Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
April 8, 2024
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 340 S. Windsor Dr. - 3/11/24
B. 326 E. Central Rd. - 3/11/24
C. 2113 N. Chestnut Ave. - 3/11/24
D. 1627 N. Yale Ct. - 3/11/24

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 124 S. Vail Ave. - ZBA#24-007
B. 917 E. Olive St. - ZBA#24-008
C. 1114 N. Race Ave. - ZBA#24-009
D. 1227 N. Wilke Rd. - ZBA#24-010
E. 446 S. Arlington Heights Rd. - ZBA#24-011
F. 421 E. Orchard St. - ZBA#24-012

VII. OTHER BUSINESS

A. Public Comment

VIII. PUBLIC COMMENT

IX. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.

Zoning Board of Appeals
4/8/2024

Item: 340 S. Windsor Dr. - 3/11/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
340 S Windsor Dr - Findings 3/11/24	Minutes
340 S. Windsor Dr - Minutes 3/11/24	Minutes

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

March 11, 2024

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 340 S. Windsor Dr. Residence

Applicant: Kevin Purdom – JRC Design Build

Zoning Relief Requested:

- A 5.2-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow the garage to be reconstructed and an addition with a side yard setback of 3.8 feet instead of the required 9.0 feet.

Date of Publication: 2/24/24

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Siavelis, Drake, Lanaghan, Selbka, Jaffe, O'Connor

Having heard and considered the testimony and evidence at the public hearing of March 11, 2024, the ZBA makes the following findings of fact:

The petitioner testified that the side yard setback is existing nonconforming. The petitioner further testified that the second story addition is setback to comply with code. The petitioner explained that the overall design will not change the essential character of the neighborhood. The petitioner testified that they are rebuilding the non-conforming wall.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

X The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and

X The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and

X The proposed variation is in harmony with the spirit and intent of this Chapter; and

X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested? Yes

Relief Granted (if any):

- A 5.2-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow the garage to be reconstructed and an addition with a side yard setback of 3.8 feet instead of the required 9.0 feet.

Reason for Determination:

The Zoning Board indicated that the footprint is existing non-conforming condition; therefore, they are in support of the variance.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

6 ayes 0 nays 1 absent 0 abstain

Date: March 11, 2024

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

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD
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OF APPEALS

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

RE: 340 SOUTH WINDSOR DRIVE - ZBA #24-003

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 11th day of March, 2024 at the hour of 7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
JEFFREY LANAGHAN
BENJAMIN JAFFE
JOSEPH SELBKA
MICHAEL O'CONNOR

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, I'm going to call this meeting to order. Tonight is March 11th, 2024. Welcome to the Village of Arlington Heights Zoning Board of Appeals.

Derek, roll call.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes, here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Portera, not here.

CHAIRPERSON SIAVELIS: All right, Pledge of Allegiance. Flag over there.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: Okay, first item of business is approval of minutes from the February meeting. Hopefully, the Board members have had a chance to review the draft minutes, and assuming such, are there any revisions, edits, comments on those draft minutes?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, do we have a motion to approve the minutes in draft format that were circulated to us?

COMMISSIONER DRAKE: So moved.

CHAIRPERSON SIAVELIS: Is there a second?

COMMISSIONER LANAGHAN: Second.

CHAIRPERSON SIAVELIS: Voice vote is fine, right, Derek?

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, motion carries, minutes approved.

Okay, folks, the procedures for the hearing have changed a bit since the last time you've been here, including you, Kevin, I know you're here a lot, but there's been some revisions to the procedures.

Although, Derek, correct me if I'm wrong, you said there are no formal opposers?

MR. MACH: Correct.

CHAIRPERSON SIAVELIS: Okay. All right, so good, I can truncate that a

bit. So, if there are less than six members present, here are some of the ground rules, right, there's ground rules and protocol and it's important that I explain those and make sure you folks understand them because they will govern today's or tonight's meeting and the hearing of the petitions.

So, if there are less than six members present, you as a petitioner have the option to continue the meeting. Remember, it takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. So, that's four yes votes. If you are denied, a petitioner cannot reapply for an entire year, so there is a preclusive effect on a zoning, or excuse me, on a variance that is not granted.

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

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

A variance shall be permitted only if the evidence, in the judgment of this Board of Appeals, sustains each of the four conditions enumerated, or elements. It's also important for you to know that it is your responsibility as a petitioner to touch on and address and satisfy each of the four elements. It is not this Board's responsibility to pull that testimony out from you as to each element. We have denied variances in the past when the elements have not been established, and those are the same elements, by the way, that are in your packet materials that you guys reviewed or that have been reviewed and submitted in connection with your petition for a variance.

Okay, so I open and identify the various agenda items, okay, and Derek will provide a Staff presentation which is essentially a brief overview of the project and the variance or variances sought. There is, what we did before this meeting when we're asking question if there is an actual objector, okay, versus a resident, a Village resident who's just commenting on a petition, an objector provides formal testimony at this hearing. They have standing as a Village resident and they can object to the zoning relief sought and present testimony and questioning against any relief sought. That is entirely distinct from a resident who just wishes to make public comments at the hearing which can include opposing a variance, right. So, there are differences, but we understand there are no objectors based upon the sign-up sheet that was provided and the clarifications that Derek also provided there as well.

Okay, applicant presentation, the applicant presents its case in favor of zoning by way of documents or testimony, right? Obviously, the applicant can have an architect, for example, here to present on his or her behalf.

Since there are no objectors tonight, I'm not going to go through the protocol. There's like six steps for the objector. I'm not going to burn people's time going through that, okay.

That said, Derek, I think we're ready to start new business.

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: First item up is ZBA Petition No. 24-003, 340 South Windsor Drive.

Okay, Kevin, you've fully signed in?

MR. PURDOM: Yes.

CHAIRPERSON SIAVELIS: Address and everything?

MR. PURDOM: Yes.

CHAIRPERSON SIAVELIS: Okay, but Derek goes.

MR. MACH: Thank you.

The Petitioner is proposing to reconstruct the attached garage which is encroaching into the required side yard setback. The Petitioner is also proposing an addition over a portion of the attached garage. The second-story addition above the attached garage is set back 9.1 feet from the side property line, and the garage is set back 3.8 feet where nine feet is required.

Therefore, they're requesting a 5.2-foot variation from Chapter 28, Section 5.1-3.3b to allow the garage to be reconstructed, and an addition with a side yard setback of 3.8 feet instead of the required nine feet. Thank you.

CHAIRPERSON SIAVELIS: Thanks, Derek. By the way, Derek, do you have the wireless key? I can't read the thing.

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: Okay, got it, thank you.

Okay, go ahead, Kevin, you have the floor.

MR. MACH: You have to swear him in.

CHAIRPERSON SIAVELIS: Yes, let's swear you in. Raise your right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: All right, please proceed.

MR. PURDOM: All right, so I'm Kevin Purdom. I'm the architect for JRC. I represent my client, the Cochran family. They're trying to do an addition off the back and a two-bedroom addition above the garage. The existing garage, the side yard setback, it is existing nonconforming.

So, we are not changing the essential character because the second-story addition will still be meeting that setback but we're not extending any further. We're just rebuilding that existing wall that's starting to sag over that garage. We're rebuilding that wall and then pulling the garage up two feet, and that is still within the front yard setback.

So, we're not trying to, we're going with the minimum amount of variance that we can by not encroaching on that front yard setback. But the side yard setback, it was existing nonconforming which is also the unique circumstance.

We're in harmony and in spirit with the codes. Everything, code and zoning, other than that conforms. They bought the house in 2015. They have three kids and they're hoping to expand the house for more bedrooms, more single space as they age.

CHAIRPERSON SIAVELIS: How many folks live in the house?

MR. PURDOM: So, it's two adults and three kids.

CHAIRPERSON SIAVELIS: Five.

MR. PURDOM: And then other than that, it's just existing nonconforming. Anything that we would do to rebuild that garage, changing the slope of the roof, we would

need a variance in order to do so. That is my presentation.

CHAIRPERSON SIAVELIS: Okay, you talked to the, any feedback from the neighbors? Anything like that?

MR. PURDOM: I do have, I sent Derek earlier today a letter from the adjacent neighbor who would be most affected by it in support of it. He hasn't heard from any other neighbors, but the main one that is affected is in full support.

CHAIRPERSON SIAVELIS: No other feedback other than that?

MR. PURDOM: Nothing that I know of.

CHAIRPERSON SIAVELIS: Nothing negative or anything like that?

MR. PURDOM: No.

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

COMMISSIONER LANAGHAN: Kevin, I'm assuming you've seen the Life Safety requirements for the fireproofing?

MR. PURDOM: Yes. Yes, I have.

COMMISSIONER LANAGHAN: I assume there's nothing --

MR. PURDOM: Yes, we will, what you guys recommended, we'll do that.

COMMISSIONER LANAGHAN: And then you're going to work with Engineering to make sure the grading works as well, correct?

MR. PURDOM: Correct, yes.

COMMISSIONER JAFFE: How long has the property owner been in possession of the house?

MR. PURDOM: Since 2015.

COMMISSIONER JAFFE: 2015?

MR. PURDOM: Yes.

COMMISSIONER JAFFE: Thank you. How many live in the house?

MR. PURDOM: Five, two adults and three kids.

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

Any other folks have questions?

(No response.)

CHAIRPERSON SIAVELIS: Okay, you can take a seat, Kevin.

Is there anybody here in the audience who wishes to speak on behalf of this Petitioner or in regards to this petition?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing and seeing none, we can move to the deliberation. No response obviously is needed if there's no questions. The deliberation of the Board members, I can start.

I think this is pretty straight-forward and self-evident. Uncontroversial, neighbor support, no neighborhood opposition. Very straight-forward.

COMMISSIONER LANAGHAN: It's an existing non-conforming condition.

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER LANAGHAN: Basically improving it.

CHAIRPERSON SIAVELIS: Yes. Entirely consistent as well with things that we had --

COMMISSIONER LANAGHAN: In the neighborhood.

CHAIRPERSON SIAVELIS: Yes, and as we've approved before, so I'm in

favor.

Does anybody else have any comments or questions or any opposition?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, do we have a motion?

COMMISSIONER LANAGHAN: I move to approve the variance as presented.

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

COMMISSIONER JAFFE: Seconded.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, variance granted.

MR. PURDOM: Thank you.

CHAIRPERSON SIAVELIS: Folks, you don't have to stay around either.

COMMISSIONER LANAGHAN: You're welcome to do it, but you don't have to.

CHAIRPERSON SIAVELIS: If you have better things to do, and you probably do.

MR. PURDOM: Thank you, guys.

CHAIRPERSON SIAVELIS: Sure.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:15 p.m.)

DRAFT

Zoning Board of Appeals
4/8/2024

Item: 326 E. Central Rd. - 3/11/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
326 E Central Rd - Findings 3/11/24	Minutes
326 E. Central Rd. - Minutes 3/11/24	Minutes

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

March 11, 2024

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: Lamberes Residence – 326 E. Central Rd.

Applicant: John Lamberes

Zoning Relief Requested:

- A 29.5-foot variation from Chapter 28, Section 10.2-11.1 to allow a driveway that is 51.5 feet wide where the maximum width allowed is 22 feet.

Date of Publication: 2/24/24

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Siavelis, Drake, Lanaghan, Selbka, Jaffe, O'Connor

Having heard and considered the testimony and evidence at the public hearing of March 11, 2024, the ZBA makes the following findings of fact:

The petitioner explained that the home was recently constructed and the original design included a code compliant driveway which has been constructed. The petitioner further explained that it quickly became apparent that there are a number of issues with leaving the property safely onto Central Road. The petitioner testified that it is dangerous backing out onto Central Road. The petitioner further testified that the pavers were added towards the entrance of the property in order to allow for a three-point turn.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

X The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and

X The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and

X The proposed variation is in harmony with the spirit and intent of this Chapter; and

X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested? Yes

Relief Granted (if any):

- A 29.5-foot variation from Chapter 28, Section 10.2-11.1 to allow a driveway that is 51.5 feet wide where the maximum width allowed is 22 feet.

Reason for Determination:

The Zoning Board felt that there is a safety concern backing out on Central Road.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

6 ayes 0 nays 1 absent 0 abstain

Date: March 11, 2024

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

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD
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OF APPEALS

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

RE: 326 EAST CENTRAL ROAD - ZBA #24-004

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, Buechner Room, Arlington Heights, Illinois on the 11th day of March, 2024 at the hour of 7:15 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
JEFFREY LANAGHAN
BENJAMIN JAFFE
JOSEPH SELBKA
MICHAEL O'CONNOR

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: All right, next item up for business is ZBA Petition No. 24-004, 326 East Central.

Go ahead, Derek.

MR. MACH: Thank you, Chairman.

In 2017, a new home was constructed at the subject property. Brick pavers have been installed adjacent to the concrete drive. With the addition of the pavers, the driveway does not comply with code. Pursuant to Chapter 28, the maximum driveway width allowed is 22 feet.

Therefore, the Petitioner is requesting a 29.5-foot variation from Chapter 28, Section 10.2-11.1 to allow a driveway that is 51.5 feet wide where the maximum width allowed is 22 feet. It should be noted that driveway width is measured parallel to the street.

(Slight pause.)

CHAIRPERSON SIAVELIS: Okay, go ahead, Derek, I'm sorry.

MR. MACH: Just one additional note, that driveway width is measured parallel to the street. That's how the 51 feet was calculated which is consistent with how we measure driveway width.

CHAIRPERSON SIAVELIS: Thank you. Anything else, Derek?

MR. MACH: No, just the one comment.

CHAIRPERSON SIAVELIS: Okay.

All right, sir, let's swear you in. You're fully signed in?

MR. LAMBERES: Yes.

CHAIRPERSON SIAVELIS: Okay, could you state your name for the record?

MR. LAMBERES: John Lamberes.

CHAIRPERSON SIAVELIS: Right hand, John.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, please proceed.

MR. LAMBERES: So, this is a recently constructed house, and the original design showed just the concrete driveway and that's what was constructed. However, once the driveway started getting used, it became apparent right away that there's a number of issues with leaving the property safely because, namely, the neighbor has a really thick hedge of bushes in that circle where it's purple, that purple circle. So, you can't see oncoming traffic on Central Road coming at you and they're going 45 miles an hour trying to beat the green light at the intersection.

CHAIRPERSON SIAVELIS: Yes, we've all done that.

MR. LAMBERES: Yes. So, it's pretty dangerous so you can't back out. So, you have to turn your car around to pull out in order to have any glimpse of the traffic coming at you. So, in order to turn a car around, you have to have the space. I mean, 22 feet, some vehicles are 22 feet in length, I mean, the bigger ones. And if you have any visitors, you have other cars parked there, it's just impossible. You have to start driving on the grass, and then the grass gets all muddy and then you're tracking that out onto Central Avenue.

So, we added some pavers towards the entrance of the property there so that you could turn a car around, do a three-point turn and turn it around. That's mainly what it's for. That's really about it.

It's in harmony with, you know, all the other houses and the use of this property. I don't think it affects the appearance.9

I have some photographs from across the street looking at the property. You could see, like you can't see the pavers from the street really, not too much anyway. That's the view of the cars coming. When they're going 45 miles an hour, it's really hard to see them.

CHAIRPERSON SIAVELIS: So, these pavers were professionally installed, right?

MR. LAMBERES: I would say, I did it.

CHAIRPERSON SIAVELIS: Oh, you did it, all right.

MR. LAMBERES: I did it, yes.

CHAIRPERSON SIAVELIS: I was going to say, because I went by there it looks pretty good.

MR. LAMBERES: Yes. It's out there, yes, it's all, it's 18 inches thick, it's got the geo-fabric underneath it, yes, it's all level with the leveling sand.

CHAIRPERSON SIAVELIS: Okay, so are you in the trades or did you --

MR. LAMBERES: I am, yes. I've been in construction.

CHAIRPERSON SIAVELIS: Okay.

MR. LAMBERES: So, that's the view from across the street. You can see a little bit of the pavers.

COMMISSIONER JAFFE: So, I'm just trying to underneath like the sequence of events. So, the house was built in 2017?

MR. LAMBERES: Started to, yes.

COMMISSIONER JAFFE: So, when were the pavers installed?

MR. LAMBERES: Last summer.

COMMISSIONER JAFFE: So, what has now triggered the variance? Did you seek to do additional work, and then when the Village discovered this, I'm just trying to understand how this, how did we get to tonight?

MR. LAMBERES: Yes, so we're trying to get our final inspections and the occupancy permit. So, we're calling for inspection, and the Engineering inspection noted the pavers and then they called out two issues with the pavers. One was that it was within three, too close to the property line, within three feet of the property line, which it wasn't. We had a surveyor come out and show that it was four feet, so we're okay on that issue. Then the other zoning issue that came up was the 22 feet wide.

I mean, you wouldn't use any part of that driveway to enter or exit, like you wouldn't use the pavers to enter and exit, so it's really not part of the driveway in that sense. There's, believe me, almost every other house along Central Road has something similar to that to turn cars around. Whether it's an extension or another leg of the driveway, if you measured the width, it would, I mean, you would get all kinds of numbers.

So, we added that and we didn't think it was going to be a zoning issue, but it turned out to be a zoning issue. That's why I'm here. So, that's how they got there and why I'm here.

COMMISSIONER SELBKA: Do you live in the property, or --

MR. LAMBERES: Yes.

COMMISSIONER SELBKA: -- did you build the property for sale?

MR. LAMBERES: Both.
COMMISSIONER SELBKA: Both, okay.
MR. LAMBERES: I built it for myself, but --
COMMISSIONER SELBKA: So, you're not going to sell the property down the road?
MR. LAMBERES: We do plan to, yes, but we live there.
COMMISSIONER SELBKA: Okay, but you live there now. Okay, all right.
COMMISSIONER JAFFE: You mentioned that this, the need for the variance arose when you were trying to seek occupancy. So, you built the house in 2017 but just recently you were seeking occupancy?
MR. LAMBERES: Yes. Yes, it took a while. I did a lot of the work myself. My kids are in school, so I wasn't like in a big hurry to finish it. So, I did a lot of the work myself. I did all the painting, I did the tile, did all the trim, did all the landscaping, the grade, I can keep going on. So, it took a little bit of time.
COMMISSIONER JAFFE: All right, have you discussed this with any of your neighbors?
MR. LAMBERES: Oh, yes, I have.
COMMISSIONER JAFFE: What was their reaction?
MR. LAMBERES: Well, the neighbor which shares that property line doesn't really care as long as I have a beer with him over the weekend.
COMMISSIONER JAFFE: That's the east property then?
MR. LAMBERES: That's the property. The west put in something similar, they have not said anything. The former mayor came down from the corner, she lives on the corner, and I forget her name, I'm very sorry about that.
CHAIRPERSON SIAVELIS: Arlene Mulder?
MR. LAMBERES: Huh?
CHAIRPERSON SIAVELIS: Arlene Mulder.
MR. LAMBERES: Yes, yes, she's all in favor for it. She said that it's absolutely necessary. She has her own driveway problems. So, yes, her and husband were all in for it, but I haven't heard anything else besides that.
CHAIRPERSON SIAVELIS: No negative feedback?
MR. LAMBERES: No negative feedback.
COMMISSIONER JAFFE: Yes, I was trying to understand like the sequence of events, but yes.
MR. LAMBERES: It's a little bit unique, yes.
COMMISSIONER JAFFE: I don't have anything else.
COMMISSIONER LANAGHAN: I have a couple. One to Derek, where does Engineering measure width of the driveway? I mean, his point is that at the street it meets code. It's back some distance.
MR. MACH: Right.
COMMISSIONER LANAGHAN: I'm looking again into his point, I'm looking at Google Earth. The house to the west appears to have something similar although it may be a bit farther back. So, where is Engineering measuring this?
MR. MACH: This is the --
COMMISSIONER LANAGHAN: I get that, but do you measure it at the property line or just anywhere along the drive or how does that --

MR. MACH: The widest point. I mean, no point per code can exceed 22 feet unless you're within 18 feet of a three-car attached garage, attached or detached. So, 22 feet is maximum width unless you're within 18 feet of a three-car garage.

COMMISSIONER LANAGHAN: Of a garage, and where is your garage, sir?

MR. LAMBERES: It's all the way in the back.

COMMISSIONER LANAGHAN: So, people using that to turn around is not an option?

MR. LAMBERES: Well, you can, but if you have any visitors, like even one visitor, people cannot turn around, and visitors don't know what to do. Like they're completely confused, and many of them try to back out onto the street and I had them --

COMMISSIONER LANAGHAN: Yes, I one 100 percent understand why you're trying to prevent that.

MR. LAMBERES: Yes. Yes.

COMMISSIONER LANAGHAN: It makes a ton of sense in that respect. I am not super comfortable with better than doubling the driveway width for something that was not even permitted. Kind of that's two things that trigger me, so I was just trying to figure out if there's a way they could turn around safely. To your point, I do understand that need.

MR. LAMBERES: Yes, and other visitors that are not like friends of the family, like even delivery trucks, they're pull in, or they're not comfortable pulling all the way back to turn around, and they actually have no clue what to do.

COMMISSIONER LANAGHAN: Yes.

CHAIRPERSON SIAVELIS: So, what is the distance then? I'm sorry, were you done?

COMMISSIONER LANAGHAN: No, I'm good for right now with that.

CHAIRPERSON SIAVELIS: What is the distance from your, so as we're looking at your survey here, what is the distance from essentially Central Road or that southern part of your property line to, that will be north, to the first onset of the brick paver? Do you know what that distance is? Do you understand what distance I'm defining?

MR. LAMBERES: Yes, I sure do. I think I, I know I took some measurements. I measured --

CHAIRPERSON SIAVELIS: Is it at least 10 feet?

MR. LAMBERES: Oh, yes, it's 10 feet.

CHAIRPERSON SIAVELIS: Is it at least 12 feet? Because this is to scale, isn't it?

MR. LAMBERES: I would say it's about 10 feet because the driveway I think is, what's the driveway? I think the driveway is like 12 feet, and if you look at the width of the driveway compared to that, you can see it's about 10 or 12 feet at the most, but there's a grade, there's like two feet of --

CHAIRPERSON SIAVELIS: Berm?

MR. LAMBERES: Berm there that block the view of the pavers, and bushes.

CHAIRPERSON SIAVELIS: That kind of synchs in with your neighbor's bushes over there, right, on the east side.

MR. LAMBERES: Yes, it does, you know, understand that this particular

area on Central Road is near the intersection. Our Central Road widens for turn lanes, so they took all the frontage away, whereas the neighbors to the east have frontage and they have more room when they're pulling out to see cars coming, where we don't have that. The curb of the, or the end of the sidewalk there is the start of Central Road, like there's no other space.

CHAIRPERSON SIAVELIS: Okay, and Ben, I'm sorry.

COMMISSIONER JAFFE: No, I had all of your questions.

Anybody else?

COMMISSIONER O'CONNOR: I was going to ask, what's the purpose of the pavers to the left of the driveway, to the west of the driveway?

MR. LAMBERES: Just to --

COMMISSIONER O'CONNOR: Because I see the ones here, you know, you back into this, to the east side.

MR. LAMBERES: It is for one or two actual spots for parking, because if you have visitors come and there's one or two cars, they take up the space and then they're stalled, right? Once again, no way to turn a car around, you know what I mean? Like you have to keep the space open enough to be able to turn around. So, that's just like a little extra in case it's needed.

That was put in there from experience, like I just didn't make it up. I didn't want to do this, trust me. It was like the last thing I wanted to do, but it's just something I, you know, we felt it was absolutely necessary.

COMMISSIONER DRAKE: Have there been any accidents or incidents or fender benders with the setup you have now?

MR. LAMBERES: No. No. I can't say there was any before that either, but that's just out of extreme caution that there wasn't.

CHAIRPERSON SIAVELIS: When did you take possession of this property?

MR. LAMBERES: 2008.

CHAIRPERSON SIAVELIS: And there was a house on it at that point?

MR. LAMBERES: Yes. Yes, an older house we tore down.

CHAIRPERSON SIAVELIS: Were you living in the house then?

MR. LAMBERES: No, never.

CHAIRPERSON SIAVELIS: Did you ever live in this property at all before this house was constructed?

MR. LAMBERES: I did for a short period of time before we knocked it down, and there was a different driveway. The driveway changed after about the first 15 feet, it was a whole different type of driveway you can turn around.

COMMISSIONER LANAGHAN: And when did you move back into the house?

MR. LAMBERES: 2020, the best year I can think of.

CHAIRPERSON SIAVELIS: So, you were under construction from '17 through 2020 and basically until recently?

MR. LAMBERES: Yes, yes. It was a lot of work. I don't want to do it again.

CHAIRPERSON SIAVELIS: All right, take a seat please.

Any questions or comments from the audience in regards to this particular petition?

MR. MAXWELL: Yes, as far as that driveway --

CHAIRPERSON SIAVELIS: Sir, again, no questions from the cheap seat. You've got to go to the podium. I don't have to swear you in but if you want to identify yourself?

MR. MAXWELL: My name is Dennis Maxwell. I live at 422 East Central Road, and I'm familiar with this construction. His thing would be farther back if it wasn't for eminent domain where they took all that land away from us. CHAIRPERSON SIAVELIS: Because of the whole widening the road and his --

MR. MAXWELL: Yes, right, and he lost the land or there would not be the argument.

CHAIRPERSON SIAVELIS: Do you have that extra frontage or no?

MR. MAXWELL: I have some of it. I lost like 12 feet or something like that, 10 feet, seven feet, I don't recall. It's a pie-shaped piece. So, some of that is induced by eminent domain, you know, now he's got a funny situation and there should be some compensation for it in my opinion.

In my time on Central, we're down to, we've had one fireman hit, two surveyors, two mailboxes, and that's at my house, so anything you can do to make the thing safer is really to your advantage and to everyone's advantage.

CHAIRPERSON SIAVELIS: Community advantage. How long have you lived in that house?

MR. MAXWELL: About 30 years.

CHAIRPERSON SIAVELIS: That's it?

MR. MAXWELL: That's enough.

COMMISSIONER LANAGHAN: And you're two doors to the east --

MR. MAXWELL: That's correct.

COMMISSIONER LANAGHAN: -- assuming the separation, okay, perfect.

MR. MAXWELL: Yes, and I have a turnaround and I don't know if I'm within code either. I haven't gone out there with a rule or measure, yes, right.

COMMISSIONER SELBKA: That's not something you admit to here.

MR. MAXWELL: No. Yes, I know, I know it's the Zoning Board, but maybe you guys will give me my land back.

CHAIRPERSON SIAVELIS: I don't think that's going to be the case, but okay, any other comments of any particular relevance here?

MR. MAXWELL: All right, thank you.

CHAIRPERSON SIAVELIS: Okay, hearing none, Mr. Lamberes, you have an opportunity to respond. If not, you can rest on your presentation so far.

MR. LAMBERES: I rest on that I guess.

CHAIRPERSON SIAVELIS: Okay, Board discussions, deliberations?

COMMISSIONER JAFFE: I can begin. I mean, I do recognize Jeff's comments, you know, doubling the, asking for doubling the width and not having it properly permitted is not desirable. However, this is, in my opinion, a very unique circumstance given the physical location of the home. The owner appears to have devised a solution that works, that keeps people safe.

Again, uniqueness of the locality, both the owner and neighbor attested to the traffic and speeds in which vehicles drive on Central Road. We also know that a hospital is nearby, and so now you've got emergency vehicles that are going to be

operating at high speeds. So, again while the ends don't necessarily justify the means, I would support what the owner is asking for.

CHAIRPERSON SIAVELIS: Yes, I agree with you. I don't necessarily like how we got here. I think you did a good job, Ben, asking about the sequence of events and the timeline, but I think the mean is justified and I think the support from the neighbor two doors down makes a lot of sense. It elevates the Petitioner's concerns, and I do take note of the fact that this construction he did on his own, right, but when you weigh out everything on the totality, I support this petition, especially since it is set back from the curb substantially. It's partitioned by a substantial amount of bushes, seasonal and looks like evergreens as well and the berm.

So, I don't think it's intrusive, and quite frankly I go by this location on almost like a daily basis and I don't know if I ever noticed it. So, that's maybe me, you know, not paying attention, but now I am going to look at it, but still.

COMMISSIONER JAFFE: You're on your phone?

CHAIRPERSON SIAVELIS: No.

COMMISSIONER JAFFE: Texting?

CHAIRPERSON SIAVELIS: No, no, no. I'm paying attention to the other drivers on the road.

So, anyway, I support this, I can get behind this.

So, any other comments from2 Board members?

COMMISSIONER DRAKE: I'm in favor of it. I think the safety piece of it is really important. We don't want to be the guys who said no and then there's an accident down the road, that's just not a good thing.

The other thing is there's going to be a lot of construction farther south on Arlington Heights Road down near the exit when you get off of 90. There's a lot of construction planned for condos, the International Plaza. There's going to be nothing but more traffic coming by your house as time goes on. So, I'm in favor.

CHAIRPERSON SIAVELIS: Yes, and the one thing that I should also say, this is a 100-foot wide lot and it's 200 feet deep, right? So, the scale of this lot when we're looking at this expanse of brick pavers that are provided, I think you have to take into account that this is not a 50-foot lot in the Village, right, where this overwhelms that lot. So, when I look at the scale, that's another thing that holds in favor or weighs in favor of the Petitioner.

COMMISSIONER JAFFE: Yes, and impervious ratio doesn't even grip on this.

CHAIRPERSON SIAVELIS: Right, when you go 100 by 200.

COMMISSIONER JAFFE: Yes.

CHAIRPERSON SIAVELIS: So, okay, do we have a motion?

COMMISSIONER JAFFE: I would move to approve the petition as presented.

COMMISSIONER O'CONNOR: I second.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.
COMMISSIONER LANAGHAN: Yes.
MR. MACH: Mr. O'Connor.
COMMISSIONER O'CONNOR: Yes.
MR. MACH: Mr. Selbka.
COMMISSIONER SELBKA: Yes.
MR. MACH: Chairman Siavelis.
CHAIRPERSON SIAVELIS: Yes.
Congratulations, petition granted.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:35 p.m.)

DRAFT

Zoning Board of Appeals
4/8/2024

Item: 2113 N. Chestnut Ave. - 3/11/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
2113 N Chestnut Ave - Findings 3/11/24	Minutes
2113 N. Chestnut Ave - Minutes 3/11/24	Minutes

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

March 11, 2024

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: Brunner Residence – 2113 N. Chestnut Ave.

Applicant: Michael Brunner

Zoning Relief Requested:

- A 296 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 596 square feet instead of the maximum of 300 square feet.

