



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 13, 2017
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 3265 N. Arlington Heights Rd. - 2/13/17
- B. 604 N. Wilshire Ln. - 2/13/17
- C. 910 N. Illinois Ave. - 2/13/17
- D. 416 S. Windsor Dr. - 2/13/17

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 2138 N. Lake Shore Circle - ZBA#17-004
- B. 204 W. Fremont St. - ZBA#17-005
- C. 611 S. Princeton Ave. - ZBA#17-006
- D. 845 S. Bristol Ln. - ZBA#17-007
- E. 1611 N. Wilke Rd. - ZBA#17-008
- F. 4248 N. Bloomington Ave. - ZBA#17-009
- G. 1010-1060 W. Rand Rd. - ZBA#17-010

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: 3265 N. Arlington Heights Rd. - 2/13/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes 2/13/17 - 3265 N. Arlington Heights Rd.	Minutes
Findings 2/13/17 - 3265 N. Arlington Heights Rd.	Minutes

ZONING BOARD

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

OF APPEALS

RE: 3265 NORTH ARLINGTON HEIGHTS ROAD - ZBA #16-058

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, 2017 at the hour
of 7:02 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM DRAKE
TOM SCHWINGBECK
DAVID DIVITO
JOSEPH GEISEL
JOSEPH SELBKA
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: All right, we will call the February 13th, 2017 meeting of the Zoning Board of Appeals to order. Derek, would you take the roll please?

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Here.

MR. MACH: Mr. Divito.

MR. DIVITO: Here.

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: We have a quorum. The first order of business will be the pledge of allegiance. Would you stand and join with us in the pledge of allegiance?

(Pledge of allegiance.)

CHAIRMAN PETRILLO: Next on the agenda is approval of the minutes of the January 9th, 2017 Board meeting. Has everyone had an opportunity to review the minutes? Any changes or comments?

None being heard, is there a motion to approve?

MR. SCHWINGBECK: Motion to approve.

MR. GEISEL: Second.

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

(Chorus of ayes.)

CHAIRMAN PETRILLO: Any opposed, say nay.

(No response.)

CHAIRMAN PETRILLO: None being heard, motion passes. Derek, the old business at 3265 North Arlington Heights Road?

MR. MACH: Yes, would be the first petition.

CHAIRMAN PETRILLO: We will hear the petition for 3265 North Arlington Heights Road. Petitioners, when you step forward, we would ask you to touch on three areas of your petition in order for us to consider and weigh the merit of the petition in these three different areas on whether or not to grant your petition: that the property in question cannot get a reasonable return on your investment if we apply the code to its strictest and fullest extent; that the plight of the owner is due to unique circumstances; and then if the variation is granted, that it will not detract from the character of the neighborhood.

Does anybody else have any questions or comments on those three criteria? Okay. If the Petitioners for 3265 North Arlington Heights Road would step forward? Hi, Peter.

Gentlemen, have you signed?

MR. GEORGETTI: Yes, I have.

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

MR. GEORGETTI: Sure. My name is Mike Georgetti, and my address is 17427 Harlem Avenue, Tinley Park, Illinois.

CHAIRMAN PETRILLO: Sir?

MR. GETZENDANNER: Paul Getzendanner, 559 Arbor Vitae Road, Winnetka, Illinois.

CHAIRMAN PETRILLO: Sir, you are the Petitioner?

MR. GEORGETTI: I am.

CHAIRMAN PETRILLO: Sir, your relationship to the Petitioner?

MR. GEORGETTI: We both work for Soft Landing Recovery.

CHAIRMAN PETRILLO: Okay. Gentlemen, would you raise your right hand so I can swear you in?

MR. GEORGETTI: Sure.

(Witnesses sworn.)

CHAIRMAN PETRILLO: Okay, thank you. You may proceed, sir.

MR. GEORGETTI: Okay. We're petitioning for a variance for the parking regulations at 3265 Arlington Heights Road. We were asked to do a parking study. At the height of the busiest time, there was over 70 open parking spots. We're asking for a reduction of seven spots from the required, I think it's 24 spots required, and we're actually looking for a reduction of seven.

Our patient load is low. We work heavily with Brooktree which is the building adjacent to ours. So, most of our patient loads would come from Brooktree, just walk straight over to our location. It's really not going to affect the area at all. We're a medically assisted treatment center and we're just asking for this variance.

CHAIRMAN PETRILLO: What is your hardship? If this variance is not granted, what is the result?

MR. GEORGETTI: Well, if the variance is not granted, we can't open our business because per the ordinance, it states that because we're a medical facility, we need more parking than what we actually need. We need about 10 spots, not 20, not 24.

CHAIRMAN PETRILLO: Why is it only 10 spots? Where does your staff park?

MR. GEORGETTI: Well, our staff, we have a limited staff. So, there will be five people on duty at almost any time. They'll park within the parking area that's available. Like I said, at the busiest time here in the parking, I did a three-day study myself and counted the parking spots. At the heaviest traffic time during those three days, there was over 70 spots available for use in that area. So, it clearly wouldn't provide any hardship on the --

MR. GETZENDANNER: Excuse me, our clients don't, you know, arrive at 9:00 a.m. and spend the day there. They'll tend to trickle in and they only spend a limited amount of time there. So, it's more of an in and out rather than spending the entire day there.

CHAIRMAN PETRILLO: What's the approximate average duration of the visit?

MR. GETZENDANNER: I would say an average visit, if it's done right is, you know, 20 minutes.

CHAIRMAN PETRILLO: And the most lengthy visit?

MR. GETZENDANNER: Well, the initial visit can go, you know, two or three hours, but that's a one-time deal.

CHAIRMAN PETRILLO: What's the maximum number of people that you could accommodate in a waiting area and being seen at the same time?

MR. GEORGETTI: Well, there's, you know, the waiting area is, it's a 4,650 square feet building. You know, we could fit, if we make a large waiting area which we don't like because we have a constant flow of traffic, we don't like people waiting in the waiting area, but we could fit eight people in the waiting area if we needed to.

CHAIRMAN PETRILLO: How many people are being seen in the offices?

MR. GETZENDANNER: It's basically one at a time, so this is not, people don't descend en masse and stay. It's more like a doctor's office where you're coming in, spending a short time with the physician, and then getting back to your car.

CHAIRMAN PETRILLO: How many rooms or examination rooms, I don't know what the proper term is --

MR. GETZENDANNER: I'd say there's, what's the exact number?

MR. GEORGETTI: Let me look because I have the drawing.

MR. GETZENDANNER: Yes, we run similar but larger clinics in other areas. I think that we don't ever occupy more than 15 parking spaces in our largest clinic. Staff is, you know, five at the height, and like Mike said, we both spend time in the development there and it's just, parking is a non-issue.

MR. GEORGETTI: We're going to have three examination rooms.

MR. SIAVELIS: How many other facilities do you have?

MR. GETZENDANNER: We're going to end up having five, but right now we have three that are physically operative right now, and we're building, we have two more in the process of being built. So, we've got Des Plaines, Highland Park, Naperville, and then we're building, Lincoln Park is set to be open in two weeks, and then Galesburg.

MR. SIAVELIS: How long have the existing facilities been in operation?

MR. GETZENDANNER: Naperville is the oldest. I'd say it's been up and running about --

MR. GEORGETTI: I think that one is eight, about eight or seven years.

MR. GETZENDANNER: Yes, seven years in that location.

MR. SIAVELIS: You fellows have been operating it since inception or since it was opened?

MR. GEORGETTI: No, I've been with the company for the last year and a half doing what I do.

MR. GETZENDANNER: About the same, about a year.

CHAIRMAN PETRILLO: So, let me go back to the parking spots. The code calls for 20, correct?

MR. GEORGETTI: Yes, there was 20, it was in the, I want to make sure I give you the right information.

CHAIRMAN PETRILLO: Derek, was that, is the code calling for 20?

MR. MACH: 21 spaces

CHAIRMAN PETRILLO: 21 spaces, okay. You're looking to go down to 14, correct?

MR. GEORGETTI: Correct.

MR. GETZENDANNER: Right.

CHAIRMAN PETRILLO: That's, at least according to your testimony, at the height there would be five staff members, eight in the waiting room and possibly three in the examination rooms which would be a total of 16.

MR. GETZENDANNER: Yes, we would never have eight in the waiting room.

CHAIRMAN PETRILLO: But that was just, I'm just talking about a maximum load if something happens --

MR. GETZENDANNER: That would be the capacity, yes. But that's not our business model to have anybody in the waiting room frankly.

MR. GEORGETTI: yes.

CHAIRMAN PETRILLO: Okay, but to my point is worst case scenario, under the worst circumstances, you would have 16, if everybody came separately, you could have 16 vehicles parked in that parking lot, whether it's your designated spots or someone else's designated spots.

MR. GEORGETTI: Yes, if everybody came at the same time, I get that. Yes.

CHAIRMAN PETRILLO: Right, okay. Any other questions from any other member of the Board?

MR. DRAKE: How many days a week do you operate? Or what are the hours?

MR. GETZENDANNER: It's Monday through Friday, it's basically like a 9:00 to 5:00, a little earlier than that, and then we have limited hours on Saturday morning.

MR. DRAKE: Okay.

MR. GEORGETTI: I believe you guys do have the, do you have the parking study?

CHAIRMAN PETRILLO: I've got it. No other questions? Is there anyone in the audience that wishes to be heard on this petition? None being heard, we'll open it up to the Board comments. I will defer to my fellow Board members to start the comment phase.

MR. GEISEL: Just a quick comment. He indicated, you know, 70 spaces available at the minimum, but when you look at the parking study for the most part, it's generally far and away greater than that, you know, ranging from 125 to 100 to, you know, 80-90. So, I wouldn't rely simply on that 70, there seems to be more than ample parking.

MR. SIAVELIS: So, then that supports the petition.

MR. GEISEL: Right, in my opinion.

MR. SELBKA: There's more empty spots than the parking study suggests.

MR. GEISEL: Correct, that was the least, yes, the least number available.

MR. SELBKA: Right. That's a good point because if you do the math here, statistically speaking it's way higher than 70.

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

MR. DRAKE: I have a comment. It's not very scientific, but I drive by where you're located almost everyday. I think two or three times I just cruised by there intending to look, and there was no parking issue that I could see. I mean I looked at the numbers but there are plenty of vacant spaces.

MR. GEORGETTI: Right.

CHAIRMAN PETRILLO: Is there a motion?

MR. SIAVELIS: I'll move.

CHAIRMAN PETRILLO: Is there a second?

MR. GEISEL: Second.

CHAIRMAN PETRILLO: Derek, would you call the roll?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

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: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. All right, gentlemen, good luck to you.

MR. GEORGETTI: Thank you.

MR. GETZENDANNER: Thank you.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS February 13, 2017

PETITIONER: Soft Landings
ADDRESS OF PROPERTY: 3265 N. Arlington Heights Rd.
VARIATION: 11.4 (Schedule of Parking)

A variation from Chapter 28, Section 11.4, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 152 to 145 parking spaces.

The petitioner testified that they are seeking a parking variation for 3265 Arlington Heights Road. The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that a parking study was conducted and at the peak, there were 70 open parking spaces. The petitioner explained that they are asking for a reduction of seven spots from the required parking. The petitioner testified that their patient load is low and that they work closely with Brooktree which is located in the adjacent building.

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

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

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 to grant the variance 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: 604 N. Wilshire Ln. - 2/13/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes 2/13/17 - 604 N. Wilshire Ln.	Minutes
Findings 2/13/17 - 604 N. Wilshire Ln.	Minutes

ZONING BOARD

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

OF APPEALS

RE: 604 NORTH WILSHIRE LANE - ZBA #17-001

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Buechner Room,
Arlington Heights, Illinois on the 13th day of February, 2017 at the hour
of 7:13 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM DRAKE
TOM SCHWINGBECK
DAVID DIVITO
JOSEPH GEISEL
JOSEPH SELBKA
PETER SIABELIS

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: The next petition is 604 North Wilshire. Will the Petitioners or presenters for this petition please step forward? Ma'am, have you signed in?

MRS. SOWA: Yes, I did.

CHAIRMAN PETRILLO: Sir, have you signed in as well?

MR. SOWA: I will.

MRS. SOWA: That's my son.

CHAIRMAN PETRILLO: If you're going to provide any testimony, if you would sign in?

Ma'am, if you would state your name and address for the record please?

MRS. SOWA: My name is Ursula Sowa. I live at 604 North Wilshire Lane in Arlington Heights. This is my son.

CHAIRMAN PETRILLO: Sir, would you state your name and address for the record?

MR. SOWA: Michael Sowa.

CHAIRMAN PETRILLO: I take it, from what she stated, it's true and factual that you are her son?

MR. SOWA: Yes.

CHAIRMAN PETRILLO: I should have sworn you in before that. But if you would raise your right hand so I can swear you in?

(Witnesses sworn.)

CHAIRMAN PETRILLO: Ma'am, you're looking to install a fence on your property?

MRS. SOWA: Yes.

CHAIRMAN PETRILLO: You're looking for some relief for the height as well as the setback?

MRS. SOWA: Yes. We live on the corner of Euclid and Wilshire, and I've been there for 30 some years. The traffic is getting worse and worse every year. Now, I'm looking for some privacy and the only way to, you know, stop some of the traffic noise and people from throwing trash on my property and dogs defecating on my property would be to put up a fence. That's been a growing issue in our neighborhood.

I also have shrubs growing around the property so I would like to save those if possible. That's why I want to get as much of my property en-fenced.

MR. SOWA: Enclosed.

MRS. SOWA: Enclosed.

CHAIRMAN PETRILLO: Why is the need, how many people live in your home?

MRS. SOWA: Two of us.

CHAIRMAN PETRILLO: You have two in the home.

MRS. SOWA: And I have grandkids come.

CHAIRMAN PETRILLO: How many grandchildren visit at one time?

MRS. SOWA: One time? One, at one time.

CHAIRMAN PETRILLO: So, after reviewing your petition, I understand your hardship with the traffic noise, especially the trash and the dog problem that you indicated. The uniqueness of the neighborhood, I'm just going to skip down to that before I go back to another question, it appears to me that your fence, you're looking for a solid wood fence.

MRS. SOWA: Yes.

CHAIRMAN PETRILLO: After looking at that area, moving east and west on Euclid

Avenue, it was my observation that I was able to identify about three or four homes that have fences that are set back a little bit farther than your request in my opinion except one on Stratford and, what is it, Stratford and Euclid that has a length of about 20 feet of a board-on-board fence that sits almost right on the sidewalk. But the other two homes, one at Carlyle and one on Dryden, they're board-on-board and they sit back a little bit farther.

So, addressing the uniqueness of the neighborhood and affecting the character of the neighborhood, I look at that, you know, corridor and those are my observations. Then secondly, they are set back, the difference between those properties and your property is that they have attached car garages and you have a detached car garage that would sit inside this enclosure, reducing the amount of green space that you have in comparison to the properties at Carlyle and the property on Dryden.

So, my question to you is why do you need that extra space?

MRS. SOWA: Well, first of all, I'll be getting a German Shepherd which is a big dog. With the regulations that the Village has currently, I would have to give away one third of my yard. You know, the taxes are quite significant in Arlington Heights and I feel that I should be able to benefit from my property fully, you know. But it's going to leave me with a very little portion of yard left if I go through the regulated fence placement.

CHAIRMAN PETRILLO: Well, you have, now between your property line and your home, there's 26, a little over 26 feet, so let's just round my figures, we'll use 26 and let's use 12 as the setback. That would leave you with 13, or I'm sorry, 14 feet or roughly 13 and a half feet from your house to your new fence line that would fall within the code. So, that additional 12 feet, why is that so important?

MRS. SOWA: Well, first of all, 12 feet is a lot of property added into my backyard. Having grandkids and I'm hoping for more grandkids to come, you know, to have space available for them to play.

MR. SOWA: There are a lot of garden elements in there.

MRS. SOWA: We have a lot of garden I've planted through the years I've been here in the Village.

MR. SOWA: It would actually be excluded, outside of the fence that, you know, she takes a lot of pride and maintains that.

CHAIRMAN PETRILLO: Is the garden fenced in? Or will you fence it in for when the dog arrives?

MR. SOWA: Yes. At the proposed distance, it would be sufficient.

CHAIRMAN PETRILLO: Okay. About how much space does your garden occupy in the backyard relative, let's, using, you know, maybe a quarter, 20 percent, 10 percent, 50 percent?

MRS. SOWA: Well, I have a vegetable garden and I have a flower garden in different places, and a shrub garden. I have like a bare yard, so I don't know, 50 percent.

CHAIRMAN PETRILLO: Then the height, the necessity to have the additional height of the fence?

MRS. SOWA: For the noise.

MR. SOWA: There is significant traffic along Euclid.

MRS. SOWA: It's terrible, traffic on Euclid. Sorry.

MR. SOWA: And the headlights do shine pretty bright even through the house windows. So, there's really not many trees along that stretch. There were a few that were cut

down. So, a lot of that light leaks into the backyard and that was a consideration for requesting that variation on the height.

CHAIRMAN PETRILLO: Then why --

MR. SIAVELIS: Wait, hold on, Mr. Chairman, real quick. So, the light passages, the light transmission was a consideration that you had for the six-foot request, right?

MR. SOWA: Yes.

MR. SIAVELIS: Does that also drive your decision to go to a solid wood fence as opposed to like board-on-board?

MR. SOWA: Yes. Well, we were going to do an estate plank solid fence which actually has some structure and character to it so that it would look better in the neighborhood, as well as it wouldn't be just a traditional privacy fence with the thin pickets. This would be an actual panel fence with a header on the top. For the dog, too, she wants to get, you know, sometimes, you know, the more height the better sometimes with a dog.

MR. SIAVELIS: Right, that's it. Okay.

CHAIRMAN PETRILLO: Back to the solid fence as opposed to the board-on-board fence, I understand about the noise factor and so forth. But you look at the number of homes that sit along that area, predominantly they are open yards. So, is there some circumstance that you're more sensitive to the noise?

MRS. SOWA: Yes.

CHAIRMAN PETRILLO: And/or light, than any other neighbor or any other resident on that street maybe?

MRS. SOWA: I am very sensitive. Every year it's getting worse, and as you get older, you seek some type of, you know, peace in your backyard which is actually working against me because the traffic is getting worse.

MR. SOWA: She works. Tell them what your schedule of work, too. You know, she works night shift sometimes.

MRS. SOWA: I work nights, seminars, 13-hour shifts. I sleep during the day so the sound factor also plays a big --

CHAIRMAN PETRILLO: But your fence is only proposed to go to, at least if I'm looking at this correctly, proposed to the back of, the back corner of the house. So, the south side of the house will continually be exposed to those same factors that you described, noise, light, the dogs, trash, traffic noise. So, how does this fence alleviate that for you and working kind of opposite world of everyone else?

MRS. SOWA: It gives me a sense of privacy, you know, some type of peace I guess if you don't look at the cars passing by. It's better to look at the fence than constant traffic.

MR. SOWA: Another consideration, I understand what you're asking. There has been, in the past we have planted shrubs like big bushes to kind of mask down the noise. Does it help? You know, it's hard to say because it's not really reflecting the noise back out. It's more of an absorption, sound gets through. But that's another thing that we thought about was putting shrubs alongside the side of the house to also increase that privacy and also minimize the noise. So, that's like something that would be a plan in the future.

But another consideration for having the fence there, we have like a row of, you know, bushes going that way, it also presents a security concern because we've had people cutting through that backyard. No bush or shrub is going to stop people from cutting through and, you know, nowadays with, you know, the potential for crime and stuff, it kind of creates an unsafe

scenario to even put those shrubs there the way they are or the way that we propose in the future. So, if we had a fence there, that would increase, you know, the security of preventing people from actually cutting through the yard or using those bushes as a potential hiding spot. In case my ma comes home late from work by herself, nobody is around to, you know, help her or something.

MRS. SOWA: Plus, we have people walking through my yard with their dogs. They walk from the sidewalk to go --

MR. SOWA: Yes, they actually cut right through and let them poop there.

MRS. SOWA: A couple of times last month, I had two people walking through my backyard, and I said what are you doing on my property? She said, well, my dog pulled me there. So, I guess the dog is walking the person.

CHAIRMAN PETRILLO: Thank you. Is there any other question from any other members of the Board?

MR. SIAVELIS: Yes, we have a question. We're looking at the materials both in print and on the screen. On the south property line, okay, so the one that abuts or faces towards Euclid, how far, well, where does the sidewalk come into play there?

MR. SOWA: I believe that the current ordinance is that if you want to have a fence that is over three feet, that it needs to be 12 feet from the sidewalk, correct me if I'm wrong.

MR. MACH: Half of the distance.

MR. SOWA: So, we were looking to go 25 percent, three feet, you know, at maximum.

MR. SIAVELIS: No, I don't think you understood my question right. So, I'm asking where is the property line relative to the sidewalk?

MR. SOWA: I believe it butts up right next to the sidewalk.

MRS. SOWA: Right, right at the sidewalk.

MR. SIAVELIS: Right adjacent to it?

