



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
April 8, 2019
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 503 W. Techny Rd. - 3/11/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 125 S. Chestnut Ave. - ZBA#19-004
- B. 202 S. Patton Ave. - ZBA#19-005

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



**Zoning Board of Appeals
4/8/2019**

Item: 503 W. Techny Rd. - 3/11/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
503 W. Techny Rd. - Minutes 3/11/19	Minutes
503 W. Techny Rd. - Findings 3/11/19	Minutes

ZONING BOARD

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

OF APPEALS

RE: 503 WEST TECHNY ROAD; ZBA #19-003

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, 2nd Floor Commissions Room,
Arlington Heights, Illinois on the 11th day of March, 2019 at the hour of
7:00 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: I'd like to call to order the Zoning Board of Appeals meeting for March 11th, 2019. Derek, would you go ahead with the roll call.

MR. MACH: Chairman Divito?

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel?

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe?

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Here.

MR. MACH: Mr. Selbka?

(No response.)

MR. MACH: Mr. Siavelis?

COMMISSIONER SIAVELIS: Here.

CHAIRMAN DIVITO: Okay, we have a quorum. If you would, please, stand and join us with the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRMAN DIVITO: Thank you. Next order of business is the approval of minutes from last month's meeting. Has everyone had an opportunity to review and check for errors and omissions? Any to be heard?

COMMISSIONER GEISEL: No.

CHAIRMAN DIVITO: Is there a motion to approve?

COMMISSIONER DRAKE: So moved.

COMMISSIONER SCHWINGBECK: Second.

CHAIRMAN DIVITO: All right, all in favor?

(Chorus of Ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right, so we're going to go forward with today's agenda, new business, and there's only one item up for review today and that's 503 West Techny. So, if you want, you can come on up.

MR. GEORGAKLIS: Okay.

CHAIRMAN DIVITO: Are you familiar with the, what we're going to be looking for in your petition?

MR. GEORGAKLIS: I discussed with Derek at length as to what, what the requirements are, so I should be pretty well ready. If there's anything that I omit, please feel free to stop me and ask me questions.

CHAIRMAN DIVITO: Sure. Name and address for the record?

MR. GEORGAKLIS: My name is Nicholas Georgaklis. I'm the architect for 503 West Techny. Leo Harisiadis is the owner, and I work for Dahlquist Architecture over in Glenview. I am a resident of Arlington Heights as of recently, so just thought I'd put that in there.

CHAIRMAN DIVITO: Okay.

(Witness sworn.)

CHAIRMAN DIVITO: All right.

MR. GEORGAKLIS: So, as you know, we are seeking a variance. We're seeking two different variances for this particular residence. The first of which is a 4.5 foot variation to the front yard setback to allow the expansion of the existing two-car garage to a new three-car garage. The request for the variance is brought on by two particular factors. The first of which is the unique shape of the site, which as I'm sure you all know has a front yard that slopes from the west side to the east side. The other factor is the minimum dimensional requirements for the garage, which Arlington Heights stipulates as 10.0 foot by 21.4 foot.

One of the things that we actually did during the design process was take down the wall between the proposed addition to the existing garage in order to make it one congruent three-car garage. We spoke about it with the building department, they seemed to be okay with that, so we went with that dimension. But going with that dimension is what is sort of requiring us to go out the five foot, the 5.4 feet. The proposed addition stems from the owner's desire to add more onsite parking to reduce the congestion for the adjacent street and the intersection. The added-on site parking is going to maintain the function and approve upon the overall safety of the surrounding neighborhood.

The location of the garage was chosen in response to the particular building configuration. Going to the west was impossible. We did investigate going to the south, but adding a different curb cut or additional curb cut on a separate street we thought would not be in the best interest of the neighborhood. So, this is why we chose where we were going. As I mentioned before, the diagonal front yard is giving us a bit of a hardship at this point. We figure that we would seek this variance or at least attempt to seek this variance because it's, you know, kind of reasonable to assume that if it was a rectangular site, we might not have these issues.

The second variance that we are seeking is a 1.8 foot variance to the maximum allowable roof height of 25.0 feet. So, our proposal would end up being 26.8 feet. Again, we're, one of our desires is to maintain the visual characteristics of the building, the residence, and the neighborhood. The proposed roof design, we're seeking to match the existing roof pitches and details, as well as create a sort of proportional balance between the existing west portion of the roof to the new east portion of the roof.

Our whole purpose for this project is to update and modernize the current building. We're doing that by removing the current attic and building a second story, which would allow us to put in a sort of modernized master suite, second zoning for mechanical heating and cooling, as well as give a little bit more space to the first floor. So, given the existing architectural elements, the proposed second story addition will require a variance due to the fact the remaining roof pitches are one-to-one.

So, instead of going with a lower slope, which is not going to look as appealing, we wanted to go with a one-to-one roof, which is also requiring us to seek the 1.8 foot variance. We didn't investigate going with a gable roof, but we decided on going with the hip roof to sort of minimize the overall impact that this new roof would have. Also, the fact that it does face a street instead of an additional or another neighbor, I think is, you know, a little bit in the sense that it's not really impacting neighbors as much as if it

were on the, sharing a lot line with another neighbor.

So, in summarizing, both of the proposed variances, our variance request seek to solve a problem while modernizing the home. We do believe that if both the variances are approved, it would improve the individual lot and improve the surrounding neighborhood as a whole. With that, are there any questions that I can help answer?

COMMISSIONER JAFFE: Have you or the property owner spoken to any of the neighbors about the program, the plan, any feedback given?

MR. GEORGAKLIS: Yes, we have spoken to, we have spoken to some. We've reached out to all the neighbors. I haven't heard from any neighbors, but we have spoken to, I believe your neighbor to the west, and they seemed fairly accepting of it. But, to be honest, I mean, since the time that I've put my, since we sent the letter, we haven't received any, any kind of request for information.

COMMISSIONER JAFFE: Okay.

CHAIRMAN DIVITO: How long has the owner lived at the property?

MR. GEORGAKLIS: I believe about a year.

MR. HARISIADIS: I moved in in June.

MR. GEORGAKLIS: Okay, so a little bit less than a year.

CHAIRMAN DIVITO: Okay.

COMMISSIONER SCHWINGBECK: I guess I'd like to ask the Petitioner a couple of questions, if it's okay.

MR. GEORGAKLIS: Sure.

COMMISSIONER SCHWINGBECK: Because I notice you have a two-car garage right now.

MR. HARISIADIS: Uh-huh.

CHAIRMAN DIVITO: Come on up, we'll swear you in before you get started.

MR. HARISIADIS: Sure.

CHAIRMAN DIVITO: So, name and address for the record.

MR. HARISIADIS: Leo Harisiadis, 503 West Techny Road.

(Witness sworn.)

CHIARMAN DIVITIO: Thanks.

COMMISSIONER SCHWINGBECK: So, I notice you have a two-car garage. So, you've got space inside for your two cars, outside for another two cars before you even hit the sidewalk, and I know you were talking in the petition about, I mean, you can't park cars on the street in Arlington Heights anyway, but I notice on the west side, it looks like you're parking quite a bit on the grass, too.

MR. HARISIADIS: I am.

COMMISSIONER SCHWINGBECK: So, I mean, how many vehicles are on this property right now?

MR. HARISIADIS: I have a classic Cadillac in the garage right now,

COMMISSIONER SCHWINGBECK: Okay.

MR. HARISIADIS: A '67 Coupe DeVille, so it takes up the majority of the garage space unfortunately.

COMMISSIONER SCHWINGBECK: Okay.

MR. HARISIADIS: It's basically nose to tail, front end, it doesn't fit anything else in there. And because of its width, I can't actually put a vehicle --

COMMISSIONER SCHWINGBECK: Next to it.

MR. HARISIADIS: It's very, it's very tight. And I don't have a shed or anything so I have my lawnmower and stuff in the garage currently.

COMMISSIONER SCHWINGBECK: Right.

MR. HARISIADIS: So, actually, and my truck is very wide, so I have to go over the grass so that I can have enough room so my wife is walking through the grass with the kids.

COMMISSIONER SCHWINGBECK: Okay, because that was what I was wondering. It looked like you had a snowplow out there.

MR. HARISIADIS: Correct.

COMMISSIONER SCHWINGBECK: I mean, are you looking to get things in the garage --

MR. HARISIADIS: Yeah, I want to get them off --

COMMISSIONER SCHWINGBECK: -- you want to get a snowplow and get them off the driveway?

MR. HARISIADIS: Correct.

COMMISSIONER SCHWINGBECK: And I noticed you had a lot of tires in the back yard?