Date of Publication: 2/24/24

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Siavelis, Drake, Lanaghan, Selbka, Jaffe, O'Connor

Having heard and considered the testimony and evidence at the public hearing of March 11, 2024, the ZBA makes the following findings of fact:

The petitioner explained that they are proposing to construct a covered patio with a fireplace and are requesting a variance for a 596 square-foot accessory structure where the maximum allowed is 300 square feet. The petitioner testified that there was previously a detached garage where the structure is proposed. The petitioner explained that the detached garage has been demolished. The petitioner testified that the structure will be in character with the home.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

X The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and

X The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and

X The proposed variation is in harmony with the spirit and intent of this Chapter; and

X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested? Yes

Relief Granted (if any):

- A 296 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 596 square feet instead of the maximum of 300 square feet.

Reason for Determination:

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.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

6 ayes 0 nays 1 absent 0 abstain

Date: March 11, 2024

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

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD
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OF APPEALS

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

RE: 2113 NORTH CHESTNUT AVENUE - ZBA #24-005

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, Buechner Room, Arlington Heights, Illinois on the 11th day of March, 2024 at the hour of 7:35 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
JEFFREY LANAGHAN
BENJAMIN JAFFE
JOSEPH SELBKA
MICHAEL O'CONNOR

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Next up, ZBA #24-005, 2113 North Chestnut Avenue.

Derek?

MR. MACH: Thank you, Chairman. The Petitioner proposes to construct a covered patio with a fireplace and is requesting a variance for a 596 square-foot accessory structure where the maximum allowed is 300 square feet.

Therefore, they're requesting a 296 square-foot variance from Chapter 28, Section 6.5-7 to allow an accessory structure with a size of 596 square feet instead of the maximum 300 square feet. Thank you.

CHAIRPERSON SIAVELIS: So, identify yourself for the record, please.

MR. BRUNNER: Michael Brunner.

CHAIRPERSON SIAVELIS: Okay, you've signed in, correct?

MR. BRUNNER: That's correct.

CHAIRPERSON SIAVELIS: Right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, please proceed.

MR. BRUNNER: Essentially, I've been in Arlington Heights for about nine years. We're going to be building kind of like an entertainment area in our backyard. It was actually the site of a previous derelict garage falling apart in places when we moved in nine years ago and we always wanted to do something about it. So, you know, we got the proper permits to deconstruct the garage and it's basically kind of a gravel pit right now. There was also a shed, so there's two different structures that we knocked down.

So, the net buildable area after we build this, we're calling it a pavilion, it's a structure, a no-walled structure, just poles with a roof. The net buildable area will actually be less than that area that it was before, so we're actually, while the structure exceeds the allowable size, we're actually, it's going to be a net reduction in buildable area in that location. It's going to look a heck of a lot nicer than it did before, you know, just animals living in it and going through the walls and the side of it was falling off. You know, the previous resident was a contractor, so he used it to store all sorts of equipment and things like that.

The new building is going to be more in character with the residential home. It's going to look a lot nicer. We're going to be using materials that will complement the house. For example, the fireplace will be of similar material of our current fireplace, a stone, the Lake Michigan stone, and it will match the roof so everything looks, you know, congruent with each other. You know, this will just be a nice place to spend with family, entertain, cook, you know, just something that's a nice, quiet family time in the backyard.

I know both of my neighbors are very in favor. I mean, we've done a lot to the property to improve it, just to clean up the area, organizing community clean-ups when I came in there. I'm actually family doctor to both families on both sides, so they know what I'm doing. They think it's an excellent improvement. You know, no comments from any other neighbors, and I'm well-known in the area down the block.

You know, I've let everybody know what it is and everybody says of it keep going, Mike, you know. We're just going through the process, you know, doing everything by the book to, you know, to get it constructed.

COMMISSIONER LANAGHAN: Appreciate it, yes. A group of quick questions hopefully. How many people live in the house?

MR. BRUNNER: Two adults, two children.

COMMISSIONER LANAGHAN: Got you. How long have you been in there in the nine years that you've mentioned?

MR. BRUNNER: About nine years since August of 2015.

COMMISSIONER LANAGHAN: Got you, and when did you tear down the garage?

MR. BRUNNER: It was during the height of Covid, about in like 2020-2021.

COMMISSIONER LANAGHAN: Yes, okay.

MR. BRUNNER: Then I just skipped the process of getting a company and, you know, the permitting process, and just not being familiar with it as just a resident and just going by the book to see what needs to be done.

COMMISSIONER LANAGHAN: Got you, and you've already talked to your neighbors, so thank you for that. I don't know that I have any other questions. I think it's pretty straight-forward. I do understand the fact that, you know, if it was a garage, and so where do you park now? If you tore the garage down, where do you park?

MR. BRUNNER: Oh, we actually have an attached garage already. So, we just --

COMMISSIONER LANAGHAN: So, this was a second garage structure that got left over from previous? Explain to me how the attached garage came about.

MR. BRUNNER: Well, the attached garage was just, oh, I think originally this house was built in the '50s, that's from my understanding. Then over the years, I think the house has expanded through time with various, you know, the last guy was a, you know, a developer or builder or something, so he expanded the house. From all I know, I mean, that garage could have been there, you know, for as long as I know.

So, we park there or I just park right in the front, you know, this is pretty typical in there. So, you know, that extra garage, like I said, I think the contractor used it to store like just equipment or, you know, stuff for his business.

CHAIRPERSON SIAVELIS: Does it have a pass-through on the right side of the house as you're looking at it?

MR. BRUNNER: You would have to pass through to the right side. It's kind of narrow because there's a gas meter over there, so you know, so anybody who would park down there, you have to be really careful, especially since they have a new meter that sticks out a little bit further. So, I don't really like people going there without me being there because I don't want them to hit the gas line, you know.

So, if anybody parks, if they come over, they use my driveway so then they're not on the road. The driveway is preexisting, you know. Overall, it's actually going to be a smaller structure than what was there before. It's going to be a better use of the property. It's going to look nicer and just going to be in harmony with the landscape.

COMMISSIONER LANAGHAN: I don't have any other questions.

CHAIRPERSON SIAVELIS: Any other questions, Board members?

(No response.)

CHAIRPERSON SIAVELIS: Okay, take a seat.

Any questions from the audience?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, seeing none, we move to

deliberations.

COMMISSIONER LANAGHAN: Yes, I'll start. I was just going back to Google Earth to see how long ago that garage was built or what have you, and it's somewhere before 2007. So, to your point, it's been there quite sometime.

I don't have an issue with this. I think the garage was there, there's no coverage issues. You know, I think this is a good use of the space for the family.

CHAIRPERSON SIAVELIS: Yes, seems like a cool idea.

COMMISSIONER LANAGHAN: Absolutely.

CHAIRPERSON SIAVELIS: We can schedule our August meeting there.

MR. BRUNNER: There you go. You're welcome for a party and everything else.

CHAIRPERSON SIAVELIS: Could be a nice field trip meeting for us.

MR. BRUNNER: Yes, you're welcome any time.

CHAIRPERSON SIAVELIS: So, Jeff, like you, I'm in support of it. I think it's a good logical use. Any other comments from Board members?

(No response.)

CHAIRPERSON SIAVELIS: Okay, do we have a motion?

COMMISSIONER LANAGHAN: I move to approve this variance as presented.

COMMISSIONER DRAKE: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, variance granted.

MR. BRUNNER: Thank you, gentlemen.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:43 p.m.)

Zoning Board of Appeals
4/8/2024

Item: 1627 N. Yale Ct. - 3/11/24

Department: Planning & Community Development Department

ATTACHMENTS:

Description	Type
1627 N Yale Ct - Findings 3/11/24	Minutes
1627 N. Yale Ct. - Minutes 3/11/24	Minutes

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

March 11, 2024

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 1627 N. Yale Ct. Residence

Applicant: Kevin Purdom – JRC Design Build

Zoning Relief Requested:

- A 183 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 483 square feet instead of the maximum of 300 square feet.

Date of Publication: 2/24/24

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Siavelis, Drake, Lanaghan, Selbka, Jaffe, O'Connor

Having heard and considered the testimony and evidence at the public hearing of March 11, 2024, the ZBA makes the following findings of fact:

The petitioner explained that they are proposing to construct an accessory structure that will be utilized as a shed as well as a pool house. The petitioner testified that all other zoning requirements are being met for the subject property. The petitioner explained that the accessory structure will also be used to store pool equipment and a small recreational vehicle during the winter months.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

X The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and

X The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and

X The proposed variation is in harmony with the spirit and intent of this Chapter; and

X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested? Yes

Relief Granted (if any):

- A 183 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 483 square feet instead of the maximum of 300 square feet.

Reason for Determination:

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.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

6 ayes 0 nays 1 absent 0 abstain

Date: March 11, 2024

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

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD
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OF APPEALS

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

RE: 1627 NORTH YALE COURT - ZBA #24-006

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, Buechner Room, Arlington Heights, Illinois on the 11th day of March, 2024 at the hour of 7:43 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairman
TOM DRAKE
JEFFREY LANAGHAN
BENJAMIN JAFFE
JOSEPH SELBKA
MICHAEL O'CONNOR

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

CHAIRPERSON SIAVELIS: The next item of business is ZBA Petition #24-006, 1627 North Yale Court.

Derek?

MR. MACH: Thank you, Chairman. The Petitioner is proposing to construct an accessory structure that will be utilized as a shed as well as a pool house. They're requesting a variance for a 483 square-foot accessory structure where the maximum allowed is 300 square feet.

Therefore, they're requesting a 183 square-foot variance from Chapter 28, Section 6.5-7 to allow an accessory structure with a size of 483 square feet instead of the maximum 300 square feet. Thank you.

CHAIRPERSON SIAVELIS: All right, thanks, Derek. All right, Kevin, you're still under oath, right. Just identify yourself for the record.

MR. PURDOM: Kevin Purdom with JRC Design Build, representing my clients at 1627 North Yale.

So, like Derek said, we're proposing a pool house/storage area in the back of the house next to the pool. We've originally applied for it as a detached garage, but because there is no driveway that goes back to it, it's considered a shed. So, since it is 483 square feet, that is over the allowed 300 square feet.

All the zoning elements are met. We're not over in impervious surface or anything, but we didn't want to go as big as we could. So, I call it winter garage/pool house, so in the summer they'll be using it, it has garage doors, it will open up for a nice entertainment area. Then in the winter, they have six cars, they do plan on putting one back there if possible.

But the design is exactly like the house with the same finishes. I think it really ties the whole backyard together. They have an outdoor kitchen that's attached to the house with some pavers and a fireplace that goes into that pool house. It will have a bathroom and then storage for pool equipment. Like I said, in the winter, they have some vehicles, a golf cart, that they want to store back there that they wouldn't necessarily need the driveway back there.

The unique circumstance is they have, it's a new build. They just got temporary occupancy in December. Technically, JRC still owns it. We haven't heard anything negative from the neighbors. The neighbor across the street is very much in favor of it because that is Jim, the guy who owns JRC. So, he very much wants to push this forward.

CHAIRPERSON SIAVELIS: How convenient.

COMMISSIONER JAFFE: You don't say.

MR. PURDOM: Yes. So, no negative comments from him, but I think it goes really well with the existing house that is almost finished. They're still temporary occupancy. Then once the pool and the pool house are finished, they'll be able to get full occupancy.

They moved in in December. There are two adults and three children at the house.

CHAIRPERSON SIAVELIS: When is the pool construction --

MR. PURDOM: The pool is almost finished. They just need to wait for a little bit warmer weather to do the final finishing, but the whole is dug, concrete is poured.

MRS. DEMINO: The water is ordered.

MR. PURDOM: Water is ordered. I'm not sure where they are with the landscaping, with the patio and such, but the pool house is just something that finally ties that whole backyard together I think.

COMMISSIONER DRAKE: Well, I had questions about how many people live in the house and about the neighbors, but you've answered those questions.

MR. PURDOM: Yes.

COMMISSIONER DRAKE: So, I don't have anything further.

COMMISSIONER JAFFE: So, I guess I just have one. I mean, if I think about a hardship, this is a brand new construction, right?

MR. PURDOM: It is, correct.

COMMISSIONER JAFFE: And if, you know, you want to use this winter garage as a multi-purpose, I'm just curious, why wasn't the carport or the garage built larger and then this exterior structure could have been potentially smaller and compliant with code?

MR. PURDOM: So, we do have, it's a three-car attached garage. The carport was added on afterwards. They still have, so that will hold four cars, they still have two extra cars that they only use like during the summer and such. So, during the winter, they want some more extra, but we don't want it to be so much larger, so that's why it's kind of smaller. But 300 square-foot, we want it to be dual purpose and use it as that pool house in the summer, so we can still use storage and include that extra powder room/bathroom, storage in the back.

COMMISSIONER JAFFE: So, that structure is going to be plumbed? There's going to be a toilet, a sink?

MR. PURDOM: Yes.

COMMISSIONER JAFFE: Okay.

MR. PURDOM: Yes, just a small powder room.

COMMISSIONER LANAGHAN: Yes, I had the same question, Ben, and I'm not sure I got the answer at all other than, you know, why couldn't it be 180 feet smaller.

MR. PURDOM: This is just kind of, we originally applied for it as a detached garage, so we thought that we could go over. We tried redesigning it smaller, but with the design we wanted to keep it at that scale.

COMMISSIONER LANAGHAN: So, it's the aesthetics of the design as your focusing on it?

MR. PURDOM: Yes. I think there's a rendering as well.

COMMISSIONER LANAGHAN: I mean, the house is beautiful, you know, I'm just not sure that I understand why this needs to be 480 feet as opposed to 300.

MR. PURDOM: So, that they can still use it as the car storage, and I think that extra bathroom kind of gives it that space. So, we tried taking off one or, either one or both of the wings, and we thought that the aesthetics and the function worked a lot more for the car and other pool storage items, and the bathroom will really be helpful in that summertime to not be walking back into the house and it's right next to the pool.

CHAIRPERSON SIAVELIS: That part makes perfect sense, right, having a bathroom out there with the pool.

COMMISSIONER LANAGHAN: Oh, yes.

CHAIRPERSON SIAVELIS: People in bathing suits, you don't want them tracking to the house. The neighbor to the east is Jim Cochran; is that right?

MR. PURDOM: Across the street.
CHAIRPERSON SIAVELIS: Across the street.
MR. PURDOM: So, it's a cul de sac in there.
CHAIRPERSON SIAVELIS: Yes. Who's the neighbor, there is a neighbor directly to the east though, right?
MR. PURDOM: Yes, the corner lot.
MRS. DEMINO: Yes, that's --
COMMISSIONER JAFFE: Sorry, we're going to have to have you come up here as well.
MRS. DEMINO: Sorry, yes. You want me to --
COMMISSIONER JAFFE: It's up to you.
MRS. DEMINO: So, the Agams live right on the corner.
CHAIRPERSON SIAVELIS: Could you identify yourself for the record please?
MRS. DEMINO: Ann Demino.
CHAIRPERSON SIAVELIS: Right hand.
(Witness sworn.)
MRS. DEMINO: So, at 1621 is the Agams, and we know them really well and they're very excited for it. 1633 is Eddie Jensen, and they're in Florida until May. He knows all about it as well, and he's just happy the yard is so big. We didn't realize how big it was until a lot of the trees came down in the back and the landscaping goes in. So, it does, I wanted a bathroom out there once we realized we're going to do a pool house. It makes perfect sense, you don't want the kids coming in, and then also utilizing it in the winter for all the pool storage, you know, instead of getting a box and everything, like all the outdoor furniture will be in there along with other things.
But, yes, the neighbors don't have any issue at all.
COMMISSIONER JAFFE: But we're back to the, I'm sorry, we're back to having enough space for a vehicle. So, we're talking about hardship, we're talking about leveraging the minimum amount of space.
MRS. DEMINO: Well, we have a golf cart that we want to put back there in the winter to store. Like we have a lake house, too, and we want to bring stuff there to have it stored by us in Arlington Heights.
COMMISSIONER JAFFE: So, the pool house is going to store a golf cart, not a traditional passenger vehicle?
MRS. DEMINO: Yes, because we want to be able to fit all the cars under the carport and within the three-car garage.
CHAIRPERSON SIAVELIS: And you want to have your patio furniture and your pool equipment in the --
MRS. DEMINO: Yes, pool house, shed, whatever.
CHAIRPERSON SIAVELIS: The desired structure.
MRS. DEMINO: Yes.
CHAIRPERSON SIAVELIS: Then there's a half-bath in there, right?
MRS. DEMINO: Yes, toilet and sink.
CHAIRPERSON SIAVELIS: Yes.
Any other questions?
(No response.)

CHAIRPERSON SIAVELIS: Actually, Derek, can you, the overhead view, I just want to make sure I understand something.

So, don't go down, do not go down any further. If you can, this pool shed is going to be tucked pretty far back in your yard, in your property. Did you get any negative feedback from the neighbor directly to your south?

MRS. DEMINO: No.

COMMISSIONER JAFFE: Is your property fenced?

MRS. DEMINO: It is.

CHAIRPERSON SIAVELIS: It looked like it in that one photo. How high is that fence?

MR. PURDOM: Six-foot.

MRS. DEMINO: Yes, and they're waiting to put the, until the trucks can get the water in, then they're going to put on the front gates, like sliding gates.

COMMISSIONER JAFFE: What do you anticipate needing a golf cart for, like to go back and forth to the house? I mean, are the kids going to be driving around the backyard?

MRS. DEMINO: No.

COMMISSIONER JAFFE: Because that's I would be doing if I were a kid and I had a golf cart in my backyard.

MRS. DEMINO: No, we have it there for storage right now in the house because we took it from the lake house because we need like all the lake stuff and the garage is there. So, we have it there and it will probably go back up, but then we're going to bring the golf cart back up to the lake house and then it's going to come back in the wintertime for when we use the garage up at the lake house for all of the boating storage stuff.

COMMISSIONER JAFFE: So, you're going to store it as one of your assets. You're not going to be using it as a toy.

MRS. DEMINO: Correct.

COMMISSIONER JAFFE: Okay.

COMMISSIONER LANAGHAN: Did I hear it correct, it's at the lake most of the time, it just goes there in the wintertime?

MRS. DEMINO: Yes, yes, because we need the garage at the lake for all the other stuff.

COMMISSIONER O'CONNOR: And there won't be a car parked in that? It will just be a golf cart that's parked there?

MRS. DEMINO: Yes.

COMMISSIONER O'CONNOR: Okay, I think I misunderstood that.

MRS. DEMINO: And think about all of the outdoor furniture, too, like the chaise lounges, all of that.

COMMISSIONER O'CONNOR: Yes, sure.

MRS. DEMINO: I want that because I want it to be stored away. Obviously, the bathroom is my number one concern, I want a bathroom out there. I do not want people coming in the house.

COMMISSIONER O'CONNOR: Sure. That's what threw me off, I was just --

MR. PURDOM: The husband, Chris, he told me that one of the cars might

be stored back there during the winter.

MRS. DEMINO: Oh, he's not in charge.

COMMISSIONER DRAKE: Did he mean golf cart or did he mean car?

MR. PURDOM: He meant car.

COMMISSIONER DRAKE: Would a car even fit in that structure?

MR. PURDOM: Yes, it would.

MRS. DEMINO: Yes, it has like a garage door. We wanted to match the aesthetic of the house.

CHAIRPERSON SIAVELIS: Like, Kevin is contemplating like a smaller car, like a performance or a sports car, something like that.

MRS. DEMINO: Yes.

CHAIRPERSON SIAVELIS: That seems like a dispute for a different day. Okay, I don't have any other questions.

Tom?

COMMISSIONER DRAKE: I don't, no.

CHAIRPERSON SIAVELIS: Any other Board members?

(No response.)

CHAIRPERSON SIAVELIS: Anybody from the audience?

(No response.)

CHAIRPERSON SIAVELIS: No, okay. Hearing and seeing none, we'll move to deliberation.

COMMISSIONER DRAKE: Yes, I'll go ahead and start. I feel like they've met the criteria. We've fleshed out exactly what they want to do with that. I think that's helpful. I think it's important that the folks at 1621 and 1633 did not have any objections. They said they don't, that's fine. There was no opposition or any kind of comments from any of the three Staff departments.

So, based on what I'm hearing, I'm in favor of it. I understand the need to store all of those things depending on the season, and the home is beautiful.

MRS. DEMINO: Oh, thank you. JRC does good work.

COMMISSIONER JAFFE: I agree, it's a beautiful home. I mean, whenever we have a blank slate, I want it to be done right, but I think I'm okay with the logic and the reasoning behind needing the exception to the size of the structure. So, given that, and Tom, to your point, that nobody else has, we have not heard from any neighbors who are objecting, I don't think I would either.

CHAIRPERSON SIAVELIS: Yes, I align with both of you guys and your views. If you had neighborhood opposition, you probably wouldn't get this through, all right, but you have a big lot, you have a good-sized fence up there and there's a lot of mature vegetation. You have no neighborhood opposition and no Village opposition from any of the departments like you just heard pointed out.

So, in view of that, I'm willing to support this particular petition.

Anybody else?

(No response.)

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

COMMISSIONER DRAKE: I would move that we approve this petition as presented.

COMMISSIONER JAFFE: Seconded.

CHAIRPERSON SIAVELIS: Derek?
MR. MACH: Mr. Drake.
COMMISSIONER DRAKE: Yes.
MR. MACH: Mr. Jaffe.
COMMISSIONER JAFFE: Yes.
MR. MACH: Mr. Lanaghan.
COMMISSIONER LANAGHAN: Yes.
MR. MACH: Mr. O'Connor.
COMMISSIONER O'CONNOR: Yes.
MR. MACH: Mr. Selbka.
COMMISSIONER SELBKA: Yes.
MR. MACH: Chairman Siavelis.
CHAIRPERSON SIAVELIS: Yes.
Congratulations, petition granted.
MRS. DEMINO: Thank you.
CHAIRPERSON SIAVELIS: All right, now we've reached the fun part of the meeting where we open it up for general public commentary. Nobody is here so that would be quite difficult.
MRS. DEMINO: Thank you.
CHAIRPERSON SIAVELIS: Outside of that comment, thank you. All right, hearing none, I think it's fair to close the public commentary.
Do we have a motion to adjourn?
COMMISSIONER LANAGHAN: So moved.
COMMISSIONER DRAKE: Second.
CHAIRPERSON SIAVELIS: All in favor?
(Chorus of ayes.)
CHAIRPERSON SIAVELIS: Any opposed?
(No response.)
CHAIRPERSON SIAVELIS: Hearing none, we are adjourned.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:56 p.m.)

Zoning Board of Appeals
4/8/2024

Item: 124 S. Vail Ave. - ZBA#24-007

Department: Planning & Community Development Department

REQUEST

• A variation from Chapter 28, Section 5.1-4.1 (Minimum Lot Size), to allow a lot with an area of 6,600 square feet to be buildable where 8,750 square feet is required.

• A variation from Chapter 28, Section 5.1-4.2 (Minimum Lot Width) to allow a lot with a width of 50 feet to be buildable where 70 feet is required.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 8, 2024
Date Prepared: April 3, 2024
Project Title: 124 S. Vail Ave. Residence
Address: 124 S. Vail Ave.

Background Information

Petition Number: ZBA #24-007
Petitioner: Crystal Campos-Juarez / Thomas Architects
Address: 2800 S. River Rd, Suite 305
Des Plaines IL 60018

Existing Zoning: R-4 – Residential Single-Family District

Requested Action/Background Information

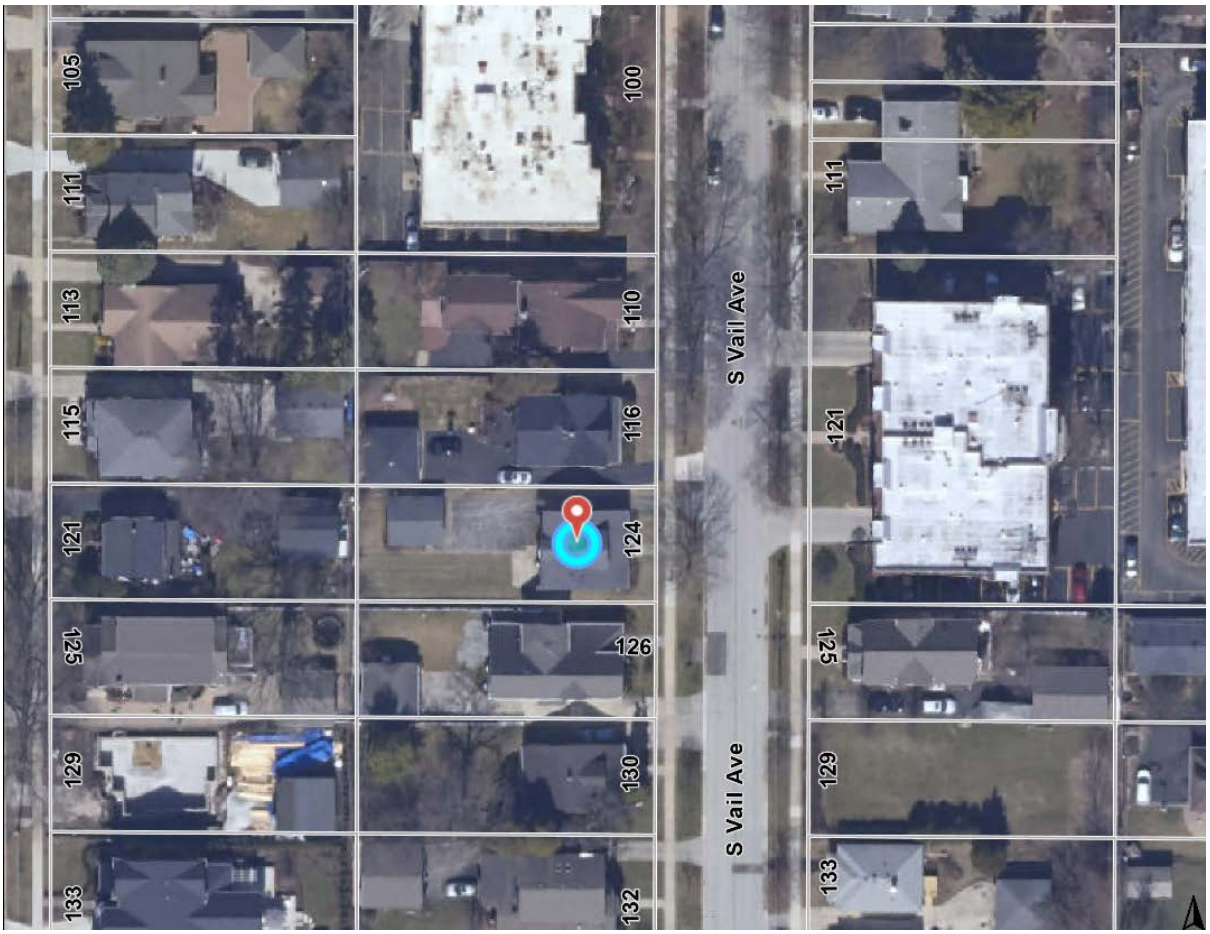
The petitioner is proposing to demolish an existing one-and-a-half-story residence and detached two-car garage to allow construction of a new two-story residence with a new detached two-car garage. The subject site is zoned R-4, One Family Dwelling District. The property has a total land area of 6,600 square feet and the proposed residence will have approximately 2,846 square feet. The proposed house and garage comply with all R-4 zoning requirements; however, the subject property is located in an R-4 Zoning District, where the minimum required Lot Size is 8,750 sf and the minimum required Lot Width is 70 feet. The subject property is 6,600 sf and 50 feet wide, which does not meet the minimum requirements for a building permit to be issued. Therefore, the petitioner is requesting the following variations:

- A variation from Chapter 28, Section 5.1-4.1 (Minimum Lot Size), to allow a lot with an area of 6,600 square feet to be buildable where 8,750 square feet is required.
- A variation from Chapter 28, Section 5.1-4.2 (Minimum Lot Width) to allow a lot with a width of 50 feet to be buildable where 70 feet is required.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure

Village of Arlington Heights

To:	**Crystal Campos-Juarez / Thomas Architects**
From:	**Derek Mach**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-007**
Project:	**124 S Vail Ave**
Date:	**April 2, 2024**

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. This project received Design Commission approval on 3-12-24.

Building and Life Safety

1. Do not have any objection to the request.

Engineering

1. Engineering has NO OBJECTION to variation from Section 5-1.4-1 & 2 Chapter 28, of Arlington Heights Municipal Code, in order to reduce the minimum lot size from 8750 SF to 6600 SF and a minimum lot width from 70' to 50' to allow a new home that will comply with other zoning requirements, as this is an existing condition of the lot.
2. Please Note, the permit will require an existing and proposed grading plan with cross sections along the north and south property line to ensure positive drainage. Please dimension from the window well to property line when submitting for a permit.

PETITION

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

PETITION

NOW COMES the Petitioner FOUR M BUILDERS LLC

being the owner of the property commonly know as: 124 S VAIL AVE

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5-1.4-1 &2

Chapter 28, of the Arlington Heights Municipal Code, in order to: reduce the minimum lot size from 8,750 sf to 6,600 SF and minimum lot width from 70' to 50' to allow a new home that will comply with other zoning requirements.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The vast majority of the properties on the block are around 50' width with a comparable lot area to the subject property. There is no subdivision proposed and no change in lot area or width from the existing. The design for the new proposed home has been completed. The new home will comply w/all other zoning requirements.In deference to the character of the neighborhood, the proposed home maintains the side drive w/detached garage & front porch. The existing brick bungalow has been reviewed to see if it can be reused but the building is functional

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The unique circumstance is the existing lot width and area.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): As stated above, the design of the new home is in character with the neighborhood, and will be reviewed and unanimously approved by the Design Commission.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The variance is simply to resolve an existing condition. There is no increase in the variance requested.

