



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Commissions Room 2nd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 14, 2016
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 316 E. Fremont St. - 2/8/16
- B. 715 N. Mitchell Ave. - 2/8/16
- C. 746 N. Belmont Ave. - 2/8/16
- D. 817 S. Chestnut Ave. - 2/8/16
- E. 614 N. Haddow Ave. - 2/8/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Schneider Residence - 734 S. Bristol Ln.
- B. Haas Residence - 813 S. Chestnut Ave.

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: Mueller Residence - 316 E. Fremont St

Department: Planning & Community Development

Approval of Minutes & Findings from 2/8/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 2/8/16 - Mueller	Minutes
Findings 2/8/16 - Mueller	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: MUELLER RESIDENCE - 316 E. FREMONT STREET

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 8th day of February, 2016, at the hour of 6:57 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: Good evening, everyone. We've got a few minutes before we start this evening. But if anybody intends to provide testimony this evening, let's get ahead. We've got quite a few items on the agenda. We'll get ahead and I'll ask anybody that intends to provide testimony this evening, if you would, let's sign in to the sign-in board up here and we'll get that out of the way before we get into any of the testimony on the agenda items that we have this evening, okay?

So, we've got about, are we waiting for anyone else?

MR. MACH: This is it.

CHAIRMAN PETRILLO: Then does anyone mind if we start early?

(No response.)

CHAIRMAN PETRILLO: Okay. Good evening, we will call to order the Zoning Board of Appeals meeting of February 8th, 2016. Derek?

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Here.

MR. MACH: Mr. Divito.

(No response.)

MR. MACH: Mr. Drake.

MR. DRAKE: Here.

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Siavelis.

(No response.)

CHAIRMAN PETRILLO: I think we have a quorum. Our first order of business will be the Pledge of Allegiance. If you'll join us, stand for the Pledge of Allegiance?

(Pledge of Allegiance.)

CHAIRMAN PETRILLO: Our first item on the agenda is the, we don't have any old business, but the approval of the minutes. We had six hearings last week, or last meeting. I was not present so I'm going to abstain from voting on the minutes.

Has everyone had the opportunity to review the minutes?

Are there any changes or comments that need to be reported? None being heard, is there a motion?

MR. SCHWINGBECK: Motion to approve.

MR. SELBKA: Second.

CHAIRMAN PETRILLO: We have a motion and a second. All those in favor say aye.

(Chorus of ayes.)

CHAIRMAN PETRILLO: All those opposed say nay.

(No response.)

CHAIRMAN PETRILLO: Motion passes 4-0, thank you. No other business, Derek, right?

MR. MACH: Correct.

CHAIRMAN PETRILLO: Okay, we have five items on the agenda this evening. Folks, when your name is called or the petition is called, if you would step forward, I'll swear you in and then we're going to ask you to touch on three points this evening in order for us to consider your request. First, that the property in question will not yield a reasonable return on the investment if used under the conditions or the strict application of the code; that the plight of the owner is due to unique circumstances or there is a hardship that exists; and if the variance is granted that it will not take away from the character of the neighborhood.

So, we have those three items. Are there any questions on those three items on the burden of proof?

Okay, none being heard, those individuals that are representing or will testify to the Mueller Residence petition, would you step forward please? Have all you folks signed in?

MRS. MUELLER: I have not.

CHAIRMAN PETRILLO: If you would raise your right hand?

(Witnesses sworn.)

CHAIRMAN PETRILLO: Okay, whoever would like to go first, if you would just step forward, identify yourself by name and your address before your testimony?

MR. MUELLER: Okay. All right, I'm Matthew Mueller, the owner or co-owner of 316 East Fremont Street. We're applying for a variance on the setback, and the basic hardship is --

CHAIRMAN PETRILLO: Ma'am, are you going to testify?

MRS. MUELLER: No. I don't need to.

CHAIRMAN PETRILLO: No? Okay, I was just going to have you identify yourself for the record already, if we could just get that out of the way.

MRS. MUELLER: Okay, sorry. My name is Julie Mueller, co-owner of 316 East Fremont Street.

CHAIRMAN PETRILLO: Okay, sir?

MR. ROGNER: I'm Paul Rogner, the architect.

CHAIRMAN PETRILLO: Okay. I'm sorry. Sorry about that, please go ahead.

MR. MUELLER: No problem. Basic hardship is with the current location of the house on the lot, it has a very, very tiny backyard. You can't see the backyard at all because the garage is on that side. In order to relocate the garage so that we have a house that we can

oversee the backyard with the kids and everything, we need to put it on the other side. In order to do the other side of the lot, we need that variance. That's the basic hardship.

CHAIRMAN PETRILLO: Derek, that's the single variance requested for this petition? I couldn't tell by the drawings here but, by the plat, there is an addition going off the back of the residence as well?

MR. MUELLER: Off the back, connected through.

CHAIRMAN PETRILLO: That meets the setback requirements?

MR. MACH: Of the 30 feet, yes.

CHAIRMAN PETRILLO: I'm sorry, that would actually be the side yard I guess by this, the way they considered this because of the front being actually the east-west?

MR. MACH: Correct.

CHAIRMAN PETRILLO: Or front and rear, east-west, so it would actually be the north side. I couldn't tell.

MR. MACH: The front would be the Belmont.

MR. MUELLER: Belmont.

CHAIRMAN PETRILLO: Right, and then so on the north side, there's an addition going on the north side, too, correct?

MR. MUELLER: Correct, yes.

CHAIRMAN PETRILLO: I couldn't tell by the drawings if this met the setback requirements and I didn't know if that was something that was not picked up. But it just looked very shallow to me back there.

MR. MUELLER: I mean it is a seven-foot setback and it's a six-foot-six allowance.

CHAIRMAN PETRILLO: Okay, all right. Thank you. Could you just describe for me a little bit more what would be the hardship if this variance is not granted?

MR. MUELLER: If the variance is not granted, we cannot do an addition where it makes financial sense to have a bigger house with a tiny, little yard that you can't see from anywhere. The garage basically blocks, besides one window in the kitchen, any access to the yard.

CHAIRMAN PETRILLO: How many people live in your home?

MR. MUELLER: Five.

CHAIRMAN PETRILLO: Five, and the current square footage is insufficient for your current needs?

MR. MUELLER: Yes, we have three kids. Two kids are sharing a room, a boy and a girl. They need to be a little bit separated.

MRS. MUELLER: The current does not meet our current needs.

MR. MUELLER: It does not meet our current needs.

CHAIRMAN PETRILLO: What are the ages of the children?

MR. MUELLER: Almost two, six and eight.

CHAIRMAN PETRILLO: Oh, boy, six and eight, you must have fun sharing a room. I've lived through that.

Can I ask the architect a question? What other options did you look at into trying and meet the code compliance?

MR. ROGNER: Other options would be just start over and, you know, create a completely new structure. The budget wouldn't really allow for us to do that. You know, moving the garage in any other area, other than where we're locating it, seems to just cut off that backyard that they want to have for the sake of being able to see their kids when they're playing out there. We really didn't have a whole lot of other options in terms of relocating that garage. That's really what the impetus for all this is, is the garage kind of cuts off that backyard and allows them one window really to overlook the backyard and eliminates any kind of decent size kind of backyard.

CHAIRMAN PETRILLO: So, the plight of the owner is because of the way the house is situated on the lot and the way we view it by code with it actually being the side yards presents a hardship to you in being able to extend the home or the additional space that you need for your family. Otherwise you're going to tear it down and go back up and that provides a whole different set of code compliance for you.

MR. MUELLER: Correct, yes.

CHAIRMAN PETRILLO: Okay. Any questions of any of the members of the Board or comments for the Petitioners?

MR. SCHWINGBECK: Yes, I just have one. Looking at the plat of survey, the old garage is going to be completely torn down?

MR. ROGNER: Correct.

MR. SCHWINGBECK: Then I see your addition in the back. Looking at the architectural drawings, there is nothing that's going to be built on that side yard where the existing garage is?

MR. ROGNER: There will be a small area that's kind of, a portion of the house actually gets removed on that side and then replaced with another structure. Basically, we're gaining 12 feet of yard on that side.

MR. SCHWINGBECK: That was my question.

MR. ROGNER: So, we're actually moving the whole structure away from that west side so that we can gain more backyard.

MR. SCHWINGBECK: So, the new home, is it going any farther into that side yard than where that back porch and the existing garage wall is?

MR. ROGNER: No.

MR. SCHWINGBECK: It's not going to go any farther than that?

MR. ROGNER: No, it actually moves away from that west side. It's actually, you know, again we're kind of shifting the entire structure about 12 feet over so that the backyard is larger.

CHAIRMAN PETRILLO: So, you're going to gain green space

between the houses that exist now?

MR. ROGNER: An actual backyard.

CHAIRMAN PETRILLO: The garage is going on the side at the, on the Belmont side.

MR. MUELLER: Can I present a blown-up copy for you of that?

MR. SCHWINGBECK: Sure.

CHAIRMAN PETRILLO: I just have one question. I guess the Design Commission would have picked this up if there was any concerns over the facade of the house on the east side?

MR. MACH: Correct. Yes.

CHAIRMAN PETRILLO: Okay.

MR. ROGNER: If I may, you know, I'd prefer to speak to the uniqueness if that's okay? You know, a couple of things that we were looking at in terms of the setback and as Derek pointed out, we were kind of beyond our front yard setback in this house. The actual house is about 30 feet, or 34 feet in its current setback. When you look at the neighborhood, even houses across the street are somewhere between 16 and 17 feet, kitty corner is 16 and 17 feet, and a large amount of them are between 20 and 22-foot.

So, what we're asking for is kind of getting closer to be more consistent with what the other houses are in the neighborhood.

If you look at the aerial view, I think that's included in your packet, it really highlights that, how far back that house is presently situated. Couple that with the fact that we have to take the average of the block and we're only, we only have two houses to help calculate that in this particular block, it kind of compounds that issue for us. That's kind of why we're here asking for the variance.

Then as to the character, I've actually been working on various homes in this neighborhood for about the last 20 years. I've kind of grown to know it pretty well. In undertaking this project, we were really careful in trying to work with the sort of existing craftsman style of the neighborhood through the use of things like the eave brackets and carriage style doors. We were careful about how the windows were designed and the strong use of trim in breaking up the gables of the house just to kind of keep in character with everything else in the neighborhood.

Then also to reduce the scale, the use of several gables on this house, and even if you see, you know, on the second floor, bringing the eave lines down lower so that we don't have necessarily eight-foot walls on the second floor, we bring them down to about seven-foot with clipped ceilings and that kind of thing in an effort to just really kind of reduce the size or the visual size of the house. So, we were careful to try and do that.

CHAIRMAN PETRILLO: Any other questions or comments for the Petitioner? None being heard, is there anyone in the audience that

wishes to address this petition?

MS. BLOMQUIST: I would be happy to speak just for a little -

CHAIRMAN PETRILLO: Ma'am, if you would step forward and sign in and then I'll swear you in.

MS. BLOMQUIST: I did sign in. I'm Alice Blomquist and I've lived in this neighborhood --

CHAIRMAN PETRILLO: If you could, can you state your address please?

MS. BLOMQUIST: 316 North Belmont.

CHAIRMAN PETRILLO: Can I swear you in?

(Witness sworn.)

MS. BLOMQUIST: Paul Rogner/PAR Craft did an addition on our house as well as some of the other neighbors. I've lived in the neighborhood for, well, whatever it is since 1978. I've been active in the community and in the Village, and the change in that neighborhood has been remarkable. Just remarkable. It's not just Paul, other architects have done wonderful things for our community which has, years ago I tried to get a crossing guard and it was brutal to try and get signatures from the parents of the children, and now there are children everywhere.

Our neighborhood has been revitalized, and the homes that Paul designs and develops really add and enhance our neighborhood. They make such a difference. So, some of our older homes that were deteriorating now are just beautiful, beautiful homes. So, I think the Mueller property will really make more of a difference in our neighborhood.

CHAIRMAN PETRILLO: Thank you very much.

MS. BLOMQUIST: You're welcome.

MR. BERKHOF: Can I share something? I'm a neighbor.

CHAIRMAN PETRILLO: Have you signed in?

MR. BERKHOF: I have not, I'm sorry.

CHAIRMAN PETRILLO: If you would sign in and I will swear you in then.

MR. BERKHOF: Okay.

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

MR. BERKHOF: Brent Berkhof, 503 North Belmont.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you.

MR. BERKHOF: I live on the east side of their home and we fully support, my wife and I and family all support what they're doing. That's all I have to say.

CHAIRMAN PETRILLO: Thank you very much. I've reviewed the records and the information that have been provided, and I see that

the, at least in my opinion, that the way that the house is situated on the lot and seeing that it faces to the south where as the east and west are considered front and back, that in my opinion this is a reasonable request and the owner or the Petitioner has met all three criteria in my mind. Is there any other comments from the Board members?

MR. SELBKA: I agree. I think there is a hardship here. This is an oddly sort of placed house, and that does make it difficult to remodel. I think that the way the remodeling project is going to look will make it a better fit for the neighborhood, which I live in, than the way the current house is situated. Therefore, I'd be in favor of this variance.

CHAIRMAN PETRILLO: Other comments from any other member of the Board?

MR. DRAKE: I'm in agreement. I think it's an ambitious project. I congratulate you for taking that on with your driveway and garage and all that, and I think it will add to the neighborhood.

