension of the existing non-confirming west elevation. The established front yard is indicated on the plat as being 30' however the adjacent home to the east has a setback on the north of 15'.

I hereby state that the variation, if granted, will not alter the essential character of the locality. Both the front porch and the addition are an extension of the existing roofs and both respond sympathetically to the existing home in material, scale and rhythm. The project responds to the lower scale of many of the homes in the area and does not alter the essential character of the locality.

Signed: (petitioner) Patricia A. Lewis date: 2/22/18

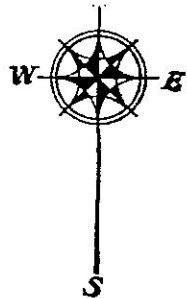


Land Surveyors

933 S. Plum Grove Road
Suite 101
Palatine, Illinois 60067

11015. 1 Route 47
P.O. Box 608
Huntley, Illinois 60142

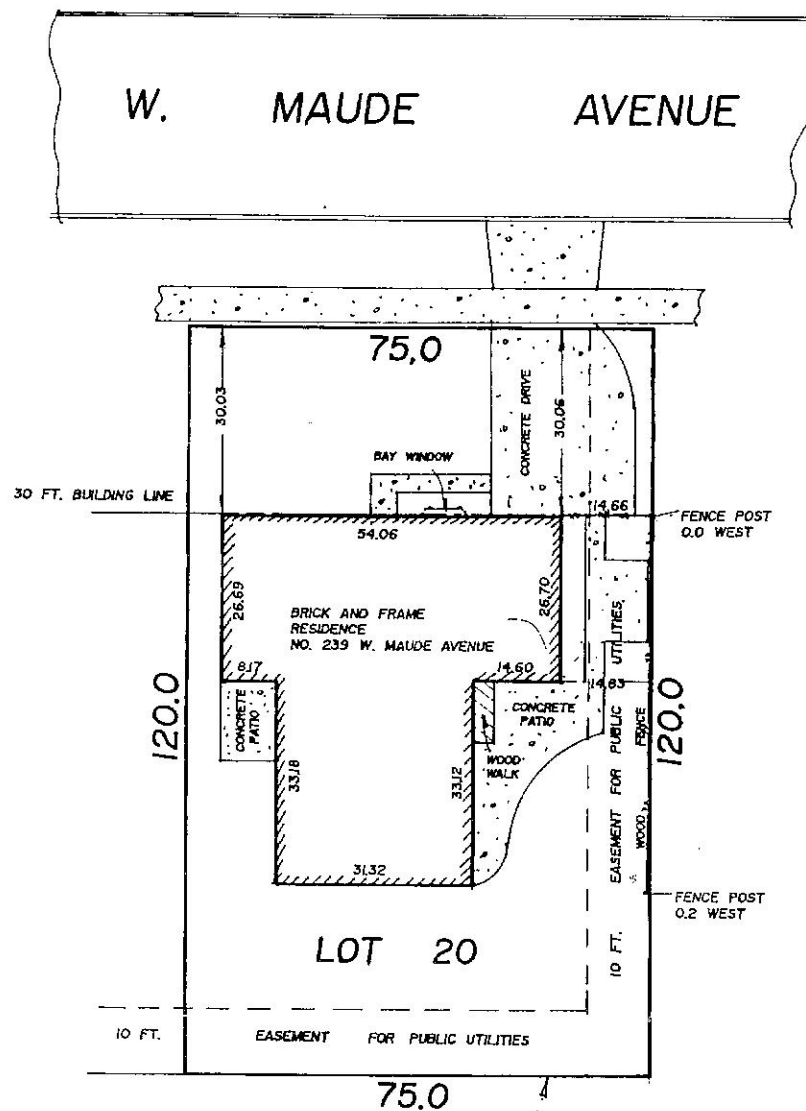
Phone: (708) 378-7960



PLAT OF SURVEY

OF

LOT 20 IN BLOCK 4 IN HASBROOK SUBDIVISION UNIT NO. 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, DOCUMENT 17 041 013, IN COOK COUNTY, ILLINOIS.



is survey has been made for mortgage purposes and shall not be used for
y other purpose.

ensions shown thus: 50.25 are feet and decimal parts thereof.
ensions shown thus: 50'-3" are feet and inches.

ck legal description, building lines and easements with Title Policy or
rens Certificate and report any discrepancies immediately.

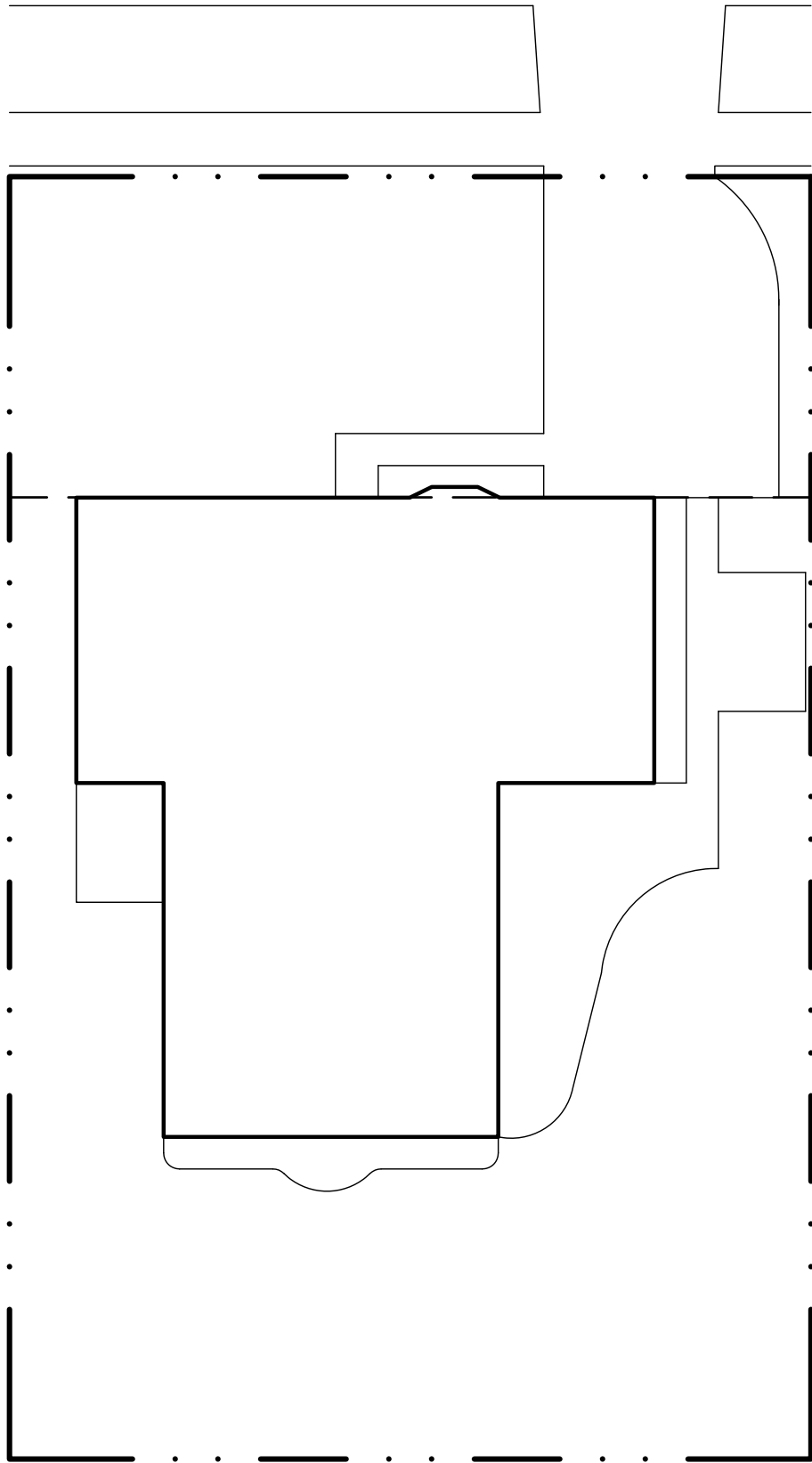
STATE OF ILLINOIS }
COUNTY OF McHENRY } ss.

I, Thomas M. Sheets an Illinois Professional Land Surveyor do
hereby certify that I have surveyed the above described property,
and that the above plat is a correct representation of said survey.

Huntley, Illinois APRIL 1, 1993

Thomas M. Sheets
Illinois Professional Land Surveyor

1 1/2 1/4



1 EXISTING SITE PLAN
1/16" = 1'-0"

DRAWING LIST

- EX0 EXISTING SITE PLAN
- EX1 EXISTING FIRST FLOOR PLAN
- EX2 EXISTING ROOF PLAN
- EX3 EXISTING NORTH ELEVATION
- EX4 EXISTING WEST ELEVATION
- EX5 EXISTING SOUTH ELEVATION
- EX6 EXISTING EAST ELEVATION
- A1 FIRST FLOOR PLAN
- A2 ROOF PLAN

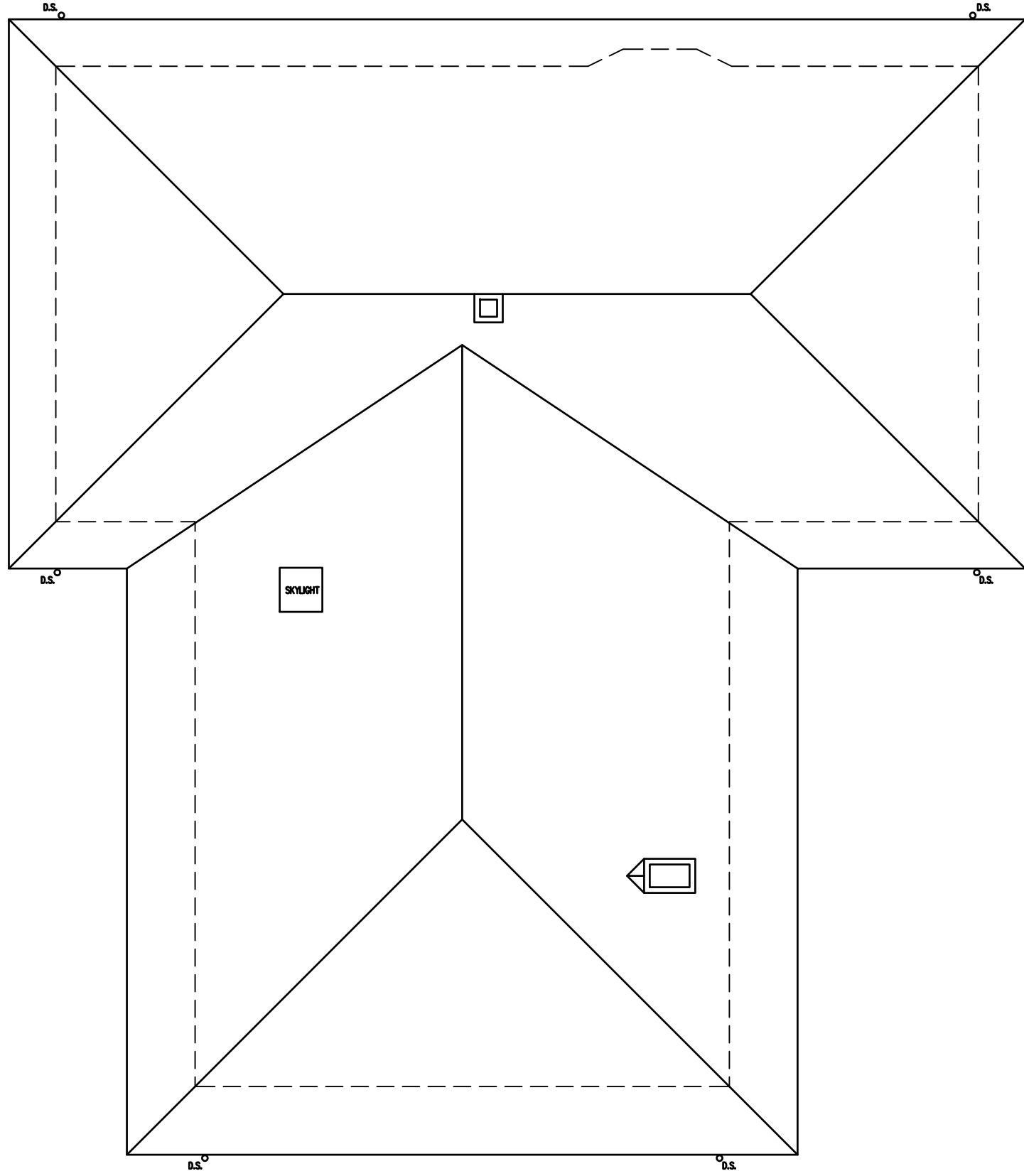
KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS ILLINOIS 60004



PAT AND JOE LEWIS
239 W. MAUDE AVENUE, ARLINGTON HEIGHTS, IL 60004

EXO
6.2.14

1 1/2 1/4



1 EXISTING ROOF PLAN 1/8" = 1'-0" 1

PAT AND JOE LEWIS
239 W. MAUDE AVENUE, ARLINGTON HEIGHTS, IL 60004



1 1/2 1/4



1 EXISTING NORTH ELEVATION
3/16" = 1'-0"

PAT AND JOE LEWIS
239 W. MAUDE AVENUE, ARLINGTON HEIGHTS, IL 60004

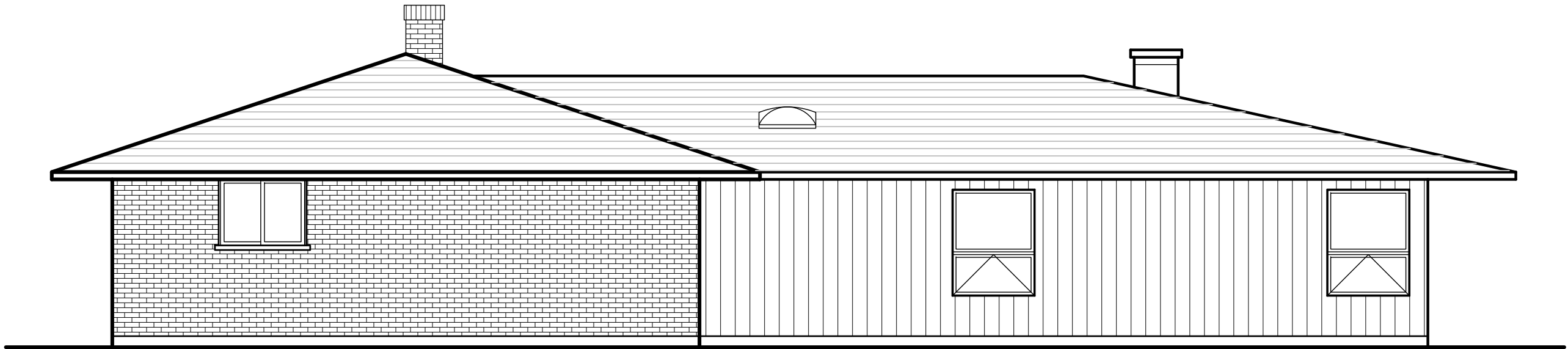


KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS ILLINOIS 60004

EX3

6.2.14

1 1/2 1/4



1 EXISTING WEST ELEVATION
3/16" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS ILLINOIS 60004

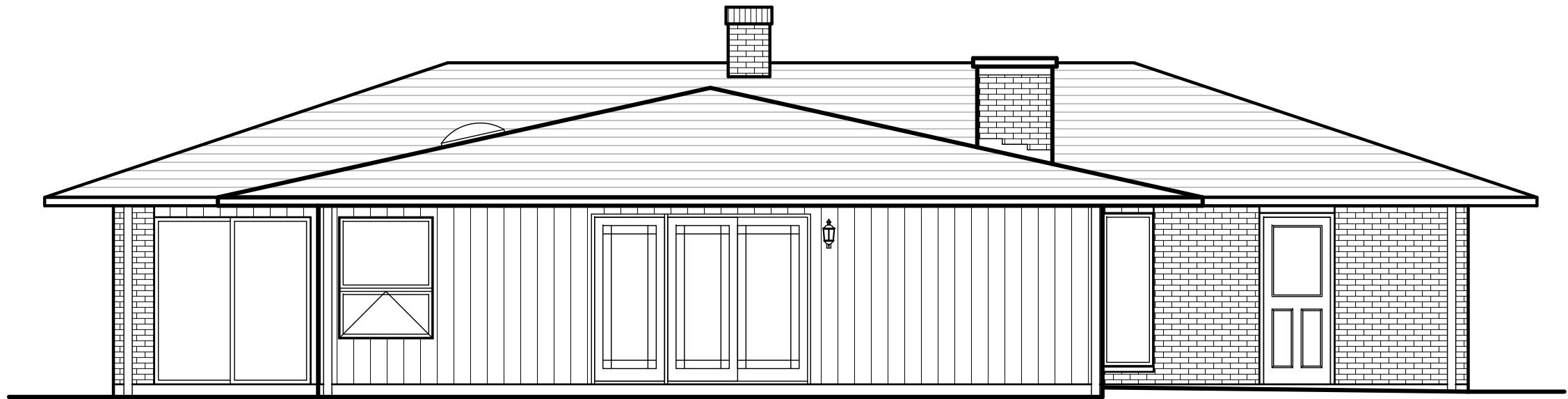


PAT AND JOE LEWIS
239 W. MAUDE AVENUE, ARLINGTON HEIGHTS, IL 60004

EX4

6.2.14

1 1/2 1/4



1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"