Signed: FOUR M BUILDERS *Petitioner* Date: 3/19/24

LEGEND

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

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

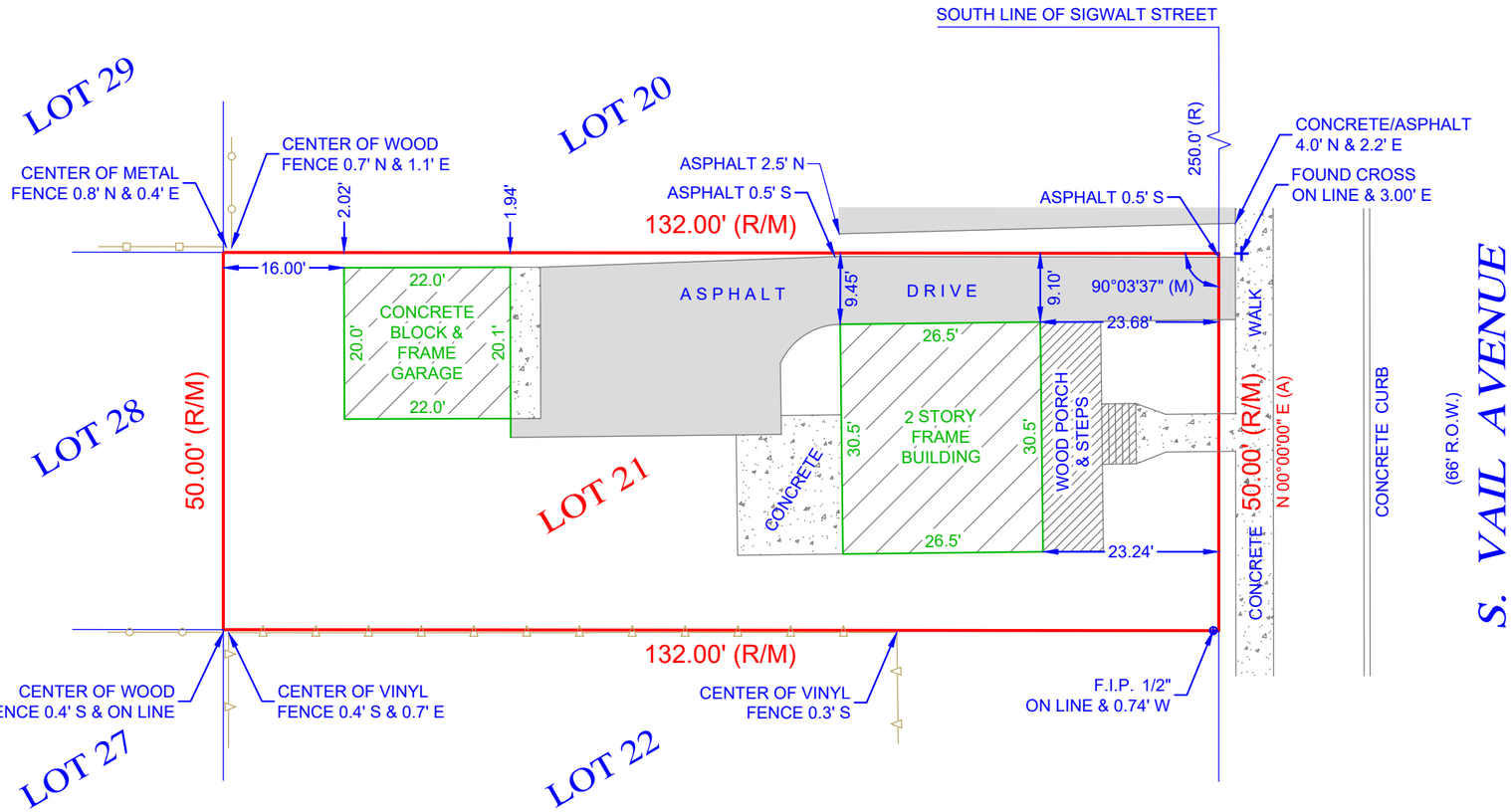
PLAT OF SURVEY

OF

LOT 21 IN SIGWALT'S SUBDIVISION OF THE NORTH HALF (1/2) OF THE WEST 15 ACRES OF THE NORTH 30 ACRES OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 6,600 SQ. FT. OR 0.15 ACRES MORE OR LESS"



20' 10' 0 20'

BASIS OF BEARING:
WEST LINE OF S. VAIL AVENUE AS FOUND MONUMENTED AND OCCUPIED.
N 00°00'00" E (A)

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

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 22ND DAY OF JANUARY, A.D., 2024, AT LISLE, ILLINOIS.

Ronald W. Zarat

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3182
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

RONALD W. ZARAT
3182
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

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

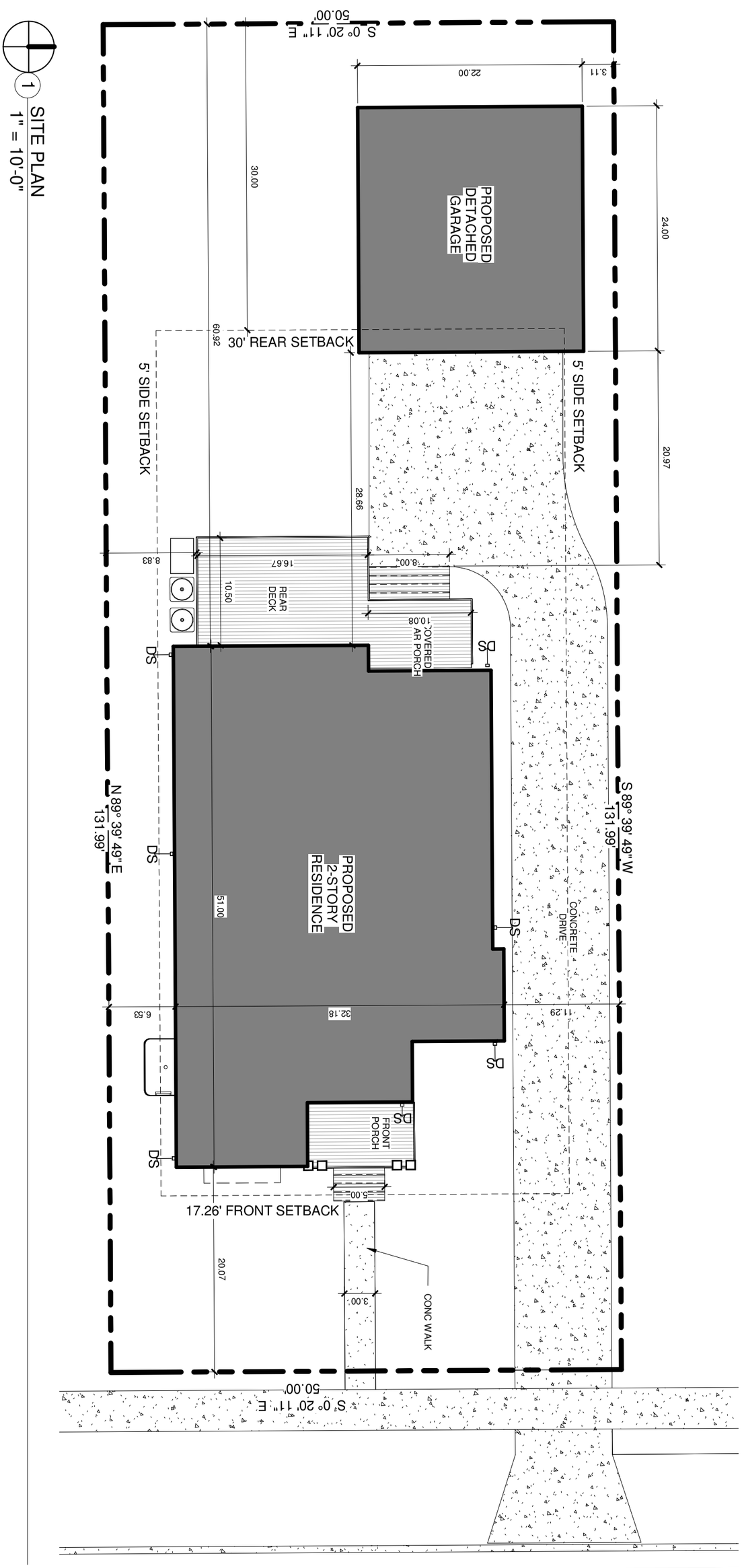
NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO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

ADDRESS COMMONLY KNOWN AS 124 S. VAIL AVENUE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT DROST, KIVLAHAN, McMAHON & O'CONNOR

FIELDWORK DATE (CREW) 01/19/2024 (MD/TR)

DRAWN BY: RT REVISED: JOB NO. 24-01-0019



S VAIL AVE

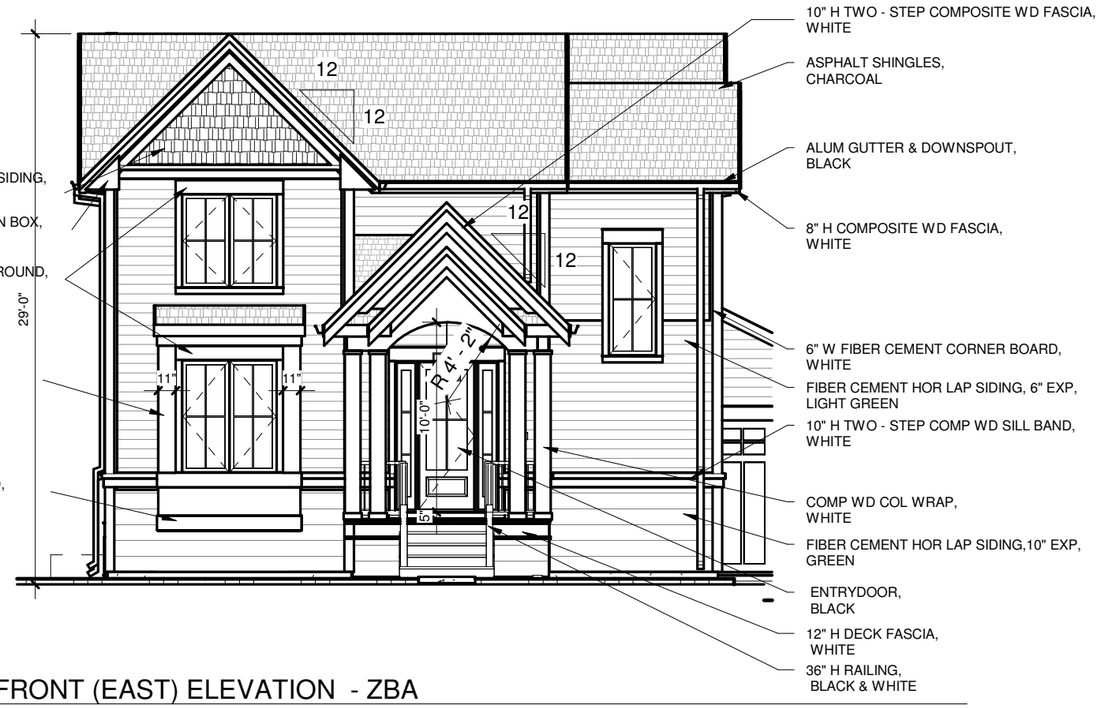
SITE PLAN

THOMAS ARCHITECTS
2800 S RIVER RD, #105
DES PLAINES, IL 60018
O: 847.235.6815
THOMAS @ THOMASARCH.COM

124 S VAIL AVE ,
ARLINGTON HEIGHTS , IL
60005

23-115
NEW SPEC SFR

01/26/24



1 FRONT (EAST) ELEVATION - ZBA
1/8" = 1'-0"

2 SIDE (NORTH) ELEVATION - ZBA
1/8" = 1'-0"

BUILDING ELEVATIONS

23-115 NEW SPEC SFR

124 S VAIL AVE ,
ARLINGTON HEIGHTS , IL
60005

01/26/24

ZBA-3

THOMAS ARCHITECTS
2800 S RIVER RD, #105
DES PLAINES, IL 60018
O: 847.235.6815
THOMAS @ THOMASARCH.COM

2 REAR (WEST) ELEVATION - ZBA
1/8" = 1'-0"

1 SIDE (SOUTH) ELEVATION - ZBA
1/8" = 1'-0"

BUILDING ELEVATIONS

124 S VAIL AVE ,
ARLINGTON HEIGHTS , IL
60005

23-115
NEW SPEC SFR

01/26/24

ZBA-4

THOMAS
ARCHITECTS
2800 S RIVER RD, #105
DES PLAINES, IL 60018
O: 847.235.6815
THOMAS @ THOMASARCH.COM

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 8, 2024, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A variation from Chapter 28, Section 5.1-4.1 (Minimum Lot Size), to allow a lot with an area of 6,600 square feet to be buildable where 8,750 square feet is required.**
- **A variation from Chapter 28, Section 5.1-4.2 (Minimum Lot Width) to allow a lot with a width of 50 feet to be buildable where 70 feet is required.**

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 21 in Sigwalt's Subdivision of the north half (1/2) of the west 15 acres of the north 30 acres of the west half (1/2) of the northwest quarter (1/4) of Section 32, Township 42 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as: 124 S. Vail Avenue,
Arlington Heights IL 60005

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

Peter Siavelis, Chairman
Zoning Board of Appeals
Published in Daily Herald March 23, 2024 (4613570)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/23/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4613570

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Zoning Board of Appeals
4/8/2024

Item: 917 E. Olive St. - ZBA#24-008

Department: Planning & Community Development Department

REQUEST

• A 2.3-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow a second story addition with a side yard setback of 2.7 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave.

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

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 8, 2024
Date Prepared: April 3, 2024
Project Title: Orlandino Residence
Address: 917 E. Olive St.

Background Information

Petition Number: ZBA #24-008
Petitioner: Nicolette Orlandino
Address: 917 E. Olive St.
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 7,000 square feet and the proposed residence with the addition will be approximately 2,570 square feet. The petitioner is proposing to construct a second story addition to the existing single-story home. The petitioner is also proposing an addition in the rear of the home. The proposed addition is encroaching into the required side yard setback. Therefore, the petitioner is requesting the following variations:

- A 2.3-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow a second story addition with a side yard setback of 2.7 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave.

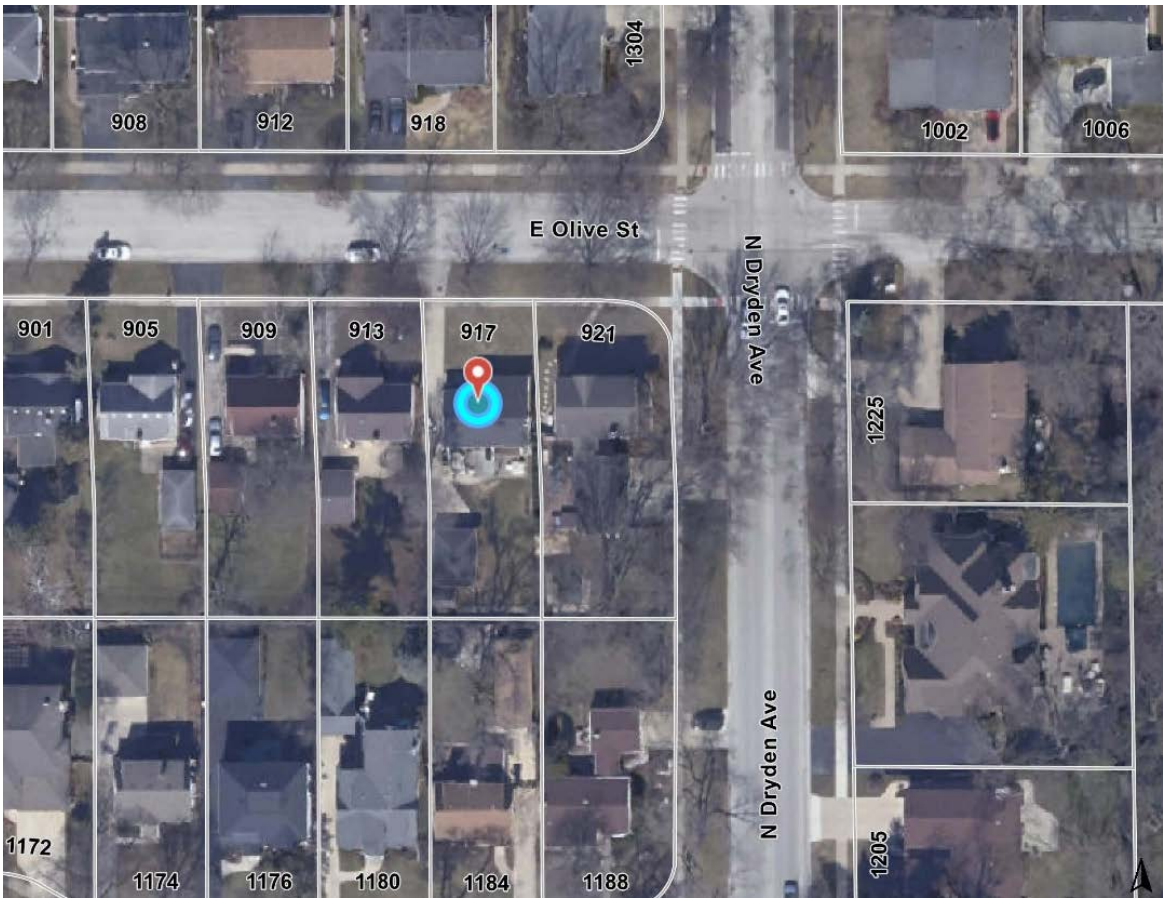
- A 0.8-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow a two-story addition in the rear of the home with a side yard setback of 4.2 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave.

Variation Review Standards

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

Petition – ZBA#24-008
PIN:03-20-412-033

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	3/20/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/20/24	
3. Letter that was Mailed	✓	3/20/24	
4. Photographs of Sign on Property	✓	3/20/24	

Photographs of Existing Structure

Village of Arlington Heights

To:	**Nicolette Orlandino**
From:	**Derek Mach**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-008**
Project:	**917 E Olive St**
Date:	**April 2, 2024**

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. Overall, the proposed design is nicely done. This project is favorable for an Administrative (Staff) design approval, pending the outcome of the ZBA review.

Building and Life Safety

1. The east wall of the proposed addition, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour with exposure from both the inside and outside.
2. The east wall soffit projection dimension is not shown on the drawings, No projections are allowed within 2 feet from the east property line. The eave being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour, or fire-retardant treated wood, or fireblocking from the wall top plate to the underside of the roof sheathing.
3. The east wall is 4.21 feet to the lot line, the openings on that wall are limited to 25% of the wall area.

Engineering

1. Engineering has NO OBJECTION to a 2.3-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 2.7 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave. Note: This is an existing condition.

PETITION

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

PETITION

NOW COMES the Petitioner Kevin and Nicolette Orlandino

being the owner of the property commonly know as: 917 East Olive Street

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: construct a 2nd floor addition over an existing non-conforming 1st floor with a side yard encroachment and add a 2-story addtion that has a small side yard encroachment.

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

The existing single family residence will remain a single family residence

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): Existing home is non-conforming on the east side yard. To add a second floor about 2 1/2 feet offset to comply would not look good and be structurally dificult. The new addition is offset 1 1/2 feet to increase the side yard but still leaves a 9 1/2" encroachment.

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

Other than the sideyard encroachment, all other requirements of the Zoning Code are in compliance.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The non-conforming home is on a small lot (50'x140') with a detached garage. A compliant addition to the rear yard would gain less square footage and would have to position the detached garage farther back in the lot, thus incrasing impervious square footage substantially. In our proposal we increase impervious by only 43 SF.

Signed: _____ Date: 2/20/2024

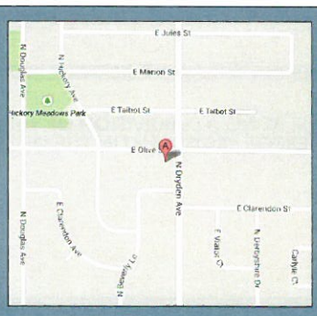
Petitioner

PONTICELLI & VITO

ATTORNEYS

1480 Renaissance Drive, Suite 209
Park Ridge, Illinois 60068

Phone (847) 803 9911
Fax (847) 803 9915



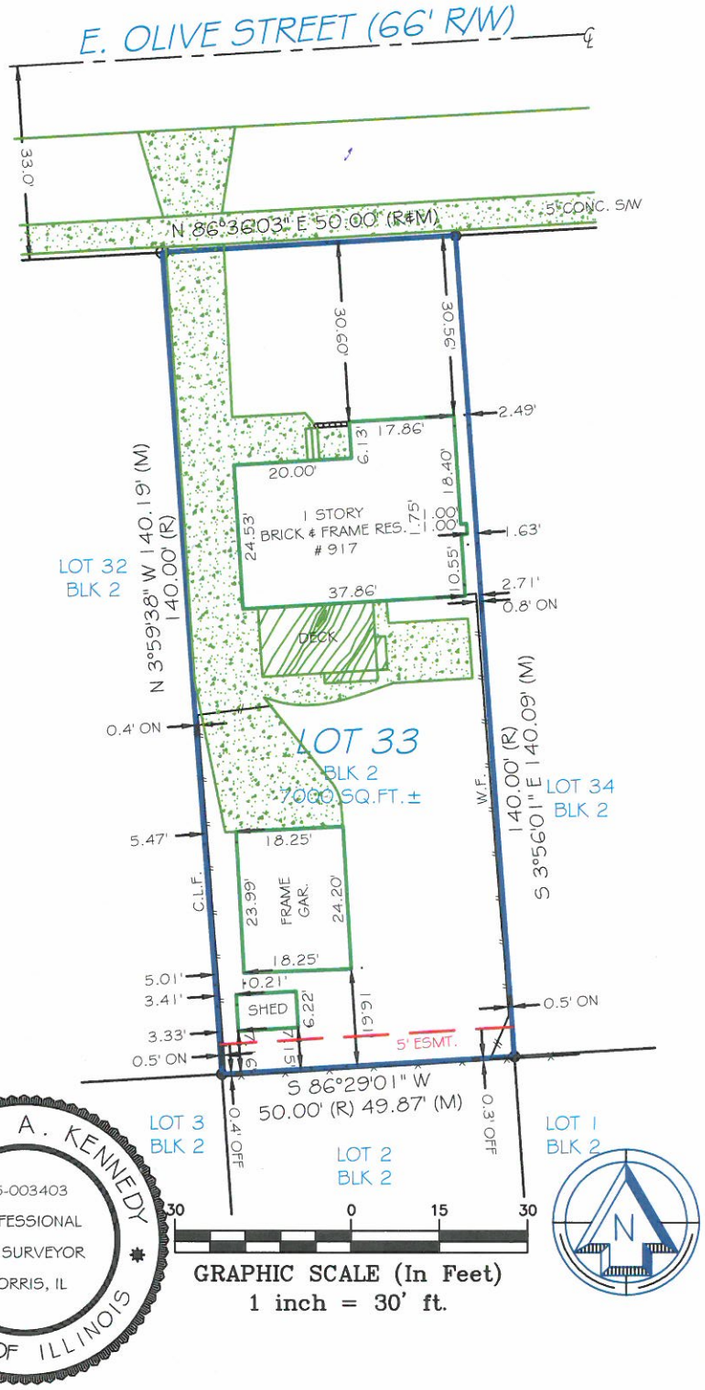
PROPERTY ADDRESS: 917 E. OLIVE STREET ARLINGTON HEIGHTS, ILLINOIS 60004

SURVEY NUMBER: IL1408.2900

FIELD WORK DATE: 9/4/2014 **REVISION DATE(S):** (REV.0 9/5/2014)

IL1408.2900
BOUNDARY SURVEY
COOK COUNTY

LOT 33, IN BLOCK 2 IN ARLINGTON GREENS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 1408517.



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 5th DAY OF SEPTEMBER, 2014 AT 316 E. JACKSON STREET IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2014
EXACTA LAND SURVEYORS LB# 5763

KENNETH A. KENNEDY
035-003403
PROFESSIONAL
LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: F16414 **DATE:** 9/5/2014

BUYER: KEVIN ORLANDINO

SELLER: PHILLIP & MEGAN WILLIAMS

CERTIFIED TO: KEVIN ORLANDINO; PRECISION TITLE; KEYSTONE MORTGAGE

Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Illinois.

EXACTA
ILLINOIS SURVEYORS, INC.

LB# 184005763
www.exactachicago.com
P: (773) 305-4010 • F: (773) 305-4011
316 East Jackson Street, Morris, IL 60450

REPORT OF SURVEY IL1408.2900

LEGAL DESCRIPTION:

LOT 33, IN BLOCK 2 IN ARLINGTON GREENS, BEING A SUBDIVISION OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 1408517.

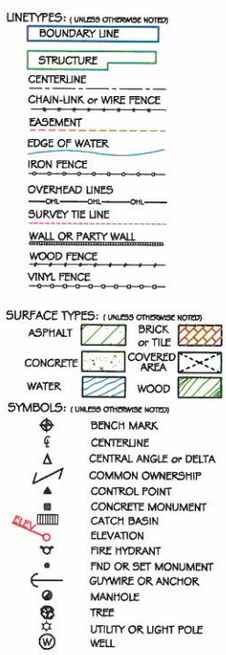
JOB SPECIFIC SURVEYOR NOTES:

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. The survey does not determine or imply ownership.
2. This survey only shows improvements found above ground. Underground footings, utilities and encroachments are not located on this survey map.
3. If there is a septic tank, well or drain field on this survey, the location of such items was shown to us by others and are not verified.
4. This survey is exclusively for the use of the parties to whom it is certified.
5. Any additions or deletions to this 2 page survey document are strictly prohibited.
6. Dimensions are in feet and decimals thereof.
7. Due to varying construction standards, house dimensions are approximate.
8. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain such data was performed at www.fema.gov.
9. All pins marked as set are 5/8 diameter, 18" iron rebar.
10. An examination of the abstract of title was not performed by the signing surveyor to determine which instruments, if any, are affecting this property.
11. Points of Interest (POI's) are selected above-ground improvements which may be in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. There may be additional POI's which are not shown, not called-out as POI's, or which are otherwise unknown to the surveyor. These POI's may not represent all items of interest to the viewer.
12. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
13. The information contained on this survey has been performed exclusively, and is the sole responsibility, of Exacta Surveyors. Additional logo or references to third party firms are for informational purposes only.
14. House measurements should not be used for new construction or planning. Measurements should be verified prior to such activity.

LEGEND:

SURVEYOR'S LEGEND



A/C	AIR CONDITIONING
B.R.	BEARING REFERENCE
B.C.	BLOCK CORNER
B.F.P.	BACKFLOW PREVENTOR
BLK.	BLOCK
BLDG.	BUILDING
BM	BENCHMARK
B.R.L.	BUILDING RESTRICTION LINE
BSMT.	BASEMENT
BW	BAY/BOX WINDOW
(C)	CALCULATED
C	CURVE
CATV	CABLE TV. RISER
C.B.	CONCRETE BLOCK
CHIM.	CHIMNEY
C.L.F.	CHAIN LINK FENCE
C.O.	CLEAN OUT
CONC.	CONCRETE
COR.	CORNER
CSW	CONCRETE SIDEWALK
C.V.G.	CONCRETE VALLEY GUTTER
C/L	CENTER LINE
C/P	COVERED PORCH
C/S	CONCRETE SLAB
(D)	DEED
D.F.	DRAIN FIELD
DW	DRIVEWAY
ELEV.	ELEVATION
ENCL.	ENCLOSURE
ENT.	ENTRANCE
EM	ELECTRIC METER
E.O.P.	EDGE OF PAVEMENT
E.O.W.	EDGE OF WATER
EUB	ELECTRIC UTILITY BOX
(F)	FIELD
FCM	FND. CONCRETE MONUMENT
F/DH	FOUND DRILL HOLE
F.F.	FINISHED FLOOR
FIP	FOUND IRON PIPE
FIPC	FOUND IRON PIPE & CAP
FIR	FOUND IRON ROD
FIRC	FOUND IRON ROD & CAP
FN	FOUND NAIL
FN&D	FOUND NAIL & DISC
FND.	FOUND
FPKN	FOUND PARKER-KALON NAIL
FPKN&D	FOUND PK NAIL & DISK
FRRSPK	FOUND RAILROAD SPIKE
GAR.	GARAGE
GM	GAS METER
ID.	IDENTIFICATION
ILL.	ILLEGIBLE
INST.	INSTRUMENT
INT.	INTERSECTION
L	LENGTH
LB#	LICENSE # - BUSINESS
LS#	LICENSE # - SURVEYOR
(M)	MEASURED
M.B.	MAP BOOK
M.E.S.	MITERED END SECTION
M.F.	METAL FENCE
N.R.	NON RADIAL
N.T.S.	NOT TO SCALE
O.C.S.	ON CONCRETE SLAB
O.G.	ON GROUND
OFF	OUTSIDE OF SUBJECT PARCEL
OH.	OVERHANG
OHL	OVERHEAD LINES
ON	INSIDE OF SUBJECT PARCEL
O.R.B.	OFFICIAL RECORD BOOK
O.R.V.	OFFICIAL RECORD VOLUME
O/A	OVERALL
O/S	OFFSET
(P)	PLAT
P.B.	PLAT BOOK
P.C.	POINT OF CURVATURE
P.C.C.	POINT OF COMPOUND CURVATURE
P.C.P.	PERMANENT CONTROL POINT
P/E	POOL EQUIPMENT
PG.	PAGE
P.I.	POINT OF INTERSECTION
PLS	PROFESSIONAL LAND SURVEYOR
PLT	PLANTER
P.O.B.	POINT OF BEGINNING
P.O.C.	POINT OF COMMENCEMENT
P.P.	PINCHED PIPE
P.R.C.	POINT OF REVERSE CURVATURE
P.R.M.	PERMANENT REFERENCE MONUMENT
PSM	PROFESSIONAL SURVEYOR AND MAPPER
P.T.	POINT OF TANGENCY
R	RADIUS or RADIAL
(R)	RECORD
RGE.	RANGE
RES.	RESIDENCE
R/W	RIGHT OF WAY
(S)	SURVEY
S.B.L.	SETBACK LINE
S.C.L.	SURVEY CLOSURE LINE
SCR.	SCREEN
SEC.	SECTION
SEP.	SEPTIC TANK
SEW.	SEWER
S/GD	SET GLUE DISC
SIRC	SET IRON ROD & CAP
SN&D	SET NAIL & DISC
SQ.FT.	SQUARE FEET
STY.	STORY
S.T.L.	SURVEY TIE LINE
SV	SEWER VALVE
S/W	SIDEWALK
S.W.	SEAWALL
TBM	TEMPORARY BENCHMARK
TEL.	TELEPHONE FACILITIES
T.O.B.	TOP OF BANK
TWP.	TOWNSHIP
TX	TRANSFORMER
TYP.	TYPICAL
U.R.	UTILITY RISER
W/C	WITNESS CORNER
W/F	WATER FILTER
W.F.	WOODEN FENCE
WM	WATER METER/VALVE BOX
WV	WATER VALVE
V.F.	VINYL FENCE

A.E.	ACCESS EASEMENT
AN.E.	ANCHOR EASEMENT
C.M.E.	CANAL MAINTENANCE ESMT.
C.U.E.	COUNTY UTILITY ESMT.
D.E.	DRAINAGE EASEMENT
D.U.E.	DRAINAGE AND UTILITY ESMT.
ESMT.	EASEMENT
I.E./E.E.	INGRESS/EGRESS ESMT.
IRR.E.	IRRIGATION EASEMENT
L.A.E.	LIMITED ACCESS ESMT.
L.B.E.	LANDSCAPE BUFFER ESMT.
L.E.	LANDSCAPE ESMT.
L.M.E.	LAKE OR LANDSCAPE MAINTENANCE EASEMENT
M.E.	MAINTENENCE EASEMENT
P.U.E.	PUBLIC UTILITY EASEMENT
R.O.E.	ROOF OVERHANG ESMT.
S.W.E.	SIDEWALK EASEMENT
S.W.M.E.	STORM WATER MANAGEMENT ESMT.
T.U.E.	TECHNOLOGICAL UTILITY ESMT.
U.E.	UTILITY EASEMENT

ELECTRONIC SIGNATURE:

In order to "Electronically Sign" all of the PDFs sent by STARS, you must use a hash calculator. A free online hash calculator is available at http://www.fileformat.info/tool/md5sum.htm. To Electronically Sign any survey PDF: 1. Save the PDF onto your computer. 2. Use the online tool at http://www.fileformat.info/tool/md5sum.htm to browse for the saved PDF on your computer. 3. Select the Hash Method as SHA. 4. Click Submit. Your PDF is electronically signed if all of the characters in the SHA-1 code submitted by STARS matches the code which is produced by the hash calculator. If they match exactly, your PDF is electronically signed. If the codes do not match exactly, your PDF is not authentic.