CHAIRMAN PETRILLO: Is there a motion?

MR. SELBKA: Motion to approve.

MR. GEISEL: Second.

CHAIRMAN PETRILLO: And a second. Derek, would you call the roll?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Have at it, weather is going to be good soon. Good luck!

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:13 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS

February 8, 2016

PETITIONER: Mueller Residence
ADDRESS OF PROPERTY: 316 E. Fremont St.
VARIATION: 5.1-3.6 (Required Minimum yards), 5.4 (Table of Required Minimum Yards)

A 12.9 foot variance from Chapter 28, Section 5.1-3.6 & 5.4, to allow an addition with a front yard setback of 21.3 feet from the east property line instead of the minimum 34.2 feet and an additional 1.0 feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the home is situated on a corner lot and that they are proposing to relocate the attached garage from the rear yard to the front yard. The petitioner explained that due to the location of the house, the backyard is small with the attached garage in the rear yard. The petitioner testified that the attached garage would be encroaching into the required front yard setback if the garage was relocated to the front.

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. Selbka and seconded by Mr. Geisel. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

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



Item: Anstandig Residence - 715 N. Mitchell Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from 2/8/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 2/8/16 - Anstandig	Minutes
Findings 2/8/16 - Anstandig	Minutes

ZONING BOARD

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

OF APPEALS

RE: ANSTANDIG RESIDENCE - 715 N. MITCHELL AVENUE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois
on the 8th day of February, 2016, at the hour of 7:13 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: Rodewarner petition? Have you signed in, sir?

MR. ANSTANDIG: Yes.

CHAIRMAN PETRILLO: Could you state your name and address?

MRS. ANSTANDIG: Katalin Anstandig, resident of 715 North Mitchell Avenue.

MR. ANSTANDIG: Scott Anstandig, resident of 715 North Mitchell Avenue.

MR. FINN: Patrick Finn, their builder.

(Witnesses sworn.)

CHAIRMAN PETRILLO: Sorry, what were your last names?

MRS. ANSTANDIG: Anstandig.

CHAIRMAN PETRILLO: This is the --

MR. FINN: 715 North Mitchell.

CHAIRMAN PETRILLO: Okay. I'm sorry, go ahead.

MR. FINN: So, we're here this evening looking for a variance for a second floor addition. The current lot is 47-foot wide, the standard lot today is 50 feet.

AUDIENCE MEMBER: I'm sorry, I can't hear. Can you speak up a little bit?

MR. FINN: So, we're looking for a variance today for a second floor addition. The current lot is 47-foot wide, the standard lot in the area today is 50-foot. So, a variance, we're looking for a side yard variance. The hardship that would exist if we didn't get it would be they would have to move. They have friends and family in the area that they want to stick close to. They want to have children and raise their family in the house.

The addition that we're intending to do to keep with the style of the house is a Cape Cod addition. There's three dormers in the front. We kept the scale of it down so it blends in with the neighborhood.

CHAIRMAN PETRILLO: Sir, can I just get a clarification?

MR. FINN: Yes.

CHAIRMAN PETRILLO: It's actually the Anstandig petition, but on the petition it says Petitioner is Victoria Rodewarner?

MR. FINN: Yes, she's here, too.

CHAIRMAN PETRILLO: What is the relationship there between the Applicants and, or the Petitioner and the folks up here?

MR. FINN: She works for me.

CHAIRMAN PETRILLO: Okay, so these folks are actually the --

MR. FINN: The owners, correct.

CHAIRMAN PETRILLO: Okay, just for the record, I don't know if it matters in the paperwork or not --

MR. MACH: The architect is listed as the Petitioner.

CHAIRMAN PETRILLO: Okay. All right, I'm sorry, sir.

MR. FINN: No, you're fine. I think that I done anyway. I think we're all set.

CHAIRMAN PETRILLO: The hardship in this instance is the size of the lot and the house being on here, so it's a preexisting noncompliant condition that exists here. Anything you would do to this house, staying within the structure and the framework there and the foundation that currently exists would not meet the code. The reason for your addition and the necessity for that, how many people live in the home?

MR. ANSTANDIG: Currently, two. As Patrick mentioned, we want to start a family and grow obviously.

CHAIRMAN PETRILLO: If you would just describe for me the home as it exists today insofar as number of bedrooms and kind of the layout?

MR. ANSTANDIG: Sure. Currently, there's, it's two-bedroom, one bath. Two bedrooms on the first floor and only, again, one bath. So, it's kind of an awkward layout for when we do expand the family and, you know, the ability to have everyone on the same floor. There's, we're also going to be making a bedroom in the basement, a legal bedroom with an egress window. Then again on the second floor, we'd be adding two additional bedrooms and a second bathroom.

MRS. ANSTANDIG: We also don't have, our kitchen doesn't have, it's not an eat-in kitchen. There's no room for a table. So, we currently, instead of a table, and the only other room that's in the house which is the living room actually, so we're going to turn the extra bedroom on the first floor into a dining room so we can sit a family there. So, we would lose that bedroom on the first floor.

CHAIRMAN PETRILLO: Okay, so you end up with three bedrooms above ground level and then one below, okay. If I read your submittal correctly, you're going up above the existing home, you're not impeding on any side setbacks or anything?

MR. FINN: Right.

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

MR. GEISEL: It's going straight up. There's no changes to the footprint. This seems pretty straightforward.

MR. SELBKA: I agree.

CHAIRMAN PETRILLO: I do think the design fits in with the character of the neighborhood. It doesn't detract from what's over there in my opinion.

MR. ANSTANDIG: Just because I wanted to add, we did receive a letter in support as well as in person from some of our neighbors, but it was really nice to receive a letter from one of our neighbors who's actually on Chestnut behind us and, you know, said we're fulfilling our dreams in being able to right size the home for us,

provide the aesthetic benefit to the neighborhood and the fiscal benefits of the added property value.

CHAIRMAN PETRILLO: Do you want to submit that as part of your packet then?

MR. ANSTANDIG: Yes, we would.

CHAIRMAN PETRILLO: Okay.

MR. ANSTANDIG: Yes, and that's the address on it.

CHAIRMAN PETRILLO: A handwritten one at that.

MR. ANSTANDIG: A handwritten letter.

CHAIRMAN PETRILLO: It's not an e-mail or a text message. I'm waiting for that first text message. Thank you.

Seeing that there are no questions from any member of the Board for the Petitioners, is there anyone in the audience that would like to speak to this petition?

MS. DOW: Yes, I do.

CHAIRMAN PETRILLO: Ma'am, if you would step forward? If you haven't signed in, would you kindly do so, and then we'll get your name and address for the record and I'll swear you in.

MS. DOW: Laura Dow.

CHAIRMAN PETRILLO: For the record, your first and last name and your address please?

MS. DOW: Yes. Laura Dow, 711 North Mitchell. I live, you know, an arm's throw, right next door to them.

CHAIRMAN PETRILLO: Would you raise your right hand?

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you.

MS. DOW: I've only been to one of these kind of meetings before, and typically they had like a big picture of what the building would look like when it was done. I would be interested in seeing some rendering of that if I could. Does anyone have a render?

CHAIRMAN PETRILLO: Sure. We've got a bunch here.

MS. DOW: All right. So, my major concern was just like the roofline because my house is so close and there's nowhere for the water to go, that if they were changing the roofline to slant towards my property, I just didn't think that, I thought that that could possibly cause water problems in my basement which I currently do not have. So, you know, not having seen that, and you know, I'm sure it's going to be beautiful when it's done, but I just was wondering how high up the top goes because my house is right next door. I can't imagine it goes any higher than my current roofline, right? Because I just think if it did it would almost be like two pieces of a peak and it might look funny.

CHAIRMAN PETRILLO: 16, you're about 20 some odd feet?

MS. DOW: Yes.

CHAIRMAN PETRILLO: I don't have the exact dimension on the drawing. I'd estimate about 20-22 feet.

MS. DOW: Okay, and so the top is jutting over the side, right? Is that how it goes?

CHAIRMAN PETRILLO: Well, maybe if you would just, we'll try and answer your questions but we don't allow testimony or questions be directed from members of the audience to the Petitioner.

MS. DOW: Okay. Okay, so I'm just wondering from looking at that picture, it looked like some portion of the upstairs jutted out over the bottom portion of the house. Is that --

CHAIRMAN PETRILLO: You just have the front where there is an extension, but that does fall within the code. There are no other variances requested. This has been reviewed by the staff from the Building Department and they only notated the one variance that's here before us this evening. But it's code compliant in all other aspects.

MS. DOW: Okay, all right.

CHAIRMAN PETRILLO: Insofar as the collection of water from the roof to the diffusion and, you know, dumping of that water, that's done as a review from the Engineering Department. So, if you have any concerns over that or you want to see that, I don't know how that is applied in this instance pertaining to this design, but the Engineering Department or anybody in the Building Department can answer and help you navigate with you those questions.

MS. DOW: Okay.

MR. GEISEL: I would suggest, since they're going straight up, they're not going to really have any more roof than they currently have.

MS. DOW: Right.

MR. GEISEL: It's just going to be higher up and there is no variance request for height beyond what's allowed within the code.

MS. DOW: Okay. Yes, no, I was just more concerned if they were rotating the roof, then there would be nowhere for the water to go. So, okay.

MR. GEISEL: Hopefully that addressed your questions.

MS. DOW: That's it, thank you.

CHAIRMAN PETRILLO: Thank you. Is there anyone else in the audience who wish to speak to this petition?

Does any member of the Board have any questions or comments for the Petitioner at this point?

None being heard, then I've reviewed the records and the submittals, and this being a small and considered unbuildable lot, it's noncompliant as it exists today and I think the Petitioner's request is modest. The design in my opinion meets the character of the neighborhood. I did not see any comment or objections from the Design Commission in the packet as well, and I think that there is a reasonable foundation for the hardship that was established this evening.

MR. SCHWINGBECK: Agreed.

CHAIRMAN PETRILLO: Is there a motion regarding the petition?

MR. GEISEL: Motion to approve.

CHAIRMAN PETRILLO: We have a motion, and a
second?

MR. SELBKA: Second.

CHAIRMAN PETRILLO: Derek, would you call the
roll?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Congratulations.

MR. ANSTANDIG: Thank you.

CHAIRMAN PETRILLO: Enjoy your home.

(Whereupon, the meeting on the above-mentioned petition
was adjourned at
7:25 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS February 8, 2016

PETITIONER: Anstandig Residence
ADDRESS OF PROPERTY: 715 N. Mitchell Ave.
VARIATION: 5.1-3.4 (Minimum Lot Size)

A variation from Chapter 28, Section 5.1-3.4, to allow a 47-ft. wide, 5,822 sq. ft. lot to be buildable, where 70 feet wide, 8,750 sq.ft. is required.

The petitioner explained that they are proposing a second story addition to an existing one story home and that the property has a total land area of 5,833 square feet and a lot width of 47 feet. The petitioner explained that the lot is substandard in width and lot area and that per code the minimum lot size and width requirements for the R-3 District are 70 feet in width and 8,750 square feet in area. As part of Chapter 28, Section 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. The petitioner's property is 47.0 feet wide and 5,833 SF, which does not meet the absolute minimum lot width of 50 feet and the absolute minimum lot size of 6,250.

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. Selbka and seconded by Mr. Geisel. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

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



Item: Fales Residence - 746 N. Belmont Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from 2/8/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 2/8/16 - Fales	Minutes
Findings 2/8/16 - Fales	Minutes

ZONING BOARD

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

OF APPEALS

RE: FALES RESIDENCE - 746 N. BELMONT AVENUE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois
on the 8th day of February, 2016, at the hour of 7:25 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: The Fales Residence, was that pronounced correctly? Now, has everyone had a chance to sign in? I'm sorry.

MRS. ROGERS-FALES: Yes, we did.

CHAIRMAN PETRILLO: Could you, sir, we'll start from right to left. In this case, your left to your right. Sir, your name and address please?

MR. FALES: David Fales, 746 North Belmont Avenue, Arlington Heights.

MRS. ROGERS-FALES: Melinda Rogers-Fales, 746 North Belmont.

MR. GINNODO: Keith Ginnodo, Kingsley & Ginnodo Architects, 33 North Hickory Avenue.

CHAIRMAN PETRILLO: I'll swear you in.

(Witnesses sworn.)

CHAIRMAN PETRILLO: Thank you. If you would touch on those three points, whoever would like to start?

MR. GINNODO: Sure. I would first like to submit a petition or a circulation that went around by the neighbors that are in support of the project, directly to the north, directly to the south, and directly across the street. They've seen the documents, had conversation and their questions were all resolved and they're in support.

With respect to hardship which is also the number one thing, the block is eight houses long, and the last property has the, you know, front yard facing kind of the other direction, so it's kind of confusing. But up and down the lot, you can see there's almost no regularity to where the front yard is sitting back. It just so happens that the house that we're working with is closest to the lot, or one of the closest to the lot. So, that kind of puts them in a difficult situation to accomplish what their goals are for the project.

It's currently set back, still even being one of the closer ones, it's still set back 30 feet from the lot, so going a little towards the rest of the street is actually going to be sympathetic to the overall block structure. Go ahead.