MR. SOWA: Yes.

MR. SIAVELIS: Right on the inner edge of the sidewalk?

MRS. SOWA: Yes.

MR. SOWA: Correct. You know, through years we've been maintaining that parkway.

MRS. SOWA: Plus, we're maintaining a huge city parkway that is adjacent between Euclid and my house, that is really a huge, almost like my backyard that we are maintaining, cutting grass and taking care of that.

MR. SOWA: You know, another concern with having a solid fence is it does prevent litter from entering the backyard from people polluting outside of their cars driving on Euclid.

CHAIRMAN PETRILLO: I want to just to affirm. I did notice on my, when I observed this from the aerial perspective, that the sidewalks actually start to set back a little bit farther on your property.

MRS. SOWA: Yes.

CHAIRMAN PETRILLO: I think it's that block of, those two blocks, you're set back before it starts to sway back out. So, you have, you know, that kind of impeding it, so, you know, if that sidewalk wasn't there, you probably might be a little bit larger, you might have a little bit more space to work with. But that existing, let's call it a deviation from what's standard up and down the rest of the street, I think, you know, poses a little bit of an encumbrance or maybe a little

bit more of a burden on you than it would some of those other neighbors.

MRS. SOWA: I just want to make a comment that we made about 60 pictures of fences almost next to the sidewalk around our neighborhood. They allowed us only six pictures.

MR. SOWA: I actually did a lot of these pictures. Like through, you know, more major thoroughfares in Arlington Heights that are running east and west like Euclid but with far less traffic like along Kensington Avenue and Oakton have fences well over four feet, some approaching over five feet butted up right next to the sidewalk. So, that's where we thought that, you know, if we had asked for three, that would be more acceptable.

MR. SCHWINGBECK: So, the only thing I couldn't tell is those evergreen bushes that are there, are you proposing to put the fence on the outside of those evergreen bushes?

MR. SOWA: Yes.

MR. SCHWINGBECK: Between them and the sidewalk?

MR. SOWA: Yes.

MR. SCHWINGBECK: That's the proposal?

MR. SOWA: Yes, we wanted to save those.

MR. SIAVELIS: By saving them, you're going to bring them inside the fence?

MRS. SOWA: Yes.

MR. SOWA: Yes.

MR. SIAVELIS: That's what you're contemplating. But you'll still be, the fence will still be, when you do that, the fence will still be basically 3.5 feet from the sidewalk, right?

MR. SOWA: Three feet, yes.

MRS. SOWA: We want to make it maximum three feet from the sidewalk, because otherwise I'd have to get rid of the bushes.

MR. SIAVELIS: Okay, there is a discrepancy in the papers you filed, that's why we're asking questions. The papers show that the fence is adjacent to the property line on the south side. That's where the green highlighted fence is that you submitted. That's what driving me, or at least my questions.

MR. SOWA: Right.

MR. SIAVELIS: And maybe a few other concerns here. So, you're going to be inside the property line three feet. The property line is basically the inner edge of the sidewalk.

MR. SOWA: Correct.

MRS. SOWA: Yes.

MR. GEISEL: It's really hard to tell, but it would appear that the sidewalk is approximately a foot from the property line.

MR. SIAVELIS: Which makes sense, too, right?

MR. GEISEL: Which I think is what you initially asked. But to your point, the fence is depicted on the property line rather than the --

MR. SIAVELIS: Inset.

MR. GEISEL: -- the three feet that it stated that it's going to would be placed if the variance was granted.

MR. SIAVELIS: Right. At least in my mind that matters.

MR. GEISEL: Yes.

MR. SIAVELIS: To me that matters, it would be inside the property line, not on the property line.

MR. GEISEL: Yes.

MR. SIAVELIS: You're also, just one thing, the other thing just to confirm, that length of the run along Euclid, you're going to basically take it from the southwest corner of the property and you're going to take it east but you're only going to run it as far east basically as the back of the house, right? You're not going to bring that fence all the way?

MRS. SOWA: No.

MR. SOWA: Yes, correct. The plan is to fence the backyard, you know.

MR. SIAVELIS: That side, that significant portion of the side yard is going to stay unfenced, correct?

MRS. SOWA: Right.

MR. SOWA: We want to plant shrubs even along then later just for the noise and privacy aspect, not so much the security concerns that I brought up, why we would actually want this fence next to that adding to more than just the privacy as far as, you know, noise and light pollution and whatnot.

MRS. SOWA: At that corner that you mentioned, it's going to only go to --

MR. SOWA: It's going to but off the --

MRS. SOWA: It will leave the gutter from the roof inside the --

MR. SIAVELIS: Right, right. You're not going to leave a gap or anything.

MR. SOWA: Right.

CHAIRMAN PETRILLO: Any other questions or comments from any member of the Board? I just want to note for the record that the Engineering Department and the Planning Department offered either no comment or no objection to this request.

Is there anyone in the audience that wishes to speak to this petition? None being heard, we'll open it up to member comments. Again, I'll defer to my fellow members to start that dialogue.

None being heard, is there a motion?

MR. SIAVELIS: I'll move.

CHAIRMAN PETRILLO: We have a motion. Is there a second?

MR. DRAKE: Second.

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

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

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: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Build away.

MRS. SOWA: Thank you.

MR. SOWA: Thank you.

CHAIRMAN PETRILLO: You enjoy your garden now.

MRS. SOWA: Stop by.

CHAIRMAN PETRILLO: I heard that. Now, I have seven kids and three grandchildren, so now you need the space.

(Whereupon, the meeting on the above petition was adjourned at 7:32 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS February 13, 2017

PETITIONER: Urszula Sowa
ADDRESS OF PROPERTY: 604 N. Wilshire Ln.
VARIATION: 6.13-3c1, 6.13-3b

A 9.6 foot setback variance to allow a 6 foot tall solid fence in the exterior side yard that is 3 feet from the south property line where a 12.6 foot setback is required; A 1 foot variance to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the perimeter of the rear yard.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are seeking a variance for a 6 foot tall solid fence. The petitioner explained that the traffic along Euclid Avenue continues to increase each year and that they would like more privacy. The petitioner testified that they are preserving the existing shrubs along the exterior side yard.

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

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

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 to grant the variance 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: 910 N. Illinois Ave. - 2/13/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes 2/13/17 - 910 N. Illinois Ave.	Minutes
Findings 2/13/17 - 910 N. Illinois Ave.	Minutes

ZONING BOARD

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

OF APPEALS

RE: 910 NORTH ILLINOIS AVENUE - ZBA #17-002

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, 2017 at the hour
of 7:32 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM DRAKE
TOM SCHWINGBECK
DAVID DIVITO
JOSEPH GEISEL
JOSEPH SELBKA
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: The next petition is the 910 North Illinois Avenue. Would you folks step forward?

AUDIENCE MEMBER: Excuse me, sir. Quick question?

CHAIRMAN PETRILLO: Yes.

AUDIENCE MEMBER: Since we're still on that topic, I'm a neighbor so I'm on that street.

CHAIRMAN PETRILLO: Yes?

AUDIENCE MEMBER: As far as a green fence, do I need to go through the same scenario?

CHAIRMAN PETRILLO: So far as what?

AUDIENCE MEMBER: Like green bushes or any kind of plant?

CHAIRMAN PETRILLO: No, not for landscaping.

AUDIENCE MEMBER: Cool. So, I can just dig away and --

CHAIRMAN PETRILLO: I'd have JULIE come out first.

MR. SIAVELIS: After you call JULIE.

AUDIENCE MEMBER: Thank you.

CHAIRMAN PETRILLO: All right. Folks, you are looking for a variance tonight, a couple of variances for your side yard setback as well as a setback for the eave, correct?

MR. JOHNSON: From 10 side, yes. Right.

CHAIRMAN PETRILLO: Would you want to take us, walk us through your petition and touch on the three --

MR. JOHNSON: Sure. As far as the hardship, I guess the short answer --

CHAIRMAN PETRILLO: Hold on, I'm sorry. I'm getting ahead, I'm sorry, I got distracted. First, state your name and address for the record please.

MR. JOHNSON: Chad Johnson.

MRS. JOHNSON: Melissa Johnson, 910 North Illinois.

MR. JOHNSON: 910 North Illinois.

CHAIRMAN PETRILLO: Would you raise your hand please?

(Witnesses sworn.)

CHAIRMAN PETRILLO: Thank you. I'm sorry, thank you.

MR. JOHNSON: So, I guess as far as the hardship, the short answer is we won't be able to continue with the home improvement, the home remodel, if we don't get the variance. The longer answer, the reason why we're doing a home improvement is we have a very high restriction on height in our second floor where our master bedroom and our guest bedroom are up there and we've learned how to duck our heads to get around the bed. We have a bathroom up there where, our guest bedroom is up there but my father-in-law can't even use the shower because it's not tall enough for him. So, along with various improvements, we'd like to get our kids' bedrooms upstairs with us and get our guest bedroom downstairs so that we can get our, as our parents age, we want to keep it on the first floor, et cetera. So, that's kind of it in a nutshell.

Unique circumstances is that the house is already of course on that location.

CHAIRMAN PETRILLO: It exists as noncompliant right now and the setback?

MR. JOHNSON: It's noncompliant.

CHAIRMAN PETRILLO: Your addition I take it --

MR. JOHNSON: Will not --

CHAIRMAN PETRILLO: Will not reduce that setback?

MR. JOHNSON: Right, and will not expand beyond where it currently is.

MRS. JOHNSON: It's just going up.

MR. SIAVELIS: You're going straight up, right?

MR. JOHNSON: Straight up, yes.

MRS. JOHNSON: Right.

CHAIRMAN PETRILLO: How many people reside in your home right now?

MR. JOHNSON: Four.

CHAIRMAN PETRILLO: Four. You mentioned your, I'm sorry, father or father-in-law?

MR. JOHNSON: Father-in-law, yes.

CHAIRMAN PETRILLO: Is that another adult in the house then?

MR. JOHNSON: No, no. It's for --

MRS. JOHNSON: No, but they might come to visit and, you know, stay with us.

MR. JOHNSON: Yes, it's just that our guest bedroom is up there like currently, and we'd like to shift around and get them down below and give them a shower they can use.

MRS. JOHNSON: When they stay.

CHAIRMAN PETRILLO: All right. Your basement is finished or unfinished?

MR. JOHNSON: Partially, yes, partially finished.

CHAIRMAN PETRILLO: All right. Are there any other questions from any member of the Board?

MR. SIAVELIS: Have you talked to your neighbors?

MR. JOHNSON: Yes.

MRS. JOHNSON: Some are here.

MR. SIAVELIS: Okay, no resistance? No concerns?

MR. JOHNSON: No.

MRS. JOHNSON: They're happy for us, I think.

MR. JOHNSON: I think. Everybody we've heard from says they're happy to have it --

MRS. JOHNSON: Everybody has replied that they're happy, they're just hoping we stay.

AUDIENCE MEMBER: We want them to stay, not move.

CHAIRMAN PETRILLO: Any other questions from any member of the Board? Anybody in the audience wishes to speak to this petition?

None being heard, we'll open it up to comments. This to me is pretty straightforward in granting this variance, and I think the minimum, you know, the minimum eave, a foot is not a lot to ask for. Some eaves are a little bit larger than that. Considering that this is not increasing or doesn't take any of the existing, or I should say affect any of the existing conditions, and so as far as the setback maintaining the same lines, I would be in favor of this petition.

MR. GEISEL: Agreed.

MR. SIAVELIS: Yes, I would agree as well.

CHAIRMAN PETRILLO: Is there a motion?

MR. DRAKE: I move approval of the petition.

MR. SELBKA: Second.

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

the roll?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

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: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MRS. JOHNSON: Thank you.

CHAIRMAN PETRILLO: Good luck.

(Whereupon, the meeting on the above petition was adjourned at 7:37 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS February 13, 2017

PETITIONER: Chad & Melissa Johnson
ADDRESS OF PROPERTY: 910 N. Illinois Ave.
VARIATION: 5.1-3.6, 5.4

A 2.3 foot variance to allow a second story addition with a side yard setback of 2.7 feet from the north property line instead of the minimum 5.0 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 testified that they would not be able to move forward with the proposed renovation project unless the variance is granted. The petitioner explained that the remodel is necessary since there are height restrictions on the existing second floor which do not allow sufficient head room due to the existing sloped ceiling, therefore they would like to expand the second floor space.

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

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

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 to grant the variance 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: 416 S. Windsor Dr. - 2/13/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Minutes 2/13/17 - 416 S. Windsor Dr.	Minutes
Findings 2/13/17 - 416 S. Windsor Dr.	Minutes

ZONING BOARD

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

OF APPEALS

RE: 416 SOUTH WINDSOR DRIVE - ZBA #17-003

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Buechner Room,
Arlington Heights, Illinois on the 13th day of February, 2017 at the hour
of 7:37 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM DRAKE
TOM SCHWINGBECK
DAVID DIVITO
JOSEPH GEISEL
JOSEPH SELBKA
PETER SIABELIS

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: Next petition we have is 416 South Windsor Drive. We're looking, these are a side yard setback and a foot for the eave and a front yard setback and another foot for the eave there as well. Have you both signed in?

MR. MATTES: Yes.

MRS. MATTES: We did now.

CHAIRMAN PETRILLO: Could you state your name and address for the record, ma'am?

MRS. MATTES: Erin Mattes, 416 South Windsor Drive.

MR. MATTES: Dave Mattes, same address.

CHAIRMAN PETRILLO: Can I swear you in please?

(Witnesses sworn.)

CHAIRMAN PETRILLO: If you would proceed?

MRS. MATTES: We're accountants, we're not public speakers, so I wrote so that I wouldn't forget what to say.

CHAIRMAN PETRILLO: Everything is coded in numbers, right?

MRS. MATTES: Yes, we're more number people than word people.

CHAIRMAN PETRILLO: Okay.

MRS. MATTES: I'm Erin Mattes, this is my husband David. We're the current homeowners of 416 South Windsor Drive. We have two children, Ryan who is in 5th grade, Caitlin who is in 3rd grade, and they both currently are attending Windsor Elementary. I'm an accountant, I work at a local accounting firm. David is a CPA, he works in downtown Chicago.

We moved to Stonegate, a particular area of Arlington Heights, for several reasons: proximity to downtown Chicago and downtown Arlington Heights, the train station, the great schools, excellent Park District, the library, to be closer to our friends and family, just to name a few. We like everything this community has to offer and we do look forward to becoming a part of it. But simply, we love the area and we want our children to grow up here and love it as much as we do.

I grew up within a mile of our Windsor house. My parents still live in Arlington Heights. They're about 12 blocks away from us. My mom was downright giddy when we became neighbors as she calls it, and they both enjoy their extra time with these two particular grandchildren, our kids. Similarly, our kids like being able to ride their bikes near my papa's house and walk to and from school. Previously, I had to drive them 25 minutes to get them to school. So, they are loving being able to eat breakfast at home and not have to eat it in the car, which of course has helped their transition with the move and that's always a worry that parents have when you make a move.

I graduated from Prospect High School a long time ago, but always hoped my children would have the opportunity to be Knights. That became a reality over the summer. When David and I were dating, he came to know this area and we had agreed that we wanted to end up here. He grew up in Schiller Park near the airport, so he refers this quieter suburb that has many more purpose and green space in our community.

Unfortunately, when we were first married, we couldn't afford to buy the house that we wanted here, but we've always come back to attend local events. Those Thursday concerts in downtown, Frontier Days, Fourth of July parade out with my family. Fourth of July in Arlington Heights is one of our family traditions that our kids now love as well. So, they're happy

that we're here.

We did look at over 40 houses last summer when we were looking for a place to settle. Of course Stonegate was a dream neighborhood in our opinion to end up in. Very few houses that came up for sale in Stonegate anyways when we were looking, none with attached two-car garages. Our Windsor house came on the market on a Friday, it only had a one-car garage, but we could see it on Sunday. In the seller realtor's note, it stated there is space sufficient to add a second car garage if desired, which is why we looked at the house.

Seeing the house, the location, the space for the bigger garage, we made an offer that same day because in our opinion it was in of the best neighborhoods, and the house has a ton of potential. While the house is in a great location and a great town, it needs a lot of work, not just cosmetic. A lot of the issues were noted during the inspection, we accepted that. We're ready to put some money into it. Everything from updating mechanicals, the electrical panel, it needs new sodding, it needs a roof, it needs gutters, tuckpointing. We'd have to update the staircases for safety because one of our kids went through part of the railing on our way down to the basement, and we need to add sufficient clearance for tall people to walk up and down the stairs without hitting their heads. He forgets to duck when he comes down the stairs and he hits his head.

There were no children living in this house before we bought it. It was an older couple. So, we'd like to create the space for our children to gather with their friends. We're there, we're ready, willing and able to make these upgrades to the house, improve its infrastructure as well as its outside appearance. We're making it fit our family and our needs at the same time.

After moving in, we got a local contractor out right away to go over what we'd like to do along with what needs to be done. Gordon McClannahan is his name, don't know if any of you know him. He believed everything we needed could be accomplished, and he referred us to our architect Bob who is behind us here who drew up the plans you have before you tonight.

A two-car garage is not something we would just like. We feel it's something we need. Both of our children are hockey players, requires a lot of gear. Large cars transport them; they're near with their teammates. Also, the garage is where the gear needs to stay. I don't know if you have any experience of packing gear, it's awful, and they're still young. It's going to get worse and the equipment is going to get bigger the older they get.

We can't currently park the SUV we have in the garage. It's so tight we can't get out. It's tiny, tiny. We're looking obviously to purchase a second SUV now that they're getting older once we have an indoor place to park it.

My SUV is 17 years old because until we moved it had always been parked in a garage its whole life, which is why it's still in pretty great condition. We feel in our climate, garage parking is a necessity. This winter is our first experience with having to park outside and we don't like it at all. We intend this house to be our, we call it our forever house, so that means a two-car attached garage that's for us. So, hopefully, you know, we'll all still be living there, God willing, have our two-car garage and carry our groceries in and all that good stuff.

We've owned two homes prior to this, both were two-story Colonials, both had attached two-car garages. Obviously, when our Windsor house was built in the 50's, two-car garages weren't, you know, necessary. Today I think a two-car garage is very much the norm. The houses immediately to the north and south of us have both been updated since they were built. They both have two-car garages and they both are much prettier than ours. Ours is kind of

the ugly little house in the middle of the pretty houses. So, we think all the updates we want to do would make our house fit in better with the neighborhood as opposed to negatively impacting the neighborhood.

Similarly, adding a porch to this house we believe would significantly improve the look of it. We obviously can't think of a better street in Arlington Heights to have a front porch than Windsor with the view of the big parkway dividing the street. A porch to us is an extension of the useful space of the house.

Both of our previous houses had porches on them. We had furniture on them. The kids did sit there for hours, playing, coloring, reading. We have two readers, love that. My daughter could sit out there for hours and read, our daughter. Just it came in handy on rainy days when I needed them, so just it's all good. Now that we're on Windsor, we can sit out there, they're riding their bikes, they're playing in the parkway, whatever it is, we can sit out there and enjoy the neighborhood at the same time.

So, there's many houses that have porches, not all. But we believe a porch can only add to the value and the look of our house. Quite honestly, the hardship would be that this wouldn't be our forever house and we would have to look for another house. So, that was probably more than you wanted to know about us.

CHAIRMAN PETRILLO: Not at all, you did a very thorough job, thank you. Derek, just one question I have. The depth of the garage is 18-foot 3 inches, and the minimum is 21-4. How is that, it's not being addressed by this request in the variance but is that something these folks would have to come back for? I see that notated but I'm not sure of the relevance.

MR. MACH: The width is 22 feet 5.5 inches. Per the building code, the required minimum width is 21 feet.

MR. SIAVELIS: Depth.

CHAIRMAN PETRILLO: Yes, the depth.

MR. MACH: Depth? The depth is --

CHAIRMAN PETRILLO: It's 18-3 and it's, the minimum is 21-4, correct?

MR. MACH: It is. However, since they are working with an existing garage, the Village will allow the shorter dimension.

CHAIRMAN PETRILLO: Okay, so it's existing, okay.

MR. MACH: Yes.

MRS. MATTES: You don't want us back. More space for --

CHAIRMAN PETRILLO: You obviously have plenty of money I see.

MRS. MATTES: Well, not plenty of money but I'm back to working.

MR. SIAVELIS: So, real quickly now, on the site plan that we see up here, where does the garage end? Because the drawing package wasn't very --

MR. KOLOSOSKI: It ends where it says 2.5 feet. That intersection.

MR. SIAVELIS: So, before you take a notch in?

MR. KOLOSOSKI: Right.

CHAIRMAN PETRILLO: Sir, did you sign in?

MR. KOLOSOSKI: Yes, I did.

CHAIRMAN PETRILLO: Okay, since you were asked a question, could you state your name and address and affiliation with the Petitioner?

MR. KOLOSOSKI: Robert Kolososki, 415 South Middleton, Palatine. I'm the architect.

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

(Witness sworn.)

