



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
March 13, 2023
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 436 S. Prindle Ave. - 2/13/23
- B. 1525 S. Belmont Ave. - 2/13/23

IV. REPORTS

V. OLD BUSINESS

- A. 623 N. Beverly Ln. - ZBA#23-004

VI. NEW BUSINESS

- A. 117 E. Henry St. - ZBA#23-007

VII. OTHER BUSINESS

- A. Public Comment

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 Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, emercado@vah.com or (847)368-5793.



Zoning Board of Appeals 3/13/2023

Item: 436 S. Prindle Ave. - 2/13/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
436 S Prindle Ave - 2/13/23 Findings	Minutes
436 S. Prindle Ave - 2/13/23 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS February 13, 2023

PETITIONER: Kelly-Schmidt Residence
ADDRESS OF PROPERTY 436 S. Prindle Ave.
VARIATION: 5.1-3.5b (Maximum Impervious Surface Coverage)

A 231 sf variation to allow 4,210 sf of impervious surface coverage where 3,979 sf is allowed.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that on July 12, 2021 they received a 538 square foot variation to allow 4,517 square feet of impervious surface coverage with a condition that the overage consist of permeable pavers. The petitioner explained that they have reduced the overall impervious surface coverage and are seeking relief from the condition that requires the overage be constructed of permeable pavers. The petitioner testified that they are proposing to maintain the status quo per the amount of impervious surface that existed prior to the start of the project.

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

Thereafter, a motion was made by Mr. Lanaghan and seconded by Mr. Portera. Thereafter, the Board voted 4-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-0 to grant the variance.

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

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

Joe Geisel, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD

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

RE: 436 SOUTH PRINDLE AVENUE - ZBA #23-005

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 13th day of February, 2023 at the hour of
7:00 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairperson
JEFFREY LANAGHAN
JOSEPH SELBKA
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRPERSON GEISEL: Okay, good evening, everybody. We are going to call the Monday, February 13th Zoning Board of Appeals meeting to order.

Derek, can you do the roll?

MR. MACH: Chairman Siavelis.

(No response.)

MR. MACH: Mr. Drake.

(No response.)

MR. MACH: Mr. Geisel.

ACTING CHAIRPERSON GEISEL: Yes.

MR. MACH: Mr. Jaffe.

(No response.)

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

ACTING CHAIRPERSON GEISEL: Okay, with that, we are going to do the Pledge of Allegiance, so if everybody would join us?

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON GEISEL: Okay, so this Board normally consists of seven members. We only have four tonight, so you need to have all four members vote for your petition in order for it to pass. Under these circumstances, you are permitted to withdraw and come back when hopefully all seven members would be present. So, that would be your determination as to whether you want to proceed or not.

Okay, so hearing nobody or seeing nobody, we're going to proceed. Derek will do a presentation on the particular petition and then we will call the folks up to make sure you're signed in and present your actual variance application.

The four components within your variance, you were required to list those out in your actual submittal, so I am not going to reiterate all those. You've already been told what those are and we would ask that you make those points accordingly in your presentation.

Derek, are we otherwise good to go?

MR. MACH: Yes.

ACTING CHAIRPERSON GEISEL: Okay, so I think the first order of business is 623 North Beverly which --

COMMISSIONER LANAGHAN: Going to approve the old minutes?

ACTING CHAIRPERSON GEISEL: We've got to approve the old, and I believe that we're being requested to continue yet again from the today's meeting to March 13th.

COMMISSIONER LANAGHAN: Oh, got you.

ACTING CHAIRPERSON GEISEL: Yes. So, I think that --

MR. MACH: Yes. Petitioner has requested a continuance to the March 13th, 2023 Zoning Board review.

ACTING CHAIRPERSON GEISEL: And you said that's the last opportunity for them to appear without --

MR. MACH: They could technically continue at some point, but it would

have to be discussed, but it might be in the best interest for notification and, you know, that they re-notify, but --

ACTING CHAIRPERSON GEISEL: Okay.

MR. MACH: -- you may need to discuss it.

ACTING CHAIRPERSON GEISEL: Okay, is that simple voice or do we need a motion?

MR. MACH: Yes, a motion to March 13th.

COMMISSIONER SELBKA: I'll motion to continue to March 13th.

COMMISSIONER LANAGHAN: And just for my clarification, that's 623 North Beverly, correct?

ACTING CHAIRPERSON GEISEL: Correct.

COMMISSIONER SELBKA: Yes.

COMMISSIONER LANAGHAN: Second.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Acting Chairman Geisel.

ACTING CHAIRPERSON GEISEL: Yes.

Okay, so the first presentation for this evening is 436 South Prindle.

COMMISSIONER SELBKA: Joe, do we need to approve the minutes from the last meeting?

ACTING CHAIRPERSON GEISEL: Oh, forgive me.

MR. MACH: Just a voice vote.

ACTING CHAIRPERSON GEISEL: Pardon?

MR. MACH: Just a voice vote.

ACTING CHAIRPERSON GEISEL: Okay, so one last order of business from the prior is to approve the minutes for the last meeting. Has everybody had an opportunity to review those?

(Chorus of yeses.)

ACTING CHAIRPERSON GEISEL: Any proposed changes?

(No response.)

ACTING CHAIRPERSON GEISEL: Hearing none, voice vote to move that?

COMMISSIONER SELBKA: Motion to approve the minutes.

COMMISSIONER LANAGHAN: Second.

ACTING CHAIRPERSON GEISEL: All right, all in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON GEISEL: Okay, now we can move on. Sorry about that.

So, 436 South Prindle? Good evening, Bob.

MR. FLUBACKER: Good evening, everyone. I'm Bob Flubacker from Robert Flubacker Architects. I'm here to be a pain.

We had come before the Zoning Board, I believe that's June or July of '21, and requested some variations. We modified our drawings to what I believe the

variations were, submitted for permit and got rejected. So, I'm here to clarify what it is that we asked for and I guess I need to get a variation again more specifically for what we asked for.

You have some documents in front of you I believe that were submitted. The first exhibit, which is what's on the screen right now, is the existing condition of the property before we began construction. By the way, we are under roof, windows are in, the project is under construction currently.

This shows what the impervious surface was on the property prior to any changes made whatsoever. Our calculation was 4,210 was the square footage of impervious on the property. The code allows 50 percent impervious which, I'm struggling to find what that number is, I think it's like 3,949, something like that. So, the existing property was more than 200 square feet over allowed impervious at the time we began.

The second exhibit is the site plan that we had submitted for the zoning variation hearing, and this was the site plan that was the subject of discussion during the hearing. The discussion, a branch of discussion during the meeting was prompted by a memo that came from the Engineering Department that specifically said they were not in favor of an increase in impervious surface. During the meeting, we discussed the area that's shown as pavers for the patio between the driveway and the addition. Our intent was to do a sand-based paver for that patio area and that we would be happy to work with the Engineering Department in doing whatever they consider "a pervious material" for that patio. At no time did we ever talk about any of the driveway needed to be paver or of pervious material.

The third exhibit is how we had to amend our site plan to get Engineering approval because Engineering determined that anything beyond the code-required impervious surface needed to be pervious pavers. So, all of that said, my understanding when I walked out of the Zoning meeting was that any impervious surface beyond what the existing impervious surface was would need to be pervious pavers. The difference between that and what the code requires being pervious pavers would be about 230 or 240 square feet of area and would honestly eliminate the pavers shown in the driveway between the end of the driveway and the garage.

So, my request is that we are able to maintain the status quo, that the amount of impervious surface that existed prior to the project is the amount of impervious surface we're allowed to have after the project. Anything beyond that, we would do pervious materials complying to whatever Engineering would require.

ACTING CHAIRPERSON GEISEL: I think after reviewing the prior meeting minutes, I was looking for some clarity as well, but waiting for your presentation to see what you were specifically requesting --

MR. FLUBACKER: Yes.

ACTING CHAIRPERSON GEISEL: -- instead of guessing.

MR. FLUBACKER: And in particular, there was a section in the minutes which I'll quote the Chairperson. He said "permeable pavers that allow for detention for a portion of the driveway/patio to offset the increase in impervious surface." My client and I both left the meeting understanding that that was anything beyond the current level of impervious, not anything beyond the code-required level of impervious.

The request is pretty small, a couple of 100 square feet. The situation, as discussed in the prior meeting, is very unique. We have a relatively small ranch, the finished project is under 2,000 square-foot. It has a detached two-car garage.

It isn't an excessive driveway to get to there, there's no extra paved areas or parking areas or anything. We're already exceeding the impervious requirement with just meeting those minimal standards. We are well below the FAR, well below lot coverage. The only zoning issue that creeps up with this is impervious.

ACTING CHAIRPERSON GEISEL: So, you said that the project is currently under progress?

MR. FLUBACKER: Yes.

ACTING CHAIRPERSON GEISEL: To what extent has the new driveway area that's depicted here, what has been done with that area so far right now?

MR. FLUBACKER: Nothing has been demo-ed beyond what was required to dig the foundation for the house. The driveway has not been done yet, pending outcome of this meeting.

ACTING CHAIRPERSON GEISEL: So, it's currently in the exact same condition or state that it was as --

MR. FLUBACKER: As at first. Well, let me clarify a little bit. Derek, can you go back to the first one?

So, you can see that there's a patio that goes to the south of the garage. That's all still in tact. A little bit of the patio has been removed as part of the foundation excavation. That part butts into the existing house. Part of the addition is in that area and we needed to take that out; but otherwise, all of the impervious that currently exists is there.

ACTING CHAIRPERSON GEISEL: But to further clarify then, the portion that's labeled existing driveway --

MR. FLUBACKER: Is there.

ACTING CHAIRPERSON GEISEL: Is there.

MR. FLUBACKER: That's correct.

COMMISSIONER LANAGHAN: And the existing patio at this point in time as well, correct?

MR. FLUBACKER: I'm sorry?

COMMISSIONER LANAGHAN: The existing patio as well, right?

MR. FLUBACKER: Yes, yes.

COMMISSIONER LANAGHAN: None of that has been demo-ed pending the outcome of this?