MRS. ROGERS-FALES: One other sort of general safety concern we have, the original porch and the original covering of the porch was part of the house when it was built in 1956. In our winters, it collects the snow and the ice and then it drips directly on to our cement stairs which creates a real hazard for people coming to the house during the week. So, that's one of the other sort of more general safety concerns we're trying to address.

MR. GINNODO: Absolutely correct.

CHAIRMAN PETRILLO: Can you explain that to me again?

MRS. ROGERS-FALES: So, we have concrete stairs that go up to our front door, and the roof, the little roof covering over it only comes out not even to the end of the first step. So, it collects snow

and ice and rain and it drips right off onto our front steps and all the way down. So, we have nothing but ice in the winter months up and down and our steps.

MR. GINNODO: In the package, the east elevation of the existing facade shows that little metal awning that's out in front. So, there's some difficulty with that that we're going to alleviate with the new design.

The proposed porch is really only two feet closer to the sidewalk than the neighbor's porch really to the south who are in support of the project. It's still 24 feet back from the front property line. So, with all those cases, what we're asking for is reasonable. Did you want to add?

MRS. ROGERS-FALES: No.

MR. GINNODO: Okay. There's not only those conditions that kind of make it difficult to put a porch on it, but if we were to apply the strict ordinance dimension, if you look at the sheet, I'm sorry, A-2 of the floor plan, it's the first floor plan. If we were to apply the strict letter of the ordinance, we'd only have a porch of about 2.4 feet of width which is completely unusable. That doesn't mean that we couldn't do their 4 x 8 across the front of their house, the 4 x 8 stoop. But in order to have an actual front porch at the front of the house, we're asking for kind of a minimum dimension for a habitable front porch of seven feet. So, that kind of plays into it also.

Again, if you look at the main facade of the house as it currently exists, the large picture window looks immediately into their living room. You guys call it VAHTV because, I mean it's kind of fun to look out I suppose, it's a picture window, but it's also a little bit of an invasion of privacy on their lifestyle. So, there's a constant need to be pulling drapes and that kind of stuff, and the porch is, one of the concepts behind the porch is to provide them a buffer between them and the street activities. Hickory is, excuse me, Belmont is a fairly busy street. It's a side street, but still there's a fair amount of traffic going between Euclid up to Olive, and so they want to get a little bit of buffer between that.

With respect to the other aspects of this, unique circumstances, for instance, the house has public exposure on two sides because it's a corner lot. So, they really don't have a chance to have a little of that buffering between their house and the street. Because it's a corner lot, that gives them that extra challenge. Then if you look at the existing, you know, pictures of the houses up and down the street, you can see there's quite a lot of variety on the street and some of them have porches that we are kind of recalling in the design.

One last word is the project was submitted to the design liaison and received a certificate of appropriateness. So, the design is sympathetic with the neighborhood.

CHAIRMAN PETRILLO: Could you explain to me because this, if I drive up and down that street, this is going to take you closer without having measured to the street than anyone else. I know this is considered a side yard setback because of the width of the lot and being on the corner. But it's going to take you closer to the sidewalk than any other home on that block on that same side of the street.

What is the hardship? Why can't you go with four-foot? Why seven-foot? Why not five feet? Why seven feet?

MR. GINNODO: Right. Well, the usefulness of a front porch is actually a primary feature of what we're trying to accomplish. If we were to stick with the zoning requirements, we wouldn't be able to have any protection across the big picture window. So, we wouldn't accomplish that goal of getting a buffer between the interior space and the street.

The depth of seven feet is really, has everything to do with the seating out there. If you imagine seating and, you know, you've got your legs here, it's impossible for somebody to walk in front of you without you kind of going like this. You know, can you live with that? Yes, but not in two feet four inches. So, seven feet is kind of a practical minimum, and that's to the outside face. So, we've got to take away a couple of inches for the columns and then a couple of inches for the center of the rail. So, we end up with about six-foot-four, six-foot six inches of interior finished space on the porch.

MR. SCHWINGBECK: I mean besides a buffer, you want this for seating purposes, to be able to sit out there and enjoy the front porch?

MR. GINNODO: Absolutely, yes, yes.

MR. FALES: As well as just an area that's large enough for us to be able to, you know, if UPS needs to leave a package, right now there's no options. I mean any sort of packages, trying to work that into the house with a guy my size is just --

CHAIRMAN PETRILLO: How many people live in the home?

MRS. ROGERS-FALES: It's just the two of us.

MR. GINNODO: The other side of the front porch that's important functionally is, currently, if you look at the floor plan, as soon as you open the front door, you're in the living room and dining room. There is no separate kind of receiving area, so there's no foyer or vestibule or anything like that. So, the porch function kind of helps make that transition also. People have a chance to kind of collect, say goodbye, gather, you know, that kind of stuff, where inside you're immediately in the large space, the interior room.

CHAIRMAN PETRILLO: I'm still having a little trouble with the hardship. You have two people in the home. It's facing pretty much to other or be on an angle if it's smaller, but why, for me, I'm not

speaking for any other member of the Board, what would be the, let's say we granted five feet which I'm estimating as the distance equal to the setback on the home just to the --

MR. GINNODO: South, that would be the south.

CHAIRMAN PETRILLO: It would be the south of that. You know, if we don't grant this petition that full amount, what hardship exists in the difference between five-foot or seven-foot?

MRS. ROGERS-FALES: It's not a functional seating space. The people directly to the south to whom you're referring have that five feet between their front door and their porch, the end of their porch. They find it difficult to have more than two people sit out there at any one time.

So, the notion is if we wanted to have family over, we have a lot of family who comes in from out of town, and sit and enjoy the front porch that we're adding, it wouldn't create enough space for us to do that with just the five feet.

CHAIRMAN PETRILLO: Did you think about extending it width-wise across the full face? I mean what other design elements did you look at to make it less of an encroachment on the setback?

MR. GINNODO: Well, we did look at all the way across, and we thought, well, does that gain us anything? It gains us more laterally, but at one point you lose utility of the space because it's a narrow and long space with an entry on one end, okay. So, if that were in the middle, you could have a little pod over here, a little pod of seating on the other side. But because it's on one end, any time anybody does that, they have to kind of, excuse me, walk through the whole deal.

So, if you get like five people on that porch, any farther down the line, like if you continue extending the front porch down to the end of the building, it just becomes clumsy.

CHAIRMAN PETRILLO: An inconvenience but not a hardship.

MR. GINNODO: That part, yes. So, we took the design, instead of long, and made it a little bit narrower to try and find the right balance architecturally and functionally to solve the objectives.

MR. FALES: I think this will architecturally, so that it fits in with like what you see to our south and then farther on down the block. I don't know how clear those pictures in there but --

CHAIRMAN PETRILLO: But I didn't measure the, I didn't know, Derek, do you have the setback on the other homes on that block and not including this lot? Because just in my opinion and my view, in the aerial view and driving down the street, it's going to put you closer than any other house on the block.

MR. GINNODO: I don't disagree with that. I think that's correct. We're just trying to accomplish the right size porch for the goals and not be disruptive to the character of the neighborhood.

CHAIRMAN PETRILLO: I understand the inconvenience as I have

a porch very similar to that and it actually goes from about four-and-a-half feet to five-and-a-half feet. We have some of those same issues. But for me, that's a matter of inconvenience and not a hardship. I have seven kids, two grandchildren, and we all get out on the porch. Again, that's just my opinion. The other Board members I'm sure have their own perspective on this.

MR. GEISEL: Derek, didn't the exhibit that he tendered of the block reflect that? Could that be passed down?

MR. GINNODO: I've got another copy of it right here.

MR. GEISEL: Yes, I've got it. That's fine.

MR. GINNODO: I don't know if, do you have Sheet A0000 in your set? It is a site plan that shows the setbacks of the houses going down the street.

MR. SELBKA: Did you say 00?

MR. GINNODO: A0, yes, it would be --

CHAIRMAN PETRILLO: There it is, okay.

MR. GINNODO: Let's see. That sheet. So, here's the setbacks.

CHAIRMAN PETRILLO: Yes, here it is. It's in the corner, there's a legend there.

MR. GINNODO: Yes, yes. So, we're 746, we are set back 30-and-a-half feet. There is one, 738, which is set back a little farther, 722 and 714 which are also farther back. So, I think I misspoke earlier, we are farther back than most of the properties.

CHAIRMAN PETRILLO: Okay, help me with that, because if I look at 740, you'll be two feet closer.

MR. GINNODO: After the addition, yes.

CHAIRMAN PETRILLO: Right, after, right. You'll be seven feet closer than 738, two feet closer approximately or three than 734, five feet closer than 726, eight feet, almost nine feet closer than 722, and then again another seven feet closer than 714.

MR. GINNODO: Right. You're right about that. But putting the porch on puts us two feet closer than the next nearest property. But a five-foot porch from your own experience is less than satisfactory. So, what we're proposing is something that we feel is an inconvenience or a hardship to our clients in terms of their use of the porch, and we've done a bunch of design work to try and make a reasonable request in recognition for the nature of the beast there.

CHAIRMAN PETRILLO: Any questions or comments from any members of the Board for the Petitioner?

MR. DRAKE: On the east elevation, you've talked about the window, picture window being obtrusive or one can look in from the road. It sort of looks on the design I'm looking at, even with the porch, it still looks sort of like a Jumbotron, it's still a pretty good sized window that if the blinds

were open people could look in and see what's going on. Could you comment on that?

MRS. ROGERS-FALES: Well, with the porch, there will be less of an ability to see in because there would be a structure. Even if it's clear, that sort of shades and covers that window coming in. Right now, we keep that covered all the time because everybody can see us and we can see everybody when they walk by. But if there is a barrier between us, even if it's in a porch, it makes it less easy to see from the street into the house.

MR. DRAKE: Okay, fair enough.

MR. SCHWINGBECK: I guess I'd like to make a comment. I have a home with a porch like this that is on a major thoroughfare, so not just a quiet side street. It has a very large picture window, and with that porch it really does make us feel like we do not have a road out there. I really think if you didn't have a porch at that distance, it would really be a structure that was going to be sheltering the window but not really being a functional place to sit.

So, would it look nice at a shorter distance? Probably, and it would protect the window. But you really wouldn't be out there utilizing it with sitting on the porch enjoying it. It's really just going to block that window a little bit and you're never going to go out there and sit.

You know, I know it's encroaching on that front yard a little bit. But I think it makes sense, you know, with that seven-foot to not only act as a barrier but also a functional barrier.

CHAIRMAN PETRILLO: Any other questions or comments from any member of the Board? None being heard, is there any member of the audience that wishes to speak to this petition?

Ma'am, if you would step forward? Have you had an opportunity to sign in?

MS. STARR: I have not. I came late, I'm sorry.

CHAIRMAN PETRILLO: Quite all right. If you would just sign in and then I'll ask for your name and address and I'll swear you in.

MS. STARR: Okay.

CHAIRMAN PETRILLO: State your name and address please?

MS. STARR: Caroline Starr, I live at 604 North Haddow, which is a block south of them and a block east of them.

CHAIRMAN PETRILLO: I'll swear you in.

(Witness sworn.)

CHAIRMAN PETRILLO: Go ahead please.

MS. STARR: So, I just wanted to state that the house that they have in particular in the corner is very, has a non-functioning yard I would say on the north side of the home. On the south side of the home, it's basically the same. It's very tight on both sides. So, adding a porch to the front I think would not only be aesthetically

pleasing for the neighborhood, but I'm also a real estate agent in the neighborhood and it really would add to the overall value and cohesiveness of the neighborhood because like you're saying, that street in particular, I think Belmont and Haddow kind of have houses that do this up and down the block. While it is encroaching into an easement when asking for a hardship, it's not a solid structure that would be moving the seven feet towards the street or sidewalk. It's more what you were saying, a porch that is more a --

MR. GINNODO: Visual buffer.

MS. STARR: Yes, but not a solid piece of brick or siding or something straight up and down. It's something that is, I don't want to say the word see-through, but you know, something like that, is permeable I guess would be the right word. I think it would be really nice and good for the neighborhood because a lot of the houses even one block north had a lot of the porches, not particularly maybe on their right block but north have quite a few porches and certainly around in the neighborhood. So, that's all.

CHAIRMAN PETRILLO: You stated you're a realtor?

MS. STARR: I am.

CHAIRMAN PETRILLO: If this porch were five-and-a-half feet deep as opposed to seven feet deep, would there be a difference in the value of the home that someone would be willing to pay? And if so, what do you think that difference is?

MS. STARR: There would actually, both in appraisal value and in overall aesthetics of the property, looking at it as something where it's a gatherable, livable space, outdoor space, versus something that was almost put on just for curb appeal.

CHAIRMAN PETRILLO: Well, put a number on it. Put a number on it. What is, five-and-a-half feet and seven feet, are you going to get \$25,000 more?

MS. STARR: Well, I'm not a licensed appraiser, I'm a licensed real estate agent.

CHAIRMAN PETRILLO: Or are you going to get \$5,000, you're going to get \$2,000, you're going to get \$1,000 or is someone going to want to say it doesn't really matter, I like the rest of the house, how much is that difference?

MS. STARR: Well, I will say this, in our area and with our climate, people really enjoy their outdoor spaces, especially when they're usable and functional, because we don't get great months of the year that we can --

CHAIRMAN PETRILLO: That's not a number though.

MS. STARR: So, if I would put a number on it, I think you're looking at, honestly, probably I would say \$25,000 versus \$10,000.

CHAIRMAN PETRILLO: Just for those two feet or foot-and-a-half?

