



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
March 14, 2022
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 814 N Patton Ave - 2/15/22
- B. 32 S Mitchell Ave - 2/15/22
- C. 1318 N Chicago Ave - 2/15/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 801 N Mitchell Ave - ZBA#22-002
- B. 2002 N Verde Dr - ZBA#22-003

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 3/14/2022

Item: 814 N Patton Ave - 2/15/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
814 N Patton Ave - 2/15/22 Minutes	Minutes
814 N Patton Ave - 2/15/22 Findings	Minutes

ZONING BOARD

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

OF APPEALS

RE: 814 NORTH PATTON AVENUE - ZBA #21-047

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 15th day of February, 2022 at the hour of
7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
FRANK PORTERA
BENJAMIN JAFFE
JOSEPH GEISEL
JEFFREY LANAGHAN
JOSEPH SELBKA
THOMAS DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: All right, welcome, everyone! We're going to call the meeting to order. This is the Zoning Board of Appeals for the Village of Arlington Heights. Welcome to the February 15th, 2022 meeting.

Let's do roll call, Derek.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Here.

CHAIRPERSON SIAVELIS: Okay, thank you very much, Derek, and a hearty welcome to our new member, Mr. Portera, there on the end, wearing a suit and tie and making us all look bad.

COMMISSIONER GEISEL: Well done.

CHAIRPERSON SIAVELIS: Yes, yes. Again, welcome, and if you have any questions as we proceed, you know, don't hesitate to raise them with us and we'll, you know, we'll make sure you're streamlined in with us here.

Okay, first substantive item of business is the approval of the minutes from the January meeting. Has everybody had a chance to look at those minutes?

COMMISSIONER LANAGHAN: Pledge of Allegiance, do you want to do that first though?

CHAIRPERSON SIAVELIS: Yes, we can do that. Let me, yes, let's do that. Actually, I apologize; I missed it on the agenda. Let's do Pledge of Allegiance. The flag is behind you guys.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: All right, thank you for that correction. I appreciate that.

Okay, reverting back now to the minutes from the January meeting, has everybody had a chance to look at those meeting minutes? And are there any corrections?

(No response.)

CHAIRPERSON SIAVELIS: None being indicated, do we have a motion to approve the minutes from the January meeting?

COMMISSIONER DRAKE: So moved.

COMMISSIONER LANAGHAN: Second.

CHAIRPERSON SIAVELIS: Derek, we can do roll or do you want to do a voice vote?

MR. MACH: Voice vote is fine.

CHAIRPERSON SIAVELIS: Okay, all in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, we will move on.

Okay, we're going to go through a couple of procedures here and some items of note. A lot of these materials or a lot of these points were provided to you folks in connection with the materials you submitted ahead of today's meeting. But nonetheless I want to go through them and make sure we're all level set with them.

So, first procedural item, if there's less than six members present, you as a petitioner have the option to continue the meeting, obviously, that's not the case today. We have a full slate on the Board here.

It takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. Please note that if you do not secure four affirmative votes and your petition is denied and your variance is denied, you have to wait an entire year before you can reapply. So, there is a preclusive effect of a year, okay, for a no vote on a variance or variances.

We're going to have a Staff presentation where Derek provides an overview of the variance and a summary of the variance before the petitioner gets a chance to speak substantively.

When the petitioner is at the podium, and hopefully everybody who's signed in, or everybody who's going to speak today is signed in, just to kind of expedite things. But as a petitioner, you have four elements that you must establish in order for the Board to be able to grant a variance. This is your burden, to establish each of these four elements:

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

In sum, a variance is granted only if the evidence in the judgment of this Board of Appeals sustains each of the four conditions enumerated. Again, it is your responsibility to touch on all four of those elements. It is not the Board's responsibility to pull testimony out from you on those four elements. We have had in the past variances fail and petitions be denied when the petitioner does not establish the elements, okay? So, make sure you hit each of those four elements.

Okay, with that being said, let's move to the first item of new business. It's ZBA Petition #21-047, 814 North Patton Avenue. So, come on up, folks.

I'm going to swear you in, and then we're going to give Derek the opportunity to give the overview, okay? Then we'll recommence with you folks, okay?

MR. DERKEN: Got it, all right.

MRS. DERKEN: Yes.

CHAIRPERSON SIAVELIS: Are you both going to be speaking?

MRS. DERKEN: We can. I mean, you know, how wives, we usually talk over our husbands, right? So, if I have to step in, I will. I'm just kidding.

CHAIRPERSON SIAVELIS: Yes, I have no idea how that works.

COMMISSIONER LANAGHAN: Just swear in both of them.

CHAIRPERSON SIAVELIS: I'm going to, okay. Can you, sir, identify yourself first?

MR. DERKEN: Yes, my name is John Derken.

CHAIRPERSON SIAVELIS: Okay, ma'am?

MRS. DERKEN: Amy Derken.

CHAIRPERSON SIAVELIS: Okay, let's swear you both in at the same time. If you'd raise your right hand, please?

(Witnesses sworn.)

CHAIRPERSON SIAVELIS: Okay, Derek, go ahead. Let's give the overview.

MR. MACH: Thank you, Chairman.

Petitioner is proposing to add a front porch addition to the existing home. The proposed front porch is 6.8 feet deep by 23 feet wide, and the proposed front yard setback is 15 feet; however, per code, a front yard setback of 20 feet is required.

Therefore, they're requesting:

1. A five-foot variation from Chapter 28, Section 5.1-3.3a to allow a front porch with a front yard setback of 15 feet where 20 feet is required, and an additional one foot for the eave; and
2. A 99 square-foot variation from Chapter 28, Section 5.1-3.5b to allow the front yard impervious surface coverage of 641 square feet where a maximum coverage of 542 square feet is allowed per code.

Thank you, Chairman.

CHAIRPERSON SIAVELIS: Thank you very much, Derek.

All right, folks.

MR. DERKEN: Yes, well, we're asking for this variance so we can put a front porch on to our existing home. It's a smaller Georgian, built in 1946. I think the front porch will give us more usable space outside. So, now I'm going to touch on the four points.

The proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of property. The design that we've submitted is in line with existing homes, and it will maintain the character of the Georgian.

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 property has not been vacant. We're just asking to put the front porch on to increase living space or usable outdoor space.

Number three, the proposed variation is in harmony with the spirit and intent of this chapter. I believe that that is the case.

Number four, the variance requested is the minimum variance necessary to allow reasonable use of the property. Yes, the reason that we're asking for a variance on the size of the porch is so we can actually use the space and not just have something for sight line. I believe that's it.

Amy, do you want to add anything?

MRS. DERKEN: No. Surprisingly, no.

MR. DERKEN: Do you guys have any questions?

COMMISSIONER JAFFE: I do, I have a handful of questions.

MR. DERKEN: Great.

COMMISSIONER JAFFE: So, how long have you owned the property?

MRS. DERKEN: 2008.

MR. DERKEN: Yes.

MRS. DERKEN: July of 2008.

COMMISSIONER JAFFE: How many people live there?

MRS. DERKEN: Four.

COMMISSIONER JAFFE: So, to that minimum use requirement, so based on the drawings, it looks like the proposed porch is 23 feet wide and six feet and eight inches deep. That's about as minimum as you're able to get it or designed to your liking?

MRS. DERKEN: Yes.

MR. DERKEN: Yes. Like I said, we want to be able to put chairs out there, be able to sit out there, play with our kids.

COMMISSIONER JAFFE: All right, have you discussed these plans with any of your neighbors?

MR. DERKEN: Yes.

MRS. DERKEN: Yes. Our house needs curb appeal, so like we're doing everything. We're doing windows, we're doing roof, gutters. So, this is the time. So, I feel like our neighbors are probably happy that we're addressing all of these issues right now. So, we've talked to both people on both sides.

MR. DERKEN: We've talked, yes.

MRS. DERKEN: They offered to come if we wanted, you know, if we needed that. So, anyone we saw in the neighborhood was happy with the change.

MR. DERKEN: Very supportive.

MRS. DERKEN: Yes.

COMMISSIONER JAFFE: Okay, and then my last question is did you see or review the notes from the Engineering Department regarding the impervious coverage?

MR. DERKEN: I did, yes. So, I think if you take a look at the full property, maybe the front yard is going to be not that much pervious space, but if you include the whole property, I think that will allow for as much pervious space as needed.

COMMISSIONER JAFFE: At this point in time, you're not planning on doing anything with the walk or the driveway, correct?

MRS. DERKEN: No.

MR. DERKEN: No.

COMMISSIONER JAFFE: That's all my questions. I'll turn it over to the rest of the Board members.

CHAIRPERSON SIAVELIS: You're putting an addition on the back of the house contemporaneously, right?

MRS. DERKEN: Yes.

CHAIRPERSON SIAVELIS: And that does not require a variance, right?

MRS. DERKEN: No.

MR. DERKEN: No.

COMMISSIONER GEISEL: I believe that's impervious a little bit, isn't it?

CHAIRPERSON SIAVELIS: Right, and I noticed that the driveway, the width of the driveway is a bit, is considerably wider than the garage but, I mean, it's only a one-car garage.

MRS. DERKEN: Right.

CHAIRPERSON SIAVELIS: So, I mean, it's --

MRS. DERKEN: And we're only going back five feet off the garage for the addition off the back. We're only adding five feet off of what's there.

CHAIRPERSON SIAVELIS: Right.

MRS. DERKEN: And we also are, we already have an addition on the home, so that addition actually goes back a little bit farther than where we're going back with this one.

CHAIRPERSON SIAVELIS: Yes, it looks like it's considerably farther back, and that leads to the wood deck back there as well --

MRS. DERKEN: Which we're probably re-doing that, too, just to freshen everything up.

CHAIRPERSON SIAVELIS: Okay.

COMMISSIONER LANAGHAN: Derek, a question. Is the wood deck considered pervious, impervious? How is that adjudged?

MR. MACH: The deck is considered pervious.

COMMISSIONER LANAGHAN: Okay.

CHAIRPERSON SIAVELIS: 224 square feet. Yes, and then they have also a good sized like a patio, concrete patio in the back there of 444, all right, plus that planter back there at 64.

COMMISSIONER JAFFE: But just to clarify, this variance is just for the front yard.

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER JAFFE: So, regardless of what's happening in the back, it's not germane to what the Petitioner is requesting.

CHAIRPERSON SIAVELIS: Right.

COMMISSIONER LANAGHAN: Somewhat germane in that the impervious surface covers the whole lot, but to your point, I mean, it's really only in the front, it shouldn't --

MR. MACH: And just to clarify, code requires that front yard impervious surface coverage not exceed 50 percent. In addition, it requires that the entire lot not exceed 50 percent of the impervious surface coverage. So, the Petitioner has less than 50 percent for the lot; however, the proposed front yard impervious surface coverage has exceeded the code.

COMMISSIONER LANAGHAN: Thank you for the clarification.

CHAIRPERSON SIAVELIS: So, on the east side of your house, and we're looking at the screen, okay, east side of your house, what's over there? Do you see that distance as dimensioned 10 feet? In that area there, what is that? What do we have over there?

MRS. DERKEN: Is that just the stepping stones?

MR. DERKEN: Yes, that's just, it's like stepping stones along the side of the house. It's grass stepping stones, and then --

MRS. DERKEN: The neighbor's driveway.

MR. DERKEN: Yes.

MRS. DERKEN: So, it's just, like just grass, it's just like a walking path to the backyard.

COMMISSIONER GEISEL: I've got a quick question as well. The drawings note that your front stoop is coming out, the concrete stoop that you'll remove. So, for example, it would appear that underneath your front steps, as depicted there, it looks like a portion of the existing concrete is due to remain, at least on one side it will all be there, and the other, I know it's minor, but it's like it's another small area. Quite frankly, if you removed it, you could pick up at least a little bit of additional area that would not be impervious, if it was removed along with the stoop.

MR. DERKEN: Yes.

MRS. DERKEN: Yes.

COMMISSIONER GEISEL: And I didn't know, for example, if, you know, you're doing all this, if you had any intention of doing your front walk.

MR. DERKEN: We might redo the front walk.

MRS. DERKEN: I mean, it kind of depends. Like right now, it's just a straight shot up, you know, it comes from the sidewalk right up through to the front steps. So, it might just make sense to keep it that way.

COMMISSIONER GEISEL: That's what I didn't know, I wanted to ask because, you know, those are all small areas, but would add up and negate potentially. If you put in pervious materials, it would negate that issue with the impervious which is where Engineering always gets the hard work. I think the porch is great, you know, let's just strive to find a way to deal with the impervious.

MR. DERKEN: Sure. Yes, I mean, we'd be open to using a pervious substance to get rid of the front walk if that's going to increase the --

MRS. DERKEN: Because the other thing we could do is like just swipe it right to the driveway which would leave, actually we almost did a few years ago but that never ended up happening. So, we could just swoop it right to the driveway and then grass in all that front area.

CHAIRPERSON SIAVELIS: Was that where you were going, Joe?

COMMISSIONER GEISEL: Yes. I'm not trying to inappropriately amend your plan.

MRS. DERKEN: Yes, right.

MR. DERKEN: Sure.

COMMISSIONER GEISEL: I'm just trying to ask a question.

MRS. DERKEN: Yes, so that's, actually that was --

COMMISSIONER GEISEL: If you want to say yes, we want to do that, well, then we could say okay, if you could do that in pervious material, it would address that.

MRS. DERKEN: Yes. So, that was an idea we had. We actually applied, we actually put in for that a couple of years ago, but with the way concrete was, and it was a smaller job, so it just got pushed back, but we actually were going to have it where it was just kind of like a little swoop right to the driveway and then we'd grass in the area as it is. That could still be, that's still an option on the table.

CHAIRPERSON SIAVELIS: Okay, I think that's, any other comments? Because we can open it up, do you have any other points you want to make with us?

MRS. DERKEN: I think that --

CHAIRPERSON SIAVELIS: Before we go to the audience participation phase if any?

MRS. DERKEN: Oh.

MR. DERKEN: No, that's all we have.

MRS. DERKEN: Yes, that's all.

CHAIRPERSON SIAVELIS: Okay, so thank you.

MR. DERKEN: Thank you.

CHAIRPERSON SIAVELIS: At this juncture, we open the floor up for comments from the audience, and if there are such comments, they should be concise, well tailored to the issues at hand and not rambling. So, with that in mind, with that guidance in mind, are there any comments from the audience?

AUDIENCE MEMBER: I like that.

MRS. DERKEN: Thanks.

(No response.)

CHAIRPERSON SIAVELIS: Okay. All right, none formally presented, so there's no need for the Petitioner to respond. We're going to close down and go to the deliberation phase for the Board. So, we don't need anything else from you. In fact, right now you can sit back down at this point in time.

MR. DERKEN: Okay, great.

MRS. DERKEN: Okay.

MR. DERKEN: Thank you.

CHAIRPERSON SIAVELIS: Okay, Ben, do you want to initiate?

COMMISSIONER JAFFE: Sure. I mean, look, on paper whenever we see multiple variances and whenever we see impervious surface coverage, it prompts questions. The questions that it did prompt with me, I was all pleased with the responses. Ultimately, this porch is 153 square feet. It's not ostentatious, it's not, you know, overly grand. It sits well with the house, and I do agree that it is the minimal amount of space, if ever you're going to put in a porch, I mean, six feet eight inches, you almost can't get like a folding chair or a chaise fully extended.

So, as long as they understand what that means in the impervious surface coverage, and I think they do, I would be willing to support both petitions as presented, both variances as presented.

CHAIRPERSON SIAVELIS: Without a modification regarding the front sidewalk?

COMMISSIONER JAFFE: Correct.

CHAIRPERSON SIAVELIS: Anybody else?

COMMISSIONER LANAGHAN: I think in general I agree with Ben. I mean, I think it's well designed. I think they're open to, if in fact they do, I'm not, I don't think we should necessarily --

CHAIRPERSON SIAVELIS: Condition?

COMMISSIONER LANAGHAN: Condition it that they need to tear out their front sidewalk, but if in fact you guys do, I think, you know, if you put in pervious in or curb it so that there's more green space out there to kind of lighten that effect, you know, I think it makes a lot of sense.

CHAIRPERSON SIAVELIS: Yes, I'm in agreement with those views. I also

want to note that this is a 50-foot wide lot, right, 132 feet deep, not the biggest lot. The house is kind of offset to the west, it appears, on the lot, right? So, they're not centered up on the lot. I mean, it's a little trickier to deal with.

To Ben's point, I don't think six feet eight inches is a big ask. I think it's a reasonable ask. Quite frankly, I would ask for more if I was going to the well but, you know, I think it's reasonable and I'm in support of it.

COMMISSIONER GEISEL: I am as well. I asked those questions relative to the impervious issue just to see, because if it was something they were going to contemplate, it would just make it easier, but I wasn't necessarily going to require a condition.

CHAIRPERSON SIAVELIS: Fair enough, fair enough.

Do we have a motion?

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

CHAIRPERSON SIAVELIS: Both variances?

COMMISSIONER LANAGHAN: Yes, correct.

COMMISSIONER GEISEL: Second.

CHAIRPERSON SIAVELIS: Thank you very much, Mr. Geisel.
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. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, petition granted, both variances.

MR. DERKEN: Thank you.

MRS. DERKEN: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:20 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS February 15, 2022

PETITIONER: Derken Residence

ADDRESS OF PROPERTY 814 N. Patton Ave.

VARIATION: 5.13-3.3a (Required Minimum Yards-Front Yards), 5.1-3.5b (Maximum (Impervious Surface Coverage)

A 5.0' variation to allow a front porch with a front yard setback of 15.0' where 20.0' is required, and an additional 1.0' for the eave; A 99 sf variation to allow the front yard impervious surface coverage of 641 sf where a maximum coverage of 542 sf is allowed by code.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are requesting a variance in order to construct a front porch that is encroaching into the required front yard setback. The petitioner testified that the front porch will allow more usable outside space. The petitioner testified that the porch design is similar to existing homes within 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. Lanaghan and seconded by Mr. Geisel. Thereafter, the Board voted 7-0 to approve the variance request.