MR. HARISIADIS: I have just the two, correct, that was from a vehicle that is no longer in existence.

COMMISSIONER SCHWINGBECK: Okay, I was assuming you needed this extra garage to get things out of the back yard and really use it for storage.

MR. HARISIADIS: Correct. It's going to become basically a shed, the one car garage, have my wife inside of there most likely, and the double two-car will have the car and then the storage.

COMMISSIONER SIAVELIS: So, do you work on that Caddie in that garage?

MR. HARISIADIS: No, I don't. I send it out. My buddy has a shop in Bloomingdale, so I'll tow it over there when it's necessary and fix it up, but it's been out of commission for quite some time. It's actually on a, on a ---

COMMISSIONER SIAVELIS: Blocks?

MR. HARISIADIS: No, not blocks. The dollies, on dollies right now. So, right now it's kind of been out of commission for the last six or eight months just because, you know, the move and all that. Just things fell back, you know, I didn't get a chance to get on it.

COMMISSIONER SIAVELIS: So, you said you have a wife, do you have any kids?

MR. HARISIADIS: Yeah, I have two girls.

COMMISSIONER SIAVELIS: Two girls, okay. So, there's four of you in that house?

MR. HARISIADIS: Four of us, yeah. I assume they're all going to have vehicles at some point.

COMMISSIONER SIAVELIS: How old are your kids?

MR. HARISIADIS: Six and seven.

COMMISSIONER SIAVELIS: Okay, you got a ways for that still, but --

MR. HARISIADIS: The way I see it, if I'm going to, if I'm doing this whole, all this work and whatnot, do it once, do it done. I don't have to worry about doing it again.

COMMISSIONER DRAKE: You mentioned in the petition eliminating street congestion. Is there a lot of congestion, a lot of traffic on that street?

MR. HARISIADIS: Yes.

MR. GEORGAKLIS: Well, yeah, Techny Road, it's one of the arterial roads in that neighborhood so, I mean, alleviating or getting rid of any kind of obstruction I think would be a benefit.

COMMISSIONER DRAKE: I mean, I know where you're located, but there's a lot of people coming up and down the street?

MR. HARISIADIS: Yeah, that's a cut-through. They kind of cut out, they take Techny to cut to Rand and will cross over to Waverly and will go to Arlington Heights to bypass all that congestion from Palatine and Arlington Heights. So, I've actually called the sergeant that runs the traffic division, when he sets up the speed camera things, and he has put those up in the block because they fly down that street all the time.

COMMISSIONER SIAVELIS: What's the speed limit on Techny?

MR. HARISIADIS: Twenty-five, and they cut through there with some speed. It's like, I'll back up and I'm on the, so I back up, I'm on the curb, and I'll back up and I won't see the come around that corner. I have to hit my brakes, you know; it's tight, it's tight.

CHAIRMAN DIVITO: Any other questions from the Board members?

COMMISSIONER JAFFE: I'm good.

CHAIRMAN DIVITO: All right, you guys can take a seat and we'll see if there's anybody from the audience that wishes to speak.

MR. HARISIADIS: Thank you.

MR. GEORGAKLIS: Thank you.

CHAIRMAN DIVITIO: So, at this time, if anybody's from the audience that wishes to speak?

(No response.)

CHAIRMAN DIVITIO: No? Okay.

MR. MACH: And then just for the record, it would be a 5.4 foot variation, the encroachment. It's the average of 503 West Techny as well as 507 West Techny which comes out to the required front yard setback at 27.3 and they're proposing 21.9. And then the Petitioner indicated it's a 1.8 foot variance for the height, I have 1.7, so I think the 1.8 per the Petitioner's comment.

CHAIRMAN DIVITO: All right, so the first bullet is correct as it stands as 5.4?

MR. MACH: The first, yes, the 5.4 is correct?

CHAIRMAN DIVITO: Okay, but then the second bullet of 1.8 --

MR. MACH: Correct.

CHAIRMAN DIVITO: -- just needs to be amended. All right, we'll close it

down for a Board discussion.

COMMISSIONER GEISEL: I think you have a limited number of, obviously, of homes along that elevation that are in part driving that setback, but at the very least, the fact that his lot is angled clearly impacts that setback. Further, just trying to match the roofline elevations, I think, I know the soffit is pretty clear. So, I would, in short, I would support what they're asking for based upon these circumstances.

COMMISSIONER SIAVELIS: Yes, I concur. I think it's reasonable with Techny cuts in on them.

CHAIRMAN DIVITO: I really like how the actual third-car garage is going to be on the interior of the lot. It's not going to be what we typically see where they're extending outward closer to the neighbors.

COMMISSIONER GEISEL: Right.

CHAIRMAN DIVITO: So, if anything, it's impacting themselves, so. All right, any other comments? Is there a motion?

COMMISSIONER SIAVELIS: I'll move.

COMMISSIONER GEISEL: Second.

CHAIRMAN DIVITO: All right, Derek?

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel?

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe?

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Schwinkgbeck?

COMMISSIONER SCHWINGBECK: Yes.

MR. MACH: Mr. Siavelis?

COMMISSIONER SIAVELIS: Yes.

MR. MACH: Chairman Divito?

CHAIRMAN DIVITO: Yes. Motion is approved. You guys can head out. You're all set, thank you.

MR. GEORGAKLIS: Thanks, guys.

MR. HARISIADIS: Yes, thanks.

AUDIENCE PARTICIPANT 1: Very impressed with the way you guys conduct this. I've never been to one of these before, but I don't know how they do it in other villages, but this is pretty cool to see it. You guys obviously know what you're doing and you're doing a great job and I applaud you for that.

CHAIRMAN DIVITO: Thank you.

AUDIENCE PARTICIPANT 1: Appreciate your time.

COMMISSIONER SIAVELIS: And on that conversation, I hereby move for self-appointed raise for the Board --

COMMISSIONER GEISEL: Second.

AUDIENCE PARTICIPANT 2: Some people don't understand sarcasm.

CHAIRMAN DIVITO: All right, so that was the last order of business. Is there a motion to adjourn?

COMMISSIONER SCHWINGBECK: Motion to adjourn.

COMMISSIONER GEISEL: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of Ayes.)

CHAIRMAN DIVITO: Okay, we are so adjourned.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS March 11, 2019

PETITIONER: Harisiadis Residence

ADDRESS OF PROPERTY: 503 W. Techny Rd.

VARIATION: 5.1-3.2, 5.1-3.5

A 5.4' variation to allow an expansion to the garage with a front yard setback of 21.9' where 27.3' is required, and an additional 1' for the eave; and a 1.8' variation to permit a single-family home with a midpoint roof height of 26.8' where a maximum roof height of 25.0' is permitted.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are seeking two variations. The petitioner testified that the first variance is to allow the expansion of the existing two-car garage to a new three-car garage. The petitioner testified that the lot is unique in shape. The petitioner also testified that the Village stipulates a minimum interior dimension for a garage. The petitioner explained that Techny Road is well traveled and additional parking is necessary. The petitioner explained that the second variance is for the roof height. The petitioner testified that they are proposing to match the existing rooflines, which necessitates the variance. The petitioner testified that the variances would improve the site and the neighborhood.

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

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

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

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

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

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



Zoning Board of Appeals 4/8/2019

Item: 125 S. Chestnut Ave. - ZBA#19-004

Department: Planning & Community Development

REQUEST

1. A 7.5-foot setback from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch addition that is 18.3 feet from the front yard property line where 25.8 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, 2019
Date Prepared: April 1, 2019
Project Title: Jordan Residence
Address: 125 S. Chestnut Ave.