MS. STARR: I would say yes. I would say, I don't know the exact measurements, I heard the seven feet. So, if you're talking about a seven-foot --

CHAIRMAN PETRILLO: I'm saying this would be between five, a foot-and-a-half. So, a foot-and-a-half by, let's just call it 20 feet, is \$25,000? That's the most expensive real estate.

MS. STARR: No, it's not.

CHAIRMAN PETRILLO: In Arlington Heights.

MS. STARR: I'm talking about a usable front porch versus something that would look like it's added just as an overhang type structure that's not a usable space. So, that would be my opinion.

CHAIRMAN PETRILLO: All right, thank you.

MS. STARR: Sure.

MR. PHILBIN: Can I make a comment?

CHAIRMAN PETRILLO: If you want to be sworn in.

MR. PHILBIN: I will, I will. My name is Dan Philbin, I actually live at 611 Haddow.

CHAIRMAN PETRILLO: Did you sign in?

MR. PHILBIN: I'll sign in right now, yes. But I was going to say --

CHAIRMAN PETRILLO: Wait, I'll swear you in, sir.

MR. PHILBIN: Okay.

CHAIRMAN PETRILLO: Raise your right hand.

(Witness sworn.)

CHAIRMAN PETRILLO: Name and address for the record, sir?

MR. PHILBIN: Dan Philbin, 611 North Haddow. I'm actually here for another neighbor but I do know the Fales. We have a house that we did about 12 years ago and we've got about four feet. I didn't really think about this, but it's a very congested area. We can only get two people out there. It's very wide but it's a very unusable space. So, my thought is I know they'll do a nice job and I support it. That's it.

CHAIRMAN PETRILLO: Thank you. Anyone else from the audience who wishes to be heard on the petition?

Seeing that there are none, any questions or comments from any member of the Board before we open it to, or we close it to testimony? None.

If you would, we'll open it up for Board discussion. Before I do that, I would just say is there any way that you would consider reducing, and this is only my opinion, consider reducing? For me, this is too much space. I see this as a matter of convenience as opposed to a matter of a hardship.

But I don't know how to do it as a matter of protocol in the event that someone else would feel this way, that there would be

some type of accommodation that you would be willing to accept in the event that the motion would be called that you would, if there is an amendment to that. Because I don't think we, if we close it and we take it as a vote, we can't reopen it then, correct?

MR. MACH: Correct.

CHAIRMAN PETRILLO: Do you follow what I'm saying? Just in the event --

MR. FALES: Could we poll the Board?

CHAIRMAN PETRILLO: No.

MR. FALES: No? Not allowed per bylaws?

CHAIRMAN PETRILLO: No.

MR. FALES: Okay, just asking.

(Pause while Petitioners confer.)

MR. GINNODO: So, in consultation with our client, we kind of feel that the porch is the correct depth as it's drawn right now to be properly functional. Taking six inches out of that depth, so from seven to six, six is probably an acceptable dimension that would work for us and still provide enough functionality and the other aspects of the porch, in all seriousness.

CHAIRMAN PETRILLO: Okay. Before I ask them or we close it just for Board comments, I want to open it up to the members of the Board if they have any questions or comments. None being heard, okay, thank you, we're going to close then the testimony.

Again, for me, my position, I don't feel that the hardship in my opinion has been met. I think it meets the other two criteria. Or I should say I think they could still get a reasonable return on their investment so it doesn't take away from the character of the neighborhood. I believe it adds to it. But for me, I look at this as merely a convenience and not a hardship but I'm only one member.

MR. SELBKA: I think hardship is more on a sliding scale. You know, there is a hardship in that the picture window is in an odd place and it's problematic given where the lot is and where the street is. Therefore, I think there is a hardship here. I think the other two criteria are met and, therefore, I'm going to vote in favor of this petition.

MR. GEISEL: I would as well, to be honest. Given the other variances of homes and setbacks that exist on the block, this doesn't change that dramatically. If they're going to go through the expense of building something, I'd rather see them build something that's functional. So, I don't think asking them to cut six inches off is really that beneficial for our part.

CHAIRMAN PETRILLO: Well, I think that was the Petitioner's accommodation. I was hoping they would --

MR. GEISEL: They suggested that in response to your

question. I offered my testimony.

CHAIRMAN PETRILLO: Any other questions or comments?

MR. DRAKE: I would agree with what the two fellows at the end said. The six inches, it's nice of you to put that out but I don't see what the point of that really is other than trying to get it passed with six less inches. I don't see the benefit to that. I'm in support of it.

CHAIRMAN PETRILLO: Is there a, oh, sorry, Tom.

MR. SCHWINGBECK: Yes, I am as well. Having a house like this, you're really using your front as your entertainment way, you know, with the way the yard is laid out. So, I would definitely be in favor of approving it.

CHAIRMAN PETRILLO: Is there a motion then?

MR. SELBKA: Motion to approve.

MR. GEISEL: Second.

CHAIRMAN PETRILLO: We have a motion and a second. Derek, would you call the roll?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: No. Motion passes. Good luck, guys.

MRS. ROGERS-FALES: Thank you.

MR. FALES: Thank you very much.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:50 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS February 8, 2016

PETITIONER: Fales Residence
ADDRESS OF PROPERTY: 746 N. Belmont Ave.
VARIATION: 5.1-3.6 (Required Minimum yards), 5.4 (Table of Required Minimum Yards)

A 3.8 foot variance from Chapter 28, Section 5.1-3.6 to allow a covered front porch with a front yard setback of 24.1 feet from the east property line instead of the minimum 27.9 feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing a new front porch. The petitioner testified that the existing covered entry does not provide protection from the elements. The petitioner also testified that the front porch will provide a buffer between the residence and Belmont Avenue.

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. Selbka and seconded by Mr. Geisel. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

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



Item: Tavares Residence - 817 S. Chestnut Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from 2/8/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 2/8/16 - Tavares	Minutes
Findings 2/8/16 - Tavares	Minutes

ZONING BOARD

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

OF APPEALS

RE: TAVARES RESIDENCE - 817 S. CHESTNUT AVENUE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois
on the 8th day of February, 2016, at the hour of 7:50 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: Tavares petition, is that correct? Did I pronounce that correctly?

MR. TAVARES: Yes.

CHAIRMAN PETRILLO: Folks, you don't have to stay if you don't want to unless you want to --

MRS. ROGERS-FALES: We have other friends here.

CHAIRMAN PETRILLO: Okay, all right.

MR. FALES: It's the neighborhood.

CHAIRMAN PETRILLO: Yes.

MR. GINNODO: Derek, is it okay just to plop this here? Okay, so the house, the addition, the existing garage.

CHAIRMAN PETRILLO: Folks, if I could swear you in? Would you raise your right hand please?

(Witnesses sworn.)

CHAIRMAN PETRILLO: Sir, we'll start from your left and go work towards your right. If you would state your name and address please?

MR. TAVARES: Brian Tavares, 817 South Chestnut.

CHAIRMAN PETRILLO: Ma'am?

MRS. TAVARES: Beth Tavares, 817 South Chestnut.

MR. GINNODO: Keith Ginnodo, Kingsley & Ginnodo Architects, 33 North Hickory.

CHAIRMAN PETRILLO: We know you, okay.

MR. GINNODO: Actually the hardship is a little simpler. The house is 1950-ish, right?

MR. TAVARES: Yes, 50's.

MR. GINNODO: It's on a 50-foot lot with a detached garage in the rear yard. For the reference on the model here, the north arrow is kind of pointing that way, so we're looking at the west, just the front facade. Because of the position of the garage and the house, they're in pretty close proximity already. What we specifically did was design the building in such a way that it remains 10 feet away from the garage which is a strict letter of the ordinance.

We're here because the interpretation of the ordinance is that the eaves of the garage need to be ten feet away from the house. So, that probably should be changed in the ordinance to kind of avoid this situation. Anyway, the house is designed in such a way to kind of pull away from that and still give car access and all the rest of that into the garage. Then you can see how it kind of folds back. Actually, if you look on the floor plan, there's a little dotted circle that shows how the building steps back to try to accomplish that.

So, we are in strict accordance with the ordinance but not in the spirit of the ordinance. In order to comply with the ordinance interpretation, there's kind of two options. One would be to modify the garage in such a way that that goes away, that issue goes

away. Or to reduce the size of the addition in order to accomplish that.

If you take a look at the first floor plan, you can kind of see that it's an addition but it's not overly generous. This is, it's scaled to the family that's going to be in there, the functions that they're going to carry on in there.

They've been in the house, how many years?

MRS. TAVARES: 18.

MR. GINNODO: 18 years, and they have three children. Their plan is to do this and stay rather than do something else somewhere else. So, all those things considered, we feel like, that this interpretation of the zoning variation is not beneficial to the nature of the project.

CHAIRMAN PETRILLO: Have you measured the distance actually from eave to eave and not just, you know, on a vertical radius but on angle to angle? It exceeds ten feet.

MR. GINNODO: Yes.

CHAIRMAN PETRILLO: From this to this.

MR. GINNODO: Right.

CHAIRMAN PETRILLO: So, if you were using that as, you know, the actual distance instead of, like I'm not sure what that horizontal measurement actually is, but I think you did a really good job and I have a great appreciation for what you accomplished here trying to abide by the code. You're right, I think its strictest interpretation plus any, because of this, even though we grant a variance, they'll take care of any fire code regulations, probably whatever the drywall requirements and so forth are on the interior part of the garage or whatever is required.

So, I think that you've really relieved yourself of the hardship and, you know, those distances probably should be measured a little bit differently in my opinion. So, I don't, I'm sorry, did you folks want to testify before --

MR. TAVARES: You're doing it for us.

CHAIRMAN PETRILLO: Okay, and I think, you know, the character of the neighborhood, this is a really nice addition. I like the way you did the one side of the facade. It's very clever and unique. I think, you know, you could have come in and asked for a heck of a lot more but you did a real good job.

Anyway, in my opinion, after reviewing this and seeing this beautiful model here, you've really I think established for me the three criteria that we're asking for you to meet this evening.

MR. GINNODO: Thank you very much.

CHAIRMAN PETRILLO: Any other questions or comments from the Board? Is there any testimony from anybody in the audience?

None being heard, we'll close it to Board comments.

MR. GINNODO: There's one.

CHAIRMAN PETRILLO: I'm sorry. Sir, if you would step forward? I will ask you, if you weren't here at the beginning, if you would sign in and then I'll swear you in and then we'll have you state your name and address for the record.

Sir, I'll swear you in first.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you. Would you state your full name and address, sir?

MR. NAGEL: Sure. Herbert M. Nagel, 825 South Chestnut, Arlington Heights.

CHAIRMAN PETRILLO: Go ahead.

MR. NAGEL: Okay. Reference the architectural involving this, we have no objections there. I'm here to attest to the fact of the type of individuals that live there. I've known them since they came in to the neighborhood. These are fine, upstanding people who contribute greatly to our entire neighborhood. If you need something, if you need help with something, they're there. They have three children, and we all know that it's not an easy thing when you have three children to raise them properly. These kids are fine. Occupationally, if they weren't, I would have told you. Simple as that.

CHAIRMAN PETRILLO: Sir, are you saying you're in support of the request?

MR. NAGEL: Oh, yes.

CHAIRMAN PETRILLO: Okay, thank you.

MR. NAGEL: They're fine. I just wanted to attest to their character.

CHAIRMAN PETRILLO: That's very much appreciated, thank you. Thank you, Mr. Nagel.

MR. NAGEL: Sure.

CHAIRMAN PETRILLO: I'm sorry, I didn't ask if anybody had any questions of the witness. Do we need any, does anybody have any questions for the Petitioner before we close the testimony? Thank you very much.

Again, I've stated my own opinion. I'll just restate it, that I thought that they met all three criteria. The extra effort in the design I think was very prudent and very much appreciated. So, I would be in favor of this petition.

MR. GEISEL: Agreed.

CHAIRMAN PETRILLO: Any other comments? None being heard, is there a motion?

MR. SELBKA: Motion to approve.

MR. SCHWINGBECK: Second.

CHAIRMAN PETRILLO: Derek, would you call the roll please?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MR. GINNODO: Thank you very much.

MR. TAVARES: Thank you.

MRS. TAVARES: Thank you.

(Whereupon, the meeting on the above-mentioned petition
was adjourned at
8:02 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS February 8, 2016

PETITIONER: Tavares Residence
ADDRESS OF PROPERTY: 817 S. Chestnut Ave.
VARIATION: 6.5-2

A 3.5 foot variance from Chapter 28, Section 6.5-2 to allow an addition with a separation of 6.5 feet from the existing detached garage where 10 feet is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing an addition in the rear of the home. The petitioner explained that per code, the home and detached garage must be a minimum of ten feet apart and that the addition is encroaching into the ten foot separation requirement. The petitioner testified that since the eaves are included within the measurement, that the addition is encroaching. The petitioner explained that the eaves are ten feet apart when measured on an angle from eave to eave but that when they are measured in plan they are less than ten feet.

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. Selbka and seconded by Mr. Schwingbeck. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

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



Item: Kurzynski Residence - 614 N. Haddow Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from 2/8/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 2/8/16 - Kurzynski	Minutes
Findings 2/8/16 - Kurzynski	Minutes

ZONING BOARD

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

OF APPEALS

RE: KURZYNSKI RESIDENCE - 614 N. HADDOW AVENUE

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 1st Floor Buechner Room, Arlington Heights, Illinois
on the 8th day of February, 2016, at the hour of 8:02 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: The Kurzynski residence. Folks related to that petition, if you would step forward?