MR. SIAVELIS: Okay, so at that point where you indicated on the screen and where the figure is annotated or dimensioned at 3.5 feet, that's essentially the rear wall of the garage?

MR. KOLOSOSKI: Correct.

MR. SIAVELIS: Okay, and that's the wall that defines the depth that the Chairman was just asking about.

CHAIRMAN PETRILLO: Right, and if they were to go back farther, that would become smaller by the lot line.

MR. KOLOSOSKI: One thing to realize, I think you may not see this since it's 3.5 feet at the back, but in the front it's between four and five feet because of the lot. We're not parallel to the lot line.

MR. SIAVELIS: Right, you've got a pie-shaped lot.

MR. KOLOSOSKI: In fact, you know, the lot is really part of the hardship, the lot, I mean the way the house was positioned on it originally was kind of the hardship that we face.

MR. SIAVELIS: Why don't you, can you elaborate on that?

MR. KOLOSOSKI: Yes. If you look at the back of that, we have --

COURT REPORTER: You know what, I'm having a hard time hearing him over here.

MR. KOLOSOSKI: Sorry. We need a seven-foot setback, but on the one side, on the south side we've got 12-13 feet. So, if we were to knock the house down and shift it over, we could have done this without a variance.

MR. SIAVELIS: So, you're saying the lot isn't essentially centered, the house is not centered on the width of the lot.

MR. KOLOSOSKI: Right, correct.

CHAIRMAN PETRILLO: But why in the design process can't you shift it 3.5 feet?

MR. KOLOSOSKI: Shift the house or the garage?

CHAIRMAN PETRILLO: Just if, are you on a basement or a slab?

MRS. MATTES: There's a basement.

MR. KOLOSOSKI: The garage is on a slab.

MRS. MATTES: Yes.

CHAIRMAN PETRILLO: Okay, so you're on a basement, but with that, what would prevent you from taking the house as exists today, are there interior walls on the first floor that need to be maintained?

MR. KOLOSOSKI: No, we're trying to preserve --

CHAIRMAN PETRILLO: You're trying to preserve it, but there is an architectural and engineering solution to most of those encumbrances or, you know, impediments that you might find.

MR. KOLOSOSKI: Right.

CHAIRMAN PETRILLO: So, what would prevent you from doing that and letting 3.5 feet basically sit on a slab?

MR. KOLOSOSKI: It would be going over the basement. If we moved the garage over 3.5 feet, you'll have a garage floor --

CHAIRMAN PETRILLO: Okay, a garage over the basement, right.

MR. KOLOSOSKI: Over the basement, yes, which is not easy to do, and it's not good practice.

CHAIRMAN PETRILLO: So, is it costly to do that?

MR. KOLOSOSKI: It is. It is, but it's also, you know, as I said, it's not really good practice to even try to do that.

CHAIRMAN PETRILLO: So, let's talk about then the need for that additional 3.5 feet. We'll deal with just referencing the 3.5 feet at that corner that's closest to the property line. You know, what is the hardship if that 3.5 feet is not approved?

MR. KOLOSOSKI: Then we lose 3.5 feet of the garage. So, we go from 22.5 basically to 19.5 which is not to code.

MR. SIAVELIS: It's not per code.

CHAIRMAN PETRILLO: It's not code but what I'm saying is if you are asking for a variance for the garage size and we're not dealing with the setback that we received, and I'll state for the record here that we received here that we received a letter from Jeffrey Braiman representing some of the folks that are adjacent next door to you on the north side of you with some objections to this. What then if you were to move that garage in 3.5 feet, what hardship does that provide to the family?

MR. KOLOSOSKI: I think a 19-foot wide garage is like, in this day and age, is like buying a bag phone. You know, remember the old bag phones? It's obsolete. Because of the size of the cars nowadays, because of what families have to do, I mean I will not design a 19-foot wide garage in a new house. It doesn't serve the purpose.

MR. SIAVELIS: It's not code, correct, for a two-car garage?

MR. MACH: It would not be building code.

MRS. MATTES: Then we couldn't live there anymore.

CHAIRMAN PETRILLO: Well, that's, but you're trying to make a comparison that requesting this variance and/or a variance for the garage when there is an objecting adjacent property owner, it was a little bit different. But they stated that she has a very large SUV and the other vehicle is?

MRS. MATTES: It's currently a sedan. But when he has to transport gear, it's in the front seat. We're getting another one.

MR. MATTES: Yes, right.

CHAIRMAN PETRILLO: And you have lawn mowers, et cetera and so forth.

MR. MATTES: Right.

CHAIRMAN PETRILLO: But why couldn't, let's hold the cars aside, why couldn't that equipment and so forth be kept in a small shed or something in the backyard?

MRS. MATTES: The hockey gear?

CHAIRMAN PETRILLO: Or in the basement.

MRS. MATTES: Because it smells.

CHAIRMAN PETRILLO: I know, I've got one son that plays and it's terrible.

MRS. MATTES: It's in the house now.

CHAIRMAN PETRILLO: But some of those items, the lawn mower, et cetera, bikes, could be stored in there and then that hockey gear in the garage or some of the stuff that's stored in the garage, Christmas lights, whatever, be stored in the basement?

MRS. MATTES: Well, they can. If we can get approved this, we will be doing an addition. We're digging the basement so that we have room for our stuff. But if we can't do the

garage, we're not going to do the rest of the stuff.

CHAIRMAN PETRILLO: Oh, there's going to be, I did not see that or I did not think about there's going to be some excavation.

MRS. MATTES: Well, we don't need a variance for the others.

CHAIRMAN PETRILLO: Yes, but there's going to be some excavation of the basement to also accommodate that, okay.

MR. MATTES: Correct.

MRS. MATTES: Right. Behind, not going over any lines. Back within the setbacks.

CHAIRMAN PETRILLO: Okay. Then the front porch, you currently are set back 26 feet and you want five feet for a new porch?

MRS. MATTES: I thought it was four but yes.

CHAIRMAN PETRILLO: Four?

MR. KOLOSOSKI: No, it's five.

MRS. MATTES: It's five, I'm sorry.

CHAIRMAN PETRILLO: The necessity for that setback or that request?

MRS. MATTES: We consider that part of the useful space of the house. A porch is part of the house to us, that's what we've had for almost 20 years now.

MR. MATTES: There's no sidewalks in front of our house. It's a place for the kids to sit and hang out. It's all grass otherwise all the way to the street.

CHAIRMAN PETRILLO: I'll just note, in my opinion, asking for five feet is one of the shorter distances that I can remember of any time that we've had when we've had a request for a variance for a porch and a setback, it's usually been larger than that. So, that in my opinion is a modest request, five feet is a modest request.

Other Board members, questions, comments?

MR. SCHWINGBECK: I'd like to ask you a question. You had made a comment earlier that when you were looking at buying a house, that there weren't a lot of two-car garages in the area. I can certainly feel for you because I looked in the area and that's why we didn't move into Stonegate because there were no two-car garages. But you had indicated that someone told you that --

MRS. MATTES: The seller's realtor has it in the comments, I don't have my glasses on, sorry, says space to add a two-car garage if desired was included.

MR. SCHWINGBECK: But you didn't check with the Zoning or an architect prior to buying it?

MRS. MATTES: I did not. We did not.

MR. SCHWINGBECK: You just took the word of the realtor.

MRS. MATTES: I believed it, yes.

MR. MATTES: Just looking at it, there was a decent amount of space in between. We figured out that it looks like there's a lot of space there.

MRS. MATTES: We didn't realize there was the problem with the setback.

MR. MATTES: We didn't realize that the lot line was angled in, that it was going to have that much of an issue.

MRS. MATTES: We did walk it off and measured, okay, yes, we could fit it in the space without going over our property line. But we did not look into the setback.

MR. SELBKA: Did you check with the Engineering Department, you or your architect? They're saying that they're not in favor of the side yard setback. I don't remember, did

they give a reason for that?

MR. KOLOSOSKI: They don't have a reason, no.

CHAIRMAN PETRILLO: I tried to get in contact with Jim today and we were unable to connect with him because I wanted to understand that as well.

MR. SIAVELIS: You have a structure going above this two-car garage, correct?

MR. MATTES: The bedroom.

MRS. MATTES: Yes.

MR. SIAVELIS: So, if you don't get the variance and you still proceed with the project, will that bedroom space, that master bedroom space on the plans, will that be impacted as well?

MR. KOLOSOSKI: No, we set it back. We set it back eight feet, so we knew we would be within, you know, the setback required. You know, we could have put it right over the garage, the whole garage, but we were trying to listen to the wall impact on our neighborhood by setting the second floor back and under 4.5 feet so that it wouldn't need a variance. Plus, it's a little bit easier to cope with the fact that it's not one giant wall.

MR. SIAVELIS: Right, that's what I noticed and that's why I asked you that question when I was looking at the plans here.

MR. DIVITO: What are the dimensions of the porch? Everything else is --

MR. KOLOSOSKI: It's five feet, excuse me, five feet plus the width of the house which is 30 feet.

MR. DIVITO: Okay.

CHAIRMAN PETRILLO: You could stay with the existing design and dimensions on the second floor if you were to move that garage or make the garage a garage-and-a-half. Do we still allow, I'm not sure if the code allows for a garage-and-a-half.

MR. MACH: Well, essentially it would be a one-car garage with more space.

MR. SCHWINGBECK: Space on the side.

MR. DIVITO: Have you looked into putting the garage in the backyard, maybe using it just as a pass-through?

MRS. MATTES: Well, we have that pie shape, it gets skinnier as we go back. So, we would pretty much --

MR. DIVITO: What will that do to your backyard?

MRS. MATTES: Take it away.

MR. MATTES: Yes, no backyard left.

MR. SIAVELIS: There would probably be no project then.

MR. MATTES: Correct.

MRS. MATTES: You are correct.

CHAIRMAN PETRILLO: Even I, and I know I'm not an architect, but I was even thinking even if you were to try and redo this design and get a side-loader garage, there's still not enough room for a driveway to be able to accomplish that.

MR. MATTES: No.

CHAIRMAN PETRILLO: Yes, I don't see any other, I don't know, I'm just dumbfounded into trying to find another option.

MR. SIAVELIS: I think the real limiting factor here is that the house is not centered width-wise on the property line.

MRS. MATTES: Not centered on the lot.

MR. SIAVELIS: It's amazing that the south side of the house is 12, you know, between 12.5 and 13 feet from the property line, whereas the north side of the house with the addition or even a conforming structure wouldn't be. So, it's not an easy resolution here if you want a two-car garage.

MR. SCHWINGBECK: Derek, we have no idea what the objection was from Engineering?

MR. MACH: It's just, in my understanding, they want to maintain a minimum of five feet from the side property line.

MR. SIAVELIS: To do that, if I'm doing the math right, the two five feet would bring your garage --

CHAIRMAN PETRILLO: 18, 17-18 feet.

MR. SIAVELIS: It's 22 right now, 22 and seven inches, right? You'd be down another 1.5, you'd be 21 and something.

MR. KOLOSOSKI: No, it would be at 20 and --

MR. SIAVELIS: Oh, 20 something, sorry, below the two-car minimum.

MR. KOLOSOSKI: Right.

CHAIRMAN PETRILLO: Yes, but then, you're there but then your interior space is, I forgot what the, if that's brick or frame on the outside.

MR. KOLOSOSKI: It's frame.

CHAIRMAN PETRILLO: It's frame but you're still going to take it down another, you know, few inches, maybe a foot or so, and your interior space is going to be shrunk down as well.

MR. KOLOSOSKI: Yes.

MR. SIAVELIS: Yes. I don't have any other questions.

CHAIRMAN PETRILLO: Any other member have any other questions or comments? Okay, thank you very much.

We do have a letter questioning the merits of the hardship. I don't really want to address that and get into that circumstance this evening. I just would like for the record that if each Board member has had an opportunity to review this letter and has a full understanding of its contents and meaning as it applies to this petition.

Okay. So, then I will open it up, if there is anybody in the audience that would like to speak to this petition that has not submitted or has new information to offer?

MR. BRAIMAN: Good evening, Jeffrey Braiman, B-r-a-i-m-a-n, Braiman & Associates.

CHAIRMAN PETRILLO: Go ahead.

MR. BRAIMAN: I'm an attorney for the next-door neighbors, the Farars.

CHAIRMAN PETRILLO: I'm going to swear you in then.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you.

MR. BRAIMAN: We were asked to prepare a letter and provide that letter. I was not in the impression that that would reduce my ability to make comment other than what's, over and above what's in that letter. But I would like to make some comment.

One of the comments was made by one of the Commissioners that in fact one of the unique circumstances or hardships is because of where the house is placed on the lot. I would disagree with that. If you take away the addition, I think you'll see that the house is actually midway between the lot lines. What skews it is that when they put the addition on, it looks

different and it looks much closer. So, the house as it is now I believe is centered in the lot.

MR. DIVITO: Off by a foot and a half.

MR. BRAIMAN: There was another comment that --

MR. SIAVELIS: That foot and a half matters, right, from the five feet to 3.5 feet.

MR. BRAIMAN: There also were some comments made that there are no other two-car garages, I believe only one-car garage in the area. My clients did take a survey of the houses not only on their block but also in the rest of the Stonegate Subdivision. They found out on Windsor there are 24 houses that have two-car garages, 22 that have a one-car garage, and seven that have detached or no garage at all. The rest of Stonegate, 25 have detached or no garage, 61 have one-car garages, and 64 have two-car garages. So, this is not unique to the area.

I think the letter --

CHAIRMAN PETRILLO: But two-car garages are common in this area, if over half of them are two-car garages that would be common.

MR. BRAIMAN: Correct, but I don't think that creates a hardship. Again, as far as the hardship is concerned, the Matteses purchased the house not that long ago, in August, they obviously knew it was a one-car garage. They did not do the due diligence apparently. They testified they didn't ask the Village, they didn't ask an attorney, I'm not sure who they asked to see whether or not they were allowed to build on. So, as far as we believe, they take it as it is. They knew what it was, they knew what the condition was at the time. They created their own hardship if you will.

CHAIRMAN PETRILLO: Sir, I think that's covered in your information here. I don't want to get into repetitive information. What I'm interested in is new information. I understand what you're doing here. Your perspective and your legal opinion is that it does not meet the hardship. We completely understand that and for various reasons.

What encumbrances, I don't hear anything on behalf of the petitioner of, if this petition is granted, anything that's unduly burdensome or some hardship that's placed on that neighbor. You know, there are some shrubs on that side of the house as it exists now. How much closer is the garage going to be that poses this problem? Are there, you know, what are the likes and dislikes of the petitioner in this instance?

MR. BRAIMAN: Well, in the letter, I think you'll notice that the topography is such where the Mattes' property is about a foot and a half or two feet above my client's property. As it is now, as I've explained in the letter, in certain weather conditions, certain weather events, the area between them floods. Our concern is that with more impervious area, that it's going to only increase and exacerbate the existing problem which is having an exceptional amount of water entering my client's property. Right now, it flows there. By having this structure that's within 2.5 to 3.5 feet, it's just going to make the situation worse.

They have made no provision for that again to my client and it's obviously going to have an impact, a negative impact to my client.

CHAIRMAN PETRILLO: Well, nothing is noted in, I can tell you on a regular basis the Engineering Department duly notes those types of implications and drainage issues and/or water accumulation and/or standing water. There is nothing like that notated in the review of this. Let's just say it's missed or so forth, but during the permit process, and correct me if I'm wrong, Derek, those types of elements are reviewed and remediated through certain requirements placed upon the department when it is issued by the Planning or the Building Department.

So, if that was alleviated through the permit process by the Engineering Department, that there would be no worse condition than exists today or a lesser condition, would that be something that is amenable to your client?

MR. BRAIMAN: Well, I think that would be helpful obviously. But I don't know if it would resolve their problem altogether. My concern would be that without having some type of provision in the variation that provides that it will not increase the concerns for my client in the variation itself, I'm concerned that the Building Department may not include sufficient information.

CHAIRMAN PETRILLO: If we were to make that a condition that they meet the requirements of the Engineering Department so as not to increase the amount of water that accumulates and preferably to decrease it, would your client be amenable to or remove their objection to this petition?

MR. BRAIMAN: I would have to talk to them obviously.

CHAIRMAN PETRILLO: Do you want to do that?

MR. BRAIMAN: I would love to. If you'll excuse us?

(Pause.)

MR. MATTES: There is a French drain system already around our house. We don't have sump pump, it's already, because we're higher up, it's already drained --

MR. SELBKA: You know what, let's wait.

MR. SIAVELIS: We'll put that in the testimony in the record.

MR. MATTES: Okay.

(Pause.)

CHAIRMAN PETRILLO: I'm sorry, thank you, sir.

MR. BRAIMAN: I've had a brief opportunity to talk to my client. The current concerns they have, their overriding concern is that they did talk to someone from the Engineering Department who indicated to them apparently that they were unable to have a swale that would be necessary in order to alleviate or reduce the problem or leave it the same. As a result, they are concerned that anything that would be put in here would be acknowledgment of their approval and it wouldn't be able to be worked out. I'm asking to see whether or not the hearing could be extended or continued so that the engineer could give us a more full explanation or be present so we can ask him specifically what can be done in order to alleviate the problem.

CHAIRMAN PETRILLO: Well, we have never had a, in my 12 years now on this Board, 10 or 12 years, we never have had a Staff member present to testify. That's been through the review process. Our protocol has always been if we approve with conditions, that the Engineering Department will not issue a permit until those conditions are satisfied, I shouldn't say the Engineering Department, the Building Department. So, you know, this permit will make its way through a number of different departments, one of which would be Engineering. I'd be more than happy to share my thoughts with the Engineering Department.

You know, I'm very familiar with construction. I'm very familiar with how some of these types of problems can be solved very easily, some very expensive, some very inexpensively. But in my opinion, this is not a problem that cannot be solved through, you know, an engineering process.

MR. BRAIMAN: Is there a reason why, you know, the engineer said specifically said he did not, that he objected to it, that we don't have a more full explanation as to his objection and this Board is satisfied with just his objection to it and not asking further questions?

CHAIRMAN PETRILLO: Yes.

MR. GEISEL: He didn't state his basis for that. He simply noted that he recommended a five-foot minimum. That was the basis of the note, which is a foot and a half, but he's not necessarily suggesting that it shouldn't be granted at all. He was suggesting, in my interpretation, that there should be a five-foot minimum but he doesn't provide a basis for it.

CHAIRMAN PETRILLO: Since you had contact within Engineering Department and raised this issue --

MR. BRAIMAN: Well, my client did.

CHAIRMAN PETRILLO: Since your client did and raised this issue and they didn't address it in their comments, for me in 10 years and I don't know how many meetings doing this and how many similar situations, for them not to address it is unusual. If they felt that there was a problem that needed to be addressed, that they would notate it for us.

MR. BRAIMAN: So, the failure for them to do it you believe is not a concern?

CHAIRMAN PETRILLO: That's your --

MR. BRAIMAN: I'm asking if that's --

CHAIRMAN PETRILLO: I would say that's the conclusion that you're drawing is it's a failure. I don't view it as a failure. In my experience with the Building Department in these types of situations, it would have been noted if it was a worthy concern. They're not shy about doing that. So, contrary to your opinion, I view it that there is not a concern for that, only to the objection to the width or the setback.

MR. SIAVELIS: That's right. That's been the history of the department when it reviews it. Nearly eight years for me sitting on this Board, I agree with the Chairman's explanation of how we see comments in situations and petitions like this.

But I also have a couple of questions. I don't know if --

CHAIRMAN PETRILLO: Oh, yes, sure, I'm finished.

MR. SIAVELIS: Okay, so are you doing answering the Chairman's questions?

MR. BRAIMAN: Yes, those questions directed to me?

MR. SIAVELIS: Yes, directed to you.

MR. BRAIMAN: Okay.

MR. SIAVELIS: So, a couple of things just so I get my bearings here. Your client has a two-car garage, right?

MR. BRAIMAN: Correct.

MR. SIAVELIS: Do you know the width of that garage?

MS. FARAR: It's not very wide. It's very small, too, our garage. The neighbors on their other side, they had to set their garage back.

CHAIRMAN PETRILLO: Ma'am, if you're going to answer questions, I will ask you to step forward and sign in.

MR. SIAVELIS: If Counsel doesn't know the answer to the question, it's fine, you can answer it.

CHAIRMAN PETRILLO: Ma'am, I'll ask you to sign in afterwards.

MS. FARAR: I am signed in.

CHAIRMAN PETRILLO: You're already signed in? Okay, good. Could you state your name and address for the record please?

MS. FARAR: Sandra Farar, 410 South Windsor, Arlington Heights.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you. You were asked I believe on the width of your

garage.

MS. FARAR: It's like a very small two-car garage. I don't even know if it would be up to standards right now. It was approved 10 years ago.

MR. SIAVELIS: It appears from the overhead photo that's not actually on the screen, Derek can pull it up, if you scroll down or scroll up, Derek, so we can see? Your house, just for clarity, your house is at 410, correct?

MS. FARAR: Yes. Yes.

MR. SIAVELIS: It looks like your driveway width exceeds the width of your garage, is that correct? Am I looking at that photograph properly?