MR. FLUBACKER: Yes, right.

COMMISSIONER LANAGHAN: Got it.

ACTING CHAIRPERSON GEISEL: Well, forgive me, because I thought you said that the addition was under roof. So, what's --

MR. FLUBACKER: Well, Derek, can you go to the second?

ACTING CHAIRPERSON GEISEL: Sorry for the --

MR. FLUBACKER: Oh, no, not a problem at all.

ACTING CHAIRPERSON GEISEL: I'm not trying to nitpick, but I'm trying to understand.

MR. FLUBACKER: Do you see where the addition kind of jogs up a little bit?

ACTING CHAIRPERSON GEISEL: Okay, okay, I see.

MR. FLUBACKER: A small portion --

ACTING CHAIRPERSON GEISEL: Got it, okay. That helps.

MR. FLUBACKER: Just to give a little perspective, the basement is 10-foot deep and very complicated. We did a basement under the existing house as well. So, because of the depth of that excavation, the over-dig is a little wider than normal. So, you know, it might be three or four feet out from the foundation over to that. So, you know, if you're taking that in mind, three or four feet around the addition, any pavement that was in that area would have been --

ACTING CHAIRPERSON GEISEL: No, okay, that was the clarity I was seeking, so thank you.

MR. FLUBACKER: So, you can kind of see the dotted line of the patio area. You can see how it dives into the addition in that one little jog offset there. You can see how the excavation would take out a part of that patio.

COMMISSIONER SELBKA: And is there a reason you don't want the new driveway to be a paver driveway, a permeable paver driveway?

MR. FLUBACKER: Well, the two reasons, number one is cost obviously. But number two, it creates an odd driveway to have a concrete driveway up to a point and then a small strip that's permeable pavers.

COMMISSIONER SELBKA: So, the whole new driveway is going to be replaced though, am I right?

MR. FLUBACKER: Yes, yes.

COMMISSIONER SELBKA: With concrete?

MR. FLUBACKER: Yes. That's the intent, yes, and then everything between the driveway and the addition.

COMMISSIONER SELBKA: And you don't want that whole new driveway to be permeable pavers because of the cost basically is what you're --

MR. FLUBACKER: Well, and also it's a relatively new driveway from the sidewalk to the back of the original house. You can see at the top of the drawing there, there is a designation that shows the existing concrete driveway, a new concrete driveway. So, it would be on the half, the first half, the public half of the driveway, concrete, and then all of a sudden becomes a paver to about here.

COMMISSIONER SELBKA: Okay.

COMMISSIONER LANAGHAN: So, the front section, just for my clarification here, and I'm looking at the survey that was submitted, this one shows that front driveway being asphalt, that has been updated to new and to concrete at this point?

MR. FLUBACKER: Yes. Yes.

COMMISSIONER LANAGHAN: Okay.

COMMISSIONER SELBKA: And then Engineering said that you submitted a plan for permit that complied with the previous Zoning Board?

MR. FLUBACKER: So, this is what we submitted and got approved for permit for reasons of expediting construction. The winter was coming, rather than wait to go through the Zoning Board process and delay excavation, we revised the drawings.

COMMISSIONER SELBKA: And that plan there being no patio, is that --

MR. FLUBACKER: Right, right.

ACTING CHAIRPERSON GEISEL: However, I see that the intent is to --

COMMISSIONER LANAGHAN: Put a patio in.

ACTING CHAIRPERSON GEISEL: Put a patio.

MR. FLUBACKER: Right.

COMMISSIONER LANAGHAN: Which is why they're here.

MR. FLUBACKER: Right.

ACTING CHAIRPERSON GEISEL: No, it's not right now I don't think.

COMMISSIONER LANAGHAN: Kind of, but you know.

MR. FLUBACKER: Well, no, we'll have to go in for permit on that patio as a separate item because the current permit doesn't include the patio.

COMMISSIONER LANAGHAN: Right, got it.

MR. FLUBACKER: And at that time, we'll work with Engineering. If we need to come back here for your approval to use pervious pavers for that, we'll do that, but the intent is that that patio would be permeable pavers, not impervious surface.

COMMISSIONER LANAGHAN: So, you're not asking right now for approval to put permeable pavers down on that patio as well.

MR. FLUBACKER: Well, if you can give it to us, yes.

COMMISSIONER LANAGHAN: I don't know if that's --

ACTING CHAIRPERSON GEISEL: It's not what the application states though.

COMMISSIONER SELBKA: I don't think we could give it to you, you didn't notice it.

COMMISSIONER LANAGHAN: Right.

MR. FLUBACKER: Right, right.

ACTING CHAIRPERSON GEISEL: But essentially you're looking to get back to the 4,210 square feet of existing impervious.

MR. FLUBACKER: Correct.

ACTING CHAIRPERSON GEISEL: That was existing nonconforming prior to the project.

MR. FLUBACKER: Yes.

ACTING CHAIRPERSON GEISEL: Okay, is that -- all right, well, thank you for all of that just to get back where we started.

MR. FLUBACKER: Yes, if you look at the fourth exhibit which is what's on the screen now, you can see that we indicate the patio as a future patio.

ACTING CHAIRPERSON GEISEL: Right, that's when I picked up on it and that's why I was asking.

MR. FLUBACKER: So, the intent is to be able to do the driveway as designed in concrete.

ACTING CHAIRPERSON GEISEL: Not to exceed the prior existing 4,210.

MR. FLUBACKER: Right, correct.

ACTING CHAIRPERSON GEISEL: Okay, I'm not sure if you would know this, but have there been any comments from neighbors relative to the variance that's been sought?

MS. KELLY-SCHMIDT: In terms like negative comments?

ACTING CHAIRPERSON GEISEL: Any.

MS. KELLY-SCHMIDT: Just from a practical standpoint --

ACTING CHAIRPERSON GEISEL: If you're going to testify, we'll have to bring you up please.

MS. KELLY-SCHMIDT: No, our neighbors are fine.

ACTING CHAIRPERSON GEISEL: Can you please do me a favor and sign in?

MS. KELLY-SCHMIDT: Sure.

ACTING CHAIRPERSON GEISEL: And then we'll swear you in, and then we'll let you proceed with answering which we appreciate.

MS. KELLY-SCHMIDT: Do you have a pen?

ACTING CHAIRPERSON GEISEL: Pardon?

MS. KELLY-SCHMIDT: Is there a pen?

MR. FLUBACKER: I buried it.

MS. KELLY-SCHMIDT: I'm sorry. I'll go get it.

MR. FLUBACKER: Sorry.

MS. KELLY-SCHMIDT: It's okay. Well, my name is Erin Kelly-Schmidt. I live at 436 South Prindle.

ACTING CHAIRPERSON GEISEL: Okay, we'll let you sign in.

MS. KELLY-SCHMIDT: Okay.

ACTING CHAIRPERSON GEISEL: Okay, so you've stated your name and address.

(Witness sworn.)

ACTING CHAIRPERSON GEISEL: Okay, thank you. So, again, I was inquiring as to what your neighbors have stated one way or the other relative to the variance that you're seeking.

MS. KELLY-SCHMIDT: I don't think anyone, I haven't gotten any objections or anything like that regarding it.

ACTING CHAIRPERSON GEISEL: Okay, well, I believe in your prior application, your neighbors were kind enough to voice support. So, I'm asking as to whether or not they've done that yet again or not.

MS. KELLY-SCHMIDT: I know our neighbors directly to, right next to us, just from a practical standpoint, just having pavers under like in front of the garage, especially with kids and coming in and out of that garage, the basketball hoop and all that kind of that stuff like that, that would be something that the pavers would probably not do well in terms of the flow of daily life coming out of that garage. Our neighbors to the south of us have been very supportive, as well as the neighbors to the north of us.

ACTING CHAIRPERSON GEISEL: Okay, well, thank you. I appreciate that.

Anybody else have any questions before we go into Board deliberation?

(No response.)

ACTING CHAIRPERSON GEISEL: Okay, so at this point, the Board is going to deliberate on the matter.

I don't know about anybody else, but I did have a chance to look at the prior minutes. I don't think between that language and just prior practice we would kind of typically try to penalize someone for existing conditions. That being said, the driveway is all new and I can see a desire to have it be constructed of consistent material. I'm not sure what anybody else's comments are.

COMMISSIONER LANAGHAN: No, I agree with you, Joe. I don't think it was my intent, I went back and looked at the previous minutes as well, it was certainly not my intent to take it back to where it was. It was to keep it at the 4,210 that they're proposing here.

I do feel a little bad for them in that we will probably see them again in the future when they come back for a patio. We'll have to go through that again, but as far

as what they're asking for here, I'm in support. It's no worse than it was and the house will look great from what I recall.

ACTING CHAIRPERSON GEISEL: Agree.

COMMISSIONER PORTERA: Agree. I think that it's reasonable to ask to go back to their existing nonconforming use, and the Petitioners have shown no opposition to this, so I'm in favor.

ACTING CHAIRPERSON GEISEL: Okay, well, if that's the case, do we have a --

MR. MACH: Hold on, Mr. Geisel. Just I'd like to read the motion into the record.

It's a 231 square-foot variation from Chapter 28, Section 5.1-3.5(b) to allow 4,210 square feet of impervious surface coverage where 3,979 square feet is allowed.

ACTING CHAIRPERSON GEISEL: Thank you.

MR. FLUBACKER: Thank you, Derek.

COMMISSIONER LANAGHAN: Yes, thank you, Derek. That saves us all something. So moved.

COMMISSIONER PORTERA: Second.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Acting Chairman Geisel.

ACTING CHAIRPERSON GEISEL: Yes.

MR. FLUBACKER: Thank you very much.

MS. KELLY-SCHMIDT: Thank you.

ACTING CHAIRPERSON GEISEL: Good luck with the remainder of your project.

MS. KELLY-SCHMIDT: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:23 p.m.)