MR. KURZYNSKI: You guys need a break?

CHAIRMAN PETRILLO: No, not at all. Are you kidding? I thought we were going to be 9:00 o'clock tonight.

MR. FLUBACKER: I have another packet here. This is some information that the owner put together.

MR. KURZYNSKI: Forgive the crudeness of the PowerPoint.

CHAIRMAN PETRILLO: Have you both signed in? I'm sorry.

MR. KURZYNSKI: Yes. Yes, we both have.

CHAIRMAN PETRILLO: Then I'll swear you in real quick.

(Witnesses sworn.)

CHAIRMAN PETRILLO: Bob? I'm sorry, gentlemen, name and address?

MR. FLUBACKER: Need a little history on --

CHAIRMAN PETRILLO: Well, no, name and address.

MR. FLUBACKER: Bob Flubacker.

CHAIRMAN PETRILLO: Sir?

MR. KURZYNSKI: Terry Kurzynski, owner of 614 North Haddow.

CHAIRMAN PETRILLO: Okay. I'm sorry, go ahead.

MR. FLUBACKER: I want to give you a little history on the project. As referenced in your Staff report, we had a different design and we went to the Plan Commission with that design. The reason we went to the Plan Commission was we were proposing accessory structures that were on both the primary lot which the house is currently on as well as a vacant parcel of land that's next to the house to the south. The only way to build the accessory structure on that adjacent property is to consolidate the two pieces of property.

There was a number of issues that came up in the Plan Commission and I think it's a mischaracterization in the minutes to say they objected to the height. Probably the single largest objection that happened in that meeting was the location of the garage.

This property is very unique in a number of ways. First, it is two parcels. The parcel to the south through zoning cases that did not involve this owner was determined to be an unbuildable lot, does not meet the minimum width requirements for the Village. So, that lot basically will stay vacant.

It also has a very unique landscape feature. If you look in the Staff report, there is an aerial photograph. You'll see in that photograph, there's kind of an oval shape that's on that lot. It's a very unique stone wall that goes around and it's kind of a formal garden area on that property. There's also some specimen trees that are within that same area.

The configuration of the existing house is really another very strong, unique aspect of this. It is a three-story house

with a basement. The basement is a very small basement and it's been completely finished. So, there is no storage space whatsoever in that basement. The previous owner actually used that for business purposes.

The third floor has been filled with bedrooms and closets and there's virtually no attic space left above the third floor as well. So, within the house itself, there's, you know, virtually zero storage space available.

Also, in the configuration of the house, the mud room and the kitchen or the primary access point to the house is on the northwest corner. So, in analysis of the project, we looked at options of attaching the garage, and there were really no viable options. To attach the garage anywhere on the south half of the west face or the south face of the house really destroyed the character and the traffic pattern within the existing house as well as really affecting the landscape feature to the south. In order to keep, if we kept the driveway where it is now on the north side of the house and did an attached garage, you need to do a 90-degree turn which will put the attached garage basically in the middle of the back of the house and destroy that yard there.

So, the proposal that you have in front of you is to relocate and enlarge an existing garage to the northwest corner. There is currently a two-car detached garage that has a garage door that faces north and kind of a very difficult access to get into it. We're relocating that. We're raising the height of the structure a little bit.

One of the hardships in the case is that most of the current vehicles, especially vans or any kind of, like a Range Rover or any vehicle like that, a large SUV, requires higher than a seven-foot garage door. Once you put in an eight-foot garage door, you basically have a nine-foot wall, and it raises the eave line on the garage.

The height limitations per zoning is 15-foot max. So, with that eave line and a 15-foot height limit, it results in a very low pitch roof. Really the primary hardship is that that would be inconsistent with the existing structure, would be inconsistent with a lot of the historic structures that are in that area. That's the gist of the request we're making as to the height variation so that aesthetically the garage can match the existing house and match the design elements of the neighborhood.

At the back of the packet that you were given are six detached structures in the area that have steep roof pitches and exceed the current height limitations, and there is a number more than that. I'll open it up to questions.

CHAIRMAN PETRILLO: Could you help me? The existing, the new garage, so the existing garage is being demolished?

MR. FLUBACKER: Yes.

CHAIRMAN PETRILLO: Okay. Foundation being brought up?

MR. FLUBACKER: Yes.

CHAIRMAN PETRILLO: Okay, and the new garage, I'm just not able to figure out where it gets situated in comparison to the old garage. So, you're coming to the lot line? This is the old garage here?

MR. FLUBACKER: Do you have the plat of survey? It's part of your packet. That's the existing garage right there.

CHAIRMAN PETRILLO: Right. So, you're coming to this.

MR. KURZYNSKI: It would be right here.

CHAIRMAN PETRILLO: Okay, that's what I thought. Okay.

MR. FLUBACKER: There is also an illustration in the architectural drawings. There's a section through the site that shows the proposed garage north elevation.

CHAIRMAN PETRILLO: Right.

MR. FLUBACKER: The dotted line is the exact location of the existing garage in the east-west direction. Then you'll notice that the grade goes up and the house behind the property is about five feet higher than the grade on this. So, the extra height of the garage is -

CHAIRMAN PETRILLO: You're going farther away from the house behind, correct?

MR. FLUBACKER: Yes, by a foot or so.

CHAIRMAN PETRILLO: Yes, okay. The floor dimensions of the garage is, it's currently a two-car garage but probably a little bit on the small side for a two-car garage.

MR. FLUBACKER: Substandard, yes.

MR. KURZYNSKI: 20 by 20.

CHAIRMAN PETRILLO: The existing garage becomes then a three-car, and then the additional space above is going with, the pitch is going to be used for storage?

MR. KURZYNSKI: Correct.

MR. FLUBACKER: Yes.

CHAIRMAN PETRILLO: Okay. How many people live in the home now did you say?

MR. KURZYNSKI: It's two adults and two children.

CHAIRMAN PETRILLO: Two adults and two children. Ages of the children?

MR. KURZYNSKI: Four and six.

CHAIRMAN PETRILLO: The number of vehicles that you have?

MR. KURZYNSKI: Three.

CHAIRMAN PETRILLO: Three, and those vehicles all belong to you?

MR. KURZYNSKI: Yes.

CHAIRMAN PETRILLO: Are they all personal vehicles or used

for business?

MR. KURZYNSKI: One business.

CHAIRMAN PETRILLO: Can you describe that vehicle for me?

MR. KURZYNSKI: The one for business?

CHAIRMAN PETRILLO: Yes, sir.

MR. KURZYNSKI: I have a picture in here. The one with the can't park SUVs in current garage. This one here.

CHAIRMAN PETRILLO: Okay, and the other two vehicles?

MR. KURZYNSKI: Well, so the white one is my wife's and the black one is my work vehicle.

CHAIRMAN PETRILLO: Then the third vehicle?

MR. KURZYNSKI: It's a muscle car that's parked in the garage. It's a collector vehicle.

CHAIRMAN PETRILLO: I don't, oh, there. You've got it covered up with a psychedelic or the bright-colored --

MR. KURZYNSKI: Well, I've had to brighten up the photo so you can actually see in there. But what I was trying to show here is above that garage obviously is a lot of storage utility. You know, we didn't have a chance to park our SUVs in the garage when we bought it.

I mean their garage was full, I couldn't, my wife can't make that turn. Quite honestly, I can't fit both cars side-by-side in there. So, you know, my dad just gave me his muscle car of 30 years and so I just started parking it in there.

MR. SELBKA: Is that a Dodge Dart or a Mustang?

MR. KURZYNSKI: No, it's a '69 Camaro. But the storage above is really the key for me. It's another hardship, and it's an architectural hardship, but for me, you know, if I'm going to build a new garage and then not get this, where does all this stuff go? It can't go in the basement, so that's actually why we're going for multiple accessory structures with the Planning Commission because one building is going to be just all this stuff to put it.

CHAIRMAN PETRILLO: The depth of the garage, what is it, about 22 feet?

MR. FLUBACKER: It's code minimum for a garage depth. 21-and-a-half inside.

CHAIRMAN PETRILLO: So, having those vehicles and then all the stuff that you have there, I mean especially when you're going to open and close the doors to get all cars, three side by side, you've got very minimal amount of space to put in your necessary equipments.

MR. KURZYNSKI: Plus having this stuff all next to a, you know, a classic car, too, is not really fun.

CHAIRMAN PETRILLO: You testified I think about that there is minimal storage space in the home?

MR. KURZYNSKI: Virtually none. There's not even a closet in the first floor. Not even a closet.

MR. FLUBACKER: The basement, there was a partial basement underneath the house and that got finished for offices and a conference room, it's being used as living space down there.

MR. KURZYNSKI: Yes, it's a living room.

MR. FLUBACKER: But you know, other than the room and furnaces, there's virtually no unfinished space down there. There is no attic space in the house either. So, I did a project on that house before they bought it and filled out the third floor and we used virtually every square inch of attic space we could.

CHAIRMAN PETRILLO: Is there any other questions or comments from any member of the Board? If you could just describe for me, I'm looking at the picture on the very far left of this current two-car detached garage or just the way that the is entitled?

MR. KURZYNSKI: Far left or far right?

CHAIRMAN PETRILLO: Very far right.

MR. KURZYNSKI: Yes, that's the upstairs.

CHAIRMAN PETRILLO: That's the upstairs of the existing garage.

MR. KURZYNSKI: That's correct.

CHAIRMAN PETRILLO: The pitch on this is, is this a 6-12 here?

MR. FLUBACKER: It's 10-12.

CHAIRMAN PETRILLO: 10-12.

MR. FLUBACKER: The existing house has 10-12 as well, this is matching the pitch.

CHAIRMAN PETRILLO: The new garage is going to have 10-12?

MR. FLUBACKER: Yes.

CHAIRMAN PETRILLO: So, all the equipment that is located there now with the addition of the storage items we see in the center photo on that same slide would all go upstairs?

MR. KURZYNSKI: Right, that's the idea. I have a lot of gear. So, that's what's upstairs is a lot of sports gear.

CHAIRMAN PETRILLO: Okay, thank you. Is there any other questions or comments from any other member of the Board? None being, is there anyone in the audience that wishes to speak to this petition?

Come on up. You've already been sworn in. Would you just state your name again for the record?

MS. STARR: Caroline Starr, 604 North Haddow. I am the property directly to the south. So, the vacant lot that they now own was always tried to be built on by previous builders. I grew up in the house that I own now and live there now with my family.

But it was always our wish as the homeowners there and the wish of the neighborhood to not fill that space. A little history on that, the house that they own is the Virgil Horvath house which is

the fountain at North Park. He owned a bunch of land there and he had this great property.

Aesthetically, their property, now on our block there's only about I'd say six mature trees left. On their property, there's two of them. If they were to do anything on that vacant lot, you'd lose those two big mature trees that fill that space.

Then further, because I grew up there, I know what they're proposing would not even make me blink because Mr. Horvath had a big greenhouse attached. There was all kinds of stuff back there. So, structurally speaking, I think it's a good solution because it is a very tight turn. It's a true left or L to get into their current garage. So, that's it.

CHAIRMAN PETRILLO: The height issue for you?

MS. STARR: Like he said, the properties behind are higher, so I can understand why they would want it for privacy. But they have enough, they're situated on their property that it doesn't look out of place or uncharacteristic for the neighborhood. There are certainly houses right around that have higher pitch roofs.

CHAIRMAN PETRILLO: So, I'm going to rely on your real estate expertise once again.

MS. STARR: Oh, geez, here we go.

CHAIRMAN PETRILLO: No, no, that's fine. No, but you would, I mean if you were the listing agent, would you find it kind of odd if roof pitches did not match?

MS. STARR: Yes, especially their house. So, our neighborhood, I know when we redid our house, the houses there was deemed by the Design Commission as houses of significance in Arlington Heights. I would say the Horvath house is one of those houses. It's very unique, and to not match the roof pitch or line would make it look awkward, which would be sad to do something that's architecturally significant.

CHAIRMAN PETRILLO: Any questions from any members of the Board for this witness? Thank you very much.

Anybody else in the audience who wishes to address this petition? Good, you're already sworn in. All right, we're going to get out of here soon.

MR. PHILBIN: Dan Philbin, 611 North Haddow. The house, it is a vintage home. I knew Helen, I didn't know Virgil, and that's when we moved in. But what the Kurzynski's have done with the house to maintain the original structure, it is a beautiful, beautiful home. The fact that they have kept the second lot as kind of a park setting is nice for us as we look directly across into it.

Mr. Flubacker I don't know, but I've seen his work. I couldn't imagine anybody else doing a finer job. So, I again approve of it and hope it passes.

CHAIRMAN PETRILLO: Thank you very much, sir. Anyone else? Ma'am? I'll swear you in, ma'am, if you'll raise your right hand.
(Witness sworn.)

CHAIRMAN PETRILLO: Could you state your full name and address for the record please?

MS. MICELI: My name is Suzanne Miceli. I live at 500 East Euclid. I am kitty corner from the house there. I'm the corner of Euclid and Haddow. I don't have any problem with the build. I'm also speaking on behalf of Dotty Roth. Dotty Roth is next door on the other side and she also agrees with the build, doesn't have a problem with it. She couldn't make it here because she was ill this evening. But there is a vacant lot between their house and theirs, so there's extra space there, too.