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

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

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

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



**Zoning Board of Appeals
3/14/2022**

Item: 32 S Mitchell Ave - 2/15/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
32 S Mitchell Ave - Minutes 2/15/22	Minutes
32 S Mitchell Ave -Findings 2/15/22	Minutes

ZONING BOARD

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

OF APPEALS

RE: 32 SOUTH MITCHELL AVENUE - ZBA #21-048

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 15th day of February, 2022 at the hour of
 7:20 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
 FRANK PORTERA
 BENJAMIN JAFFE
 JOSEPH GEISEL
 JEFFREY LANAGHAN
 JOSEPH SELBKA
 THOMAS DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, up next, ZBA Petition #21-048. By the way, you folks can leave. You don't have to stay. You're not going to hurt our feelings.

Again, ZBA Petition #21-048, 32 South Mitchell Avenue. Okay, I'm going to shift the order by the way while you guys are signing in.

MR. O'CONNOR: That's fine.

CHAIRPERSON SIAVELIS: I'm going to let Derek do the presentation, and then we'll swear you guys in and you can get cracking.

MR. MACH: Thank you, Chairman.

The Petitioner is requesting to expand the existing detached garage. The proposed expansion will exceed the allowable square footage for a detached garage.

Therefore, they're requesting a 160 square-foot variance from Chapter 28, Section 6.5-7 to allow a detached garage with a size of 880 square feet where 720 square feet is the maximum allowed. Thank you.

CHAIRPERSON SIAVELIS: Great. All right, are both of you speaking tonight, gentlemen?

MR. KLANCNIK: Sure.

MR. O'CONNOR: Yes.

CHAIRPERSON SIAVELIS: Okay, just identify yourselves.

MR. O'CONNOR: John O'Connor, an attorney here in Arlington Heights. I've worked with Chris Klancnik and his family for a long time and he asked me to assist him through the process of obtaining a zoning grant. So, I'm here on their behalf.

CHAIRPERSON SIAVELIS: Okay, thanks, John.

MR. KLANCNIK: Chris Klancnik.

CHAIRPERSON SIAVELIS: All right, both you guys raise your right hand.
(Witnesses sworn.)

CHAIRPERSON SIAVELIS: All right, you guys have the floor.

MR. O'CONNOR: I'm just going to knock them out of the way, I'll go through the elements that are necessary here, and I don't know if you can scroll down, I think that's it right there, thank you, just to get them out so that we don't miss anything.

The proposed use will not alter the essential character of the locality and be compatible with the existing zoning and nearby properties. So, the zoning map or the tax map here, it's not correct. So, if you see where the red dot is, that's Chris' house, Klancnik's house. The garage is immediately behind it. His lot goes back all the way to the north-south line behind there, and clearly it's wrong as you can see because his garage would otherwise be in three different tax parcels there.

MR. KLANCNIK: Just to clarify that, too, my lot goes straight back all the way to the lot with the pool, then it comes over about, it comes down to, there's a fence right about where the arrow is, it comes across and it's kind of like L shaped. So, this tax map is not correct.

MR. O'CONNOR: There was a survey with the application that might be --

CHAIRPERSON SIAVELIS: It's in here.

MR. KLANCNIK: Okay.

MR. O'CONNOR: Okay, so in terms of it altering anything, there it is, thank you, locally, the Petitioner would like to extend the garage to the back only, not in width. So, from the front of the house and mostly from all sides, there's not much alteration to it

other than in the back where there's sufficient space, a large backyard for it to accommodate it.

The owner, the plight of the owner is due to unique circumstances which may include the length of time the subject property, so they lived there since 2000, correct?

MR. KLANCNIK: Yes.

MR. O'CONNOR: They put in addition on to the house at some point in time. There aren't really any other options, so their garage, I'm sorry, their driveway which sits on the north side of the property line there is immediately adjacent to the neighbor's driveway, and it's only wide because of the house and the 50-foot lot. They can't expand the driveway, and so one of the main purposes of this is to avoid having to jockey and having to move cars around and be able to avoid it. Anyway, you can't do that with the adjoining driveway there.

The variance is in harmony with the spirit and intent of this chapter, which we believe it is.

The variance request is the minimum necessary for the Village to allow reasonable use of the property. So, again there is no other option available to the Petitioner. What he's willing to do is to extend the garage, excuse me, garage out 12 feet in length in the back of it to accommodate what would be, what, a tandem garage then?

MR. KLANCNIK: It would be a four-car deep garage. So, we can get four cars in there.

CHAIRPERSON SIAVELIS: Single two-two?

MR. KLANCNIK: Yes. Currently, right now, we have two cars in the garage. With my cars all being the age of driving and having cars, we park one on the patio to keep it out of the way which is kind of a pain, and then having to park on our street which I assume you guys know the size of Mitchell on our block is fairly narrow. So, this is kind of a, when all the kids are home and everyone is home, that's what our driveway looks like, depending on what's in the garage, too, whether there's another car. I like to tinker with things, so I may have projects there like, you know, snow mobiles or whatever that I tinker with in the off seasons.

CHAIRPERSON SIAVELIS: So, when did you renovate your main house?

MR. KLANCNIK: We renovated it in 2008.

CHAIRPERSON SIAVELIS: But you didn't do any garage work at that time?

MR. KLANCNIK: No, we did not. So, this would also be to bring up the siding and the structure, it needs a new roof. There are some boards that are starting to get kind of gunky along the gutters, and to re-side the whole thing with the Hardie board that matches our house, so to give the whole aesthetic appeal of the garage and the house together.

CHAIRPERSON SIAVELIS: And the current depth of the garage is 28 feet?

MR. KLANCNIK: It's 28 feet, yes, but it would be too short to put an additional car in front of my Yukon there.

CHAIRPERSON SIAVELIS: Okay.

MR. KLANCNIK: So, you can see how we have two cars parked on the patio which is limiting our use of the patio, but that's in order to, like on a nightly basis we can't park on the streets, so we pull everything in. Then with my neighbors, they're coming and going all the time, so it just, they've got little kids. It's more of a car logistical

nightmare.

COMMISSIONER JAFFE: Do you have to have guests like park downtown and then drive them over?

MR. KLANCNIK: Yes, we tell them to go park in a garage and walk down. I mean, no, but honestly, on a Friday or Saturday evening, our street does get quite a few cars just from people coming downtown. So, there's another reason right there.

COMMISSIONER GEISEL: There was a letter of support from your adjoining neighbor with the adjoining driveway.

MR. KLANCNIK: Yes.

COMMISSIONER GEISEL: Did you speak with your other neighbors?

MR. KLANCNIK: I did, and all of them said they would have gladly come. I said I don't know if you really need to, but the neighbor, I don't know if there's a picture in the grouping, just to the, what is that, the south of us?

MR. O'CONNOR: South.

MR. KLANCNIK: They already have a four-car deep garage that was preexisting. I don't know when it was approved.

COMMISSIONER GEISEL: Two and two?

MR. KLANCNIK: Yes. It's right here to the, that one is a two car, the one next to it is a four-car coming down. Right there.

MR. O'CONNOR: There you go, right there.

MR. KLANCNIK: And they're all in favor of it, you know, especially our neighbor that we share the driveway, just to get cars out of the driveway. We have a basketball hoop, or they have a basketball hoop that the kids like to play with, but I don't like them playing with it when my car is sitting in the driveway. So, another reason, too.

COMMISSIONER GEISEL: I can appreciate that, just given the distance or the lack of distance between the existing garage and the house, you just don't have --

MR. KLANCNIK: Right.

COMMISSIONER GEISEL: Honestly, I don't have any additional questions at this point. I think it's very straight-forward.

CHAIRPERSON SIABELIS: Okay, let's proceed to see if there's any comments from the audience.

(No response.)

CHAIRPERSON SIABELIS: Seeing nor hearing none, we can move on from that phase.

All right, gentlemen, why don't you take a seat?

MR. KLANCNIK: Thank you.

CHAIRPERSON SIABELIS: All right, deliberation of the Board members now, let's open that phase. Joe?

COMMISSIONER GEISEL: When you look at the sides of his lot in the entirety, this is not a big ask. One of the things I think in my mind, Derek, I think we had something similar before, he could build yet another accessory structure. What would be the size of that if you --

MR. MACH: That is correct; he could build another 300 square-foot shed, or --

COMMISSIONER GEISEL: Well, we've been there before, you know what I mean? And he could do that without a variance per se.

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER GEISEL: So, to the extent that he's combining the structure, he's demonstrated in my mind at least a need relative to the number of cars and the very small, narrow area that he's got for a driveway, I can understand his plight.

CHAIRPERSON SIAVELIS: I agree. So, you're in support?

COMMISSIONER GEISEL: I am in support.

CHAIRPERSON SIAVELIS: Thank you. Any other comments?

COMMISSIONER DRAKE: I think they've made a great case. They've satisfied all our conditions. There's no issues with any of the Village Staff and there are no neighbor issues. So, I'm in favor of it.

CHAIRPERSON SIAVELIS: I concur on those points, and I note that this is an extremely deep lot, 239 feet. So, but it is obviously narrow in comparison to its depth, so that adds challenges, and then the lot orientation made the orientation.

COMMISSIONER GEISEL: It's not as if he's extending, if he's going to build his garage right on someone else's backyard.

CHAIRPERSON SIAVELIS: That is my exact point, right.

COMMISSIONER GEISEL: Yes.

CHAIRPERSON SIAVELIS: So, I am in further support as well.

COMMISSIONER LANAGHAN: Is there any concern, I'm in support, let me just throw that out there. But is there any concern with the Building and Life Safety comments that were thrown in there?

CHAIRPERSON SIAVELIS: I saw Engineering had no comments.

COMMISSIONER LANAGHAN: Engineering had none. There are some, and basically just because of the distance off the lot line that --

COMMISSIONER GEISEL: I believe he's just going to need to make those two changes permanent.

COMMISSIONER LANAGHAN: So, I want to make sure that you guys have seen those and were aware of what those conditions were there.

COMMISSIONER GEISEL: Have you seen the --

MR. KLANCNIK: Sorry, I don't know --

COMMISSIONER GEISEL: So, the Building Department had some stipulations.

MR. O'CONNOR: I don't think, I didn't see that.

MR. KLANCNIK: I didn't see anything that was concerning, at least what's brought back to us.

MR. MACH: At time of permit, the Petitioner will be required to meet the Building Code requirements.

COMMISSIONER LANAGHAN: Right, fine.

CHAIRPERSON SIAVELIS: Okay, any further comments, Board members?

(No response.)

CHAIRPERSON SIAVELIS: Do we have a motion?

COMMISSIONER DRAKE: Motion to approve.

COMMISSIONER JAFFE: Seconded.

CHAIRPERSON SIAVELIS: 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. Lanaghan.
COMMISSIONER LANAGHAN: Yes.
MR. MACH: Mr. Selbka.
COMMISSIONER SELBKA: Yes.
MR. MACH: Mr. Portera.
COMMISSIONER PORTERA: Yes.
MR. MACH: Chairman Siavelis.
CHAIRPERSON SIAVELIS: Yes.

All right, congratulations! Your petition is granted, variances are granted. You guys can jet, you don't have to stay.

MR. O'CONNOR: Thank you, guys. Thanks.

MR. KLANCNIK: Appreciate it.

CHAIRPERSON SIAVELIS: No worries.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:30 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS February 15, 2022

PETITIONER: Klancnik Residence

ADDRESS OF PROPERTY 32 S. Mitchell Ave.

VARIATION: 6.5-7 (Maximum Size of Accessory Structures)

A 160 sf variance to allow a detached garage with a size of 880 sf where 720 sf is the maximum allowed.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing an addition to the existing detached garage. The petitioner explained that the addition would be located towards the rear of the garage and the width of the garage would remain the same. The petitioner testified that they are proposing to extend the garage approximately 12 feet in the rear of the existing structure. The petitioner further testified that the garage with the addition would allow for four vehicles.

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

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

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

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

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



**Zoning Board of Appeals
3/14/2022**

Item: 1318 N Chicago Ave - 2/15/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1318 N Chicago Ave - Minutes 2/15/22	Minutes
1318 N Chicago Ave - Findings 2/15/22	Minutes

ZONING BOARD

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

OF APPEALS

RE: 1318 NORTH CHICAGO AVENUE - ZBA #22-001

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 15th day of February, 2022 at the hour of
 7:30 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
 FRANK PORTERA
 BENJAMIN JAFFE
 JOSEPH GEISEL
 JEFFREY LANAGHAN
 JOSEPH SELBKA
 THOMAS DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: All right, moving on to the third and final petition of the evening, ZBA Reference #22-001. That means you're the first petition of the new year designated in that slot, 1318 North Chicago Avenue.

Let's, have you folks signed in?

MR. CROSSIN: Yes.

CHAIRPERSON SIAVELIS: Okay, Derek, go ahead, give the overview, and then we'll swear the Petitioners in and then let them commence.

MR. MACH: The Petitioner is proposing to install a five-foot tall fence along the exterior side yard. Per code, fences in the exterior side yard, if they are taller than three feet, must be set back five feet, and landscaping must be provided along the street side of the fence.

Therefore, they're requesting a variation from Chapter 28, Section 6.13-3c to allow a five-foot tall fence along the exterior side yard to be set back one foot from the property line where a setback of five feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

Thank you, Chairman.

CHAIRPERSON SIAVELIS: Great, thank you.

Okay, folks, can you identify yourself?

MR. CROSSIN: Mike Crossin.

MRS. CROSSIN: Monica Crossin.

CHAIRPERSON SIAVELIS: Okay, can you both raise your hands, please? Your right hands, and I'll swear you in.

(Witnesses sworn.)

CHAIRPERSON SIAVELIS: Okay, great, you may proceed.

MR. CROSSIN: Okay, so we are obviously seeking a variance. Going through your steps, number one, the proposed use will not alter the essential character in the locality and be compatible with the existing uses and zoning of nearby property. Based on the current landscape, I don't know if you can pull up a picture of that, there's mature evergreens there right now and a mature tree that's on that corner. It's also a berm in that area with the other bushes. You probably can't, you might be able to see them there in that picture, if you can explode that a little bit, I don't know. So, with that being the case, we're trying to keep that existing landscape in and putting in a five-foot fence around it to keep that natural landscape that's been there.

The plight of the owner is due to unique circumstances which may include the length of time, again going back to the landscape that we have currently there, having a five-foot fence set five-foot back, that would kind of go right through those evergreens there and having that other landscape on the other side. There's actually a mature tree to the right of that. You can't see it in that picture.

The proposed variation is in harmony with the spirit and intent of this chapter. We're trying to make the house have better curb appeal, and we feel that this five-foot fence encompassing that landscape will provide better curb appeal for that location.

Then the variance requested is the minimum variance necessary to allow reasonable use of the property, again we feel that the five-foot fence rather than a three-foot fence, due to the circumstances of our kids and our dog, we have a young

puppy that's going to be, probably be able to jump maybe over that fence.

CHAIRPERSON SIAVELIS: At three feet?

MR. CROSSIN: At three feet, yes.

MRS. CROSSIN: She's already been attacked and hospitalized from another dog, and we've just had issues with that. So, we feel the three-foot fence is not going to be sufficient.

MR. CROSSIN: And then we're obviously going for an open style fence as well, not a wood fence which is what we have in the back of the property.

CHAIRPERSON SIAVELIS: Okay, I have some questions to ask you.

MR. CROSSIN: Sure.

CHAIRPERSON SIAVELIS: I don't want to interrupt you, are you done with your presentation?

MR. CROSSIN: Yes.

CHAIRPERSON SIAVELIS: Okay, so when did you folks move into this house?

MR. CROSSIN: 11 years ago.

CHAIRPERSON SIAVELIS: 11 years ago. Okay, did you build this or was this pre-built?

MR. CROSSIN: We did not build it but it was not lived in. It was built, and we bought it while it was going through construction.

CHAIRPERSON SIAVELIS: New to you and new to inhabit it.

MR. CROSSIN: Correct.

CHAIRPERSON SIAVELIS: Okay. All right, so Derek, can you, okay, you can either use this survey, this annotated survey that you folks presented.

MR. CROSSIN: Yes.

CHAIRPERSON SIAVELIS: Or you can use the picture, but maybe we'll start here. So, is there fencing around the other, the perimeter of your backyard?

MR. CROSSIN: Yes, so the back, the north side of that is all fenced, and then so is the west side.

CHAIRPERSON SIAVELIS: Okay, what about the distance between the west property line and your house?

MR. CROSSIN: The distance between the west property line, and --

CHAIRPERSON SIAVELIS: Yes, is there a fence there in that area?

MR. CROSSIN: Between the, on the west side of the house?

CHAIRPERSON SIAVELIS: Yes.

MR. CROSSIN: Yes, it's my neighbor's fence.

CHAIRPERSON SIAVELIS: Okay, but I'm saying do you have any sort of, is there another, so you want to kind of enclose your backyard so your dog and your kids can play, right?

MR. CROSSIN: Yes.

CHAIRPERSON SIAVELIS: So, just out of curiosity, is there another fence segment between the west property line and your house there?

MR. CROSSIN: No, that's what we, we'll be installing that as well.

CHAIRPERSON SIAVELIS: Oh, you'll be installing one there, but you don't need a variance on that side?

MR. CROSSIN: No, no.

CHAIRPERSON SIAVELIS: Okay, so you'll essentially match up with the five feet then?

MR. CROSSIN: Yes, we'll keep that side wood and just it would follow code. It's just we want to keep everything five-foot, but we're making the other side aluminum, open style decorative.

CHAIRPERSON SIAVELIS: Okay, and you said, how many kids do you folks have?

MR. CROSSIN: Two. Two 10-year-olds.

CHAIRPERSON SIAVELIS: Two 10-year-olds, okay. So, I assume they're out in the backyard playing a fair amount?

MR. CROSSIN: Yes.

CHAIRPERSON SIAVELIS: Running around and doing other things with their friends in the backyard.

MR. CROSSIN: Yes. Yes.

CHAIRPERSON SIAVELIS: What kids do.

MR. CROSSIN: They're baseball players, too, you know. We thought about coming down from the property line, or from the building line and going straight up but it's just too small.

CHAIRPERSON SIAVELIS: Yes, you can't pitch back there.

MR. CROSSIN: Yes.

MRS. CROSSIN: No.

MR. CROSSIN: And we actually think it would look, I mean, with the current landscape in the back right corner with the mature pine, you know, we'll probably do additional plantings inside the fence.

CHAIRPERSON SIAVELIS: Okay, have you talked to your neighbors about this, by the way?

MR. CROSSIN: We have talked to some of our neighbors. We didn't get to all of them, but I think there were some comments that were brought up I believe from some neighbors?

MR. MACH: Correct. I do have two e-mails that I'd like to read into the record.