**Zoning Board of Appeals
3/13/2023**

Item: 1525 S Belmont Ave - 2/13/23

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1525 s Belmont Ave - 2/13/23 Findings	Minutes
1525 S. Belmont Ave. - 2/13/23 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS February 13, 2023

PETITIONER: Myers Residence
ADDRESS OF PROPERTY 1525 S. Belmont Ave.
VARIATION: 6.13-3c (Location of Fences-Exterior Side Yards)

A variation to allow a 4' tall fence along the exterior side yard (Parkview Court) to be setback 0' from the property line where a setback of 5' is required, and to waive the requirement to provide landscaping on the street side of the home.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that their contractor installed a four-foot tall fence within the parkway along Parkview Court. The petitioner explained that they are going to relocate the fence and are proposing a four foot tall picket style fence along the exterior side yard property line. The petitioner commented that fences in the exterior side yard that are taller than three feet must be set back five feet and landscaping must be provided along the street side of the fence. The petitioner explained that there is a conflict with the existing stone planting bed if the fence was setback five 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. Lanaghan. Thereafter, the Board voted 4-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 4-0 to grant the variance.

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

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

Joe Geisel, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

ZONING BOARD

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

OF APPEALS

RE: 1525 SOUTH BELMONT AVENUE - ZBA #23-006

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 13th day of February, 2023 at the hour of
7:23 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairperson
JEFFREY LANAGHAN
JOSEPH SELBKA
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner

ACTING CHAIRPERSON GEISEL: Okay, so we've got one remaining presentation here for 1525 South Belmont. So, please come on up.

Are you signed in?

MR. MYERS: I am, yes.

ACTING CHAIRPERSON GEISEL: Okay, can you please state your name and address for the record?

MR. MYERS: Yes, it's Brandon Myers, 1525 South Belmont, Arlington Heights 60005.

ACTING CHAIRPERSON GEISEL: Thank you.

(Witness sworn.)

ACTING CHAIRPERSON GEISEL: Okay, please proceed with your -- forgive me, one moment.

Let me, if Derek could do the Staff presentation, then we'll let you go from there.

MR. MYERS: Great.

ACTING CHAIRPERSON GEISEL: Thank you.

MR. MACH: Thank you. The Petitioner has installed a four-foot fence within the parkway along Parkview Court which will be relocated to the private side of the property line along the exterior side yard. Fences in the exterior side yard that are taller than three feet must be set back five feet and landscaping must be provided along the street side of the fence.

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

ACTING CHAIRPERSON GEISEL: Thank you.

MR. MYERS: Yes, so there is not too much more to say other than that. So, our current fence that was installed by the contractor is off the property line, so we have to go back and have it actually lifted up again, but the only real change from that is just that instead of a three-foot fence it would be a four-foot fence, and again on that southern property line there. So, we're just requesting that that be a four-foot fence without having to provide the landscape. Those are the two variations I guess we're asking here.

ACTING CHAIRPERSON GEISEL: What's the distance that it exceeds your property, existing property line?

MR. MYERS: The fence that the contractor put in is probably a couple of feet off of the property line now. So, that is probably, yes, a couple of feet off the property line.

ACTING CHAIRPERSON GEISEL: Into the right-of-way?

MR. MYERS: Yes, this one right here.

ACTING CHAIRPERSON GEISEL: Got it.

MR. MYERS: Yes.

ACTING CHAIRPERSON GEISEL: So, you've got to move it. The question is how far.

MR. MYERS: Yes, yes. If you can see, there are holes there actually, the dirt holes there, he began doing them there and then pushed it out. There was a

miscommunication, it was hard to understand what he was saying. He mentioned something about getting this permit that he's got I think, but then he ended up going in there. Then we got a thing with, something from the Village, and so that's why we're here.

So, we're going to get this pushed back as it is now onto the property line which is those three dots you can see there where the house is, that same height. Four feet, that would be the whole.

COMMISSIONER LANAGHAN: So, this is a four-foot fence?

MR. MYERS: This one here, yes, you're looking at a four-foot fence.

COMMISSIONER PORTERA: Can you go into a little bit about the circumstances? How many people live in your house? Do you have any children?

MR. MYERS: Yes, yes. My wife and I have four and a fifth due any day. So, we have, and our oldest daughter Eva was, when she was small, not to try to like, you know, bringing all the emotions and everything, but she was bit by a dog when she was very small. There's a lot of neighbors who have dogs in the area, so we want to make sure it's a higher fence, a little bit higher than a three-foot fence so they couldn't clear it whenever they are around there. So, yes, there's like seven of us in the house.

COMMISSIONER LANAGHAN: And how long have you lived there?

MR. MYERS: We've lived there since May of 2021. I believe that's right. Yes, May of 2021.

COMMISSIONER LANAGHAN: One other question I have for you is, you know, if you're moving the fence, why can't you move it back to five feet, you know, that the code would require?

MR. MYERS: Oh, five feet beyond the property line?

COMMISSIONER LANAGHAN: Correct.

MR. MYERS: Yes, yes. So, we actually have some hardscape that's in there. There was like a hot tub, the previous owners had a hot tub in there, and it pushes the, if you go five feet, it's right up against that hardscape. So, there's like kind a little gap there between the fence and the actual hardscape there. So, it's bumping right up against that hardscape to get it on that five-foot spot.

COMMISSIONER LANAGHAN: So, Derek, can you go? There's a picture that shows the fence and the hardscape, just so I can make sure. That one right there, the bottom, go up one more. There you go.

So, is that bush inside or outside of the five-foot, or is it the wall behind that's the five-foot?

MR. MYERS: So, actually if you go a little bit, well, if it were to be five-foot before the property line, it would actually be in front of that bush and in front of those pavers. If you look at this other, there's an unusable hot tub there, and then you can see kind of that little wall? That's the hardscape it would be bumped up against.

COMMISSIONER LANAGHAN: So, it would literally be at that wall there.

MR. MYERS: Yes. Yes, like right on top of there, an inch or so maybe.

ACTING CHAIRPERSON GEISEL: You don't have a sidewalk on that side of the street?

MR. MYERS: No, no sidewalk over there.

ACTING CHAIRPERSON GEISEL: Okay, I was trying to go back in here because, well, it's one variance, it's a couple of elements from the standpoint that you're not only looking for the five feet and allowing the four-foot fence, but you're also looking to

waive the landscaping on the street side of the fence.

MR. MYERS: Yes.

ACTING CHAIRPERSON GEISEL: So, if you're going to the property line, that would be on the public parkway. Are you contemplating doing any sort of screening within the fence?

MR. MYERS: What do you mean by screening, sorry?

ACTING CHAIRPERSON GEISEL: Shrubs or anything like that.

MR. MYERS: Oh, on the inside? We hadn't really talked about it but I don't think we were thinking that just because we were thinking that it would be a good place where the kids will be playing or not. We did get some shrubs removed from over there that were like sharper, but we hadn't really talked about any shrubbery on the inside.

ACTING CHAIRPERSON GEISEL: Okay, it's a fairly, oh, it's an open fence so in this case it's not, at least in my opinion, this isn't quite as problematic as a six-foot solid fence for example.

MR. MYERS: Oh, someone can see there, yes, yes.

ACTING CHAIRPERSON GEISEL: Yes. So, okay.

Anybody else here have any further questions?

(No response.)

ACTING CHAIRPERSON GEISEL: Have your neighbors had any comments?

MR. MYERS: No, just they all said can we come here and vote for you, do you need us to vote for you? We said no, I don't think that's the way it is. So, yes, no negative comments from any of the neighbors, at least that they've expressed to us.

ACTING CHAIRPERSON GEISEL: Very good, thank you.

All right, so at this point, I think we'll close this down for Board deliberation.

MR. MYERS: Thank you.

MR. MACH: I wasn't sure if she wanted to speak.

ACTING CHAIRPERSON GEISEL: No, that's why I asked.

COMMISSIONER LANAGHAN: Would you like to speak?

MS. DUSTIN: Well, why not?

ACTING CHAIRPERSON GEISEL: Good, all right.

COMMISSIONER LANAGHAN: Got to sign in.

ACTING CHAIRPERSON GEISEL: Sign in please.

MS. DUSTIN: I'll sign in. Okay, I'm Linda Dustin. I live at 404 East Parkway Court, Arlington Heights 62005.

The front door of my house looks right to the side of their house and the fence. I'm perfectly happy with it, does not bother me whatsoever. Whatever height, I think I'd even go up with one of the higher ones.

They have a big family. It's a safety issue for them as far as I can tell, and it will keep, you know, the kids safe.

Our street, the street I live on which is, you know, south of their house there, is a cul-de-sac. There's only six houses around us even though they're on Belmont, the front of their house is. Being closer to the street, I would recommend it, right? What else is, you know, there's grass there.

Like I said, so I'm just going to say I'm going to support it. I think you

should go for it.

ACTING CHAIRPERSON GEISEL: Very good, thank you.

MS. DUSTIN: Okay, let me finish writing my name.

COMMISSIONER LANAGHAN: Fair enough.

ACTING CHAIRPERSON GEISEL: Thank you again.

All right, so close it down for Board review.

Comments?

COMMISSIONER LANAGHAN: Yes, I don't know that I have any issues with this quite frankly. Four-foot high would be code if it was set back a little bit. Neighbors are in support. It is an open fence. You've got the existing wall there that is kind of a problem to put it where code would require.

You know, corner side yards always seem to have this kind of issues where they're up against the setbacks and what have you, even though there's a very big right-of-way there. So, I don't have an issue with what they're asking for here.

ACTING CHAIRPERSON GEISEL: Any other comment?

COMMISSIONER PORTERA: No issue for me. I think it's a reasonable ask, and the Petitioner has put on a good case for the unique circumstances. That wall seems to be a problem that's kind of too much work to deal with. I think that the fence, you know, it's just a one-foot variance as far as the fence height goes. So, I have no opposition.

COMMISSIONER SELBKA: I have no opposition either. I'm in favor of the variance.

ACTING CHAIRPERSON GEISEL: Okay, with that, do we have a motion?

COMMISSIONER SELBKA: Motion to approve. Yes, motion to approve the requested variance.

COMMISSIONER LANAGHAN: I'll second it.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Acting Chairman Geisel.

ACTING CHAIRPERSON GEISEL: Yes.