CHAIRMAN PETRILLO: Thank you very much, ma'am.

MS. MICELI: Okay, that's it.

CHAIRMAN PETRILLO: Is there anyone else in the audience? No? None being heard, before we call the Petitioner up, is there any other questions for the Petitioner, before we close it to Board comments? Okay, we'll close it to Board comments then.

I think this is a very reasonable request. Having my own issues with storage and a very small garage and a large family, I think this is a very prudent request, and a hardship in my mind exists. I think anything smaller or lower would detract from the character of the neighborhood and really will look very odd. So, in my opinion, they've met all three criteria.

Any questions from other Board members?

MR. SELBKA: I agree. I live right down the street and that's an interesting property. It's a unique property and I think that the addition would keep the character of the property. So, I am in favor of the petition.

CHAIRMAN PETRILLO: Is there a motion then?

MR. SELBKA: Motion to approve.

MR. DRAKE: Second.

CHAIRMAN PETRILLO: We have a motion and a second. Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Congratulations. That brings out meeting to a close. Is there a motion to adjourn?

MR. SELBKA: Motion to adjourn.

CHAIRMAN PETRILLO: Is there a second?

MR. GEISEL: Second.

CHAIRMAN PETRILLO: All those in favor say aye.

(Chorus of ayes.)

CHAIRMAN PETRILLO: Those opposed?

(No response.)

CHAIRMAN PETRILLO: Motion passes.

(Whereupon, the meeting on the above-mentioned petition
was adjourned at
8:20 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS

February 8, 2016

PETITIONER: Kurzynski Residence
ADDRESS OF PROPERTY: 614 N. Haddow Ave.
VARIATION: 6.5-6 (Accessory Buildings)

A 4.4 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure from 15-feet to 19.4-feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are requesting a height variation for a new detached garage. The petitioner testified that there is limited storage in the basement and that the attic space in the garage will allow for additional storage. The petitioner also testified that they explored the option of attaching the garage to the existing home but that there were no viable options due to the configuration of the home. The petitioner explained that they are matching the rooflines on the home which increases the overall height of the garage.

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. Selbka and seconded by Mr. Drake. Thereafter, the Board voted 5-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant the variance as requested.

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

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

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



Item: Schneider Residence -734 S. Bristol Ln.

Department: Planning & Community Development

REQUEST

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

ATTACHMENTS:

Description

Staff Report

Department Comments

Supporting Documents & Drawings

Type

Board or Commission Report

Exhibits

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 14, 2016
Date Prepared: March 9, 2016
Project Title: Schneider Residence
Address: 734 S. Bristol Ln.

Background Information

Petition Number: ZBA #16-006
Petitioner: Glen & Katie Schneider
Address: 734 S. Bristol Ln.
Arlington Heights, IL 60005
Existing Zoning: R-E, Single-Family District

Requested Action/Background Information

The petitioner proposes to construct a pool house and the petitioner is requesting a variation for a 480 square feet accessory structure where the maximum allowed is 300 square feet. In addition, the petitioner is seeking a variation to allow the pool house to encroach into the required side yard setback. The lot is approximately 20,000 square feet and is zoned R-E, One Family Dwelling District. The petitioner is requesting the following variations:

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

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

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

Photograph of Existing Structure



March 7, 2016

To: Derek Mach, Zoning Board of Appeals Liason

From: Deb Pierce, Building Services

RE: ZBA #: 16-006 – Schneider Residence, 734 S Bristol Ave

Building Department Comment(s):

Pool house size increase to 480 square feet approved.

ZBA# 16-006

734 S Bristol Ln - ZBA

Rev. Eng: Nanci Julius, P.E.

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

994

Submitted: February 25, 2016

Completed: February 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 180 sq ft to allow an accessory structure to be 480 sq ft instead of the maximum allowed 300 sq ft; and a 1 ft variance for a pool house that is setback 7 ft from the side property line where 8 ft is required.

The Engineering Department has NO COMMENT to the proposed variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Schneider Residence

Project Address: 734 S. Bristol Ln.

ZBA #: 16-006

ZBA Hearing Date: March 14, 2016

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: February 24, 2016

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

Attached are the Petitioner's:

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

Comments: THE PROPOSED POOL HOUSE IS NICELY DESIGNED AND IS FAVORABLE FOR AN ADMINISTRATIVE DESIGN APPROVAL AS

Please review, comment, and return to me no later than Friday, March 4, 2016.

A "SMALL PROJECT".

-STEVE HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner Glen & Katie Schneider

being the owner of the property commonly known as: 734 South Bristol Lane, Arlington Heights,
IL 60005

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for the Variation
from Section 6.5-7, Chapter 28, of the Arlington Heights Municipal Code, in order to: maximum
size of accessory structure.

I hereby state that the following hardship would exist if the variation were not granted:
if we stay within the granted size for a structure for the poolhouse we will end up with 3
structures at 300sq/ft versus one structure at 480 sq/ft. Having to have three structures will
aesthetically not fit with our ranch style home and be upsetting for our neighbors and us to look
at.

I hereby state that the variation, if granted, will not alter the essential character of the
locality because it is designed by our architect to flow and have symmetry with our home.

Signed:



Date:

2-16-16

RECEIVED

FEB 16 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RECEIVED

FEB 16 2016

PLAT OF SURVEY

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

LOT 23 IN SCARSDALE ESTATES SUBDIVISION, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL (EXCEPT THE NORTH 685.4 FEET THEREOF; ALSO EXCEPT THE EAST 40 ACRES OF THAT PART OF THE WEST HALF OF SAID SOUTHEAST QUARTER LYING SOUTH OF THE NORTH 685.4 FEET THEREOF AND ALSO EXCEPT THAT PART OF THE EAST HALF OF SAID SOUTHWEST QUARTER LYING WESTERLY OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD (CALLED STATE ROAD) AND SOUTH OF THE NORTH 685.40 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 12, 1941 AS DOCUMENT 12755597 IN COOK COUNTY, ILLINOIS.



LOT 31 LOT 24

Chain Link Fence
Fence Post
0.91'N. & 1.25'W.

LOT 32

100.00'

LOT 23

APPROVED ☒ REJECTED ☐
OFFENSE OTHER
DATE 8/16/15
CLIFF SHASTEEN 2015
CODE ENFORCEMENT OFFICER

Power Pole

LOT 33

LOT 22

6' Chain Link Fence

5.5' Chain Link Fence

200.00'

200.00'

4' Split Rail Fence

Fence Post
0.61'S. & 0.21'W.

3/4" F.I.P.

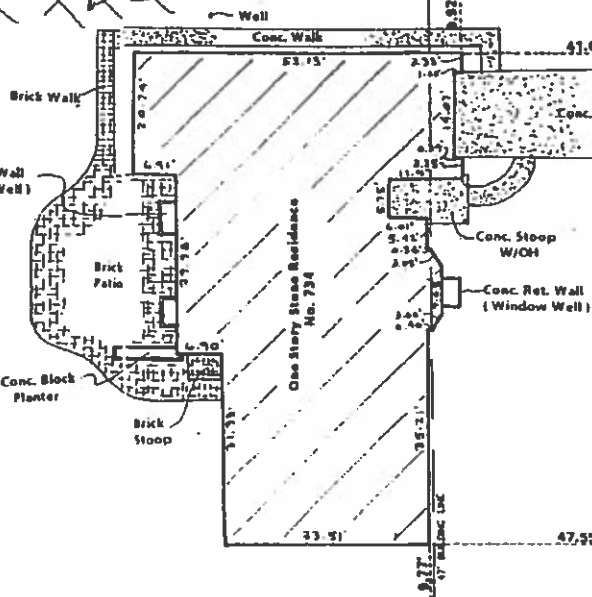
31.00'

Ort. Light Pole

Mail Box

100.00'

3/4" F.I.P.



BRISTOL LANE

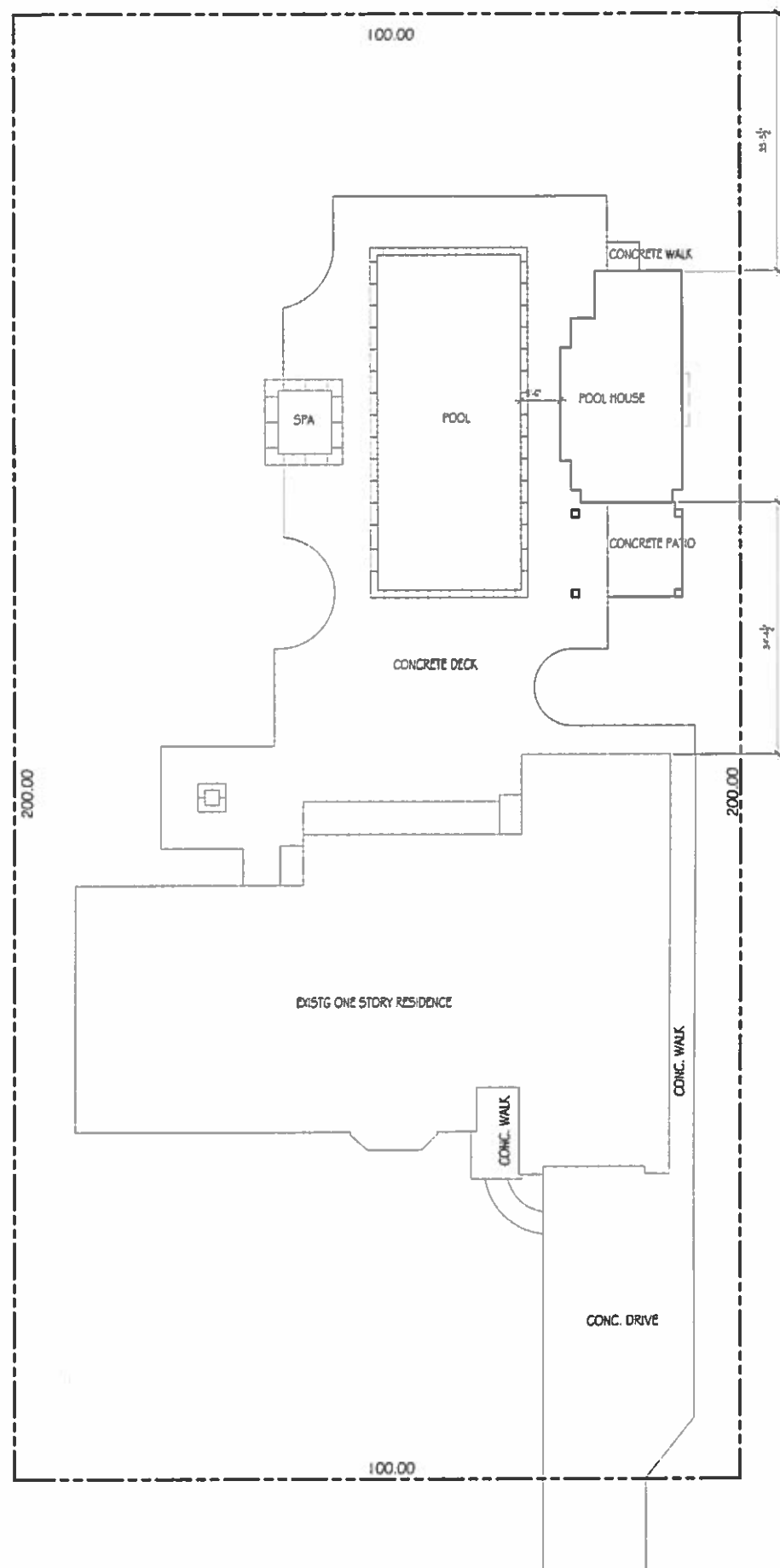


UP DATED SURVEY 6/27/00

COMPARE ALL SURVEY POINTS WITH ONE
ANOTHER BEFORE BUILDING OF SAME, AND
REPORT ANY DISCREPANCIES IMMEDIATELY.
CHECK LEGAL DESCRIPTION WITH DEED
AND REPORT ANY DISCREPANCIES IMMEDIATELY.
BUILDING LINES, IF ANY, SHOWN HEREIN
ARE AS SHOWN ON THE RECORDED SUBDIVISION
MAP. PROFESSIONAL FEE NOTED FOR SURVEYING.