PRINTING INSTRUCTIONS:

1. While viewing the survey in Adobe Reader, select the "Print" button under the "File" tab.
2. Select a printer with legal sized paper.
3. Under "Print Range", click select the "All" toggle.
4. Under the "Page Handling" section, select the number of copies that you would like to print.
5. Under the "Page Scaling" selection drop down menu, select "None."
6. Uncheck the "Auto Rotate and Center" checkbox.
7. Check the "Choose Paper size by PDF" checkbox.
8. Click OK to print.

TO PRINT IN BLACK + WHITE:

1. In the main print screen, choose "Properties".
2. Choose "Quality" from the options.
3. Change from "Auto Color" or "Full Color" to "Gray Scale".

OFFER VALID ONLY FOR THE BUYERS LISTED ON THE FIRST PAGE OF THIS SURVEY:

EXACTA

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Offer valid only for the buyer as listed on the first page of the survey. Total discount not to exceed $500.

EXACTA Exacta Illinois Surveyors, Inc.

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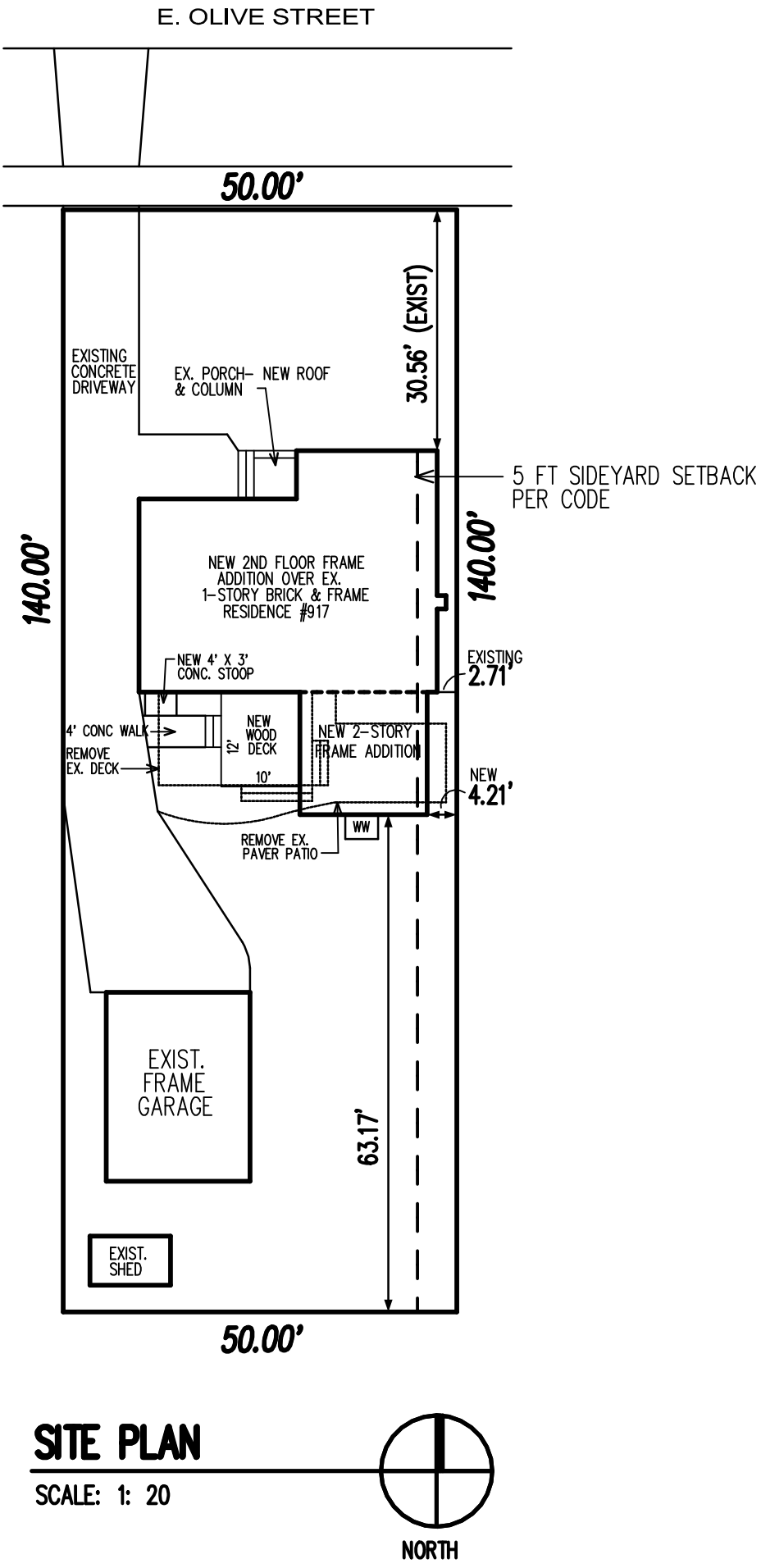
316 East Jackson Street, Morris, IL 60450



SITE PLAN

SCALE: 1: 20

NORTH

WEST ELEVATION

917 E. OLIVE ST.

ARLINGTON HTS.

SOUTH ELEVATION

917 E. OLIVE ST.

ARLINGTON HTS.

NORTH ELEVATION (FRONT)

917 E. OLIVE ST.
ARLINGTON HTS.

EAST ELEVATION

917 E. OLIVE ST.
ARLINGTON HTS.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 8, 2024, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A 2.3-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 2.7 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave.**

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

LOT 33, IN BLOCK 2 IN ARLINGTON GREENS, BEING A SUBDIVISION OF THE SOUTHWEST 1 /4 OF THE SOUTHEAST 1 /4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS AS DOCUMENT NUMBER 1408517.

Commonly known as: 917 E. Olive Street,
Arlington Heights, IL 60004

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

Peter Siavelis, Chairman
Zoning Board of Appeals
Published in Daily Herald March 23, 2024 (4613571)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/23/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4613571

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Zoning Board of Appeals
4/8/2024

Item: 1114 N. Race Ave. - ZBA#24-009

Department: Planning & Community Development Department

REQUEST

• A 3.3-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback along the south property line of 4.8 feet instead of the required 8.1 feet and an additional 1.0 feet for the eave.

• A 2.6-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback along the north property line of 5.5 feet instead of the required 8.1 feet and an additional 1.0 feet for the eave.

• A 250 square-foot variation from Chapter 28, Section 5.1-3.5 (Maximum Building Lot Coverage) to allow building lot coverage of 3,415 square-feet where 3,166 is the maximum allowed by code.

• A 4.4-foot variation from Chapter 28, Section 10.2-11.1 to allow a driveway that is 26.4 feet wide where the maximum width allowed is 22 feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 8, 2024
Date Prepared: April 3, 2024
Project Title: Valenzano Residence
Address: 1114 N. Race Ave.

Background Information

Petition Number: ZBA #24-009
Petitioner: Francesco Valenzano
Address: 1114 N. Race Ave.
Arlington Heights IL 60004

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

Requested Action/Background Information

The petitioner is proposing a complete renovation and addition to an existing single-story residence with no garage to create a new expanded single-story house with an attached two-car garage. The property has a total land area of 9,043 square feet and the proposed residence with the addition will be approximately 3,198 square feet. The project requires review by the Zoning Board of Appeals, for the following zoning variations:

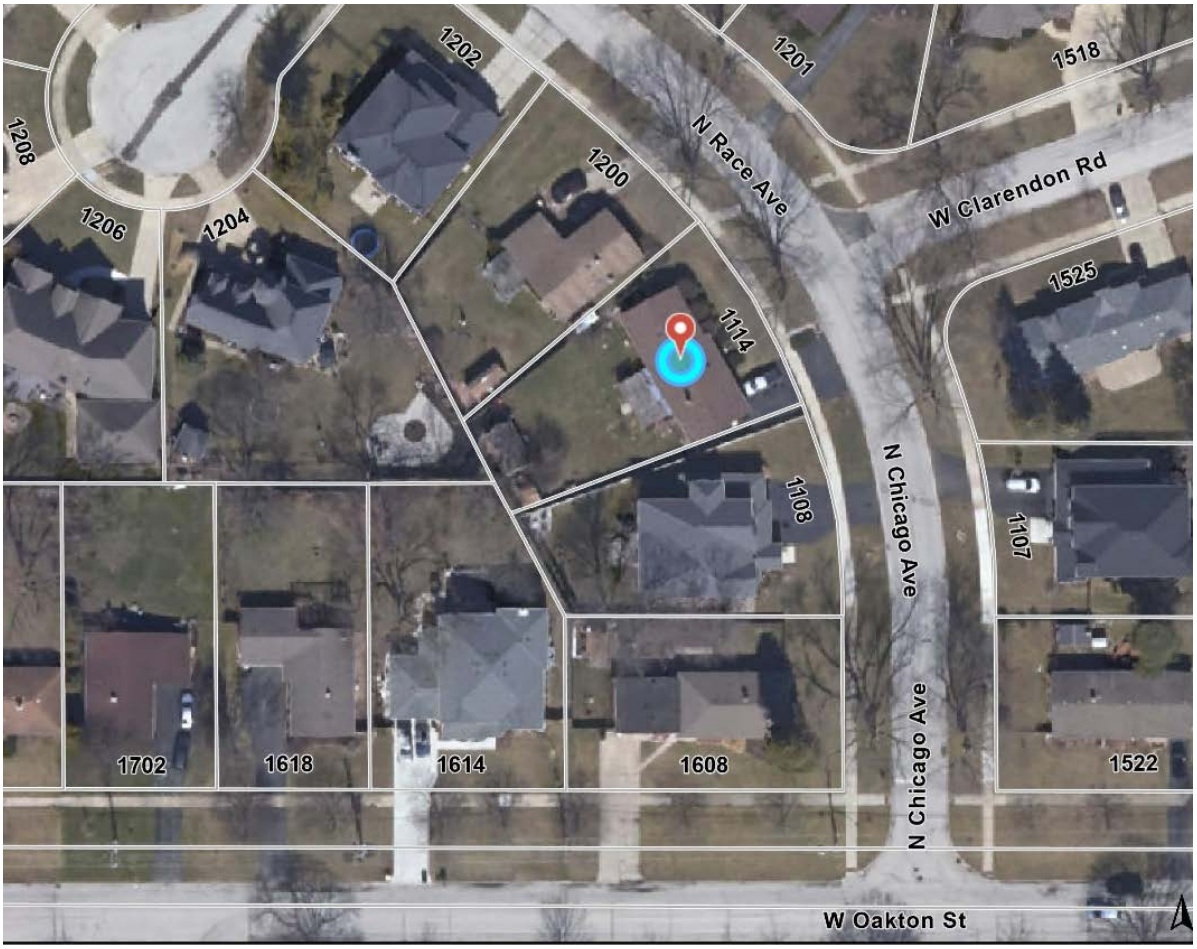
- A 3.3-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback along the south property line of 4.8 feet instead of the required 8.1 feet and an additional 1.0 feet for the eave.
- A 2.6-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback along the north property line of 5.5 feet instead of the required 8.1 feet and an additional 1.0 feet for the eave.
- A 250 square-foot variation from Chapter 28, Section 5.1-3.5 (Maximum Building Lot Coverage) to allow building lot coverage of 3,415 square-feet where 3,166 is the maximum allowed by code.
- A 4.4-foot variation from Chapter 28, Section 10.2-11.1 to allow a driveway that is 26.4 feet wide where the maximum width allowed is 22 feet.

Variation Review Standards

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

Petition – ZBA#24-009
PIN: 03-19-319-046

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure

Village of Arlington Heights

To:	**Francesco Valenzano**
From:	**Derek Mach**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-009**
Project:	**1114 N Race Ave**
Date:	**April 2, 2024**

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. This project is scheduled for Design Commission review on Tuesday, April 2. Staff has concerns about the scale and massing of the house as compared to the adjacent homes. Staff is recommending that the roof eave be lowered approximately one foot to improve the scale and relationship to the adjacent homes.

Building and Life Safety

1. The walls of the proposed addition, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour with exposure from both the inside and outside.
2. The east wall soffit projection dimension is not shown on the drawings, No projections are allowed within 2 feet from the property lines. The eave being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour, or fire-retardant treated wood, or fireblocking from the wall top plate to the underside of the roof sheathing.
3. The walls are 5 feet to the lot line, the openings on that wall are limited to 25% of the wall area.

Engineering

1. Engineering has NO OBJECTION to a 3.3-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback along the south property line of 4.8 feet instead of the required 8.1 feet and an additional 1.0 feet for the eave. Note 1: The variance is for the existing structure and an existing condition. The addition will be in compliance. Note 2:The permit will require an existing and proposed grading plan with cross sections along the south and north property line to ensure positive drainage.
2. Engineering has NO OBJECTION to a 2.6-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback along the north property line of 5.5 feet instead of the required 8.1 feet and an additional 1.0 feet for the

eave. Note: The variance is for the existing structure and an existing condition. The addition will be in compliance.

3. Engineering has NO COMMENT to a 250 square-foot variation from Chapter 28, Section 5.1-3.5 (Maximum Building Lot Coverage) to allow building lot coverage of 3,415 square-feet where 3,166 is the maximum allowed by code.
4. Engineering has NO OBJECTION to a 4.4 -foot variation from Chapter 28, Section 10.2-11.1 to allow a driveway that is 26.4 feet wide where the maximum width allowed is 22 feet.

PETITION

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

PETITION

NOW COMES the Petitioner Francesco & Francesca Valenzano

being the owner of the property commonly know as: 1114 N Race Ave, Arlington Heights IL 60004

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: Alteration of an existing one-story single -family residence that includes exterior and interior remodeling and one-story addition.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The proposed remodeling and expansion of the existing single-family residence meet requirements for the R-3 zone.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The purpose of the proposed one-story addition to the existing one-story house is to expand the floor area while maintaining the building as a one-story single-family residence.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The existing structure encroaches on the required minimum side setback, and a zoning variance is required to remodel and expand the existing nonconforming house.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The variance request is due to the remodeling and proposed addition to the existing building that is in noncompliance with the required minimum side setbacks. Proposed addition is within the required setbacks and meets all zoning requirements.

Signed: _____ Date: 02/26/2024

Petitioner

Project location: 1114 N. Race Ave. Arlington Heights, IL 60004

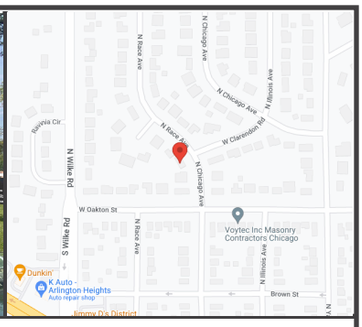
Owner: Francesco Valenzano

Project description

Proposed are a one-story (1st floor) addition and exterior and interior remodeling of the existing one-story house. The existing structure encroaches on the required minimum side setbacks. The proposed addition is within the required setbacks and meets all zoning requirements.

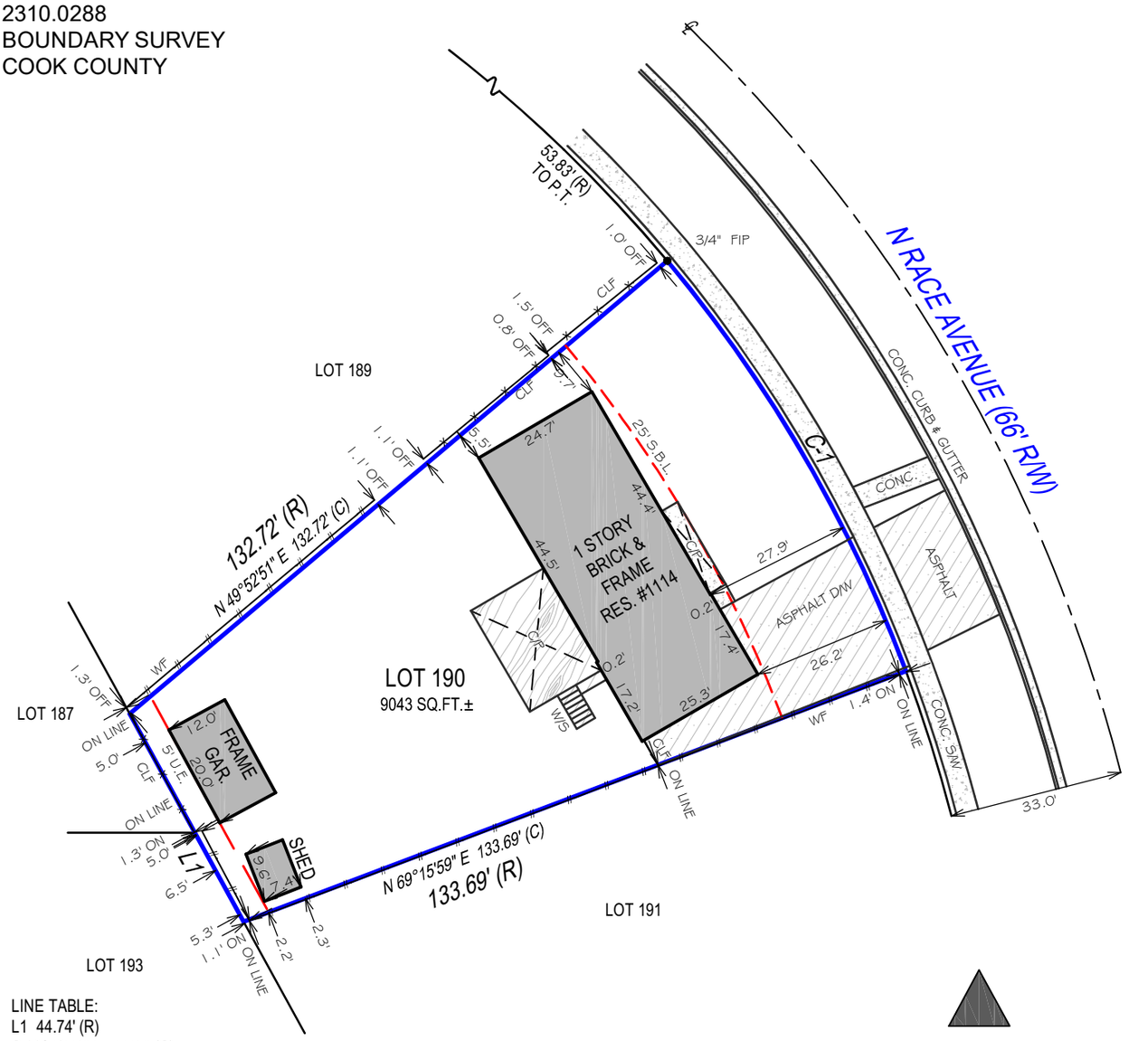
EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS: 1114 N RACE AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004 **SURVEY NUMBER:** 2310.0288

2310.0288
BOUNDARY SURVEY
COOK COUNTY



LINE TABLE:
L1 44.74' (R)
S 28°43'40" E 44.74' (C)

C-1
R= 267.21' (R&C)
L= 90.00' (R&C)
Δ= 19°17'53" (C)
CH= N 30°11'23" W 89.58' (C)

N

30 0 15 30

GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

STATE OF ILLINOIS
COUNTY OF LASALLE } SS

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

WARREN D. JOHNSON
035-002971
PROFESSIONAL
LAND SURVEYOR
SANDWICH, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

POINTS OF INTEREST:
NONE VISIBLE

EXACTA
Land Surveyors, LLC

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

SurveySTARS

DATE OF SURVEY: 10/05/23
FIELD WORK DATE: 10/4/2023
REVISION DATE(S): (REV.1 10/5/2023)

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PROPERTY ADDRESS: 1114 N RACE AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004 **SURVEY NUMBER:** 2310.0288

JOB SPECIFIC SURVEYOR NOTES:

LEGAL DESCRIPTION:

LOT 190 IN RAYMOND L. LUTGER'S SUBDIVISION OF THE WEST 78 ACRES OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 25 FEET) IN COOK COUNTY, ILLINOIS.

GENERAL SURVEYOR NOTES:

1. The Legal Description used to perform this survey was supplied by others. This survey does not determine nor imply ownership of the lands or any fences shown hereon. Unless otherwise noted, an examination of the abstract of title was NOT performed by the signing surveyor to determine which instruments, if any, are affecting this property.
2. The purpose of this survey is to establish the boundary of the lands described by the legal description provided and to depict the visible improvements thereon for a pending financial transaction. Underground footings, utilities, or other service lines, including roof eave overhangs were not located as part of this survey. Unless specifically stated otherwise the purpose and intent of this survey is not for any construction activities or future planning.
3. If there is a septic tank or drain field shown on this survey, the location depicted hereon was either shown to the surveyor by a third party or it was estimated by visual above ground inspection. No excavation was performed to determine its location.
4. This survey is exclusively for a pending financial transaction and only to be used by the parties to whom it is certified.
5. Alterations to this survey map and report by other than the signing surveyor are prohibited.
6. Dimensions are in feet and decimals thereof.
7. Any FEMA flood zone data contained on this survey is for informational purposes only. Research to obtain said data was performed at www.fema.gov and may not reflect the most recent information.
8. Unless otherwise noted "SIR" indicates a set iron rebar, 5/8 inch in diameter and twenty-four inches long.
9. The symbols reflected in the legend and on this survey may have been enlarged or reduced for clarity. The symbols have been plotted at the approximate center of the field location and may not represent the actual shape or size of the feature.
10. Points of Interest (POI's) are select above-ground improvements, which may appear in conflict with boundary, building setback or easement lines, as defined by the parameters of this survey. These POI's may not represent all items of interest to the viewer. There may be additional POI's which are not shown or called-out as POI's, or which are otherwise unknown to the surveyor.
11. Utilities shown on the subject property may or may not indicate the existence of recorded or unrecorded utility easements.
12. The information contained on this survey has been performed exclusively by and is the sole responsibility of Exacta Land Surveyors, LLC. Additional logos or references to third party firms are for informational purposes only.
13. Due to varying construction standards, building dimensions are approximate and are not intended to be used for new construction or planning.
14. Surveyor bearings are used for angular reference and are used to show angular relationships of lines only and are not related or orientated to true or magnetic north. Bearings are shown as surveyor bearings, and when shown as matching those on the subdivision plats on which this survey is based, they are to be deemed no more accurate as the determination of a north orientation made on and for those original subdivision plats. North 00 degrees East is assumed and upon preparation of this plat, the resulting bearing between found points as shown on this survey is the basis of said surveyor bearings as defined and required to be noted by Illinois Administrative Code Title 68, Chapter VII, Sub-Chapter B, Part 1270, Section 1270.56, Paragraph B, Sub-Paragraph 6, Item k.
15. THIS SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE PHONE NUMBER SHOWN HEREON.

SURVEYOR'S LEGEND

LINETYPES
Boundary Line
Center Line
Chain Link or Wire Fence
Easement
Edge of Water
Iron Fence
Overhead Lines
Structure
Survey Tie Line
Vinyl Fence
Wall or Party Wall
Wood Fence

SURFACE TYPES
Asphalt
Brick or Tile
Concrete
Covered Area
Water
Wood

SYMBOLS
Benchmark
Center Line
Central Angle or Delta
Common Ownership
Control Point
Catch Basin
Elevation
Fire Hydrant
Find or Set Monument
Guywire or Anchor
Manhole
Tree
Utility or Light Pole
Well

ABBREVIATIONS

(C) - Calculated
(D) - Deed
(F) - Field
(M) - Measured
(P) - Plat
(R) - Record
(S) - Survey
A/C - Air Conditioning
AE - Access Easement
ANE - Anchor Easement
ASBL - Accessory Setback Line
B/W - Bay/Box Window
BC - Block Corner
BFP - Backflow Preventer
BLDG - Building
BLK - Block
BM - Benchmark
BR - Bearing Reference
BRL - Building Restriction Line
BSMT - Basement
C - Curve
C/L - Center Line
C/P - Covered Porch
C/S - Concrete Slab
CATV - Cable TV Riser
CB - Concrete Block
CH - Chord Bearing
CHIM - Chimney
CLF - Chain Link Fence
CME - Canal Maintenance Easement
CO - Clean Out
CONC - Concrete
COR - Corner
CS/W - Concrete Sidewalk
CUE - Control Utility Easement
CVG - Concrete Valley Gutter
D/W - Driveway
DE - Drainage Easement
DF - Drain Field
DH - Drill Hole
DUE - Drainage & Utility Easement
ELEV - Elevation
EM - Electric Meter
ENCL - Enclosure
ENT - Entrance
EOP - Edge of Pavement
EOW - Edge of Water
ESMT - Easement
EUB - Electric Utility Box
F/DH - Found Drill Hole
FCM - Found Concrete Monument
FF - Finished Floor
FIP - Found Iron Pipe
FIPC - Found Iron Pipe & Cap
FIR - Found Iron Rod
FIRC - Found Iron Rod & Cap
FN - Found Nail
FN&D - Found Nail & Disc
FRRSPK - Found Rail Road Spike
GAR - Garage
GM - Gas Meter
ID - Identification
IE/EE - Ingress/Egress Easement
ILL - Illegible
INST - Instrument
INT - Intersection
IRRE - Irrigation Easement
L - Length
LAE - Limited Access Easement
LB# - License No. (Business)
LBE - Limited Buffer Easement
LE - Landscape Easement
LME - Lake/Landscape Maintenance Easement
LS# - License No. (Surveyor)
MB - Map Book
ME - Maintenance Easement
MES - Mitered End Section
MF - Metal Fence
MH - Manhole
MHWL - Mean High Water Line
NR - Non-Radial
NTS - Not to Scale
NAVD88 - North American Vertical Datum 1988
NGVD29 - National Geodetic Vertical Datum 1929
OG - On Ground
ORB - Official Records Book
ORV - Official Record Volume
O/A - Overall
O/S - Offset
OFF - Outside Subject Property
OH - Overhang
OHL - Overhead Utility Lines
OHWL - Ordinary High Water Line
ON - Inside Subject Property
P/E - Pool Equipment
PB - Plat Book
PC - Point of Curvature
PCC - Point of Compound Curvature
PCP - Permanent Control Point
PI - Point of Intersection
PLS - Professional Land Surveyor
PLT - Planter
POB - Point of Beginning
POC - Point of Commencement
PRC - Point of Reverse Curvature
PRM - Permanent Reference Monument
PSM - Professional Surveyor & Mapper
PT - Point of Tangency
PUE - Public Utility Easement
R - Radius or Radial
R/W - Right of Way
RES - Residential
RGE - Range
ROE - Roof Overhang Easement
RP - Radius Point
S/W - Sidewalk
SBL - Setback Line
SCL - Survey Closure Line
SCR - Screen
SEC - Section
SEP - Septic Tank
SEW - Sewer
SIRC - Set Iron Rod & Cap
SMWE - Storm Water Management Easement
SN&D - Set Nail and Disc
SQFT - Square Feet
STL - Survey Tie Line
STY - Story
SV - Sewer Valve
SWE - Sidewalk Easement
TBM - Temporary Bench Mark
TEL - Telephone Facilities
TOB - Top of Bank
TUE - Technological Utility Easement
TWP - Township
TX - Transformer
TYP - Typical
UE - Utility Easement
UG - Underground
UP - Utility Pole
UR - Utility Riser
VF - Vinyl Fence
W/C - Witness Corner
W/F - Water Filter
WF - Wood Fence
WM - Water Meter/Valve Box
WV - Water valve

CERTIFIED TO:
FRANCESCO VALENZANO

FLOOD ZONE INFORMATION:

DATE SIGNED: 10/05/23

BUYER: FRANCESCO VALENZANO

LENDER:

TITLE COMPANY:

COMMITMENT DATE: **CLIENT FILE NO:**

SEE PAGE 1 OF 2 FOR MAP OF PROPERTY
PAGE 2 OF 2 - NOT VALID WITHOUT ALL PAGES

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

1114 N. Race Ave. Arlington Heights

North - front

South - side

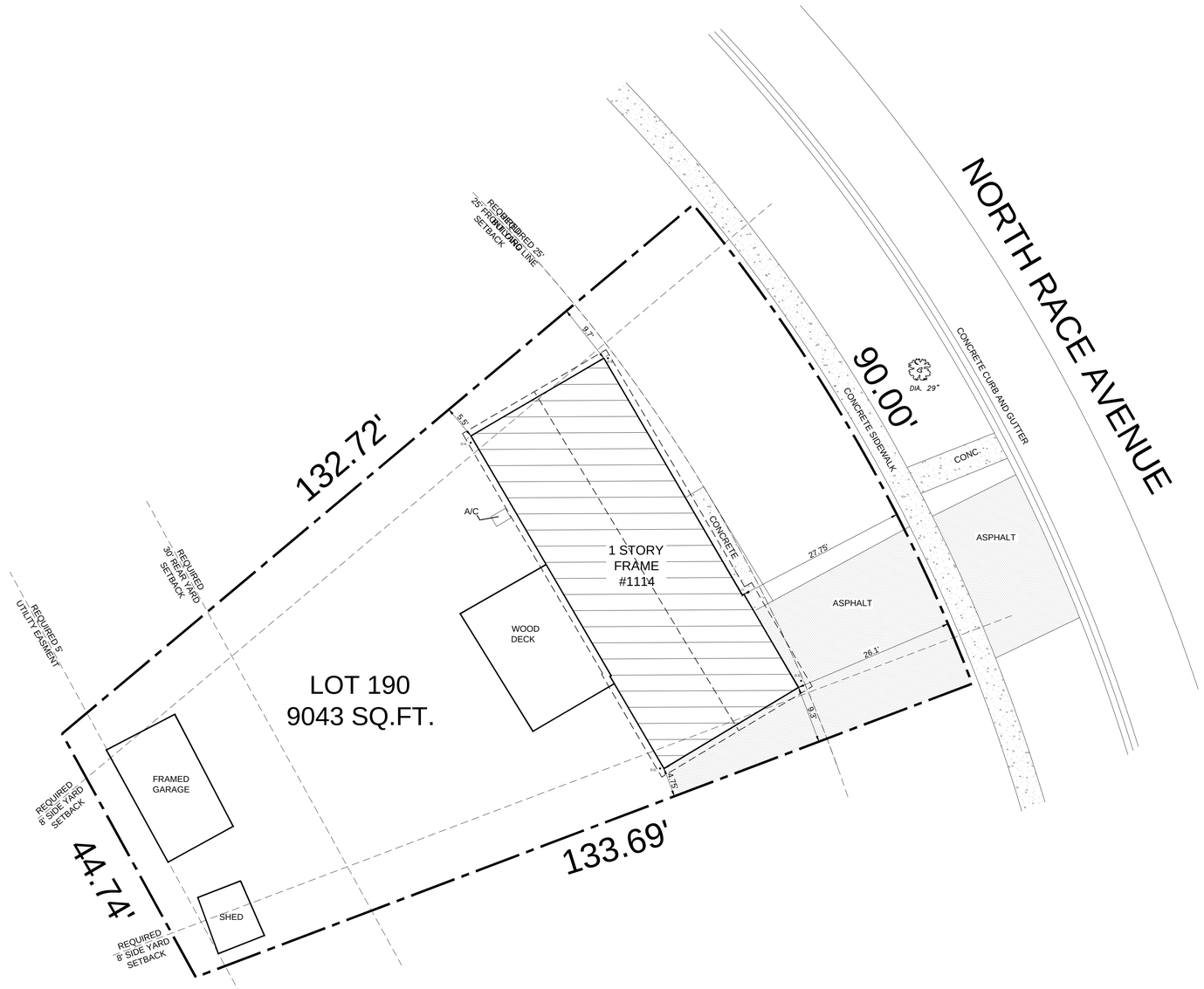
North – side

1114 N. Race Ave. Arlington Heights

West - rear

West/North - corner

West/South - corner



1 **SITE PLAN- EXISTING**
1" = 10'-0"