Okay, your variance has been approved. Good luck.

MR. MYERS: Thank you so much. Appreciate it.

ACTING CHAIRPERSON GEISEL: All right, is there anything else we've got to do tonight?

(No response.)

ACTING CHAIRPERSON GEISEL: Then we're done and off the record. Okay, thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:33 p.m.)



Zoning Board of Appeals 3/13/2023

Item: 623 N. Beverly Ln. - ZBA#23-004

Department: Planning & Community Development

The petition for 623 N. Beverly Lane was continued on February 13, 2023 to the March 13, 2023 Zoning Board meeting. The petitioner is modifying their plans and it is anticipated that this will appear on a future agenda after proper notification.

ATTACHMENTS:

Description

Type

No Attachments Available



Zoning Board of Appeals 3/13/2023

Item: 117 E. Henry St. - ZBA#23-007

Department: Planning & Community Development

REQUEST

- A 3 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 6 foot tall solid fence in the front yard (Arlington Heights Road), where code allows a 3 foot tall fence of open design.
- A variation from Chapter 28, Section 6.5-2 to allow a 225 square foot shed in the south side yard where sheds are only permitted in the rear yard.
- A variation from Chapter 28, Section 6.5-2 to allow a swimming pool in the south side yard where pools are only permitted in the rear yard.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 13, 2023
Date Prepared: March 6, 2023
Project Title: Wilson Residence
Address: 117 E. Henry Street

Background Information

Petition Number: ZBA #23-007
Petitioner: Andrew Wilson
Address: 117 E. Henry Street
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject property is zoned R-E, One Family Dwelling District and is located at the southwest corner of Henry Street and Arlington Heights Road. The property has a total land area of 21,082 square feet. The petitioner has installed the existing six foot tall solid fence in the front yard along Arlington Heights Road where code limits the height of fences to an open three foot high fence. The fence is setback from the property line along Arlington Heights Road and if the Zoning Board is supportive of the variance request, it is recommended that the existing landscaping on the streetside of the fence be maintained.

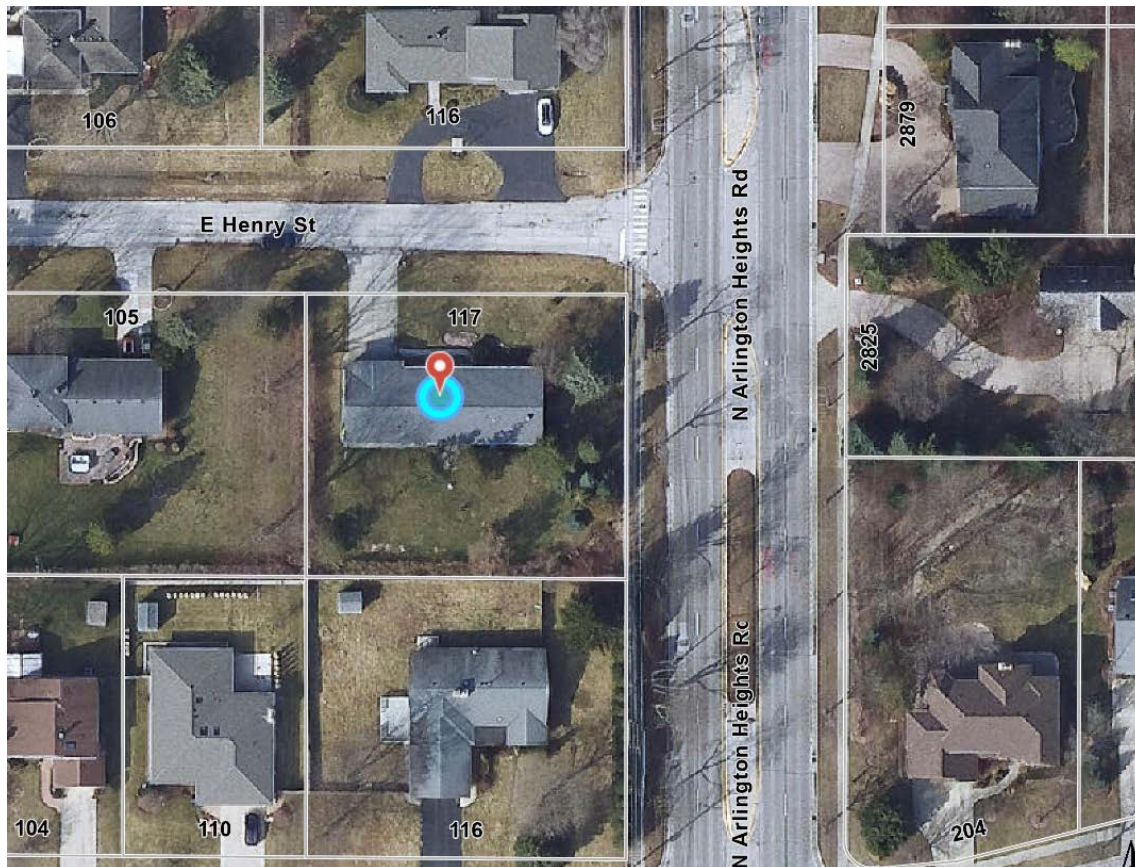
In addition, the petitioner is proposing a shed that is partially in the side yard where sheds are only permitted in the rear yard. The proposed shed is 15 feet by 15 feet for a total of 225 square feet. The petitioner is also proposing a swimming pool in the side yard where pools are only permitted in the rear yard. Pursuant to Chapter 28, Section 28-3, the rear yard is defined as extending across the full width of the zoning lot and lying between the rear line of the lot and the nearest line of the principal building. The front yard on a corner lot is the smaller of the two dimensions adjacent to a street. Therefore, the petitioner is requesting the following variations:

- **A 3 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 6 foot tall solid fence in the front yard (Arlington Heights Road), where code allows a 3 foot tall fence of open design.**
- **A variation from Chapter 28, Section 6.5-2 to allow a 225 square foot shed in the south side yard where sheds are only permitted in the rear yard.**
- **A variation from Chapter 28, Section 6.5-2 to allow a swimming pool in the south side yard where pools are only permitted in the rear yard.**

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	2/23/23	
2. List of Property Owners Within 250 feet of Subject Property	✓	2/23/23	
3. Letter that was Mailed	✓	2/23/23	
4. Photographs of Sign on Property	✓	2/23/23	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Wilson Residence

Project Address: 117 E. Henry Street

ZBA #: 23-007

Date: February 24, 2023

Derek:

I have reviewed the request for the following variance:

- A 3 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 6 foot tall solid fence in the front yard (Arlington Heights Road), where code allows a 3 foot tall fence of open design.
- A variation from Chapter 28, Section 6.5-2 to allow a 225 square foot shed in the south side yard where sheds are only permitted in the rear yard.
- A variation from Chapter 28, Section 6.5-2 to allow a swimming pool in the south side yard where pools are only permitted in the rear yard.

And have the following comment:

1. Separate Building permit application shall be required for the proposed fence.
2. Separate Building permit application shall be required for the proposed Pool.
3. Separate Building permit application shall be required for the proposed Shed.

ZBA# 23-007

117 E Henry Street - ZBA

Rev. Eng: Mike Pagones, P.E., Village Engineer

cc: Briget Schwab, P.E.

Application Date: 10/14/2022

Received by Planning:

Transmitted to Engineering: 2/22/2023

Completed: 3/8/2023

ZBA Meeting Date: 3/13/2023

The proposed ZBA application indicates that the petitioner is seeking:

- A 3-foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 6-foot-tall solid fence in the front yard (Arlington Heights Road), where code allows a 3-foot-tall fence of open design.
- A variation from Chapter 28, Section 6.5-2 to allow a 225 square foot shed in the south side yard where sheds are only permitted in the rear yard.
- A variation from Chapter 28, Section 6.5-2 to allow a swimming pool in the south side yard where pools are only permitted in the rear yard.

The Engineering Division has NO OBJECTION to the variance request for Location of Fences.

The Engineering Division has NO OBJECTION on the variance request for Chapter 28, Section 6.5-2 for the shed to be located in the south side yard. NOTE: Yard is a corner lot and shed will be placed out of the easements.

The Engineering Division NO COMMENT on the variance request for Chapter 28, Section 6.2-2 to allow a swimming pool in the south side yard.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Wilson Residence

Project Address: 117 E. Henry Street

ZBA #: 23-007

ZBA Hearing Date: March 13, 2023

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

C: Steve Hautzinger, Design Planner

From: Derek Mach, Landscape Planner

Transmitted On: February 22, 2023

- A 3 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 6 foot tall solid fence in the front yard (Arlington Heights Road), where code allows a 3 foot tall fence of open design.
- A variation from Chapter 28, Section 6.5-2 to allow a 225 square foot shed in the south side yard where sheds are only permitted in the rear yard.
- A variation from Chapter 28, Section 6.5-2 to allow a swimming pool in the south side yard where pools are only permitted in the rear yard.

Attached are the Petitioner's:

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

Comments: _____

No Comments

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than March 3, 2023.

PETITION

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

PETITION

NOW COMES the Petitioner Andrew Wilson

being the owner of the property commonly known as: 117 EAST HENRY STREET

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: Add a pool and shed to our yard.

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

and pool would be behind our home and opposite Henry St. like all of our neighbors. The shed would be placed identically to our neighbors.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): Our lot was zoned after the neighborhood was built. As such; Henry is not considered our "front", but it is functionally.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): Our neighborhood faces Henry St. The existing character is a backyard opposite to Henry St.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Any reasonable person would assume Henry St is our front. It is our Address and front door and driveway. Behind our home is assumed to be our backyard.