SPIES & ASSOCIATES, INC.
Civil Engineers - Land Surveyors
634 WEST CAMPION ST.
ARLINGTON HEIGHTS, IL

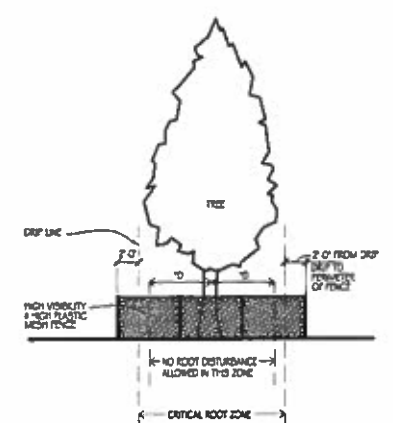
STATE OF ILLINOIS)
COUNTY OF COOK)
I, PAUL A. SPIES, INC. HEREBY CERTIFY THAT WE HAVE
SURVEYED THE PROPERTY DESCRIBED ABOVE, AND THAT THE PLAT
SHOWN HEREIN IS A CORRECT REPRESENTATION OF SAID SURVEY
WITNESSED MY HAND AND SEAL THIS 27th DAY OF JUNE, 2015.
Paul A. Spies



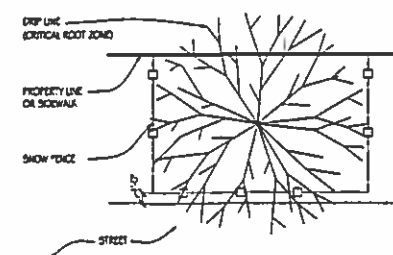
REQUIRED	SEPARATION
TREE DIAMETER	"D"
4" - 12" ABOVE GROUND	10'
4"	10'
5"	10'
6"	10'
8"	10'
10" - 12"	12'
> 12"	15'

MINIMUM 6' FROM THESE TREES TO NEW FENCE

"D" = MINIMUM REQUIRED DISTANCE BETWEEN EXISTING TREES, FENCING, PAVING, ETC. AND CENTER OF TREE



1 CRITICAL ROOT ZONE DURING CONSTRUCTION SCALE: N.T.S.



2 PROPER SNOW FENCE INSTALLATION DURING CONSTRUCTION SCALE: N.T.S.

Schneider Residence - Pool House

734 S. Bristol

Arlington Heights, IL

Copyright Lira and Associates 2016.

LIRA & ASSOCIATES

2015 S. Arlington Hts. Rd.
Suite 118 C
Arlington Heights, IL 60005
Phone 847.956.7100
Fax 847.956.7170

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MISCELLANEOUS NOTE:

- Each trade understands that the Owner has requested permit plans, only, from the Architect. Typical construction details and designs are not provided as per the Owner. Should the contractor require additional information than provided on the plans, he shall contact the Architect immediately prior to any work beginning. Should the trade not receive a written directive from the Architect prior to the beginning of work, the contractor shall bear all responsibility for that portion of work, and any work affected.
- All new work shall be as required by the Owner, and applicable to all codes. Demolished/Relocated systems are to be rerouted as required to provide a complete and properly operating system.
- All notes depicted in the documents shall be considered typical throughout. Discrepancies within the documents or related to the work shall be verified by the Contractor. Should the contractor proceed without receiving a written directive from the Owner, then the contractor shall bear full responsibility for that portion, and any work effected by it.

- T1- Drawing Index
Sheet numbering
Site Plan
- Z1- First Floor Plan
Foundation Plan
- Z2- Elevations

Certification

RECEIVED

FEB 16 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Schneider Residence

L&A # - 215 Schneider Residence-Pool House

734 S. Bristol
Arlington Heights, IL
847.873.3261

New Pool House

DATE: 16 Feb. 2016

SHEET INDEX:

T1

3 Drawing Index

13	9	5	1
14	10	6	2
15	11	7	3
16	12	8	4



2015 S. Arlington Hts. Rd.
Suite 118 C
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Fax 847.956.7170

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Legend

Wall section (Future by Owner)	Wall switch
Ceiling light fixture (Future by Owner)	3 way wall switch
Recessed can lighting	Dimmer wall switch
Scoopy wall wash	3 way dimmer wall switch
Edge or W.P. Recessed can lighting (Shall recessed)	Turner
Track Lighting	Door Bell/Garage Opener
Low voltage lighting	Gas Connection
Under Cabinet lighting & indirect cove lighting	New Thermostat
Fluorescent Lighting- Provide protective lens	Existing Thermostat to remain
Ceiling exhaust fan	Speakers (By Owner)
Outlet	Cable Outlet
Existing Outlet to remain	Telephone Outlet
Switched Outlet	Existing supply to remain
Quad Outlet	New supply
Smoke/Carbon detector wired in series of battery back-up	New return
Frost Proof House Box	Ducted Return Openings
Door Tag	High and Low W/D Adjustable Diffusers
Microfilm	
Structure Flush w/ Ceiling Construction	

Schneider Residence

L&A # - 215 Schneider Residence-Pool House

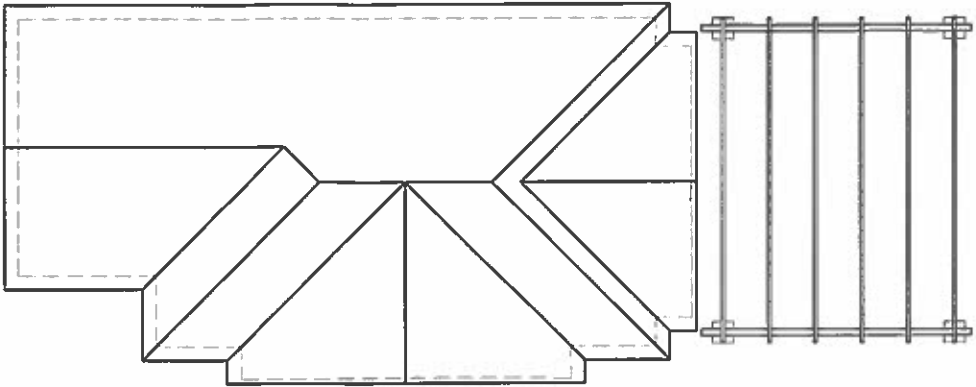
734 S. Bristol
Arlington Heights, IL
847.873.3261

New Pool House

DATE:
Zoning
Variance
16 Feb. 2016

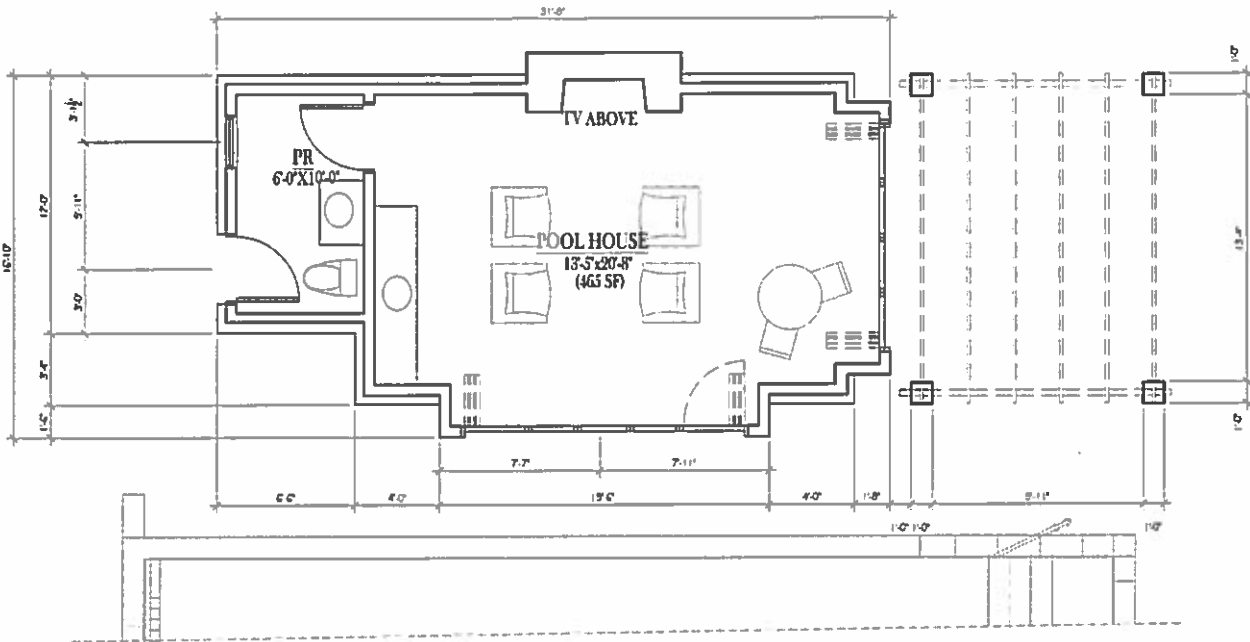
SHEET INDEX:
10/A3 - Floor Plan
11/A3 - Foundation Plan
12/A3 - Roof Plan
16/A3 - Typ. Wall Sec.

Z1



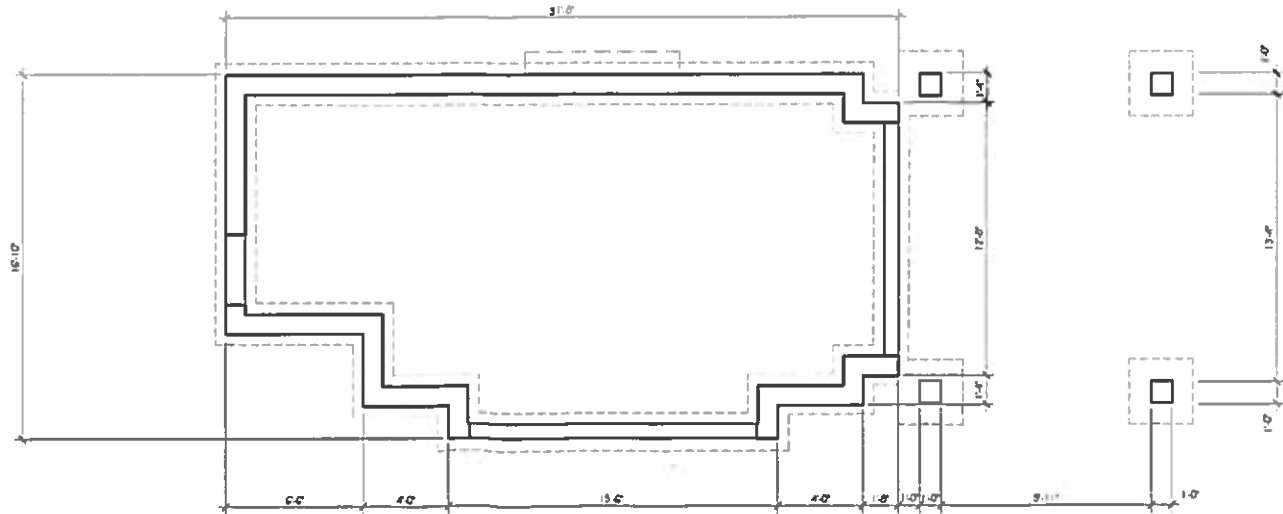
9 Roof Plan

scale: 1/4" = 1'-0"



11 First Floor Plan

scale: 1/4" = 1'-0"



12 Foundation Plan

scale: 1/4" = 1'-0"

16 Typical Wall Section

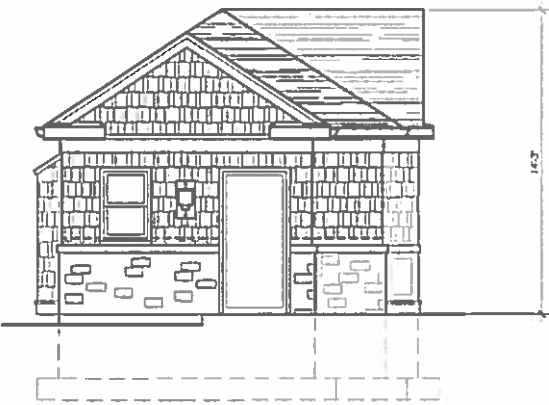
scale: 3/4" = 1'-0"



2015 S. Arlington Hts. Rd.
Suite 118 C
Arlington Heights, IL 60005
Phone 847.956.7100
Fax 847.956.7170

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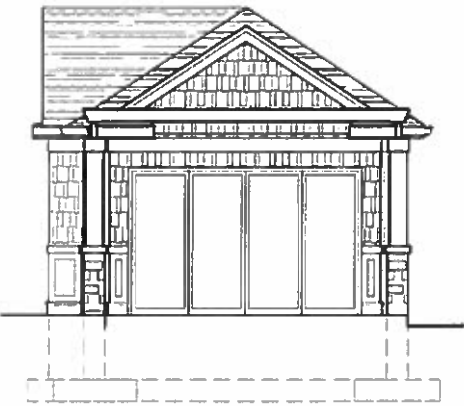
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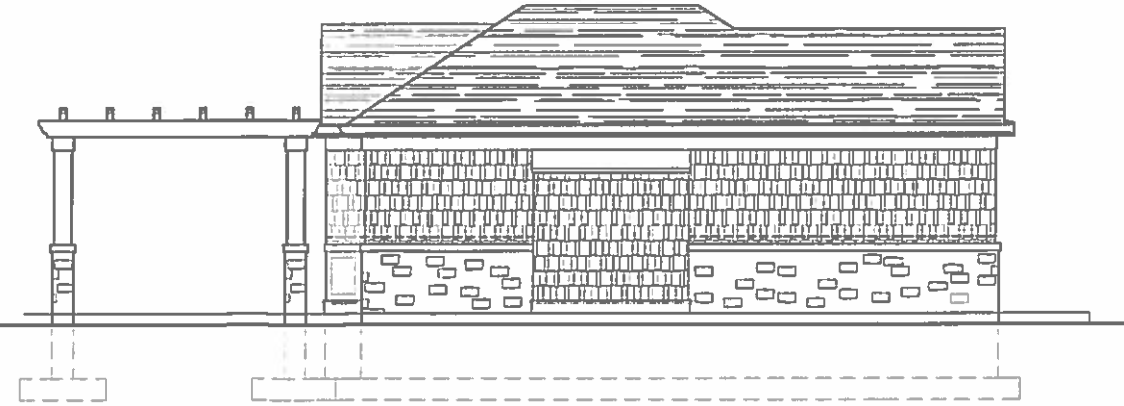
West Elevation



South Elevation



East Elevation



North Elevation

Schneider Residence

L&A # - 215 Schneider Residence-Pool House

734 S. Bristol
Arlington Heights, IL
847.873.3261

New Pool House

DATE:
Zoning
Variance
16 Feb. 2016

SHEET INDEX:
16/A3- Elevations

Z2



Item: Haas Residence - 813 S. Chestnut Ave.