CHAIRPERSON SIAVELIS: Do you have hard copies to circulate to us as well, Derek?

MR. MACH: I do. I think --

MRS. CROSSIN: If I can add?

MR. MACH: Sure.

MRS. CROSSIN: I know the majority of the neighbors very well over the last 11 years. Talking to the ones I am familiar with and know, they had no problem at all. I don't really know these neighbors.

CHAIRPERSON SIAVELIS: Okay, and just so we're also clear, you have no neighbor on the east side, right? That's Chicago Avenue.

MR. CROSSIN: That's Chicago Avenue, correct.

CHAIRPERSON SIAVELIS: So, there is no adjacent neighbor impacted by this fence, right?

MR. CROSSIN: No. No, just across the street that would have to maybe look at it.

CHAIRPERSON SIAVELIS: Okay, but my point is there is no neighbor that's directly abutting this fence that you're contemplating and you're seeking the variance after?

MR. CROSSIN: True.

MRS. CROSSIN: No, correct.

CHAIRPERSON SIAVELIS: What about the neighbor behind you?

MR. CROSSIN: Well, there is the neighbor to the north.

CHAIRPERSON SIAVELIS: Okay, has that neighbor expressed --

MR. CROSSIN: No, they didn't. They didn't express any --

CHAIRPERSON SIAVELIS: Comments or feedback?

MR. CROSSIN: No, no.

COMMISSIONER JAFFE: Derek, do you have to read them, or --

MR. MACH: I would like to read them into the record.

CHAIRPERSON SIAVELIS: So, these folks, Derek, submitted their addresses on here as well? Can we just quickly cross-check that?

COMMISSIONER PORTERA: They're directly across the street.

CHAIRPERSON SIAVELIS: Yes, one is directly across the street. Yes, one is just a bit north but, so the record is clear here, your neighbor at 1322 directly north of you --

MR. CROSSIN: Correct.

CHAIRPERSON SIAVELIS: -- did he or she or they provide any feedback or comments to you?

MR. CROSSIN: No.

CHAIRPERSON SIAVELIS: And then your neighbor at 1610 directly adjacent to you to the west?

MR. CROSSIN: No.

CHAIRPERSON SIAVELIS: Have you seen these, by the way? Have you folks seen these?

MR. CROSSIN: We have not seen them. I talked to Derek a little bit about them.

MR. MACH: I received them this afternoon, and I did inform the Petitioner that neighbors expressed concern. I didn't read them the e-mails, but if I may --

CHAIRPERSON SIAVELIS: I think that's probably a good idea. We'll give you a chance to look at them and give you a chance to respond to them.

MR. CROSSIN: Appreciate it.

MR. MACH: The first e-mail is from Nora Miller: I understand that the hearing for zoning variation is tonight. I appreciate the request for the fence, but I am not comfortable with the plans of the neighbor. I think it impacts the curb appeal of our house and others in Chicago Avenue. Our street view will be impacted. I would rather there be some landscaping to allow for a natural barrier between fence and sidewalk and add appeal and color to the border. Please consider as you review this zoning variation.

The second e-mail reads: There is no additional information. The fence itself doesn't look to be an eyesore, but I'm concerned that it will be so close to the sidewalk that there is an inability for landscaping if it does look bad. Because the space is open now, trash and other items can get trapped there. With the fence, that's more likely. I would prefer not to look at garbage. If there's a way to push it back farther in the yard,

that would be the preference. I know there is existing landscaping and I'm not asking for those trees to be removed. Simply looking for another foot to give room for landscaping shouldn't be hard. Thanks. Christina Horn.

Thank you, Chairman.

CHAIRPERSON SIAVELIS: Thank you.

All right, so that was a bit of a default to the comments from the audience, even though that was comments that were submitted. So, we're going to kind of collapse a couple of these phases. So, we'll give you a chance to talk about, or respond to those comments and provide your thoughts on those.

MR. CROSSIN: Sure. Well, for one, you know, the idea that trash, you know, I think with the variance that we're trying to get, like one foot off the property line which would be one foot off the sidewalk, we can put a three-foot fence, the same type of three-foot fence there. I don't understand what trash would, I mean, we're not dirty people, we're not, I don't keep, you know --

MRS. CROSSIN: Trash will get stuck there regardless of the fence. I don't understand the validity in that, and we do, we haven't had a problem with trash anyway.

MR. CROSSIN: I guess I don't understand the landscape comment because the landscape is still going to be there, it will just be on the inside of the fence. We're not looking for a variance in the landscape.

COMMISSIONER LANAGHAN: Technically you are in that the code requires the fence be set back five feet if you're going to go with the five-foot fence, which would require or would allow room for landscaping. So, that's kind of where the landscaping goes from.

MR. CROSSIN: Okay.

COMMISSIONER LANAGHAN: You're basically saying, hey, we've got some landscaping on the inside, we're putting in an open fence, you can still see the landscaping.

MR. CROSSIN: I got you.

COMMISSIONER LANAGHAN: There's actually a tree, to your point, there's actually a tree in the right-of-way just beyond that as well.

MR. CROSSIN: Correct.

COMMISSIONER LANAGHAN: And the right-of-way is about 10 or 15 feet.

CHAIRPERSON SIAVELIS: In the parkway you're saying?

COMMISSIONER LANAGHAN: In the parkway, correct.

COMMISSIONER SELBKA: And their concern is if they don't like the fence, there will be landscape over the fence so that they don't have to see it. That apparently is their concern.

COMMISSIONER LANAGHAN: I mean, the point that they could put a three-foot fence that looks exactly the same in the same spot is a valid point.

CHAIRPERSON SIAVELIS: It's a compelling point actually.

COMMISSIONER LANAGHAN: Absolutely.

CHAIRPERSON SIAVELIS: Think about it, it's like --

COMMISSIONER LANAGHAN: Yes.

CHAIRPERSON SIAVELIS: That's a very succinct and effective response to those complaints that are raised by your neighbor --

COMMISSIONER LANAGHAN: Right.

CHAIRPERSON SIAVELIS: -- because you can alleviate it and, you know, dismiss that point in that regard, those points in that regard. Then, so really what this comes down to is, is there justification? Is it reasonable to ask, you know, are there grounds for two more feet, right?

I tell you, Derek, can you go flip to -- by the way, before I go where I was going to go, is this the exact style of fence you're going to put in?

MR. CROSSIN: It's either, I sent him another picture, too, it's going to be one of those type, you know, exactly like that.

CHAIRPERSON SIAVELIS: Open style?

MR. CROSSIN: Open style, yes.

CHAIRPERSON SIAVELIS: Not board-on-board, offset or solid panel?

MR. CROSSIN: No, no, no. No, not at all. I've been working with, I don't know, Raupp Fence, they do a lot in Arlington Heights, but it's just been difficult to, with everything going on, to get their materials and all that to get through.

CHAIRPERSON SIAVELIS: Right.

COMMISSIONER GEISEL: I believe that open fencing, because we've seen it before, it is not the piece of a barrier that, you know, a wood five-foot fence would present.

COMMISSIONER LANAGHAN: Right.

COMMISSIONER GEISEL: The landscape material is still very visible and it almost negates the fence. You almost don't see it.

CHAIRPERSON SIAVELIS: Right, and frankly, that style of metal fence, right, looks really good, is powder coated, it ages really well, right? You don't have the fading and the yellowing and the graying that you do on wood fences, and it doesn't sag and gap like some of the plastic panel fence does over time.

COMMISSIONER GEISEL: I just pulled a permit and put it in myself last year.

COMMISSIONER JAFFE: Not to pile on, I would surmise if there were debris in there, that they would actually blow through this open style fence onto the Petitioner's property, whereas a closed-out fence, yes, I could give some legitimacy to what the neighbor is saying, but I don't consider what they're saying with the circumstances here.

CHAIRPERSON SIAVELIS: Yes, Derek, can you, I concur with both of those points, can you enlarge this view please, Derek?

So, I'm trying to get a better understanding of north to south. What is that vertical run along Chicago Avenue? Can you give me an approximate of --

MR. CROSSIN: How far does it go?

CHAIRPERSON SIAVELIS: Yes, that run north to south.

MR. CROSSIN: North? Oh, of the fence?

CHAIRPERSON SIAVELIS: Yes. Yes, the distance.

MR. CROSSIN: It would probably be, that north side of the fence would probably be from me to that screen. I would guess maybe a little bit longer.

CHAIRPERSON SIAVELIS: So, Derek, do you have measuring tools on? Are you on full Acrobat there?

MR. MACH: No, I do not have measuring tools, but --

COMMISSIONER GEISEL: Can you go down? So, if the top elevation is 90

feet, it's maybe a third of that. So, it's maybe 30 feet.

CHAIRPERSON SIAVELIS: Yes, 25-30 feet, yes.

MR. CROSSIN: Yes, I might have it from my old fence quote in here, hold on.

COMMISSIONER GEISEL: If that's the lot line to the north, the 89.5 --

CHAIRPERSON SIAVELIS: Oh, no, I'm sorry, I was talking about the run along Chicago Avenue.

COMMISSIONER GEISEL: No, I know. What I'm saying is since that's the only thing that's noted --

CHAIRPERSON SIAVELIS: Yes, you had 105 over here on the right.

MR. CROSSIN: So, it says, he quoted me here 35 feet.

COMMISSIONER GEISEL: 35, okay.

MR. CROSSIN: From the building to the north lot line, right?

COMMISSIONER GEISEL: Okay, we were close with 30.

CHAIRPERSON SIAVELIS: Okay, yes, and I note that the south portion of the proposed fence is even with the house structure, right?

MR. CROSSIN: Correct.

CHAIRPERSON SIAVELIS: With the corner of the house. They're not bringing it farther south, right, into the side yard.

MR. CROSSIN: Correct.

CHAIRPERSON SIAVELIS: To create a more, you know, visual heft to that fence.

COMMISSIONER GEISEL: It's really minimal, and with a corner lot you just don't have a lot to work with there.

CHAIRPERSON SIAVELIS: No, there isn't. There's not a lot to work with, and can we see the photograph please of the landscaping there? One, two, three large pine trees, some bushes there, right.

MR. CROSSIN: And then there's a tree similar to the one that, there, just to the right, right there, that is also on my property.

CHAIRPERSON SIAVELIS: Where is that tree that we're not seeing here? Is it in the parkway?

MR. CROSSIN: No.

COMMISSIONER LANAGHAN: There's one that you see in the photo but it's just in the part that --

MR. CROSSIN: Yes, see the one right, see that one right there?

CHAIRPERSON SIAVELIS: Yes.

MR. CROSSIN: Yes.

CHAIRPERSON SIAVELIS: Okay, so we couldn't see it in that other photo.

MR. CROSSIN: Yes, yes, it's like cut off.

CHAIRPERSON SIAVELIS: Okay, so you're talking about this, well, the depending on its dimension from the property line, right, the sidewalk and stuff, you may be, if you went five-foot inside of what the code requires, you may be, that fence may be inside that tree, the tree may be abutting it, but it's not going to work with those other bushes that are maturing.

MR. CROSSIN: Right, and that also was all built up as far, I'd have to have

that all landscaped out, you know.

CHAIRPERSON SIAVELIS: Is that the berm you were referring to at the beginning?

MR. CROSSIN: Yes, it's all kind of, goes up.

CHAIRPERSON SIAVELIS: Okay, let's see. Do we have any other questions from Board members? I feel like this side of the table has dominated this exchange here.

COMMISSIONER DRAKE: I have a question. Do you know the two residents that sent these e-mails? Do you know them? Any relationship with them since you've lived there 11 years?

MR. CROSSIN: Yes, the Millers are newer, they haven't been there that long, and I don't know, we don't know the Horns.

MRS. CROSSIN: I think I've met them; they have a dog.

MR. CROSSIN: Is that the one, is the 1317 straight across from us?

MRS. CROSSIN: They have the Viater sign.

MR. CROSSIN: Yes, they have that.

MRS. CROSSIN: Yes, I know them. They seemed nice.

MR. CROSSIN: Yes, we've met them before, but it's just they haven't been there that long. I think they --

COMMISSIONER DRAKE: But they didn't express anything?

MR. CROSSIN: No, no.

MRS. CROSSIN: No.

CHAIRPERSON SIAVELIS: Any other questions, folks?

(No response.)

CHAIRPERSON SIAVELIS: All right, do you have anything else to add? Because we're going to move to deliberation phase now.

MR. CROSSIN: I don't think so.

CHAIRPERSON SIAVELIS: Okay, you can take a seat.

MR. CROSSIN: Thank you.

CHAIRPERSON SIAVELIS: Okay, I can start this, the deliberations. So, I'm cognizant and aware of the two e-mails that came in, although I don't find that opposition to be compelling in this situation. Given the nature of the variance sought, namely, the type of fence that's being sought, the position of the fence, and the other bushes, trees, shrubs, vegetation, whatever you want to call it, plus the berm, I think the Petitioner and the arguments that they have put forth overcome the neighborhood, the two neighbors' opposition, and especially since we have no opposition and no negative feedback from 1322 North Chicago, the neighbor who is most significantly impacted. I think this would be a different story, a different calculus if you had opposition from those neighbors as well.

But frankly, neighbors across the street, and a good sized street like Chicago Avenue that's there, and given your corner location, I don't feel compelled that the neighbors have made a strong enough opposition, and you folks have made a good argument regarding the four elements. So, I'm in support.

COMMISSIONER LANAGHAN: Yes, I'll jump in. The corner side yard, or the corner side lot, again I don't know how to phrase it, you're on a corner, we've seen this before. It's difficult to, you know, create any sort of privacy or security, you know, when you've got roads on two sides of you. The fact that they're using basically the same fence

that they could use there, they're just raising it two-foot to keep the dog in, you know, to me that makes a lot of sense. The fact that it's open, you can see the landscaping.

I'm in support of this one also. I agree, if some of the neighbor immediately adjacent was opposed to it, I think it would be a different story.

CHAIRPERSON SIAVELIS: Yes, and I also think Jeff made a good point, that they're not coming south into the side yard, right? I mean, frankly, we on this Board in the last couple of months have approved a number of five-foot fences running either on the property line or just slightly inside the property at one foot or less solid panel fences, okay, on corner lots. This is nowhere near the ask that those are, right? So, I think that's another factor that, you know, lands or bodes well for the Petitioners.

COMMISSIONER JAFFE: No, I agree. I don't want to call it precedence but, you know, the fence that they're using is an approved style of fence in that location. It's simply a couple of feet taller in my judgment.

CHAIRPERSON SIAVELIS: Yes, and like I said earlier, those fences are really nice.

COMMISSIONER LANAGHAN: I agree.

CHAIRPERSON SIAVELIS: They're costly, they're well manufactured, and they age well. So, any other comments?

COMMISSIONER DRAKE: I think they've made the case. I don't think that the neighbors that are in opposition did. I think oftentimes we see these e-mails from neighbors which we take seriously, but when they are not here and don't get the benefit of hearing the conversation and hearing the responses of the Petitioner, you know, they're really missing and not getting the whole picture. So, I'm in favor of this.

CHAIRPERSON SIAVELIS: That was well said, Mr. Drake, you're right, because oftentimes we've seen neighbors send an e-mail and actually come here, and they either rescind or address their opposition or shift to support once they hear the back and forth from the dialogue presentation.

COMMISSIONER DRAKE: More often than not, they do.

CHAIRPERSON SIAVELIS: Yes, but that's a good point.

Any other comments? Or do we have a motion?

COMMISSIONER DRAKE: I move approval of the petition.

COMMISSIONER JAFFE: Seconded.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations! Variance granted.
MRS. CROSSIN: Thank you all so much.
MR. CROSSIN: Thank you.
CHAIRPERSON SIAVELIS: Certainly. All right.
MR. CROSSIN: Do you need these back for evidence?
MR. MACH: No, I have them.
CHAIRPERSON SIAVELIS: Hold on, we've got to adjourn and all that.
MR. CROSSIN: Sorry.
CHAIRPERSON SIAVELIS: No worries. Call to order.
MRS. CROSSIN: Thank you guys so much.
CHAIRPERSON SIAVELIS: Derek, there's no other business, right? Old
business or anything that we needed?
MR. MACH: Correct.
CHAIRPERSON SIAVELIS: Okay, do we have a motion to
adjourn?
COMMISSIONER LANAGHAN: So moved.
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 7:55 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
February 15, 2022

PETITIONER: Crossin Residence

ADDRESS OF PROPERTY 1318 N. Chicago Ave.

VARIATION: 6.13-3c (Location of Fences-Exterior Side Yards)

A variation to allow a 5-foot tall, fence along the exterior side yard (Chicago Avenue) to be setback 1-foot from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the existing landscaping and berm would conflict with the proposed fence if the fence was setback five feet in order to comply with code. The petitioner explained that the proposed five foot high fence is open in style and decorative. The petitioner commented that code would allow a six foot solid fence that is setback five feet. The petitioner testified that the fence is open in style; therefore, the existing landscaping is visible. The petitioner explained that the fence will improve the overall curb appeal.

Two letters in opposition to the variance request were shared with the Zoning Board.

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

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

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

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

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

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



Zoning Board of Appeals 3/14/2022

Item: 801 N Mitchell Ave - ZBA#22-002

Department: Planning & Community Development

REQUEST

- A 0.7 foot variance from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition with a front yard setback of 30.1 feet from the west property line instead of the minimum 30.8 feet and an additional 1.0 feet for the eave.
- A 7.2 foot variation from Chapter 28, Section 5.1-3.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 8.8 feet instead of the required 16.0 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 14, 2022
Date Prepared: March 9, 2022
Project Title: Franche Residence
Address: 801 N. Mitchell Ave.

Background Information

Petition Number: ZBA #22-002
Petitioner: Chad & Nora Franche
Address: 801 N. Mitchell Ave.
Arlington Heights IL 60004

Existing Zoning: R-3 – Residential Single-Family 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 7,399 square feet. The petitioner is proposing to add a partial second floor addition to an existing single-story house. However, as part of the project, a nonconforming portion of the home located on the first floor along the Vine Street frontage must be reconstructed. Since the breezeway is being demolished entirely, all new construction is required to comply with code. Additionally, the new wall is being moved one foot south from the existing breezeway wall, further into the required setback. Therefore, the petitioner is requesting the following variations:

- A 0.7 foot variance from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition with a front yard setback of 30.1 feet from the west property line instead of the minimum 30.8 feet and an additional 1.0 feet for the eave.
- A 7.2 foot variation from Chapter 28, Section 5.1-3.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 8.8 feet instead of the required 16.0 feet and an additional 1.0 feet for the eave.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Plan Reviewer, Building & Life Safety Department

Project Name: Franche Residence

Project Address: 801 N. Mitchell Avenue

ZBA #: 22-002

Date: February 24, 2022

Derek:

I have reviewed the request for the following variance:

- A .7 foot variance from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition with a front yard setback of 30.1 feet from the north property line instead of the minimum 30.8 feet and an additional 1.0 feet for the eave.
-
- A 7.2 foot variance from Chapter 28, Section 5.1-3.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 8.8 feet from the north property line instead of the minimum 16.0 feet and an additional 1.0 feet for the eave.

and do not have any objection to the request.