Signed: Andrew Wilson
Petitioner

Date: 10-14-22



Residential
Commercial
ALTA

PLAT OF SURVEY

Studnicka and Associates, Ltd.

studnicka2000@gmail.com

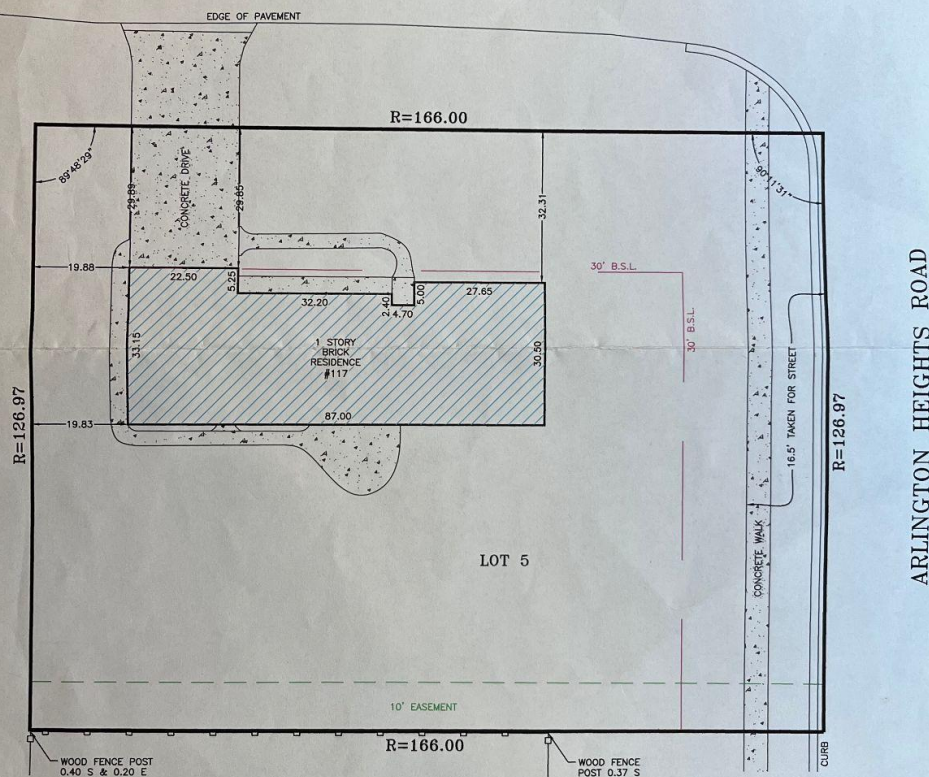
Topographical
Condominium
Site Plans

Tel. 815 485-0445
Fax 815 485-0528

17901 Haas Road
Mokena, Illinois 60448

LOT 5 (EXCEPT THE EASTERLY 16.50 FEET) IN CAROLINE HIGHLANDS UNIT NO. 1 BEING A SUBDIVISION OF THE EAST 780 FEET OF THE NORTH 19 1/2 ACRES OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 8, TOWNSHIP 42, NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

HENRY STREET



Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Christopher S. Koziol

Order No.: 16-6-129

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

Field work completed: 6/16/16

Drawn by: J.G.S.

Proofed by: T.S.

Design Firm Registration # 184-002791

STATE OF ILLINOIS }
COUNTY OF WILL } ss



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

Mokena, IL June 17, A.D. 2016

by

[Signature]

License No. 3304 Expires 11/30/16



Residential
Commercial
ALTA

Studnicka and Associates, Ltd.

studnicka2000@gmail.com

topographical
Condominium
Site Plans

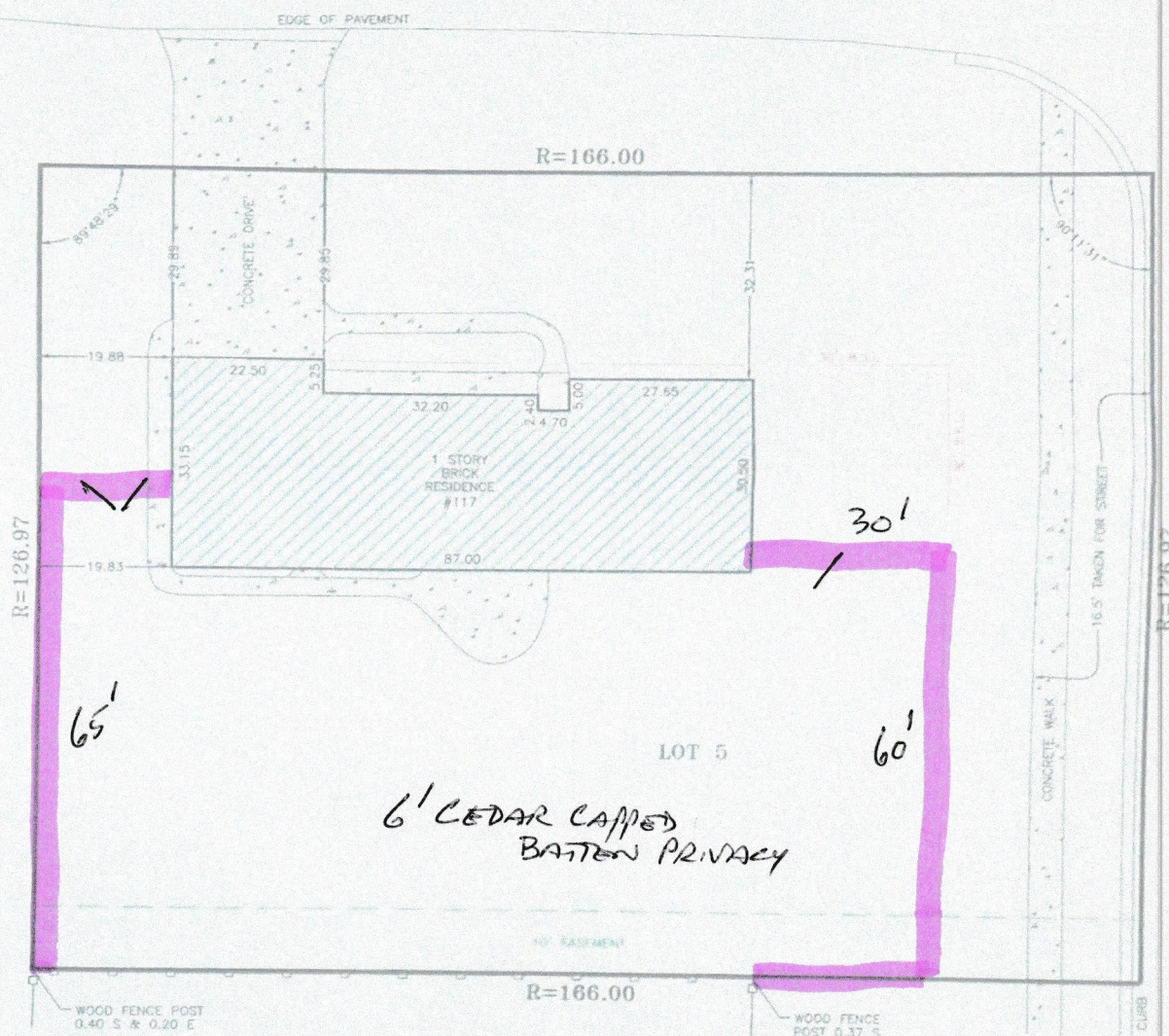
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HENRY STREET

ARLINGTON HEIGHTS ROAD



Scale: 1" = 20 feet

Distances are marked in feet and decimals.

Ordered by: Christopher S. Koziol

Order No.: 18-6-129

Compare all points before building by same and at once report any difference.
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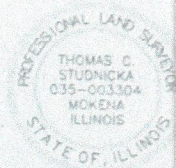
Field work completed: 6/16/16

Drawn by: J.G.S.

Proofed by: T.S.

Design Firm Registration # 184-002791

STATE OF ILLINOIS }
COUNTY OF WILL } ss



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Mokena, IL. June 17, A.D. 2016