PAT AND JOE LEWIS
239 W. MAUDE AVENUE, ARLINGTON HEIGHTS, IL 60004

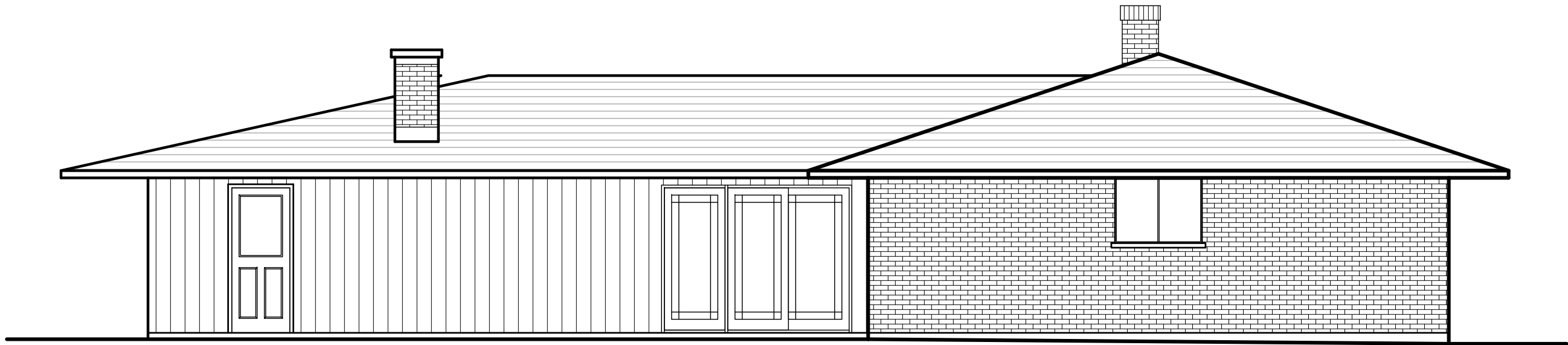


KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS ILLINOIS 60004

EX5

6.2.14

1 1/2 1/4



1 EXISTING EAST ELEVATION
3/16" = 1'-0"

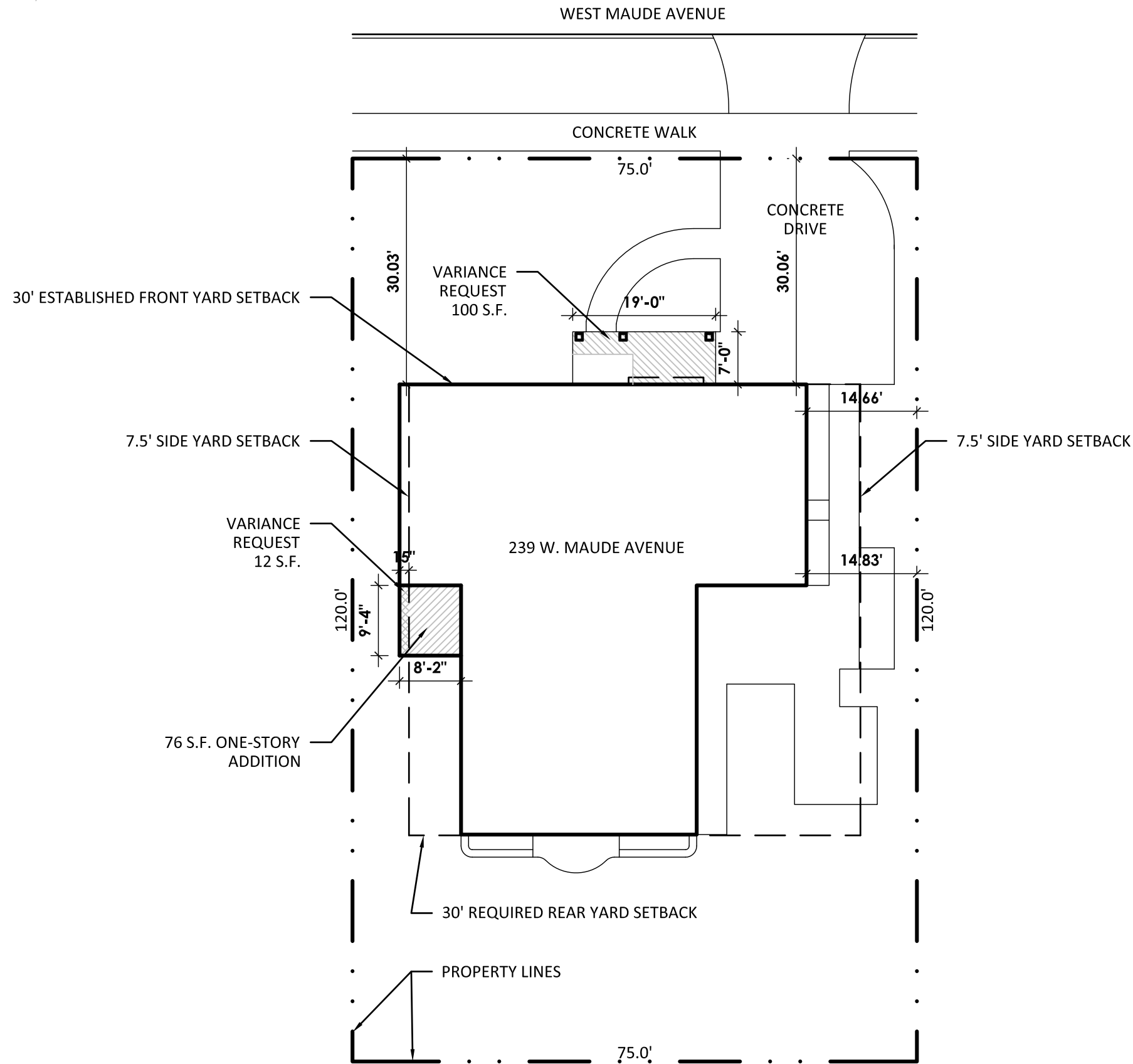
PAT AND JOE LEWIS
239 W. MAUDE AVENUE, ARLINGTON HEIGHTS, IL 60004



KINGSLEY + GINNODO ARCHITECTS
314 N PINE AV ARLINGTON HTS ILLINOIS 60004

EX6

6.2.14



DRAWING LIST

- A0 PROPOSED SITE PLAN
- A1 PROPOSED FIRST FLOOR PLAN
- A2 PROPOSED ROOF PLAN
- A3 PROPOSED NORTH AND SOUTH ELEVATIONS
- A4 PROPOSED WEST AND EAST ELEVATIONS

THE FRONT YARD SETBACK IS ESTABLISHED AT 30.0' PER CHAPTER 28, SECTION 5.1-3.6 REQUIRED MINIMUM YARDS.

1 PROPOSED SITE PLAN 1/8" = 1'-0" 1

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

A0

2.20.17
9.12.17
8.31.17

KG

PAT AND JOE LEWIS
239 W. MAUDE AVEUE, ARLINGTON HTS., IL 60004

© KINGSLEY + GINNODO ARCHITECTS



1 PROPOSED NORTH ELEVATION
3/16" = 1'-0"



2 PROPOSED SOUTH ELEVATION
3/16" = 1'-0"



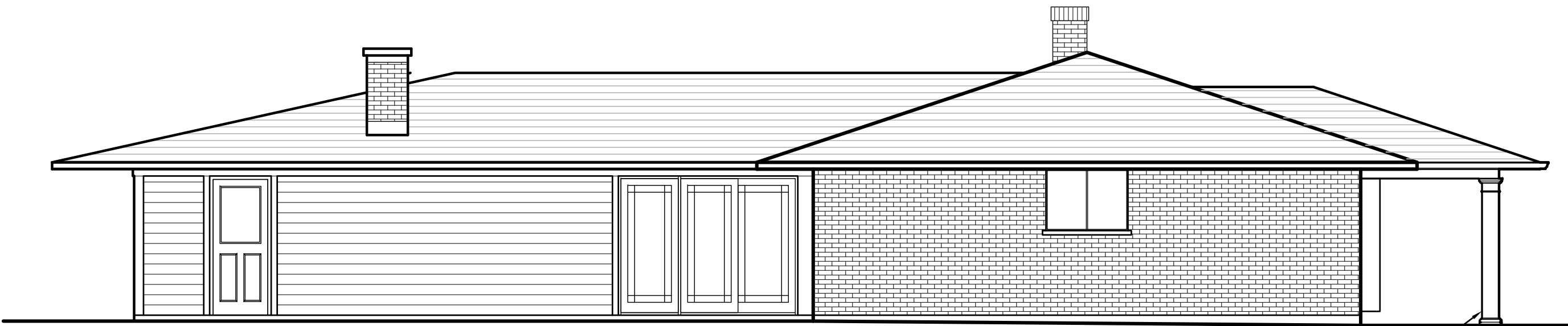
PAT AND JOE LEWIS
239 W. MAUDE AVEUE, ARLINGTON HTS., IL 60004



NEW FRONT PORCH

NEW MASTER
BEDROOM ADDITION

1 PROPOSED WEST ELEVATION
3/16" = 1'-0"



NEW FRONT PORCH

2 PROPOSED EAST ELEVATION
3/16" = 1'-0"

1 PROPOSED EAST ELEVATION
3/16" = 1'-0"





Item: 633 S. Evergreen Ave. - ZBA#18-008

Department: Planning & Community Development

REQUEST

1. A 2.1 foot variation from Chapter 28, Section 5.1-3.6 (Minimum Required Yards) to allow a home with a side yard setback of 2.9 feet where 5 feet is required, and an additional 1 foot for the eave.
2. A 324 square foot variation from Chapter 28, Section 5.1-3.8 (Maximum Impervious Surface Coverage) to allow 3,749 square feet of Impervious Surface Coverage where 3,425 square feet of Impervious Surface Coverage is allowed.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits
Letter of Support	Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 9, 2018
Date Prepared: April 2, 2018
Project Title: Sklierenko/Amirpour Residence
Address: 633 S. Evergreen Ave.

Background Information

Petition Number: ZBA #18-008
Petitioner: Andrij Sklierenko & Sanaz Amirpour
Address: 853 S. Dwyer Ave.
Arlington Heights IL 60005

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

Requested Action/Background Information

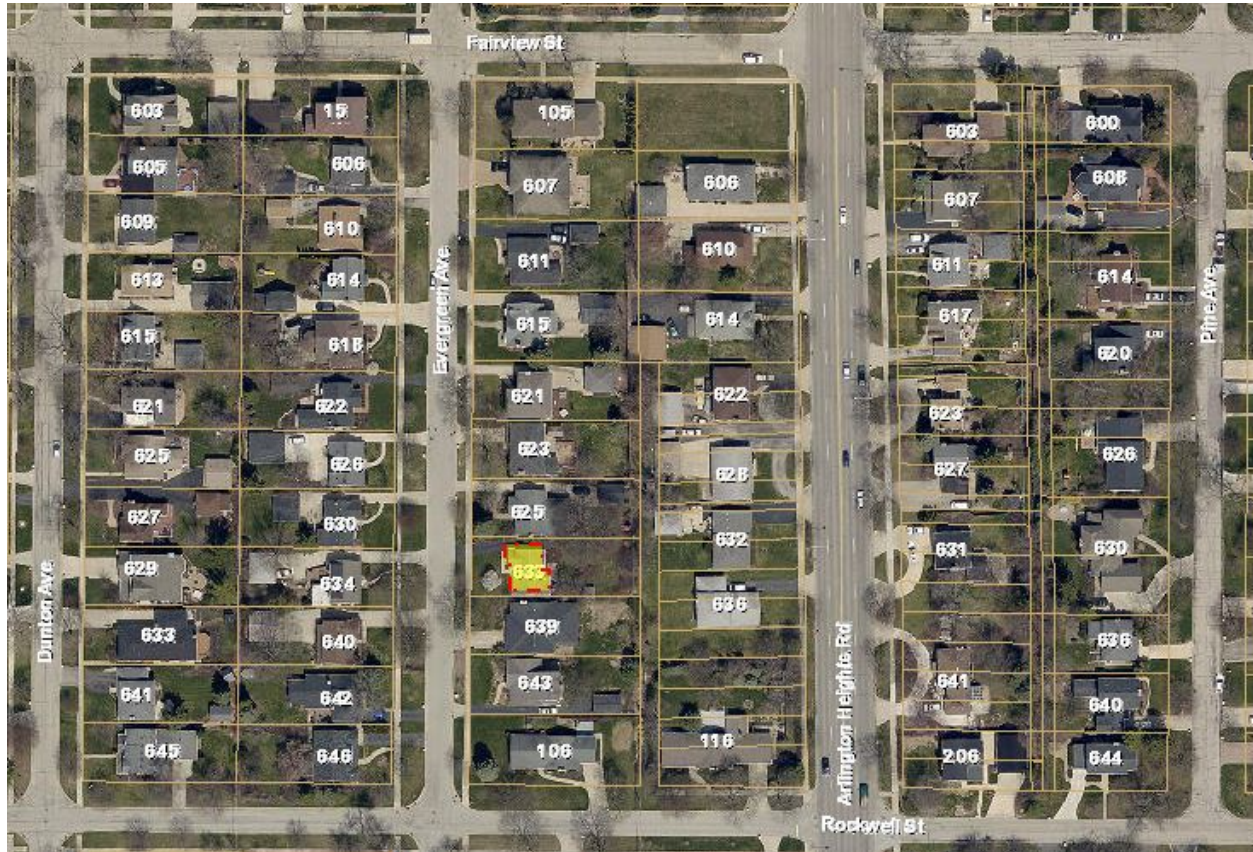
The subject property is zoned R-3, Single-Family Dwelling District. The petitioner is proposing to reconstruct their home on the existing foundation. However, the existing foundation has a side yard setback of 2.9 feet and the minimum required side yard setback is 5 feet. The petitioner is also proposing an addition in the rear of the home. The addition in the rear is stepped back and meeting the required five foot setback. Additionally, the petitioner is proposing to add a detached garage and extended driveway. This results in 3,749 square feet of Impervious Surface Coverage where 3,425 square feet of Impervious Surface Coverage is allowed. Therefore, the petitioner requests the following variations:

- **A 2.1 foot variation from Chapter 28, Section 5.1-3.6 (Minimum Required Yards) to allow a home with a side yard setback of 2.9 feet where 5 feet is required, and an additional 1 foot for the eave.**
- **A 324 square foot variation from Chapter 28, Section 5.1-3.8 (Maximum Impervious Surface Coverage) to allow 3,749 square feet of Impervious Surface Coverage where 3,425 square feet of Impervious Surface Coverage is allowed**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	3/23/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/23/18	
3. Letter that was Mailed	✓	3/23/18	
4. Photographs of Sign on Property	✓	3/23/18	

Photographs of Existing Structure



ZBA# 18-008

633 S Evergreen Ave- ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: March 21, 2018

Completed: March 29, 2018

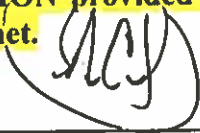
The proposed ZBA application indicates that the petitioner is seeking:

A 2.06 ft variance to allow a home with a side yard setback of 2.94 ft where 5 ft is required, and an additional 1 ft for the eave; and a 323.7 sq ft variance to allow 3,749 sq ft of Impervious Surface Coverage where 3,425.3 sq ft is required.

NOTE: The proposed plan includes expanding the foundation, and it appears from the submittal that this will be a **new custom home** and the entire first floor will be demolished.

Although the existing home is non-conforming on the south side yard setback, the Engineering Department is NOT IN FAVOR of the proposed side yard setback variance because the plans include a proposed window well in the side yard that be approximately 2 ft from the property line. The Engineering Department is also NOT IN FAVOR of the requested variance for for increasing the allowable impervious surface coverage.

UPDATE April 3, 2018: The Petitioner has indicated they would revise the plans accordingly to comply with the window well setback at time of Building Permit. The Engineering Department has NO OBJECTION provided the setback requirements for the window well are met.





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Sklierenko/Amirpour Residence

Project Address: 633 S Evergreen Ave

ZBA #: 18-008

Date: March 21, 2018

RECEIVED
MAR 22 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the following requests for variance:

- A 2.06 foot variance to allow a home with a side yard setback of 2.94 feet where 5 feet is required, and an additional 1 foot for the eave.
- A 323.7 square foot variance to allow 3,749 square feet of impervious surface coverage where 3425.3 square feet is allowed.

The following comments shall be addressed:

1. The petition narrative indicates working with the existing foundation wall, however the plans indicate an addition at the kitchen and living room of 2 feet and 1-inch. Revise the narrative to match the proposed plans showing an addition.
2. The Zoning Worksheet and the plans do not match. The existing side yard setback appears to be 2.94 feet on the south side, and the proposed setback would then be 0.94 feet. Revise the Zoning Worksheet to indicate what is shown on the plans.
3. Based on comment #2, the proposed 2' 1" addition at the kitchen and living room would be required to have a minimum fire-resistance rating of 1 hour, including that portion of the walls perpendicular to the addition. The proposed window openings and projections are not permitted on that side of the house based on the proposed setback being less than 3 feet.

4. The addition to the rear of the house for the dining room, with a proposed side yard setback of 2.94 feet, would be required to have a minimum fire-resistance rating of 1 hour, including that portion of the walls perpendicular to the addition. The proposed window openings and projections are not permitted on that side of the house based on the proposed setback being less than 3 feet.
5. The front and rear elevations where new stairs are indicated seem to indicate a change to the front and rear grading, as it appears the existing front stoop is two steps, and the proposed will be 4 steps. Explain the changes.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Sklierenko/Amirpour Residence

Project Address: 633 S. Evergreen Ave.

ZBA #: 18-008

ZBA Hearing Date: April 9th, 2018

To: Jim Massarelli, Director of Engineering
Steven Toulounis, Director of 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 20th, 2018

- A 2.06 foot variation from Chapter 28, Section 5.1-3.6 (Minimum Required Yards) to allow a home with a side yard setback of 2.94 feet where 5 feet is required, and an additional 1 foot for the eave.
- A 323.7 square foot variation from Chapter 28, Section 5.1-3.8 (Maximum Impervious Surface Coverage) to allow 3,749 square feet of Impervious Surface Coverage where 3,425.3 square feet of Impervious Surface Coverage is allowed

Attached are the Petitioner's:

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

Comments: THE SCALE AND MARKING OF THE PROPOSED HOUSE FIT VERY WELL WITH THE CONTEXT OF THE NEIGHBORHOOD. ADDITIONAL DETAILING IS RECOMMENDED TO ADD MORE INTEREST TO THE DESIGN.