MS. FARAR: Yes, they approved that.

MR. SIAVELIS: Okay, and are you familiar with the house at 420?

MS. FARAR: Yes.

MR. SIAVELIS: Is that a one-car or two-car garage there?

MS. FARAR: Okay, you're talking about the house directly north?

MR. SIAVELIS: South of the property.

MR. BRAIMAN: No, south of the property in question.

MS. FARAR: Oh, that property, I haven't like viewed it very much.

MR. SIAVELIS: Okay, all right. What is the approximate distance of your house from the property line, and by that property line, I mean the property line that you share with the Petitioner?

MS. FARAR: There is maybe, I don't know, there's probably, I know there is at least seven or eight feet, or nine feet maybe at the most, seven or eight. I'm not, it's an existing home.

MR. SIAVELIS: Right. So, if you look at that photograph there --

MS. FARAR: That we never changed.

MR. SIAVELIS: Okay.

MS. FARAR: But the thing is it's the pitch of the land. Right now, the land there is very soggy.

MR. SIAVELIS: Right, and I can see kind of the pitch there. But that's not what I'm asking you about. So, your house, that edge of your house, that side wall of your house is about nine feet from the property line, is that about, does that accurately reflect --

MS. FARAR: I don't know. I've never measured it. Maybe seven.

MR. SIAVELIS: Okay, and what about the other side of your house? So, going to your neighbor at, this would be probably --

MR. SELBKA: 404.

MR. SIAVELIS: 404, yes, I couldn't read it there. Thank you very much.

MS. FARAR: That would be seven, too. We never did that variance or anything. It would be whatever the code was. Again, we weren't allowed to make our garage any bigger because they said we couldn't, so we didn't.

MR. SIAVELIS: So, the distance from the north side of your house to the property line at 404 is seven feet?

MS. FARAR: I believe so. You know, like I said, it was nothing, I don't remember the negotiations. All I know is we just did whatever the Village said we could do.

MR. SIAVELIS: Okay, yes, it doesn't look like that from the overhead photo that's part of the submission packet that's given to us. Does that neighbor next to you at 404 though, they have a two-car garage?

MS. FARAR: They did a very large addition on their home and they had to set their garage back. They had to put a driveway which went back and they have a very lovely garage. They don't need a storage shed like the people that are petitioning for this property already have for all of their equipment. So, they are able to accommodate all of that in their detached garage.

MR. SIAVELIS: That's in the backyard?

MS. FARAR: Right. The other side of their property, there is substantial room for them to put a driveway and a detached garage. There is room for them to do a detached garage on that side if they took off that one-car garage and went straight back. They could manage to do it as well.

MR. SIAVELIS: Yes, and you don't know what that costs though, right?

MS. FARAR: If you took down that garage, there is nothing behind it. You would just --

MR. SIAVELIS: Are you talking about the Petitioners here in this instance?

MS. FARAR: Yes. So, there is like no absolute that you have to have a two-car garage on that side of the house or that you can't do a two-car garage toward the back.

MR. SIAVELIS: You're setting aside the impact of money though, on finances though, right?

MS. FARAR: It costs money to build whatever you do.

MR. SIAVELIS: Right, but when we asked the question to the architect in the Petitioner's case, we asked him about cost factors and how cost impacted his design. He testified in the affirmative regarding costs, right. So, it was, the testimony that we received in front of the Board here is that Petitioners have paid attention to dollars and they considered other options. In fact, they moved the second story master bedroom in off the north wall of the garage to try and alleviate that kind of wall effect that would be facing your property.

MS. FARAR: Isn't that an ordinance, too?

MR. SIAVELIS: No, that's not --

MS. FARAR: So, the other question I have though is like with making that wider, you're not taking into consideration the topography, watershed and all of that. By putting the property much closer, you're allowing gutters and everything else to drain onto the property. The building engineer said 3.5 feet would not allow for a swale. When I initially spoke with our neighbors in the summer, they said there would only be five feet, they would only be asking for like a two-foot difference from the sum of the variance. Now all of a sudden it's 3.5.

This is a big issue because this can be a water problem and, as you know, water is an issue. You can't tie your gutters or things into the sewers. You have to have that addressed.

MR. SIAVELIS: Okay, so we've heard the position on water and I think that there is a, you know, Counsel talked to you about the potential solution on water. There is consideration being given to that right now.

Are you aware that the property, if they get the variation, the plan also shows the house stepping back with multiple notches? Have you seen the plan by the way?

MS. FARAR: You'll have to explain what multiple notches mean.

MR. SIAVELIS: So, you talked about how the house will be real close to your property line, right?

MS. FARAR: It's 3.5 feet from the property line, so what could you multiple notch?

MR. SIAVELIS: Okay, so that means then you haven't seen the plans?

MS. FARAR: No.

MR. SIAVELIS: Because they have stepped the house back as the house is going from the front of the garage back. So, you go garage, and then there's a laundry room behind it that's stepped --

MS. FARAR: Oh, no, that's in the back. I'm talking about the exact walk that's along, that 3.5 foot issue is what I have. The seven-foot back, that's wonderful. But the 3.5 feet, that's where we have the issue with the watershed. Right now, the ground does absorb it. If you take that away, then during bad rains it gets soggy and I have to make accommodations on my property for that. But I don't have that issue now where I'm going to have that water pouring into my window well which will happen because it does come up to my window well.

So, now we're going to have an issue with this being closer. There's simply no drainage whatsoever. There's 3.5 feet --

MR. SIAVELIS: Not necessarily. I mean we're talking in this Board about potentially conditioning the variance to accommodate and account for this water issue.

MS. FARAR: How would you do that?

MR. DIVITO: There are multiple ways besides just a swale. A ground swale is just a --

MS. FARAR: That would be a necessary thing because the house would be so much higher than ground level if you notice.

CHAIRMAN PETRILLO: Do you know where your property line exists in relation to the swale that is there today?

MS. FARAR: The fire hydrant I think is pretty much near the property line.

CHAIRMAN PETRILLO: So, you're definitely at the bottom half. So, if that garage is over farther, it's still not to the crown let's call it, or before you start the --

MS. FARAR: It will be, the way the --

CHAIRMAN PETRILLO: Before the grade starts to decrease at a pretty rapid rate. They're still east or still on their side of the property of where that crown or where the grade starts to dissipate very quickly.

MS. FARAR: And there will be no more --

CHAIRMAN PETRILLO: So, you're going to get watershed coming off their property regardless, where there is a building there or not. But if there is a building --

MS. FARAR: No, because --

CHAIRMAN PETRILLO: Hold on.

MS. FARAR: Okay.

CHAIRMAN PETRILLO: If there is a building there and there is a condition that water has to accumulate prior to it hitting or shedding off and be diffused or dispersed elsewhere, would you be better off if the water is diffused or pushed elsewhere as opposed to flowing down towards your property?

MS. FARAR: It would be good to have that done, but then there is no, how do I, what kind of --

CHAIRMAN PETRILLO: If they are able to gather water and move that water from shedding onto your property, a lesser amount of water from shedding onto your property or shedding it farther away from your window wells, is that something that you would find to be beneficial for you?

MS. FARAR: You know what, I would like to know what those are.

CHAIRMAN PETRILLO: Would you let the petitioner answer the question please? She doesn't need any coaxing. If you need to visit with your petitioner, would you please step to the side and ask for a break?

MS. FARAR: No, I want to know what would those types of provisions be, what would that be?

CHAIRMAN PETRILLO: If the Engineering Department could solve that for you and they could show you statistically or however they, you know, measure that dispersion of water or accumulation of water being dispersed elsewhere, would that be satisfactory to you?

MS. FARAR: So, you're going to say that they have to put provisions in so that the water is taken into consideration?

CHAIRMAN PETRILLO: Correct. We can approve a variance with conditions on it that they satisfactorily meet the requirements of the Engineering Department to ensure that there is no additional accumulation of water than exists today, or that they provide a plan for the accumulation and diffusion of water away from your house or what you described as window wells I think you mentioned.

MS. FARAR: Yes. That would have to be done.

CHAIRMAN PETRILLO: We could condition the approval of this variance on it. If they don't meet the requirements of the Engineering Department, they will not be issued a permit. So, they will have to have someone come in and draw up, their architect or an engineer, come up and draw this up, present it to the Engineering Department that says, yes, this is going to accomplish exactly what their engineers have designed this to do.

MS. FARAR: Okay, and then this concern about this additional expense, that would probably cost some additional expense, but that would be, provisioned in that it could not be an excuse for not doing it?

CHAIRMAN PETRILLO: That's correct. I'm only saying that, ma'am, because I think this is an opportunity to improve the conditions that exist today. You know, we can impose it and it will help you not live through that. You said that, you know, water does accumulate and rises almost to the top of your window wells. You know, if there is an opportunity to improve it, we can make that condition.

MR. SIAVELIS: In connection with the granting of the variance.

CHAIRMAN PETRILLO: In connection with the granting of this variance.

MS. FARAR: Okay.

MR. SIAVELIS: Because think about the flip side of the coin, I bet your Counsel is thinking about the flip side of the coin here. If we don't grant the variance, we have testimony from the Petitioners saying that they're going to look to move, right? All the while the drainage situation, the water accumulation will continue, and then you have to take this up with a new neighbor who buys the house, or a new buyer, who knows when that will occur, right? And whether they will be receptive to your concerns. So, this is your best opportunity to have the drainage issue addressed in the short term.

CHAIRMAN PETRILLO: I think you'll get some immediate one, you know, you'll get some relief in the months coming during the construction.

MS. FARAR: That would be fine.

CHAIRMAN PETRILLO: Is there any other comments you have for this Board to consider?

MS. FARAR: That's it.

CHAIRMAN PETRILLO: Thank you very much for your comment. We appreciate your time.

MR. BRAIMAN: Just for the record, I'm making no objection to the front porch variation.

MR. SIAVELIS: You're making no objection?

MR. BRAIMAN: No objection.

CHAIRMAN PETRILLO: Is there anyone else in the audience that wishes to speak to this petition? None being heard, before we move forward to Board comments, is there any question that any Board member may have for the Petitioner at this juncture? I just have one.

MR. SIAVELIS: Actually, yes.

CHAIRMAN PETRILLO: I'm sorry?

MR. SIAVELIS: I'm probably going to ask the same thing.

CHAIRMAN PETRILLO: Yes, go ahead. I'll let you ask it, I spoke too much this evening.

MR. SIAVELIS: So, Petitioners, are you willing to have the variance, our vote on the variance conditioned upon the alleviation or the addressing of the water accumulation that your neighbor has identified and have that done through the permitting process and addressed by the Village?

MR. MATTES: Absolutely.

MRS. MATTES: Yes. Because our architect told us we had to do it as part of the process anyways.

MR. KOLOSOSKI: I told them at the beginning that we have to have a drainage and engineering plan done. So, that was always, we haven't had it done yet but it's going to be done.

CHAIRMAN PETRILLO: So, you've budgeted for that?

MR. KOLOSOSKI: Yes.

CHAIRMAN PETRILLO: That's not going to place an additional financial burden on you, okay.

MR. KOLOSOSKI: No.

MRS. MATTES: We have to take it in steps, right? This first, that's what he says.

CHAIRMAN PETRILLO: Are there any other questions from any member of the Board for the Petitioners? None being heard, we'll open it up to comments.

Let's deal with the simplest first. In my opinion, the request for the front yard setback is a modest request, it being a five-foot, it's four feet into the setback but a five-foot porch, it is a modest request considering that we've heard a lot of testimony over the past years of the need of much larger porches when people consider this part of their living space. So, I would be in favor of that.

Considering the side yard setback, I thought that there was a, coming into this meeting, it was a very high hurdle to jump after my review of the information. One thing that did stick with me is the lack of comment from the Engineering Department or detail from the Engineering Department on their objection, or not their objection but to their not being in favor of this full setback.

I think we discussed thoroughly some options in order to be able to permit this type of variance twofold. One that provides and relieves the Petitioner from some of the hardships that they have from the uniqueness of this with the shape of the lot, and then also,

moreover, to help the neighbor relieve them from some of the hardship that they have with the accumulation of water. This is the one opportunity I see to really help them better the situation on those rainy days and the potential for their basement flooding through the window wells.

MR. SIAVELIS: Well said.

CHAIRMAN PETRILLO: Other Board members?

MR. DRAKE: I have one comment. I'm not sure how the communications have been. Obviously the neighbors hired legal counsel, so that says to me it's pretty serious. But I would encourage if these two points of variances are approved, that you know, both parties communicate with each other throughout the construction process just so the communications are good. I think that would help.

MRS. MATTES: I don't know if we could, we were stunned.

MR. MATTES: We were, yes.

MRS. MATTES: That they didn't ring the doorbell and talk to us.

MR. DRAKE: Okay. We don't really need to go that route.

MRS. MATTES: I don't see that as being an issue.

MR. GEISEL: Look ahead, not back.

CHAIRMAN PETRILLO: Yes. So, hopefully this is an opportunity for you. You have something where you're at the same time helping your neighbor to the north.

Okay. Tom, David, Joe, Joe? Peter doesn't, he's used his allocation.

MR. GEISEL: Nothing that hasn't been stated.

CHAIRMAN PETRILLO: Considering no further comments, is there a motion?

MR. DIVITO: Do we want to work on the language of the approval motion, of the stipulation that we want to put on?

MR. SIAVELIS: That way we'll roll it up into the motion itself and vote.

MR. DIVITO: Okay.

MR. SIAVELIS: Yes. You go first, you volunteered.

MR. DIVITO: So, yes. I'll motion to approve with the stipulation that the Petitioner will work with Engineering to come up with an amenable method to collect and disperse any additional water to alleviate neighbors.

MR. SIAVELIS: I would add an addendum there, that it's at the discretion of Village departments, okay, so the Village sets the criteria and determines compliance with that.

MR. SELBKA: Should it be to the satisfaction of the Village departments then rather than at the discretion of?

MR. SIAVELIS: Either way, at the discretion of or to the satisfaction of. If the Petitioners' representatives provide it, right, then it will be to the satisfaction of the Village departments. If the Village department offers it up to alleviate the issue, if it is even raised informally, then it's at their discretion.

CHAIRMAN PETRILLO: So, let me just recap.

MR. DIVITO: Looks like Derek took a note there.

CHAIRMAN PETRILLO: Yes. We have a motion on the table to approve with the condition that the Petitioner meet the requirements of the Engineering Department, satisfactorily meet the requirements of the Engineering Department so as to collect water, diffuse it and not cause any additional water accumulation on the north neighbor's property.

MR. MACH: Can I just read you what I have?

CHAIRMAN PETRILLO: Better yet, okay.

MR. MACH: Condition that the Petitioner work with the Department of Engineering to come up with an amenable solution to alleviate the water at the discretion or satisfaction of the Village.

CHAIRMAN PETRILLO: That's why you're here, Derek. Is there a second to that motion?

MR. SIAVELIS: I'll second.

CHAIRMAN PETRILLO: We have a second and a motion to approve. The front porch is also included?

MR. DIVITO: Yes.

CHAIRMAN PETRILLO: Sorry. All right, we have a motion and a second. Derek, would you call the roll?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: No.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes. Then congratulations. Ma'am, I hope that you find that you get some relief or the relief that you need when this addition, this permit is issued. Thank you.

Other business? Derek, do we need anything in the record about the memo from, regarding the memo from Robin Ward, the in-house counsel, that we have reviewed the listing or explanation of abstentions or recusals?

MRS. MATTES: Thank you all.

CHAIRMAN PETRILLO: Thank you.

MR. MACH: I just wanted to forward that to the Zoning Board per Ms. Ward's request regarding abstentions and recusals.

CHAIRMAN PETRILLO: Okay, noted. Every member has received that. Is there a motion to adjourn?

MR. SELBKA: Motion to adjourn.

CHAIRMAN PETRILLO: All those in favor say aye.

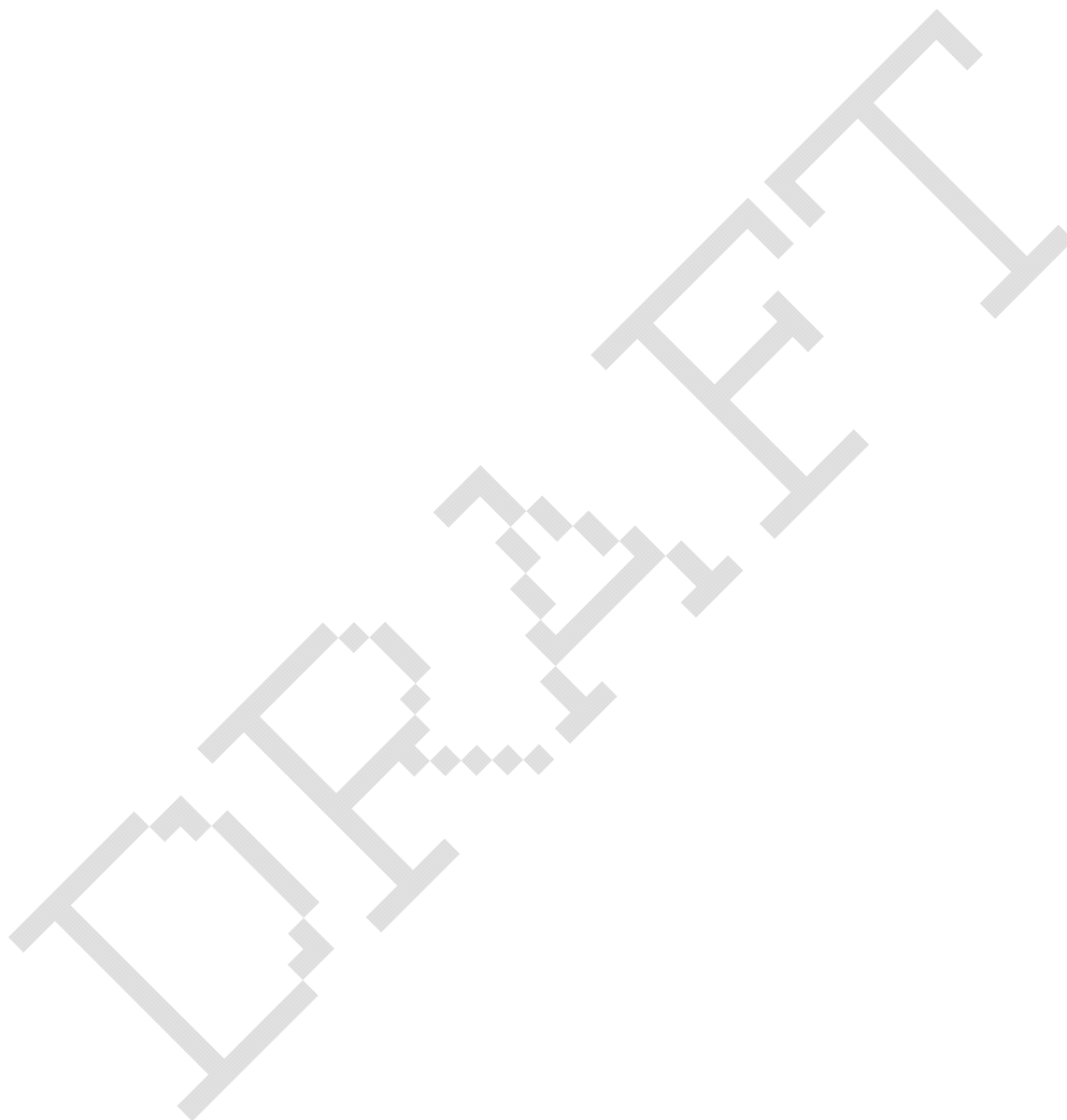
(Chorus of ayes.)

CHAIRMAN PETRILLO: Any opposed say nay.

(No response.)

CHAIRMAN PETRILLO: None being heard, motion passes.

(Whereupon, the meeting on the above petition was adjourned at 8:36 p.m.)



ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS February 13, 2017

PETITIONER: Erin Mattes
ADDRESS OF PROPERTY: 416 S. Windsor Dr.
VARIATION: 5.1-3.6, 5.4

A 3.6 foot variance to allow an addition with a side yard setback of 3.5 feet from the north property line instead of the minimum 7.1 feet and an additional 1.0 feet for the eave; A 4.0 foot variance to allow an addition with a front yard setback of 21.0 feet from the east property line instead of the minimum 25.0 feet and an additional 1.0 feet for the eave.

The petitioner explained that they are seeking a variance for the side yard encroachment in order to add a two car attached garage in place of the existing one car attached garage. The petitioner testified that they purchased 416 S. Windsor Drive with the understanding that a second car garage was permitted. The petitioner explained that according to the realtor's note, it stated that there is sufficient space to add a second car garage if desired, which is why they purchased the home. The petitioner also explained that the house needs significant work and as part of the renovation project they had planned to add a two car garage. The petitioner explained that a two-car garage is a need for their family and that they purchased the house with the intent of living there forever. The petitioner testified that the houses immediately to the north and south have both been updated and have two-car attached garages. The petitioner testified that in addition to the side yard setback, they are seeking a variance for encroaching into the required front yard in order to add an open air porch.