ZBA# 22-002
801 N Mitchell Ave - ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: January 31, 2022
Received by Planning:
Transmitted to Engineering: February 22, 2022
Completed: March 3, 2022
ZBA Meeting Date: March 14, 2022

The proposed ZBA application indicates that the petitioner is seeking:

- A 0.7 foot variance from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition with a front yard setback of 30.1 feet from the west property line instead of the minimum 30.8 feet and an additional 1.0 feet for the eave.
- A 7.2 foot variation from Chapter 28, Section 5.1-3.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 8.8 feet instead of the required 16.0 feet and an additional 1.0 feet for the eave.

The Engineering Division has NO COMMENT on the proposed variance request for maximum size of an accessory structure.

The Engineering Division has NO OBJECTION to the front yard setback and exterior side yard setback variance requests.

Note: Proposed second story addition is following existing footprint of existing first story and no service requests were found on file.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Franche Residence

Project Address: 801 N. Mitchell Avenue

ZBA #: 22-002

ZBA Hearing Date: March 14, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: February 22, 2022

- A 0.7 foot variance from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition with a front yard setback of 30.1 feet from the west property line instead of the minimum 30.8 feet and an additional 1.0 feet for the eave.
- A 7.2 foot variation from Chapter 28, Section 5.1-3.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 8.8 feet instead of the required 16.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: The proposed addition is nicely designed and is favorable for an administrative (Staff) design approval, pending the outcome of the ZBA review.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than March 4, 2022.

PETITION

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

PETITION

NOW COMES the Petitioner Chad & Nora Franche & 4 children + 1 on the way

being the owner of the property commonly know as: 801 N. Mitchell Avenue

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-2.3a&c

Chapter 28, of the Arlington Heights Municipal Code, in order to: Replace an existing breezeway with a 1 story addition
in Established ext. side setback & a second floor addition above existing 13 inches into Established Front setback.

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): House structure exists presently where we are requesting to rebuild an addition of similar size and height along Vine Street. The existing First floor is also set back the distance we need to build second floor bedrooms to align with existing which faces Mitchell Avenue

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): Adjacent house in this 2 house block on Vine Street is on a lot twice as deep as ours therefore skewing the established exterior side setback since it is setback from the street 23 feet. Petitioner's home is on a 56' wide corner lot allowed at the time to be setback 8.8'.

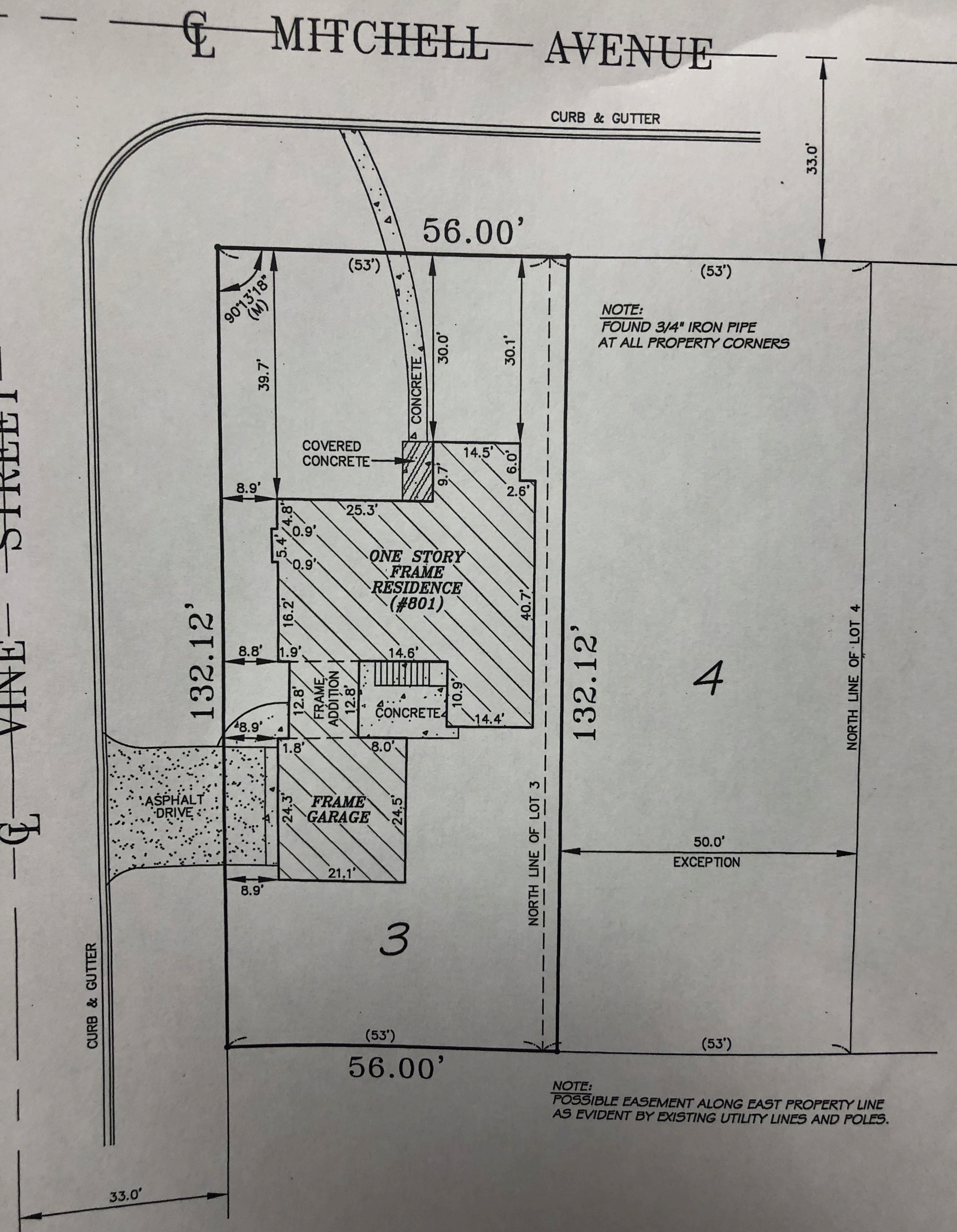
I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): We adjusted the addition massing for approval of the Design Commission to match other homes in the area without encroaching on an already built footprint of the existing house for this expanding family.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): To house five children with acceptable living, dining & sleeping space it is very much necessary to expand our home to the size proposed without exceeding any floor area restrictions.

Signed: 
Petitioner

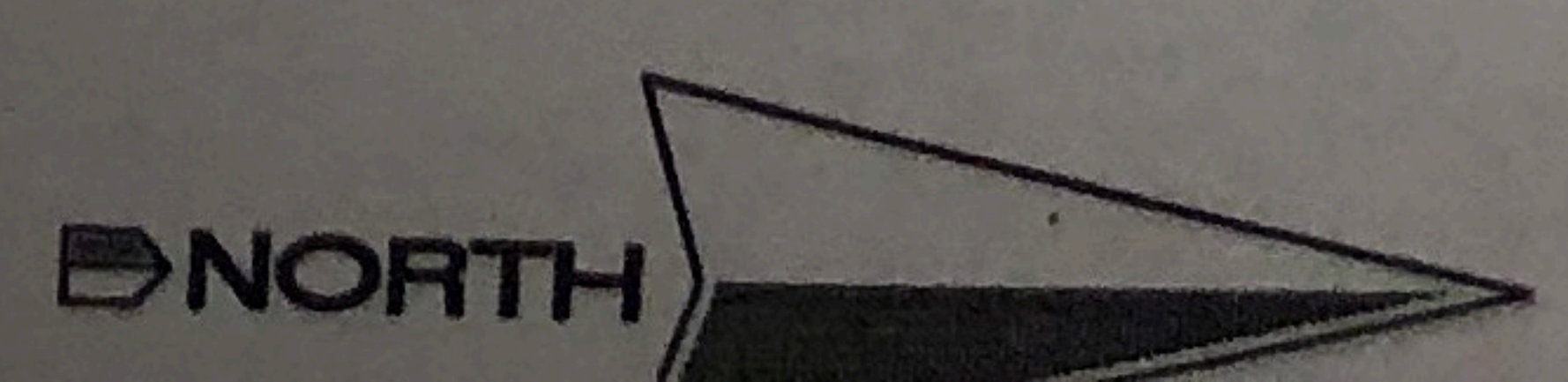
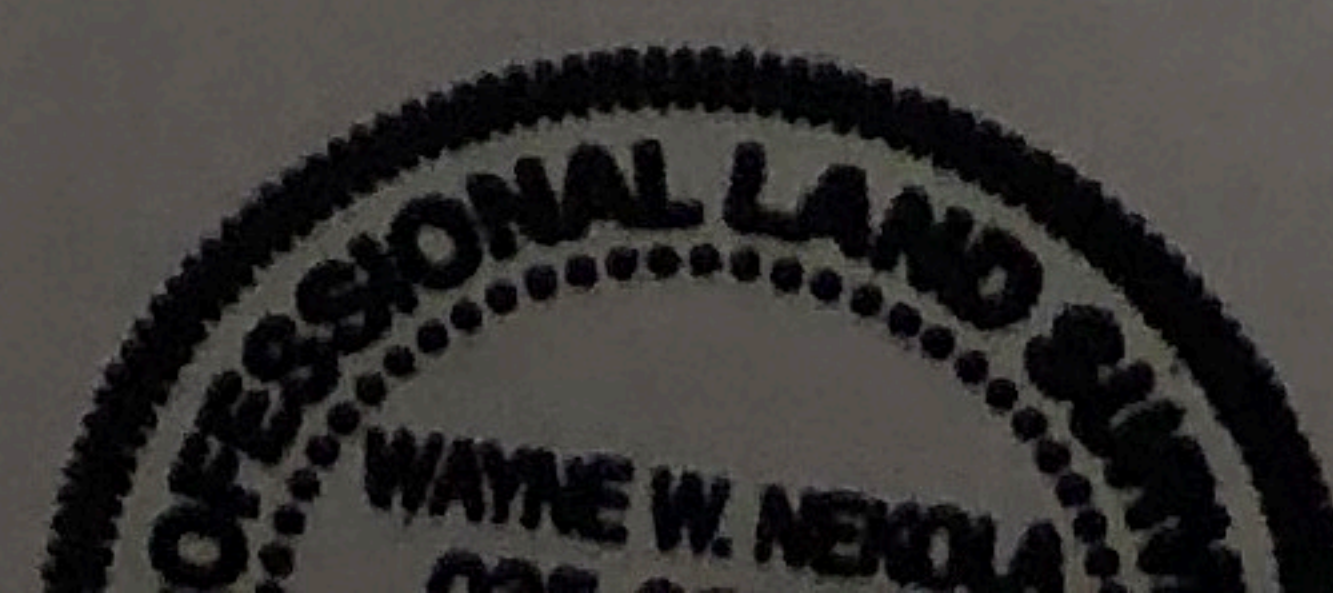
Date: 1-31-22

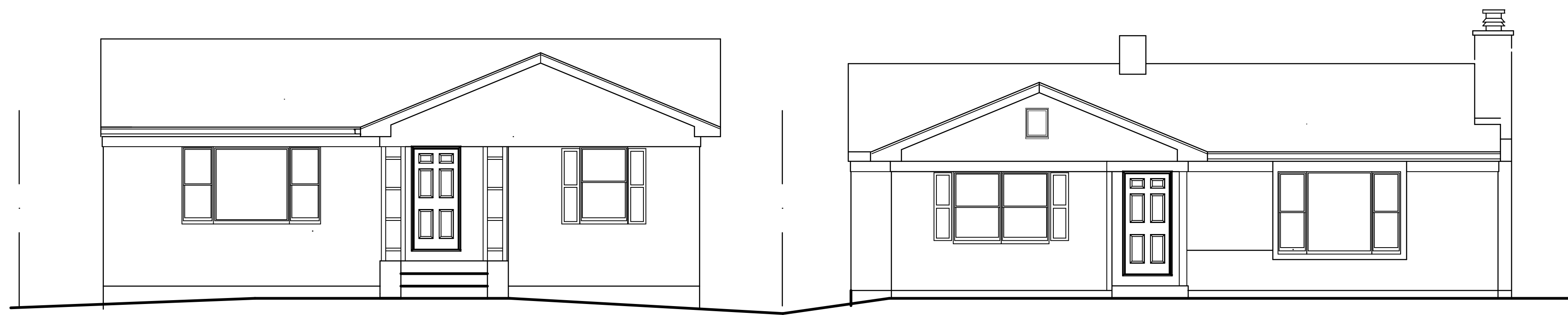
TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



END
RD / MEASURED

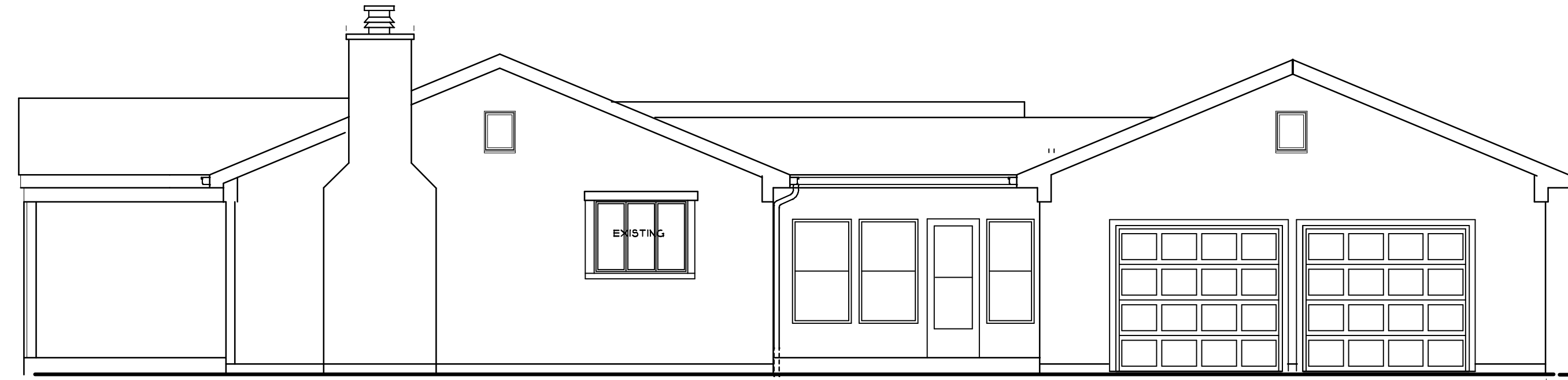
AREA = 7,399 SQ. FT.
OR LESS





WEST ELEVATION OF 805 N. MITCHELL AVE

WEST ELEVATION OF 801 MITCHELL AVE



SOUTH ELEVATION OF 801 MITCHELL AVE ON VINE STREET



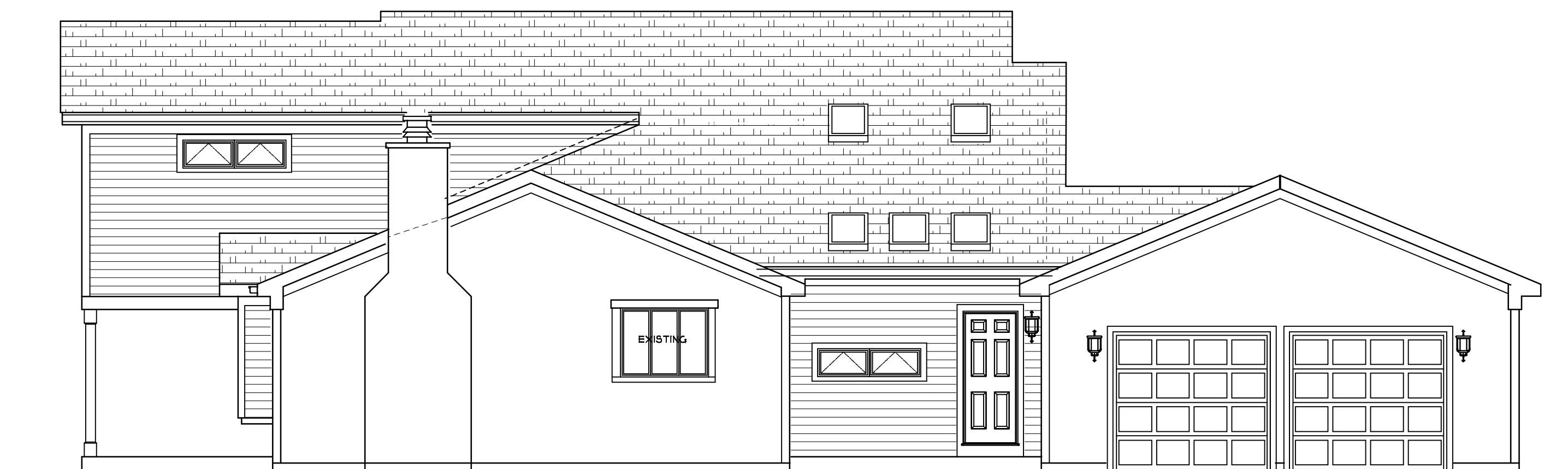
SOUTH ELEVATION OF 302 VINE STREET

EXISTING COMPOSITE WEST & SOUTH ELEVATIONS ADJACENT TO 801 N .MITCHELL AVE.