SINGLE FAMILY RESIDENCE REMODELING AND ADDITION

1114 N RACE AVE
ARLINGTON HEIGHTS, IL

OWNER:
FRANCESCO VALENZANO

DRAWING PREPARED BY:

TCH Construction Services, Inc.
1210 E PADDOCK DR
PALATINE, IL 60074
PH: 847-877-1703
tchconstructionservices@gmail.com

DESIGN REVIEW **02.26.2024**

Sheet Title:
EXISTING SITE PLAN

Drawing Number: **A0.02**

ZONING

REQUIREMENTS FOR
R-3 SINGLE FAMILY RESIDENCE DISTRICT

TOTAL LOT AREA: 9,043 sq ft

LOT WIDTH:
REQUIRED MIN. AT BUILDING LINE: 70 FT
EXISTING: 80.00 FT AT BUILDING LINE
90.00 FT at front lot line; 44.74 FT at rear lot line

LOT DEPTH: 132.72 FT / 133.69 FT

FRONT SETBACK:
REQUIRED MIN.: 25 FT
PROPOSED: 25.4 FT

SIDE SETBACK:
REQUIRED MIN.: 8 FT (10% OF LOT WIDTH AT BUILDING LINE)
PROPOSED: 8.3 FT
EXISTING SETBACK:
4.75 FT (South side)
5.5 FT (North side)

REAR SETBACK:
REQUIRED MIN.: 30 FT
PROPOSED: 40 FT

HEIGHT LIMIT:
REQUIRED MAX. ROOF HEIGHT: 25 FT
PROPOSED: 22.25 FT

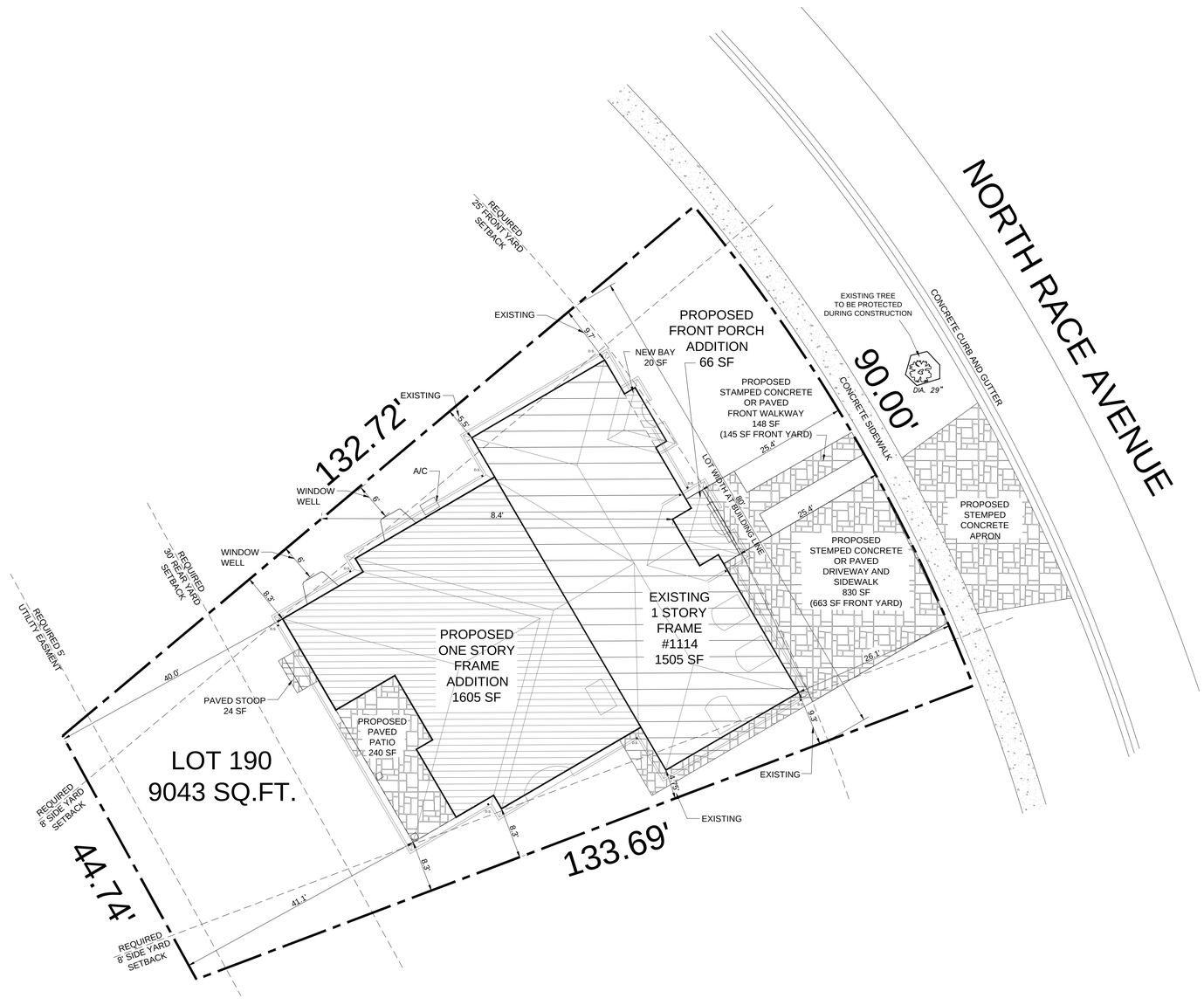
FLOOR AREA RATIO :
REQUIRED MAX.: 3938+((9043-8750)x0.4)= 4,055.2 SQ FT
PROPOSED: 2,73 SQ FT
1ST FLOOR: 2,500 SQ FT
GARAGE (OVER 400 SQ FT): 230 SQ FT
TOTAL: 2,730 SQ FT

BUILDING LOT COVERAGE:
REQUIRED MAX.: 35% X 9,043 SQ FT = 3,165.05 SQ FT
PROPOSED: 3,130 SQ FT
1ST FLOOR: 2,500 SQ FT
GARAGE ATTACHED: 630 SQ FT
TOTAL: 3,130 SQ FT

IMPERVIOUS LOT COVERAGE:
REQUIRED MAX.: 50% X 9,043 SQ FT = 4,521.5 SQ FT
PROPOSED: 4,378 SQ FT
1ST FLOOR: 2,500 SQ FT
GARAGE ATTACHED: 630 SQ FT
OPEN PORCH/COVERED PATIO: 306 SQ FT
DRIVEWAY, SIDEWALKS, STEPS: 1,002 SQ FT
TOTAL: 4,438 SQ FT

IMPERVIOUS COVERAGE AT FRONT YARD:
REQUIRED MAX.: 50% X 2,130 SQ FT = 1,065 SQ FT
PROPOSED: 808 SQ FT

FOR SITE AND TREE PROTECTION INFO.
AND DETAILS SEE CIVIL DRAWING



1 **SITE PLAN- PROPOSED**
1" = 10'-0"

SINGLE FAMILY RESIDENCE REMODELING AND ADDITION

1114 N RACE AVE
ARLINGTON HEIGHTS, IL

OWNER:
FRANCESCO VALENZANO

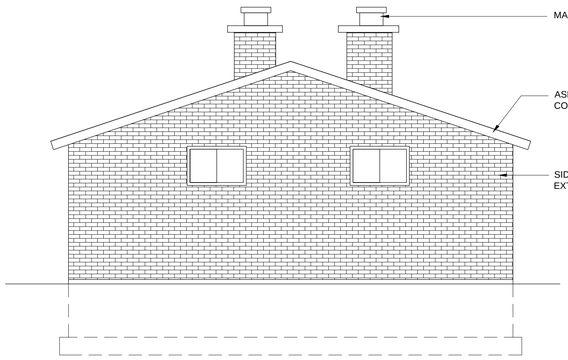
DRAWING PREPARED BY:

TCH Construction Services, Inc.
1210 E PADDOCK DR
PALATINE, IL 60074
PH: 847-877-1703
tchconstructionservices@gmail.com

DESIGN REVIEW 02.26.2024

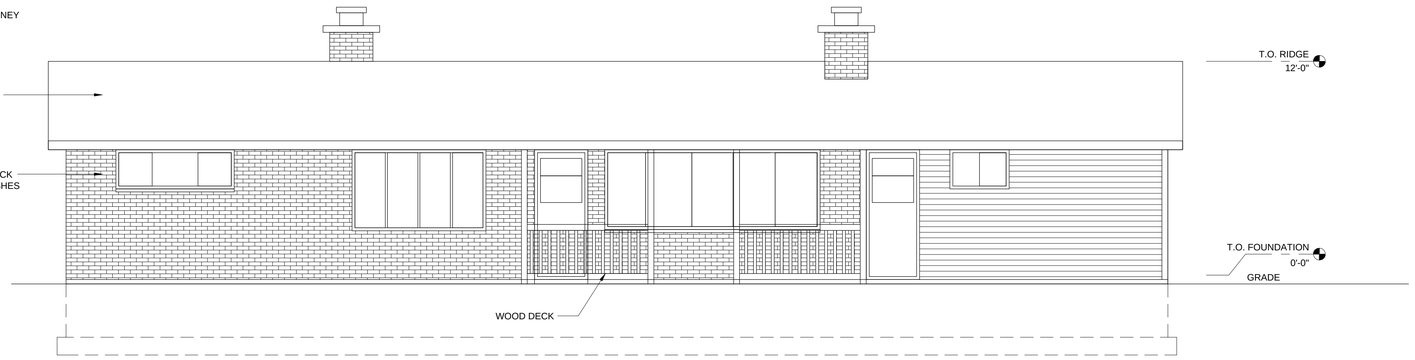
Sheet Title:
PROPOSED SITE PLAN

Drawing Number: **A0.03**



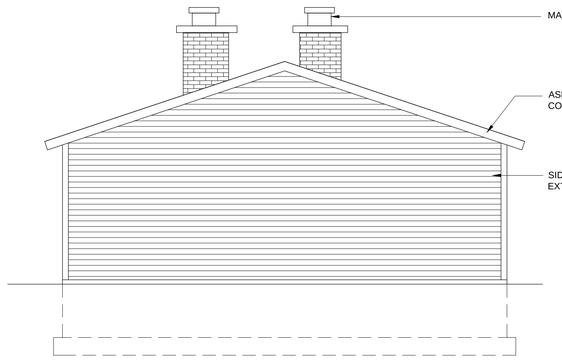
4 NORTH/RIGHT ELEVATION- EXISTING

1/4" = 1'-0"



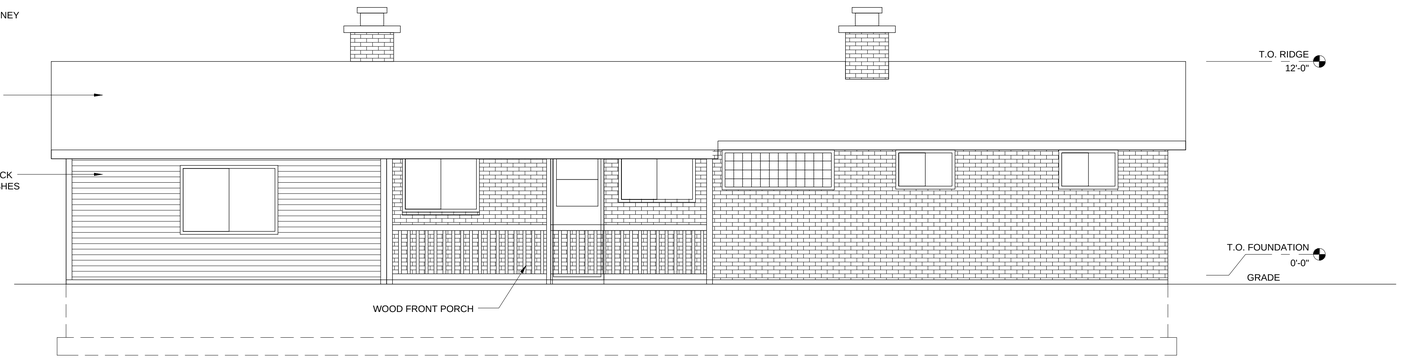
3 WEST/REAR ELEVATION- EXISTING

1/4" = 1'-0"



5 SOUTH/LEFT ELEVATION- EXISTING

1/4" = 1'-0"



2 EAST/FRONT ELEVATION- EXISTING

1/4" = 1'-0"

[redacted]

SINGLE FAMILY RESIDENCE REMODELING AND ADDITION

1114 N RACE AVE
ARLINGTON HEIGHTS, IL

OWNER:
FRANCESCO VALENZANO

DRAWING PREPARED BY:

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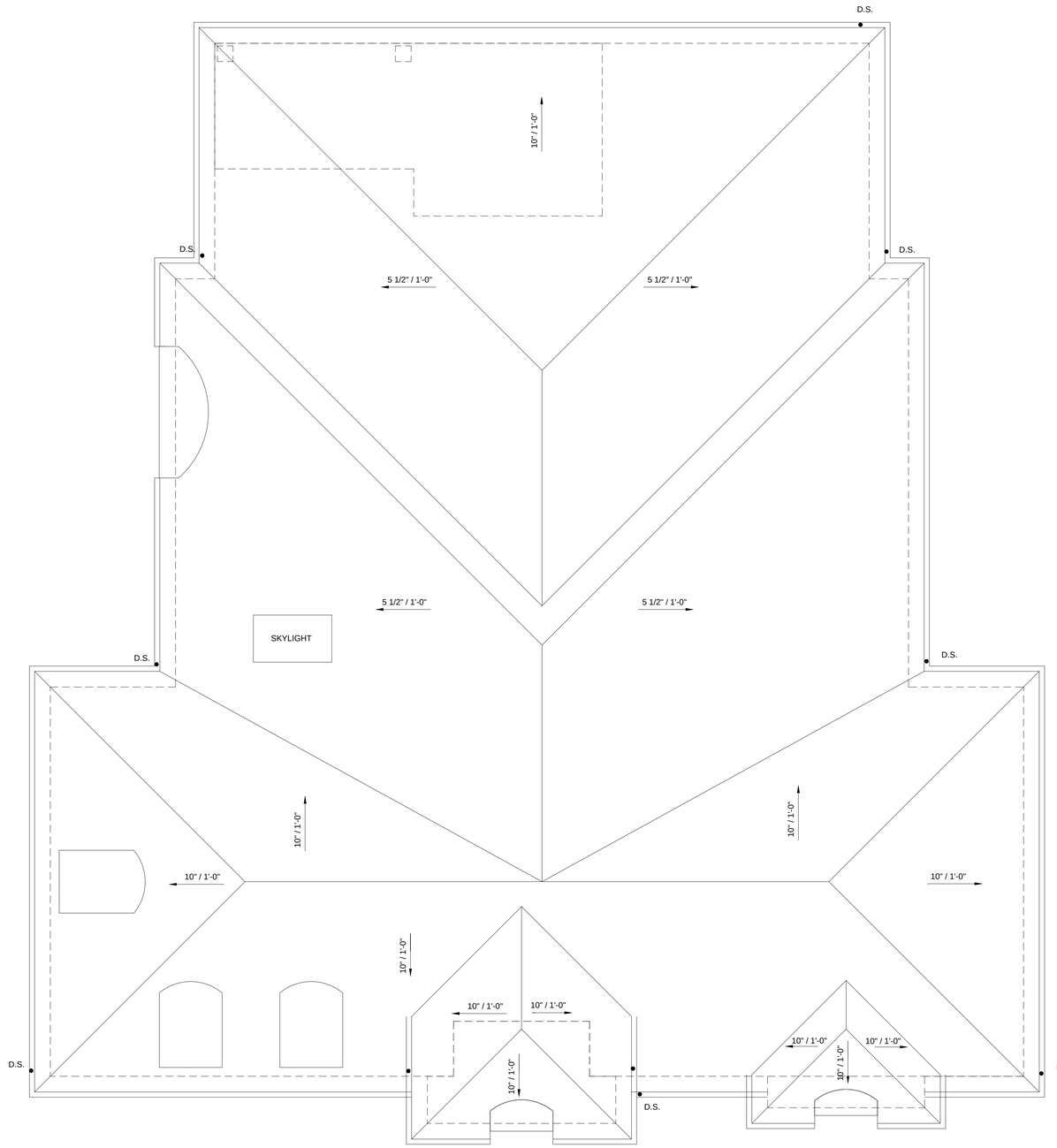
PH: 847-877-1703
tchconstructionservices@gmail.com

DESIGN REVIEW **02.26.2024**

Sheet Title:
EXISTING FLOOR PLAN AND ELEVATIONS

Drawing Number: **A1.00**



1 **ROOF PLAN - PROPOSED**

1/4" = 1'-0"

SINGLE FAMILY RESIDENCE REMODELING AND ADDITION

1114 N RACE AVE
ARLINGTON HEIGHTS, IL

OWNER:
FRANCESCO VALENZANO

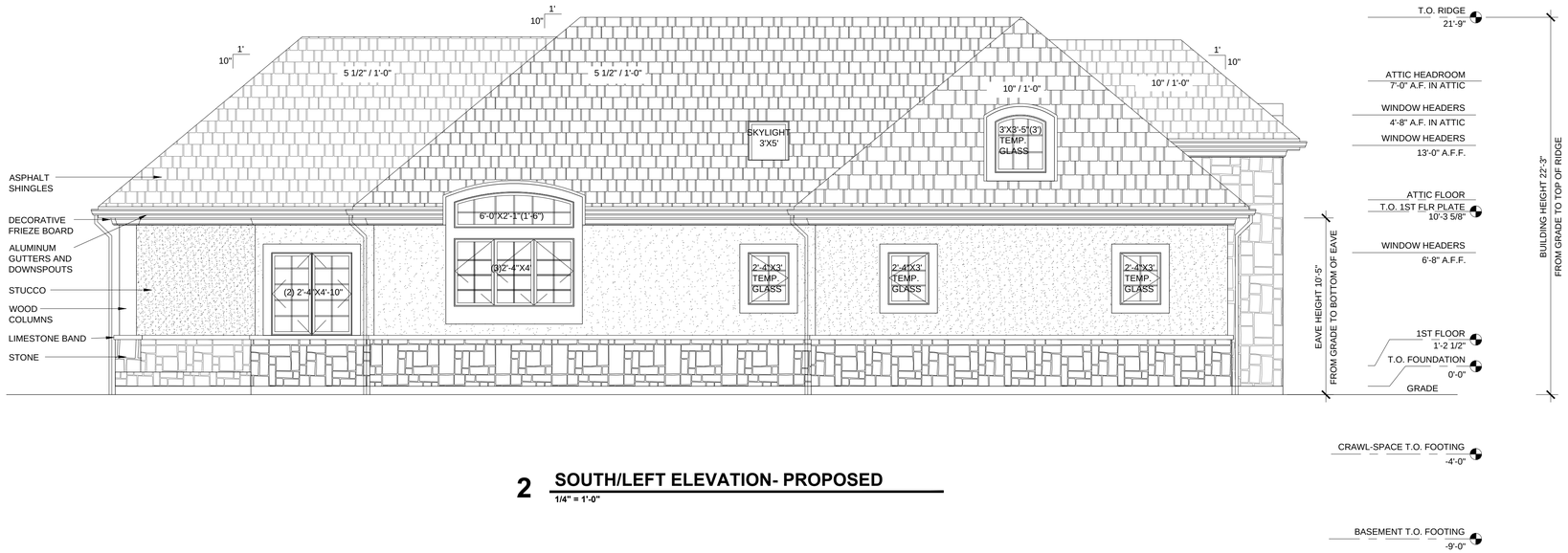
DRAWING PREPARED BY:

TCH Construction Services, Inc.
1210 E PADDOCK DR
PALATINE, IL 60074
PH: 847-877-1703
tchconstructionservices@gmail.com

DESIGN REVIEW **02.26.2024**

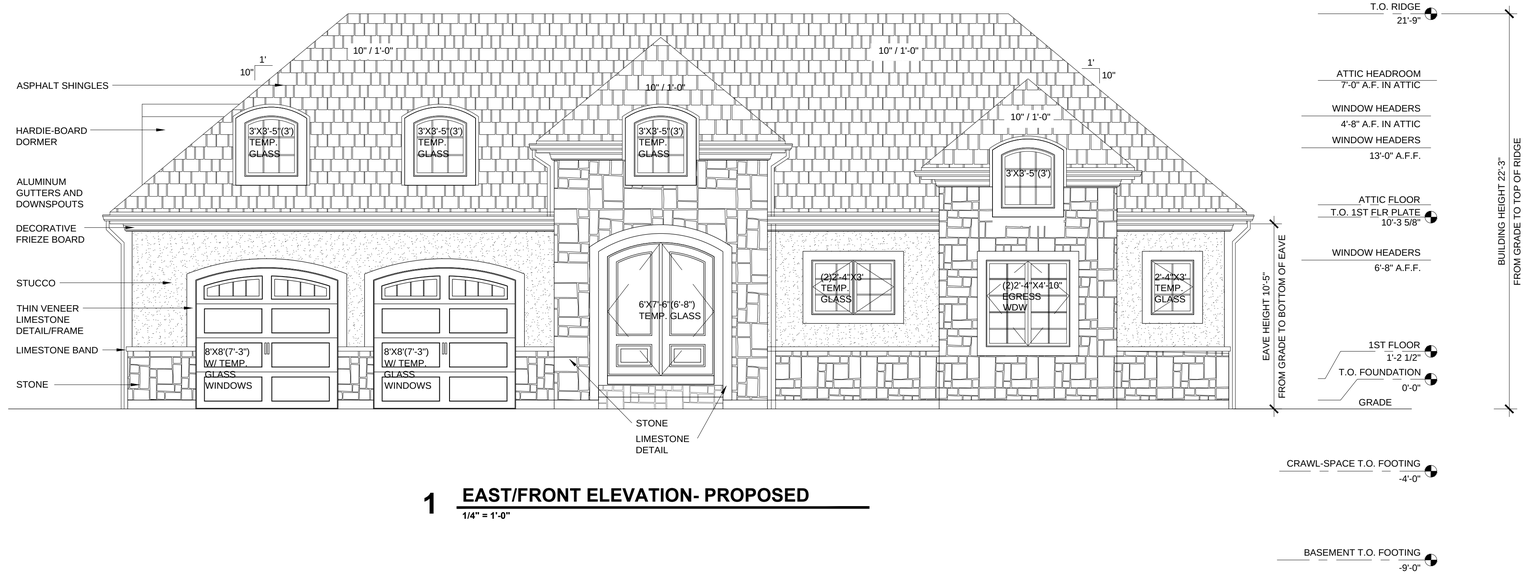
Sheet Title:
PROPOSED ROOF PLAN

Drawing Number: **A2.03**



2 SOUTH/LEFT ELEVATION- PROPOSED

1/4" = 1'-0"



1 EAST/FRONT ELEVATION- PROPOSED

1/4" = 1'-0"

SINGLE FAMILY RESIDENCE REMODELING AND ADDITION

1114 N RACE AVE
ARLINGTON HEIGHTS, IL

OWNER:
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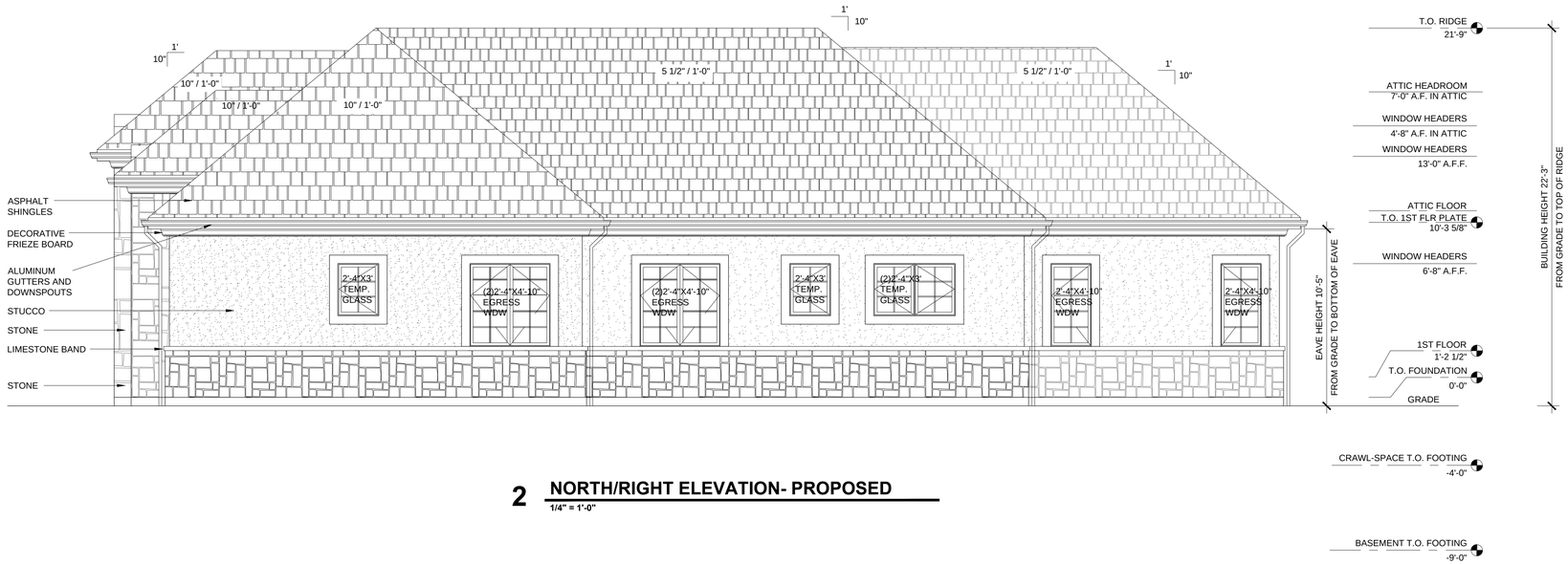
DESIGN REVIEW **02.26.2024**

Sheet Title:
PROPOSED ELEVATIONS

Drawing Number: **A3.01**



2 NORTH/RIGHT ELEVATION- PROPOSED

1/4" = 1'-0"

1 WEST/REAR ELEVATION- PROPOSED

1/4" = 1'-0"

SINGLE FAMILY RESIDENCE REMODELING AND ADDITION

1114 N RACE AVE
ARLINGTON HEIGHTS, IL

OWNER:
FRANCESCO VALENZANO

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PALATINE, IL 60074
PH: 847-877-1703
tchconstructionservices@gmail.com

DESIGN REVIEW 02.26.2024

Sheet Title:
PROPOSED ELEVATIONS

Drawing Number: **A3.02**

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 8, 2024, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A 3.3-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback along the south property line of 4.8 feet instead of the required 8.1 feet and an additional 1.0 feet for the eave.**
- **A 2.6-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback along the north property line of 5.5 feet instead of the required 8.1 feet and an additional 1.0 feet for the eave.**
- **A 250 square-foot variation from Chapter 28, Section 5.1-3.5 (Maximum Building Lot Coverage) to allow building lot coverage of 3,415 square-feet where 3,166 is the maximum allowed by code.**
- **A 4.4-foot variation from Chapter 28, Section 10.2-11.1 to allow a driveway that is 26.4 feet wide where the maximum width allowed is 22 feet.**

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

LOT 190 IN RAYMOND L. LUTGER'S SUBDIVISION OF THE WEST 78 ACRES OF THE SOUTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 25 FEET) IN COOK COUNTY, ILLINOIS.

Commonly known as: 1114 N Race Avenue,
Arlington Heights, IL 60004

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

Peter Siavelis, Chairman
Zoning Board of Appeals
Published in Daily Herald March 23, 2024 (4613572)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/23/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4613572

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Zoning Board of Appeals
4/8/2024

Item: 1227 N. Wilke Rd. - ZBA#24-010

Department: Planning & Community Development Department

REQUEST

A 3.8-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 2.8 feet instead of the required 6.6 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 8, 2024
Date Prepared: April 3, 2024
Project Title: Ramotowski Residence
Address: 1227 N. Wilke Ave.