Background Information

Petition Number: ZBA #19-004
Petitioner: Amy Olson
Amy Olson Design Group
Address: 1938 Robincrest Ln.
Glenview, IL 60025

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

Requested Action/Background Information

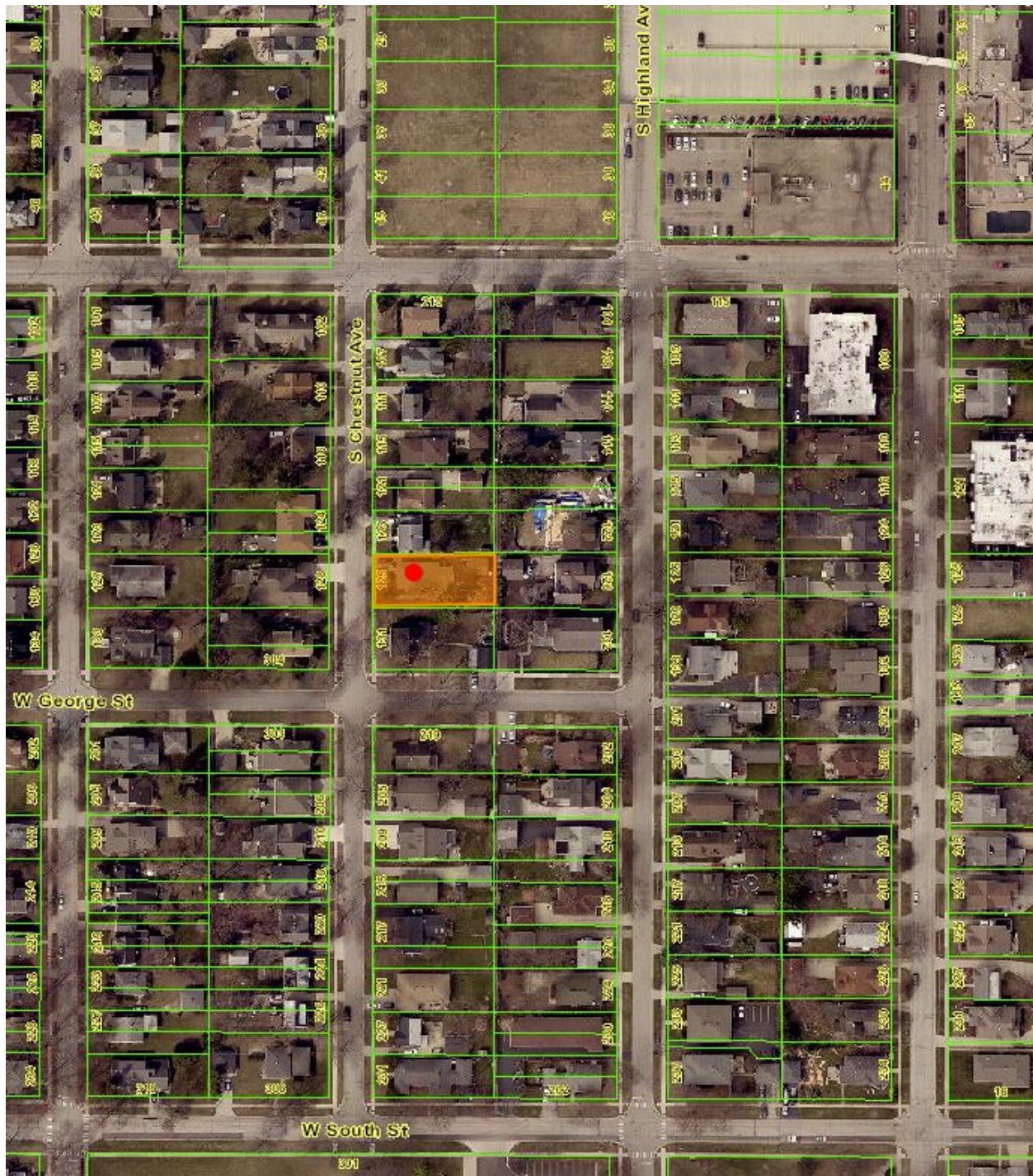
The subject property is zoned R-3, One-Family Dwelling District. The property owner wishes to install a front porch addition onto their existing home. The proposed front porch is 6.5 feet by 10.75 feet and has a proposed setback of 18.3 feet to the front yard property line; however, per code a front yard setback of 25.8 feet is required. Therefore, the petitioner requests the following variation:

- **A 7.5-foot setback from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch addition that is 18.3 feet from the front yard property line where 25.8 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

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	3/14/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/14/19	
3. Letter that was Mailed	✓	3/14/19	
4. Photographs of Sign on Property	✓	3/14/19	

Photographs of Existing Structure



ZBA# 19-004
125 S Chestnut Ave - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Michael L. Pagones, P.E., Village Engineer

Submitted: March 19, 2019
Completed: March 19, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 7.5 ft setback to allow a front porch addition that is 18.3 ft from the front yard property line where 25.8 ft is required.

NOTE: The plans are to increase the front stoop from 3'2" to 6'6". The existing stoop is non-conforming.

The Public Works Engineering Division has NO OBJECTION to the requested variance.

RECEIVED

MAR 21 2019

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Project Name: Jordan Residence

Project Address: 125 S Chestnut Ave

ZBA #: 19-004

Date: March 19, 2019

Derek:

I have reviewed the request for the following variance:

- A 7.5 foot variance to the front yard setback to allow a front porch addition that is 18.3 feet from the front yard property line where 25.8 is required.

and have no objection to the variance.

RECEIVED
MAR 19 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Jordan Residence

Project Address: 125 S. Chestnut Ave.

ZBA #: 19-004

ZBA Hearing Date: April 8, 2019

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: March 19, 2019

- A 7.5-foot setback from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch addition that is 18.3 feet from the front yard property line where 25.8 feet is required.

Attached are the Petitioner's:

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

Comments: THE PROPOSED FRONT PORCH IS NICELY DESIGNED
TO FIT WITH THE CHARACTER OF THE HOUSE AND
NEIGHBORHOOD. - STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than March 27, 2019.

RECEIVED

MAR 21 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Petition

NOW COMES the Petitioner Mrs. Theresa Jordan and Mr. Merrick Kossack

Being the owner of the property commonly known as: 125 S. Chestnut Ave.

And appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.2a (Required Minimum Yards, Front Yards). Chapter 28 of the Arlington Heights Municipal Code, in order to: Create safe entry access to our home.

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 variation(s) were granted (please explain):

We are proposing to minimally enlarge our stoop to create a safe landing area for visitors and guests to stand upon before entering our home. The character of the proposed stoop and canopy is in keeping with the house architecture and is compatible with existing uses and with the uses and character of nearby homes.

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

We are proposing the new stoop landing as visitors, guests and family have experienced safety issues of having to step backwards and down onto the stairs in order for the front door to open. The current stoop size restricts safe entry access.

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

The proposed enlarged stoop and canopy is in harmony with the spirit and intent of Chapter 28, Section 5.1-3.2a and shall be located with a setback of 18.3' which falls with the required maximum of 40 feet and the minimum of 15' setbacks.