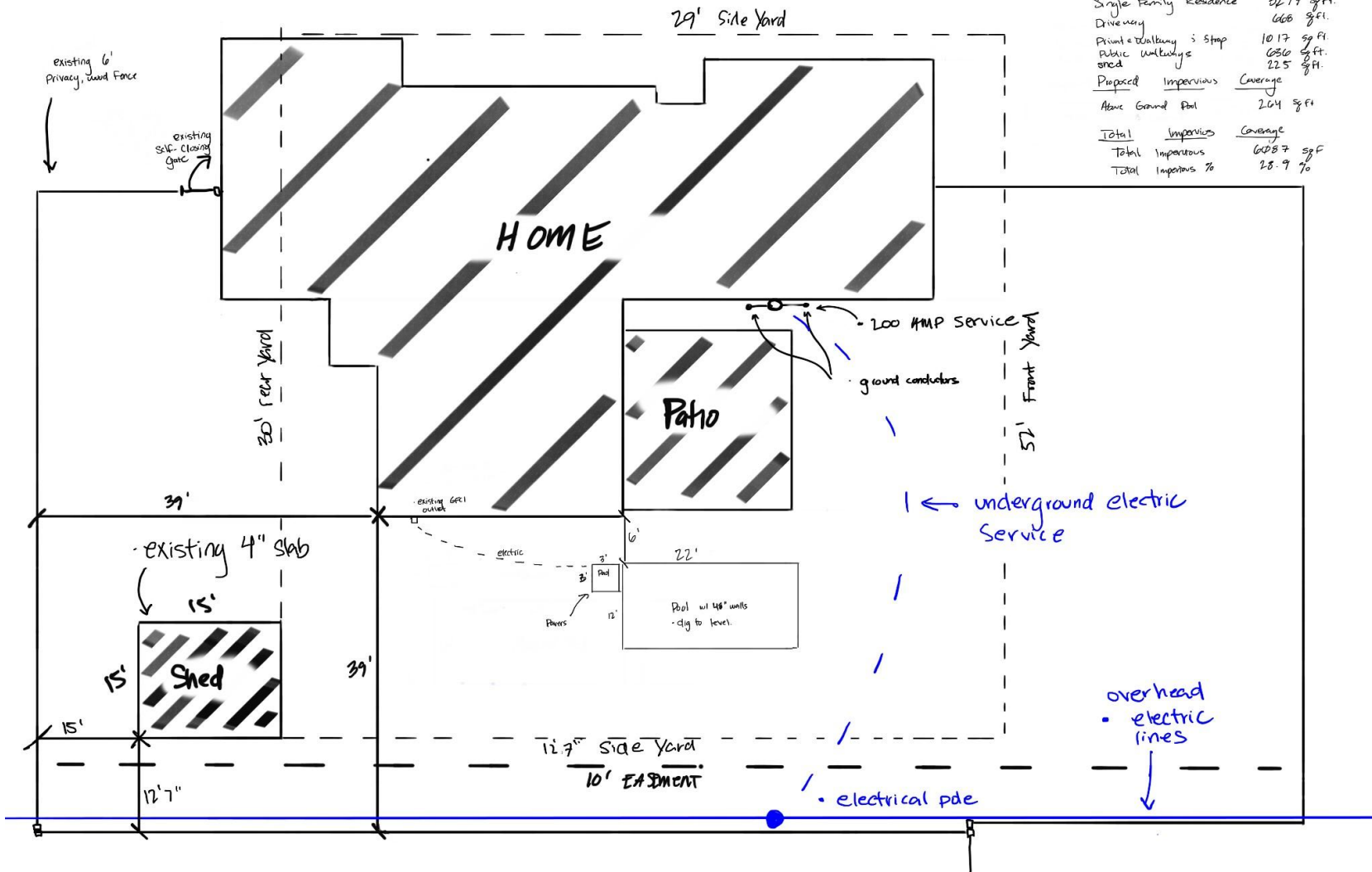
by

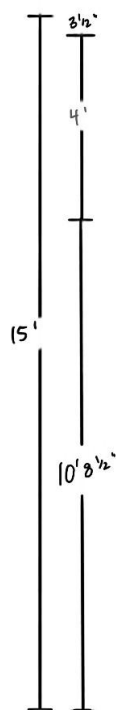
License No. 3304 Expires 11/30/16

117 EAST HENRY STREET
ARLINGTON HEIGHTS
60004

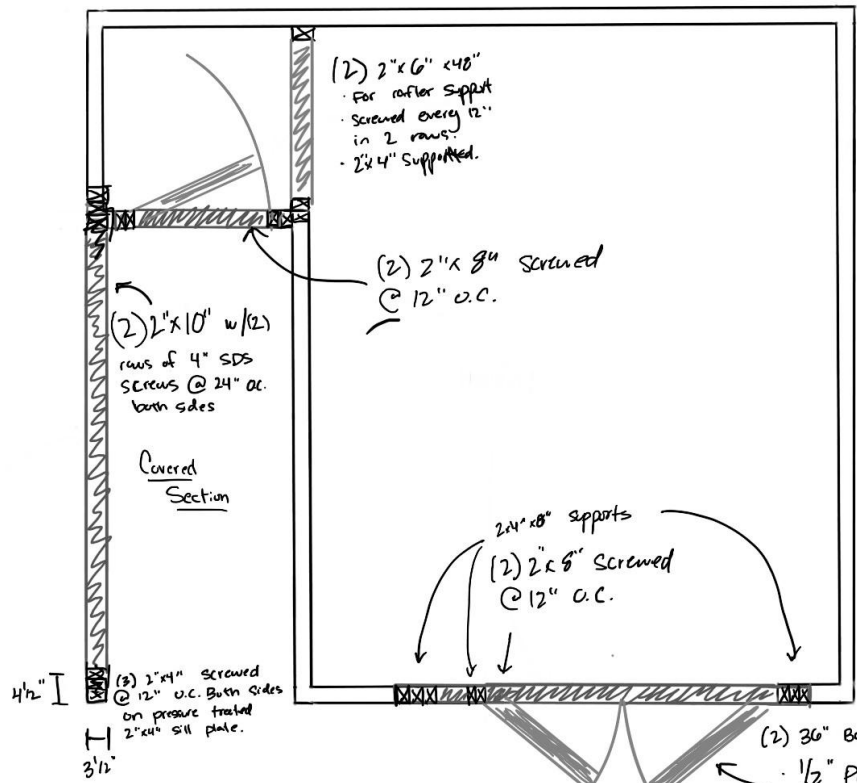
Impervious Surface Coverage	
Area of lot	21,079 sq ft.
Zoning	R-E
Max Impervious Coverage	50%
Allowable	10,539 sq ft.

Existing Impervious Coverage		6823 sq ft.
Single Family Residence	3277 sq ft.	
Driveway	666 sq ft.	
Private Driveway & Shop	1017 sq ft.	
Public Walkways	630 sq ft.	
shed	225 sq ft.	
Proposed Impervious Coverage		
Above Ground Pool	264 sq ft.	
Total Impervious Coverage		6887 sq ft.
Total Impervious %		32.7 %

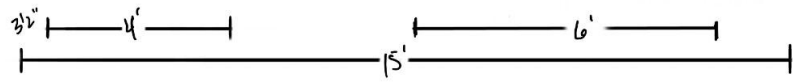




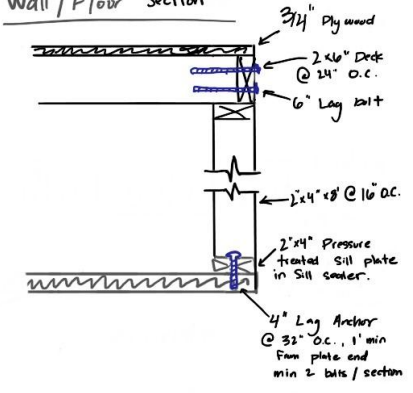
Floor level



- (2) 36" Barn doors
- 1/2" Plywood laminated
- to 1/4" Plywood
- Heavy duty metal hinges

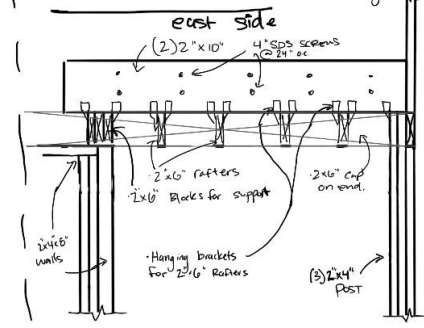


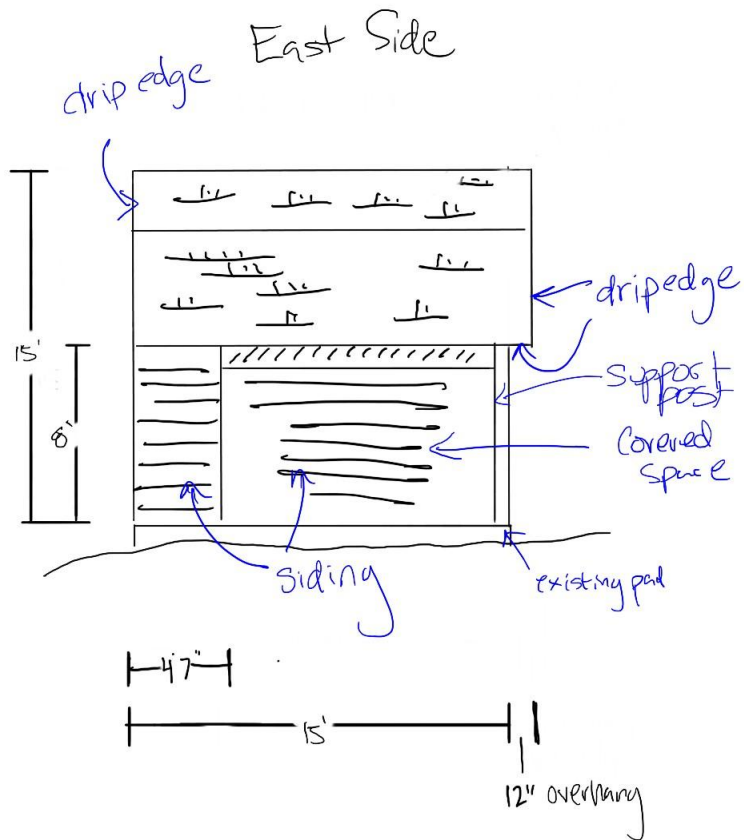
Wall/Floor Section



• All walls are 16" o.c. unless
 other wise noted

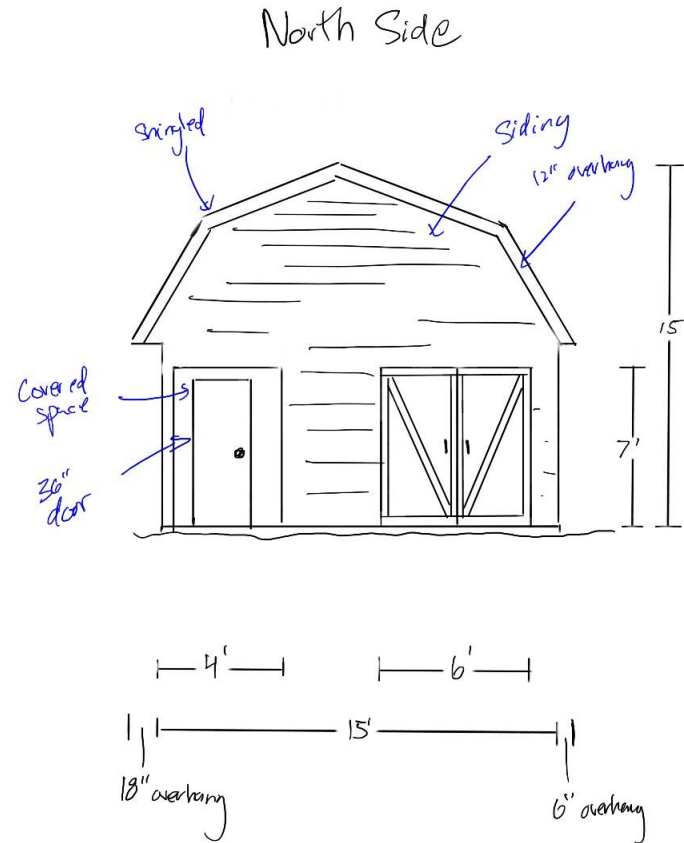
Covered Section (Portal Framing)





Roofing

- 3/8" plywood sheathing
- Asphalt shingled roof
- metal drip edges; treated wood on all edges