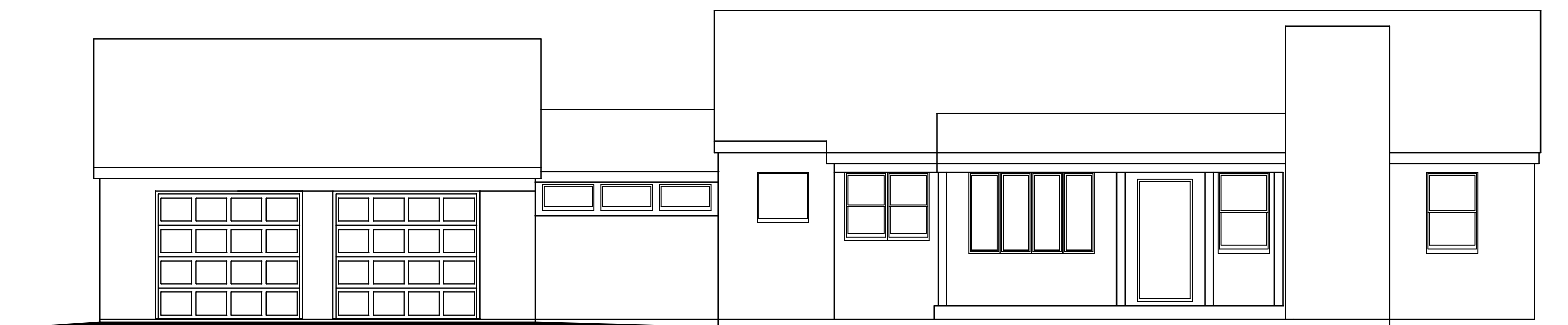


WEST ELEVATION OF 805 N. MITCHELL AVE

WEST ELEVATION OF 801 MITCHELL AVE



SOUTH ELEVATION OF 801 MITCHELL AVE ON VINE STREET



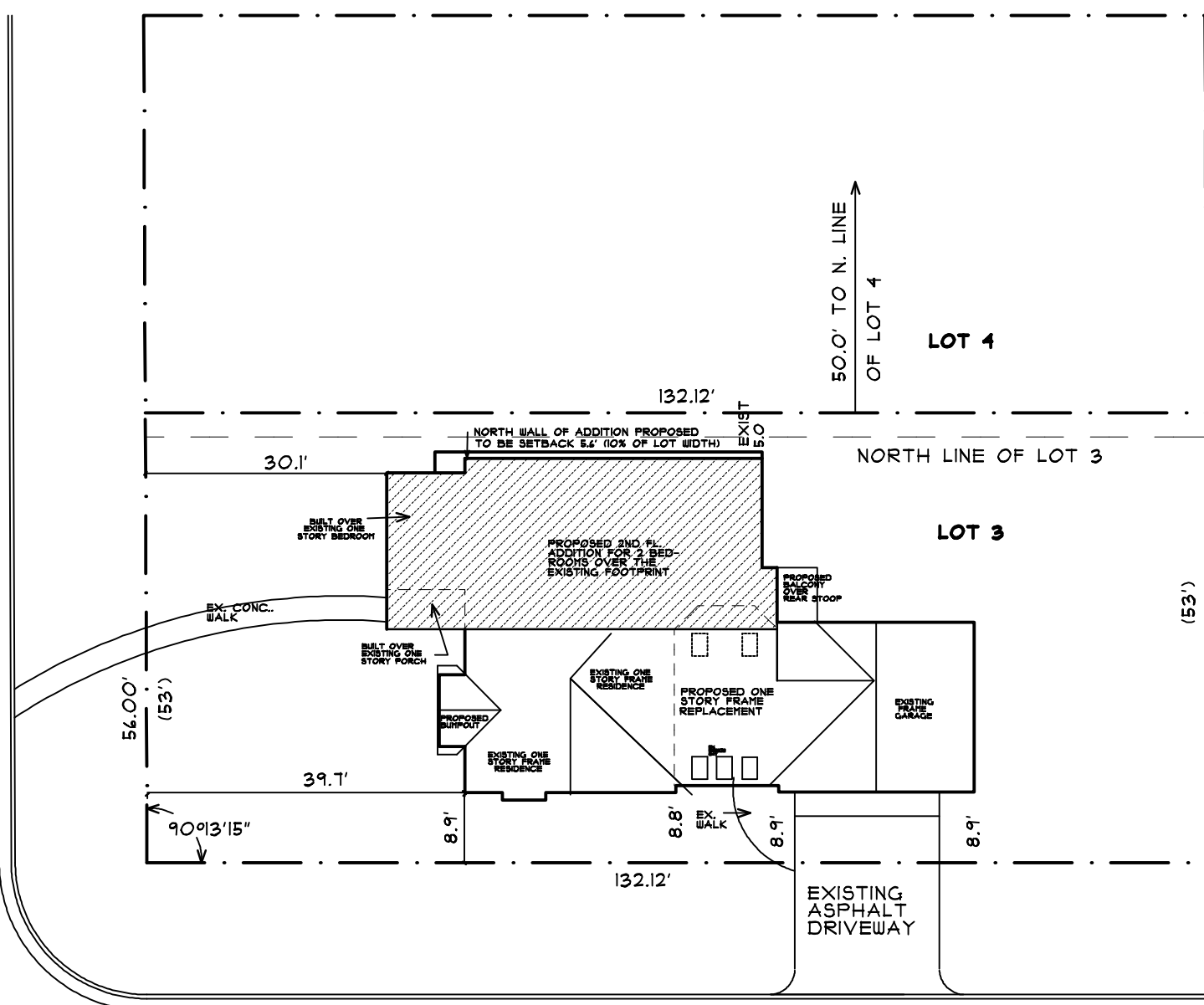
SOUTH ELEVATION OF 302 VINE STREET

PROPOSED COMPOSITE WEST & SOUTH ELEVATIONS ADJACENT TO 801 N. MITCHELL AVE.

AN ADDITION TO THE FRANCHE RESIDENCE

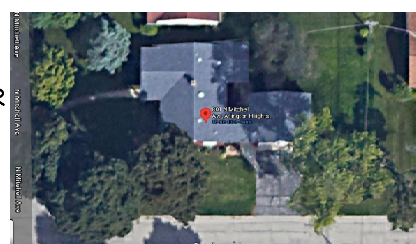
801 N. MITCHELL AVENUE ARLINGTON HTS, ILLINOIS

N. MITCHELL AVENUE



ESTABLISHED SETBACKS:
801 Mitchell - 49.20'
805 Mitchell - 51.55'
807 Mitchell - 50.1'
813 Mitchell - 51.37'
817 Mitchell - 50.65'
821 Mitchell - 50.28'
825 Mitchell - 50.1'
831 Mitchell - 47.74'
835 Mitchell - 51.37'
Est. Average - 50.262

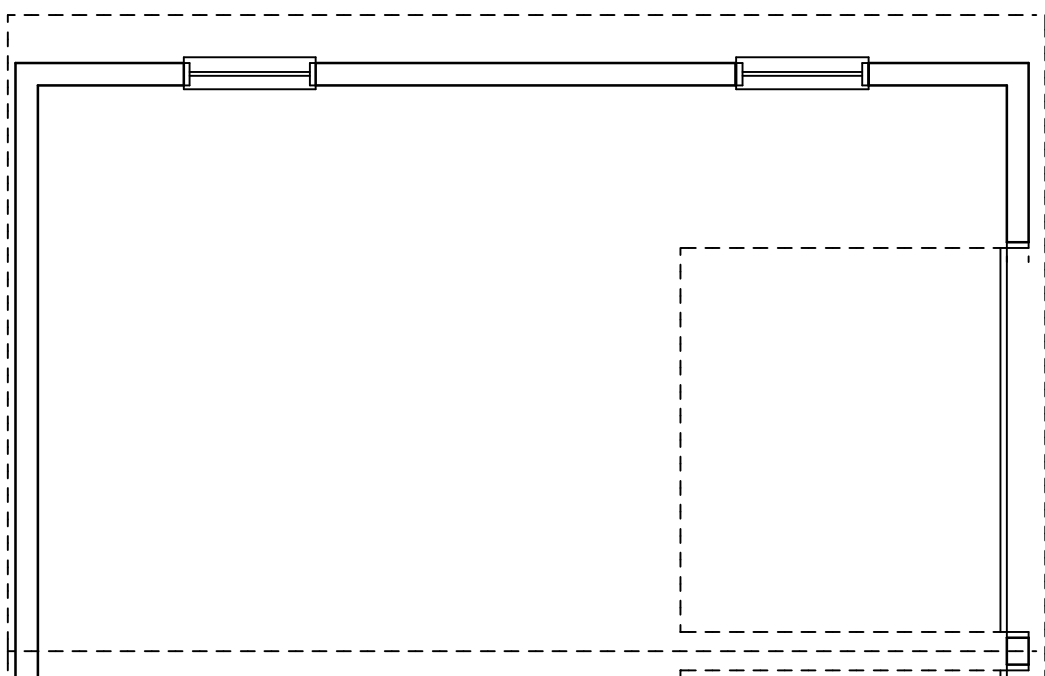
Subject house off Vine St. - 8.8'
Adjacent house off Vine St. - 23'
Est. Average - 16'



UNEXCAVATED

ARLINGTON HTS BUILDING CODES AND AMENDMENTS

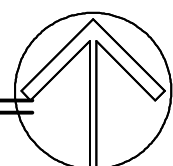
2018 INTERNATIONAL RESIDENTIAL CODE
2018 INTERNATIONAL BUILDING CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GAS CODE
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE
2011 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL FIRE CODE
2018 INTERNATIONAL ENERGY CONSERVATION CODE
ILLINOIS PLUMBING CODE MOST CURRENT EDITION



VINE STREET

SITE PLAN

SCALE: 1" = 20'-0"



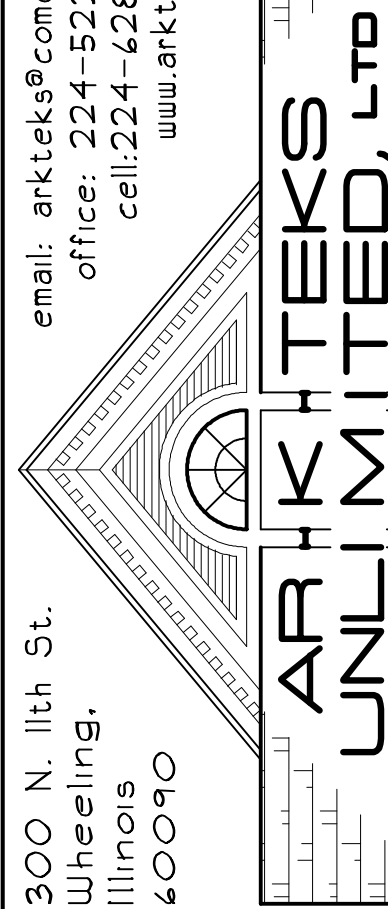
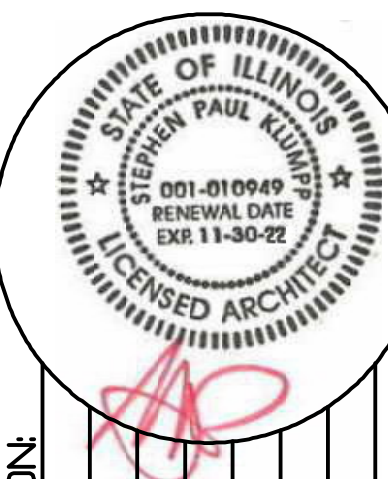
7'-5 1/2"

DATE / REVISION

300 N. 11th St.
Wheeling,
Illinois
60090
email: arkteks@comcast.net
office: 224-522-7322
cell: 224-628-2434
www.arkteks.com

DATE OF ISSUE:
1-31-22
JOB NUMBER:
XB6FRANJ
DRAWN: CHECKED:
TFM: SPK

SHEET
A-1
9
4



Chad & Nora (847) 275-6490

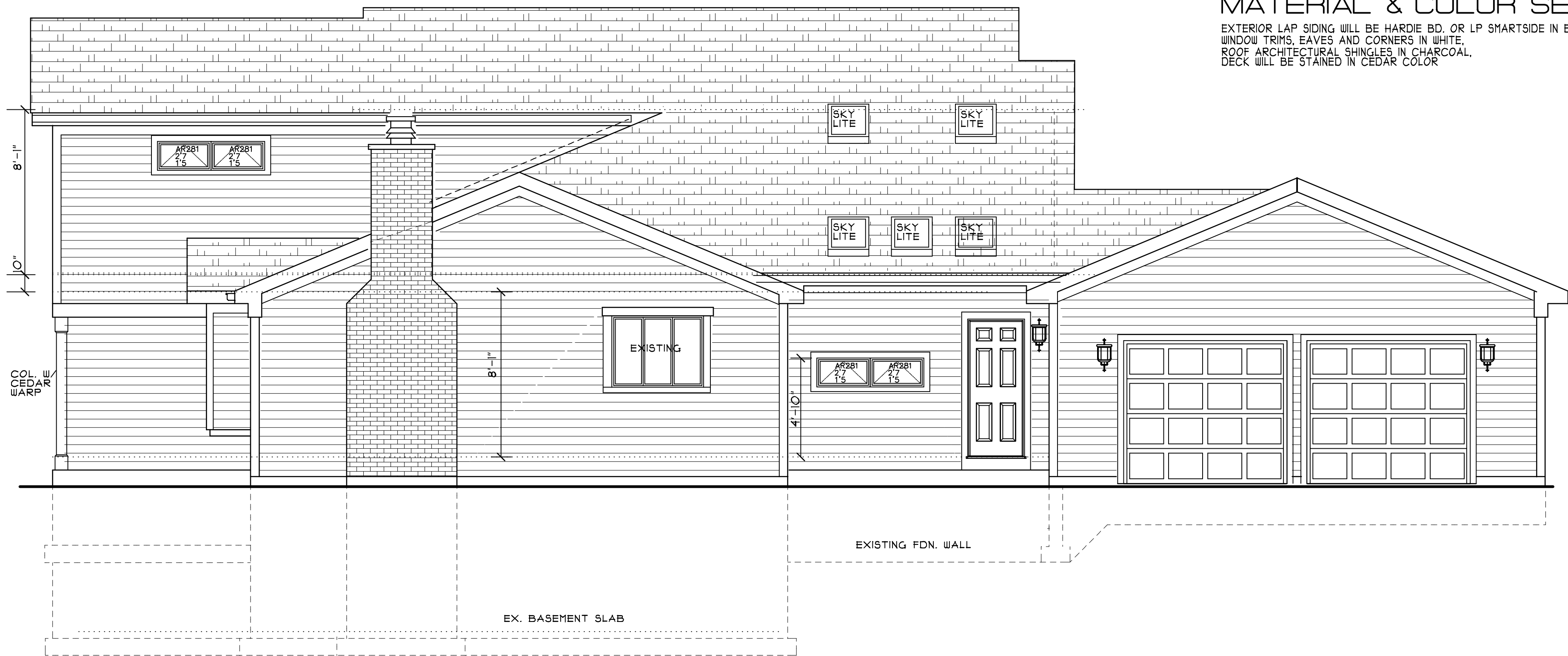
AN ADDITION TO THE
FRANCHE RESIDENCE
801 N. MITCHELL AVE.
ARLINGTON HTS., ILLINOIS



GENERAL COLOR & MATERIAL CONCEPT

MATERIAL & COLOR SELECTIONS:

EXTERIOR LAP SIDING WILL BE HARDIE BD. OR LP SMARTSIDE IN BLUSH GREY.
WINDOW TRIMS, EAVES AND CORNERS IN WHITE.
ROOF ARCHITECTURAL SHINGLES IN CHARCOAL.
DECK WILL BE STAINED IN CEDAR COLOR



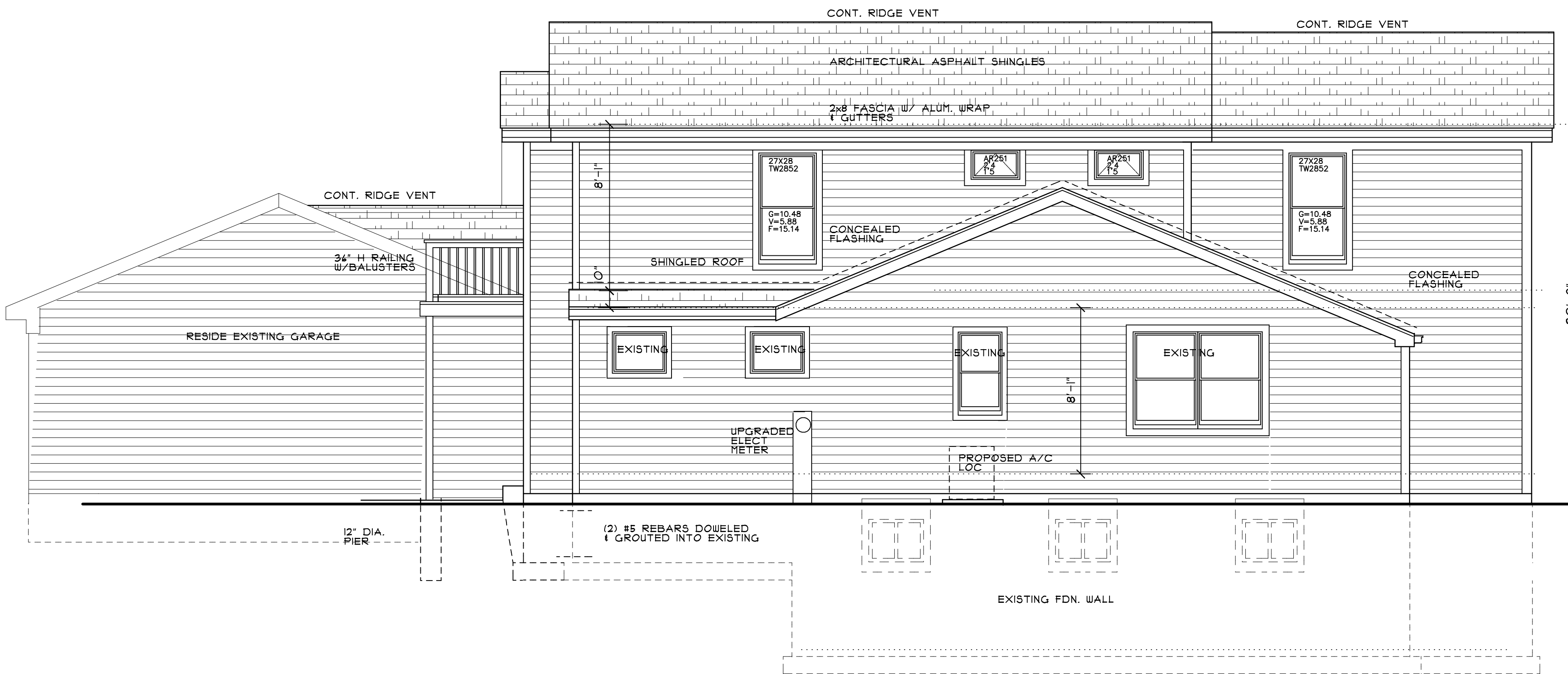
SOUTH VINE ST. ELEVATION

SCALE 1/4" = 1'-0"