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

Signed: Theresa Jordan Date: 2/9/19
Petitioner

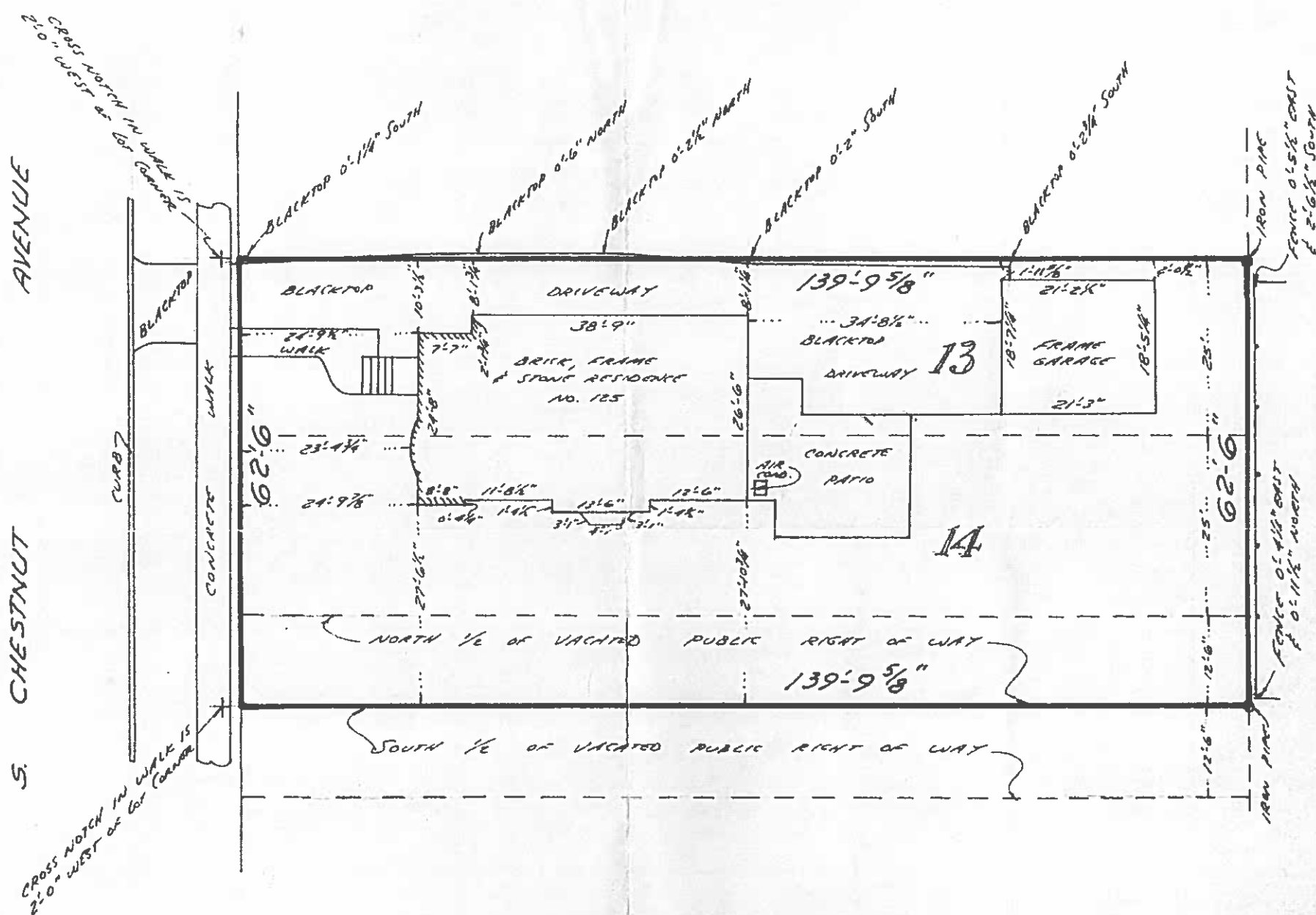


ANTON ADAMS
Illinois Professional Land Surveyors
PLAT OF SURVEY
OF

Anton J. Adams #35-1423
301 North Wille Street
Mount Prospect, Illinois 60056
Phone: (847) 255-3512

Anton Adams #35-2810

Lots 13 and 14 in Block 3 in West View Addition to Arlington Heights, being a Subdivision of the East 805.9 feet of the North 405 feet of the Northeast 1/4 of Section 31, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.



SCALE: 1 inch = 15 FEET

ORDER NUMBER: 42195

FIELD BOOK: 42-11-54 PAGE: 59

ORDERED BY: CARLTON W. LORENTE

Compare legal description on this plat with deed or title policy. Compare all points before building by same and report any differences at once. Building lines and easements, if any, are shown as they appear on the recorded plat of subdivision, otherwise refer to deed, title policy or Zoning ordinances. Distances or angles shown may not be assumed by scaling.

STATE OF ILLINOIS)
COUNTY OF COOK) ss.

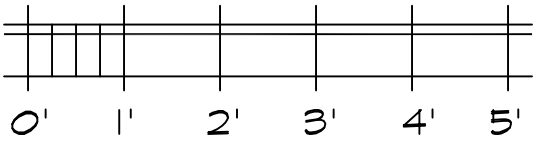
I, ANTON ADAMS, Illinois Professional Land Surveyor, hereby certify that I have surveyed the property described above and that the plat hereon drawn is a correct representation of said survey.

MOUNT PROSPECT, ILLINOIS. FEB. 13TH. A.D. 2001

Anton J. Adams
Illinois Professional Land Surveyor







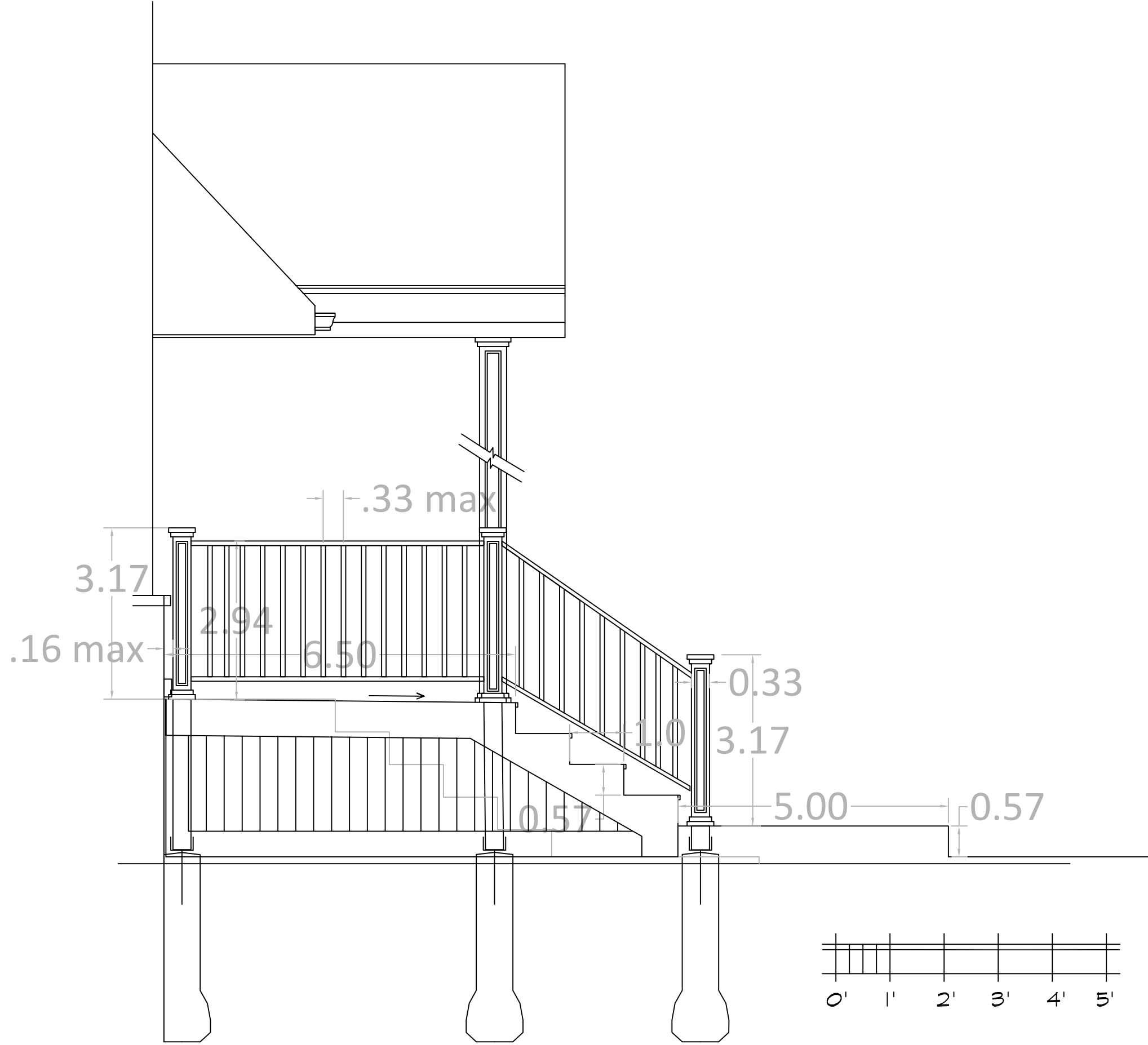
Jordan-Kossack Residence
125 S Chestnut Avenue, Arlington Heights, Illinois 60005



olson landscape architecture
1438 Robincrest Lane
Glensview, Illinois 60025
224-565-3652

Schedule:	2018.02.05	Design Review
	2018.06.06	Hardscape Layout
	2019.02.04	Village Review
	2019.02.09	Client Review
	2019.02.22	Client Review
	2019.02.28	Appeal Application

Date: January, 2018
 Drawn By: A.E. Olson
 Scale: 1/2" = 1'-0"
 Sheet: 1 OF 1



SECTION AT STAIR



Zoning Board of Appeals 4/8/2019

Item: 202 S. Patton Ave. - ZBA#19-005

Department: Planning & Community Development

REQUEST

1. A 232.2 square foot variance from Chapter 28, Section 6.5-7 (Maximum Size of Accessory Structures) to allow a detached garage with a size of 952.2 square feet where 720.0 square feet is the maximum allowed.
2. A 1.8 foot variance from Chapter 28, Section 6.5-6 (Height of Accessory Structures) to allow a 16.8 foot tall detached garage where 15.0 feet is the maximum allowed.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 8, 2019
Date Prepared: April 1, 2019
Project Title: Gallagher Residence
Address: 202 S. Patton Ave.