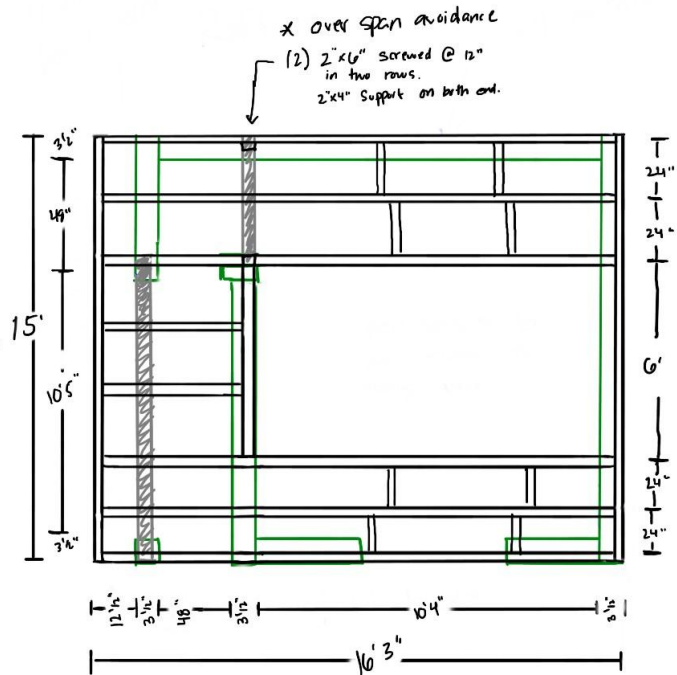
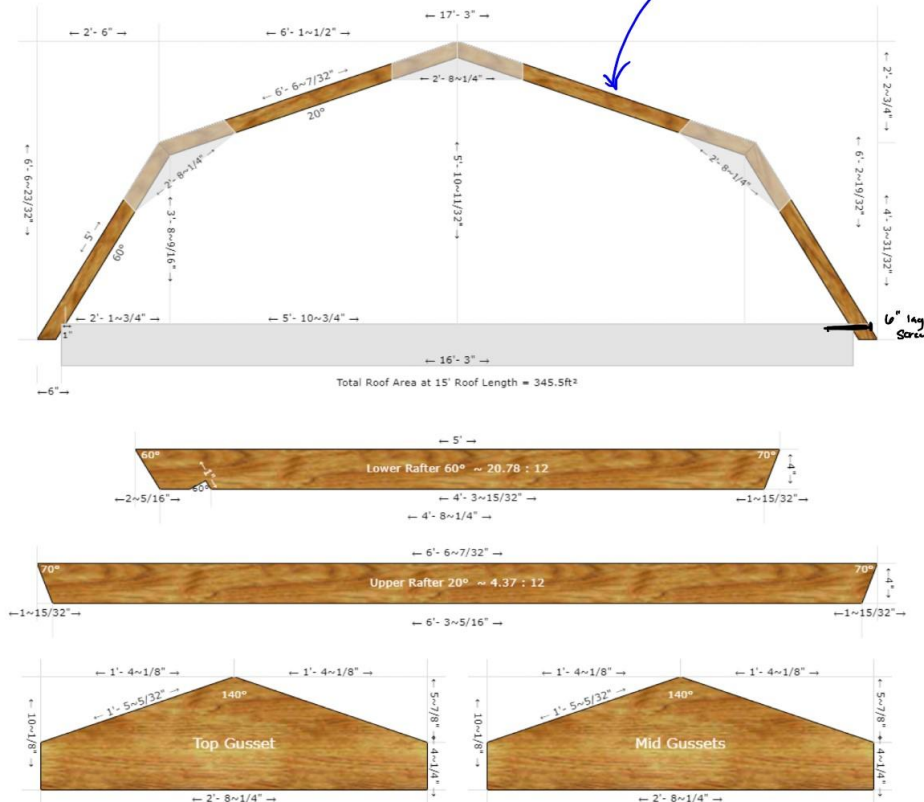


Walls

- 3/8" plywood sheathing
- Vapor barrier wrap
- standard vinyl siding

Roof

16" on center



Rafter Notes

- All rafters have 2"x4" cross support between @ min. each 48" inches
- All rafters are tied together with (2) 6" lag screws
- All rafters are tied into walls or headers with metal brackets; no less than 2 brackets per section.
- rafters are 24" on center unless otherwise noted.

Standard Soil Erosion and Sediment Control Notes

- Control measures shall meet the minimum standards and specifications of the *Illinois Urban Manual* (www.aiswcd.org/IUM) unless stated otherwise.
- Soil disturbance shall be conducted in such a manner as to minimize erosion. Areas of the development site that are not to be disturbed shall be protected from construction traffic or other disturbance until final stabilization is achieved.
- Soil stabilization measures shall consider the time of year, development site conditions and the use of temporary or permanent measures.
- Stabilization by seeding shall include topsoil placement and fertilization, as necessary.
- Native seed mixtures shall include rapid-growing annual grasses or small grains to provide initial, temporary soil stabilization.
- Offsite property shall be protected from erosion and sedimentation. Velocity dissipation devices shall be placed at concentrated discharge locations and along the length of any outfall channel, as necessary to prevent erosion.
- Sediment control measures shall be installed prior to the disturbance of tributary areas.
- Stabilization of disturbed areas shall be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the development site, or temporarily ceased on any portion of the development site and will not resume for a period exceeding 14 calendar days. Stabilization of disturbed areas shall be initiated within 1 working day of permanent or temporary cessation of earth disturbing activities and shall be completed as soon as possible, but not later than 14 calendar days from the initiation of stabilization work in an area. Exceptions to these time frames are specified below:
 - Where the initiation of stabilization measures is precluded by snow cover, stabilization measures shall be initiated as soon as practicable; and
 - In areas where construction activity has temporarily ceased and will resume after 14 days, a temporary stabilization method may be used.
- Disturbance of steep slopes shall be minimized. Areas or embankments having slopes steeper than 3:1 shall be stabilized with staked in place sod, erosion control blanket in combination with seeding, or an equivalent control measure.
- Perimeter control measures shall be provided downslope and perpendicular to the flow of runoff from disturbed areas, where the tributary area is greater than 5,000 square feet, and where runoff will flow in a sheet flow manner. Perimeter erosion control shall also be provided at the base of soil stockpiles.
- The stormwater management system shall be protected from erosion and sedimentation downslope from disturbed areas. Inlet protection that reduces sediment loading, while allowing runoff to enter the inlet shall be required for all storm sewers. Check dams, or an equivalent control measure, shall be required for all channels. Filter fabric inlet protection and straw bale ditch checks are not acceptable control measures.

- If dewatering services are used, discharges shall be routed through an effective sediment control measure (e.g., sediment trap or an equivalent control measure). The Enforcement Officer shall be notified prior to the commencement of dewatering activities.
- All temporary soil erosion and sediment control measures shall be removed within 30 days after final stabilization of the development site is achieved or after the temporary measures are no longer necessary. Trapped sediment shall be removed and disturbed areas shall be permanently stabilized.
- Stockpiled soil and materials shall be removed from flood hazard areas at the end of each work day. Soil and materials stockpiled in IWMC or buffer areas shall be placed on timber mats, or an equivalent control measure.
- Effective control measures shall be utilized to minimize the discharge of pollutants from the development site. At a minimum, control measures shall be implemented in order to:
 - Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water, and other wash water; and
 - Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, vehicle fluids, sanitary waste, and other materials present on the development site to precipitation and to stormwater.
- Adequate receptacles shall be provided for the depositing of all construction material debris generated during the development process. The applicant shall not cause or permit the dumping, depositing, dropping, throwing, discarding or leaving of construction material debris upon or into any development site, channel, or IWMC. The development site shall be maintained free of construction material debris.
- The Enforcement Officer may require additional or alternate soil erosion and sediment control measures, based on development site specific considerations and the effectiveness of the installed control measures.

Standard Drain Tile Notes

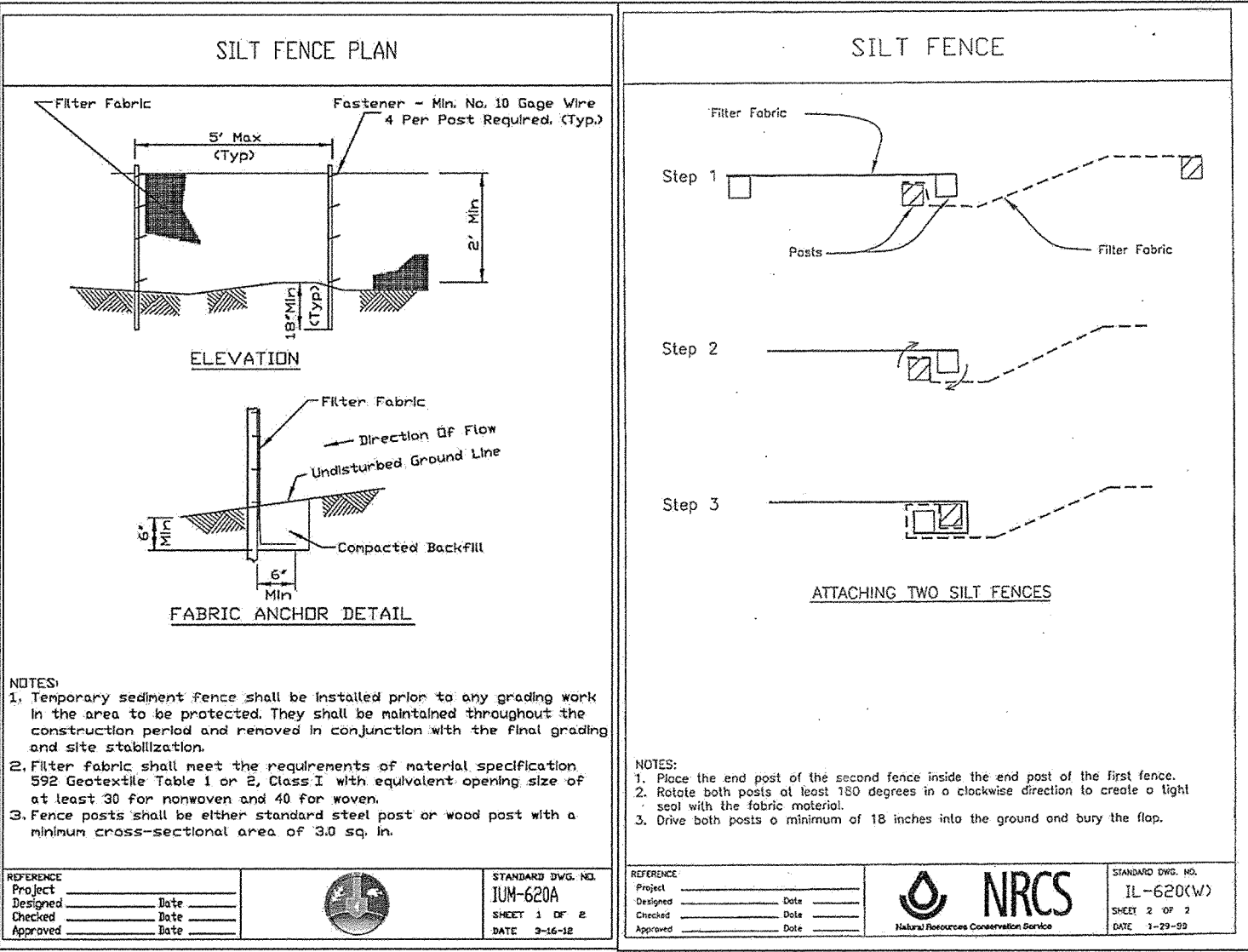
- Drain tiles disturbed during regulated development shall be reconnected by those responsible for their disturbance, unless the development plans specify abandonment of the drain tiles.
- All abandoned drain tiles within disturbed areas shall be removed in their entirety.
- Drain tiles within the disturbed area of a development site shall be replaced, bypassed around the development site or intercepted and connected to the stormwater management system for the development site. The size of the replaced or bypassed drain tile shall be equivalent to the existing drain tile.