Please review, comment, and return to me no later than Wednesday, March 28th, 2018.

A DESIGN COMMISSION APPLICATION IS REQUIRED.

-STEVE HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner Andrij Sklierenko & Sanaz Amirpour

being the owner of the property commonly know as: 633 S Evergreen

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

28-5.4, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Reconstruct a portion of the first floor, walls, and roof on top of the existing foundation wall

currently located within the south side yard setback

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

Building a new wall compliant with current zoning side yard setback that will not align with the existing

foundation will be problematic concerning structure and weather tight construction.

I hereby state that the following unique circumstances exist: Zoning laws that were in place at the
time of construction of the 1950s ranch allowed the side yard to be 2'-0" less than todays current

zoning setback, We are hoping to work with the existing foundation and avoid the landfill.

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

The existing house currently stands upon the said foundation and

the replacement structure will also stand upon the existing foundation not changing the character or

context of neighboring properties. The added portion of the foundation and structure will

comply with current zoning setbacks as shown in the plans

Signed: 

Petitioner

Date: 

3/4/2018

RECEIVED

MAR 05 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

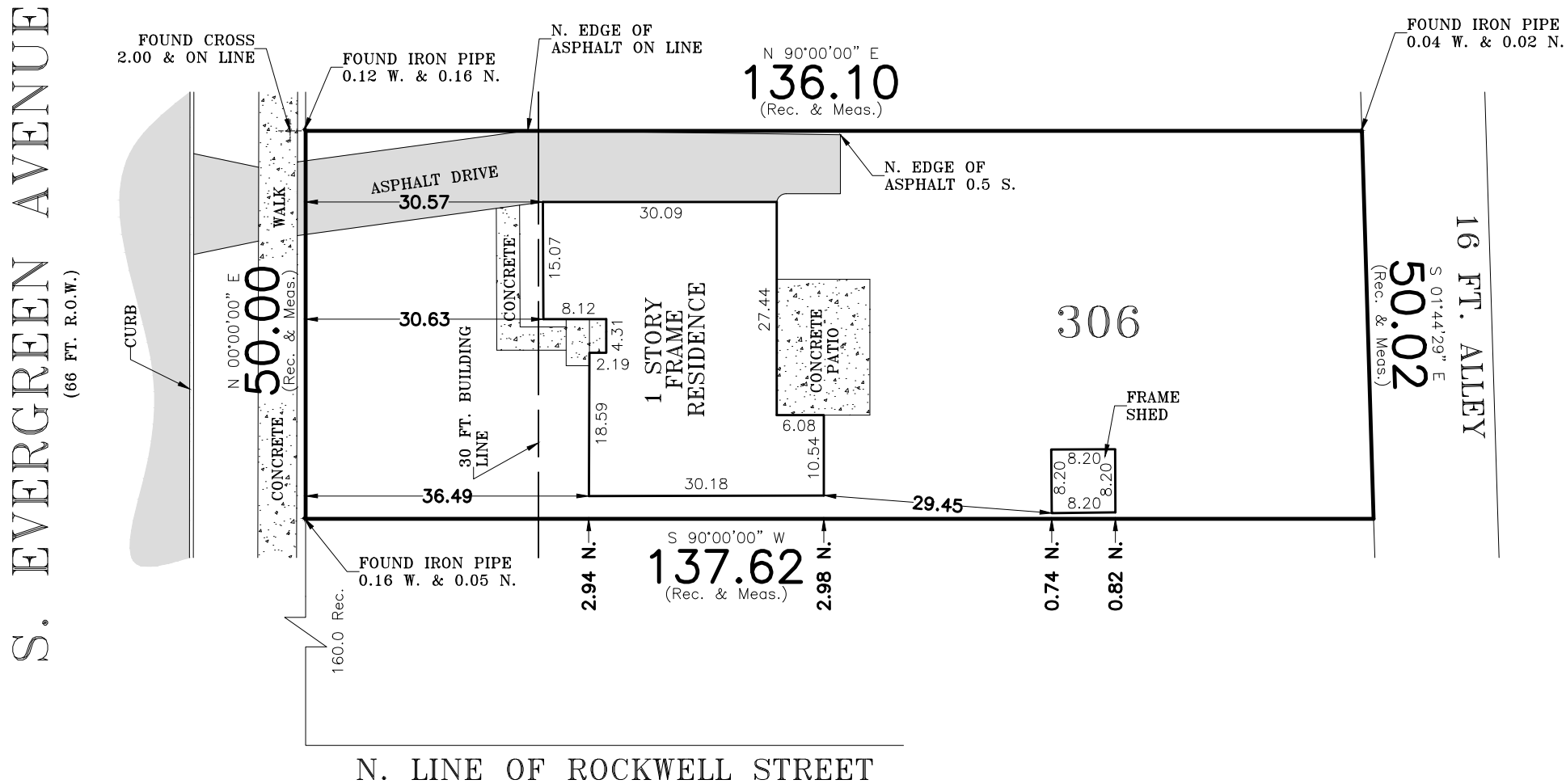
PLAT OF SURVEY
of

LOT 306 IN H. ROY BERRY COMPANY'S LAUDYMONT TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 31 AND PART OF THE SOUTHWEST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 633 S. EVERGREEN AVENUE, ARLINGTON HEIGHTS, ILLINOIS
P.I.N. 03-32-303-008



SCALE: 1"=20'



GENERAL NOTES:

- 1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.
- 2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.
- 3) BASIS OF BEARING FOR THIS SURVEY IS AS ASSUMED NORTH.
- 4) IF STAKING IS REQUIRED AS A MATTER OF URGENCY OR FOR CONSTRUCTION, PLEASE NOTIFY THE OFFICE. OTHERWISE THIS PROPERTY WILL BE STAKED WHEN WE HAVE A CREW SCHEDULED TO WORK IN THE VICINITY.
- 5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.
- 6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

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



SURVEY ORDERED BY: LAW OFFICE OF DOUGLAS W. WORRELL, LTD.

I, MICHAEL J. LOPEZ, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

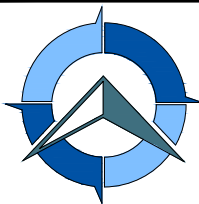
GIVEN UNDER MY HAND AND SEAL THIS
18TH DAY OF OCTOBER A.D. 2017

MY LICENSE EXPIRES ON 11/30/18

P.S.I. NO.172948



Professional Design Registration #184-002795



Preferred
SURVEY, INC

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455
Phone 708-458-7845 / Fax 708-458-7855
www.psisurvey.com

Field Work Completed	10/17/2017	FLD CREW:	CD/CA
Land Area Surveyed	6,843.0 Sq. Ft.	CAD:	JP
Drawing Revised		PNTN:	16211409

A Custom Home
for the
Amirpour / Sklierenko Family
633 S. Evergreen
Arlington Heights, IL

ZONING DISTRICT R-3

MIN LOT AREA = 6250
EXISTING LOT AREA = 6850.5547

FRONT YARD = 30'-0"
SIDE YARD = 10% LOT WIDTH = 5'-0"
REAR YARD = 30'-0"

FAR = 50% = 3425

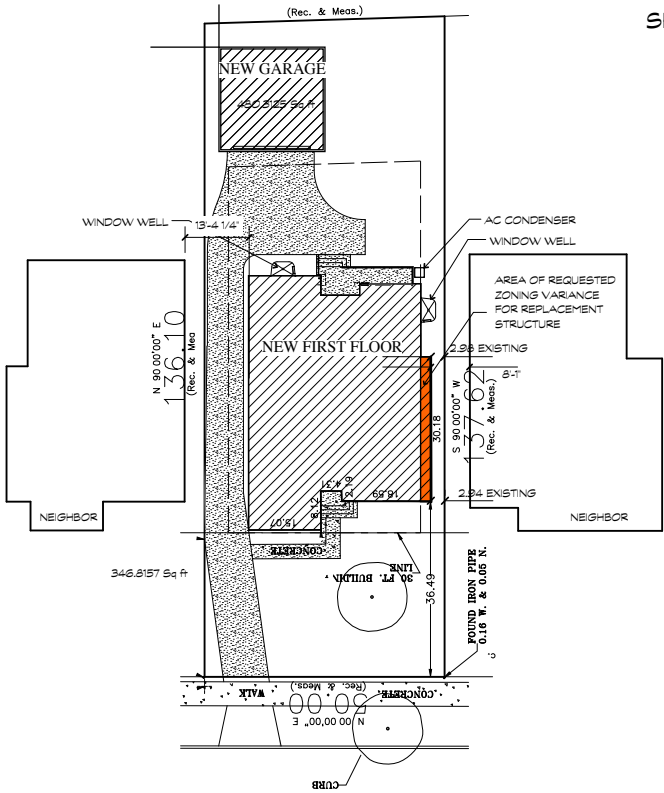
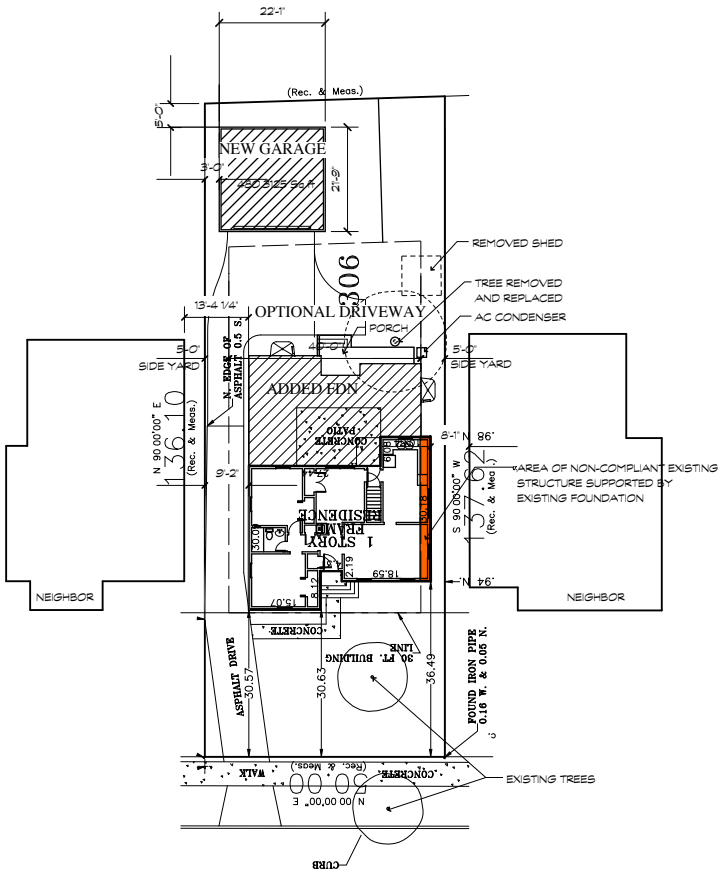
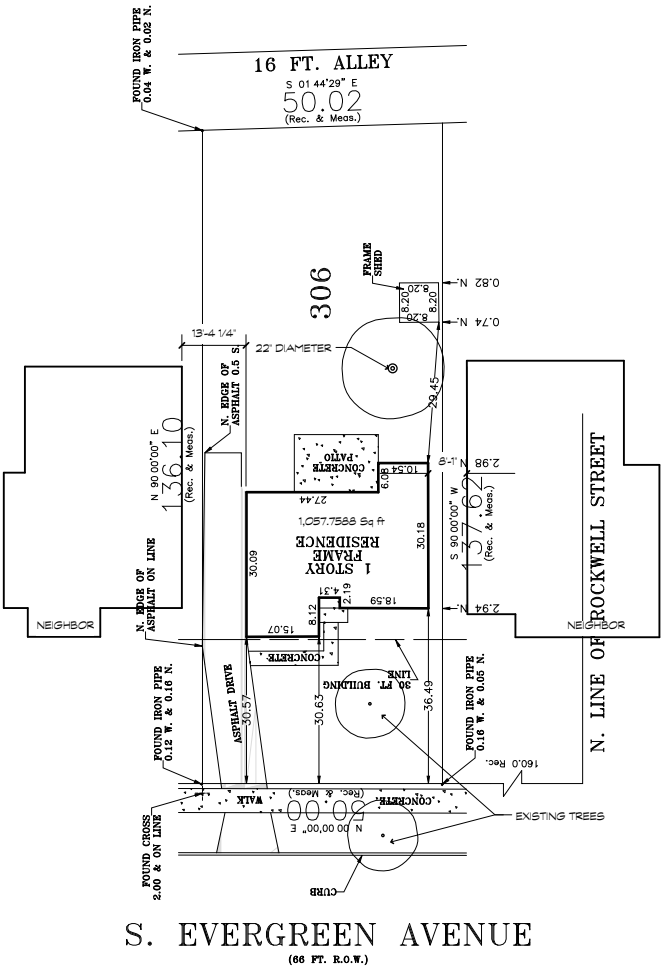
BLDG COVERAGE = 35% = 2397.5

HOUSE 1778.0
GARAGE 480.3
SHED 0.0 (REMOVED)
2258.3
< 2397.5

IMPERVIOUS SURFACE = 55% = 3767.5

STRUCTURES 2258.3
DRIVEWAY & WALKS 1490.7
TOTAL 3749
< 3767.5 ALLOWABLE

MAX. HEIGHT = 25' AND 2 1/2 STORIES

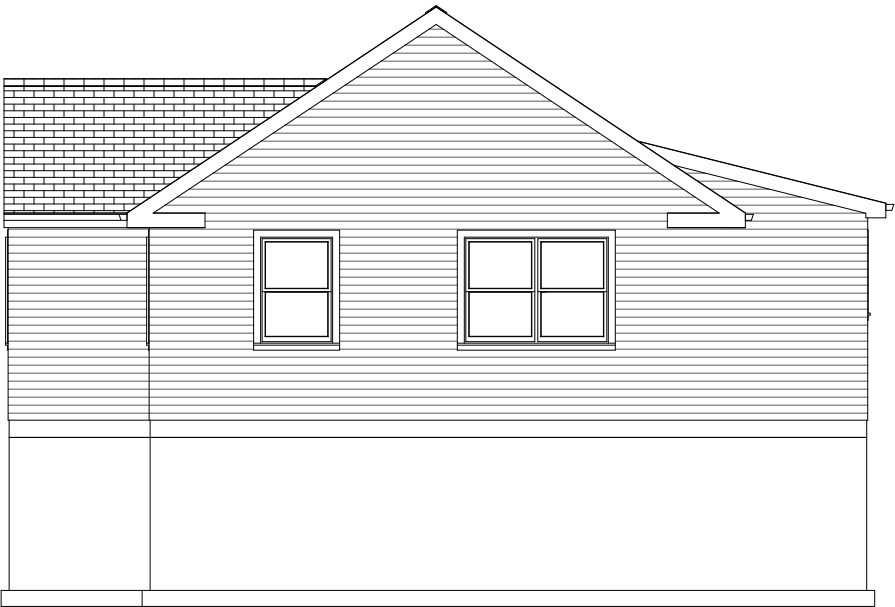


SET NUMBER	
REVISIONS	DATE
REVIEW	
ZONING BOARD	3/9/18
DESIGN COMMISSION	
STRUCTURAL REVIEW	
BID	
PERMIT	
CONSTRUCTION	
A Custom Home for the Amirpour / Sklierenko Family 633 S. Evergreen Arlington Heights, IL	
SITE PLANS	
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Drawn By:	KJA
Date:	
Checked By:	
Date:	
Scale:	
Job Number:	2017.17
Sheet Number:	A-1



EXISTING FRONT ELEVATION

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



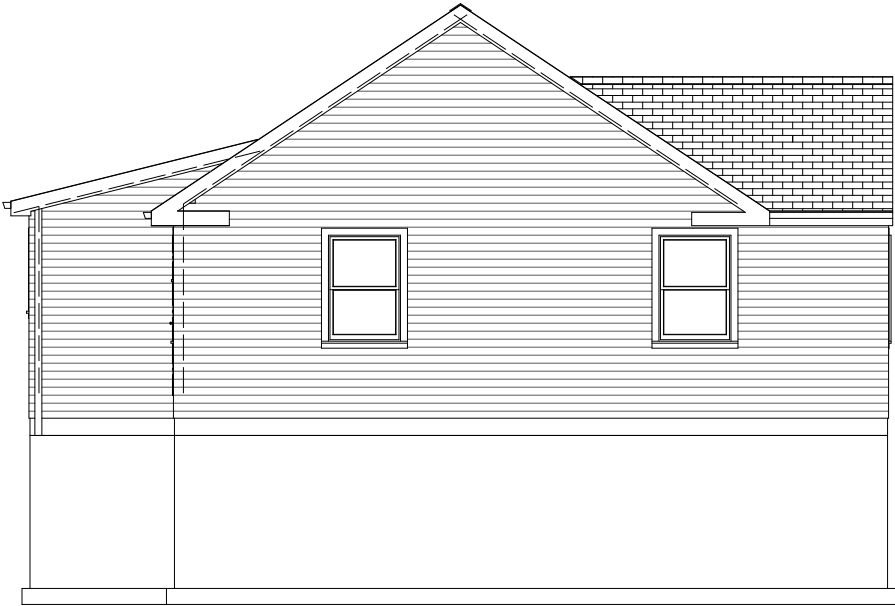
EXISTING RIGHT ELEVATION

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



EXISTING REAR ELEVATION

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



EXISTING LEFT ELEVATION

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

SET NUMBER	
REVISIONS	DATE
REVIEW	
ZONING BOARD	3/9/18
DESIGN COMMISSION	
STRUCTURAL REVIEW	
BID	
PERMIT	
CONSTRUCTION	

A Custom Home
for
Amirpour / Sklierenko Family
633 S. Evergreen
Arlington Heights, IL