Background Information

Petition Number: ZBA #19-005
Petitioner: Timothy Gallagher
Address: 202 S. Patton Ave.
Arlington Heights IL 60005

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

Requested Action/Background Information

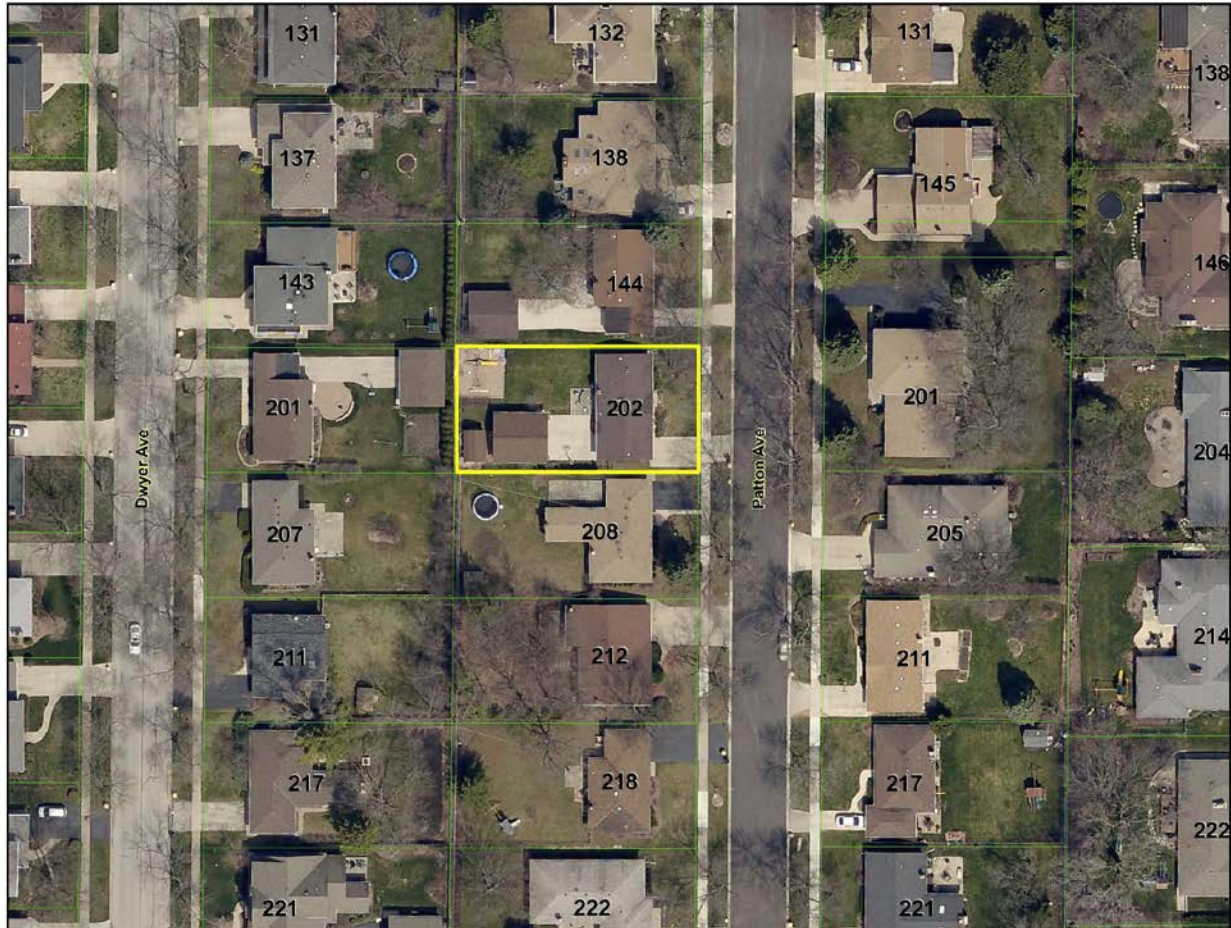
The subject site is zoned R-3, One Family Dwelling District and the property has a total land area of 8,544 square feet. The petitioner is proposing to expand the existing detached garage. The proposed expansion will exceed the allowable square footage for a detached garage. In addition, the proposed expansion will exceed the allowable height for an accessory structure. Therefore, the petitioner requests the following variations:

- A 232.2 square foot variance from Chapter 28, Section 6.5-7 (Maximum Size of Accessory Structures) to allow a detached garage with a size of 952.2 square feet where 720.0 square feet is the maximum allowed.
- A 1.8 foot variance from Chapter 28, Section 6.5-6 (Height of Accessory Structures) to allow a 16.8 foot tall detached garage where 15.0 feet is the maximum allowed.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	3/19/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/19/19	
3. Letter that was Mailed	✓	3/19/19	
4. Photographs of Sign on Property	✓	3/19/19	

Photographs of Existing Structure





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

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Project Name: Gallagher Residence

Project Address: 202 S Patton Ave

ZBA #: 19-005

Date: March 19, 2019

Derek:

I have reviewed the request for the following variances:

- A 232.2 square foot variance to allow a detached garage with a size of 952.2 square feet where 720.0 square feet is the maximum allowed;
- A 1.8 foot variance to allow a 16.8 foot tall detached garage where 15.0 feet is the maximum allowed.

and have no objection to the variances.

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DEVELOPMENT DEPARTMENT

ZBA# 19-005
202 S Patton - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Michael L. Pagones, P.E., Village Engineer

Submitted: March 19, 2019
Completed: March 19, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 232.2 sq ft variance to allow a detached garage with a size of 952.2 sq ft where 720 sq ft is the maximum allowed, and;

A 1.8 ft variance to allow a 16.8 ft tall detached garage where 15 ft is the maximum allowed.

NOTE: The plans are to demolish an existing shed located behind the existing detached garage, and construct an addition to the garage. **THE UTILITY EASEMENT IS OCCUPIED WITH OVERHEAD UTILITIES.**

The Public Works Engineering Division has NO OBJECTION to the maximum size allowed, however; the height is a concern due to the proximity of the overhead utilities (per Comed 10 ft clearance minimum, 20 ft for high reach equipment). The overhead lines are not shown on the plans.



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DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Gallagher Residence

Project Address: 202 S. Patton Ave.

ZBA #: 19-005

ZBA Hearing Date: April 8, 2019

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: March 19, 2019

- A 232.2 square foot variance from Chapter 28, Section 6.5-7 (Maximum Size of Accessory Structures) to allow a detached garage with a size of 952.2 square feet where 720.0 square feet is the maximum allowed.
- A 1.8 foot variance from Chapter 28, Section 6.5-6 (Height of Accessory Structures) to allow a 16.8 foot tall detached garage where 15.0 feet is the maximum allowed.

Attached are the Petitioner's:

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

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Comments: NO COMMENTS.

- STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than March 27, 2019.

PETITION

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NOW COMES the Petitioner Timothy Gallagher

being the owner of the property commonly known as: 202 S Patton Avenue

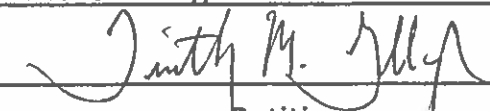
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Sections 6.5-6 & 6.5-7 Chapter 28, of the Arlington Heights Municipal Code, in order to: demolish an existing shed from behind a detached garage, add a workshop area to rear of the detached garage, and have the height of the workshop be 16' 10" to facilitate an improved storage area.

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 variations were granted: The demolition of the shed will improve locality and is supported by the adjacent neighbor. Not only does the shed detract from the locality it is subject to on-going infestations from carpenter bees. Further, the addition of the workshop as proposed will provide a consistent appearance to the locality by utilizing similar siding and shingle materials.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject has been vacated as zoned: Two circumstances come to mind, (1) the owner is inconvenienced by not having direct access to tools/equipment to support his hobby, and (2) the lack of easy access to attic storage is a potential safety risk to the aging home owner.

I hereby state that the proposed variation is in harmony with the spirit and intent of the Chapter: Other than variance requests, all other aspects of the proposed project will meet all other Chapter 28 requirements.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property: The functional layout of the shed without direct access to the garage is an impediment to supporting homeowner's automotive hobby (non-competitive road racing). The additional workshop space provides more flexibility to work on vehicles and easier access to tools (currently stored in the shed). The additional height of the workshop allows for more storage which can be utilized easier by aging homeowner.

Signed:  Date: 3/11/19
Petitioner

March, 2019

Re: 202 S. Patton Avenue variance requests

Owner's statement - Additional Information:

My wife and I have lived in Arlington Heights for over 3 years. Working with the village and our builder, an extensive renovation to the house was completed prior to moving in. One reason I chose this house was it appeared to offer the necessary space to support my hobby, non-competitive road racing. Garage storage is dominated by cars, a trailer and limited equipment (see picture). I choose to do this to promote neighborhood goodwill by avoiding having vehicles or trailers outside at all times. All my tools are stored in the shed, which has no direct access to the garage.

Storage above the garage has a low ceiling and is very precarious for me to use because of my age and attic access.