Background Information
Petition Number: ZBA #24-010
Petitioner: Robert Ramotowski
Address: 1227 N. Wilke Ave.
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,712 square feet. The petitioner is proposing to reconstruct the attached garage with a six-foot expansion towards the west (front). The attached garage is encroaching into the required side yard setback. The petitioner is also proposing as part of the project a code compliant second story addition. The residence with the addition will have approximately 3,100 square feet. The garage is setback 2.8 feet where 6.6 feet is required. Therefore, the petitioner is requesting the following variation:

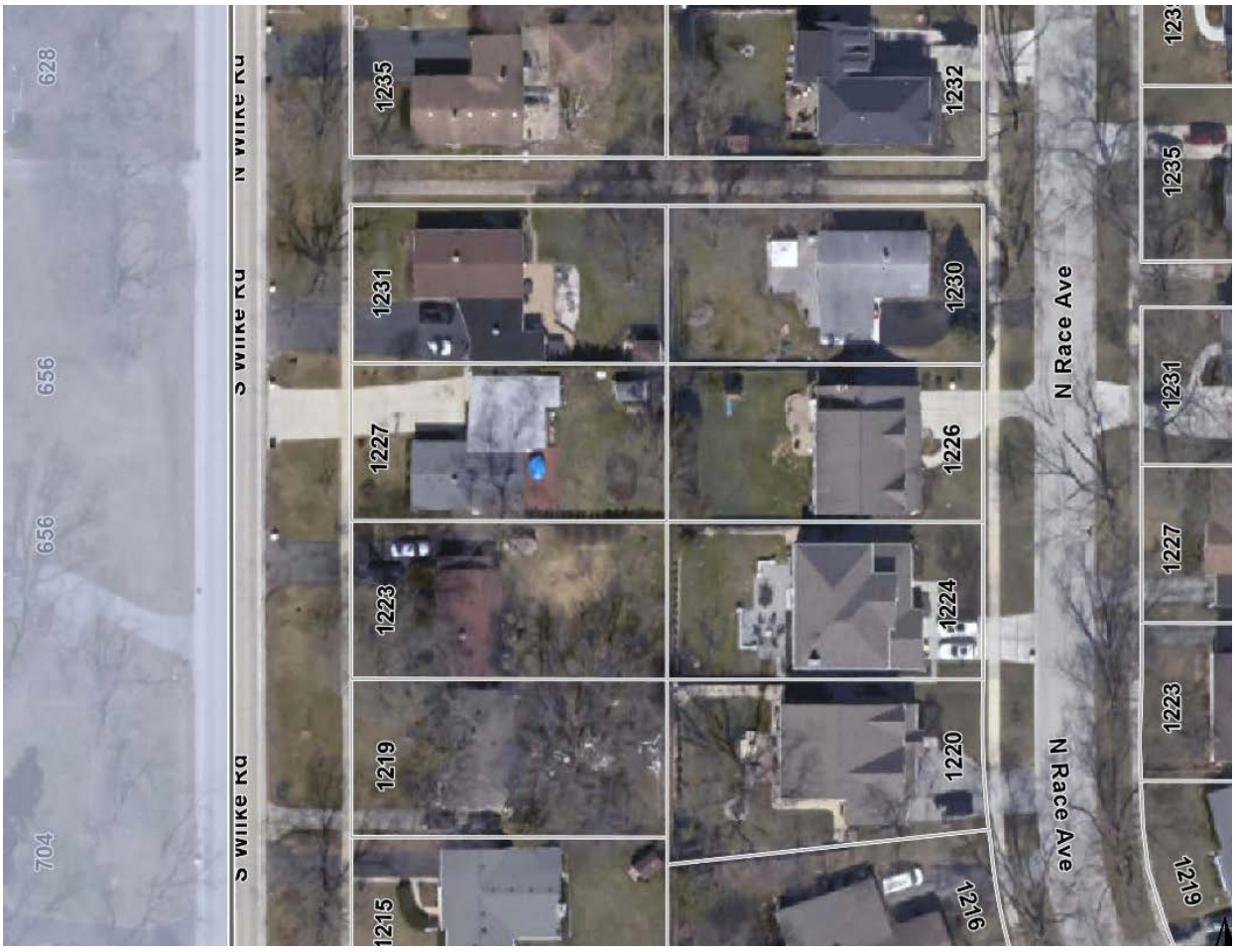
- A 3.8-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 2.8 feet instead of the required 6.6 feet and an additional 1.0 feet for the eave.

Variation Review Standards

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

Petition – ZBA#24-010
PIN: 03-19-319-010

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure

Village of Arlington Heights

To:	**Robert Ramotowski**
From:	**Derek Mach**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-010**
Project:	**1227 N Wilke Rd**
Date:	**April 2, 2024**

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. Overall, the design of the proposed addition is nicely done. This project is favorable for an Administrative (Staff) design approval, pending the outcome of the ZBA review.

Building and Life Safety

1. The soffit projection dimension at the nonconforming side is not shown on the drawings. No projections are allowed within 2 feet from the property lines. The eave being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour, or fire-retardant treated wood, or fireblocking from the wall top plate to the underside of the roof sheathing.
2. The north wall that is less the 3 feet to the property line, therefore, on openings in that wall.

Engineering

1. Engineering has NO OBJECTION to a 3.8-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 2.8 feet instead of the required 6.6 feet and an additional 1.0 feet for the eave. Note 1: Existing condition Note 2: The permit will require an existing and proposed grading plan with cross sections along the north property line to ensure positive drainage.

PETITION

NOW COMES the Petitioner Robert Ramotowski

being the owner of the property commonly known as: 1227 N Wilke RD Arlington Hts IL

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5-1.3.3b Chapter 28, of the Arlington Heights Municipal Code, in order to: rebuilt attached garage at the same distance from the plot boundary.

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

Garage will still have one garage door and a low attic and the reconstruction of the house will improve the image of the street

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

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

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

Signed:

Petitioner

Robert Ramkowski

Date:

2-27-2024

Petition explanation

To the members Zoning Board of Appeals

Due to the size of the lot and location of the existing house on the lot, the existing garage is non-conforming. Existing garage does not have a foundation and we want to rebuild the garage with foundation for it to be a safe and sound environment for us and the kids. Due to location, we are seeking a variation to rebuild the attached garage in the same location with a 6 ft extension to the front to accommodate parking for 2 cars.

Due to location on the main road Wilkie Rd, we only have driveway parking and one car garage. Due to recent increase in crime; car break ins, stolen cars etc. We want our property (cars) to be secure and safe. That is why the 6 ft extension will allow us to park 2 cars safely in the garage. Also, cars parked in the garage and off the driveway makes the area look more appealing. We also want prevent damage ours cars by hail. Storms like that happens few times last year.

I'm contractor and tools what I need to keep working taking big portion of existing size garage.

We are aware that we are in the existing setback for the garage, therefore we wanted to confirm with the setback with the design of the 2nd floor. 2nd floor does not extend over the garage to maximize the square footage of the allowable house. We just want to build as much as we need to accommodate our family. We purposelully provided a lower roof over the garage, the area over the garage will be just attic space. Due to the lack of a basement, our family really will utilize the attic space over the garage as storage as this house lacks storage space.

My mom's getting older and we'd like her to come live with us so we can take care of her. Extra space for attic would allow us to keep a good part of her stuff.

With the proposed design, the north side of the building over the garage has a lower roof to step down in height to tie into the neighborhood's fabric of low height building to the north.

Please consider my petition positively

Robert Ramolowski

Robert Ramolowski

Project Description

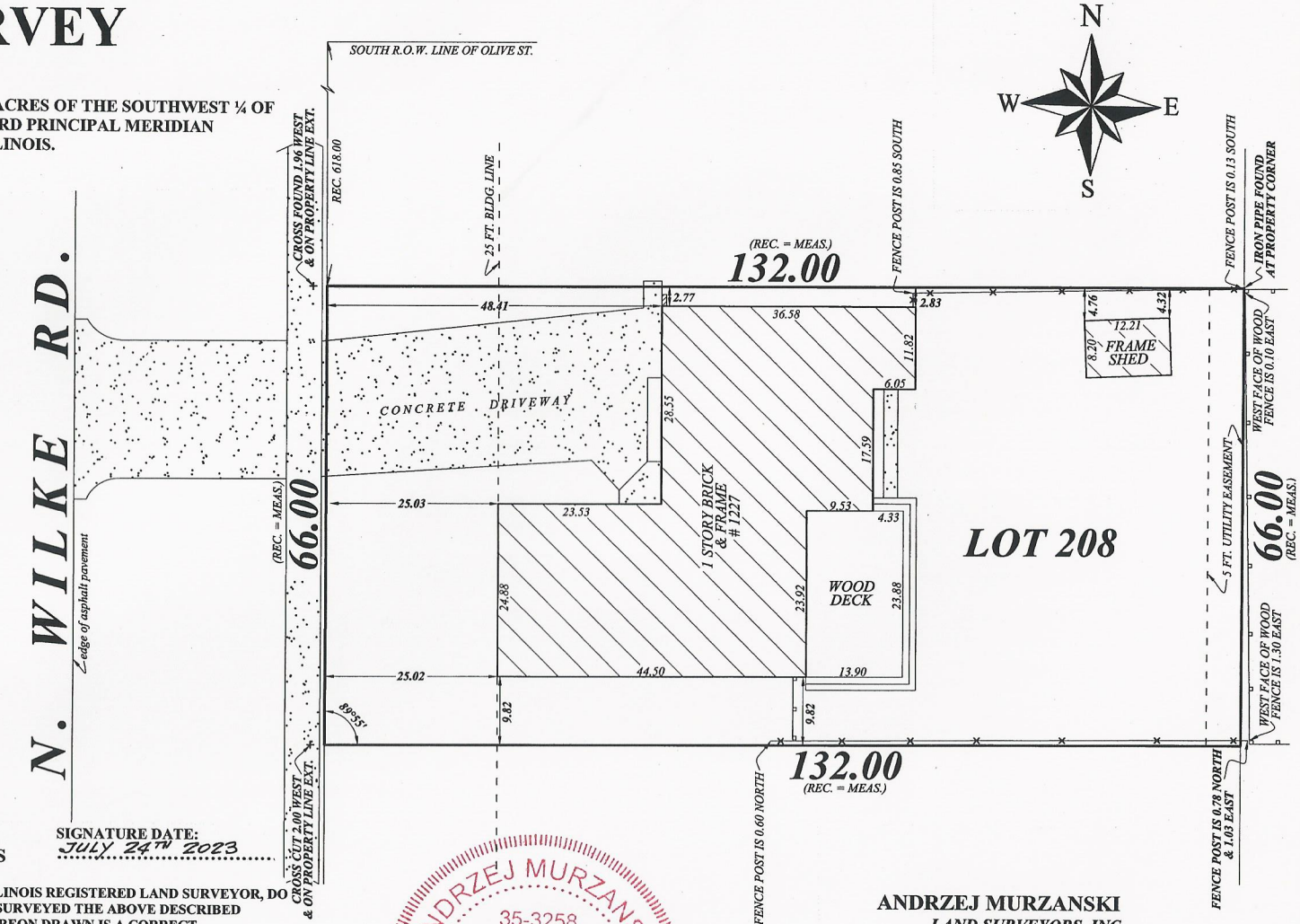
The project encompasses 2nd story addition over existing footprint of existing 1st floor. 2nd floor addition is smaller than 1st floor footprint. 2nd story to include 3 bedrooms, 2 bathrooms and laundry. Garage on the north side is being rebuilt due to lack of foundation. It is same size North to South. It is extended towards the street – East by 6 ft to accommodate length required to fit 2 cars. The width of garage stays same as existing. Space over the garage is designated as attic space.

PLAT OF SURVEY

DESCRIBED AS :

LOT 208 IN RAYMOND L. LUTGER'S DIVISION OF THE WEST 78 ACRES OF THE SOUTHWEST ¼ OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 25 FEET THEREOF) IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA: 8712 SQ. FT.



LEGEND

- *CHAIN LINK FENCE*
- *WOOD FENCE*
- *IRON FENCE*
- *CONCRETE PAVEMENT*
- *E. FR. P. - ENCLOSED FRAME PORCH*
- *O. FR. P. - OPEN FRAME PORCH*
- *SIDE BOUNDARY LINE*
- *EASEMENT LINE*
- *BLDG. SETBACK LINE*
- *CENTER LINE*

ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

SCALE : 1"=16'

ORDERED : ALA CREATIVE DESIGN

JOB NO : 230724A

FIELDWORK COMPLETION DATE : JULY 20TH 2023

MUNICIPALITY : ARLINGTON HTS.

THE LEGAL DESCRIPTION NOTED ON THIS PLAT IS A COPY OF THE ORDERS AND FOR ACCURACY MUST BE COMPARED WITH THE DEED.

STATE OF ILLINOIS
COUNTY OF COOK SS

SIGNATURE DATE: JULY 24TH 2023

I, ANDRZEJ MURZANSKI, AN ILLINOIS REGISTERED LAND SURVEYOR, DO HERBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

ANDRZEJ MURZANSKI PLS. NO. 35-3258 EXPIRES 11/30/2024
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

ANY DISCREPANCY IN MEASURMENT SHOULD BE PROMPTLY REPORTED TO THE SURVEYOR FOR EXPLANATION OR CORRECTION.

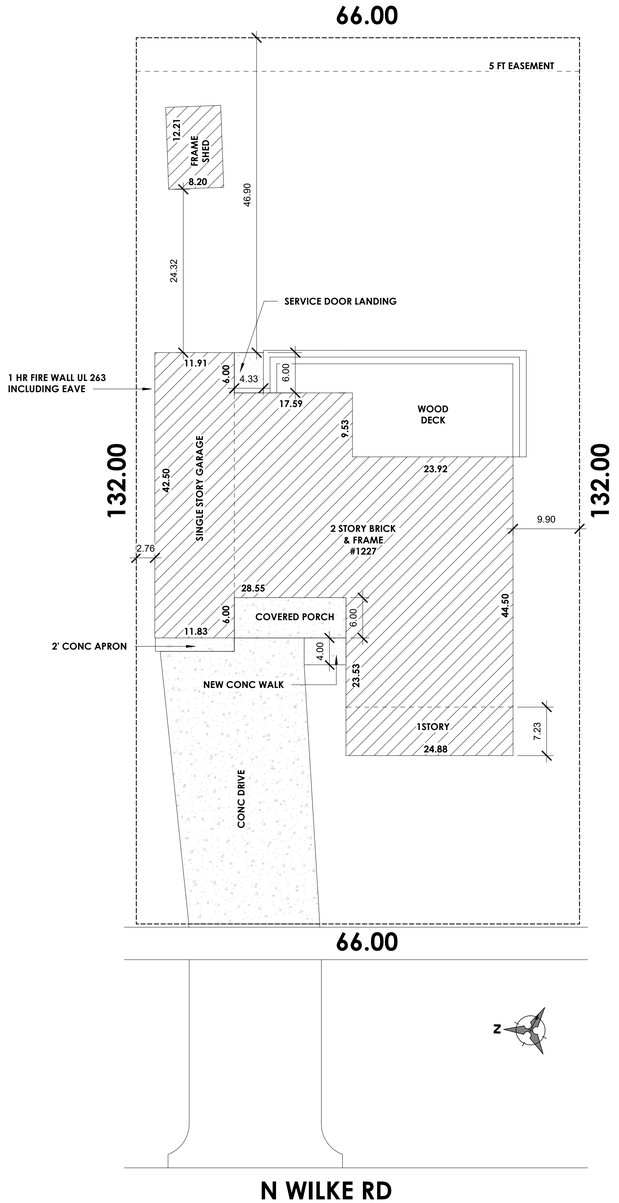
FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, TITLE POLICY AND LOCAL BUILDING REGULATIONS.

ANDRZEJ MURZANSKI 35-3258 REGISTERED LAND SURVEYOR STATE OF ILLINOIS ILLINOIS

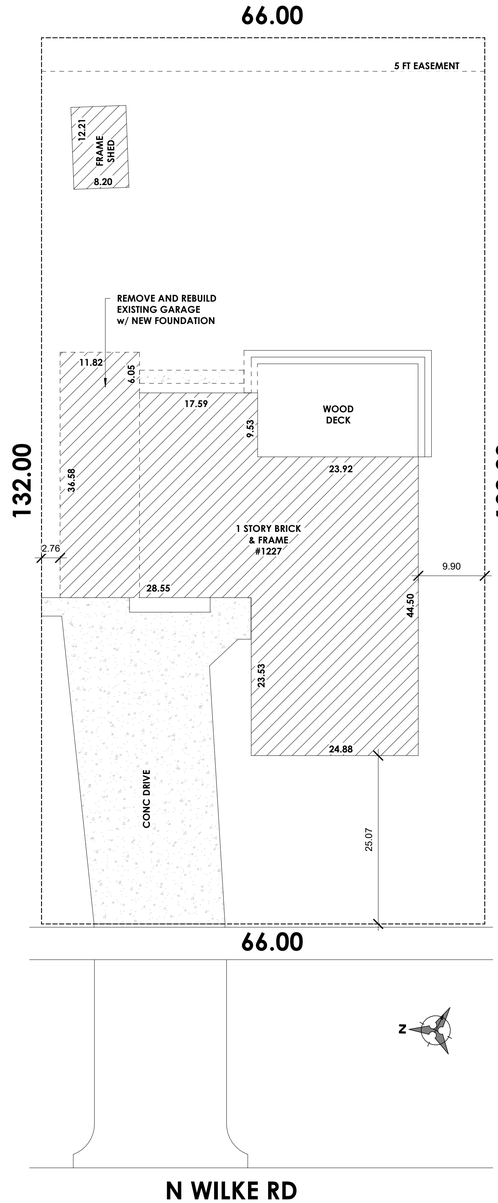
ANDRZEJ MURZANSKI
LAND SURVEYORS, INC

240 COUNTRY LANE
GLENVIEW, IL 60025
PHONE : 847-486-8731

amurzanski@outlook.com



3 PROPOSED - SITE PLAN
3/32" = 1'-0"



2 EXISTING - SITE PLAN
3/32" = 1'-0"

ENERGY CONSERVATION STATEMENT

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS

(x) FULLY COMPLY ( ) NEED NOT COMPLY

SIGNED: .....

(Arch. S.E. or P.E.) Illinois License Number: 001-023574

LICENSED ARCHITECT
DAMIAN A. BABICZ
001-023574
STATE OF ILLINOIS

CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE BUILDING AND ZONING CODE.

SIGNED: .....

Illinois License Number: 001-023574 Exp: 11/2024
FIRM LICENSE NUMBER: 184-007502

LICENSED ARCHITECT
DAMIAN A. BABICZ
001-023574
STATE OF ILLINOIS

ZONING DATA

Type	Area Proposed
LOT AREA	8,712 SQ FT
BUILDING FOOTPRINT	2,126 SQ FT
FRONT PORCH	100 SQ FT
DRIVEWAY	850 SQ FT
SHED	100 SQ FT
DECK	495 SQ FT
CONC APRON AND CONCRETE PAD REAR AND CONC WALK	75 SQ FT
TOTAL LOT AREA COVERAGE	3,746 SQ FT
	~43%
FIRST FLOOR AREA	1,624 SQ FT
ATTACHED GARAGE	502 SQ FT
SECOND FLOOR AREA	1,442 SQ FT
TOTAL BUILDING AREA	3,568 SQ FT
	~41%

EXISTING PICTURE

GENERAL NOTES

NOTICE TO CONTRACTOR:

1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
2. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
3. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
4. CONTRACTOR TO SITE VERIFY THE CONDITIONS OF EXISTING FOUNDATIONS UPON EXCAVATION AND DETERMINE STRUCTURAL STABILITY OF ASSUMED CONDITIONS. IF ISSUES ARISE, CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATLY.
5. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
6. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
7. THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
8. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
9. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.
11. ALL EQUIPMENT AND APPLIANCES, INCLUDING SMOKE & CO DETECTORS, AIR CONDITIONER, WATER HEATER(S) AND FURNACE(S), SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE FOR EACH INSPECTION.

APPLICABLE CODES

2018 Illinois Energy Conservation Code (IECC)
2018 International Building Code (IBC)
2018 International Existing Building Code (IEBC)
2018 International Fire Code (IFC)
2018 International Fuel Gas Code (IFGC)
2018 International Mechanical Code (IMC)
2018 International Property Maintenance Code (IPMC)
2018 International Residential Code (IRC)
2018 International Swimming Pool and Spa Code (ISPSC)
2017 National Electric Code (NEC)
2014 Illinois Plumbing Code with amendments

DESIGN CRITERIA

FLOOR = 40# LL 10# DL TYPICAL ALL AREAS
WALL = 60# PLF OR ACTUAL LOAD
CEILING = 20# LL 10# DL ROOF SLOPES OVER 3 IN 12
ROOF = 30# LL 10# DL
CATHEDRAL = 30# LL 15# DL ALL SLOPES
EXTR. DECK = 40# LL 10# DL
EXTR BALCONY = 100# LL 10# DL EXTERIOR

STRUCTURAL FRAMING LUMBER

FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS
IN-GRADE BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)

GRADE #2 SPECIES SPF CANADIAN BASE Fb = 875
GRADE #2 SPECIES SYP DOMESTIC BASE Fb = 875 (WOLM.)
GRADE #1 SPECIES HEM-FIR BASE Fb = 1050
MANUFACTURER: TRUSS JOIST MCMILLAN
PRODUCT: MICRO-LAM LVL
SIZE: 1 3/4" x (SEE PLAN) Fb = 2,600 PSI E = 2.0

WIND 115 MPH CATEGORY II
21.64 FROST LINE 42"

PROJECT DESCRIPTION

2ND STORY ADDITION AND GARAGE REBUILD

DRAWINGS LIST

DRAWING INDEX

Sheet Number	Sheet Name
A101	COVER
A102	DEMOLITION
A103	PROPOSED PLANS
A104	PROPOSED PLANS
A105	ELEVATIONS
A106	SITE ELEVATIONS

No.	Description	Date
1	APPERANC COMMITTE	03/01/2024

BAU
1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com
Design & Development

LICENSED ARCHITECT
DAMIAN A. BABICZ
001-023574
STATE OF ILLINOIS
FIRM LICENSE NUMBER: 184-007502

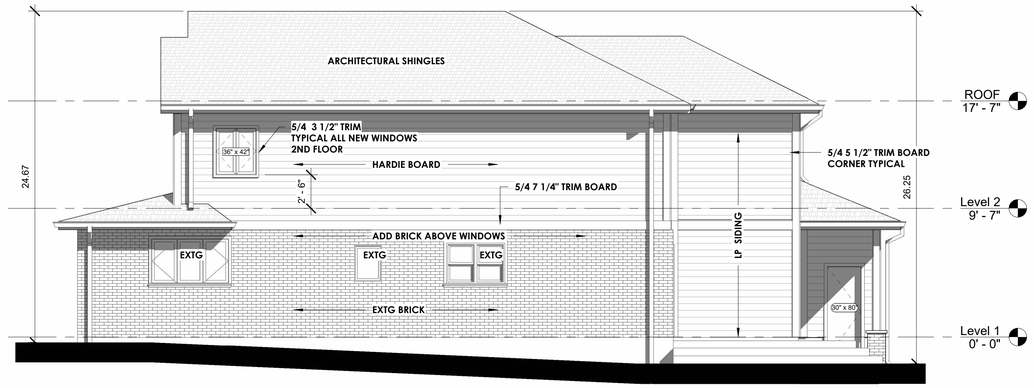
2ND STORY ADDITION AND GARAGE REBUILD
1227 N Wilke Rd,
Arlington Heights, IL 60004

DATE: 03/01/2024
PROJECT: 24-101
DRAWN BY: DB CHECKED BY: DB

COVER

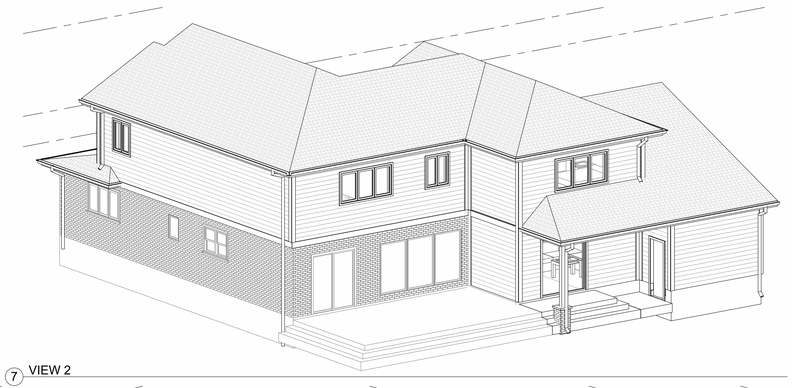
SHEET NO. A101

COPYRIGHT BAU DESIGN & DEVELOPMENT 2024

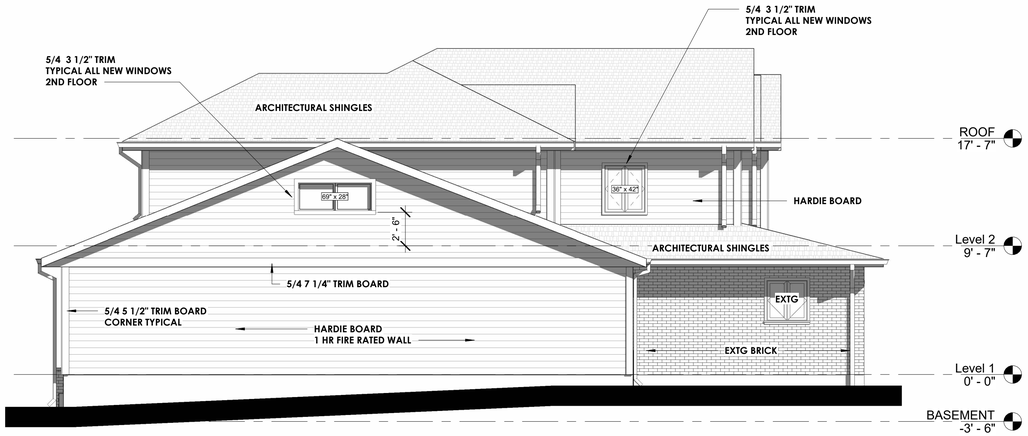


4 ELEVATION - SOUTH
3/16" = 1'-0"

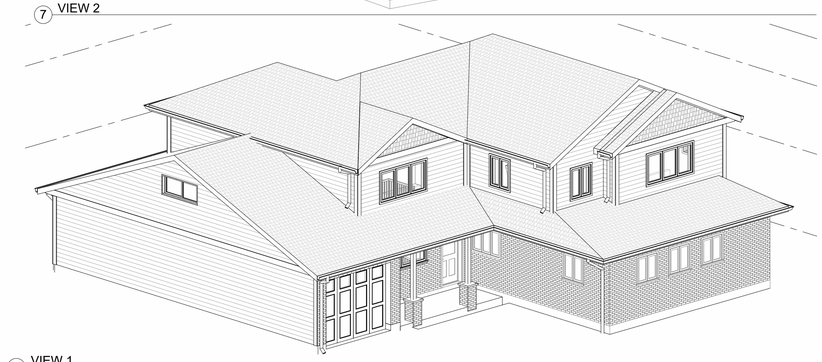
8 3D View 2



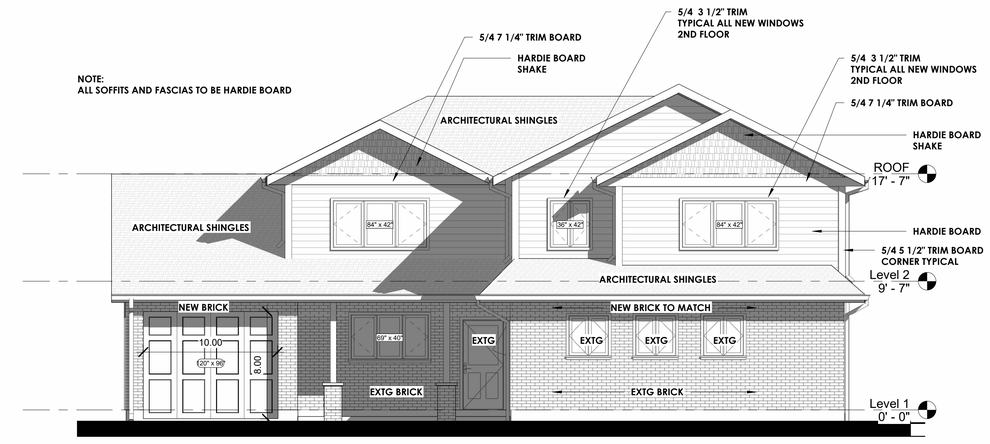
7 VIEW 2



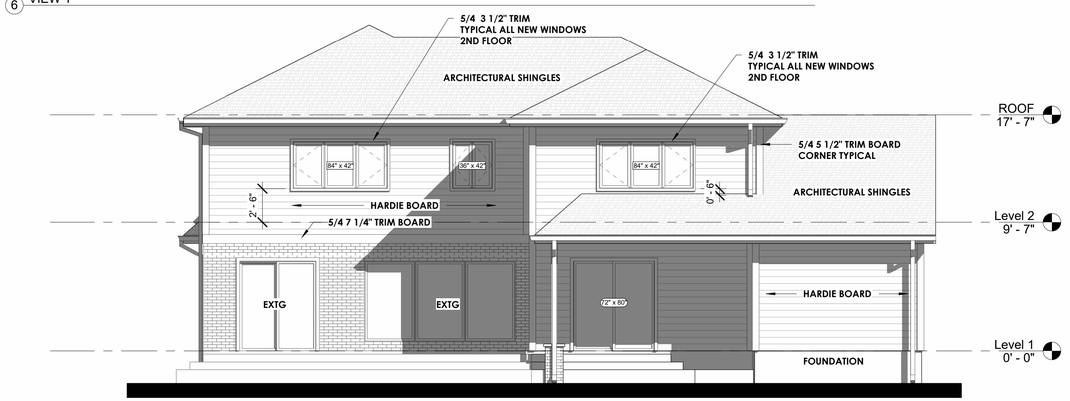
3 ELEVATION - NORTH
3/16" = 1'-0"



6 VIEW 1



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



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

ELEVATION NOTES:

- PELLA 350 SERIES, OR EQUAL GLASS SIZES SHOWN ON ELEVATIONS
- TEMPERED GLAZING SHALL BE PROVIDED IN WINDOWS THAT MEET BOTH:

A. GLASS GREATER THAN 9 S.F. IN AREA.
B. BOTTOM OF GLASS WITHIN 24" OF THE FLOOR TO BE SAFETY GLASS.

- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".
- ALL ROOF VENTS AND THROUGH ROOF MECHANICAL TO BE LOCATED @ REAR OF HOME AND PAINTED TO MATCH ROOF.
- ALL D.S. LOCATIONS TO BE FIELD VERIFIED WITH OWNER PRIOR TO INSTALLATION
- PROVIDE COUNTER FLASHING, WHERE REQUIRED, INCLUDING ROOF TO WALL INTERSECTIONS, CHIMNEYS AND SADDLES 20 G.A. (MIN.)
- PROVIDE 26 G.A. (MIN.) GALV. W-VALLEYS UNDERLAID WITH NO. 15 MIN. ROOFING FELT
- PROVIDE COUNTER FLASHING DIAGONALLY ACROSS MASONRY, STEP AND REGGLED INTO THE MORTAR
- PROVIDE FLASHING, COUNTER FLASHING AND CAULK AT ALL SKYLIGHTS, AS PER MANUFACTURERS SPECIFICATIONS
- "EGRESS"-EGRESS WINDOW
- "TEMP"-SAFETY GLASS WINDOW
- ROOF VENTS TO BE LOCATED ON BACK SLOPE OF THE ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OF ROOF AREA.
- NOTE: ALL WINDOWS BEING REPLACED MUST HAVE A U-FACTOR VALUE OF 0.30 OR LESS.
- BUILDING THERMAL ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING FIVE AIR CHANGES PER HOUR BY A BLOWER DOOR TEST. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY WITH A SIGNED-RESULTS TEST REPORT SUBMITTED DURING FINAL INSPECTIONS.