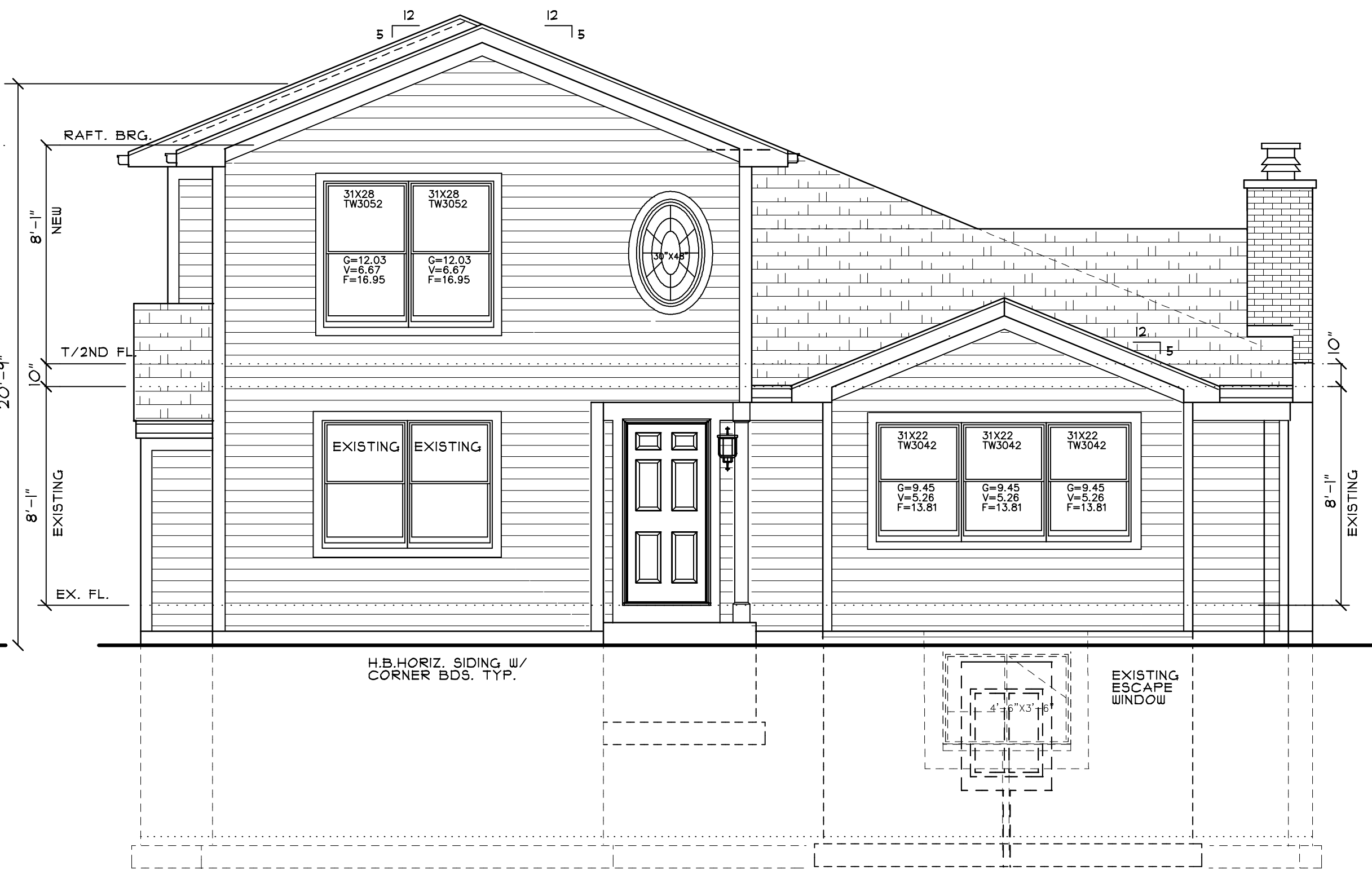
EAST REARYARD ELEVATION

SCALE 1/4" = 1'-0"



NORTH SIDEYARD ELEVATION

SCALE 1/4" = 1'-0"



WEST MITCHELL AVE. ELEVATION

SCALE 1/4" = 1'-0"

DATE: 1-31-22

REVISION:

email: arkteks@comcast.net

office: 224-522-7322

cell: 224-628-2434

www.arkteks.com

300 N. 11th St.

Wheeling,

Illinois

60090

DATE OF ISSUE:

1-31-22

JOB NUMBER:

XB6FRANJ

DRAWN: CHECKED:

TFM: SPK

SHEET

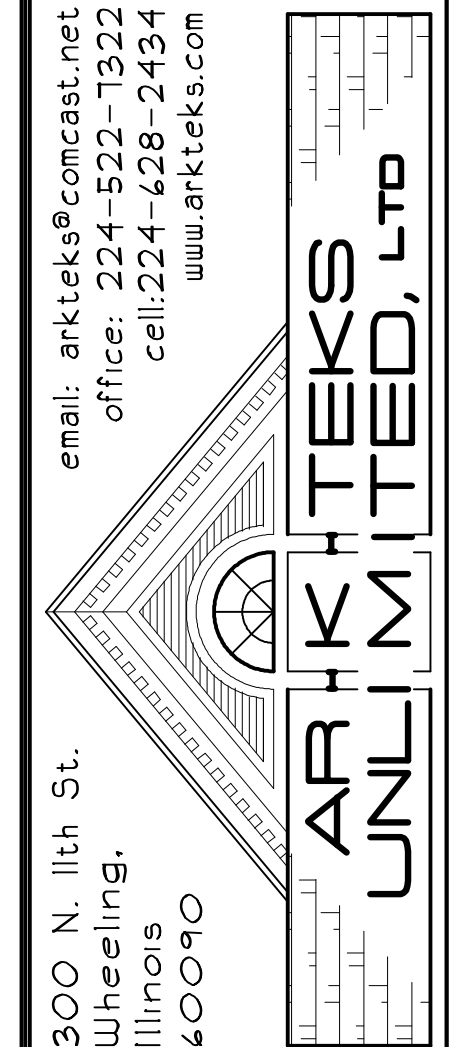
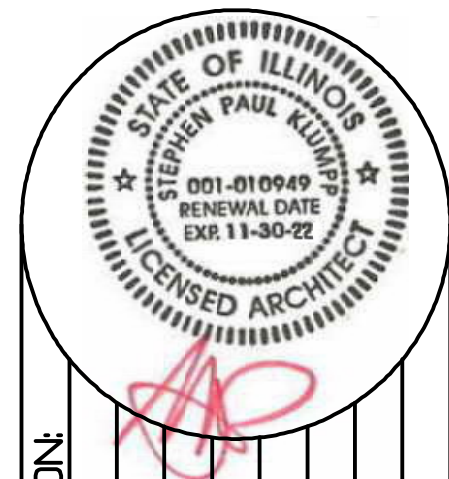
A-13

OF

4

9

4



AN ADDITION TO THE
FRANCHE RESIDENCE
801 N. MITCHELL AVE.
ARLINGTON HTS., ILLINOIS

SPECIFICATIONS

1. GENERAL INFORMATION:

- A. Contractors shall carry workman's liability and property damage insurance, and shall include in their bids all federal, state and local taxes.
- B. Contractors shall procure all local and state permits and must comply with all governing ordinances together with the local building codes. Owner shall reimburse permit fees to the contractors.
- C. Contractors shall verify all dimensions on the job and shall be responsible for same. Report any and all discrepancies and uncovered hidden conflicts or conditions to the architect before proceeding with work of any nature. Intended alignments with existing must be predetermined and accounted for.
- D. Each contractor shall remove all his own rubbish at once before it accumulates and shall leave premises broom clean upon completion of work.
- E. Contractors shall provide all necessary protection and adhere to safety precautions during the construction period. All work shall be installed in strict accordance with manufacturer's specifications and recommendations.
- F. Any additional diagrams, layouts, information, etc., pertaining to plumbing, HVAC, and electrical necessary for obtaining permits shall be submitted by the respective contractors.
- G. When applicable, contractors shall submit drawings for proposed changes or fabrications to architect for approval before proceeding with any work of this nature. All work started and/or completed before final approval shall be at the respective contractor's risk and expense. Failure of contractors to provide review drawings or letters of proposed intent shall render said contractor liable for all unsuitable construction caused by discrepancies between actual construction and the intent of the architect's drawings or owners requests. Their shall be no claims for backcharges.
- H. All information found in these notes, is intended for general use. Utilization of applicable notes is required by all contractors.

2. EXCAVATION AND BACKFILL:

- A. Excavate as required to install all foundations and footings. Extend excavation a minimum of 6" into virgin or compacted soil, having the required bearing capacity. All soil and fill under slabs, under and around inside of foundation walls shall be compacted by approved methods in 8" layers so that the compacted soil has a density of 95% of the optimum when tested. Maintain minimum soil pressure of 3000# per sq.ft. under slabs and foundation walls.
- B. Subsequent to final acceptance, redeposit clean topsoil in areas designated.
- C. All fill and topsoil shall be removed under slabs and pavements. Excess topsoil material shall be used for landscaping. Excess excavation and spoils shall be hauled away.
- D. Provide all shoring and sheathing and bracing necessary to prevent cave-in of excavation or damage to existing structures or adjoining site. When appropriate, issue any notices to owners of adjoining property.

3. CONCRETE:

- A. Concrete materials, aggregates and reinforcing shall conform to the latest edition of the A.C.I. code. Concrete shall have a minimum compressive strength of 3000 psi @ 28 days. Reinforcing shall have covering as follows: Concrete deposited against soil, 3" ; concrete exposed to weather: 2" ; concrete in other places: 1 1/2" .
- B. Footings and foundations shall be poured on dry soil free from frost and shall be protected from frost.
- C. All interior concrete slabs to have trowel finish with a maximum tolerance of 1/4" in 8'-0". All exterior slabs shall have broom finish.
- D. Welded wire fabric, as shown on the plans, shall be placed 2" form top of slabs and lapped 6" at the edges and 12" at the end of strips.
- E. Include in this contract all patios, porches and walks.
- F. Provide openings and sleeves in foundation walls as required for mechanical and plumbing. Verify size and location with respective contractors.
- G. Contractor shall take all precautions to protect the concrete from freezing during cold weather. No admixtures will be used without architect approval.

4. CARPENTRY:

- A. All lumber shall be kiln-dried having a moisture content of 15% maximum.
- B. All doors and frames may be pre-hung.
- C. Provide double studs at both sides of any opening exceeding 4'-0" in a bearing wall. Provide 4x posts as noted on floor plans.
- D. All wall thickness dimensions shown are actual size of structural elements
- E. Carpenter shall verify all rough openings with specific manufacturers selected prior to actual framing for openings.
- F. Header specifications: E=1,700,000 min. psi. Fb=1350 psi. min. (bearing walls) Fv=75 psi. min. (Hemlock-fir or equal)
- G. All headers at exterior walls to be (2) 2x12's unless otherwise noted and (2) 2x10's at interior walls unless otherwise noted.
- H. Joist and rafter specifications: E=1,400,000 min. psi. Fb=1150 psi. min. Fv= 75 psi. min. Hemlock-fir or equal
- I. All interior non-bearing walls to have 2x4's at 16" o.c.
- J. Firestop all draft spaces with 2x blocking or mud-in or thermafiber.
- K. Joists may be notched in top or bottom surface at end third of span only, not to exceed 1/6 of joist depth except that a notch not to exceed 1/3 of joist depth may be acceptable when notched in top only, not further from face of support than depth of joist. Holes may be bored thru joist not closer than 4" to edge, maximum diameter = 2 1/2".
- L. All joists bearing onto flush headers shall be supported by joist hangers.
- M. Carpenter shall do all necessary cutting, patching, framing and headering in lumber for other trades.
- N. Carpenter shall install all windows, doors (either wood or metal), cabinets and all hardware items and accessories installed in drywall.
- O. Seal tight around all openings in exterior walls with insulating foam and caulk or approved equal.
- P. All drywall to be placed horizontally and screwed. Glue/screw @ ceilings.

5. PAINTING:

- A. Drywall surfaces to be painted shall receive a minimum of one coat primer and one coat flat white or latex enamel for rooms prone to wetness.
- B. Paint all exposed sheet metal flashing the color of surrounding material.
- C. Finish all bare wood surfaces with a high quality stain free from blemishes

6. ELECTRICAL:

- A. Electrical contractor shall do his work in accordance with the rules and regulations of the governing electrical code and the requirements of the electrical company.
- B. Electrical contractor shall coordinate his work with all other related work
- C. All duplex receptacles shall be groundable type.
- D. Provide and hook-up all exhaust fans. Ductwork by heating contractor.
- E. Electrical contractor shall review with mech. contractor for items to be included in their bid.
- F. Verify location of all ceiling fixtures with owner prior to installation.
- G. Provide ground-fault circuit protection for outlets in entire kitchen bathrooms and at exterior, & ARC-Fault protection in bedrooms & closets

8. PLUMBING:

- A. All plumbing work shall comply with all applicable codes. Provide water-saving devices and fixtures.
- B. All waste and soil lines above grade to be PVC where permitted by code.
- C. All interior water supply lines shall be type "L" copper (1/2"-1 1/4").
- D. Plumbing contractor shall provide frost proof sill cocks where shown.
- E. All plumbing vents shall terminate 12" above roof surface.
- F. Plumber to wrap water lines with fiberglass blankets with foil face in all exterior walls and unheated spaces.
- G. Stuff around piping through walls and floors with insulating foam after piping is installed.
- H. On gas piping, each gas appliance to have gas cocks for isolation. Furnish and install flexible gas pipe from stub out to each gas appliance and make final connection to each appliance.
- I. Valve all fixtures, appliances and equipment.
- J. Provide 12" air chambers at all fixtures and 24" air chambers at risers.

10. MISCELLANEOUS:

- A. Provide 26 guage galvanized flashing at heads of all openings in exterior walls (unless protected by eave overhang),and at the intersection of changes of exterior finish materials.
- C. Provide flashing over top of foundation wall up sheathing and under
- D. The following items shall be furnished complete, by the appropriate trades: Prefinished gutters and downspouts, finish grading and landscaping if required, smoke detector, telephone prewiring, conduits, etc.

TYPICAL CONSTRUCTION ASSEMBLIES:

ROOF

- * 2@ 20 Lb. asphalt shingles
 - * 1@ 15 Lb. asphalt felts
 - * 5/8" Ext. glue-line OSB sheathing
 - * Ice & water shield from eave line up roof and extended pass interior face of wall 24"
 - * Roof structure - see floor plan for information
 - * Hurricane clips on each roof rafter conn. to wall
 - * Aluminum gutter and 3" x 4" downspout
 - * Aluminum soffit with perf. vents
 - * Insulation @ Min. R = 49
 - * Insulation @ vaulted ceiling only - Min. R = 38C
 - * 5/8" drywall
- Note: Provide vapor barrier between drywall and insulation.

FOUNDATION WALL

- * 12" or 8" Concrete wall (see plan)
- * (2) #5 Rebars top and bottom
- * Bituminous dampproofing (at house)
- * 4" Dia. perimeter perforated drain tile looped to sump (at basement). Wrap w/ drainage fabric.
- * R-15 blanket insul. refer to section
- * Seal perim. floor @ wall and apngs into basement

SIDING WALL

- * Horiz. siding over Tyvek wrap
- * 1/2" OSB sheathing
- * Wall bracing 1/2" cdx min. 4XB sheet plywood at corners nailed at 12" o.c. and any wall longer than 10'
- * Air infiltration barrier w/ taped seams
- * 2" x 6" Wood studs at 16" o.c.- refer to plan
- * Double top plate
- * Pressure-treated 2" x 6" sill plate or 2" x 4" where needed
- * 1/2" dia. x 12" long anchor bolts @ 6'-0" o.c. (min. piece)
- * Sill sealer
- * R-21 Min. insulation w/ vapor barrier in 2x6 walls
- * 5/8" drywall exterior walls only

SUB-FLOOR

- * 3/4" Min. Tongue & Groove OSB sub-floor glued & nailed to joists
- * Use 1/4" underlayment for vinyl floors
- * Floor structure - see floor plans for information

GARAGE WALLS & CEILING

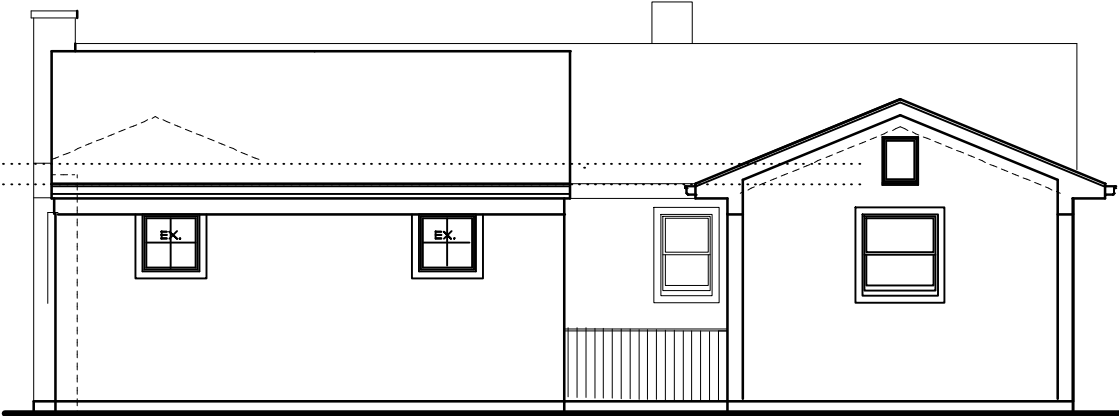
- * 5/8" Type "X" Gypsum Drywall at common walls with house and entire garage ceiling-(R-30)