The existing shed is shown in attached pictures from various views. The only neighbor who can see it or the proposed workshop addition is the neighbor to my south (the Tonkovics). Attached is a letter from Jeff Tonkovic supporting the variance requests. The neighbors behind us have tall evergreens and their own garage which blocks the view. The neighbors to the north are shielded by an evergreen/hedge row we planted parallel to the property line (and they are in the process of moving).

The shed is in deteriorating condition and is prone to carpenter bee infestations. I have tried diligently to eliminate the bee infestation issue since it is destroying the shed and because I am allergic to bee stings. Progress has been made but after a period of time, they return.

The variance requests accomplish 4 objectives for me.

Namely:

- (1) Eliminates an eyesore, a bee sting health risk and a functionally useless structure (shed) that will cost money to repair (safety & cost).
- (2) Provides a useful storage area above the proposed workshop that can be safely accessed (safety & function).
- (3) Gives me a workspace with total access to tools, etc to support my hobby (maintaining my race car (function)).
- (4) Makes my neighbor like me more by eliminating old shed & bees (relationship & safety).

I thank you in advance for considering my requests.

February 12, 2019

To: Arlington Heights Building Review Board

Re: 202 S Patton Avenue building variance requests

My neighbor to the north, Tim Gallagher, provided me details of his proposed shed demolition/workshop addition plans. He specifically explained that his project seeks my support on two matters requiring variance approval from the building review board, which are: (1) after demolishing the existing shed, building a workshop attached to the back of the existing garage which will make the new combined garage/workshop structure larger than code allows, and (2) the height of the new workshop being 17 feet, which as Tim explained is 2 feet higher than existing code restrictions allow.

My wife and I were never enamored with the appearance and orientation of the shed when the previous owners built it. As Tim will share with the review board, the shed has deteriorated over time and he has fought an ongoing battle trying to eradicate carpenter bees from the structure which is adjacent to my children's trampoline in the back yard. The drawing Tim showed me indicates the new structure will not extend any closer to our shared property line, will not impact ground grading, and that plans call for the workshop's exterior siding and shingles selections will attempt to match the existing garage.

I support Tim's request for the variances.



Jeff Tonkovic



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DEVELOPMENT DEPARTMENT

N

Residential
Commercial
ALTA

PLAT OF SURVEY

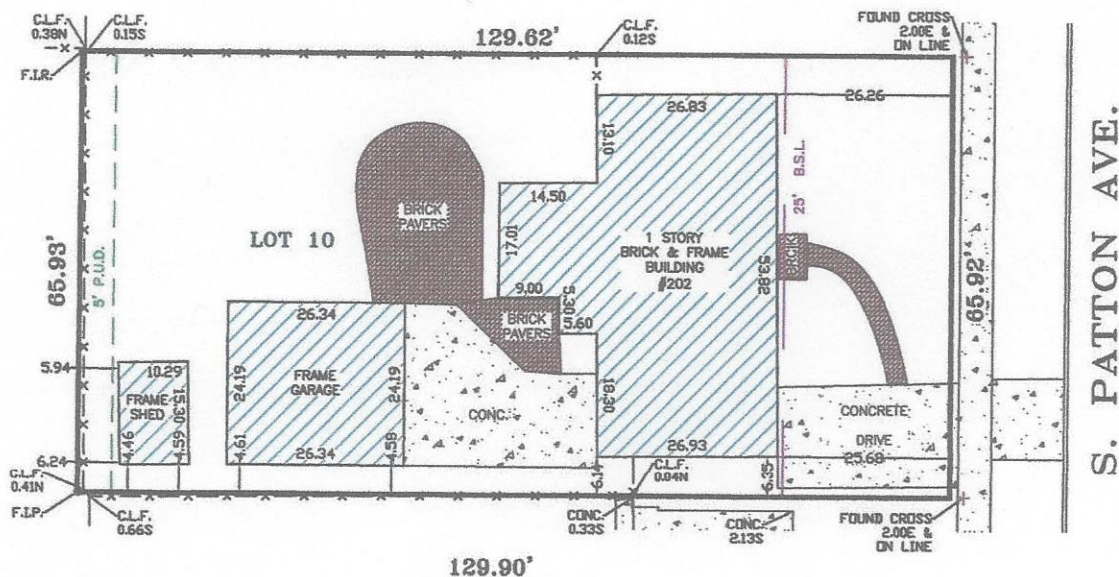
Studnicka and Associates, Ltd.
studnicka2000@gmail.com

Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

LOT 10 IN BLOCK 5 IN MINNECI'S ARLINGTON HEIGHTS RESUBDIVISION OF LOTS 2, 5, 6, 7, 10, 11, 12, 13, WEST HALF OF LOT 14, WEST HALF OF LOT 15, ALL OF LOTS 16, 17, 18, 19, 20, 21, AND 22 IN CAMPBELL AVENUE ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF PARTS OF SECTIONS 30 AND 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON AUGUST 12, 1955, AS DOCUMENT NUMBER 1813786, IN COOK COUNTY, ILLINOIS.



NOTE:

ALL IMPROVEMENTS MAY NOT BE SHOWN
DUE TO SNOW COVERED CONDITIONS



Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Tim Gallagher

Order No.: 18-11-122

Compare all points before building by
same and at once report any difference.
For building lines, restrictions, or easements not
shown hereon, refer to abstract, deed or ordinance.

Field work completed: 11/28/18

Drawn by: P.D.

Proofed by: T.S.

Design Firm Registration # 184-002791

STATE OF ILLINOIS }
COUNTY OF WILL }



Studnicka and Associates, Ltd., an Illinois Land Surveying Corporation does hereby certify that this professional service conforms to the current Illinois standards for boundary survey.

Mokena, IL, November 29, A.D. 2018

by _____

License No. 3304 Expires 11/30/18

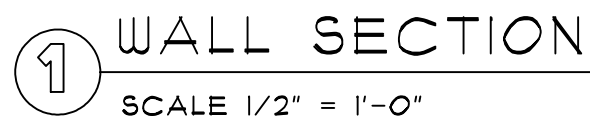
202 S Patton shed demolition/workshop addition