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. Divito and seconded by Mr. Siavelis. Thereafter, the Board voted 7-0 to approve the variance request, with a condition that the petitioner satisfy with Engineering to come up with an amenable solution to alleviate the water at the discretion or satisfaction of the Village.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 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: 2138 N. Lake Shore Circle - ZBA#17-004

Department: Planning & Community Development

REQUEST

A 10.0-foot variance from Chapter 28, Section 5.1-4.5 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 20.0-feet instead of the minimum required 30-feet and an additional 1.0-feet for the eave.

ATTACHMENTS:

Description	Type
2138 N. Lake Shore Circle - ZBA#17-004	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 13, 2017
Date Prepared: March 6, 2017
Project Title: Egel Residence
Address: 2138 N. Lake Shore Circle

Background Information

Petition Number: ZBA #17-004
Petitioner: Patricia Egel
Address: 2138 N. Lake Shore Circle
Arlington Heights IL 60004
Existing Zoning: R-4, Two-Family Dwelling District

Requested Action/Background Information

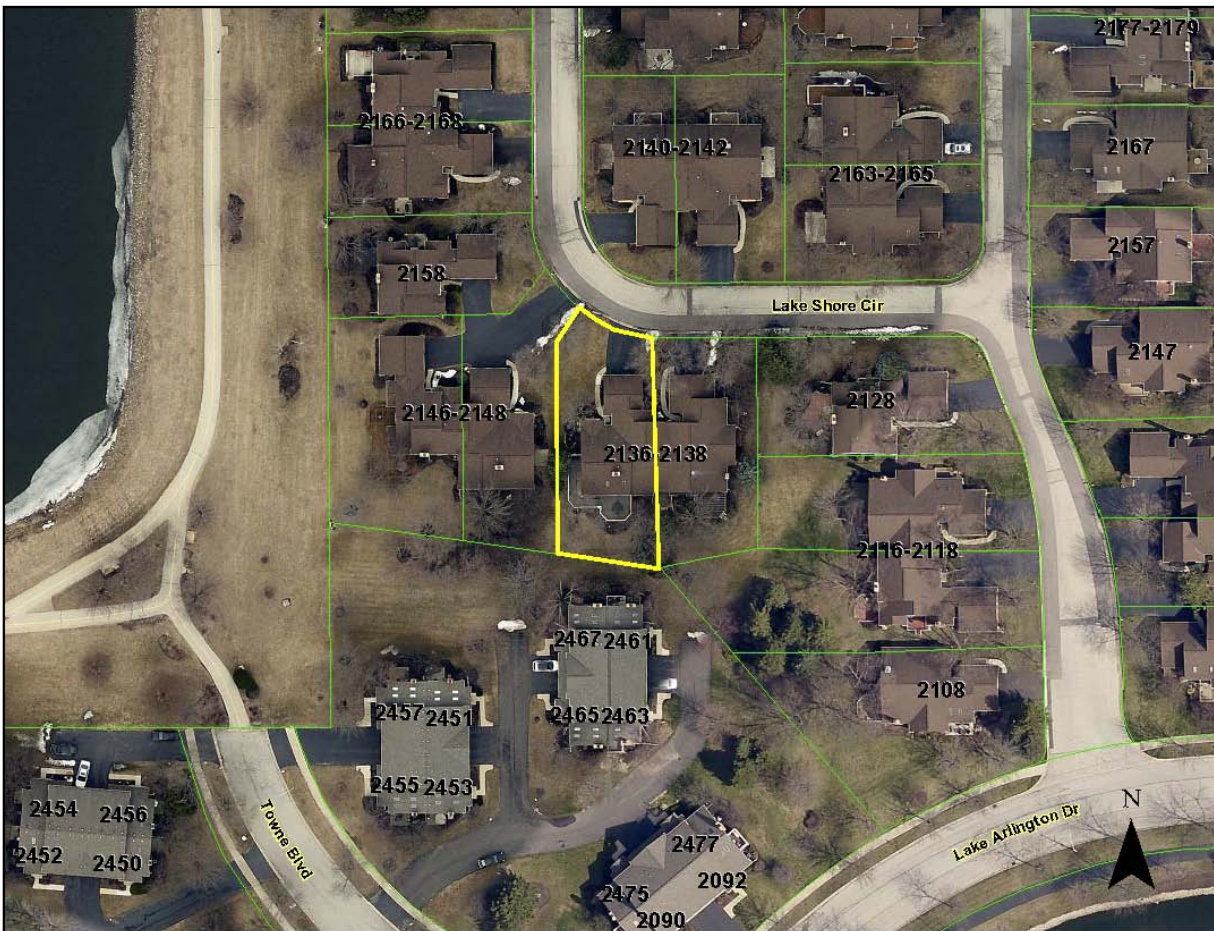
The petitioner proposes to add a screened porch to the rear of the existing duplex. The proposed addition would be setback 20.0 feet from the rear property line, but the minimum required setback is 30 feet. Therefore, the petitioner requests the following variation:

- A 10.0-foot variance from Chapter 28, Section 5.1-4.5 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 20.0-feet instead of the minimum required 30-feet and an additional 1.0-feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	2/13/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	2/13/17	
3. Letter that was Mailed	✓	2/13/17	
4. Photographs of Sign on Property	✓	2/13/17	

Photographs of Existing Structure



ZBA# 17-004
2138 N Lake Shore Circle - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: February 20, 2017
Completed: February 21, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 10 ft variance to allow an addition with a rear yard setback of 20 ft instead of the minimum required 30 ft and an additional 1 ft for the eave.

NOTE: A proposed site plan was not provided for review. From the descriptions included in the submittal, it appears that the proposed addition is in the vicinity of the existing deck.

The Engineering Department has NO OBJECTION to the proposed variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Egel Residence

Project Address: 2138 N. Lake Shore Circle

ZBA #: 17-004

ZBA Hearing Date: March 13, 2017

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 17, 2017

- A 10.0-foot variance from Chapter 28, Section 5.1-4.5 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 20.0-feet instead of the minimum required 30-feet and an additional 1.0-feet for the eave.

Attached are the Petitioner's:

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

Comments: _____

No Comments. - S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, March 1, 2017.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Egel Residence

Project Address: 2138 N. Lake Shore Circle

ZBA #: 17-004

ZBA Hearing Date: March 13, 2017

To: Jim Massarelli, Director of Engineering
Charley Cralg, 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 17, 2017

- A 10.0-foot variance from Chapter 28, Section 5.1-4.5 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 20.0-feet instead of the minimum required 30-feet and an additional 1.0-feet for the eave.

Attached are the Petitioner's:

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

Comments: A LANDING IS REQUIRED AT THE OUTSIDE
OF THE DOOR AT STAIRS. C.T.C.

Please review, comment, and return to me no later than Wednesday, March 1, 2017.

RECEIVED
FEB 17 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

PETITION

NOW COMES the Petitioner Patricia K. Egel

being the owner of the property commonly know as: 2138 N. Lake Shore Circle, Arlington Heights, Illinois 60004.

I appeal to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section

12.1 C, Chapter 28, of the Arlington Heights Municipal Code, in order to: Add a Gazebo to the existing
deck _____

I hereby state that the following hardship would exist if the variation were not granted:

*I am a retired nurse who hopes to make this her last home. I am limited in the amount of time I can use my deck due to the
mosquitos and bees, to which I am allergic.*

I hereby state that the following unique circumstances exist: The gazebo would be added onto the existing
deck. _____

I hereby state that the variation, if granted, will not alter the essential character of the locality because: _____
The home to the east of my property has a pergola and the house to the west has a porch/gazebo that would be very
similar to the one I am requesting. _____

Signed: _____

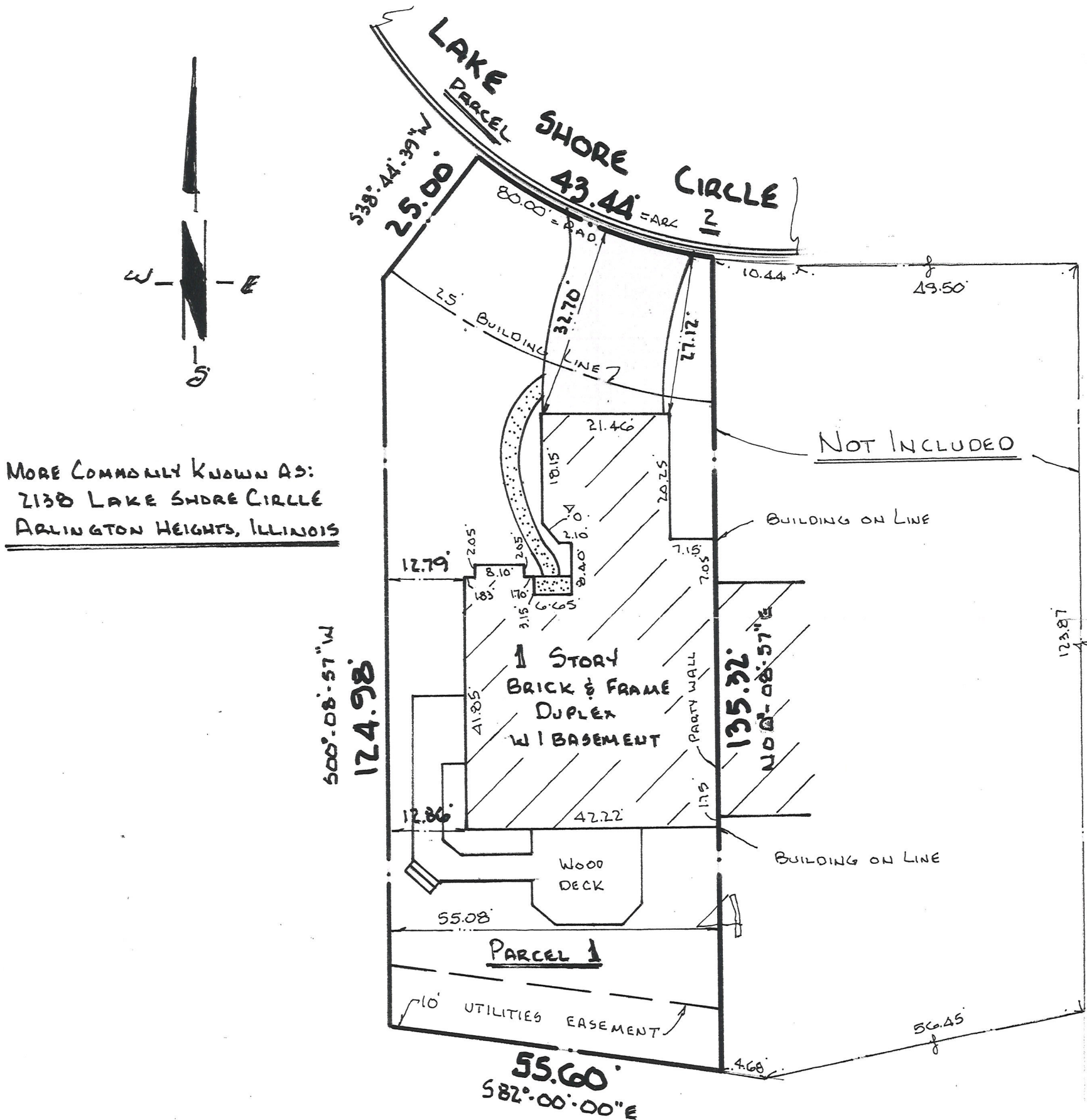
Patricia K. Egel
Petitioner

Date: 2/1/2017

PLAT OF SURVEY

PARCEL 1: THAT PART OF LOT 4 LYING WEST OF A LINE 55.08 FEET, AS MEASURED AT RIGHT ANGLES. EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOT 4 IN LAKE ARLINGTON TOWNE UNIT 3, BEING A SUBDIVISION IN THE SOUTHEAST QUARTER (1/4) OF SECTION 16, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 29, 1986 AS DOCUMENT 86322882. IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 OVER LOT 31 IN LAKE ARLINGTON TOWNE UNIT 3 SUBDIVISION, AFORESAID, FOR INGRESS AND EGRESS AS SET FORTH ON THE PLAT OF SUBDIVISION RECORDED JULY 29, 1985 AS DOCUMENT 86322992 AND CREATED BY DEED RECORDED NOVEMBER 5, 1987 AS DOCUMENT 97597071. IN COOK COUNTY, ILLINOIS.



MORE COMMONLY KNOWN AS:
2138 LAKE SHORE CIRCLE
ARLINGTON HEIGHTS, ILLINOIS

Scale: 1 Inch equals 20 feet
Ordered by VICKI GONZALEZ, ATTY.
Order number 11-1417

Note:
Compare the description on this plat with your deed, abstract, or certificate of title, also compare all points before building by same and report any difference at once. For building line and other restrictions not shown hereon, refer to your abstract, deed, contract, or zoning ordinance.



This Professional Service Conforms
To the current Illinois minimum Standards
For a Boundary Survey

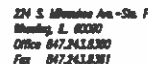
State of Illinois) S.S.
County of Cook)

I, Ronald W. Stanley, hereby certify that the above described property has been surveyed under my supervision and that the plat hereon drawn is a correct representation of said survey.

Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 62° Fahrenheit.

Des Plaines, Illinois NOVEMBER 29, 20 11

Ronald W. Stanley
Illinois Professional Land Surveyor No. 2728
License expires 11.30.12



THIS IS TO CERTIFY THAT THESE DRAWINGS WERE PREPARED
IN ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING
CODE OF CONSTRUCTION FOR THE CITY OF LANSING, MICHIGAN.

Michael J. Frazier

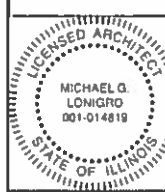
DATE: 10/20/2011

FORWARD & LONGWORTH ARCHITECTS LTD.
LANSING LICENSE NO. 000-000000

BUILDING CODES: RESIDENTIAL CODE 3000
INTERNET MECHANICAL CODE 3000
INTERNET FUEL GAS CODE 3000
INTERNET ENERGY CODE 3000
INTERNET FINE CODE 3000
INTERNET FIRE ALARM CODE 3000
INTERNET ELECTRICAL CODE 3000

FORWARD & LONGWORTH ARCHITECTS LTD.
LANSING LICENSE NO. 000-000000

208 N. LAKE SHORE CIRCLE
APLINGTON HEIGHTS, ILLINOIS



☐
☐
☐
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FLOOR PLAN
EXTERIOR ELEVATION
WALL SECTION
DETAILS

FORM 1041	AMOUNT
1041	1041
1041	1041
1041	1041



PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

















Item: 204 W. Fremont St. - ZBA#17-005

Department: Planning & Community Development

REQUEST

A 16.3 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a covered front porch with a front yard setback of 8.7 feet and an additional 1.7 foot for the eave from the south property line instead of the minimum 25.0 feet.

ATTACHMENTS:

Description	Type
204 W. Fremont St. - ZBA#17-005	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 13, 2017
Date Prepared: March 6, 2017
Project Title: Marks Residence
Address: 204 W. Fremont St.

Background Information

Petition Number: ZBA #17-005
Petitioner: Ludmila Dabrowski
Address: 105 N. Wheeling Rd.
Prospect Heights, IL 60070
Existing Zoning: R-3, Single-Family Dwelling District

Requested Action/Background Information

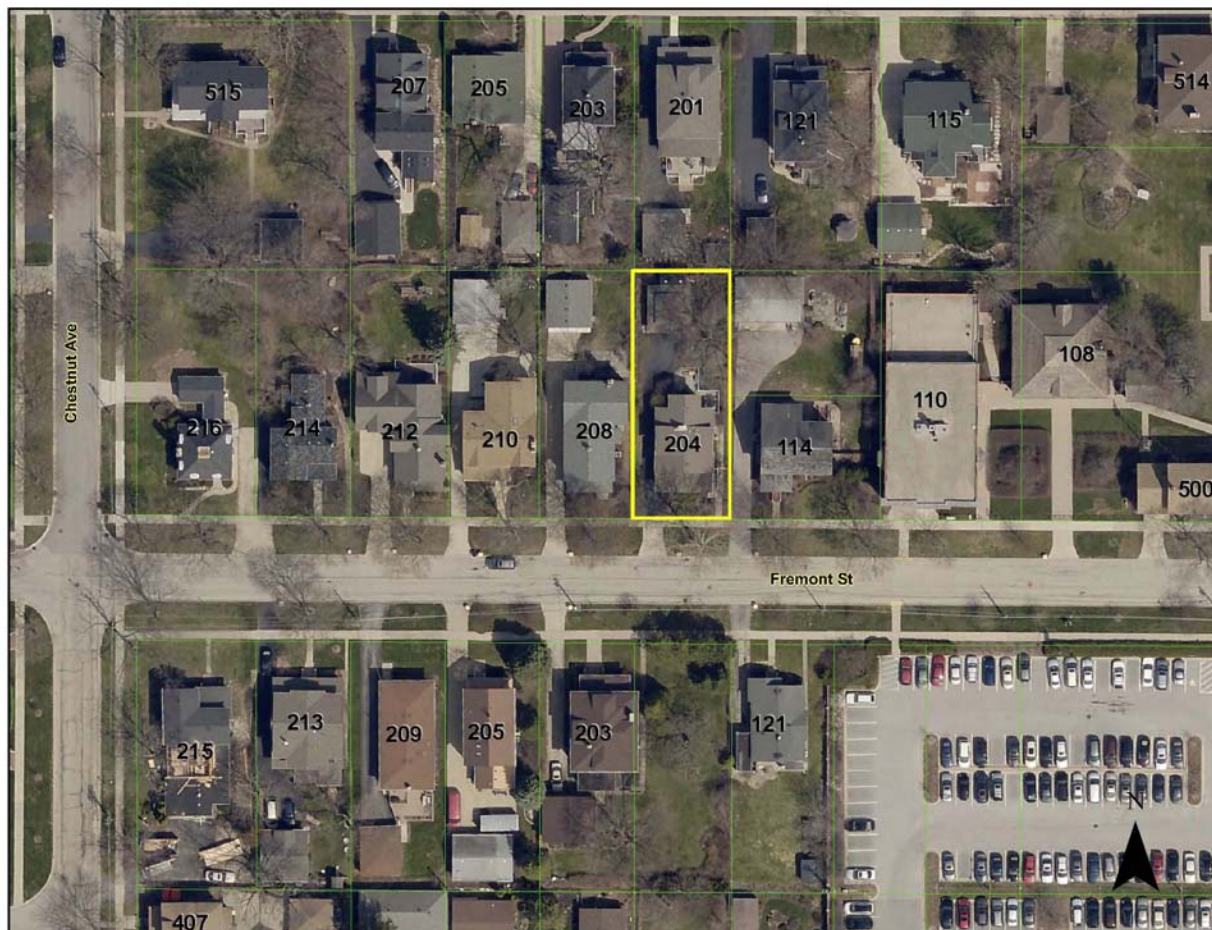
The petitioner is proposing to construct an open air front porch that is encroaching into the required front yard setback. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 6,600 square feet and a lot width of 50 feet. The proposed residence has approximately 1,600 square feet. The petitioner requests the following variation:

- A 16.3 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a covered front porch with a front yard setback of 8.7 feet and an additional 1.7 foot for the eave from the south property line instead of the minimum 25.0 feet.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	2/21/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	2/21/17	
3. Letter that was Mailed	✓	2/21/17	
4. Photographs of Sign on Property	✓	2/21/17	

Photographs of Existing Structure



ZBA# 17-005
204 W Fremont - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: February 20, 2017
Completed: February 21, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 16.3 ft variance to allow a covered porch with a front yard setback of 8.7 ft and an additional 1.7 ft for the eave from the south property line instead of the minimum 25 ft.

NOTE: The existing home is non-conforming for the front yard setback. The proposed addition for a porch will not greatly alter the existing non-conformity.

The Engineering Department has NO OBJECTION to the proposed variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Marks Residence

Project Address: 204 W. Fremont St.

ZBA #: 17-005

ZBA Hearing Date: March 13, 2017

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 17, 2017

- A 16.3 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a covered front porch with a front yard setback of 8.7 feet and an additional 1.7 foot for the eave from the south property line instead of the minimum 25.0 feet.

Attached are the Petitioner's:

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

Comments: NO COMMENTS C.T.C.

Please review, comment, and return to me no later than Wednesday, March 1, 2017.

RECEIVED

FEB 17 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Marks Residence

Project Address: 204 W. Fremont St.

ZBA #: 17-005

ZBA Hearing Date: March 13, 2017

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 17, 2017

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Attached are the Petitioner's:

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- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: _____

Comments: _____

The existing entry arrangement is poor and should be relocated to the front of the house as proposed. However, the proposed front porch has an awkward appearance as an extension of the existing enclosed front porch. It is typical to have either an open or enclosed front porch, but not both. Additionally, the spacing of the proposed porch columns does not line up with the existing window or the proposed vertical rafter supports above. The 5' porch depth minus the porch columns and railing is tight for functionality, and the proposed 8.7 foot setback is quite close to the sidewalk and would be out of character with the rest of the block. A covered entry portico with stairs facing front as proposed is recommended, but without the full front porch.