DESIGN LOADS

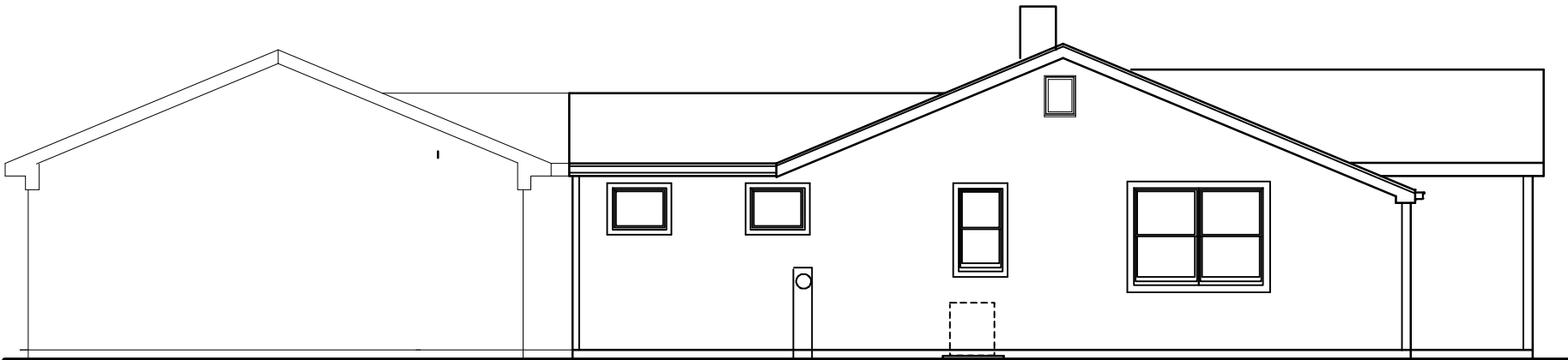
- * Roof = 45 PSF Total
- * Snow = 30 PSF Total
- * 2nd Floor = 40 PSF (65 PSF Total)
- * 1st Floor = 40 PSF (65 PSF Total)
- * Wind = 90 PSF Total



EXISTING SOUTH ELEVATION



EXISTING EAST ELEVATION



EXISTING NORTH ELEVATION



EXISTING WEST ELEVATION

DATE OF REVISION:

300 N. 11th St.
Wheeling,
Illinois
60090

DATE OF ISSUE:

1-31-22

JOB NUMBER:

XB6FRANJ

DRAWN CHECKED:

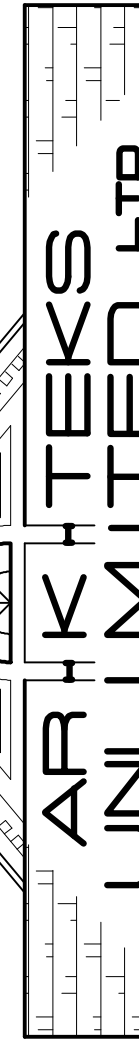
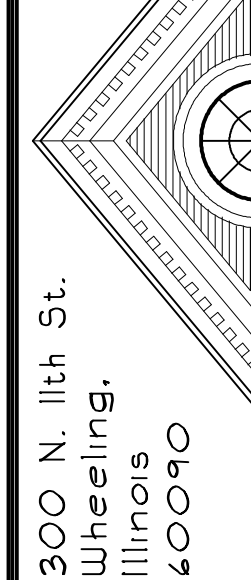
TFM : SPK

email: arkteks@comcast.net

office: 224-522-7322

cell: 224-628-2434

www.arkteks.com



SHEET

A-4

OF

4

Chad & Nora (847) 275-6490

AN ADDITION TO THE
FRANCHE RESIDENCE
801 N. MITCHELL AVE.
ARLINGTON HTS., ILLINOIS











**Zoning Board of Appeals
3/14/2022**

Item: 2002 N Verde Dr- ZBA#22-003

Department: Planning & Community Development

REQUEST

- A 9.7 foot variation from Chapter 28, Section 5.1-3.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 16.1 feet instead of the required 25.8 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 14, 2022
Date Prepared: March 9, 2022
Project Title: Brinson Residence
Address: 2002 N. Verde Dr.

Background Information

Petition Number: ZBA #22-003
Petitioner: Michelle & Troy Brinson
Address: 2002 N. Verde Dr.
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 and the property has a total land area of 10,030 square feet. The petitioner is proposing a 3-season room and a 2-car garage addition to an existing split-level home on a corner lot. The proposed garage is encroaching into the required exterior side yard setback; therefore, the petitioner is requesting the following variation:

- A 9.7 foot variation from Chapter 28, Section 5.1-3.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 16.1 feet instead of the required 25.8 feet and an additional 1.0 feet for the eave.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Plan Reviewer, Building & Life Safety Department

Project Name: Brinson Residence

Project Address: 2002 N. Verde Drive

ZBA #: 22- 003

Date: February 24, 2022

Derek:

I have reviewed the request for the following variance:

- A 9.7-foot variance from Chapter 28, Section 5.1-3.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 16.1 feet instead of the required 25.8 feet and an additional 1.0 feet for the eave.

and do not have any objection to the request.

ZBA# 22-003
2002 N Verde Dr - ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: February 7, 2022
Received by Planning:
Transmitted to Engineering: February 22, 2022
Completed: March 3, 2022
ZBA Meeting Date: March 14, 2022

The proposed ZBA application indicates that the petitioner is seeking:

- A 9.7 foot variation from Chapter 28, Section 5.1-3.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 16.1 feet instead of the required 25.8 feet and an additional 1.0 feet for the eave.

The Engineering Division has NO COMMENT on the proposed variance request for maximum size of an accessory structure.

The Engineering Division has NO OBJECTION to the exterior side yard setback variance request.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Brinson Residence

Project Address: 2002 N. Verde Drive

ZBA #: 22-003

ZBA Hearing Date: March 14, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: February 22, 2022

- **A 9.7 foot variation from Chapter 28, Section 5.1-3.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 16.1 feet instead of the required 25.8 feet and an additional 1.0 feet for the eave.**

Attached are the Petitioner's:

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

Comments: The proposed addition is nicely designed and is favorable for an administrative (Staff) design approval, pending the outcome of the ZBA review.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than March 4, 2022.

PETITION

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

PETITION

NOW COMES the Petitioner _____

being the owner of the property commonly know as: _____

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

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

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): _____

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): _____

Signed: _____

Petitioner

Date: _____

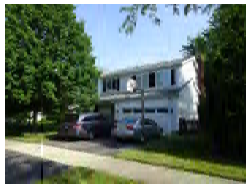
SURROUNDING PROP.
ADJACENT TO
2002 N. VERDE DRIVE
COLOR PHOTOGRAPHS



AERIAL VIEW



1408 RICHMOND ST

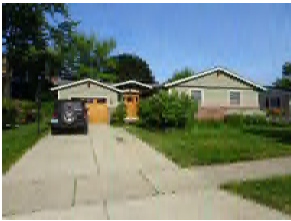


1404 RICHMOND ST

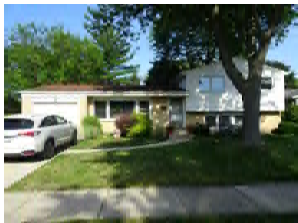
N. YALE AVENUE



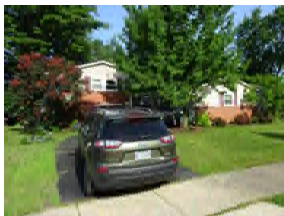
2003 N. YALE AVE



2012 N. VERDE DR.

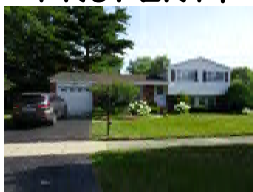


2008 N. VERDE DR.



2004 N. VERDE DR.

SUBJECT
PROPERTY



2002 N. VERDE DR.

N. VERDE DRIVE



2005 N. VERDE DR.



2001 N. VERDE DR.

RICHMOND STREET

1350 RICHMOND ST.



1930 N. VERDE DR.



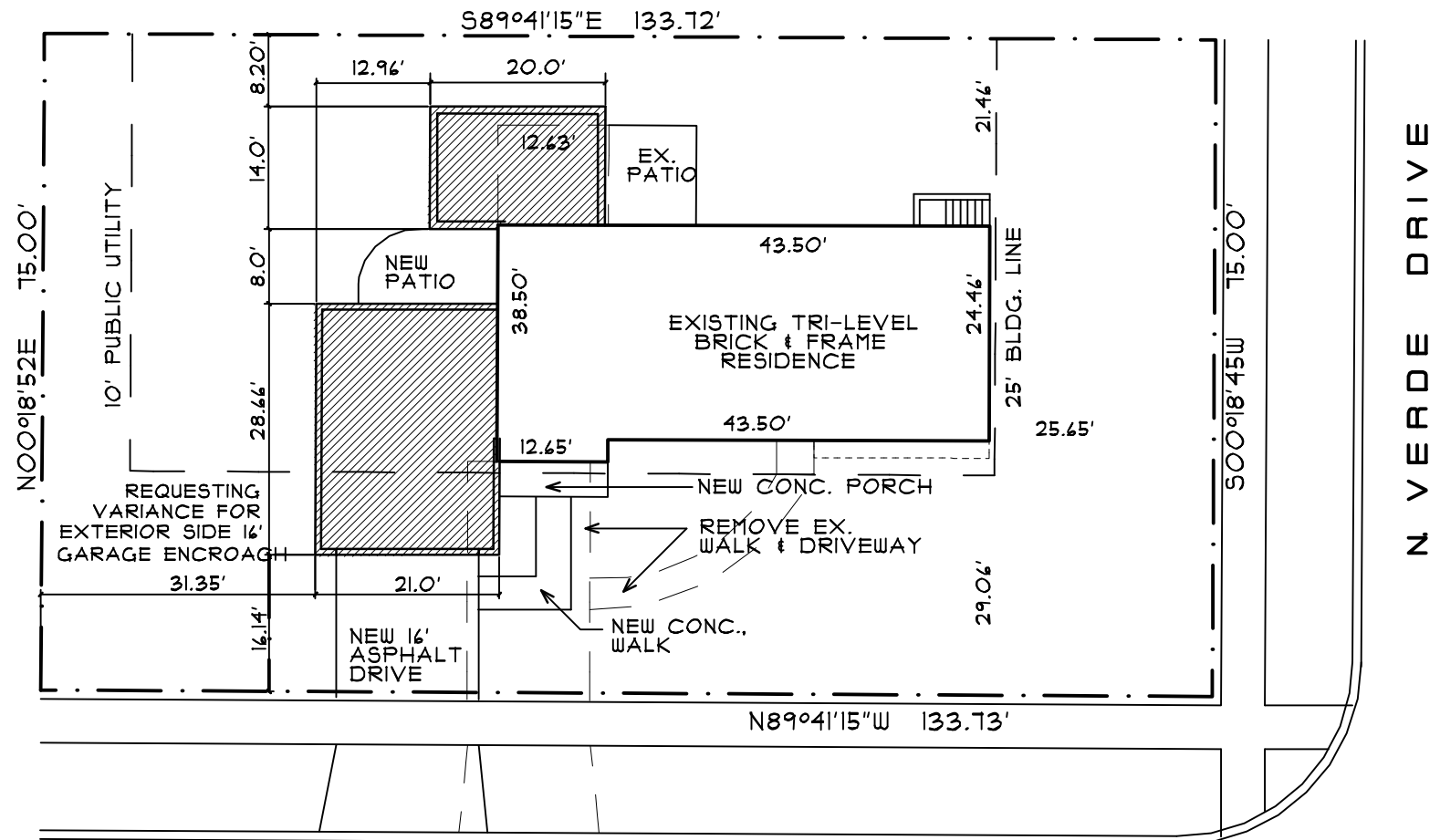
AN ADDITION TO THE BRINSON RESIDENCE

2002 N. VERDE DRIVE ARLINGTON HEIGHTS, ILLINOIS

TYPICAL ELECTRICAL SYMBOLS

	RECESSED CAN FIXTURE		THREE WAY LIGHT SWITCH
	LIGHT FIXTURE		FOUR WAY LIGHT SWITCH
	LIGHT FIXTURE		G.F.I. GROUND FAULT INTERRUPTER
	EXHAUST FAN W/ LT.		W.P. WATER PROTECTED
	FAN W/ REINFORCED BOX		10 V. SMOKE DETECTOR
	LIGHT SWITCH		WITH BATTERY BACK-UP TELEPHONE OUTLETS
	WALL SCONCE		T.V. OUTLET
			CABLE T.V. OUTLET

ARLINGTON HTS. CODES & AMENDMENTS:
SINGLE FAMILY INTERNATIONAL RESIDENTIAL CODE 2009 (108) 199-2300
BUILDINGS AMENDMENTS FOUND IN ARL. HTS. CHAPTER 23
PLUMBING STATE OF ILLINOIS PLUMBING CODE 2014
AMENDMENTS FOUND IN ARL. HTS. CHAPTER 24
MECHANICAL INTERNATIONAL MECHANICAL CODE 2009 (108) 199-2300
AMENDMENTS FOUND IN ARL. HTS. CHAPTER 23
ELECTRICAL NATIONAL ELECTRICAL CODE 2005 (NEC) AMENDMENTS 12-21-98
CHAPTER 25 (AH MUNICIPAL CODE)
IECC ENERGY CODE 2015 w/ AMENDMENTS (2001 ASHRAE 90.1



SITE PLAN

SCALE: 1" = 20'-0"

DATE OF ISSUE:
7/23/19

JOB NUMBER:
VC7BRINJ

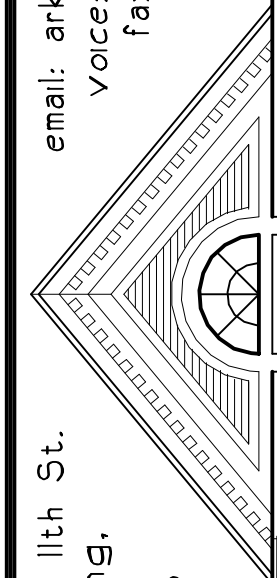
DRAWN: CHECKED:
TFM : SPK

SHEET
A-1

OF
4

300 N. 11th St.
Wheeling,
Illinois
60090

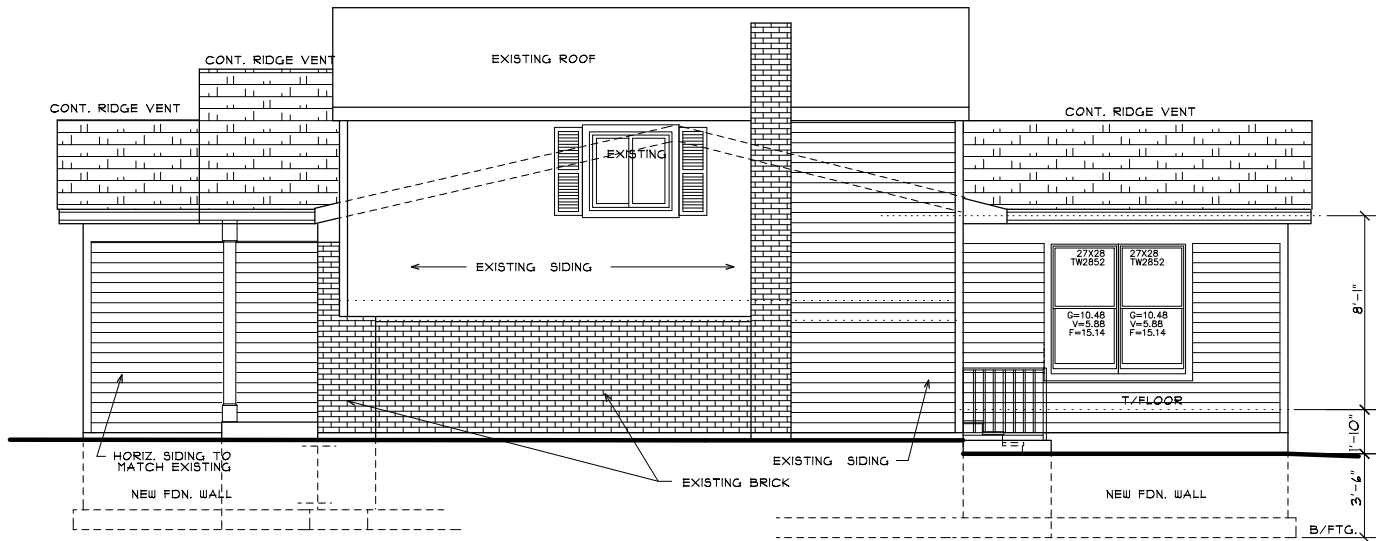
email: artteks@comcast.net
voice: (847) 215-9214
fax: (847) 215-0894
www.artteks.com