ENERGY CONSER. NOTES

1. ATTIC ACCESS PANELS MUST BE INSULATED TO MATCH ATTIC AND MUST BE WEATHERSTRIPPED
2. THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH A AIR BARRIER MATERIAL SUITABLE FILM OR SOLID MATERIAL: AND INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS:

A. AIR BARRIER AND THERMAL BARRIER
B. CEILING/ATTIC
C. WALLS
D. WINDOWS, SKYLIGHTS AND DOORS
E. RIM JOISTS
F. FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)
G. CRAWL SPACE WALLS
H. SHAFTS, PENETRATIONS
I. NARROW CAVATIES
J. GARAGE SEPARATION
K. RECESSED LIGHTING
L. PLUMBING AND WIRING
M. SHOWER/TUB ON EXTERIOR WALL
N. ELECTRICAL/PHONE BOX ON EXTERIOR WALL
O. HVAC REGISTER BOOTS
P. FIREPLACE

No.	Description	Date
1	APPERANC COMMITTE	03/01/2024

BAU
Design & Development
1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com

LICENSED ARCHITECT
AMIAN A. BABICZ
001-023574
STATE OF ILLINOIS
FIRM LICENSE NUMBER: 184-007502

2ND STORY ADDITION AND GARAGE REBUILD
1227 N Wilke Rd,
Arlington Heights, IL 60004

DATE: 03/01/2024
PROJECT: 24-101
DRAWN BY: DB CHECKED BY: DB

ELEVATIONS

SHEET NO. A105

COPYRIGHT BAU DESIGN & DEVELOPMENT 2024

1 ELEVATION - EAST SITE EXISTING
1/8" = 1'-0"

2 ELEVATION - EAST SITE PROPOSED
1/8" = 1'-0"

No.	Description	Date
1	APPERANC COMMITTE	03/01/2024

BAU
Design & Development
1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com

LICENSED ARCHITECT
AMIAN A. BABICZ
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2ND STORY ADDITION AND GARAGE REBUILD
1227 N Wilke Rd,
Arlington Heights, IL 60004

DATE: 03/01/2024
PROJECT: 24-101
DRAWN BY: DB
CHECKED BY: DB

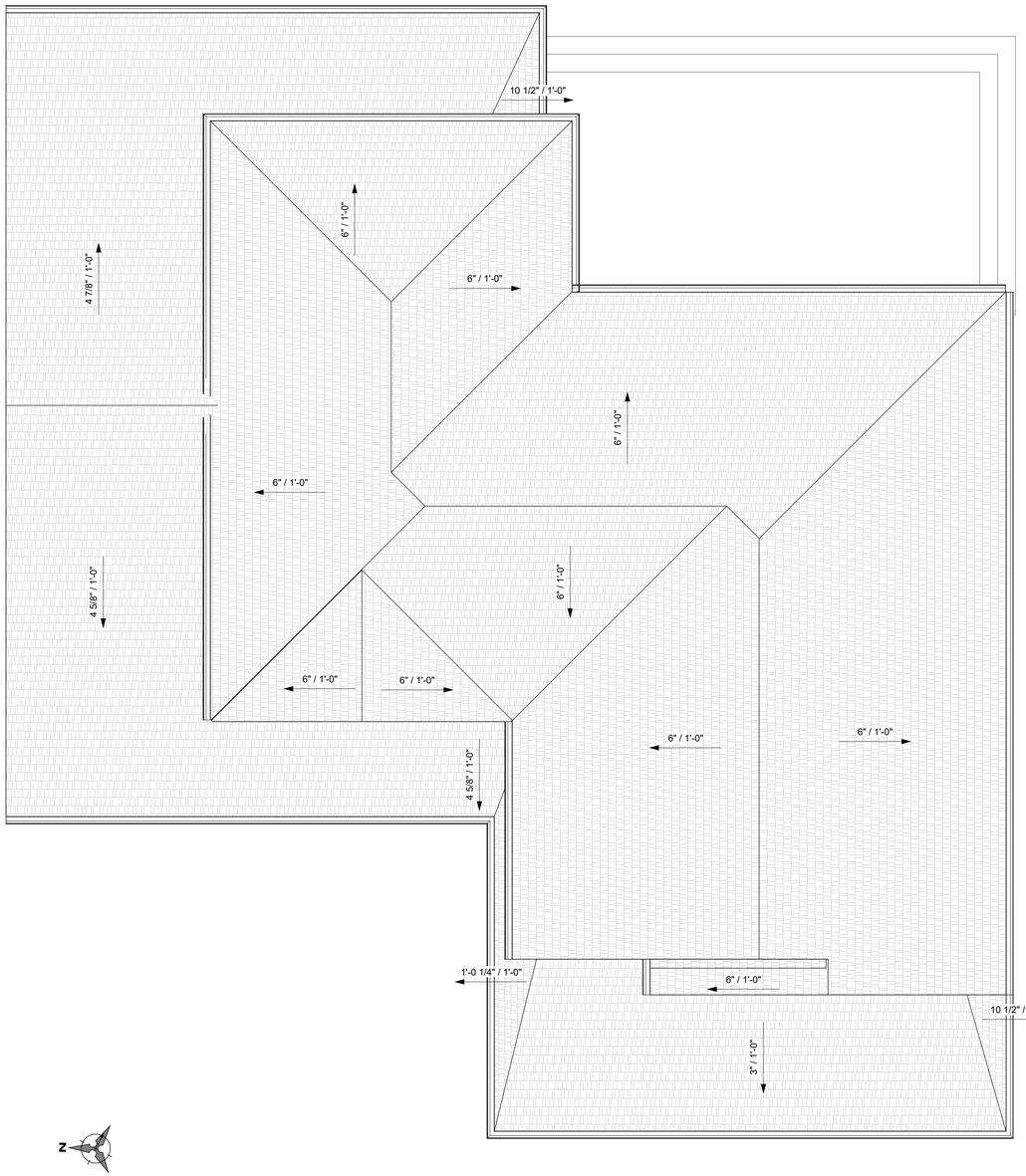
SITE ELEVATIONS

SHEET NO. A106

COPYRIGHT BAU DESIGN & DEVELOPMENT 2024

ROOF NOTES

- 240 # ARCHITECTURAL ASPHALT SHINGLES OVER 15# ROOF FELTS
- PROVIDE ICE AND WATER SHIELD IN ALL VALLEYS
- PROVIDE ICE AND WATER SHIELD 24" UP ROOF BEYOUND INTERIOR FACE OF EXTERIOR WALL
- ROOF VENTS TO BE LOCATED ON BACK SLOPE OF ROOF. PROVIDE EAVE AND ROOF VENTS TO ALLOW 1 SF OF FREE VENTILATION FOR EACH 300 SQ FT OF CEILING AREA
- PROVIDE ALL ROOF VENT PENETRATIONS FOR FURNACES AND WATER HEATER ON BACK SLOPE OF ROOF.
- ALL ROOF PENETRATIONS ARE TO RECEIVE PROPER FLASHING AND ROOF SADDLE IF REQUIRED FOR PROPER WATERTIGHT PENETRATION.



2 ROOF PLAN_ARCHITECTURE
1/4" = 1'-0"

[redacted]

1 LEVEL 2_ARCHITECTURE
1/4" = 1'-0"

No.	Description	Date
1	APPERANC COMMITTE	03/01/2024

uth 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com
BAU
Design & Development

SED ARCHITECT
AMIAN A. BABICZ
001-023574
TE OF ILLINOIS
ENSE NUMBER: 184-007502

1227 N Wilke Rd,
Arlington Heights, IL 60004

/2024
T:
1
BY: CHECKED BY:
DB

OPOSED
PLANS

NO.
104

COPYRIGHT BAU DESIGN & DEVELOPMENT 2024

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 8, 2024, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A 3.8-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 2.8 feet instead of the required 6.6 feet and an additional 1.0 feet for the eave.**

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 208 in Raymond L. Lutger's Division of the west 78 acres of the southwest ¼ of Section 19, Township 42 North, Range 11 east of the Third Principal Meridian (except the south 25 feet thereof) in Cook County, Illinois.

Commonly known as: 1227 N Wilke Road, Arlington Heights IL 60004

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

Peter Siavelis, Chairman
Zoning Board of Appeals
Published in Daily Herald March 23, 2024 (4613573)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/23/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4613573

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Zoning Board of Appeals
4/8/2024

Item: 446 S. Arlington Heights Rd. - ZBA#24-011

Department: Planning & Community Development Department

REQUEST

• A fence variance from Chapter 28, Section 6.13-3(b)(2) (Location of Fences, Corner Lot) & Section 6.13-3(c)(1) to allow a 6-foot privacy fence to be constructed 1-foot from the property line instead of the required 5-feet; and

• A fence variance from Chapter 28, Section 6.13-3(b)(3) (Location of Fences, Visibility) to allow a 6-foot privacy fence to be constructed 6-feet from the intersection of E Park St and the driveway on 446 S Arlington Heights Rd instead of the required 12-feet.

ATTACHMENTS:

Description	**Type**
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Dan Osoba, Planner
Hearing Date: April 8, 2024
Date Prepared: April 3, 2024
Project Title: Wilhelm Residence
Address: 446 S. Arlington Heights Rd

Background Information
Petition Number: ZBA #24-011
Petitioner: Jason Wilhelm – Property Owner
Address: 446 S. Arlington Heights Rd
Arlington Heights IL 60005

Existing Zoning: R-3 – One Family Dwelling District

Requested Action/Background Information

The subject property is zoned R-3, One Family Dwelling District and the property has a total land area of 6,412 square-feet. The petitioner is proposing a new 6-foot tall privacy fence along the southern property line, which is adjacent to the E. Park Street right-of-way. The proposed privacy fence is located 1-foot from the perimeter of the lot (property line); however, per code, fencing within the corner side yard of a corner lot that is taller than 36-inches is required to be at least 5-feet from the perimeter of the lot. Additionally, the petitioner is proposing to continue this fence north along the driveway to the garage to enclose the lot. The proposed privacy fence at the intersection of the E. Park Street right-of-way and the driveway is setback 6-feet; however, per code, fencing exceeding 36-inches is required to be setback at least 12-feet. Therefore, the petitioner requests the following variations:

- A fence variance from Chapter 28, Section 6.13-3(b)(2) (Location of Fences, Corner Lot) & Section 6.13-3(c)(1) to allow a 6-foot privacy fence to be constructed 1-foot from the property line instead of the required 5-feet; and

- A fence variance from Chapter 28, Section 6.13-3(b)(3) (Location of Fences, Visibility) to allow a 6-foot privacy fence to be constructed 6-feet from the intersection of E Park St and the driveway on 446 S Arlington Heights Rd instead of the required 12-feet.

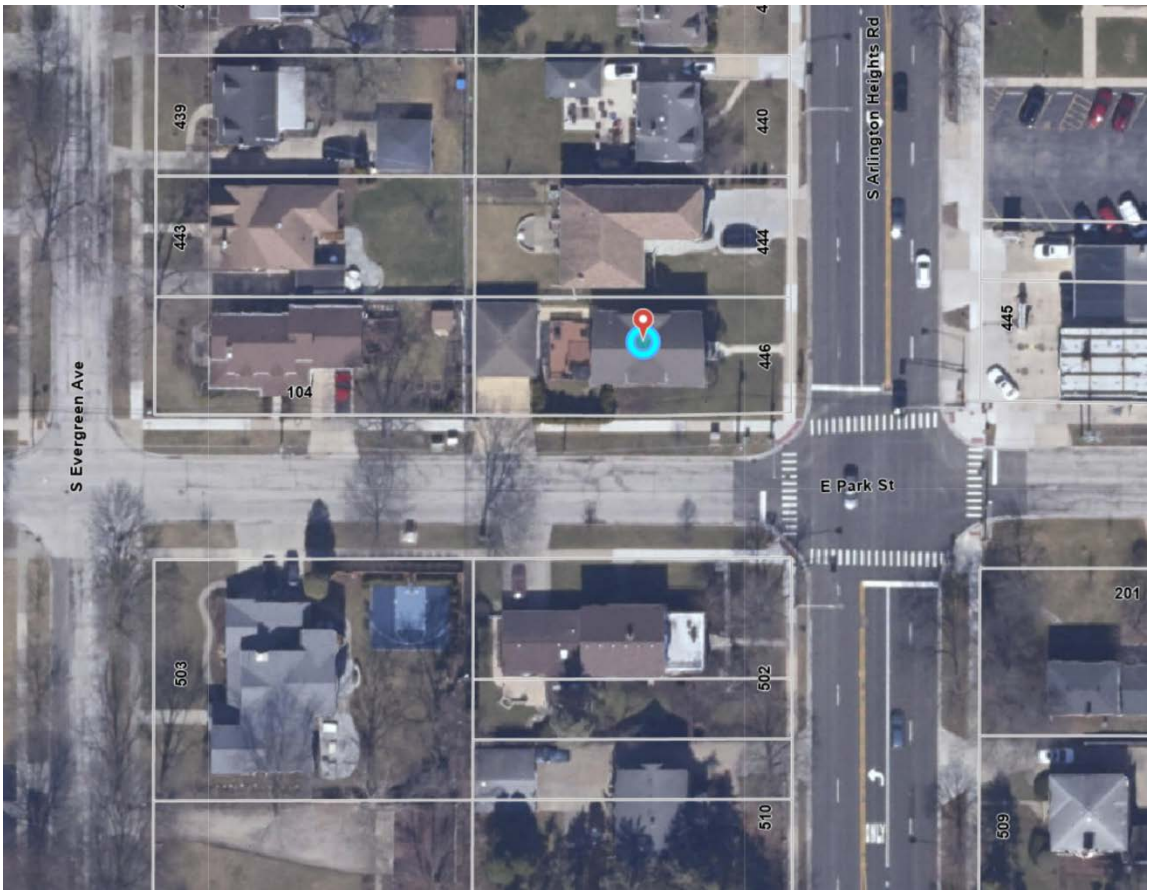
The proposed privacy fence at the intersection of the E. Park Street right-of-way and the driveway limits visibility and causes a safety concern for pedestrians and vehicles. The existing landscaping within 12-feet of the intersection of the driveway and E. Park Street is not compliant with the required visibility and is a safety concern as well. Staff does not support the variance to reduce the visibility setback from 12-feet to 6-feet to perpetuate a non-compliant condition due to the reduced visibility and safety concerns. The additional 54 square-feet of backyard space that would be gained with this variance request does not offset the visibility and safety concern from the code requirement.

Variation Review Standards

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

of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	3/22/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/22/24	
3. Letter that was Mailed	✓	3/22/24	
4. Photographs of Sign on Property	✓	3/22/24	

Photographs of Existing Structure

Village of Arlington Heights

To:	**Jason Wilhelm**
From:	**Derek Mach**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-011**
Project:	**446 S Arlington Heights Rd**
Date:	**April 2, 2024**

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. No comments.

Building and Life Safety

1. Have no objections to the variance.

Engineering

1. Engineering has NO COMMENT of a fence variation from Chapter 28, Sections 6.13-3(b)(2) (Location of Fences, Corner Lot) & Section 6.13-3(c)(1) to allow a 6-foot privacy fence to be constructed 1-foot from the property line instead of the required 5-feet.
2. Engineering is NOT IN FAVOR of a fence variation from Chapter 28, Section 6.13-3(b)(3) (Location of Fences, Visibility) to allow a 6-foot privacy fence to be constructed 6-feet from the intersection of E Park Street and the driveway on 446 S Arlington Heights Road instead of the required 12-feet. This is within the vision triangle where the maximum height permitted is 3 feet high for safety reasons. The existing bushes are in violation of the code and should be trimmed to 3 feet.

PETITION

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

PETITION

NOW COMES the Petitioner Jason Wilhelm

being the owner of the property commonly know as: 446 S. Arlington Heights Rd.

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: Install a 6' privacy fence around my side and rear yard closer than 5' from the perimeter of the lot for the safety, enjoyment, and privacy of my family and pets.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): Installing high quality residential fencing and landscaping would maintain the essential character of the locality and be compatible with existing uses and zoning of nearby property.If the variation were granted, the property would maintain its residential use and aesthetic while improving visibility of pedestrians and vehicles currently impeded by the existing overgrown landscaping. It would also increase access to the sidewalk by removing that same landscaping. A new fence would add curb appeal, improve the aesthetic of the neighborhood, improve safety, and increase property values.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): Installing a fence with the required 5' setback would cause an undue burden by excluding a large portion of the yard. The current landscaping is unsightly and overgrown but cannot be removed unless replaced with a barrier that provides for my family's safety, enjoyment, and privacy. Being unable to enjoy a large portion of my property disincentivizes me from incurring the cost of installing a fence and from making improvements to my property that add curb appeal, add to overall property values, and improve the safety of my family, pedestrians, and drivers.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): Allowing the proposed variance is in harmony with the spirit and intent of the law in that it would improve the safety and visibility on the sidwealk and at my driveway while maintaining the existing use and improving curb appeal.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The proposed variance allows me to enjoy my yard while improving safety, security, privacy, and curb appeal.

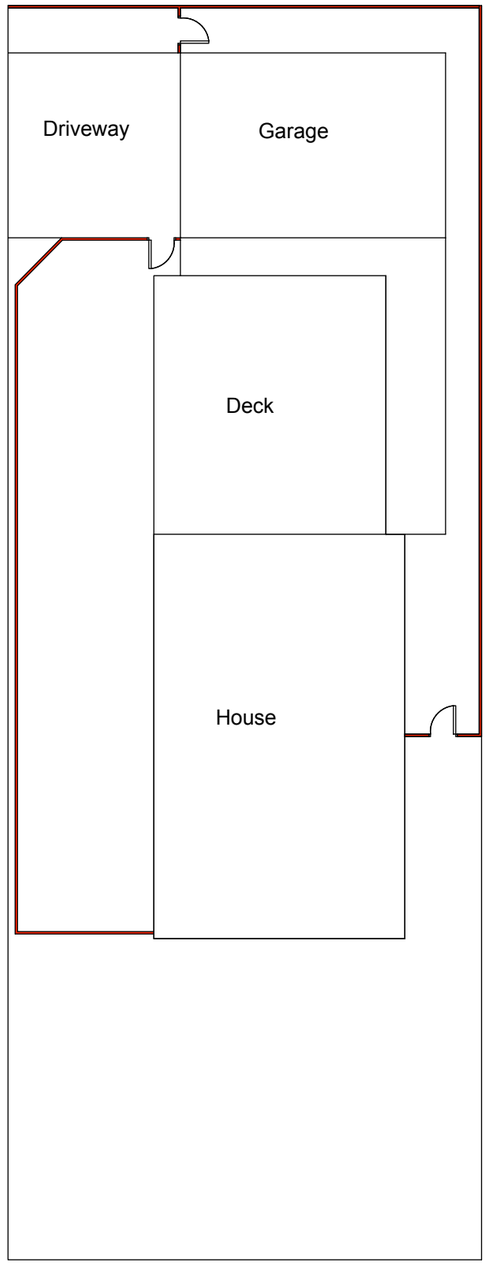
Signed: _____ Date: 3/01/2024

Petitioner

Jason Wilhelm Privacy Fence Variance Request Description

446 S Arlington Heights Rd. Arlington Heights, IL 60005

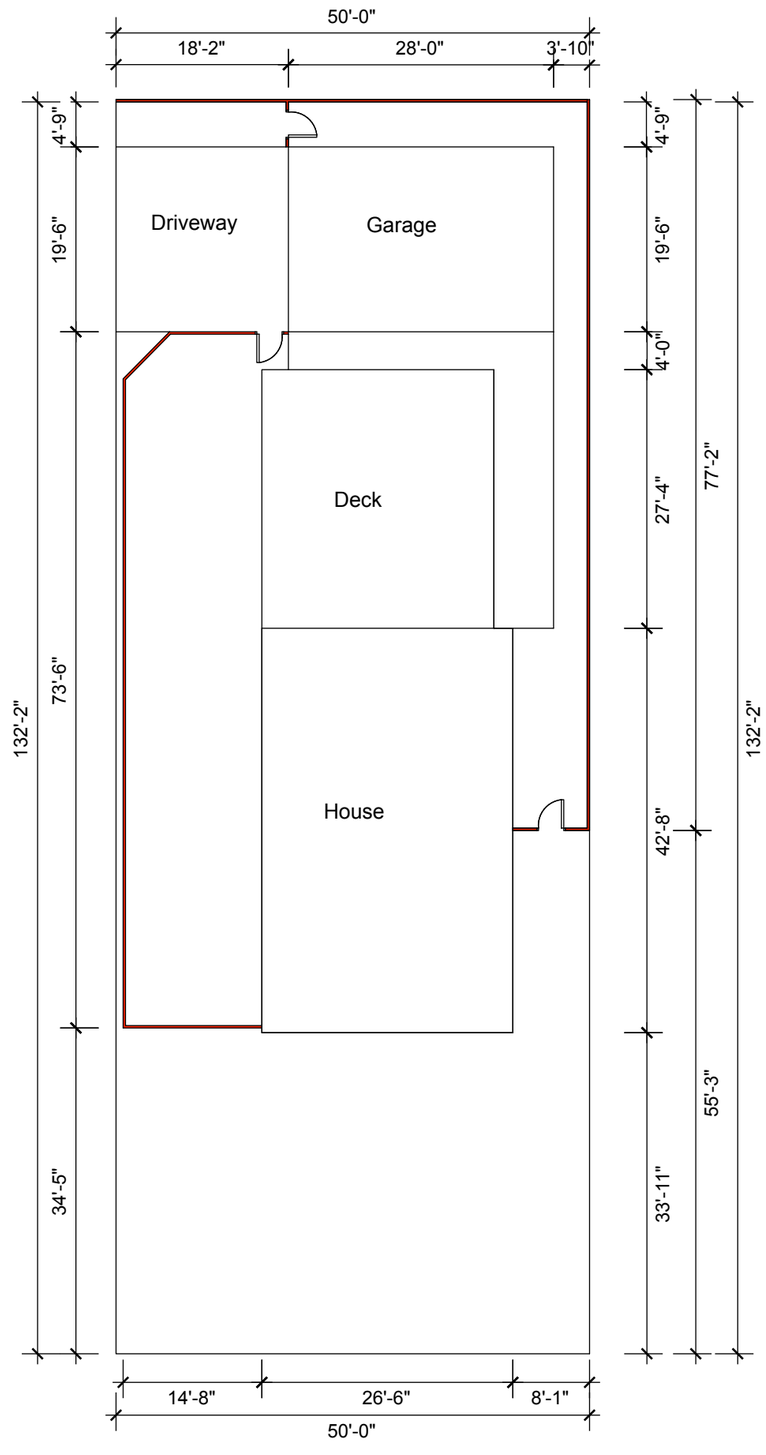
The purpose of this request is for a variance from the Arlington Heights Municipal Code, Chapter 28 (Zoning Regulations), Section 6.13-3.C, in order to install a 6’ privacy fence around my side and rear yard closer than 5’ from the perimeter of my lot for the safety, enjoyment, and privacy of my family and pets. Specifically, to install a 6’ privacy fence on my south property line within 1’ of the sidewalk and also reduce the 45 degree fence angle requirement where my driveway meets the sidewalk from 12’ to 6’.



TLA
YOUR LOGO HERE

CLIENT	PROJECT	PROJECT NO.	DRAWN BY	ISSUE
Client Name	Project Name	245.170	NH, MB	MM.DD.YY

North Street Elevation



Key

Project Name

Fence Project

Client Name

Lane Wilhelm

Project Address

446 S. Arlington Heights Rd

Notes

Drawing

Property

Drawing Number

001

Scale

1/16” = 1’ - 0”

Date

2.29.2024

SLANE
INTERIORS
DESIGN STUDIO

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 8, 2024, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A fence variation from Chapter 28, Sections 6.13-3(b)(2) (Location of Fences, Corner Lot) & Section 6.13-3(c)(1) to allow a 6-foot privacy fence to be constructed 1-foot from the property line instead of the required 5-feet.**
- **A fence variation from Chapter 28, Section 6.13-3(b)(3) (Location of Fences, Visibility) to allow a 6-foot privacy fence to be constructed 6-feet from the intersection of E Park Street and the driveway on 446 S Arlington Heights Road instead of the required 12-feet.**

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

LOT 12 (EXCEPT THAT PART TAKEN FOR HIGHWAY PURPOSES, AS PER THE DEED REGISTERED AS DOCUMENT NUMBER T3386260) IN BLOCK 8 OF THE ARLINGTON ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF LOT 12 (EXCEPT THE 2-1/2 CHAINS OF THE EAST 2.0 CHAINS THEREOF), IN SECTIONS 29, 30, 31 AND 32, IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 446 S. Arlington Heights Road, Arlington Heights, IL 60005

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

Peter Siavelis, Chairman
Zoning Board of Appeals
Published in Daily Herald March 23, 2024 (4613574)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/23/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4613574

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Zoning Board of Appeals
4/8/2024

Item: 421 E. Orchard St. - ZBA#24-012

Department: Planning & Community Development Department

REQUEST

A 10.5-foot variation from Chapter 28, Section 5.1-0.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 39.5 feet instead of the required 50.0 feet and an additional 0.4 feet for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 8, 2024
Date Prepared: April 3, 2024
Project Title: Murray Residence
Address: 421 E. Orchard St.

Background Information

Petition Number: ZBA #24-012
Petitioner: Keith Ginnodo – Kingsley/Ginnodo Architects
Address: 33 N. Hickory Ave.
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject property is zoned R-E, One-Family Dwelling District and the property has a total land area of 20,200 square feet. The petitioner is proposing to add a front porch addition to the existing home. The proposed front porch is 8.5 feet deep by 51.9 feet in width and the proposed front yard setback is 39.5 feet; however, per code, a front yard setback of 50.0 feet is required. Therefore, the petitioner requests the following variation:

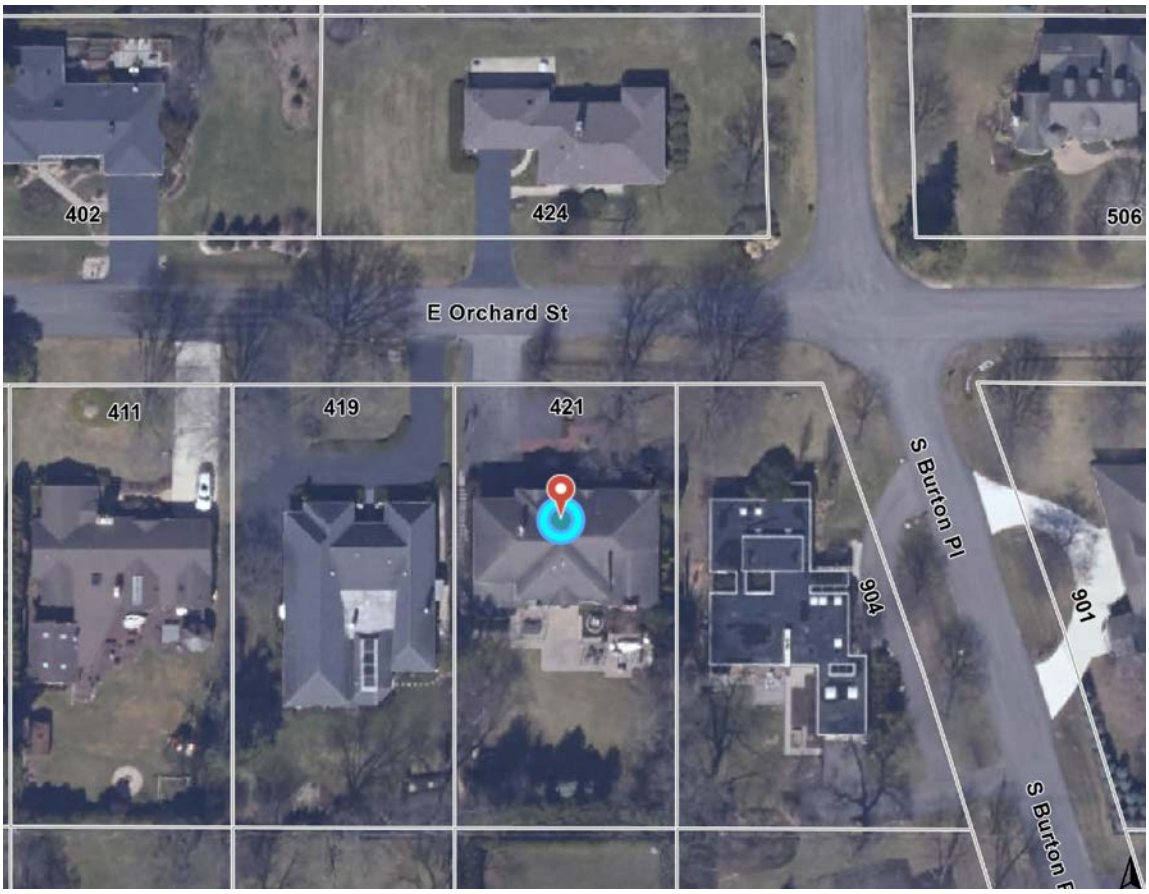
- A 10.5-foot variation from Chapter 28, Section 5.1-0.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 39.5 feet instead of the required 50.0 feet and an additional 0.4 feet for the eave.

Variation Review Standards

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

Petition – ZBA#24-012
PIN:03-32-330-009

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure

Village of Arlington Heights

To:	**Keith Ginnodo / Kingsley-Ginnodo Architects**
From:	**Derek Mach**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-012**
Project:	**421 E Orchard St**
Date:	**April 2, 2024**

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. The proposed porch seems quite wide, but no objection to the design.

Building and Life Safety

1. We do not have any comments or objections.

Engineering

1. Engineering has NO OBJECTION to a10.5-foot variation from Chapter 28, Section 5.1-0.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 39.5 feet instead of the required 50.0 feet and an additional 0.4 feet for the eave.

February 28, 2024

PETITION

Rosann and Mike Murray Residence – 421 East Orchard Street, Arlington Heights, Illinois 60005

NOW COMES the Petitioner Rosann and Mike Murray being the owners of the property commonly known as: 421 East Orchard Street, Arlington Heights, Illinois 60005 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 5.1-0.3 (Required Minimum Yards): to build a front porch with a front yard setback of 39.5 feet instead of the required 50.0 feet and an additional .33 feet for the eaves; and any other variations which may be required by the Zoning Board of Appeals.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property if the variations were granted: The proposed new front porch will replace the existing non-forming front porch. The new porch will project 1.83 feet further into the front yard. The style and scale are appropriate for the home.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned: The current non-conforming front porch is in poor condition and requires significant structural repair. The new porch replaces the existing unusable front porch with one that is usable and appropriate in scale to the existing home.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter: The new porch is in proportion and scale to the existing home, replacing a porch that is unusable and contradictory to the style of the home.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property: The new porch will be 1'-10" deeper than the existing porch and will extend the width of the home to provide a usable space for the owners.