EXISTING EXTERIORS

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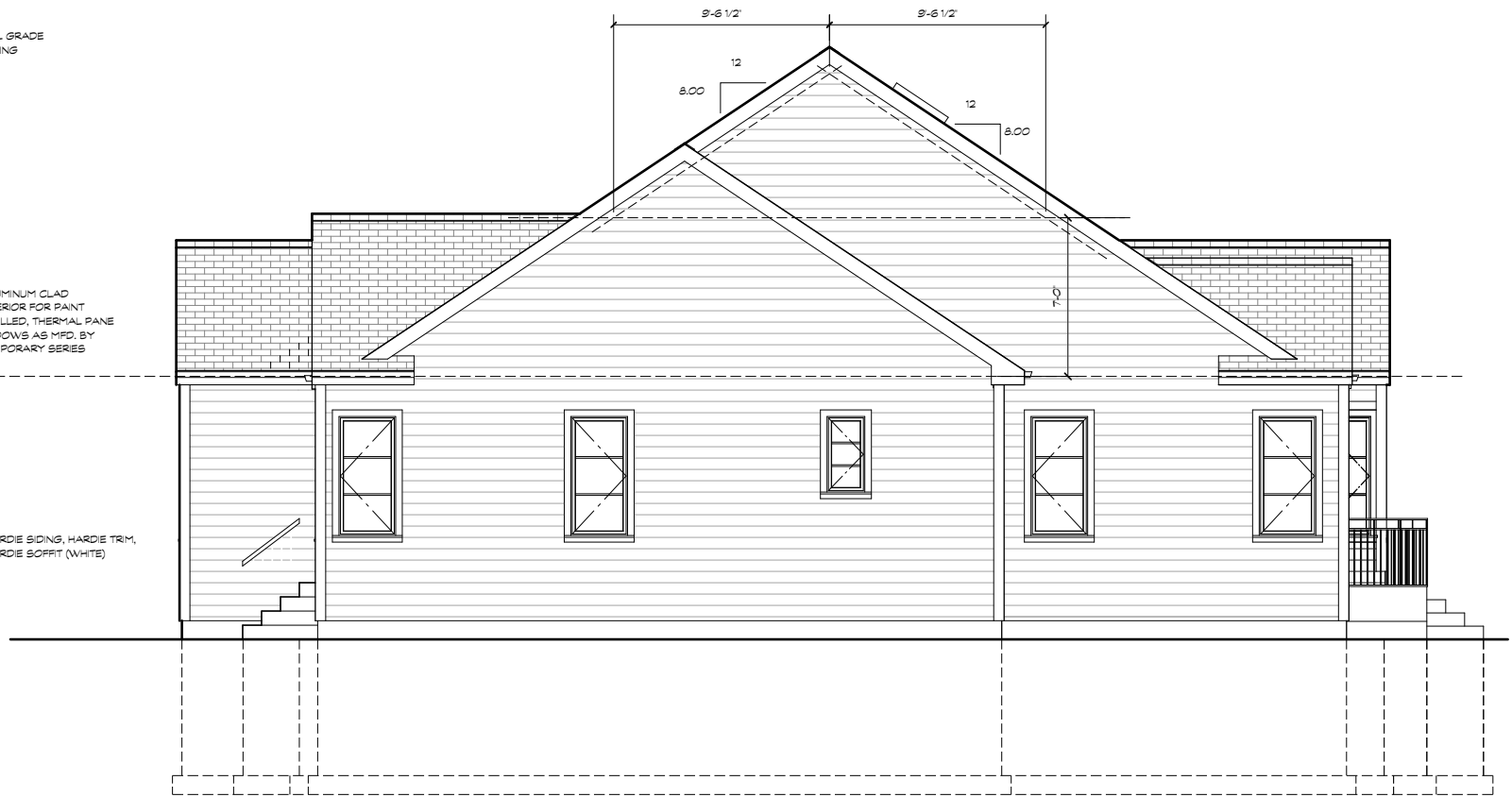
Drawn By:	KJA
Date:	
Checked By:	
Date:	
Scale:	
Job Number:	2017.17
Sheet Number:	

A-3



FRONT ELEVATION

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



RIGHT ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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

SET NUMBER	
REVISIONS	DATE
REVIEW	
ZONING BOARD	3/9/18
DESIGN COMMISSION	
STRUCTURAL REVIEW	
BID	
PERMIT	
CONSTRUCTION	

A Custom Home
for
Amirpour / Sklierenko Family
633 S. Evergreen
Arlington Heights, IL

EXTERIOR ELEVATIONS

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Date:

Checked By:

Date:

Scale:

Job Number:
2017.17

Sheet Number:

A-4



3 PROPERTY NORTH
613 S EVERGREEN

2 PROPERTY NORTH
615 S EVERGREEN

1 PROPERTY NORTH
617 S EVERGREEN

SUBJECT PROPERTY
619 S EVERGREEN

1 PROPERTY SOUTH
615 S EVERGREEN

2 PROPERTY SOUTH
617 S EVERGREEN

3 PROPERTY SOUTH
619 S EVERGREEN



PROPERTY ACROSS STREET
613 S EVERGREEN

PROPERTY ACROSS STREET
615 S EVERGREEN

PROPERTY ACROSS STREET
617 S EVERGREEN



1 PROPERTY NORTH
613 S EVERGREEN

SUBJECT PROPERTY
619 S EVERGREEN

1 PROPERTY SOUTH
615 S EVERGREEN

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SET NUMBER

REVISIONS	DATE
REVIEW	
DISPOSABLE	1/1/17
DESIGN	
STRUCTURAL	
MEP	
PERMIT	
CONSTRUCTION	

A Change 11 and
Amirpour / Skierenko Family
613 S. Evergreen
Alhambra, Illinois, IL

NEIGHBORHOOD CONTEXT

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ALBERTS ASSOCIATES
ARCHITECTS
1111 S. EVERGREEN
ALHAMBRA, ILLINOIS 61810
Phone: 618.747.1111
www.albertsassoc.com

Drawn By: KJA
Date:
Checked By:
Date:
Scale:
Job Number:
2017 17
Sheet Number:

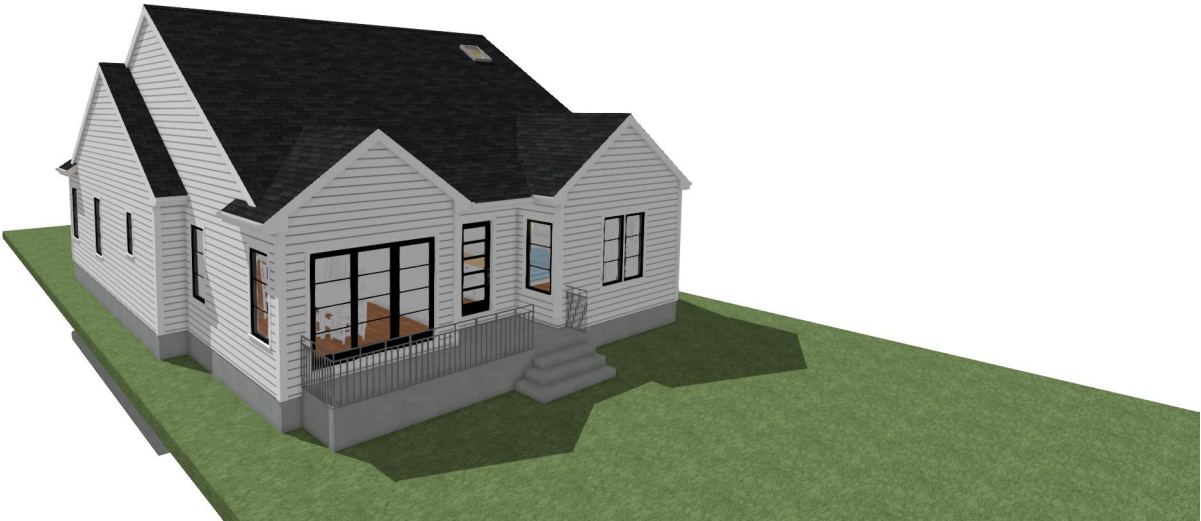
A-5



FRONT RIGHT
633 S. EVERGREEN



FRONT LEFT
633 S. EVERGREEN



REAR RIGHT
633 S. EVERGREEN

SET NUMBER	
REVISIONS	DATE
REVIEW	
ZONING BOARD	3/9/18
DESIGN COMMISSION	
STRUCTURAL REVIEW	
BID	
PERMIT	
CONSTRUCTION	
A Custom Home for Amirpour / Sklierenko Family 633 S. Evergreen Arlington Heights, IL	
RENDERINGS	
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Drawn By:	KJA
Date:	
Checked By:	
Date:	
Scale:	
Job Number:	2017.17
Sheet Number:	A-6

Mach, Derek

From: Mike Hartel [REDACTED]
Sent: Thursday, March 22, 2018 7:38 PM
To: Mach, Derek
Subject: Variation for 633 S. Evergreen-support

Hi Derek,

Yesterday I received a Notice of Public Hearing for the property located at 633 S. Evergreen to be held on April 9th.

I live at [REDACTED] block over from the Subject Site, and as a nearby resident I am in support of the requested Variation:

- Requiring the existing foundation to be removed and relocated would result in additional construction costs while yielding less floor area: an unreasonable return on investment.
- The existing encroachment into the side-yard setback is a unique circumstance and not self-created.
- The new work to replace the wall will not alter the essential character of the neighborhood.
- The balance of the new addition beyond the extent of the existing foundation will comply with current Zoning.

Have a good day!

Thanks,

Mike

Michael W. Hartel, AIA, ALA, LEED AP



Item: 119 S. Kaspar Ave. - ZBA#18-009

Department: Planning & Community Development

REQUEST

A variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) to allow a Central Air Conditioning Compressor Unit in the required side yard, with a setback of 6.1 feet where 7.5 feet is required.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits
Letter from Neighbor	Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 9, 2018
Date Prepared: April 2, 2018
Project Title: Staker Residence
Address: 119 S. Kaspar Ave.

Background Information

Petition Number: ZBA #18-009
Petitioner: Mark Staker
Address: 119 S. Kaspar Ave.
Arlington Heights IL 60005

Existing Zoning: R-2 – Single-Family Residential District

Requested Action/Background Information

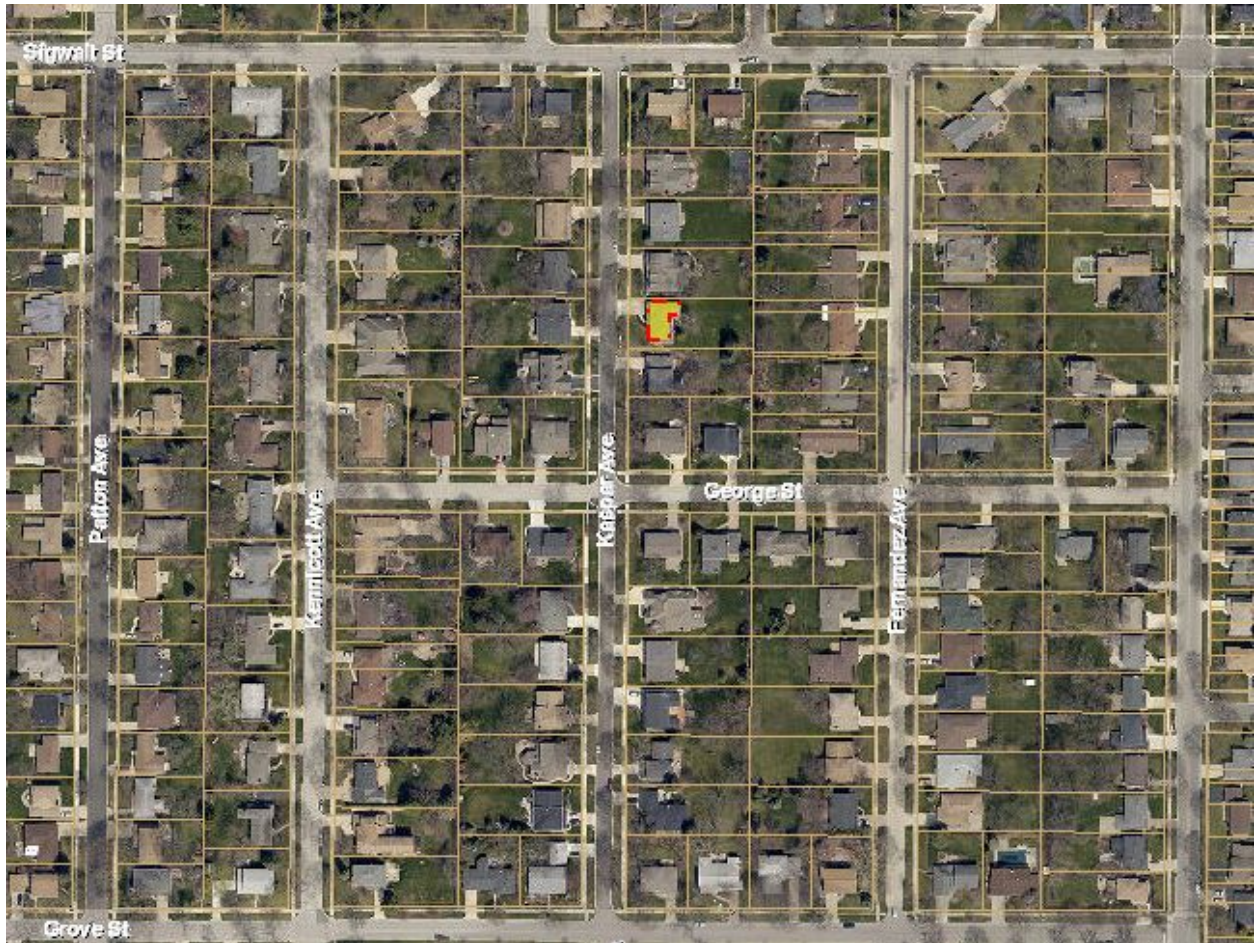
The subject property is zoned R-2, Single-Family Residential District. The petitioner is proposing to place a new air conditioning unit in the required side yard. The proposed air conditioning unit would be located 6.1 feet from the side yard property line and a minimum setback of 7.5 feet is required. Therefore, the petitioner requests the following variation:

- A variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) to allow a Central Air Conditioning Compressor Unit in the required side yard, with a setback of 6.1 feet where 7.5 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	✓	3/21/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/21/18	
3. Letter that was Mailed	✓	3/21/18	
4. Photographs of Sign on Property	✓	3/21/18	

Photographs of Existing Structure



ZBA# 18-009

119 S Kaspar- ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: March 21, 2018

Completed: March 29, 2018

Jan

The proposed ZBA application indicates that the petitioner is seeking:

A variation to allow a central air conditioning compressor unit to obstruct the required side yard with a setback of 6.14 ft from the side yard property line where 7.5 ft is required.

NOTE: 119 S Kaspar has recently submitted a permit application for a patio, and the neighboring home at 123 S Kaspar has recently submitted plans for an addition.

The Engineering Department has NO OBJECTION to the proposed variance, however; the Engineering Department reserve the right to comment if this variance creates a drainage concern regarding the patio for 119 S Kaspar or the addition at 123 S Kaspar.

RECEIVED

MAR 30 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



**Village of Arlington Heights
Building & Life Safety Department**

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Staker Residence

Project Address: 119 S Kaspar Ave

ZBA #: 18-009

Date: March 21, 2018

RECEIVED
MAR 22 2018
**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

Derek:

I have reviewed the request for variance:

- To allow a central air conditioning compressor unit to obstruct the side yard with a setback of 6.14 feet from the property line where 7.5 feet is required.

I have no objection to the variance, but request a written acknowledgement from the neighbor indicating he/she has no objection to the proposed new location.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Staker Residence

Project Address: 119 S. Kaspar Ave.

ZBA #: 18-009

ZBA Hearing Date: April 9th, 2018

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of 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 20th, 2018

- A variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) to allow a Central Air Conditioning Compressor Unit to obstruct the required side yard, with a setback of 6.14 feet from the side yard property line where 7.5 feet is required.

Attached are the Petitioner's:

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

Comments: No Comments.

- STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, March 28th, 2018.

PETITION

PETITION

NOW COMES the Petitioner Mark & Alicia Staker

being the owner of the property commonly know as: 119 S. Kaspar Avenue, Arlington Heights, IL, 60005

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

6.6 – 5.1 Chapter 28, of the Arlington Heights Municipal Code, in order to: Move our AC condenser Unit from the rear to the South side of our Home.

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

The Current location severely restricts the use of our primary patio in the backyard. With an active and growing family, an outdoor entertaining space is critical.

I hereby state that the following unique circumstances exist: The current location of the AC unit puts it right in the middle of the Patio / Entertaining area.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: The Variance requested in minimal in terms of the overall lot size. We will plant landscaping to screen the view from the street. Our neighbor who is directly impacted (to the south) is perfectly ok with the proposed location. The proposed location of the AC condenser will directly face the side of their garage.