- Steve Hautzinger, Design Planner

PETITION

NOW COMES the Petitioner Chris + Kelly Marks

being the owner of the property commonly known as: 204 W. FREMONT

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1 / 3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to:

BUILD A FRONT PORCH ADDITION WHICH WOULD ENCRoACH INTO
THE FRONT YARD SETBACK

I hereby state that the following hardship would exist if the variation were not granted: THE WINDING STAIR TO OUR FRONT (SIDE) DOOR IS DANGEROUS,

ESPECIALLY IN INCLEMENT WEATHER

I hereby state that the following unique circumstances exist: THE AWKWARD

AND DANGEROUS WINDING STAIR THAT LEADS TO OUR MAIN ENTRY,
LOOKS LIKE AN AFTERTHOUGHT IN OUR HOMES DESIGN.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: THIS IS A HISTORIC DISTRICT WHERE EACH HOME HAS ITS
OWN INDIVIDUAL STYLE. WE WOULD LIKE TO FOLLOW THROUGH WITH
WHAT OUR NEIGHBORS HAVE DONE WITH THEIR HOMES AND COMPLETE
OUR HOMES STYLE WITH AN INVITING FRONT PORCH THAT INCLUDES AN
ENTRY DOOR WITH SIDELITES.

Signed: Chris

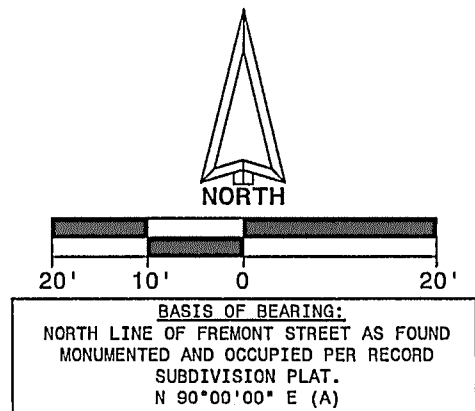
Petitioner

Kelly Marks

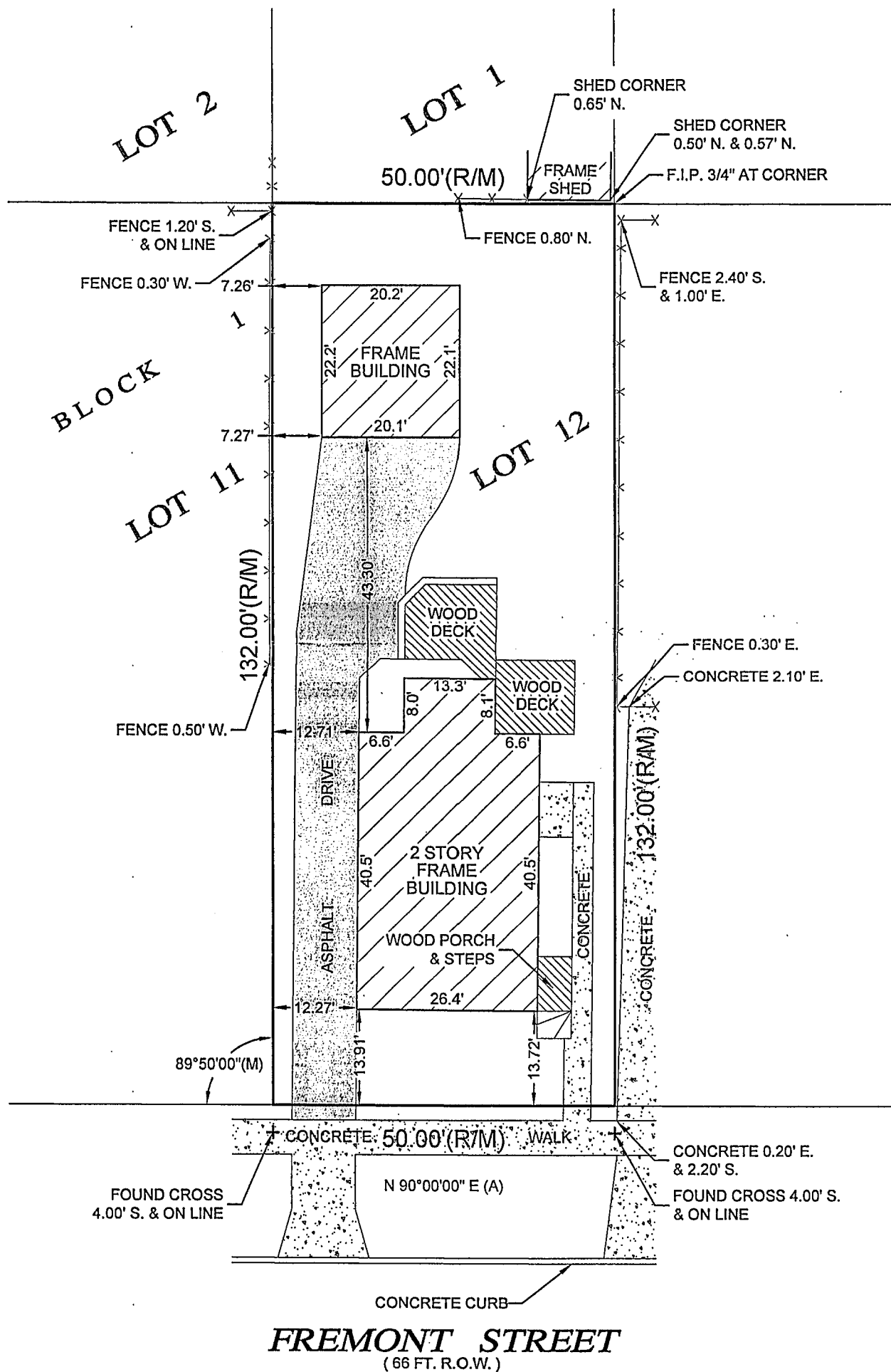
Date: 2/9/17

LEGEND
A = ASSUMED
BL = BUILDING SETBACK LINE
C = CALCULATED
C.E. = CITY EASEMENT
CH = CHORD
CL = CENTERLINE
D = DEED
D.E. = DRAINAGE EASEMENT
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
P.U.E. = PUBLIC UTILITY EASEMENT
P.U. & D. E. = PUBLIC UTILITY & DRAINAGE EASEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
V.E. = VILLAGE EASEMENT
W = WEST
X = FENCE
= EASEMENT LINE
= SETBACK LINE
AREA OF SURVEY:
CONTAINING 6,600 SQ. FT. 0.15 ACRES MORE OR LESS

MORRIS
ENGINEERING, INC.
5100 S. LINCOLN Lisle, ILLINOIS 60532
MAIN PHONE: (630)271-0770 SURVEY DEPT. PHONE (630)271-0599
EMAIL: SURVEY@ECIVIL.COM WEBSITE: ECIVIL.COM
PLAT OF SURVEY



LOT 12 IN BLOCK 1 IN ATKINS ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THAT PART OF THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS
COUNTY OF DUPAGE

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

DATED, THIS 8TH DAY OF MARCH, A.D., 2012, AT Lisle, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2181
LICENSE EXPIRATION DATE NOVEMBER 30, 2012
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.

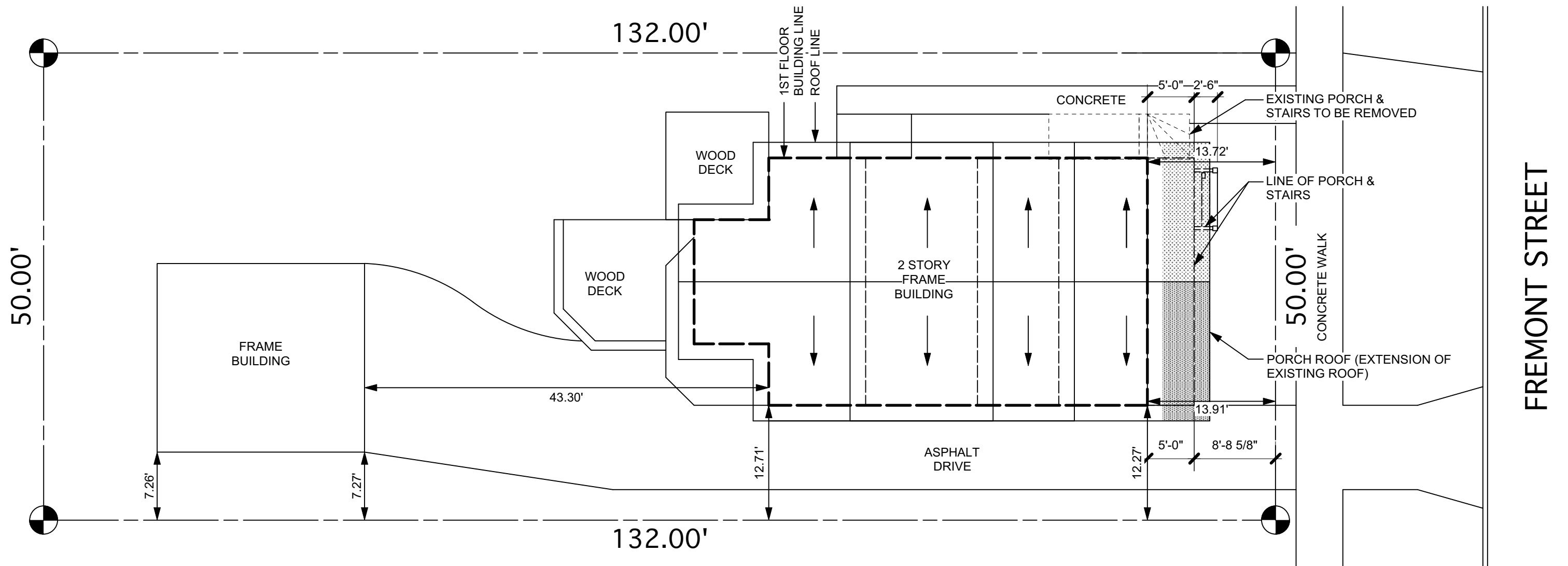
ADDRESS COMMONLY KNOWN AS 204 W. FREMONT STREET
ARLINGTON HEIGHTS, ILLINOIS

CLIENT RANDY S. HEIDENFELDER

JOB NO. 12-02-0140

FIELDWORK DATE/CREW CHIEF 03-05-12 (DJ/MM)

DRAWN BY: JB REVISED:



FRONT YARD SETBACKS FOR HOMES ON BLOCK

114 W. FREMONT	13.4'
204 W. FREMONT	13.72' (EXISTING, NOT PROPOSED)
208 W. FREMONT	12'
210 W. FREMONT	18.4'
212 W. FREMONT	12.7'
214 W. FREMONT	17.9'
216 W. FREMONT	17.8'

AVERAGE FOR HOMES ON BLOCK = 15.1'

AVERAGE SETBACK DID NOT INCLUDE 110 W. FREMONT(6.1')
& 108 W. FREMONT(3.4') (COMMERCIAL) ON EAST END OF
BLOCK

SITE PLAN

SCALE: 3/32" = 1'-0"

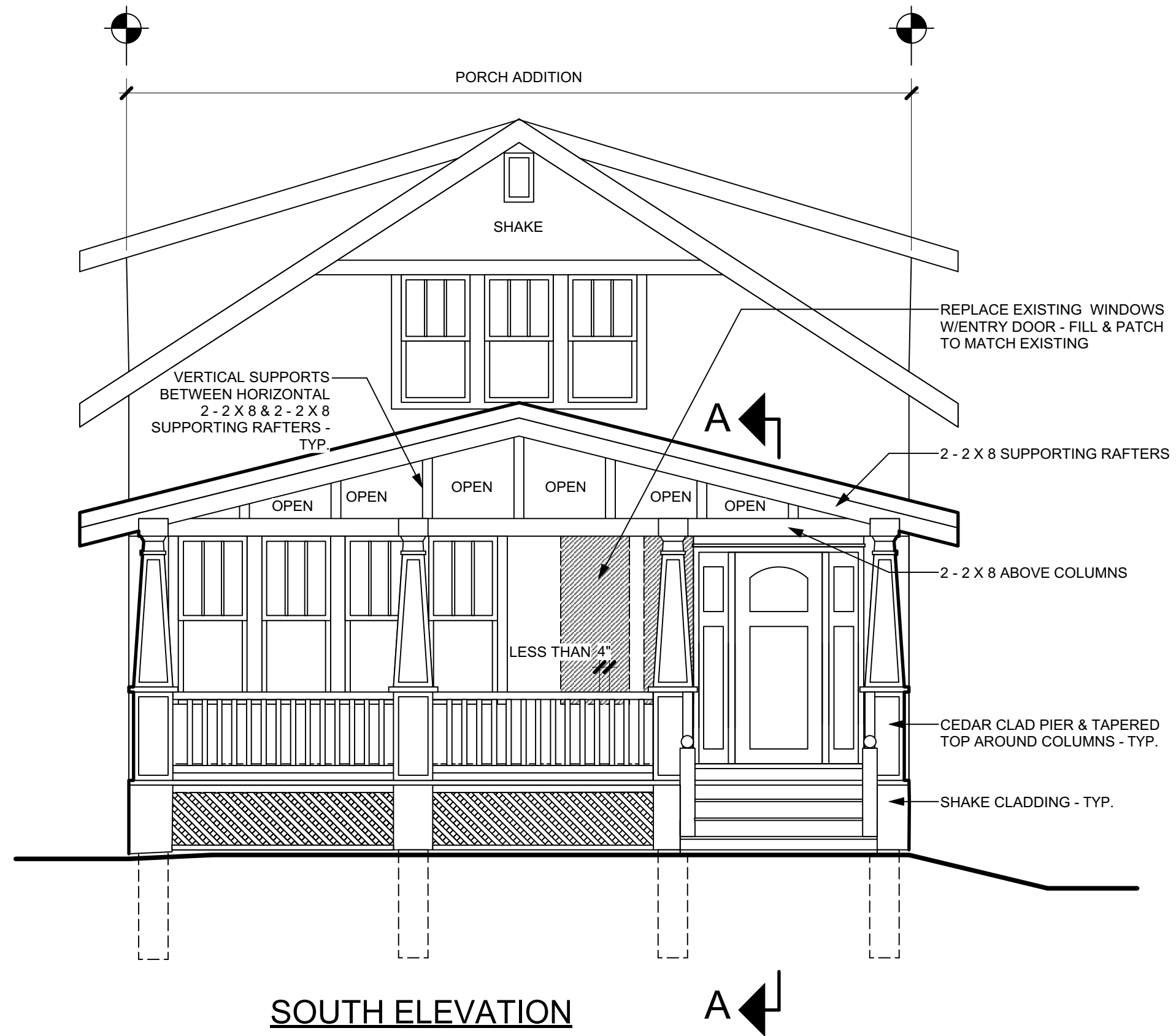
NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.



SCALE AS
NOTED

204 W. FREMONT

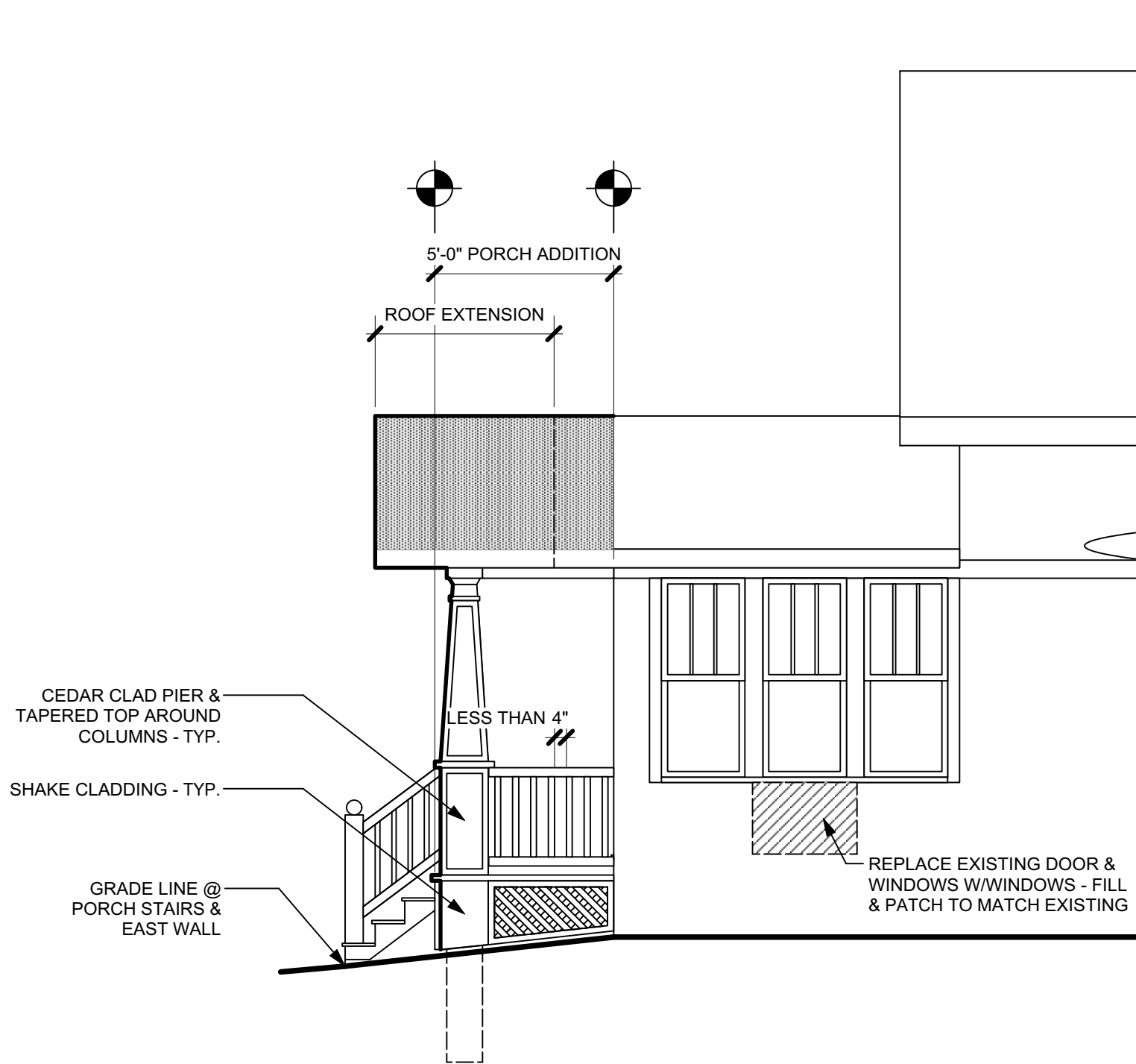
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SCALE AS
NOTED

204 W. FREMONT

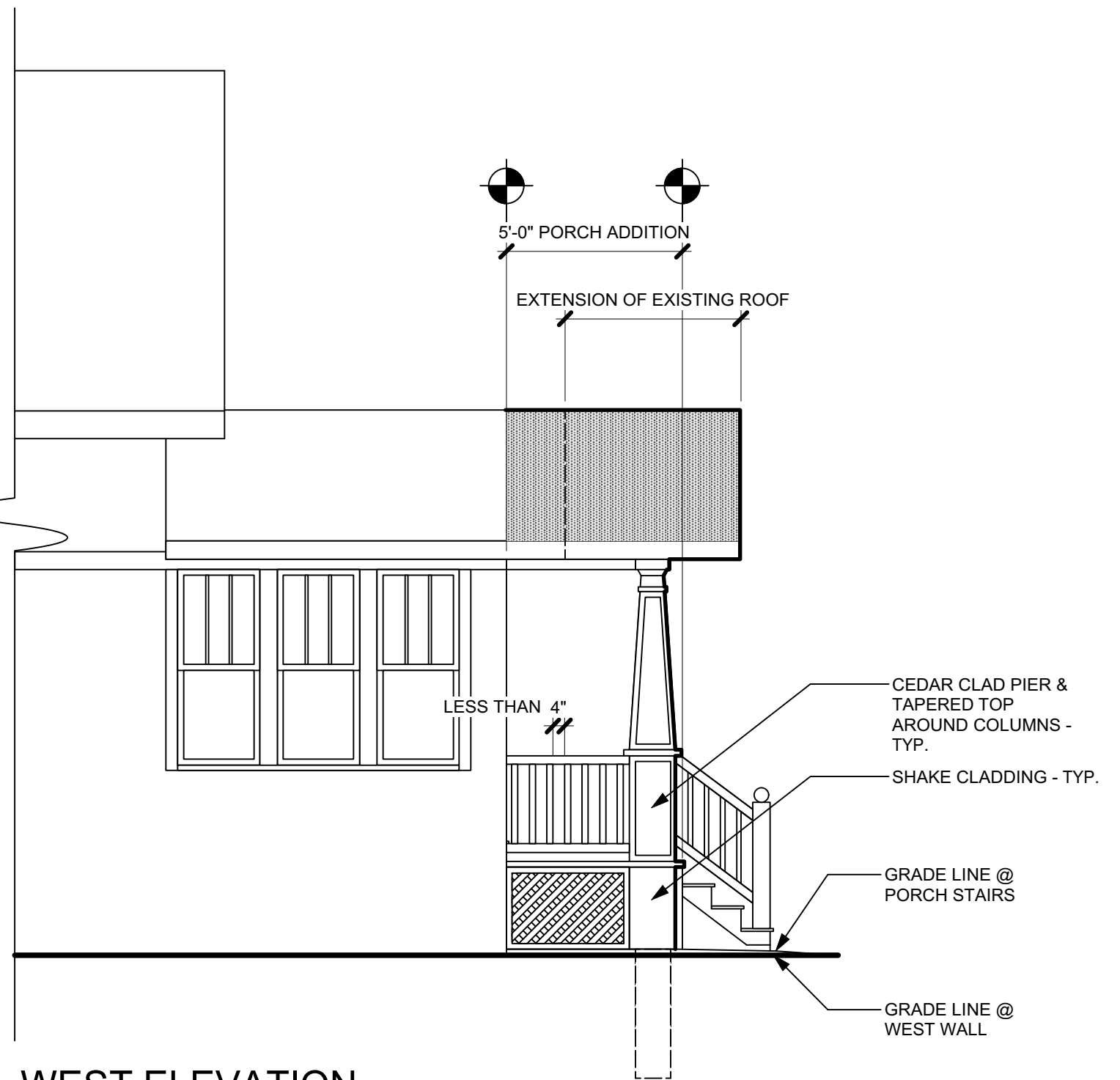
3



EAST ELEVATION

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

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.