Signed: (petitioner) Rosann Murray Date: 3/1/2024

PLAT OF SURVEY

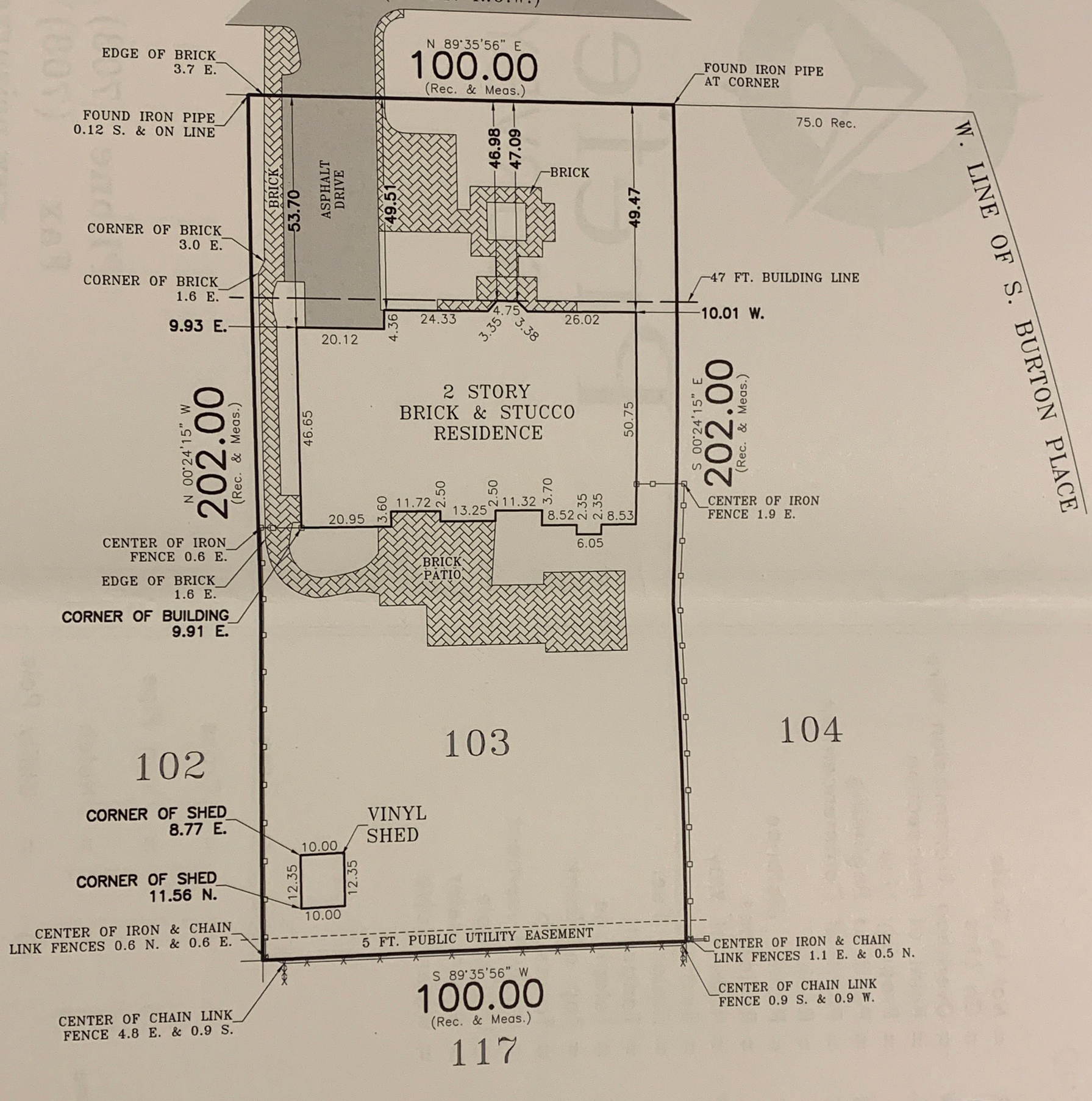
of

LOT 103 IN THE RESUBDIVISION OF LOTS 95 TO 122 BOTH INCLUSIVE IN SCARSDALE ESTATES, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THE NORTH 685.4 FEET THEREOF; ALSO EXCEPTING THE EAST 40 ACRES OF THAT PART OF THE WEST HALF OF SAID SOUTHWEST QUARTER LYING SOUTH OF THE NORTH 685.4 FEET THEREOF; AND ALSO EXCEPTING THAT PART OF THE EAST HALF OF SAID SOUTHWEST QUARTER LYING WESTERLY OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD (CALLED STATE ROAD) AND SOUTH OF THE NORTH 685.4 FEET THEREOF), IN COOK COUNTY, ILLINOIS.

ADDRESS: 421 E. ORCHARD STREET, ARLINGTON HEIGHTS, ILLINOIS.
P.I.N. 03-32-330-009

North

SCALE: 1"=30'



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) MONUMENTS; WERE NOT SET, AT THE CLIENTS REQUEST.

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.

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	07/16/2018	FLD CREW:	CD/CA
Land Area Surveyed	20,200.0 Sq. Ft.	CAD:	SG

PREFERRED SURVEY, INC. PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 STATE OF ILLINOIS BRIDGEVIEW, IL.

GARY HOLT 2980 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROCKFORD, IL.

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

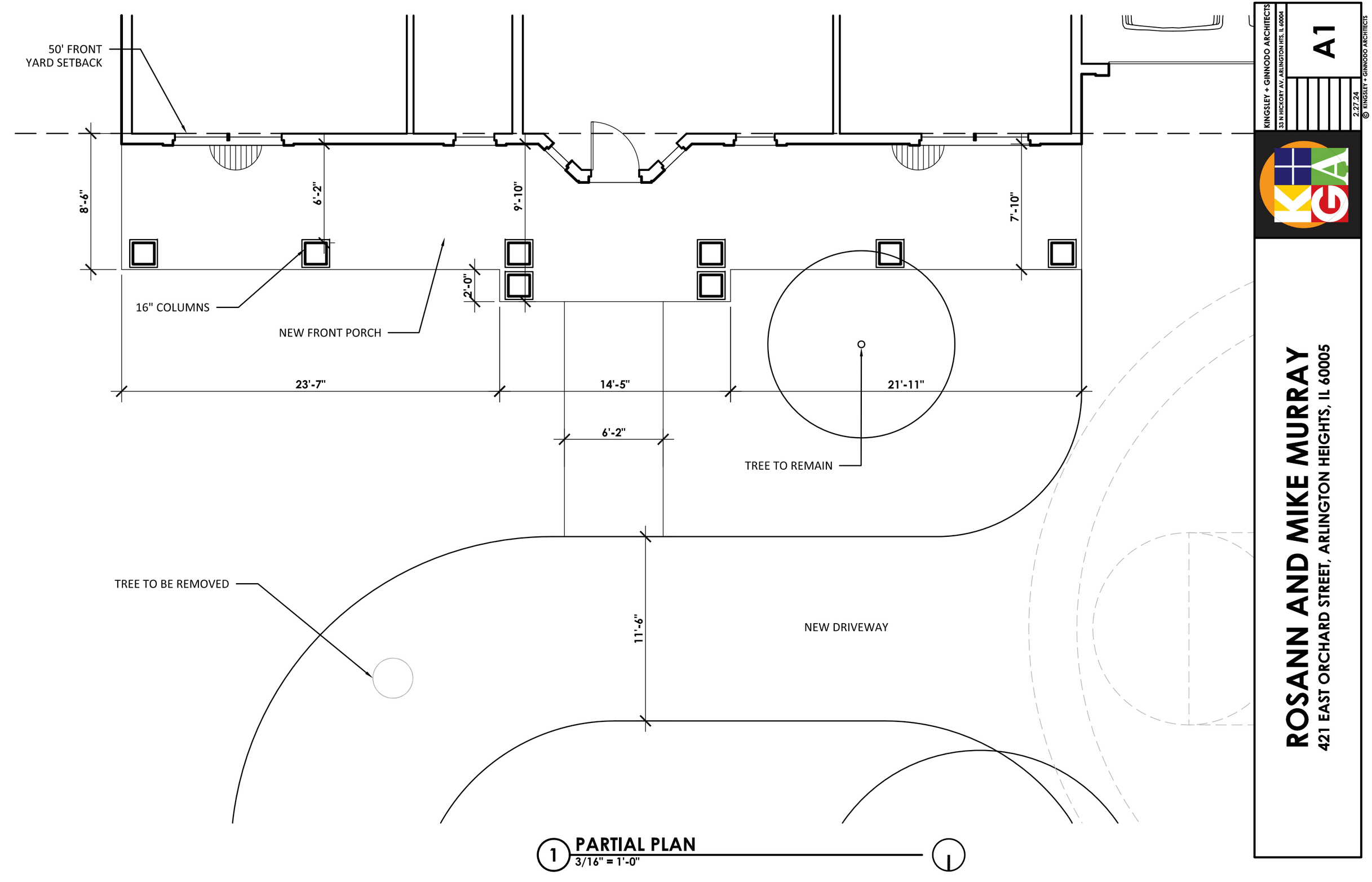
SURVEY ORDERED BY: PETER FRICANO

I, GARY HOLT, 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 20TH DAY OF JULY A.D. 2018

GARY HOLT - LIC.# 035-002980 - EXPIRES ON 11/30/18

P.S.I. NO. 182066



1 PARTIAL PLAN
3/16" = 1'-0"

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

A1

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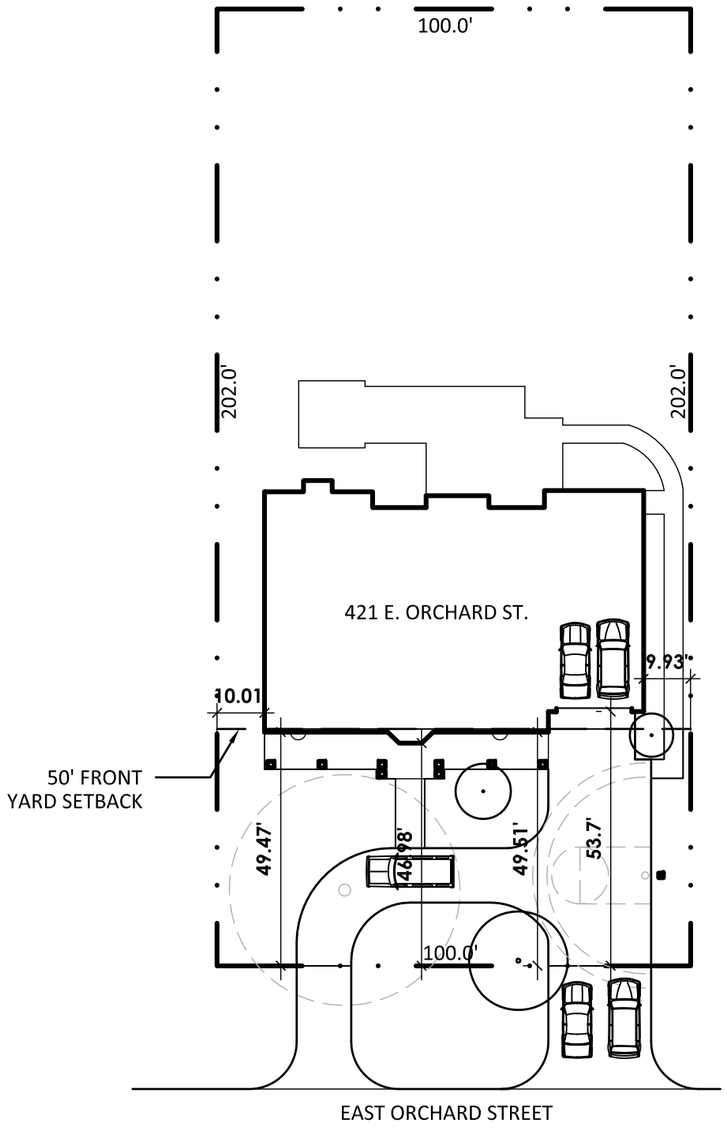
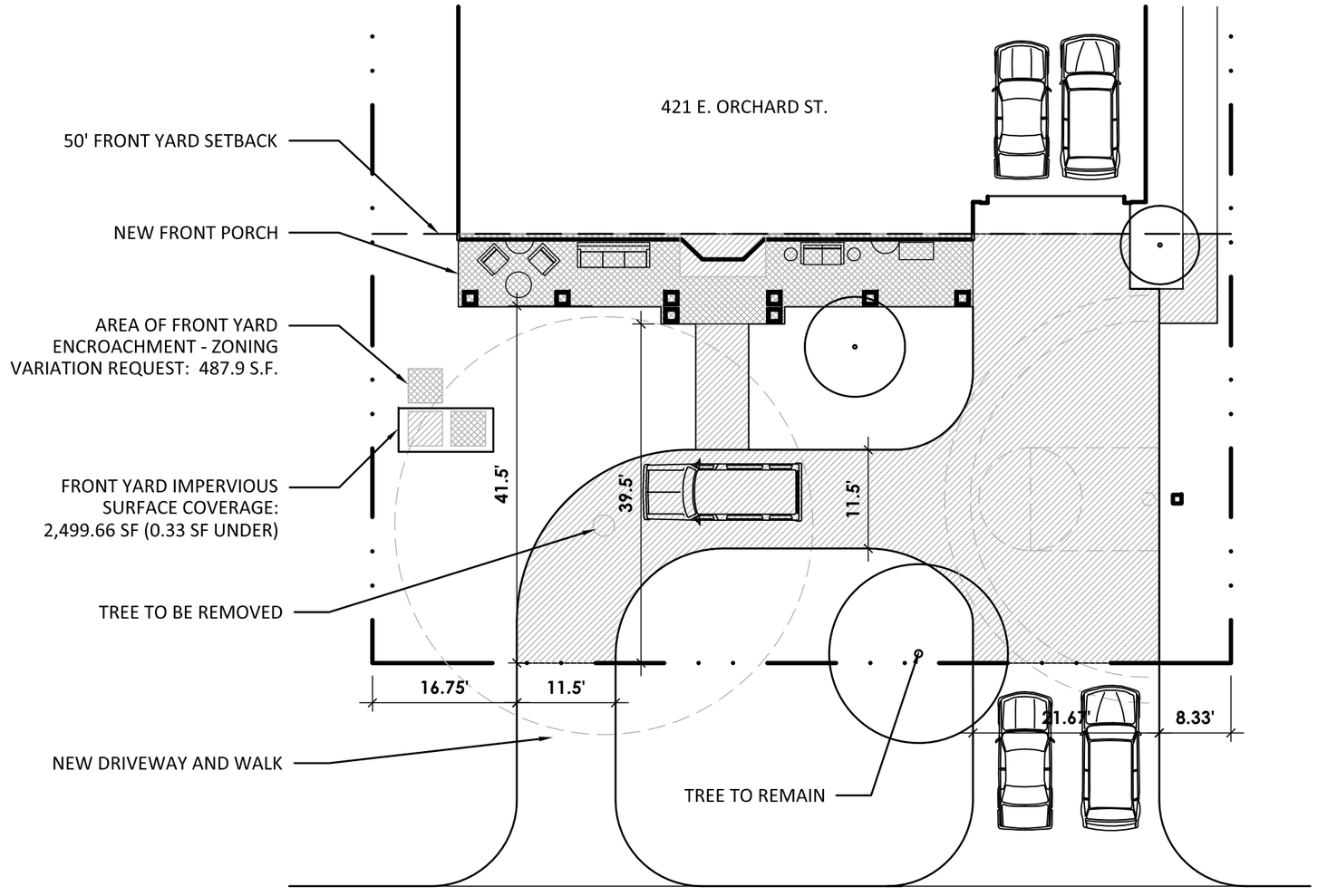
ROSANN AND MIKE MURRAY

421 EAST ORCHARD STREET, ARLINGTON HEIGHTS, IL 60005



2 SITE PLAN
1/32" = 1'-0"



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

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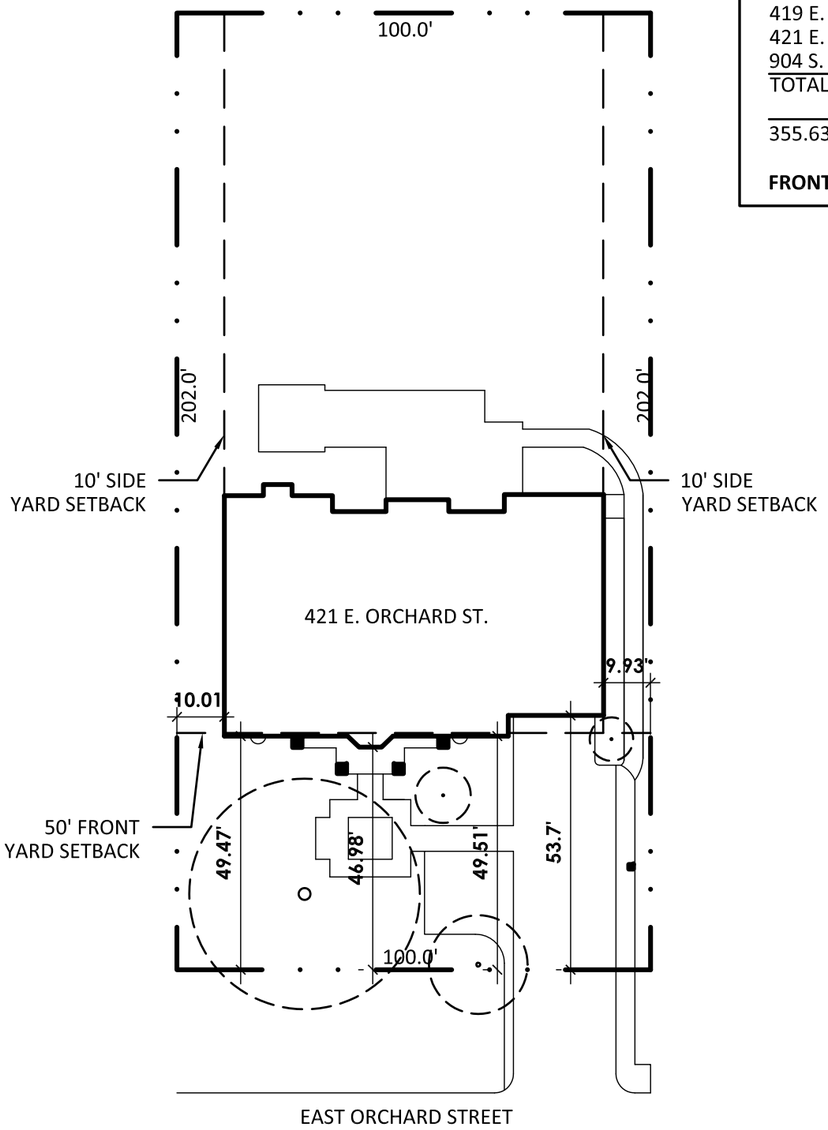
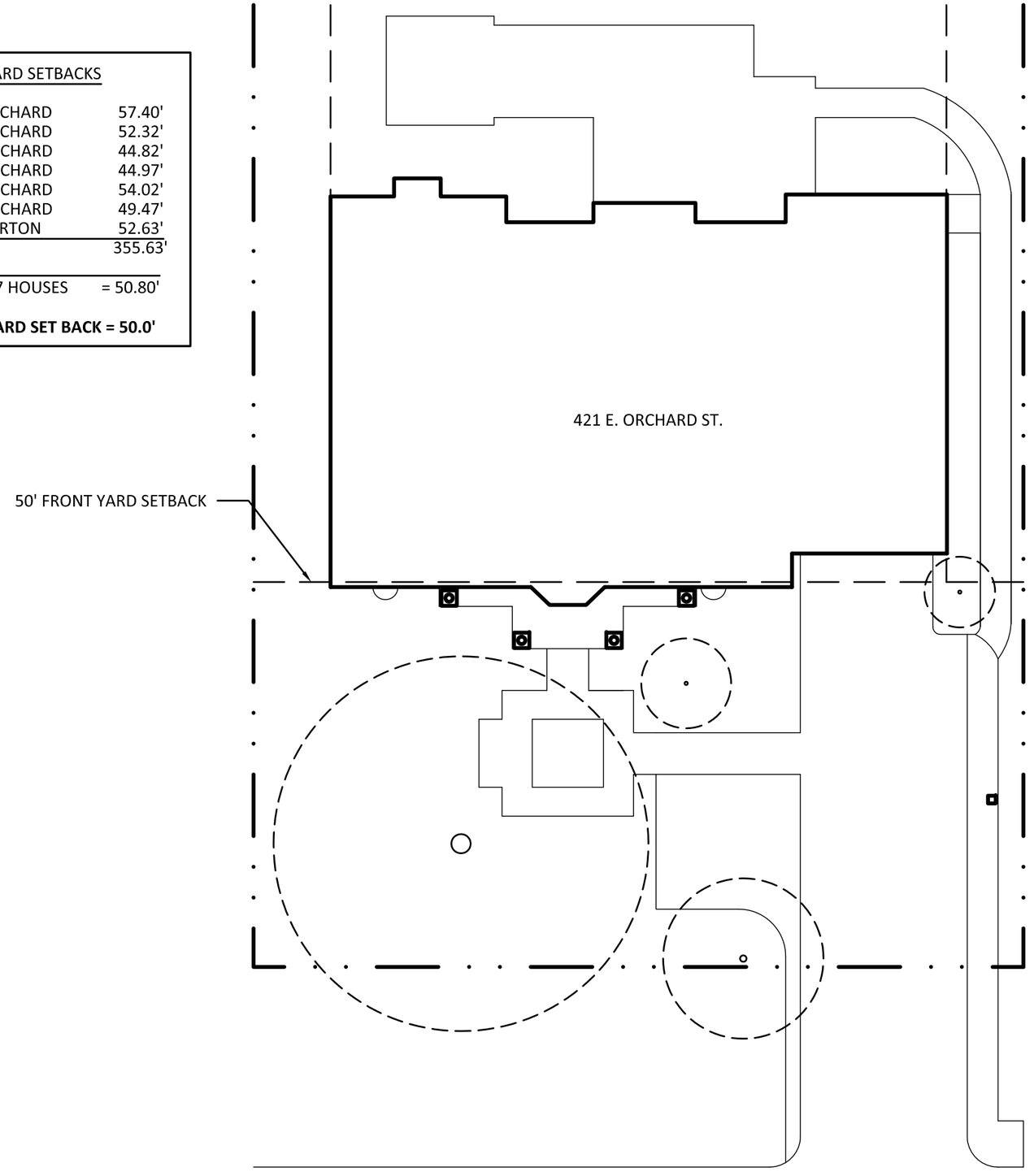
1 1/2 1/4

FRONT YARD SETBACKS	
215 E. ORCHARD	57.40'
319 E. ORCHARD	52.32'
401 E. ORCHARD	44.82'
411 E. ORCHARD	44.97'
419 E. ORCHARD	54.02'
421 E. ORCHARD	49.47'
904 S. BURTON	52.63'
TOTAL:	355.63'
355.63'/ 7 HOUSES	= 50.80'

FRONT YARD SET BACK = 50.0'



1 **EXISTING SITE PLAN**
1/32" = 1'-0"



2 **EXISTING PARTIAL SITE PLAN**
1/16" = 1'-0"

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EX0

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KGA

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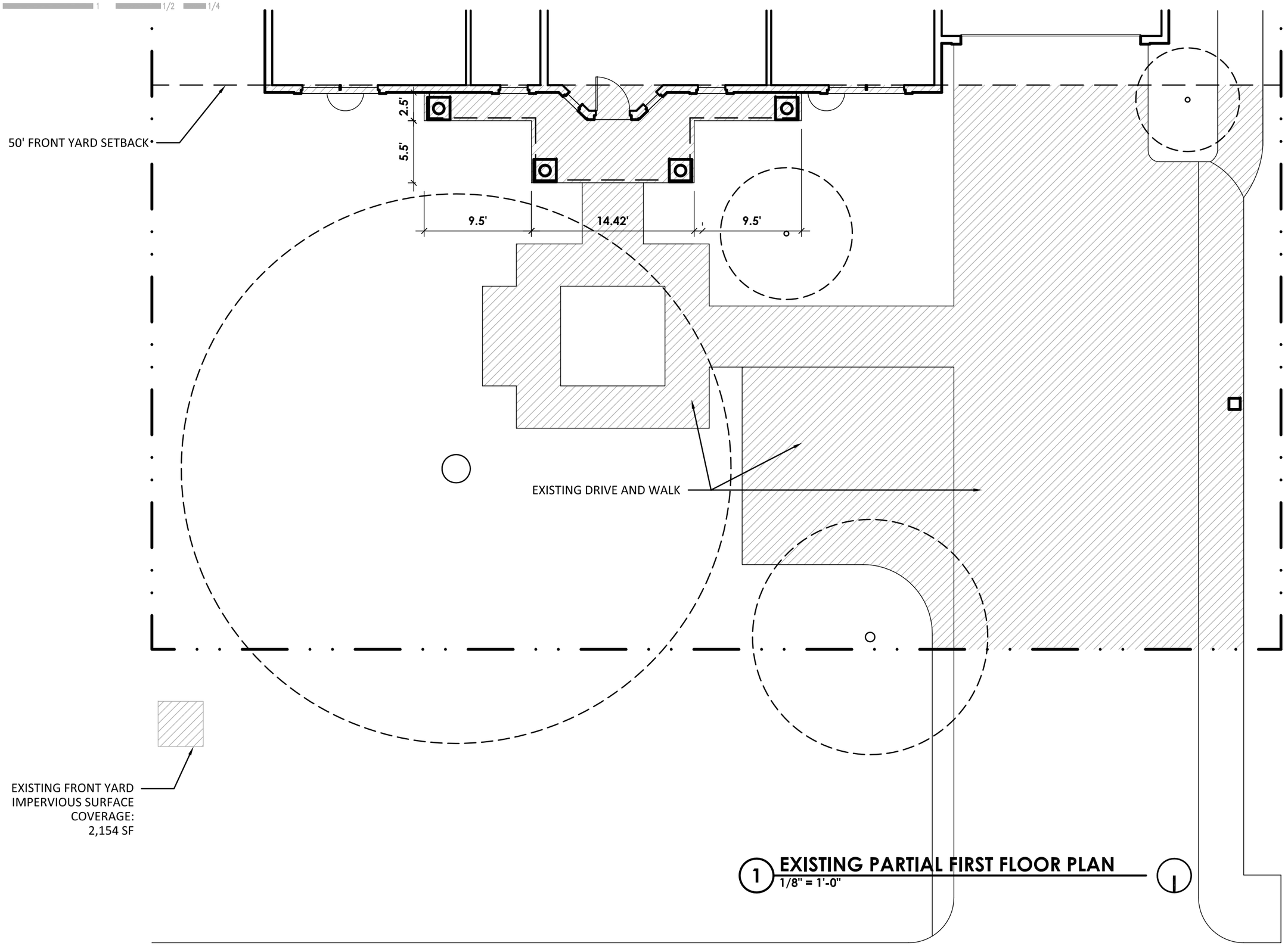

1 EXISTING PARTIAL FIRST FLOOR PLAN
1/8" = 1'-0"

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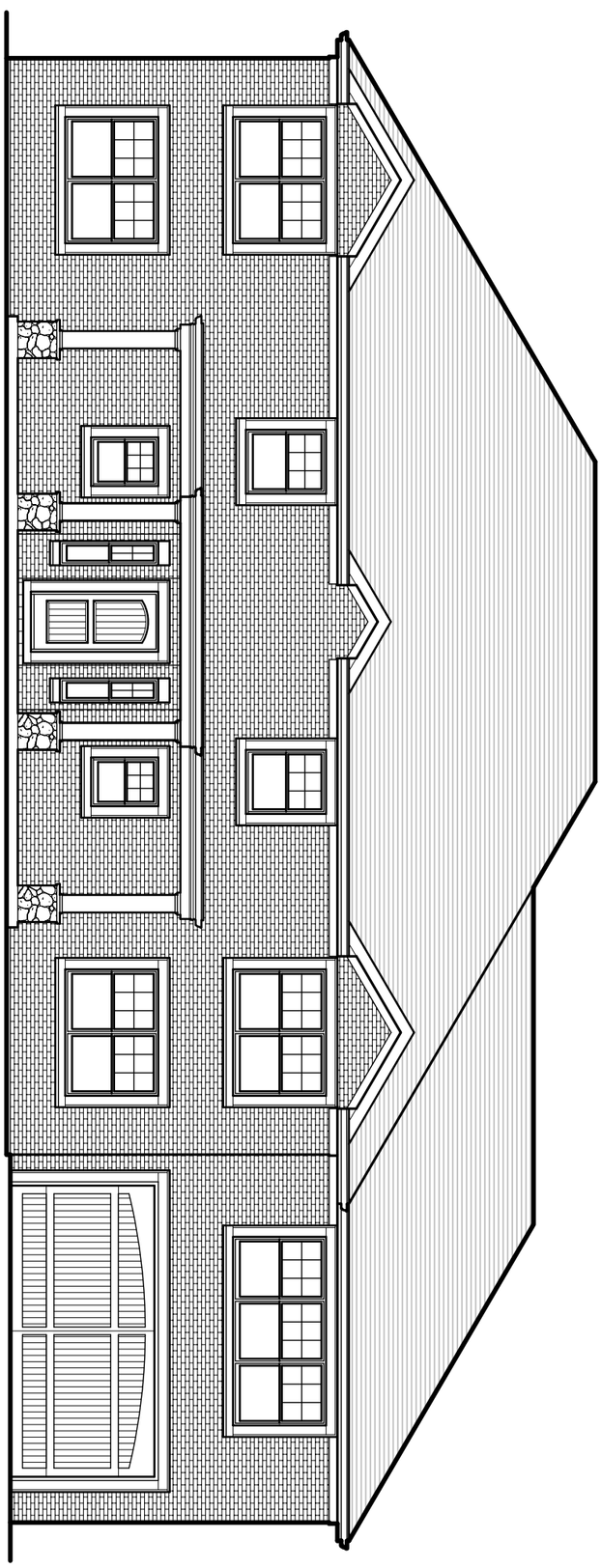

1 EXISTING NORTH ELEVATION
1/8" = 1'-0"

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EX2

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

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NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 8, 2024, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A 10.5-foot variation from Chapter 28, Section 5.1-0.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 39.5 feet instead of the required 50.0 feet and an additional 0.4 feet for the eave.**

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

LOT 103 IN THE RESUBDIVISION OF LOTS 95 TO 122 BOTH INCLUSIVE IN SCARSDALE ESTATES, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THE NORTH 685.4 FEET THEREOF. ALSO EXCEPTING THE EAST 40 ACRES OF THAT PART OF THE WEST HALF OF SAID SOUTHEAST QUARTER LYING SOUTH OF THE NORTH 685.4 FEET THEREOF; AND ALSO EXCEPTING THAT PART OF THE EAST HALF OF SAID SOUTHWEST QUARTER LYING WESTERLY OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD (CALLED STATE ROAD) AND SOUTH OF THE NORTH 685.4 FEET THEREOF). IN COOK COUNTY, ILLINOIS.

Commonly known as: 421 E. Orchard Street,
Arlington Heights, IL 60005

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

Peter Siavelis, Chairman
Zoning Board of Appeals
Published in Daily Herald March 23, 2024 (4613575)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/23/2024 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 4613575

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