Signed: _____

Mark & Alicia Staker
Petitioner

Date: _____

3/3/18

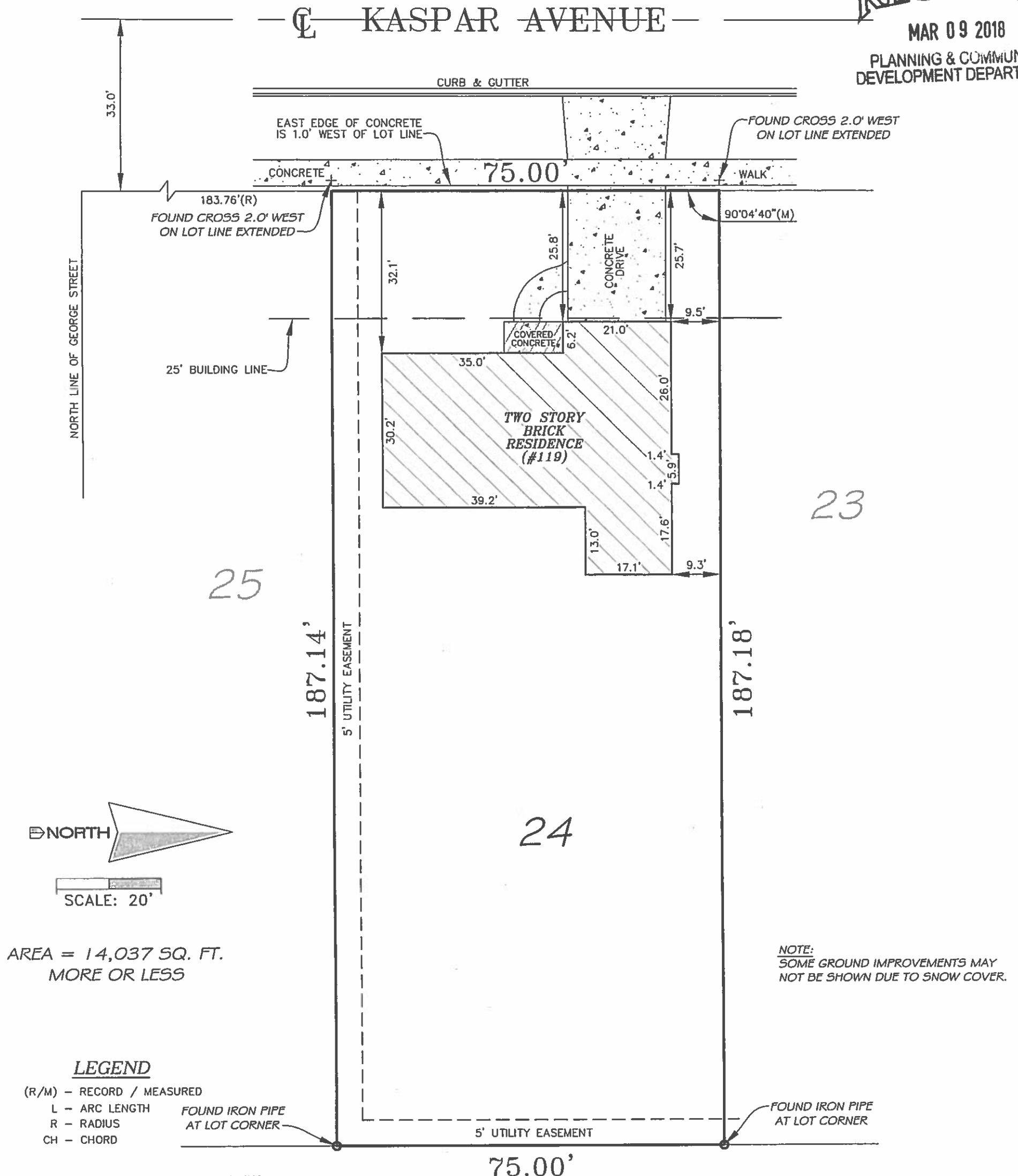
PLAT OF SURVEY

OF

LOT 24 IN PIONEER RIDGE ESTATES, A RESUBDIVISION OF CERTAIN LOTS IN ARLINGTON MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 30 AND ALL OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

RECEIVED
MAR 09 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



AREA = 14,037 SQ. FT.
MORE OR LESS

NOTE:
SOME GROUND IMPROVEMENTS MAY
NOT BE SHOWN DUE TO SNOW COVER.

LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

FOUND IRON PIPE
AT LOT CORNER

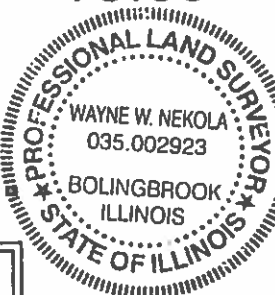
FOUND IRON PIPE
AT LOT CORNER

PREPARED FOR: ADVANCED SURVEY, INC.
JOB ADDRESS: 119 S. KASPAR AVENUE, ARLINGTON HEIGHTS, IL
SELLER/BUYER: CHARBAUSKI / STAKER
JOB NO.: 15-01-0039

NEKOLA SURVEY, INC.

PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX



FIELD WORK COMPLETED ON THE 3RD DAY OF FEBRUARY, 2015.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS
SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS
MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 4TH DAY OF FEBRUARY, 2015.

IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2016.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL
POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING
LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE
POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.

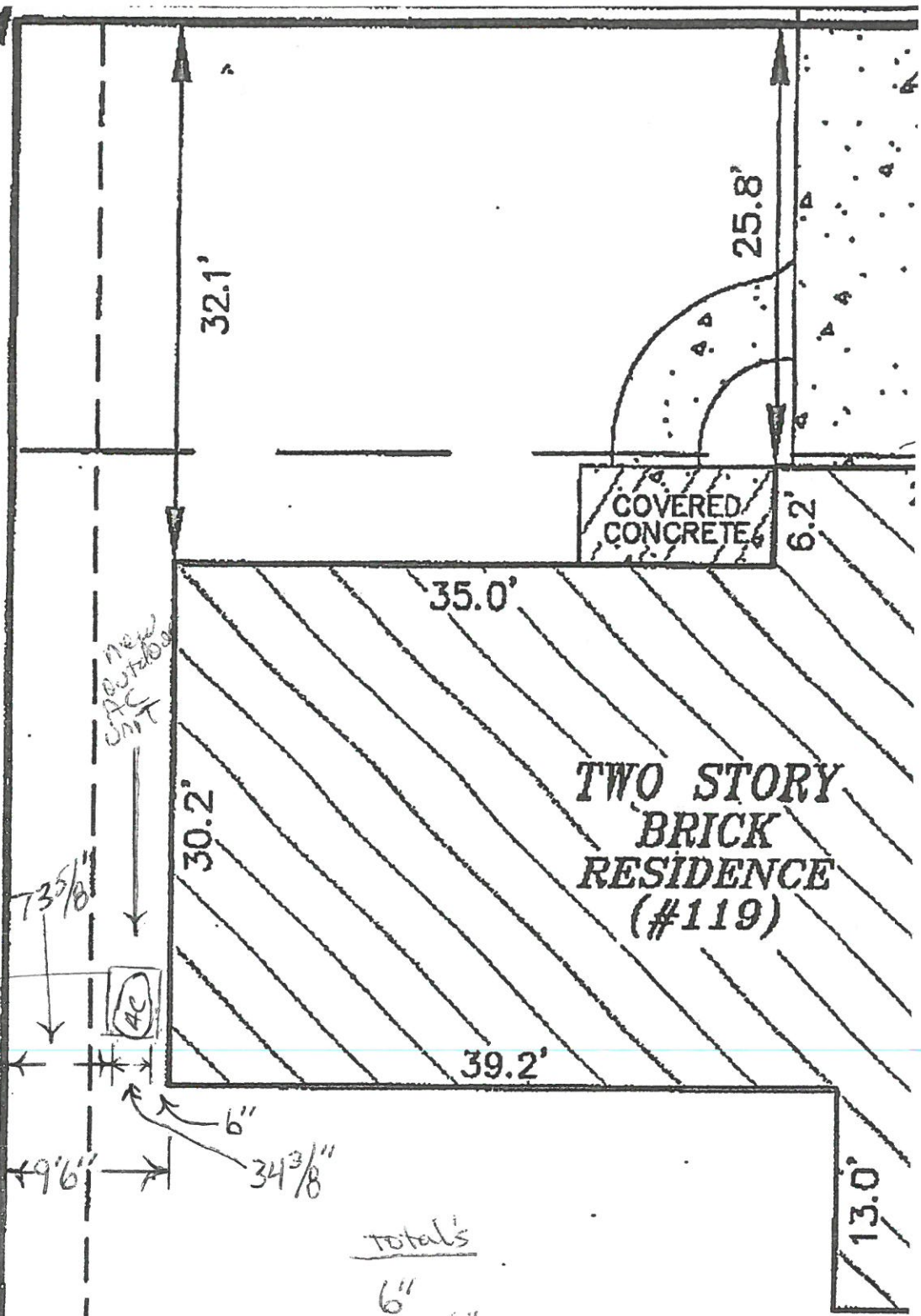
183.76'(R)
 CROSS 2.0' WEST
 LINE EXTENDED

BUILDING LINE

25

87.14'

LITY EASEMENT

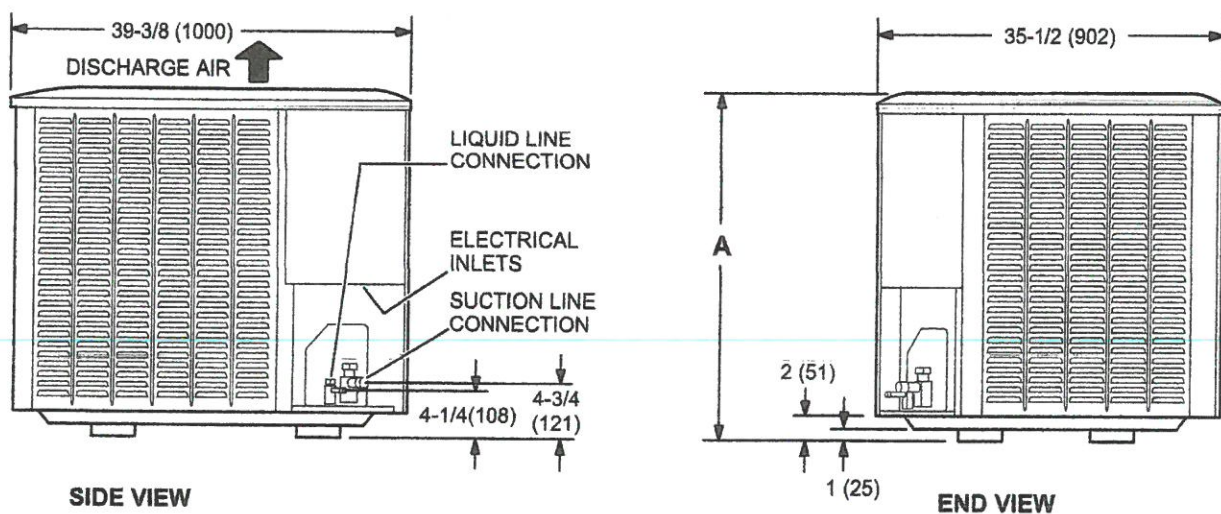
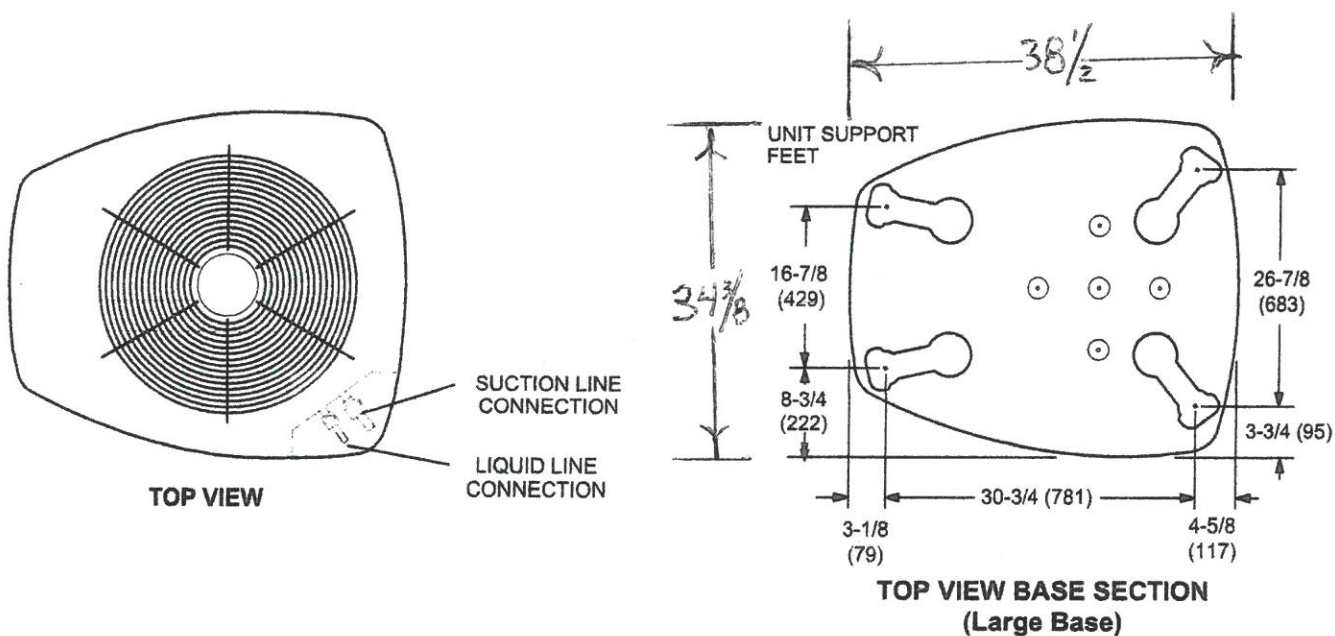


totals
 6"
 34 3/8"
 73 5/8"

 9'6"

need
 75' x 10% = 7'5" , Have
 73 5/8" or 6'1 5/8"
 * OFF By 15 3/8"

DIMENSIONS - INCHES (MM)



Model No.	A	
	in.	mm
XC20-024	39	991
XC20-036	39	991
XC20-048	45	1143
XC20-060	45	1143

March 11, 2018

Kirk & Kate Ingemunson

[REDACTED]
Arlington Heights

Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights

To whom it may concern,

We are writing in regards to a variance being applied for by our neighbors Mark and Alicia Staker at 119 South Kaspar Avenue. They are making a significant enhancement to their rear patio, and as part of this upgrade they are moving their HVAC equipment from its current location behind their house to the south side of their house, facing the north side of our house.

We have absolutely no concern with this variance or with the placement of the HVAC equipment on the side of their house.

Moving the HVAC equipment to the side of the house will make their rear patio more spacious and usable. In our immediate neighborhood we have no fences and we use our backyards frequently and communally. Therefore we greatly prioritize the aesthetics of the our backyards and patios over the sides of our house. This will be a valuable improvement to their house and our neighborhood and we are heartily in favor of it.

Thank you for your attention,


Kirk Ingemunson


Kate Ingemunson



Item: 304 E. Grove St. - ZBA#18-010

Department: Planning & Community Development

REQUEST

A 3.1 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 4.3 feet from the east property line instead of the minimum 7.4 feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 9, 2018
Date Prepared: April 2, 2018
Project Title: Davis/Oversmith Residence
Address: 304 E. Grove St.

Background Information

Petition Number: ZBA #18-010
Petitioner: Robert Flubacker / Robert Flubacker Architects
Address: 1835 Rohwling Rd. Suite B
Rolling Meadows, IL 60008

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

Requested Action/Background Information

The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,023 square feet. The petitioner is proposing to demolish the existing attached garage and construct a new garage along with an addition to the existing home. The proposed addition has a side yard setback of 4 feet where 7.4 feet is required. Therefore, the petitioner requests the following variation:

- **A 3.1 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 4.3 feet from the east property line instead of the minimum 7.4 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	✓	3/22/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/22/18	
3. Letter that was Mailed	✓	3/22/18	
4. Photographs of Sign on Property	✓	3/22/18	

Photographs of Existing Structure



ZBA# 18-010
304 E Grove St- ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: March 21, 2018
Completed: March 29, 2018

7/2/18

The proposed ZBA application indicates that the petitioner is seeking:

A 3.1 ft variance to allow an addition with a side yard setback of 4.3 ft from the east property line instead of the minimum 7.4 ft.

NOTE: The existing garage is non-conforming. The proposed plans are to rebuilt the existing garage and construct a second floor addition.

Although the existing garage is non-conforming, the Engineering Department is NOT IN FAVOR of the proposed variance due to the existing utilities located in the 4 ft easement.



RECEIVED

MAR 30 2018

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



**Village of Arlington Heights
Building & Life Safety Department**

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Davis/Oversmith Residence

Project Address: 304 E Grove St.

ZBA #: 18-010

Date: March 21, 2018

RECEIVED
MAR 22 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the request for the following variance:

- A 3.1 foot variance to allow an addition with a side yard setback of 4.3 feet from the east property line, where a minimum of 7.4 feet is required.

I have no objection to the variance with the following requirements:

1. The east wall of the new garage shall have a minimum fire-resistance rating of 1-hour based on the distance to the lot line of less than 5 feet.
2. The soffit and fascia of the east wall of the new garage shall have 5/8-inch drywall installed under the weather protection material based on the distance to the lot line of less than 5 feet.
3. Window openings in the garage wall shall not exceed 25% of the wall area based on the distance to the lot line of less than 5 feet.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Davis/Oversmith Residence

Project Address: 304 E. Grove St.

ZBA #: 18-010

ZBA Hearing Date: April 9th, 2018

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of 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 20th, 2018

- A 3.1 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 4.3 feet from the east property line instead of the minimum 7.4 feet.

Attached are the Petitioner's:

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

Comments: THE PROPOSED DESIGN IS A VERY NICE ENHANCEMENT TO THE EXISTING HOUSE. A DESIGN COMMISSION APPLICATION IS REQUIRED, BUT THE PROJECT IS FAVORABLE FOR AN ADMINISTRATIVE

Please review, comment, and return to me no later than Wednesday, March 28th, 2018.

APPROVAL, PENDING OUTCOME OF ZBA REVIEW.

-STEVE HAUZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner, **Paul Davis & Kristen Oversmith**, being the owner of the property commonly known as: **304 E. Grove St.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from, **Section 5.1-4.5 Required Minimum Yard: Side Yard (R-3)**, and **Table 6.6-5.1** Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a two-story frame addition encroaching 3 feet-0 inches into the required east side yard (3 feet-4 inch encroachment to face of gutter) and covered front porch addition encroaching 2 feet-10 inches into the required front yard. (4 feet-0 inches encroachment to face of gutter).

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

The subject property has an existing substandard garage that encroaches into the side setback to a larger degree then we are requested. This structure needs to be rebuilt and would no longer function the same as the current garage if it was rebuilt to the setback. The requested front portico exceeds the allowed front porch exception in order to be proportional to the other elements of the house.

I hereby state that the following unique circumstances exist:

The existence of the current encroachment makes this circumstance unique.