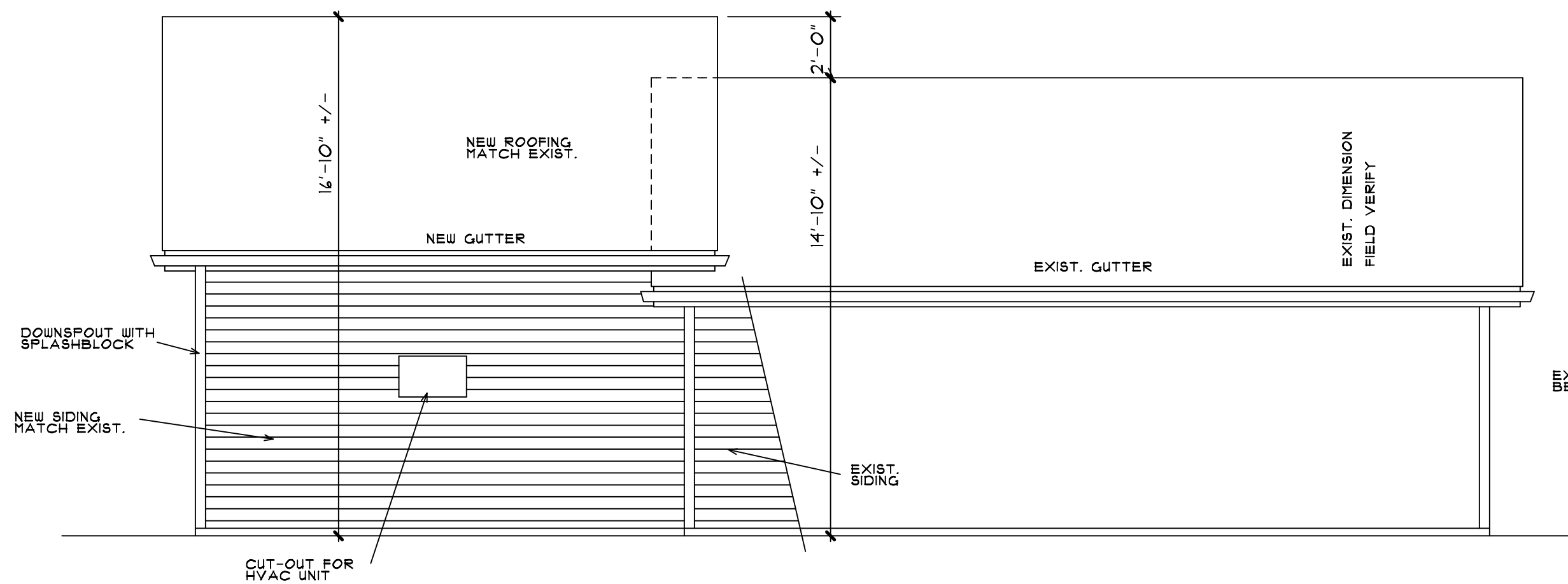


Top – from Tonkovic's yard
Bottom – front of shed facing south



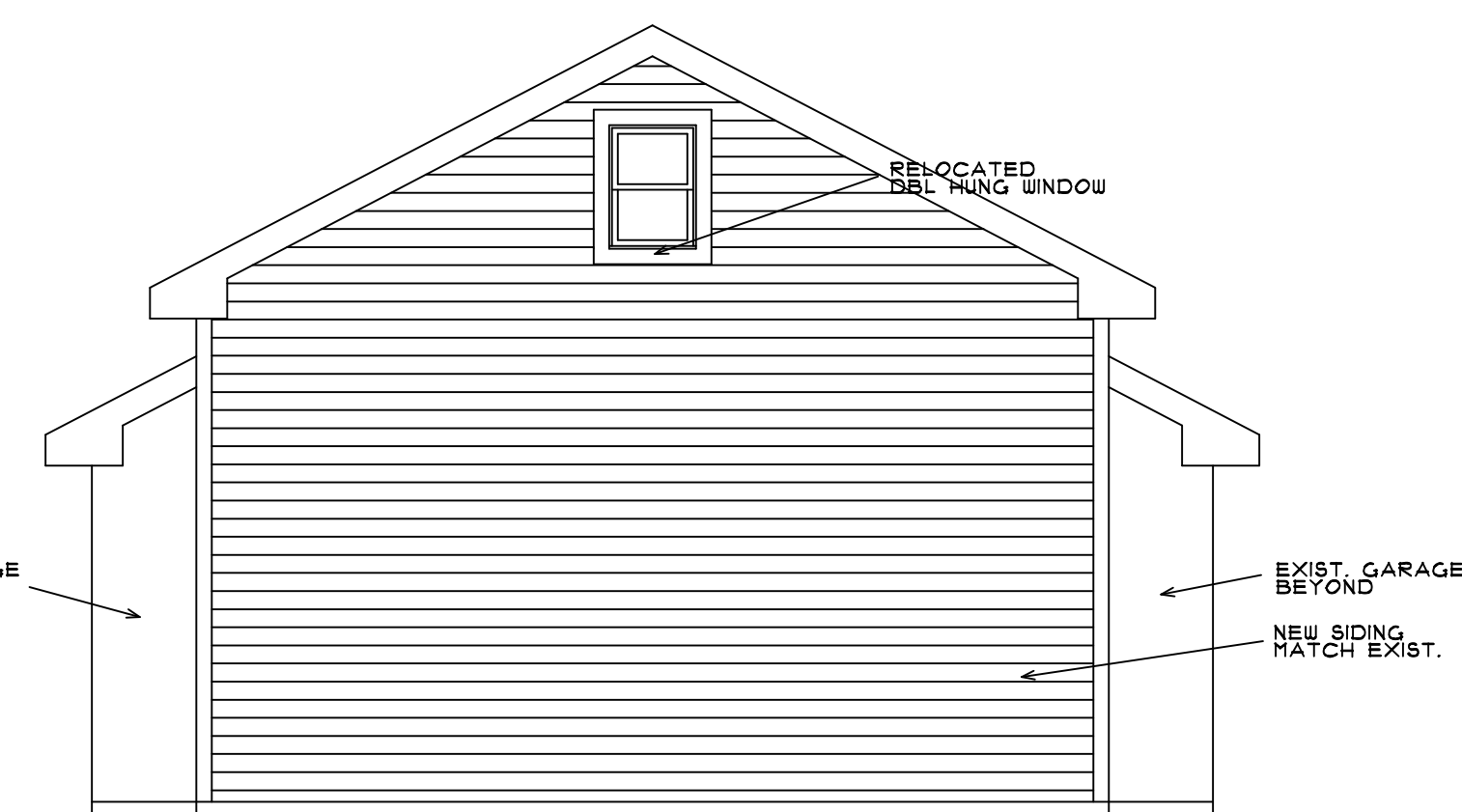
Top - from Gallagher back yard facing west
Bottom – inside existing garage





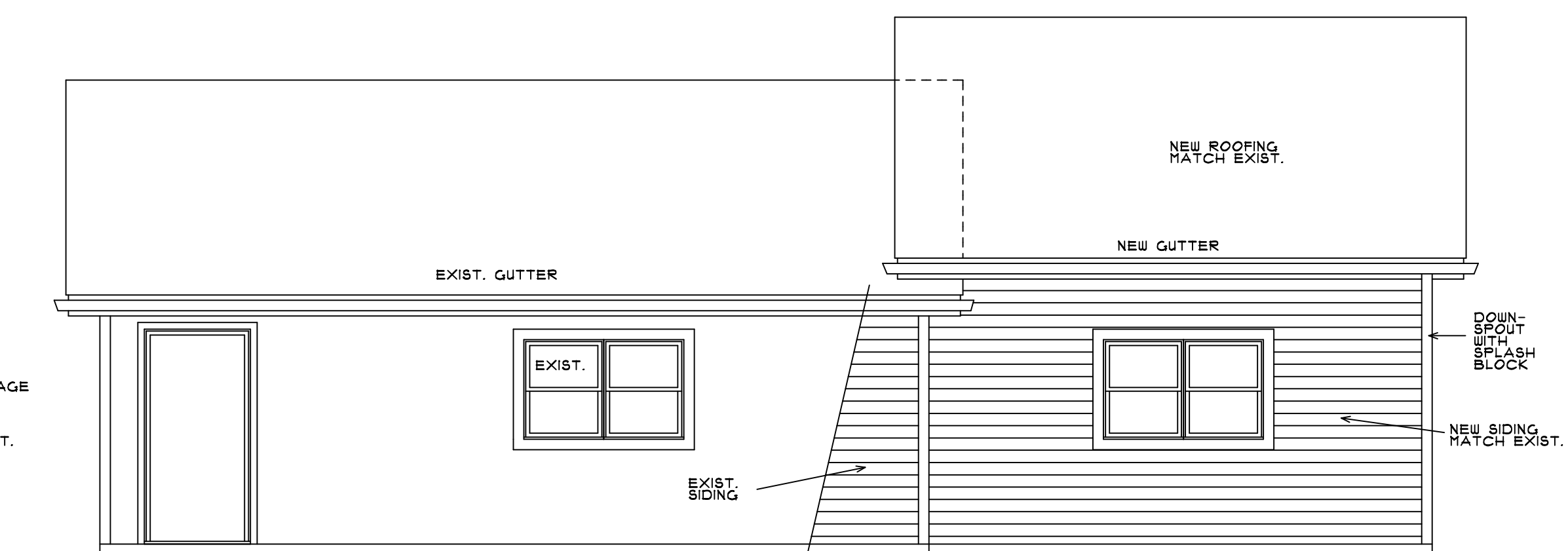
SOUTH ELEVATION

SCALE 1/4" = 1'-0"