Department: Planning & Community Development

REQUEST

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

ATTACHMENTS:

Description

Staff Report

Department Comments

Supporting Documents & Drawings

Type

Board or Commission Report

Correspondence

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 14, 2016
Date Prepared: March 9, 2016
Project Title: Haas Residence
Address: 813 S. Chestnut Ave.

Background Information

Petition Number: ZBA #16-007
Petitioner: Robert & Lauren Haas
Address: 813 S. Chestnut Ave.
Arlington Heights, IL 60005
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner is proposing to construct a detached garage in the rear yard. The lot is approximately 6,600 square feet and is zoned R-3, One Family Dwelling District. Pursuant to Chapter 28, Section 11.2-11.1d, a side drive must be a minimum of nine feet in width. The driveway is 7.9 feet, therefore the petitioner requests the following variation:

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

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

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

Photograph of Existing Structure



March 3, 2016

To: Derek Mach, Zoning Board of Appeals Liason

From: Deb Pierce, Building Services

RE: ZBA #: 16-007 – Haas Residence, 814 S. Chestnut Ave

Building Department Comment(s):

Approved without comment.

RECEIVED
MAR - 3 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ZBA# 16-007

813 S Chestnut - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: February 25, 2016

Completed: February 25, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 1.1 ft variance for a driveway that is 7.9 ft wide where 9 ft is required.

The Engineering Department has NO OBJECTION to the proposed variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Haas Residence

Project Address: 813 S. Chestnut Ave.

ZBA #: 16-007

ZBA Hearing Date: March 14, 2016

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: February 24, 2016

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

Attached are the Petitioner's:

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

Comments: _____

No comments. STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, March 4, 2016.

PETITION

NOW COMES the Petitioners, Robert and Lauren Haas, being the owners of the property commonly known as 813 South Chestnut Avenue, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 11.2-11.1d, Chapter 28, of Arlington Heights Municipal Code, in order to obtain approval on a driveway variance to allow for a garage to be built in the backyard. The current space needed to pass to the backyard from the front of the property is less than the 9 feet required. The current space is 7.87 feet, which is sufficient space to for a car to pass through. According to an article published by USA Today, the average width of a compact sedan is about 5.75 feet. A mid-size version is nearly 6 feet. A large sports utility vehicle measures 6.5 feet across. A mid-size SUV is a bit more than 6 feet, and a compact style SUV is just under 6 feet.

I hereby state that the following hardship would exist if the variation were not granted: A garage would not be able to be built in the backyard. The current layout of the house would not allow for a garage to be built in front of the house without major alterations to the existing structure of the house.

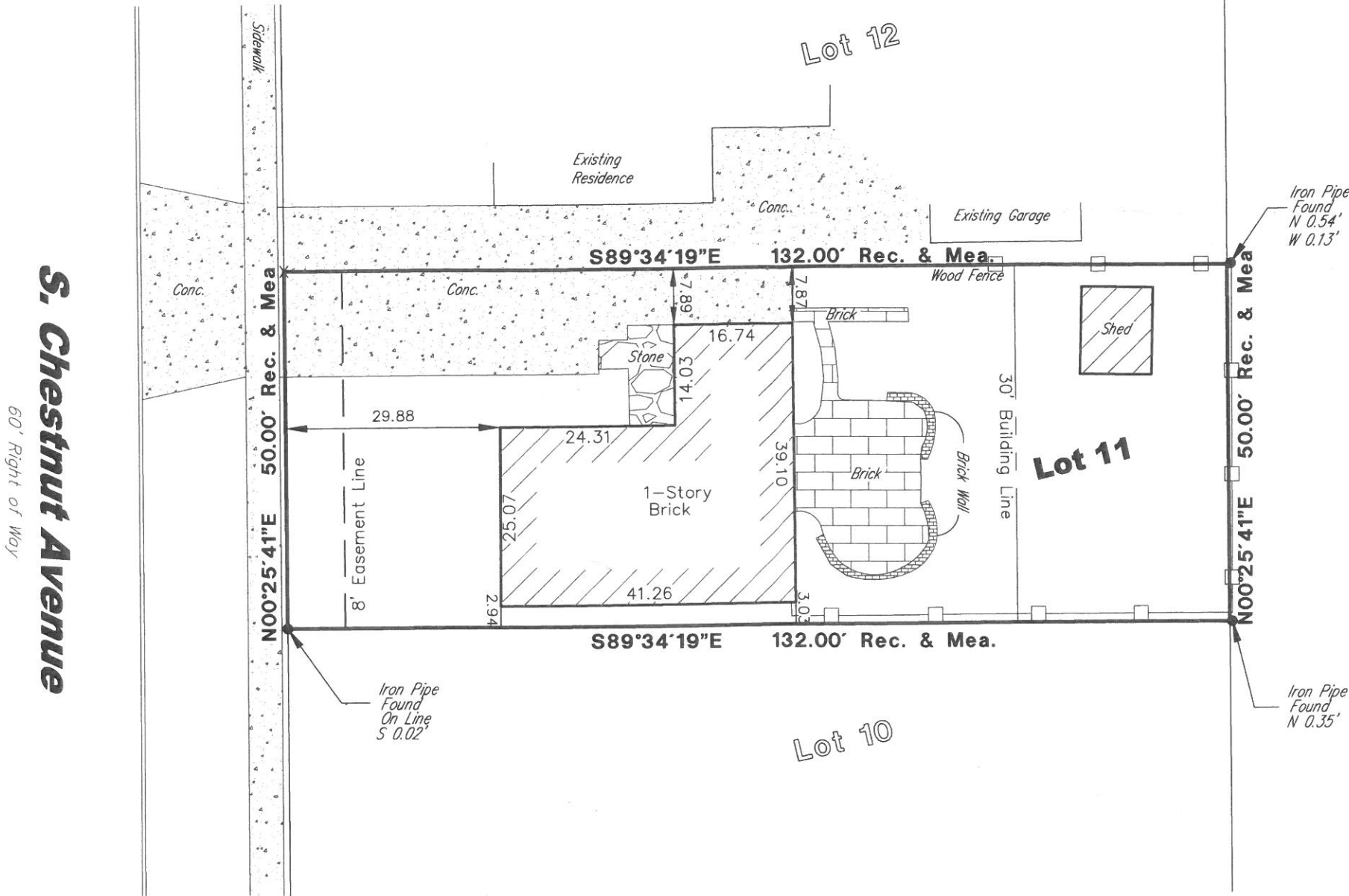
I hereby state that the following unique circumstances exist: The house is currently for sale and all interested buyers have requested information on building a garage. Receiving approval on the variance will be important to sell the house in the current market. This space has continuously been used as a parking space, which has shown to be enough space for the car.

I hereby state that the variation, if granted, will not alter the essential character of the locality because the structure of the current house will not change. A driveway would be extended into the backyard and a garage would be built in the location that a shed is currently present. Each neighbor, on the north and south side of the house, do have garages in their backyards.



PLAT OF SURVEY

LOT 11 IN H ROY BERRY COMPANY'S LAUDYMONT TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND PART OF THE SOUTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



- Legend:
- -Set 1/2" Iron Pipe
 - -Found Iron Pipe
 - X -Set Cross

Surveyor Notes:

- Field Work Completed on 06-27-08
- Prepared for Survey Services, Inc., AFF-0802300, for real estate transaction.
- Site Address: 813 S. Chestnut, Arlington Heights, 60004
- Pin No.: 03-31-412-004
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.

State of Illinois)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 30th day of June, A.D. 2008 in Palatine, Illinois.
Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-08

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

Drawn By:	ADF	Checked By:	GJK
REV.#	Date	Drawn	Checked

Field Work Completed:	06-27-08
Scale:	1" = 20'
Date:	06-30-08
Site Address:	813 S. Chestnut Ave. Arlington Heights, Illinois

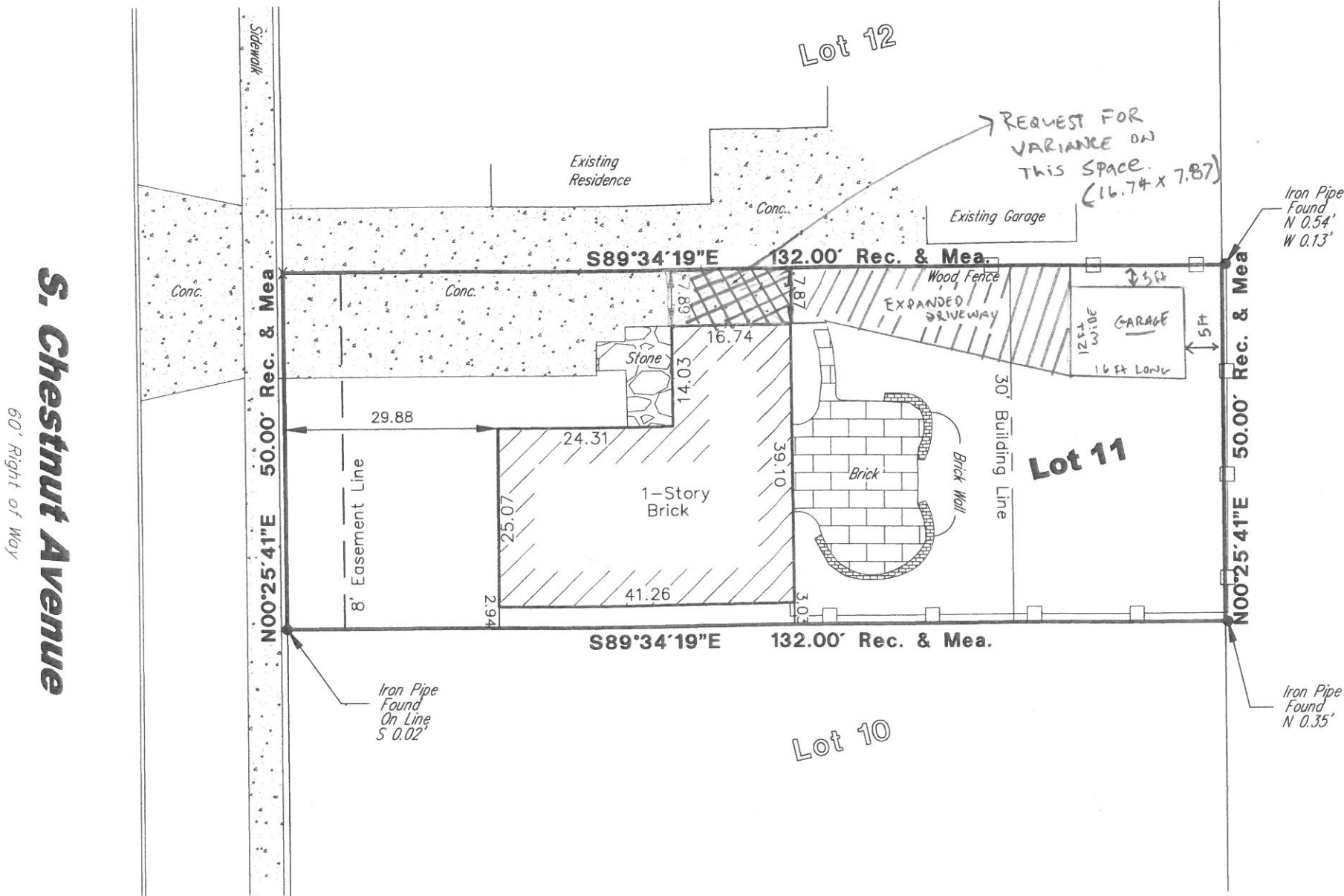
Land Surveying Services, Inc.
574 W. Colfax Street
Palatine, Illinois 60067
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Job Number	LS080535
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY



PLAT OF SURVEY

LOT 11 IN H ROY BERRY COMPANY'S LAUDYMONT TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 31 AND PART OF THE SOUTHWEST QUARTER OF SECTION 32, ALL IN TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



- Legend:
- -Set 1/2" Iron Pipe
 - -Found Iron Pipe
 - X -Set Cross

Surveyor Notes:

- Field Work Completed on 06-27-08
- Prepared for Survey Services, Inc., AFF-0802300, for real estate transaction.
- Site Address: 813 S. Chestnut, Arlington Heights, 60004
- Pin No.: 03-31-412-004
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.

State of Illinois)
 SS)
County of Cook)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of said survey.

Given under my hand and seal this 30th day of June, A.D. 2008 in Palatine, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-08

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

REV.#	Date	Drawn	Checked	GJK

Field Work Completed:	06-27-08
Scale:	1" = 20'
Date:	06-30-08
Site Address:	813 S. Chestnut Ave. Arlington Heights, Illinois



Land Surveying Services, Inc.
574 W. Colfax Street
Palatine, Illinois 60067
Ph. (847)991-7700 Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Job Number	LS080535
Sheet Name	PLAT OF SURVEY
Sheet Number	SURVEY