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

Through significant improvements, updates and exterior enhancements the property will increase in value substantially which will remain consistent with other new projects in the neighborhood. The improved property will fit well within the surrounding neighborhood while also lending a uniqueness to the property.

Signed: _____

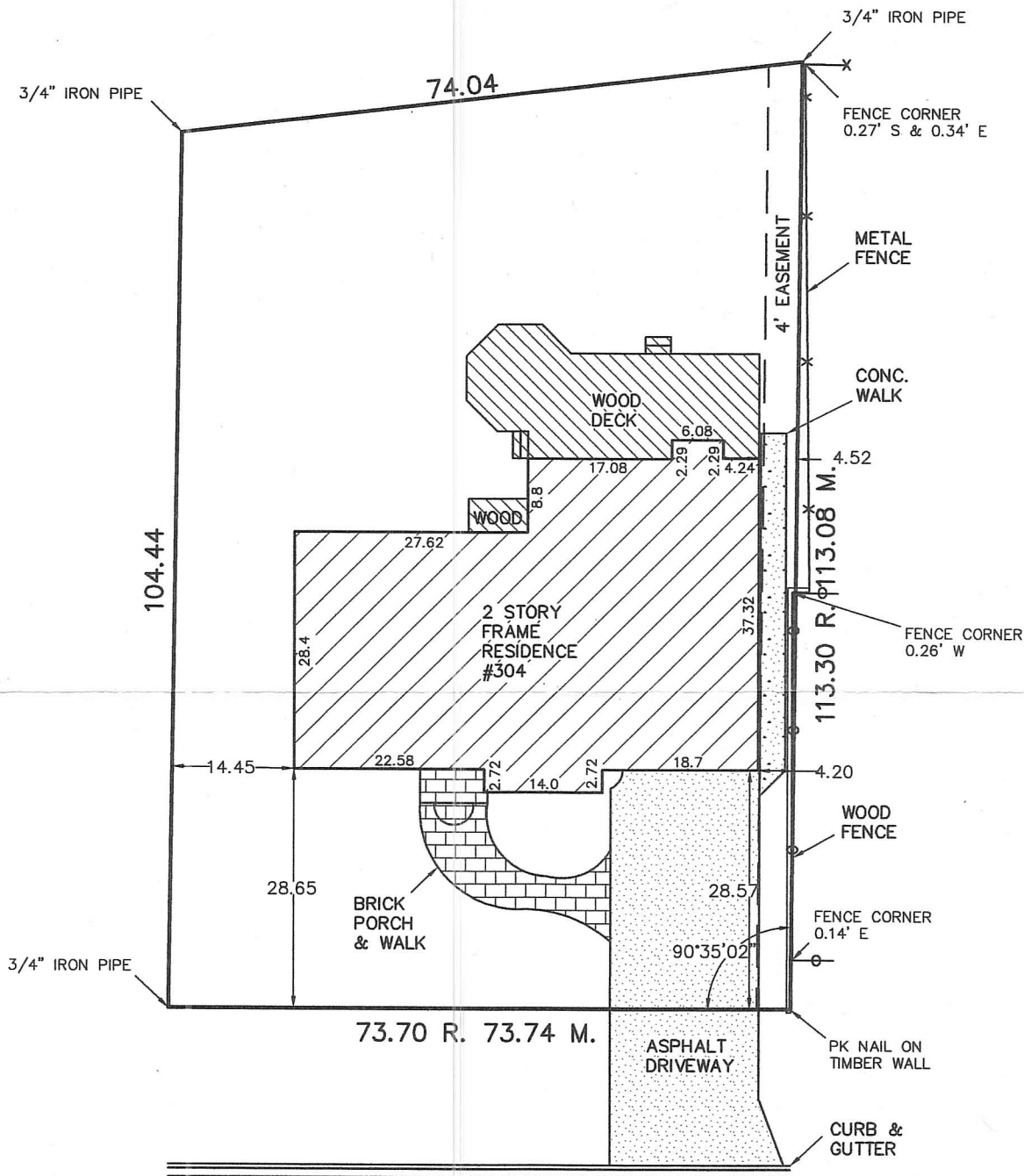
Petitioner

Date: _____

3/9/2018

PLAT OF SURVEY

LOT 129 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF THE EAST HALF AND PART OF THE EAST HALF OF THE WEST HALF OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



E. GROVE ST.

* All dimensions shown are given in feet & decimal parts thereof
* No angles or distances are to be assumed by scaling
* Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1"=20'
Order #: 07-093
Address: 304 E. Grove St.
Arlington Heights, IL 60005
P.I.N. 03-32-116-001
Ordered by: Braiman & Assocs.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

STATE OF ILLINOIS) ss.
COUNTY OF COOK)

I, Thomas R. Knauber, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

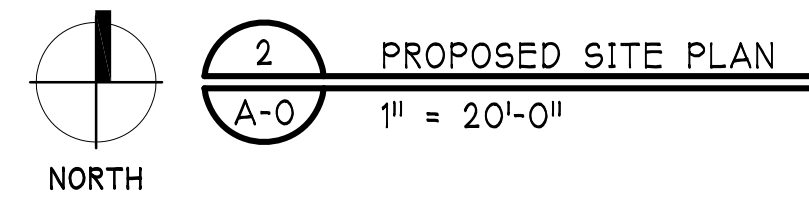
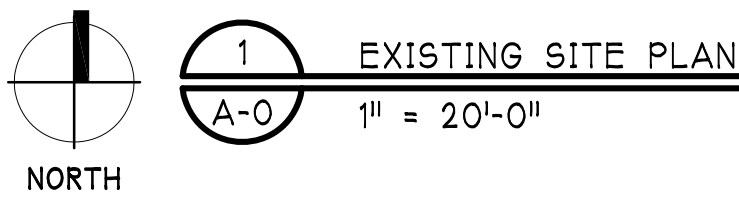
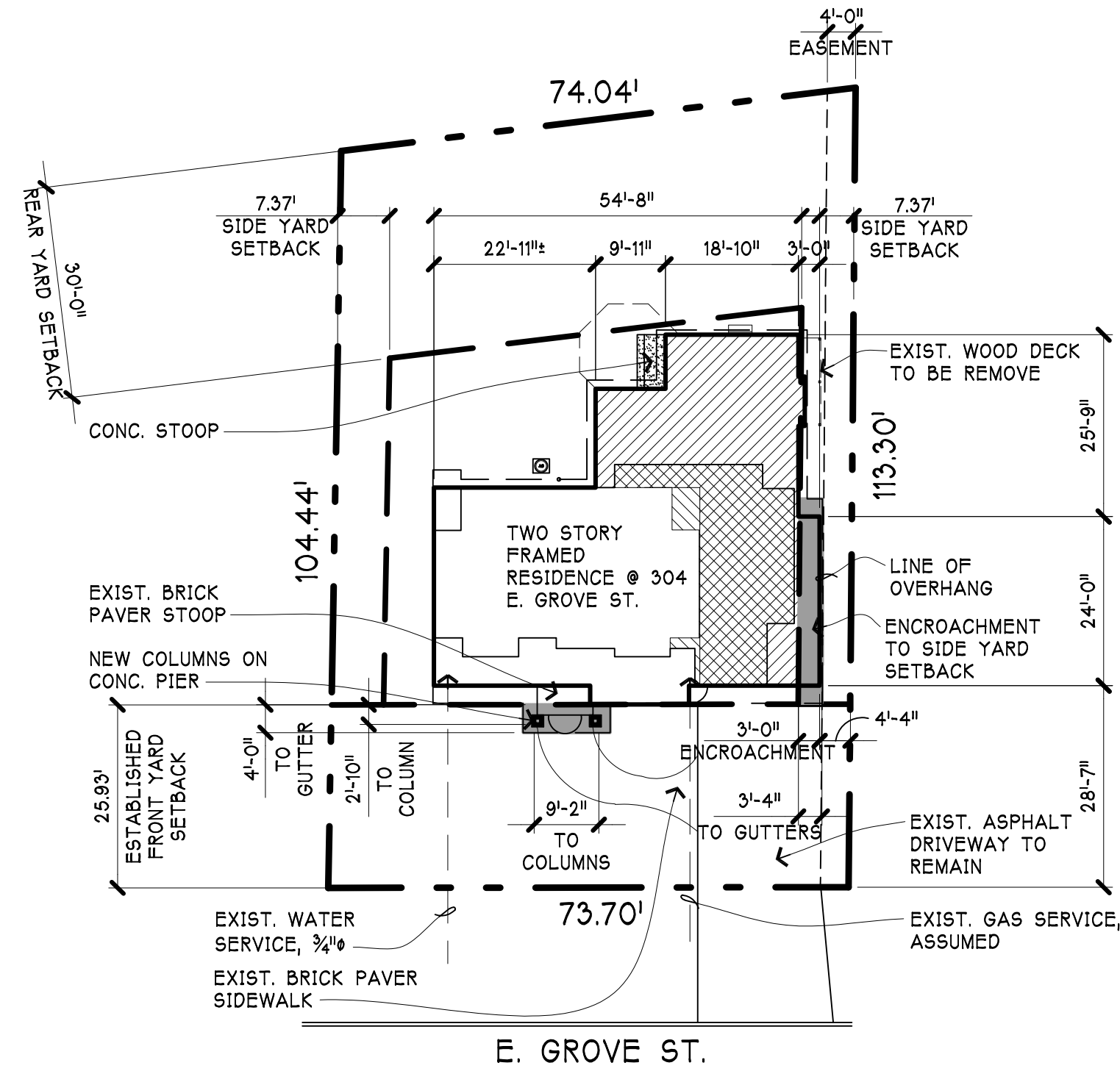
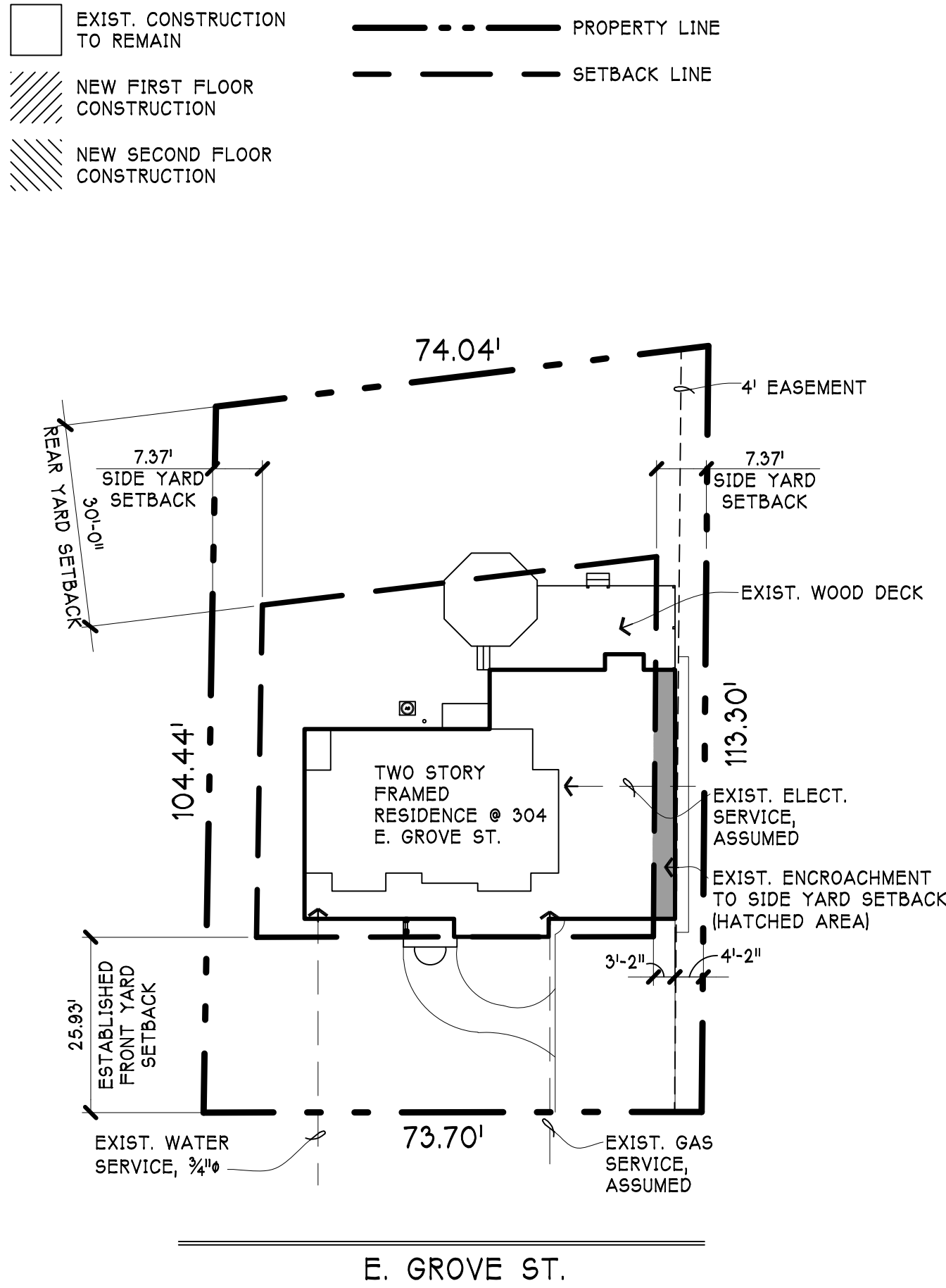
Thomas R. Knauber Illinois P.L.S. #035-003405
Dated: May 30, 2007
Field work completed: May 29, 2007

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

ALTERATIONS AND ADDITIONS FOR
**THE DAVIS-OVERSMITH
RESIDENCE**
304 E. GROVE ST.
ARLINGTON HEIGHTS, ILLINOIS

SITE PLAN

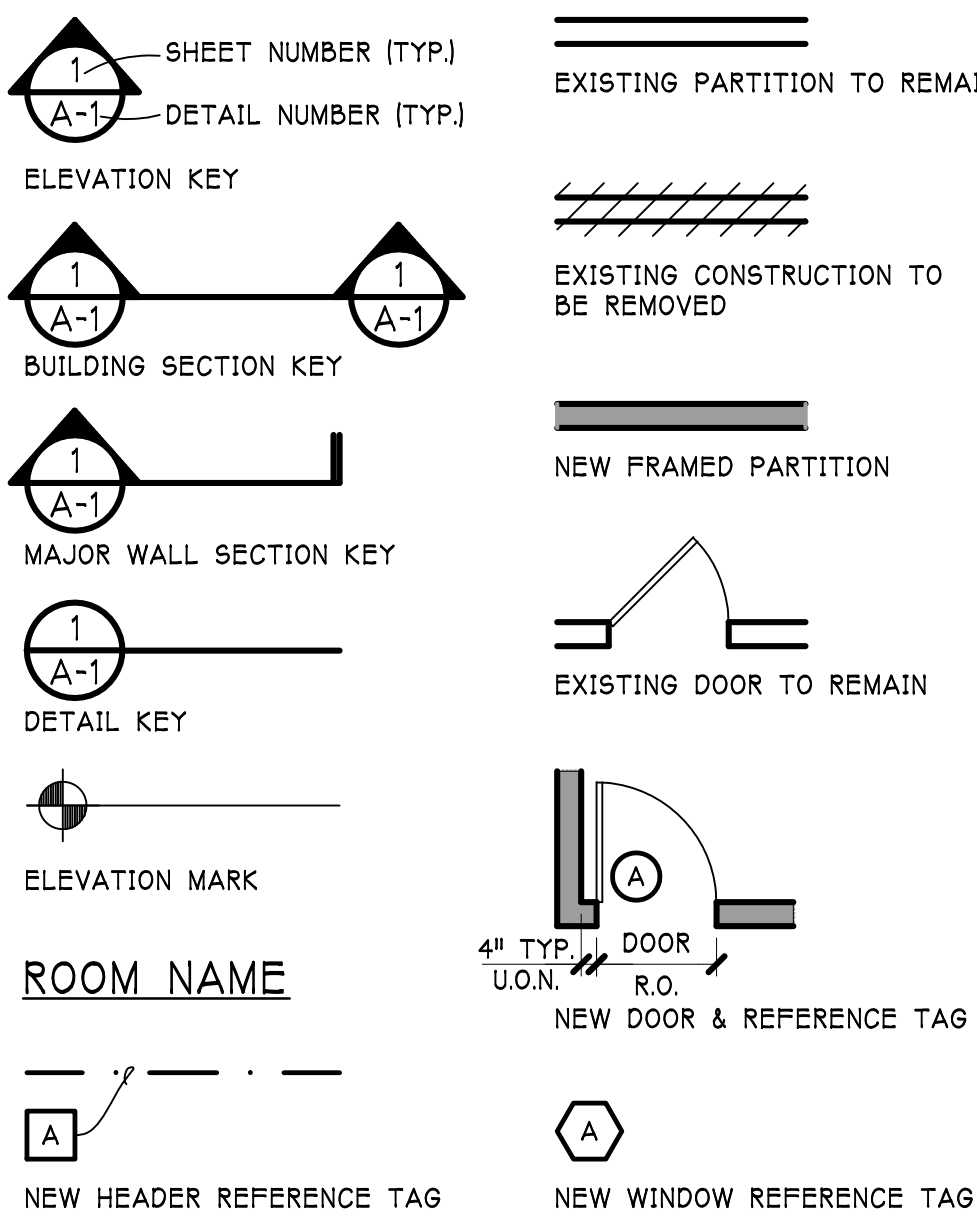
SITE PLAN LEGEND:



ABBREVIATIONS

C	AT	EXP.	EXPANSION	P.L.A.M.	PLASTIC LAMINATE
SS	ANGLE	F.D.	FLOOR DRAIN	P.L.W.D.	PLYWOOD
AJ	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
AJC	AIR CONDITIONING	F.FIN	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	F.FIXT.	FIXTURE	P.S.L	PARALLEL STRAND LUMBER
A.F.F.	AFTER FINISH FLOOR	F.F.O.	FOUNDATION	P.V.C.	POLYVINYL CHLORIDE
AL	ALTERNATE	F.O.C.	FACE OF CONCRETE	R	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	F.FZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	R.F.	REINFORCING BAR
B/	BOTTOM OF	FR.	FOOTING	REF.	REFRIGERATOR
B.D.	BOARD	FURN.	FURNACE	REG.	REGULAR
B.L.	BUILT-IN	GA.	GAUGE	REIN.F.	REINFORCE
B.D.G.	BUILDING	GALV.	GALVANIZED	ROOM	ROOM
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
BKG.	BEARING	GYP.D.	GYPSUM BOARD	S.C.	SOLID CORE
C	CABINET	HGT.	HEIGHT	SECTION	SECTION
CAB.	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.	CAST IRON	H.RZ.	HORIZONTAL	SIM.	SIMILAR
C.C.	CONSTRUCTION JOINTS	HEATING	HEATING	SUMP PIT	SUMP PIT
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
C.L.G.	CEILING	H.W.	HOT WATER	SQ.	SQUARE
C.M.	CONCRETE MASONRY UNIT	INSUL.	INSULATION	STD.	STANDARD
C.O.	CASED OPENING/ CLEAN OUT	INTER.	INTERIOR	ST.L.	STEEL
COL.	COLUMN	L.	LINEN	STO.	STORAGE
CONC.	CONCRETE	L.A.M.	LAMINATE	STRUCT.	STRUCTURAL
CONC.	CONSTRUCTION	L.A.V.	LAVATORY	SUSP.	SUSPENDED
CONT.	CONTINUOUS	L.V.	LONG LEG	T	TOP OF
C.T.	CERAMIC TILE	L.V.L.	LAMINATED VENEER LUMBER	T&B.	TOP & BOTTOM
C.W.	COLD WATER	LX.	MAXIMUM	T&S	TONGUE & GROOVE
D	DRYER	M.C.	MEDICINE CABINET	T.	TELEPHONE
DEMO.	DEMOLITION	M.C.M.	MECHANICAL	T.M.E.	TO MATCH EXIST.
D.H.	DOLBY-HUNG CLOSET RODS	M.D.	MEDIUM	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	MICRO.	MICROWAVE	T.V.	TELEVISION
DISP.	DISPOSAL	MIN.	MINIMUM	TYP.	TYPICAL
DIV.	DIVISION	MISCELL.	MISCELLANEOUS	U.N.	UNLESS OTHERWISE NOTED
D.S.	DOWN	M.O.	MASONRY OPENING	V.C.T.	VINYL COMPOSITION TILE
D.N.	DOWN SPOUT	M.T.	METAL	V.R.T.	VERTICAL
D.W.	DRAIN WASH	N.F.B.	NON-FREEZE HOSE BIBB	V.I.T.	VENT THRU ROD
EA.	EACH	N.I.C.	NOT IN CONTRACT	W	WITH
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	N.O.	NUMBER	W.C.	WATER CLOSET
		NOMINAL	NOMINAL	WOOD	WOOD
ELECT.	ELECTRICAL	N.T.S.	NOT TO SCALE	WDW.	WINDOW
ELEV.	ELEVATION	O.A.	OVER ALL	WH.	WATER HEATER
EF.	EJECTOR	O.C.	ON CENTER	W.I.G.	WALK-IN CLOSET
EQ.	EJECTOR PIT/SUMP	O.E.	EQUAL	W/O	WITHOUT
EQUIP.	EQUIPMENT	O.P.	OPPOSITE	WT.	WEIGHT
EQUIV.	EQUIVALENT	O.V.	OVEN	W.W.F.	WELDED WIRE FABRIC
E.W.	EACH WAY	PERF.	PERFORATED		
EXIST.	EXISTING	PL.	PLATE		

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:

- 2009 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2015 ILLINOIS ENERGY CONSERVATION CODE (IECC)
- 2005 NATIONAL ELECTRICAL SAFETY CODE (NFPA 70)
- 2014 ILLINOIS STATE PLUMBING CODE
- 1997 ILLINOIS ACCESSIBILITY CODE
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

CODE REVIEW

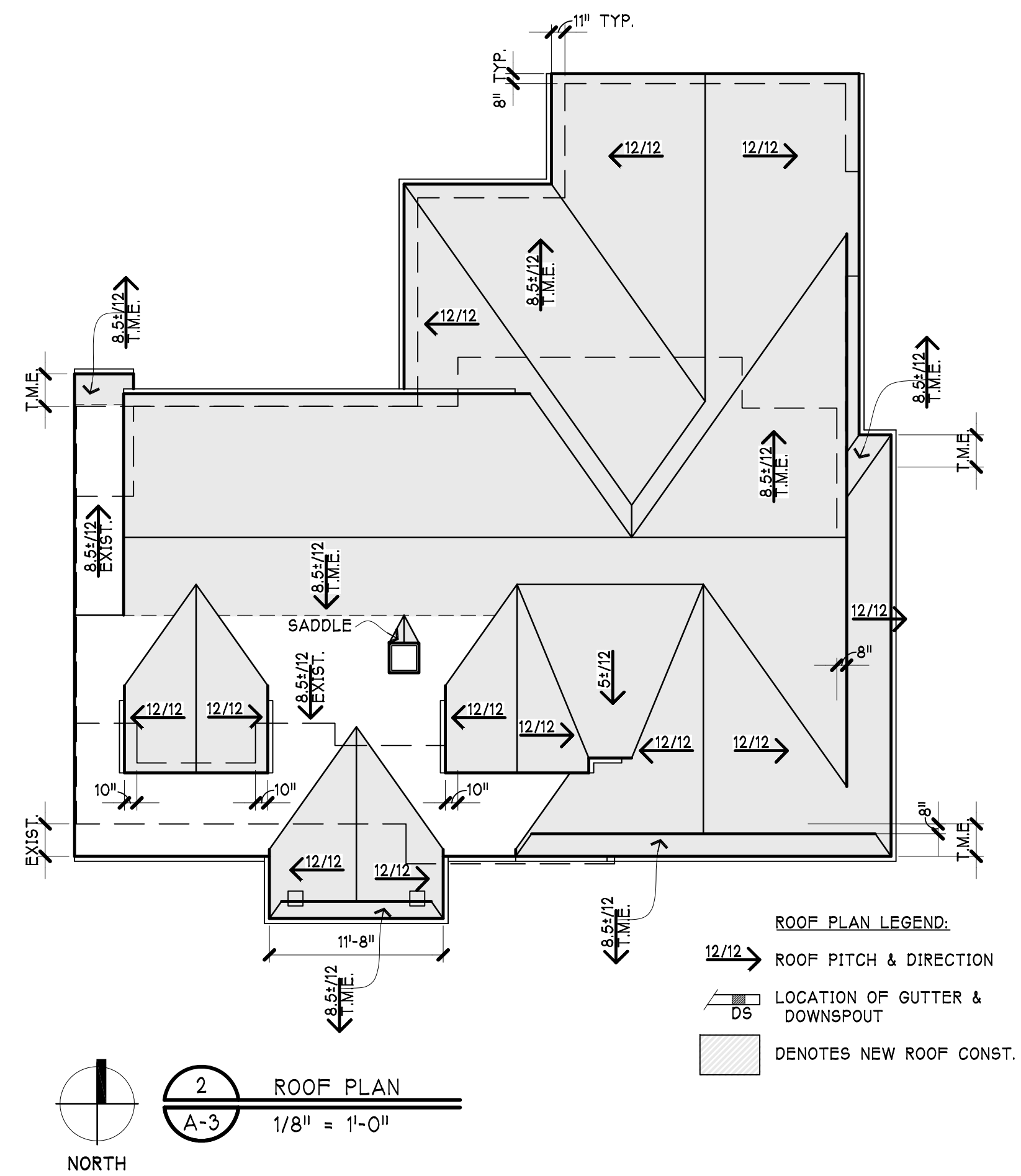
ZONING:	R-3
LOT AREA:	7,969 SQ.FT.
BUILDING AREAS:	
PROPOSED FIRST FLOOR	1,711 SQ.FT.
PROPOSED SECOND FLOOR	1,252 SQ.FT.
PROPOSED ATTACHED GARAGE	389 SQ.FT.
DESIGN LOADS:	
ATTIC, NO STORAGE	10 LL + 10 DL = 20
ATTIC, w/ STORAGE	20 LL + 10 DL = 30
ATTIC, HABITABLE	30 LL + 10 DL = 40
SLEEPING ROOMS	30 LL + 15 DL = 45
ROOMS, NOT SLEEPING	40 LL + 15 DL = 55
BALCONY	40 LL + 20 DL = 6
ROOF	17 PSF DL
GROUND SNOW LOAD	30 PSF

LIST OF DRAWINGS

A-0 TITLE SHEET / SITE PLAN
A-1 FOUNDATION PLAN
A-2 FIRST FLOOR PLAN
A-3 SECOND FLOOR PLAN / ROOF PLAN
A-4 EXTERIOR ELEVATIONS

[illegible]

A-0

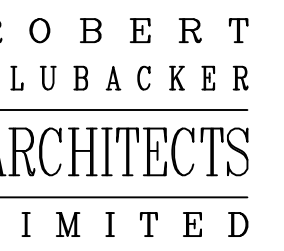


ADDITIONS AND ALTERATIONS FOR
THE DAVIS-OVERSMITH RESIDENCE
304 E. GROVE ST.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
3.9.18	ZBA

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Project Number
1700



35-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
47-704-3200

IL Design Firm
#184.001489

THE DAVIS-OVERSMITH RESIDENCE

THE NEW YORK PUBLIC LIBRARY

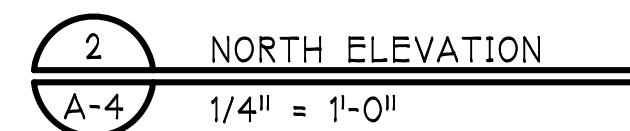
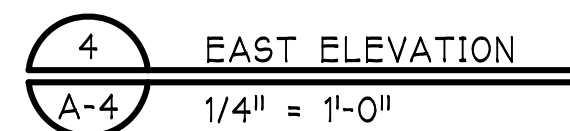
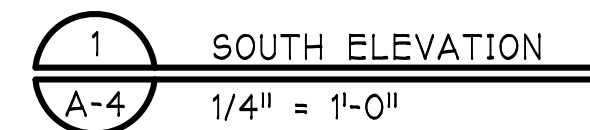
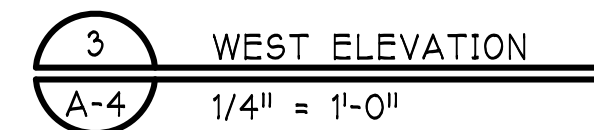
ARLINGTON HEIGHTS, ILLINOIS

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Project Number
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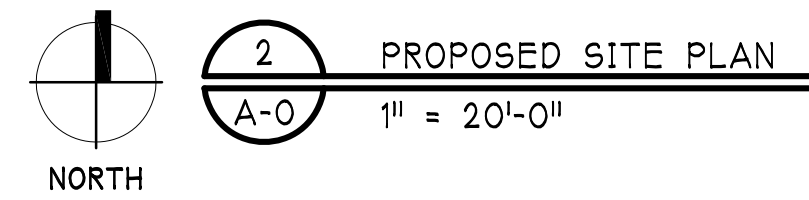
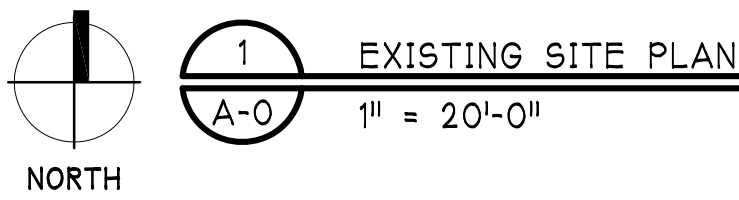
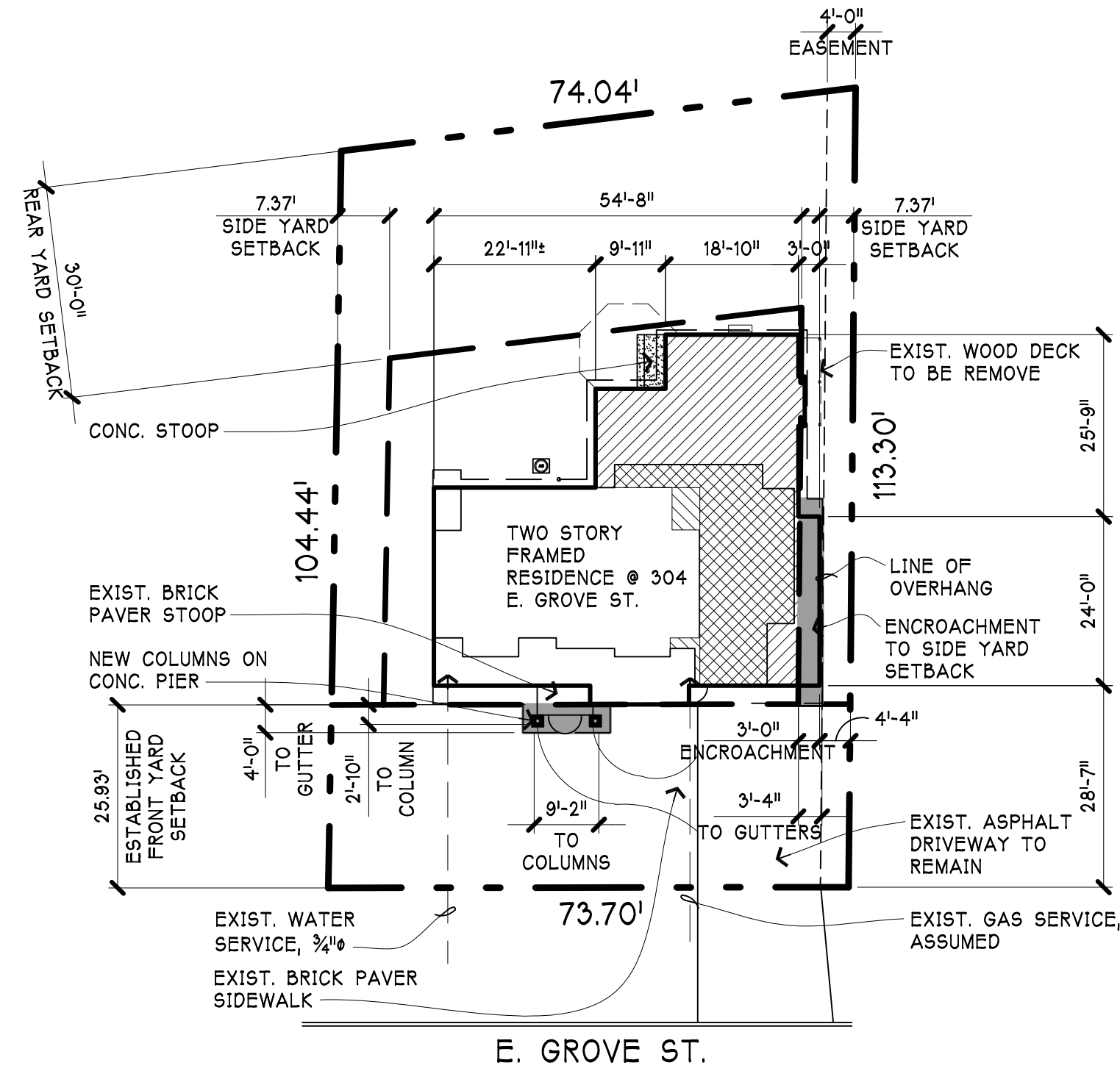
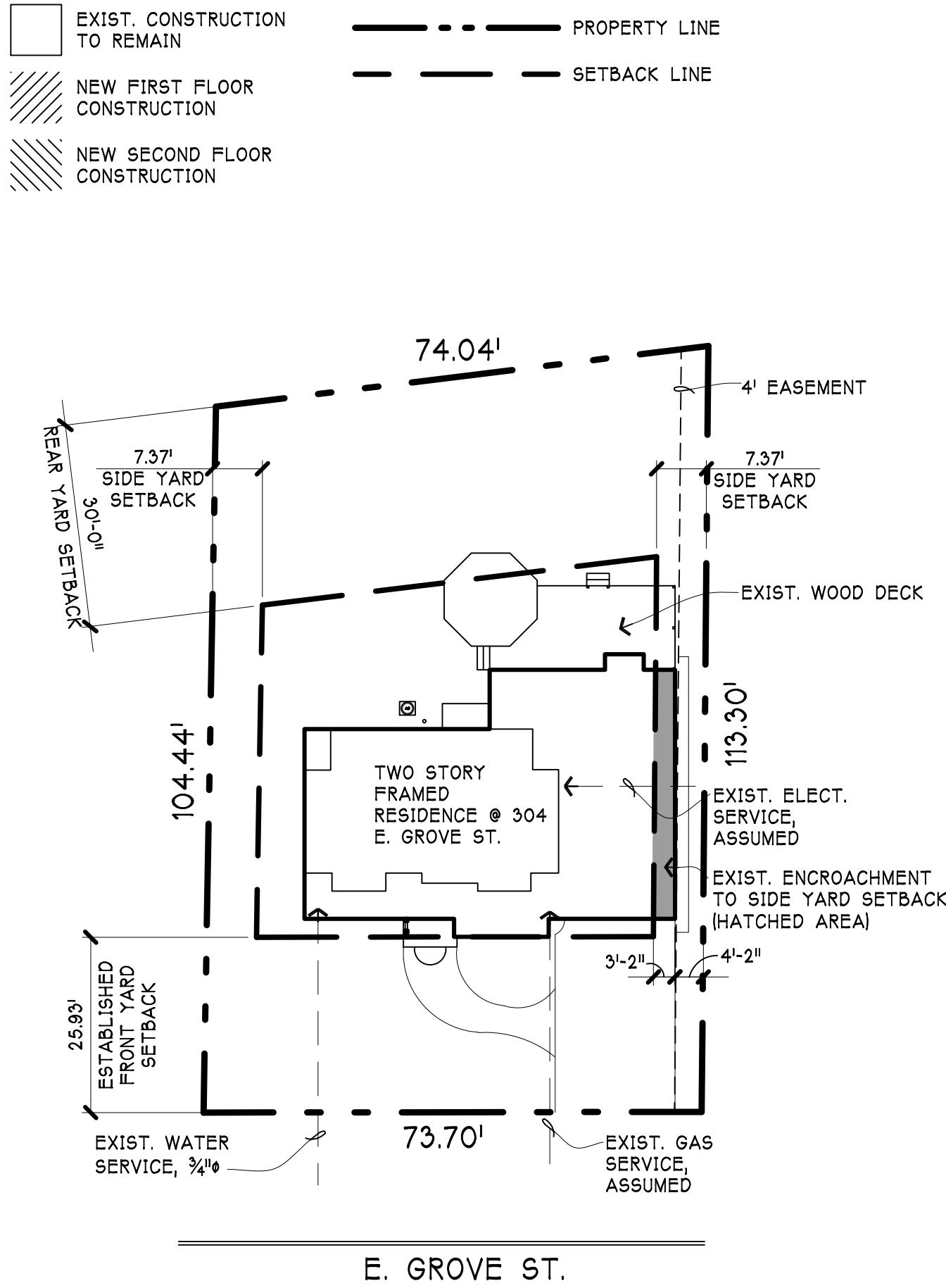
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ALTERATIONS AND ADDITIONS FOR
**THE DAVIS-OVERSMITH
RESIDENCE**
304 E. GROVE ST.
ARLINGTON HEIGHTS, ILLINOIS