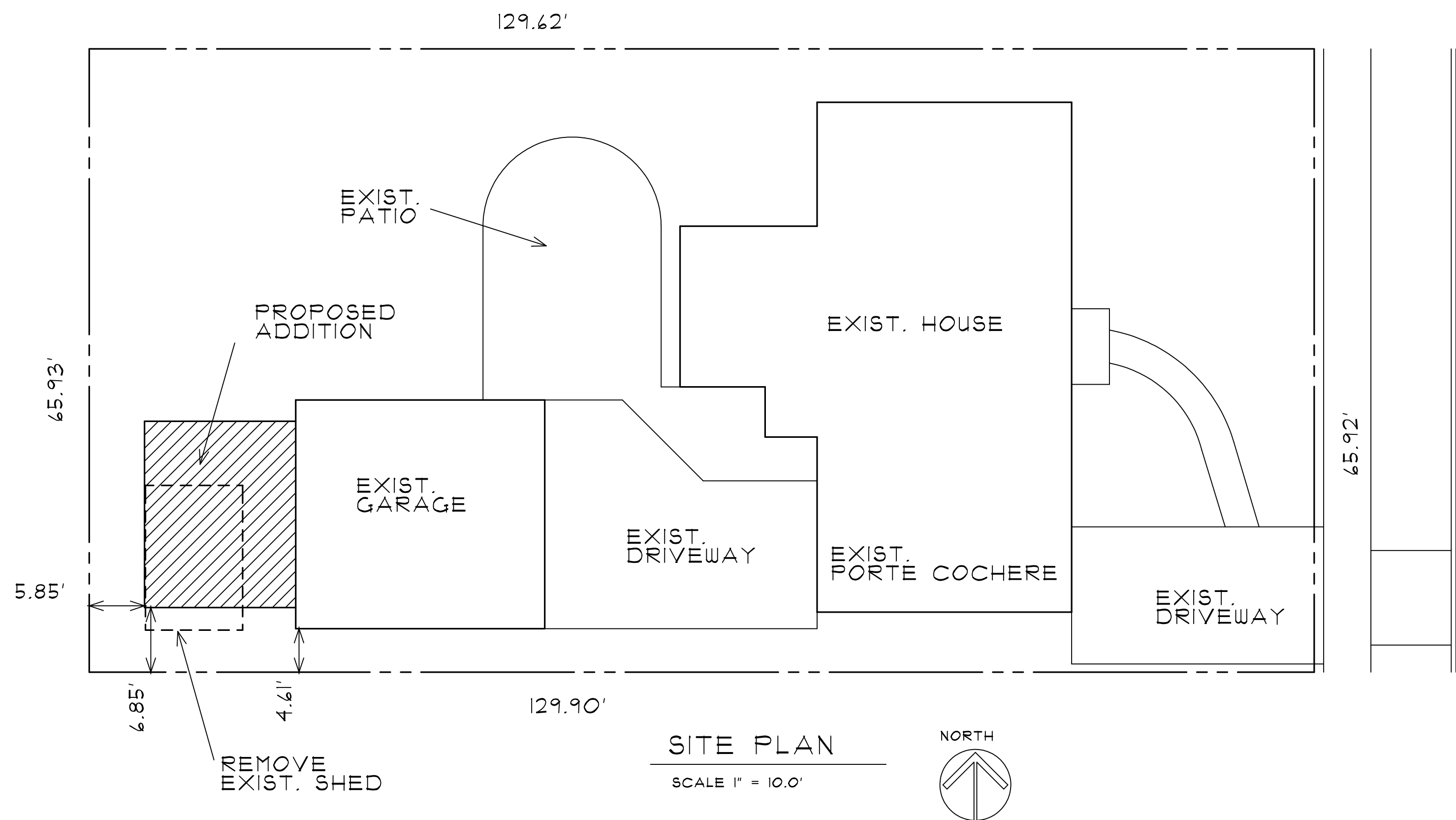
WEST ELEVATION

SCALE 1/4" = 1'-0"



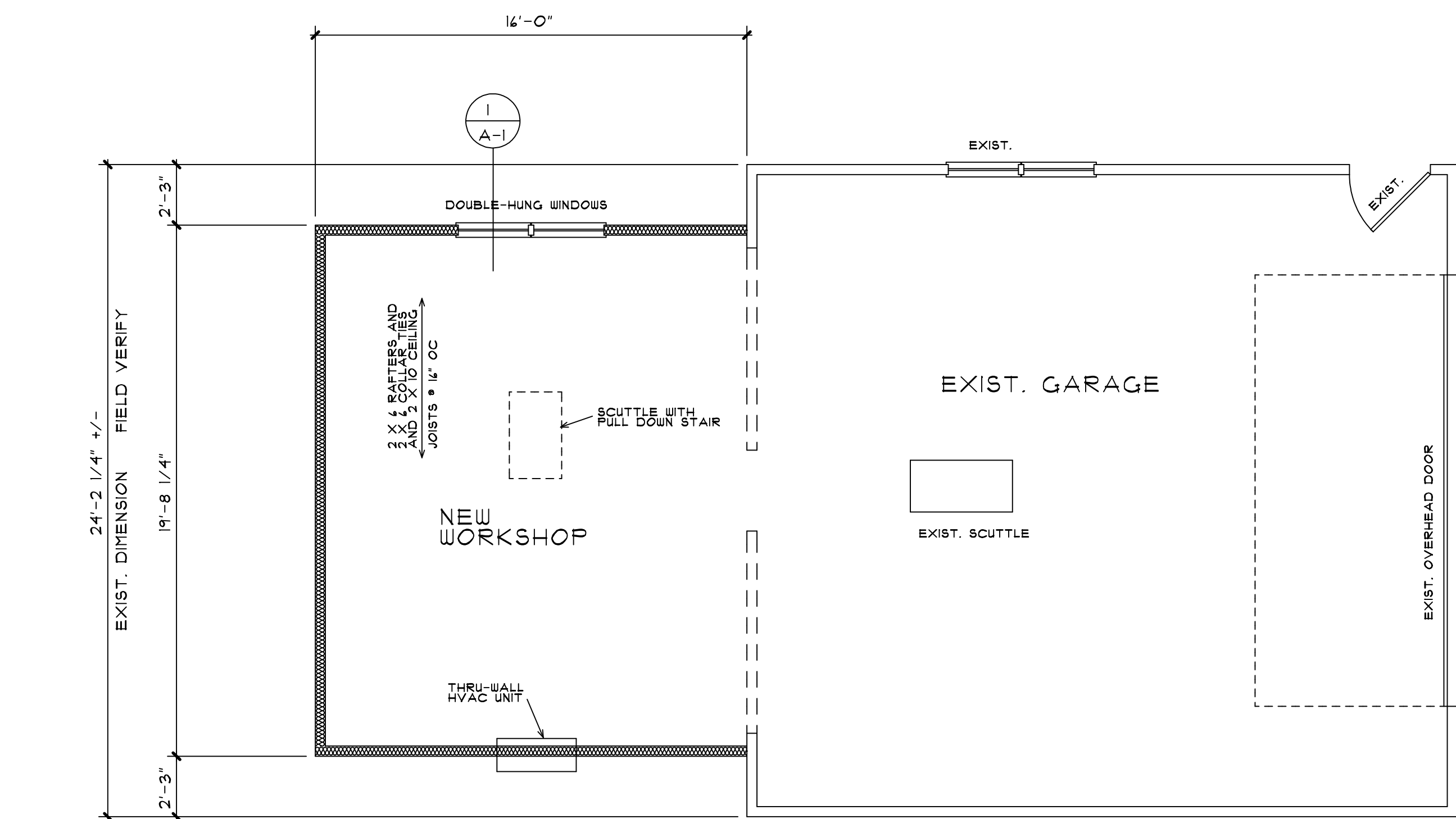
NORTH ELEVATION

SCALE 1/4" = 1'-0"



SITE PLAN

SCALE 1" = 10.0'



FLOOR PLAN

SCALE 1/4" = 1'-0"

NEW FRAME WALL
EXISTING WALLS TO REMAIN
EXISTING WALLS TO BE REMOVED

INDEX OF DRAWINGS	
G-1	SITE PLAN, FLOOR PLAN AND EXTERIOR ELEVATIONS
A-1	FOUNDATION PLAN, WALL SECTION AND ELECTRICAL PLAN

ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING CODES & ORDINANCES OF THE VILLAGE OF ARLINGTON HEIGHTS W/ AMENDMENTS.

SINGLE FAMILY DWELLINGS

INTERNATIONAL RESIDENTIAL CODE 2009
AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 23

MECHANICAL

INTERNATIONAL MECHANICAL CODE 2009
AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 23

PLUMBING

STATE OF ILLINOIS PLUMBING CODE 2014
AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 24

PROPERTY MAINTENANCE & UPKEEP

INTERNATIONAL PROPERTY MAINTENANCE CODE 2009
AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 24

GAS

INTERNATIONAL FUEL GAS CODE 2009

ELECTRICAL

NATIONAL ELECTRICAL CODE 2005 (NEC)
ARLINGTON HEIGHTS CHAPTER 25

ENERGY CONSERVATION AND SOUND CONTROL MEASURES

STATE OF ILLINOIS ENERGY CONSERVATION CODE
2015 IECC AND 2007 ASHRAE 90.1
AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 23

FIRE

INTERNATIONAL FIRE CODE 2009
AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 21



PROPOSED WORKSHOP
ADDITION

THOMAS
BUCKLEY
ARCHITECT

P.O. BOX 15424
HOFFMAN ESTATES, IL 60115
TEL. 847-310-1530 E-MAIL:
tom@thomasbuckleyarchitect.com

2-20-19 RELEASED FOR
ZONING BOARD OF APPEALS

ARCHITECT'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED
BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF
MY KNOWLEDGE, THEY COMPLY WITH ALL APPLICABLE CODES AND
ORDINANCES.

CERT. NO. 001008121 DATE 2-4-19
EXP. 1-30-20

GALLAGHER
RESIDENCE

202 S. PATTON AVE.
ARLINGTON HEIGHTS

2018-040
TB

2-4-19

6 - 1
OF TWO