WEST ELEVATION

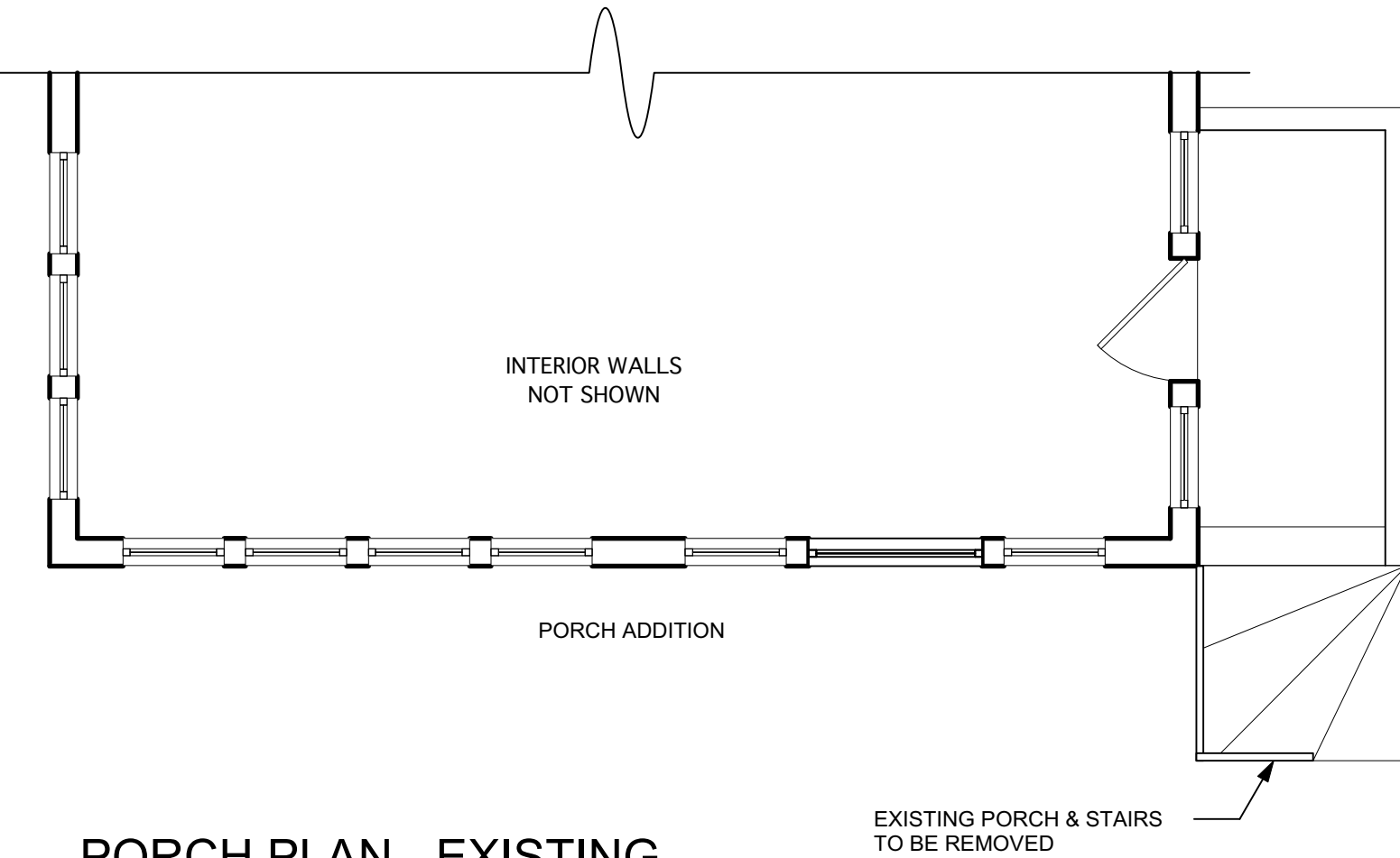
SCALE: 1/4" = 1'-0"

NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.

SCALE AS
NOTED

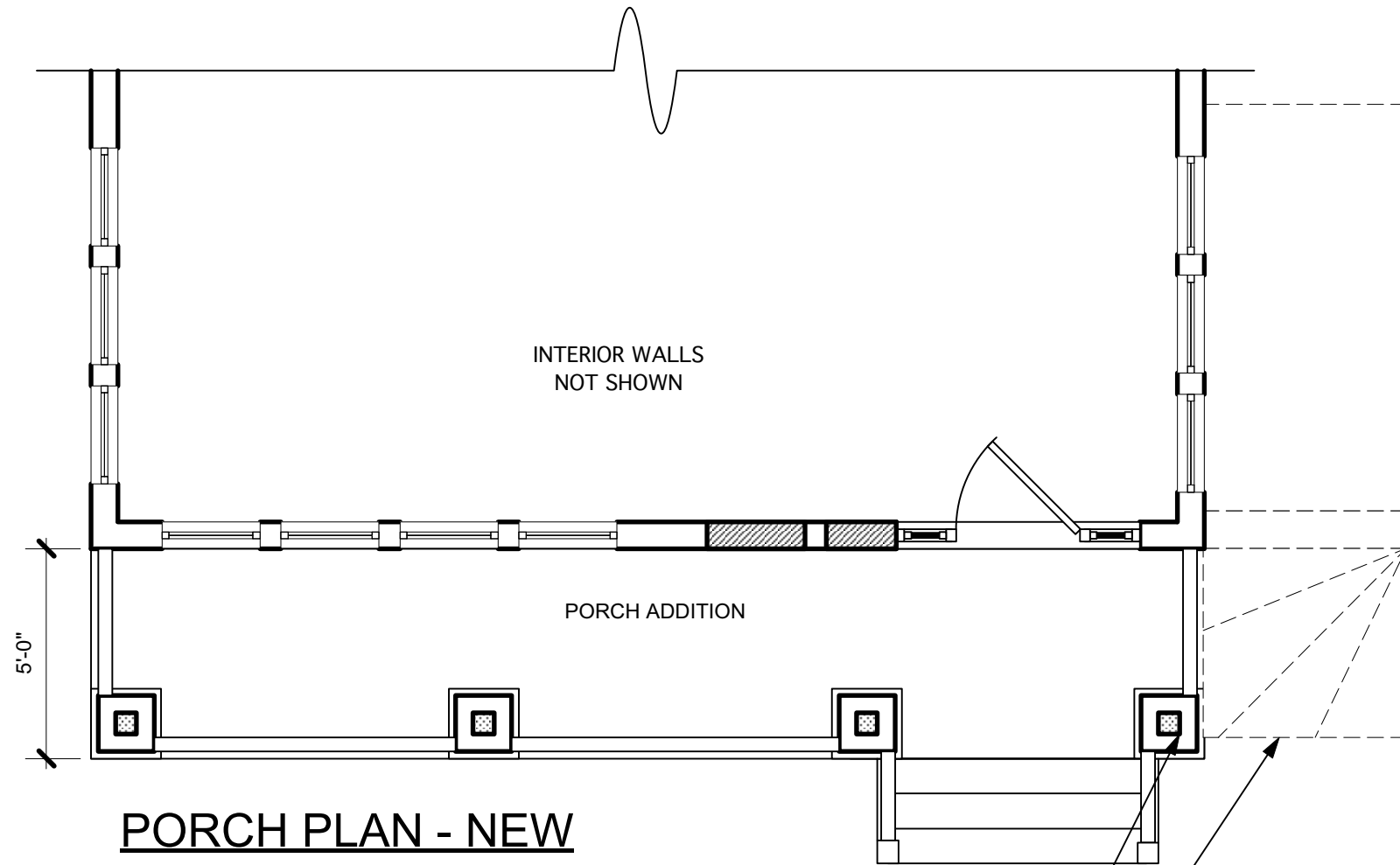
204 W. FREMONT

4



PORCH PLAN - EXISTING

SCALE: 1/4" = 1'-0"
NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.



PORCH PLAN - NEW

SCALE: 1/4" = 1'-0"
NOTE: ALL DIMENSIONS ARE TO BE VERIFIED IN FIELD.

6 X 6 PRESSURE TREATED
POST W/CEDAR CLADDED
PIER & TAPERED TOP - TYP.

EXISTING PORCH &
STAIRS TO BE
REMOVED



Item: 611 S. Princeton Ave. - ZBA#17-006

Department: Planning & Community Development

REQUEST

—
A 4.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 25.5 feet from the north property line instead of the minimum 30.0 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
611 S. Princeton Ave. - ZBA#17-006	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 13, 2017
Date Prepared: March 6, 2017
Project Title: Mamsch Residence
Address: 611 S. Princeton Ave.

Background Information

Petition Number: ZBA #17-006
Petitioner: Julie Gudvangen
Address: 422 N. Hough St.
Barrington, IL 60010
Existing Zoning: R-3, Single-Family Dwelling District

Requested Action/Background Information

The petitioner is proposing to construct a one story addition to the existing two story home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 10,603 square feet and a lot width of 90 feet. The proposed residence will have approximately 3,440 square feet. The proposed addition is encroaching into the required rear yard setback. Therefore the petitioner requests the following variation:

- A 4.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 25.5 feet from the north property line instead of the minimum 30.0 feet and an additional 1.0 feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	2/21/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	2/21/17	
3. Letter that was Mailed	✓	2/21/17	
4. Photographs of Sign on Property	✓	2/21/17	

Photographs of Existing Structure



ZBA# 17-006
611 S Princeton Ave - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: February 20, 2017
Completed: February 21, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 4.5 ft variance to allow an addition with a rear yard setback of 25.5 ft from the north property line instead of the minimum 30 ft and an additional 1 ft for the eave.

The Engineering Department has NO OBJECTION to the proposed variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Mamsch Residence

Project Address: 611 S. Princeton Ave.

ZBA #: 17-006

ZBA Hearing Date: March 13, 2017

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 17, 2017

- A 4.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a rear yard setback of 25.5 feet from the north property line instead of the minimum 30.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: NO COMMENTS C.T.C.

Please review, comment, and return to me no later than Wednesday, March 1, 2017.

RECEIVED

FEB 17 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Mamsch Residence

Project Address: 611 S. Princeton Ave.

ZBA #: 17-006

ZBA Hearing Date: March 13, 2017

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 17, 2017

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Attached are the Petitioner's:

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

Comments: _____

THE DESIGN OF THE ADDITION IS NICELY DONE TO MATCH THE

Please review, comment, and return to me no later than Wednesday, March 1, 2017.

EXISTING HOUSE, AND ADMINISTRATIVE DESIGN APPROVAL WAS
ISSUED ON 2-21-17.

-STEVE HAUZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioners **Phyllis and Margaret Mamsch**, being the Owners of the property commonly known as **611 S. Princeton Ave.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from **Section 5.1-3.6A** of the Arlington Heights Municipal Code in order to:

Construct a single story addition encroaching 4.48 feet into the required 30 feet of the rear yard setback.

I hereby state that the following hardships would exist if the variation were not granted:

In order to accommodate Margaret's needs for accessibility on the main level of the home, we are proposing a new master suite (including an accessible bathroom) that will be accomplished by utilizing the current living room space. We have planned a new sunroom addition to the rear of the home to make up for the loss of shared space the Master Suite takes away. If the variation were not granted, the lifestyle for both homeowners and their adult children would be uncomfortably restricted.

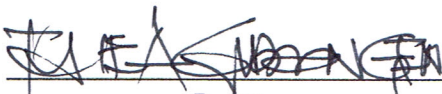
I hereby state that the following unique circumstances exist:

The Owner's property is a corner lot. The address, drive, and front door are on the Exterior side yard. The house was originally set back 2.25 feet from the front yard setback which increases the need for the proposed encroachment.

I hereby state that the variation, if granted, will not alter the character of the locality because:

The addition will blend cohesively with the existing home which will enhance its charm and that of the neighborhood, while increasing the value of the property and the surrounding homes.

Signed: _____


Petitioner

Date: _____

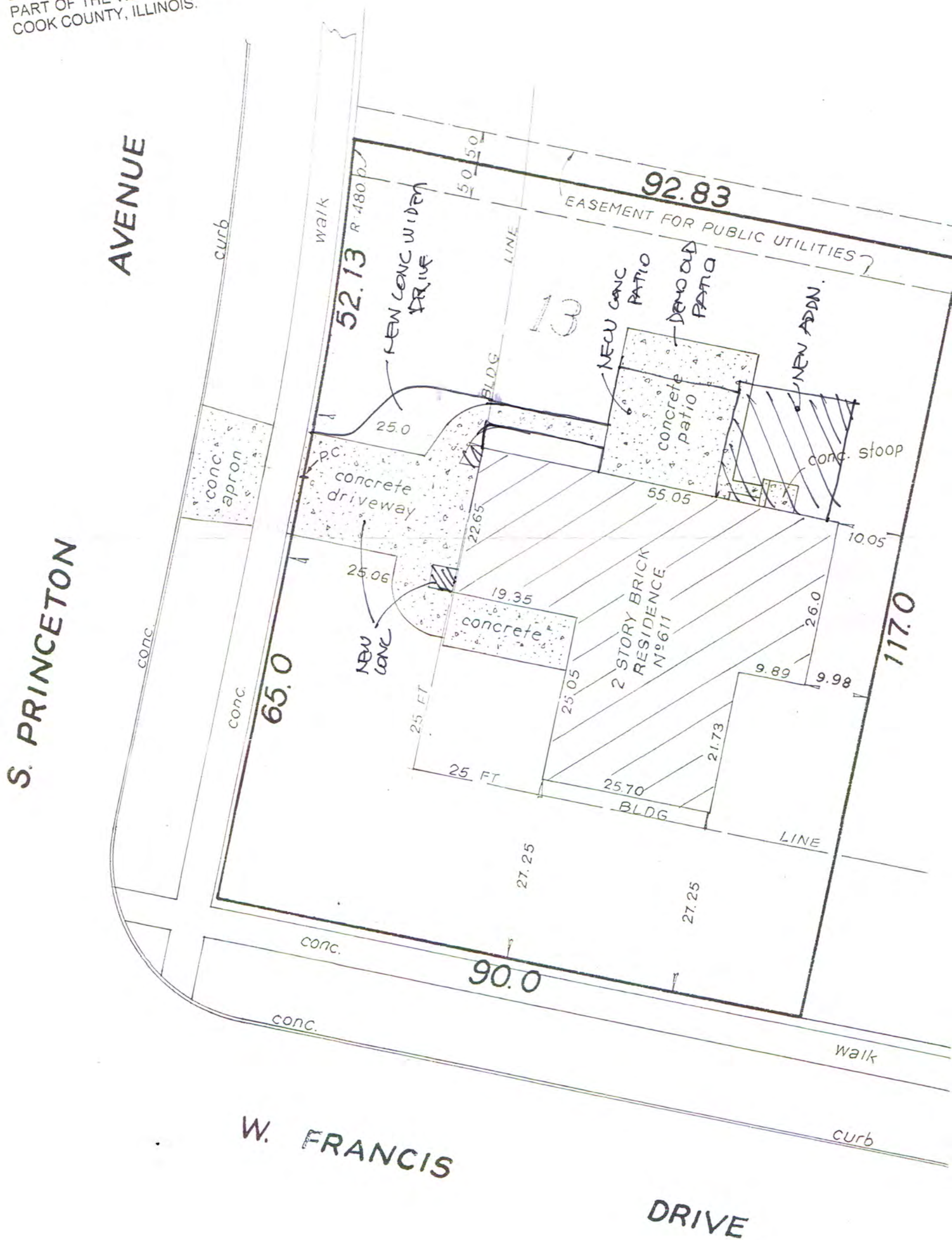
2.5.17

ORTHWEST HIGHWAY
SUITE 50
K RIDGE, IL 60068

CERTIFIED SURVEY, INC. PLAT OF SURVEY

LOT 13 IN BLOCK 7 IN THOMAS A. CATINO'S FIRST ADDITION TO ARLINGTON HEIGHTS UNIT 3, BEING A SUBDIVISION OF
PART OF THE WEST 1/2 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN
COOK COUNTY, ILLINOIS.

PHONE: (847) 823
FAX: (847) 823



BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE THEY ARE SO
INDICATED IN THE MAPS. OTHERWISE REFER TO YOUR DEED OR ABSTRACT

COMPARE ALL POINTS BEFORE
ANY DIFFERENCE.

STATE OF ILLINOIS } SS.
COUNTY OF COOK }

GENERAL NOTES: CONTRACTOR SHALL FOLLOW ALL CODES OF VILLAGE OF ARLINGTON HEIGHTS

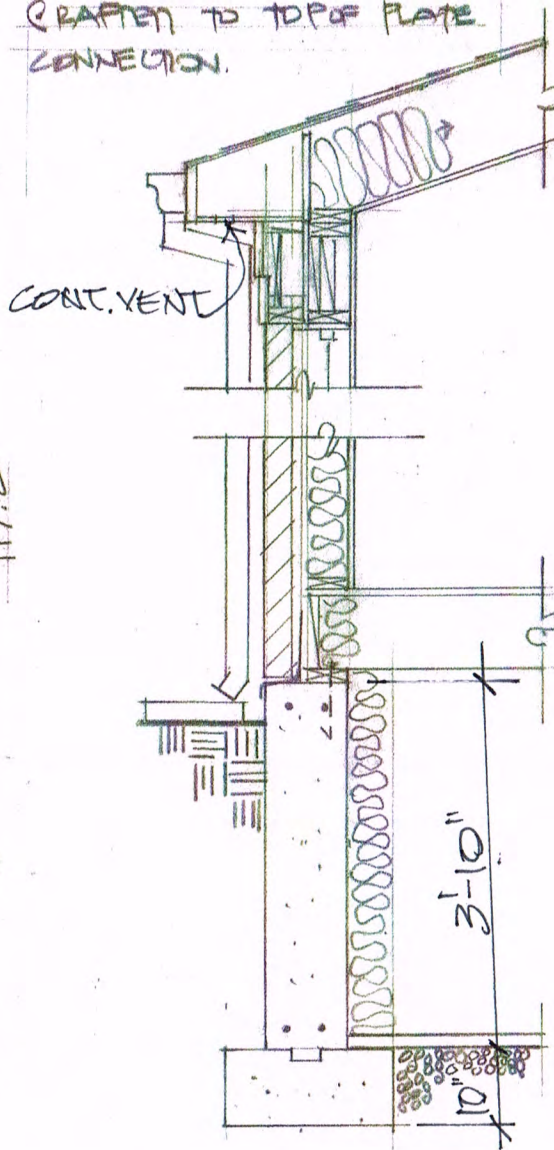
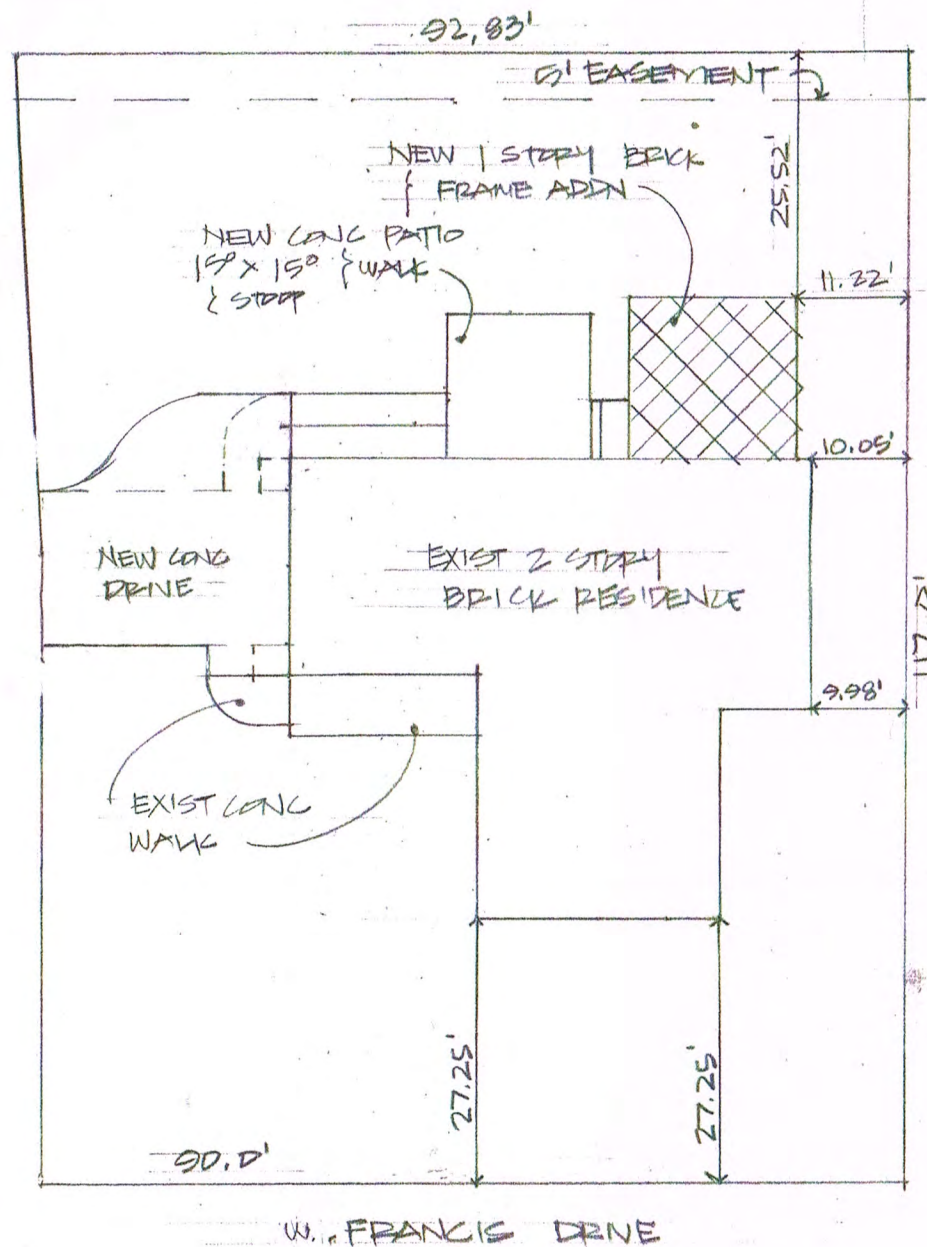
- IPC 2009
- IL PLUMBING CODE 2014
- NEC 2005
- ENERGY CODE 2012
- ALL BATH & KITCHEN RECEPTACLES TO BE GFCI PROTECTED & DEVICES TO BE RATED 20 AMPS ON 20 AMP DEDICATED CIRCUITS.