SITE PLAN

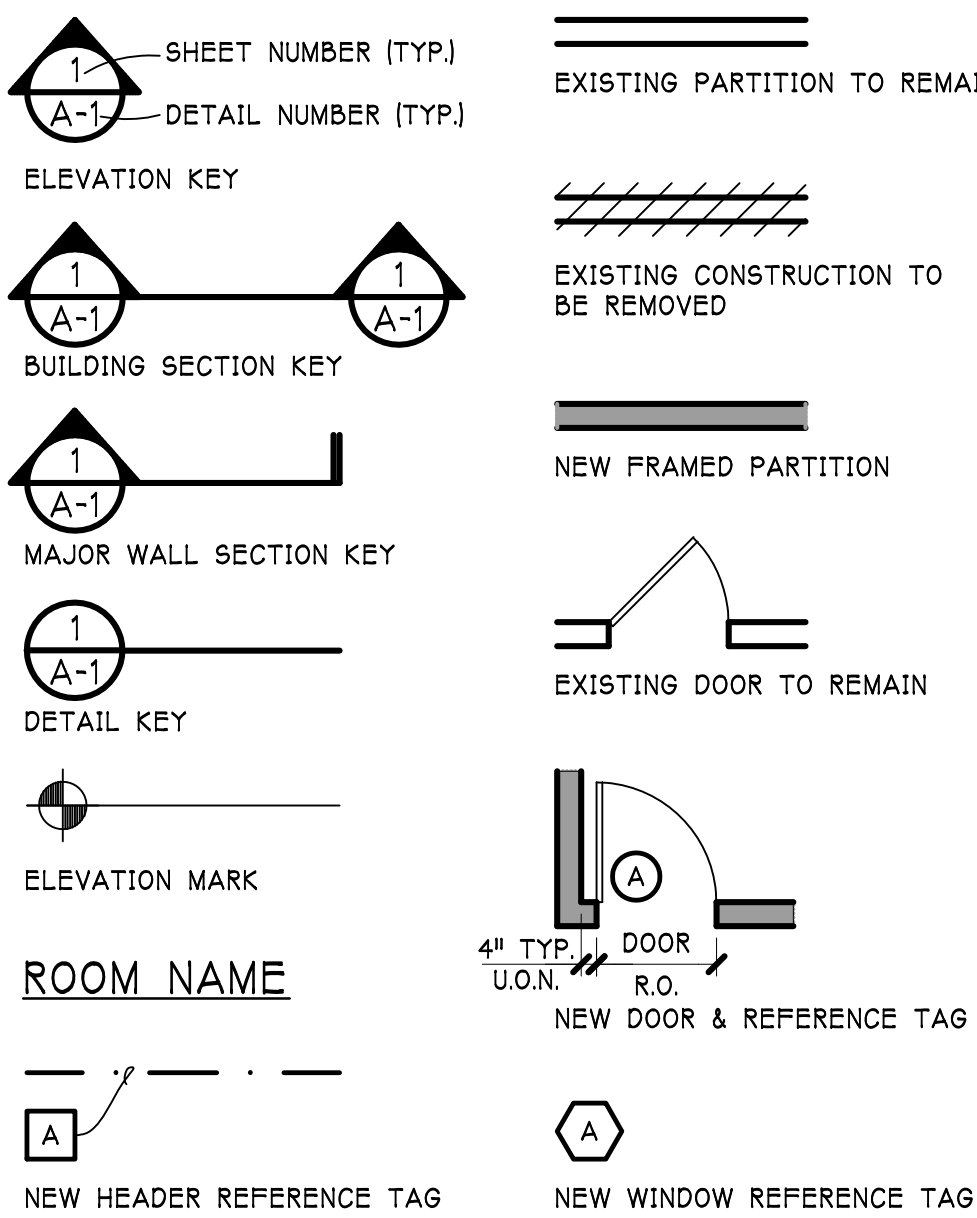
SITE PLAN LEGEND:



ABBREVIATIONS

A	AT	EXP.	EXPANSION	P.L.A.M.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	P.L.W.D.	PLYWOOD
ADJ.	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
ADJ.	AIR CONDITIONING	F.F.I.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
A.F.F.	ADJUSTABLE	F.F.T.	FIXTURE	P.S.L	PARALLEL STRAND LUMBER
A.F.F.	AFTER FINISH FLOOR	F.N.D.	FOUNDATION	P.V.C.	POLYVINYL CHLORIDE
A.L.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	F.F.Z.	FEEZER	R&R	RAP & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	F.T.G.	FOOTING	REF.	REFRIGERATOR
B.D.	BUILT	FURN.	FURNACE	REG.	REGULAR
B.I.	BOLT-IN	GA.	GAUGE	REIN.	REINFORCE
B.L.G.	BUILDING	GALV.	GALVANIZED	R.M.	ROOM
B.O.	BY OWNER	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
B.R.G.	BEARING	GYP.B.D.	GYPSUM BOARD	S.C.	SOLID CORE
C.	CASE	HGT.	HEIGHT	SECT.	SECTION
CAB.	CABINET	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.I.	CAST IRON	H.R.	HORIZONTAL	SIM.	SIMILAR
C.J.	CONSTRUCTION JOINTS	H.E.	HEATING	SUMP PIT	SUMP PIT
C.L.	CENTER LINE	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
C.L.G.	CEILING	H.W.	HOT WATER	SQ.	SQUARE
C.M.	CASD CONCRETE/MASONRY UNIT	INSUL.	INSULATION	STD.	STANDARD
C.O.	CASED OPENINGS/ CLEAN OUT	INT.	INTERIOR	STE	STEEL
C.O.	COLUMN	INT.	INTERIOR	STR.	STORAGE
CONC.	CONCRETE	L.	LINEN	STRUCT.	STRUCTURAL
CONC.	CONSTRUCTION	LAM.	LAMINATE	SUSP.	SUSPENDED
CONT.	CONTINUOUS	LAV.	LAVATORY	T/	TOP OF
C.T.	CERAMIC TILE	L.L.V.	LONG LBS VERTICAL	T&B.	TOP & BOTTOM
C.W.	COLD WATER	LVL	LAMINATED VENEER LUMBER	T&S.	TONGUE & GROOVE
D.	DRYER	LX.	MAXIMUM	T.	TELEPHONE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	T.M.E.	TO MATCH EXIST.
DIA.	DOUBLE-HUNG CLOSET RODS	M.	MECHANICAL	T.O.P.	TOP OF PLATE
DIA.	DIAMETER	M.	MEDIUM	T.V.	TELEVISION
DIM.	DIMENSION	MICRO.	MICROWAVE	T.Y.	TYPICAL
DISP.	DISPOSAL	MIN.	MINIMUM	U.O.N.	UNLESS OTHERWISE NOTED
DIV.	DIVISION	MISC.	MISCELLANEOUS	V.C.T.	VINYL COMPOSITION TILE
D.N.	DOWN	M.O.	MASONRY OPENING	V.T.R.	VERTICAL
D.S.	DOWN SPOUT	M.T.	METAL	VENT.	VENT THRU ROOF
D.W.	DRAIN WASHER	N.F.B.	NON-FREEZE HOSE BIBS	W.	WITH
E.A.	EACH	N.I.C.	NOT IN CONTRACT	W.	WASHER
E.I.F.S.	EXTERIOR INSULATION AND FINISH SYSTEM	N.	NUMBER	W.C.	WATER CLOSET
ELECT.	ELECTRICAL	NOM.	NOMINAL	W.	WOOD
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	W.W.	WINDOW
EP.	EJECTOR PIT/SUMP	O.A.	OVER ALL	W.H.	WATER HEATER
EQ.	EQUIPMENT	O.C.	ON CENTER	W.I.C.	WALK-IN CLOSET
EQUIP.	EQUIPMENT	O.H.	OVERHANG	W.O.	WITHOUT
EQUIV.	EQUIVALENT	O.P.P.	OPPOSITE	W.T.	WEIGHT
E.W.	EACH WAY	O.V.	OVEN	W.W.F.	WELDED WIRE FABRIC
EXIST.	EXISTING	PERF.	PERFORATED		
		PL.	PLATE		

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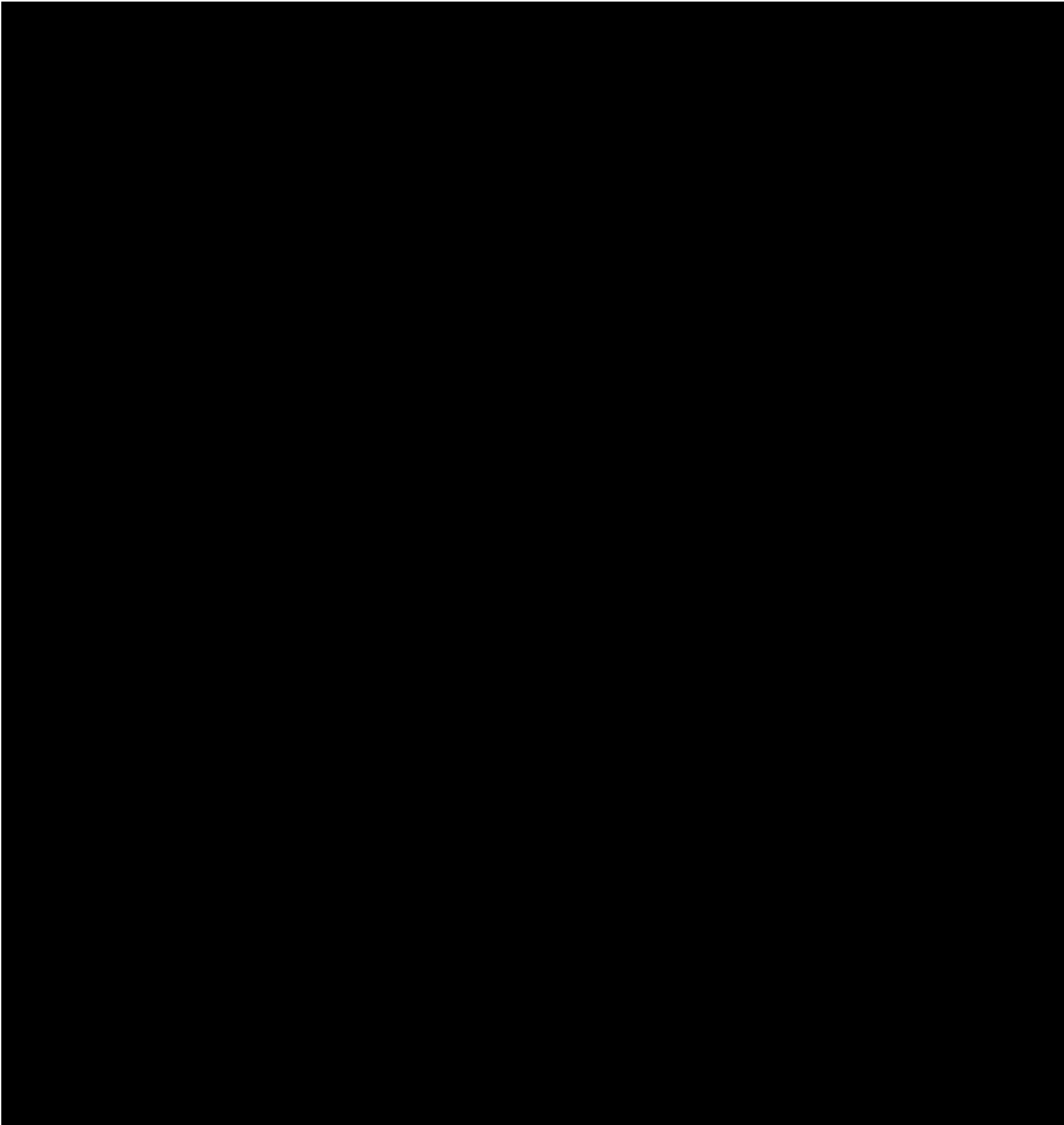
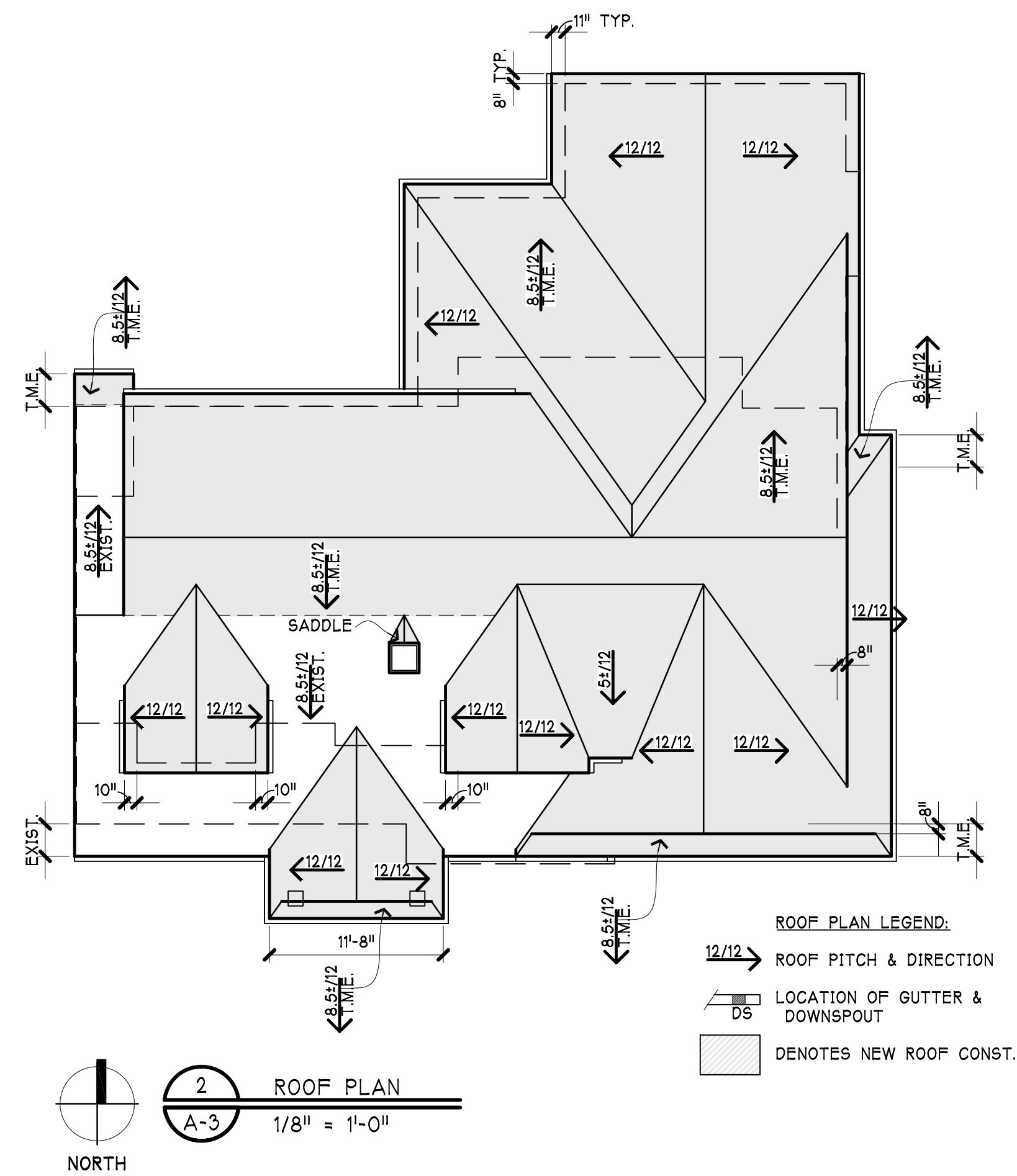
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A-1 FOUNDATION PLAN
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A-4 EXTERIOR ELEVATIONS

[illegible]

A-0

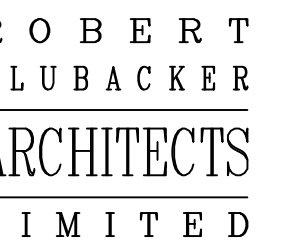


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THE DAVIS-OVERSMITH RESIDENCE
304 E. GROVE ST.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
3.9.18	ZBA

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Project Number
1700



IL Design Firm
#184.001489

THE DAVIS-OVERS MITH RESIDENCE

304 E. GROVE ST.
ARLINGTON HEIGHTS, ILLINOIS

[illegible]

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Project Number
1700

A-4