STABILIZATION TYPE	JAN.	FEB.	MAR.	APR.	MAY	JUNE	JULY	AUG.	SEPT.	OCT.	NOV.	DEC.
PERMANENT SEEDING												
SODDING												
TEMPORARY SEEDING												
DORMANT SEEDING												

STANDARD LAWN MIXTURE
A (1) KENTUCKY BLUEGRASS 50 LBS/ACRE MIXED WITH PERENNIAL RYEGRASS 30 LBS/ACRE AND CREEPING RED FESCUE 20 LBS/ACRE
D (4B) ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE
E CEREAL RYE 90 LBS/ACRE, OR WHEAT 90 LBS/ACRE, OR PERENNIAL RYEGRASS 25 LBS/ACRE
G SOD
* IRRIGATION NEEDED DURING JUNE AND JULY AFTER APPLYING SOD.
() IDOT STANDARD

SALT TOLERANT MIXTURE B
(1A) BLUE GRASS 30 LBS/ACRE PERENNIAL RYEGRASS 10 LBS/ACRE DAWSONS RED FESCUE 10 LBS ACRE SCALDS HARD FESCUE 10 LBS/ACRE FULTS SALT GRASS 30 LBS/ACRE

LOW PROFILE NATIVE GRASS MIXTURE
C ANDROPOGON SCOPARIUS (LITTLE BLUE STEM) 5 LBS/ACRE BOUTELOVA CURTIPENDULA (SIDE OATS GRAMA) 5 LBS/ACRE ELYMUS CANADENSIS (WILD RYE) 1 LBS/ACRE SPOROBOLUS HETEROLEPIS (PRAIRIE DROPSEED) 0.5 LBS/ACRE ANNUAL RYE GRASS 25 LBS/ACRE OATS, SPRING 25 LBS/ACRE PERENNIAL RYE GRASS 15 LBS/ACRE



SILT FENCE MAINTENANCE

FILTER BARRIERS SHALL BE INSPECTED IMMEDIATELY AFTER EACH RAINFALL AND AT LEAST DAILY DURING PROLONGED RAINFALL. ANY REQUIRED REPAIRS SHALL BE MADE IMMEDIATELY.

SHOULD THE FABRIC DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO THE END OF THE EXPECTED USABLE LIFE AND THE BARRIER STILL BE NECESSARY THE FABRIC SHALL BE REPLACED PROMPTLY.

SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN DEPOSITS REACH APPROXIMATELY HALF THE HEIGHT OF THE BARRIER.

ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE OR FILTER BARRIER IS NO LONGER REQUIRED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.

IMPERVIOUS AND DISTURBANCE AREAS DATA:

EXISTING IMPERVIOUS TO REMAIN
SINGLE FAMILY RESIDENCE: 2,607 SQ.FT.
DRIVEWAY: 608 SQ.FT.
PRIVATE WALKWAYS & STOOP: 714 SQ.FT.
PUBLIC WALKWAY: 636 SQ.FT.
TOTAL PROP. IMPERVIOUS: 4,625 SQ.FT.

EXISTING IMPERVIOUS TO BE REMOVED
PAVED WALKWAY & PATIO: 318 SQ.FT.

PROPOSED IMPERVIOUS
SINGLE FAMILY RESIDENCE: 675 SQ.FT.
STEPS & STOOP: 20 SQ.FT.
TOTAL PROP. IMPERVIOUS: 695 SQ.FT.

TOTAL LOT SIZE: 21,077± SQ.FT.
TOTAL IMPERVIOUS: 5,002 SQ.FT.
TOTAL IMPERVIOUS %: 23.7%

LEGEND:

- > = PROPOSED FLOW DIRECTION
+885.52 = EXISTING GRADE
+885.8 = PROPOSED GRADE
—X— = PROP. FENCE
—O— = UTILITY POLE
—OE— = OVERHEAD ELECTRIC LINE

BENCHMARK:

TOP OF FIRE HYDRANT,
NORTHEAST OF SITE, ANT THE NORTHWEST CORNER
OF HENRY STREET AND ARLINGTON HEIGHTS ROAD
ELEV=696.97

SITE BENCHMARK
TOP FIRE HYDRANT
ELEV=696.97

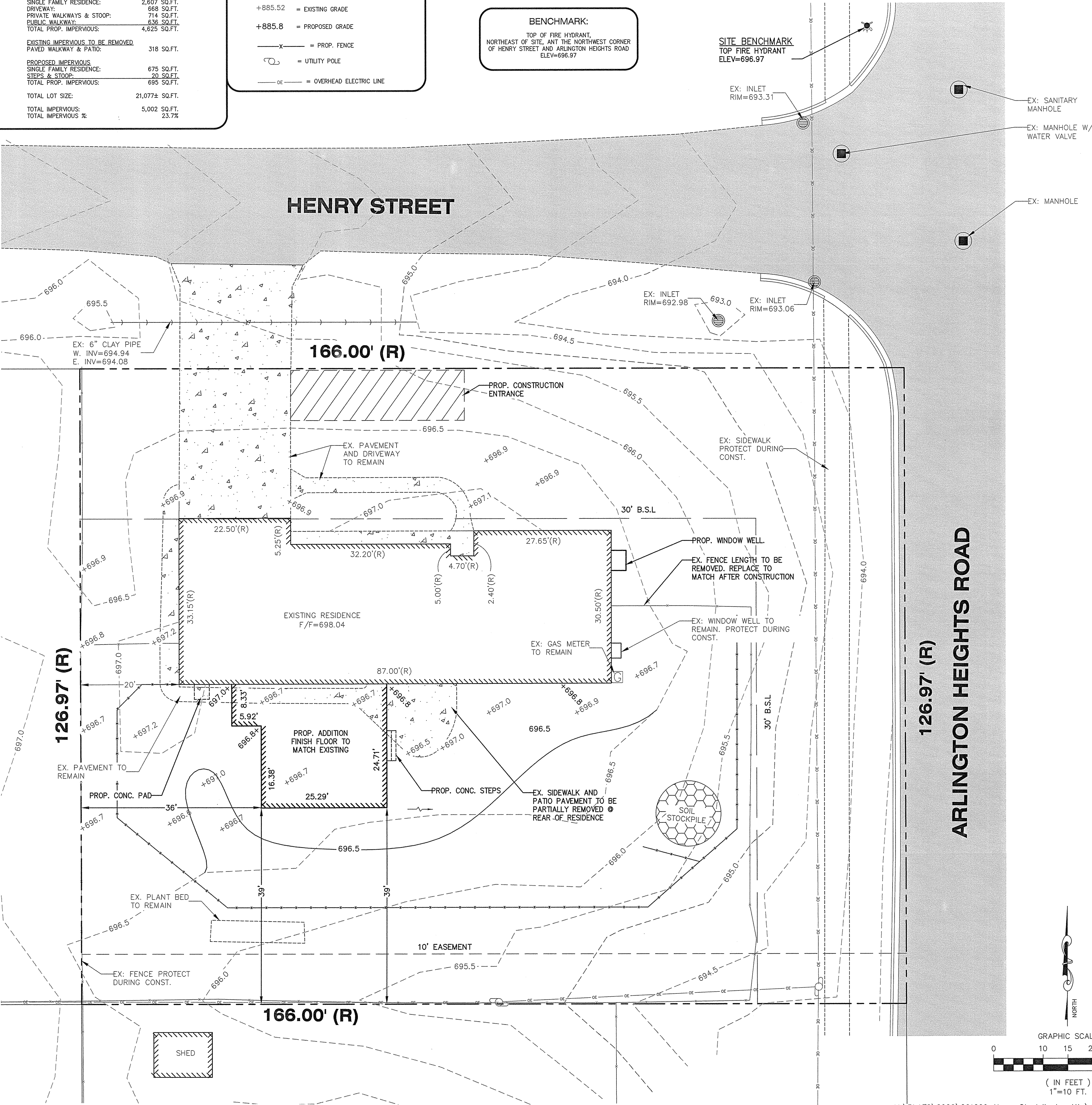




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