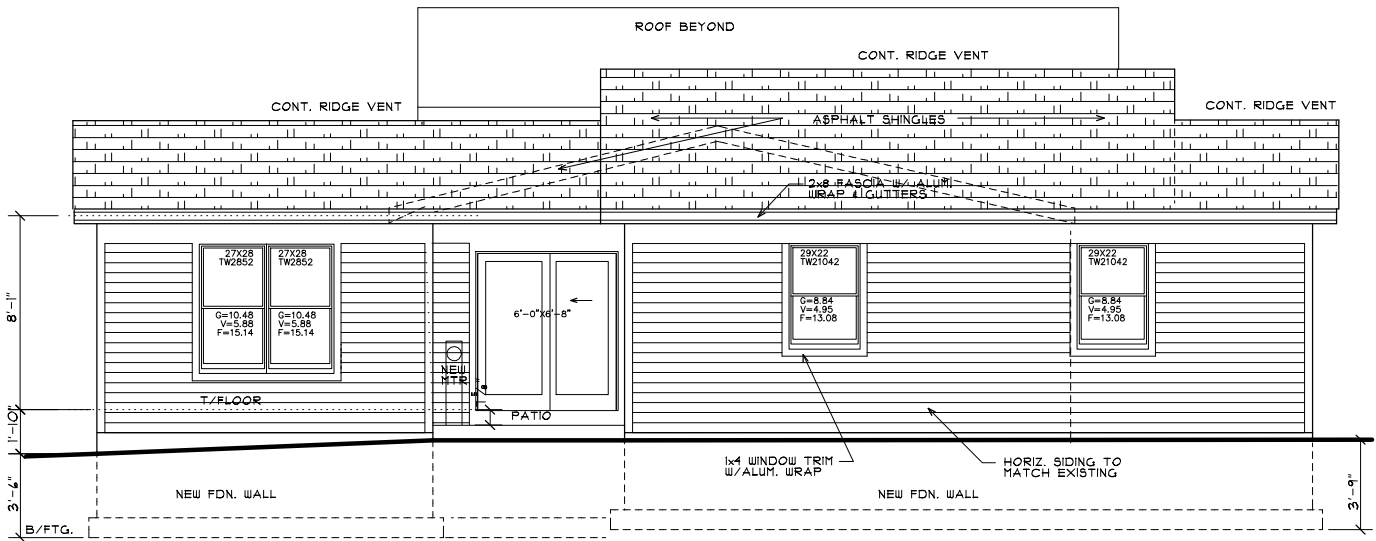
ARK TEK
UNLIMITED, LTD

DATE REVISION

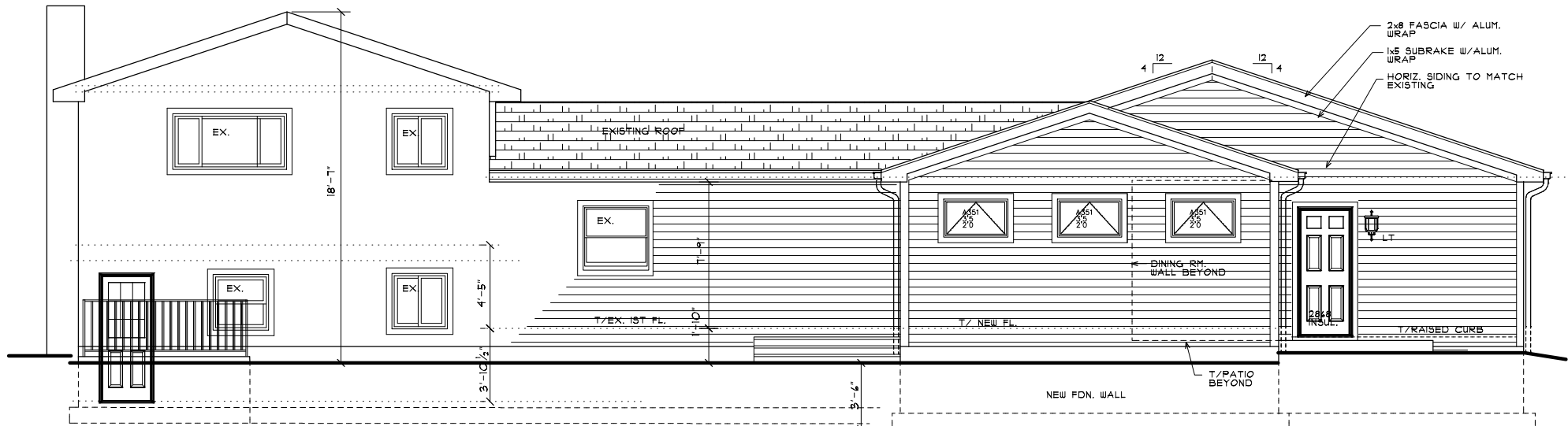
Troy & Michelle (847) 848-5853
AN ADDITION TO THE
BRINSON RESIDENCE
2002 N. VERDE DRIVE
ARLINGTON HTS., ILLINOIS



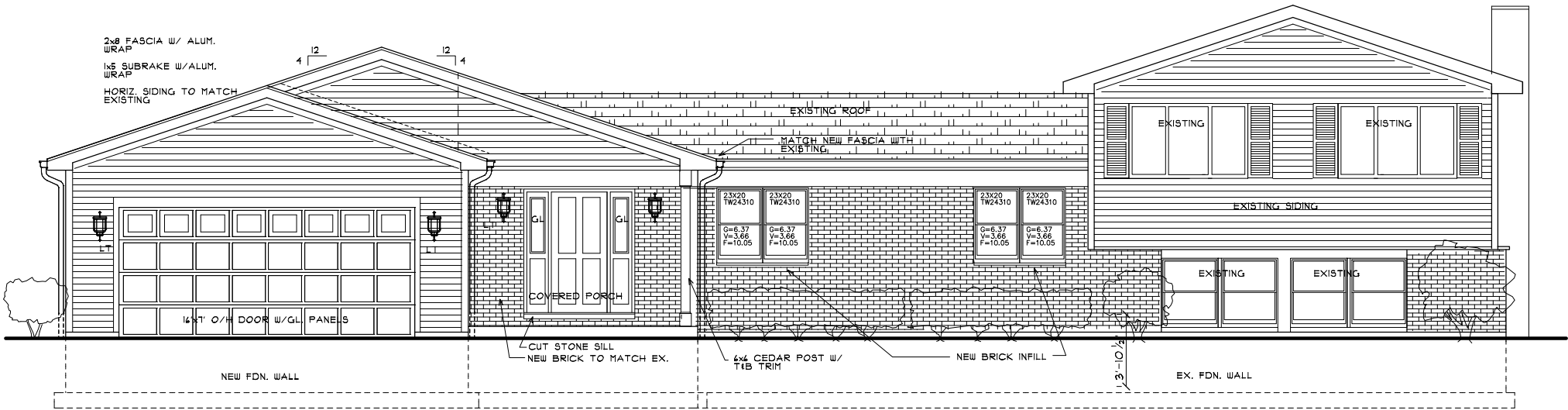
EAST ELEVATION
SCALE 1/4" = 1'-0"



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

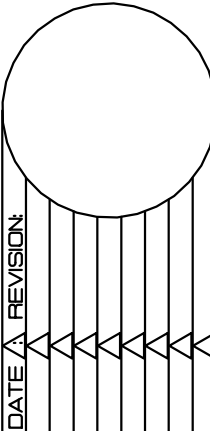


NORTH ELEVATION
SCALE 1/4" = 1'-0"



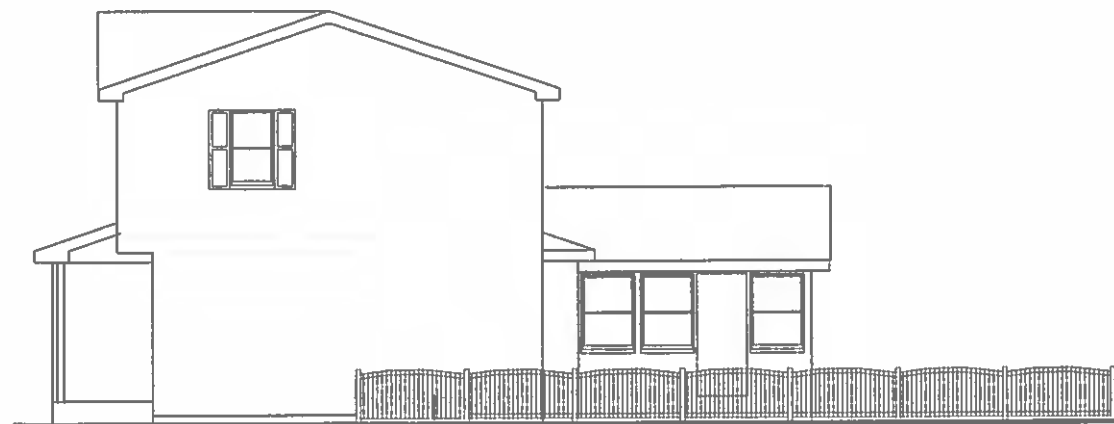
SOUTH ELEVATION
SCALE 1/4" = 1'-0"

Troy & Michelle (847) 848-5853
AN ADDITION TO THE
BRINSON RESIDENCE
2002 N. VERDE DRIVE
ARLINGTON HTS., ILLINOIS

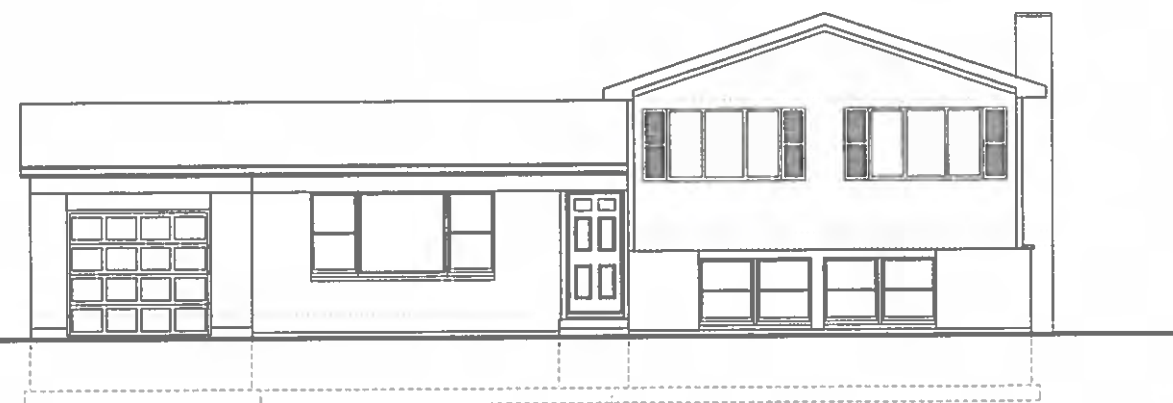


DATE & REVISION
email: arkteks@comcast.net
voice: (847) 215-9214
fax: (847) 215-0894
www.arkteks.com
300 N. 11th St.
Wheeling,
Illinois
60090
AR K TEK S
UNLIMITED, LTD

DATE OF ISSUE:
7/26/19
JOB NUMBER:
VC7BRINJ
DRAWN CHECKED:
TFM : SPK



SOUTH ELEVATION OF 2003 N. YALE AVE.
FACING RICHMOND AVENUE



SOUTH ELEVATION OF 2002 N. VERDE DRIVE

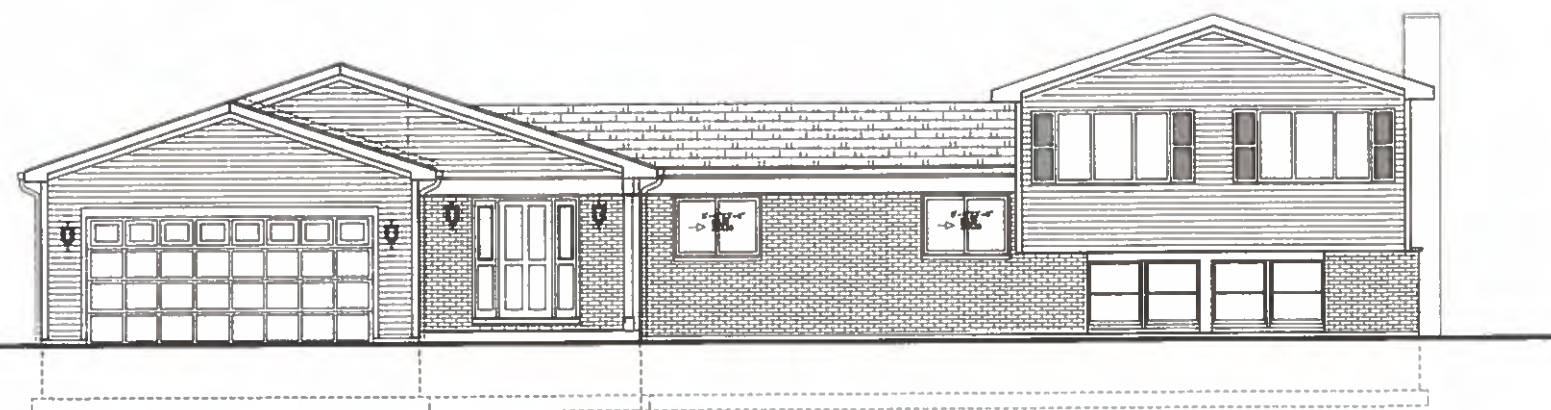
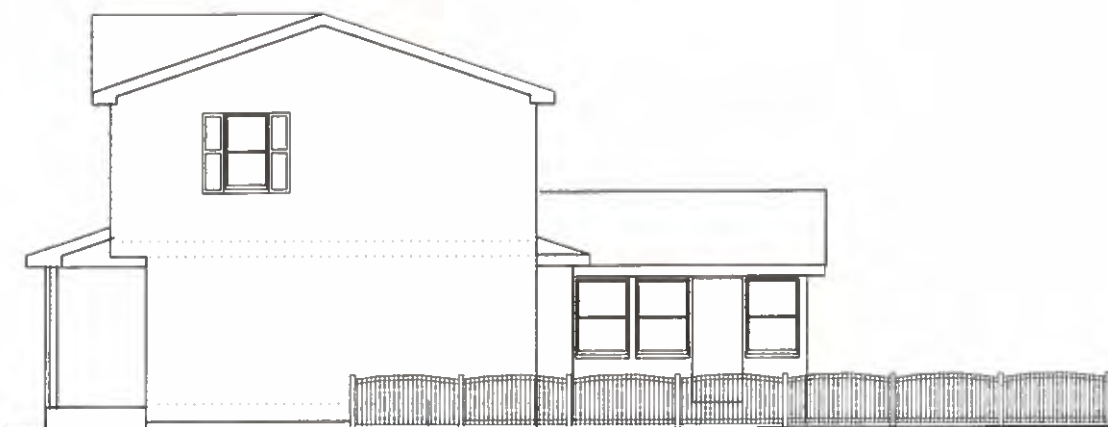
EXISTING COMPOSITE SOUTH ELEVATION OF ADJACENT HOMES TO 2002 N.VERDE DR.

 **FILE**

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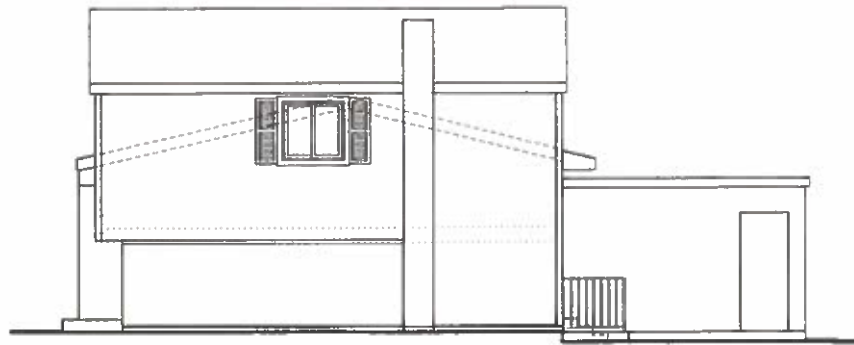
AUG 05 2019

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

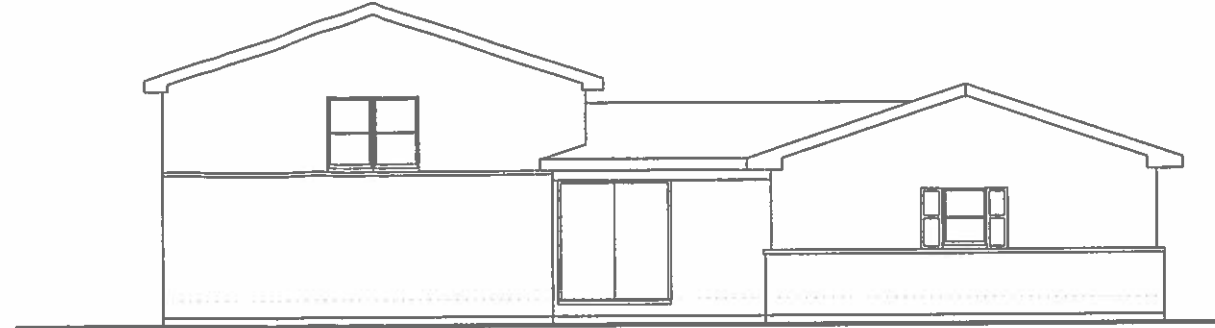


SOUTH ELEVATION OF 2002 N. VERDE DRIVE

PROPOSED COMPOSITE SOUTH ELEVATION OF ADJACENT HOMES TO 2002 N.VERDE DR.

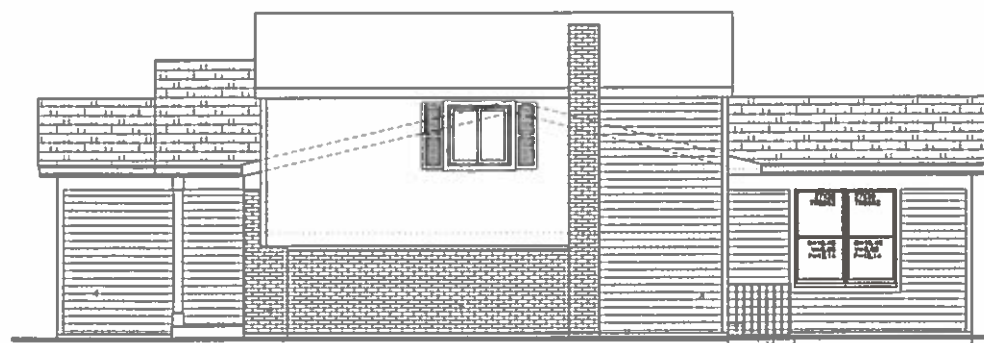


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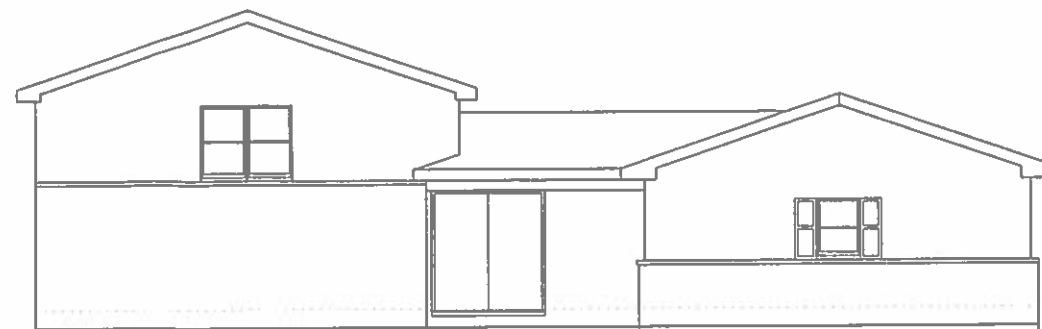


EAST ELEVATION OF 2008 N. VERDE DRIVE

EXISTING COMPOSITE EAST ELEVATION OF ADJACENT HOMES TO 2002 N.VERDE DR.



EAST ELEVATION OF 2002 N. VERDE DRIVE



EAST ELEVATION OF 2008 N. VERDE DRIVE

PROPOSED COMPOSITE EAST ELEVATION OF ADJACENT HOMES TO 2002 N.VERDE DR.

RECEIVED
AUG 05 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT
FILE