- THERE SHALL BE NO MORE THAN 10 ROOMS CONTAINING DEVICES ON A CIRCUIT
- SHOWER REQUIRES 2" P TRAP & VALVE W/ INTEGRAL STOPS. HANDHELD SHOWER W/ VACUUM BREAKER.
- PROVIDE COMBO SMOKE/CO2 DETECTORS HARDWIRED IN SERIES 110V W/ BATTERY BACKUP
- ALL LIGHTS IN SHOWER COMPARTMENT SHALL BE LISTED FOR WET LOCATION & INSTALL PER MANUF SPEC. ALUM GUTTERS/DS W/ CONC FLASH PWS. FASLIA & SOFFIT THE HURRICANE CLIPS INSTALL CRAPEN TO TOP OF PLATE CONNECTION.

AN ADDITION & REMODELING FOR THE MAMSCH RESIDENCE
511 S. PRINCETON AVE.
ARLINGTON HEIGHTS, IL 60005

LINDQUIST ASSOC, AIA	DELTA RENOVATIONS INC
ONE LYDIA CT	422 N. HUGH ST.
HAUNTERWOODS, IL 60047	BARRINGTON, IL 60010
847.438.7420	847.277.1305

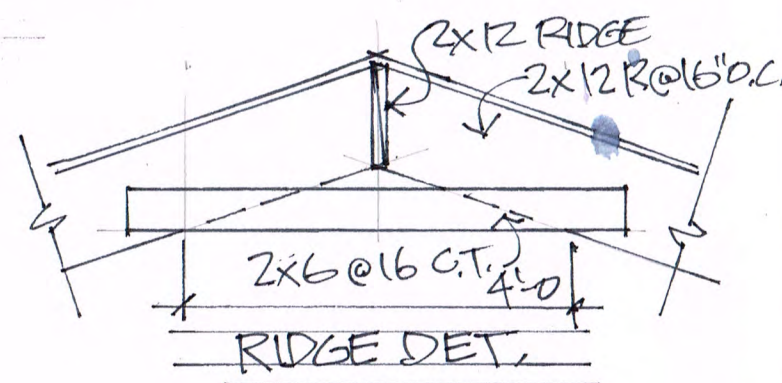
PAGE 1 OF 11



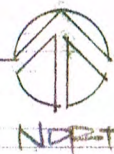
INSTALL PER MANUF SPEC. INSTRUCTIONS ON SITE

ROOF CONSTRUCTION:
30YR CLASS A FIBERGLASS ASPHALT LAM. SHINGLES
30# ROOF FELT
5/8" CDX FLUID SHTG
2X12 RAFTERS @ 16" OC
R38C BATT INSUL
4 MIL POLY VAPOR BARR.
5/8" DW SUREW APPL
WALL CONSTRUCTION

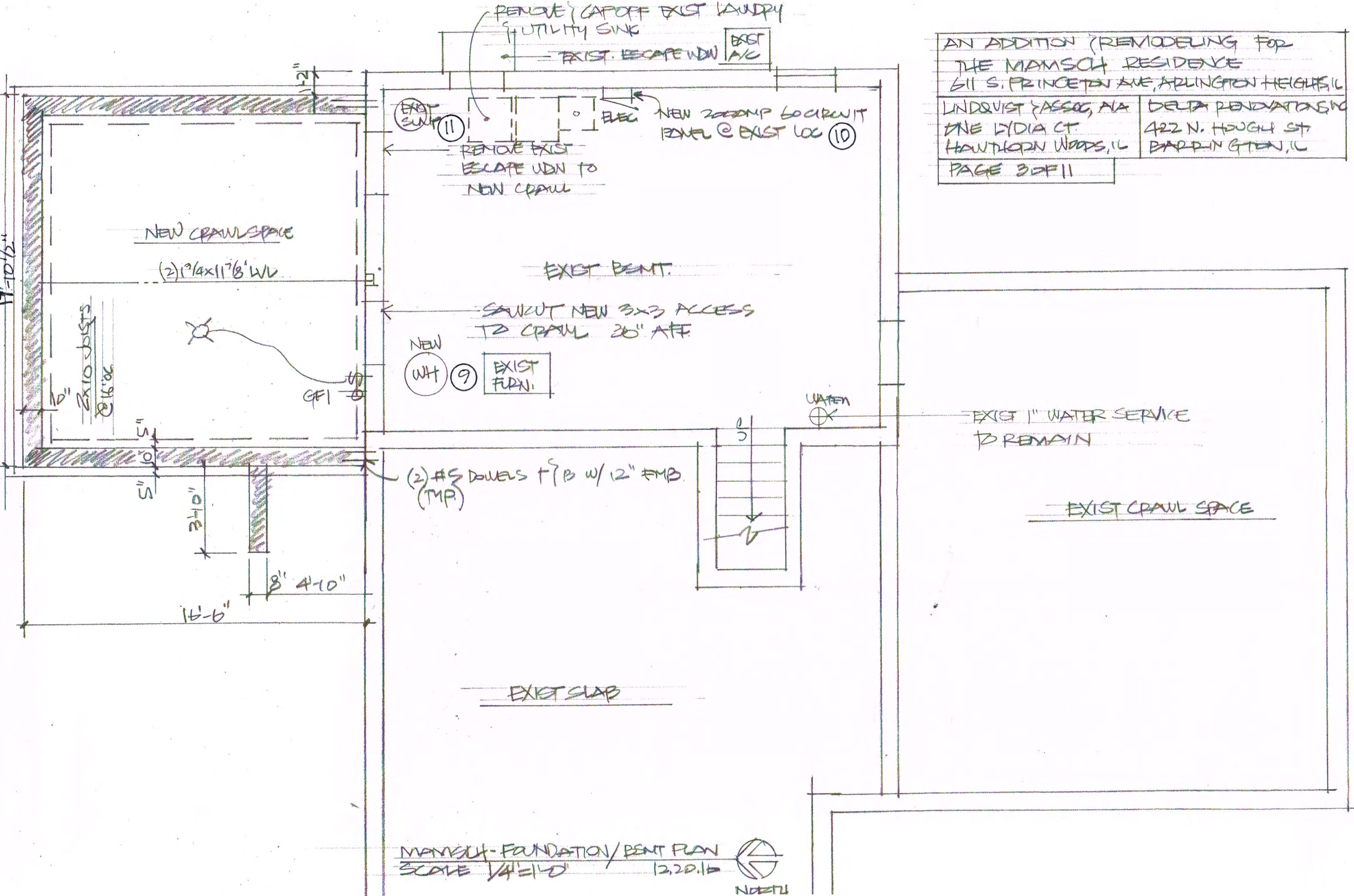
FACE BRICK TME W/ WICKS + WEEPS @ 24" OC
FLASHING @ BASE
1" AIR SPACE
"TYVEK" SHTG PAPER
1/2" CDX FLUID SHTG
2X6 STUDS @ 16" OC
R21 BATT INSUL
4 MIL POLY VAPOR BARRIER
5/8" DW SUREW APPL
FDN WALL / SLAB CONST:
10" CIP CONCRETE WALL
CONT 2X6 TRD SU PLATE
IN SUI SCALIN W/ 1/2" X 10" ABC @ 4'0" OC
(2) #5 TYP
R15 BAG OF BATT INSUL
2" SLUSH COAT
4" COMP. GRAVEL
6 MIL POLY VAPOR BARR



MAMSCH SITE PLAN
SCALE 1" = 20'-0"



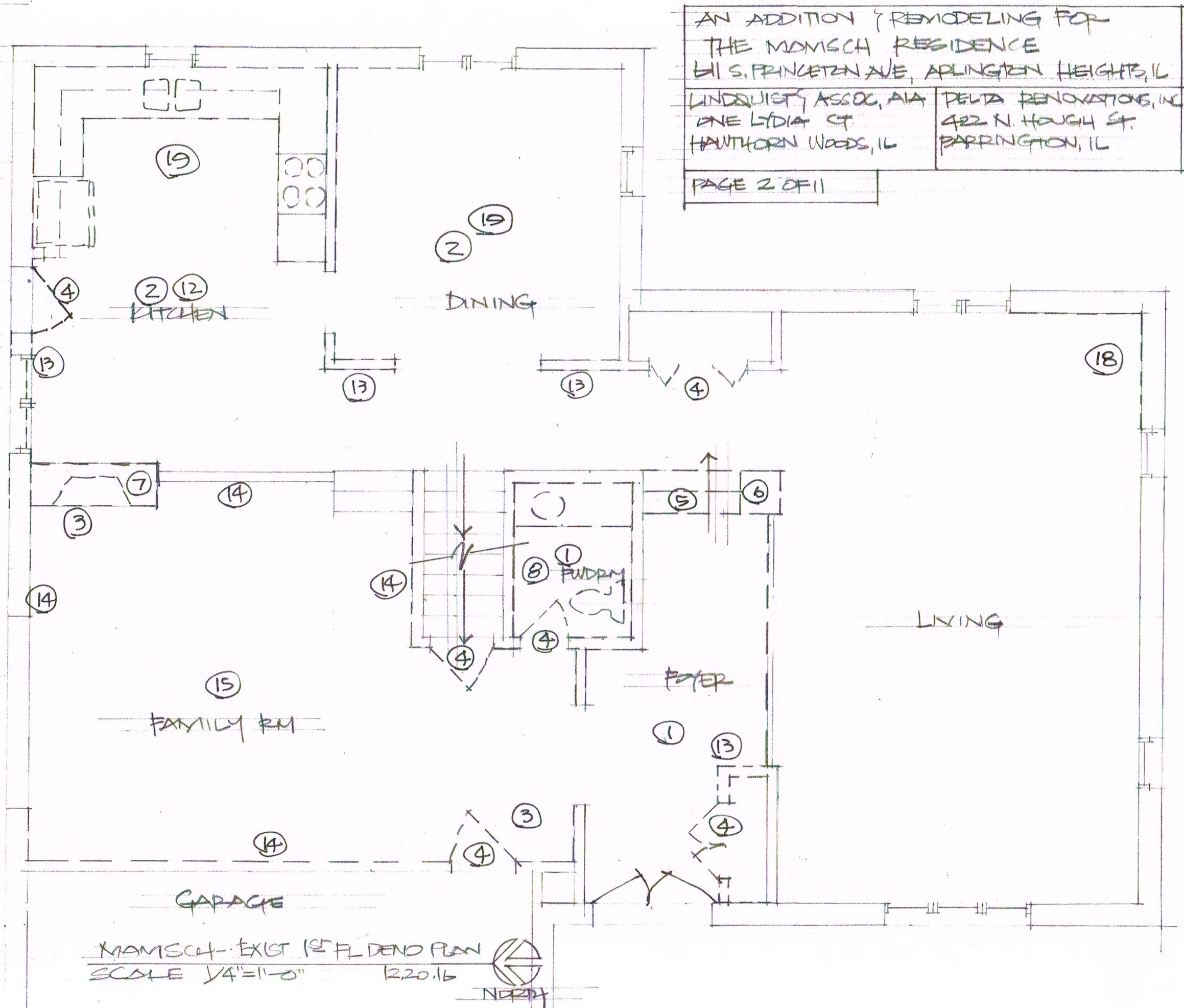
WALL SECTION
SCALE 1/2" = 1'-0"



AN ADDITION (REMODELING) FOR
THE MAMSCH RESIDENCE
611 S. PRINCETON AVE, ARLINGTON HEIGHTS, IL
LINDQVIST & ASSOC, AIA
ONE LYDIA CT.
HAWTHORN WOODS, IL
PAGE 3 OF 11
DELTA RENOVATIONS INC
422 N. HOUGH ST
BARRINGTON, IL

DEMO NOTES:

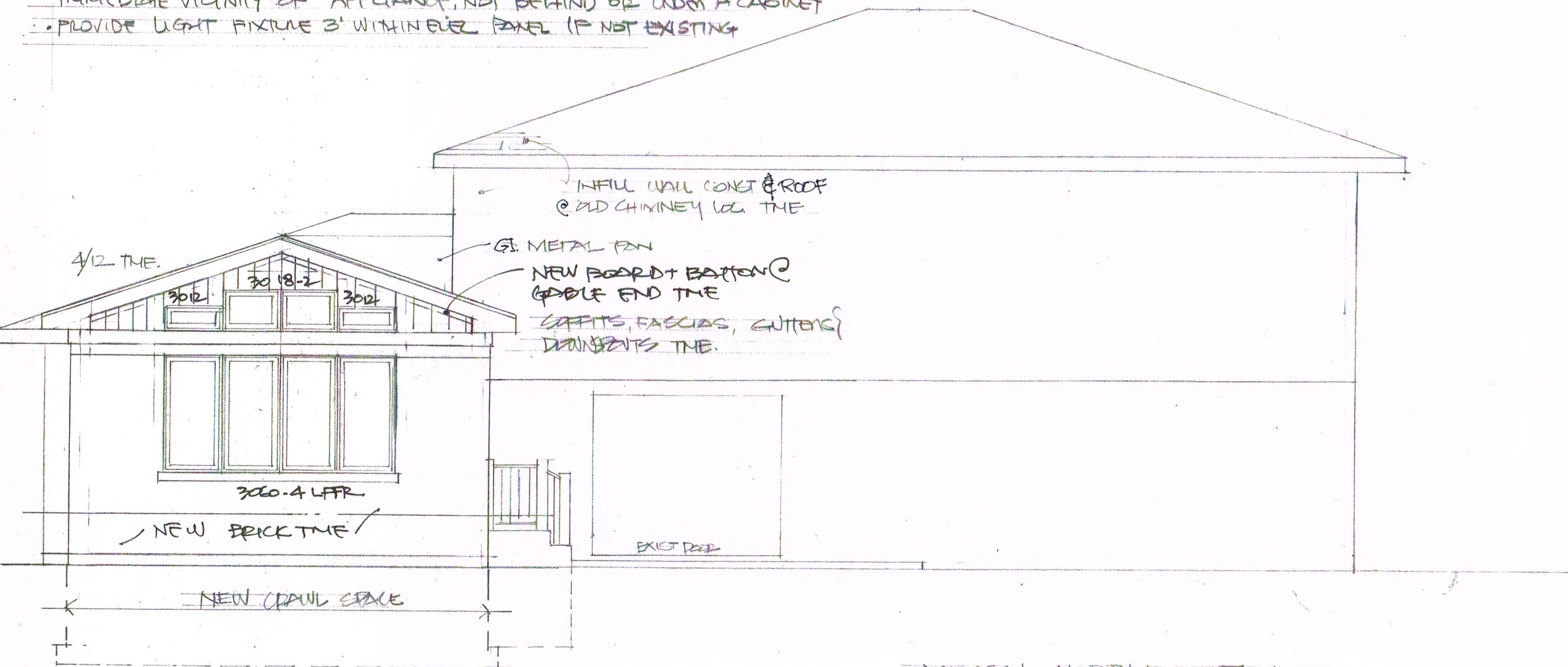
- ① REMOVE EXIST TILE FLOOR
- ② REMOVE EXIST WOOD FLOOR
- ③ REMOVE PARTIAL EXIST FLOOR FLOOR & SAVE FOR REINSTRUM
- ④ REMOVE EXIST DOORS
- ⑤ REMOVE EXIST SPINDS & RELOCATE
- ⑥ REMOVE EXIST STONE COLUMN & REPLACE W/ WOOD STUD POST IN WALL.
- ⑦ REMOVE EXIST MDRY CHIMNEY FROM 1ST FLOOR & RU. ROOF.
- ⑧ REMOVE EXIST PUDDING IN ITS ENTIRETY.
- ⑨ REPLACE EXIST WH W/ HI EFF
- ⑩ REPLACE EXIST ELEC. SERVICE
- ⑪ RELOCATE WASH/DRAIN TO 1ST FLOOR + CAP OFF NEULS.
- ⑫ REMOVE KITCHEN IN ITS ENTIRETY. (16)
- ⑬ REMOVE EXIST WALLS
- ⑭ REMOVE EXIST PANELING & DRYWALL
- ⑮ REMOVE EXIST FAN & RELANG
- ⑯ REMOVE EXIST CONCRETE
- ⑰ ALT: REMOVE + REPLACE EXIST DRIVE WAY.
- ⑱ REMOVE EXIST DRYWALL AS REQD. FOR PLUMB/ELEC @ BATH
- ⑲ REMOVE EXIST DW FROM WALLS/CLG @ KITCH/DIN. REMOVE EXIST SOFFITS
- ⑳ REMOVE ^{ALL} EXIST HANDRAILS & REPLACE - STAINED GRK



GENERAL NOTES CONT

- SHOWN ENCLOSURE SHALL HAVE TEMPERED GLASS. EACH PANE SHALL HAVE PERMANENT LABEL/ETCH INDICATING TEMP GLASS.
- PROVIDE DUPLOX OR EQUAL @ SHOWN WALLS
- RETURN AIR VENTS TO BE HI/LO ON WALLS
- DRYER EXHAUST VENT, WHERE CONCEALED IN CONST, SHALL HAVE PERMANENT LABEL INDICATING CONCEALED LENGTH OF EXHAUST DUCT 6' WITHIN OF DUCT CONNECTION
- HEM FIR / DOUG FIR #2 FOR ALL JOISTS / RAFTERS
- EXTERIOR GFI'S TO HAVE COVERS.
- PROVIDE DEDICATED DISCONNECT SWITCH LOCATED @ DISRUPTION ON WALL IN IMMEDIATE VICINITY OF APPLIANCE, NOT BEHIND OR UNDER A CABINET
- PROVIDE LIGHT FIXTURE 3' WITHIN ELEC PANEL IF NOT EXISTING

AN ADDITION / REMODELING FOR THE MOMSCH RESIDENCE	
611 S. PRINCETON AVE, ARLINGTON HEIGHTS, IL	
LINDQUIST / ASSOC, AIA	DELTA RENOVATIONS, INC
ONE LYDIA CT.	422 N. HOUGH ST.
HAWTHORN WOODS, IL	BARRINGTON, IL
PAGE 5 OF 11	



MOMSCH - NORTH ELEVATION

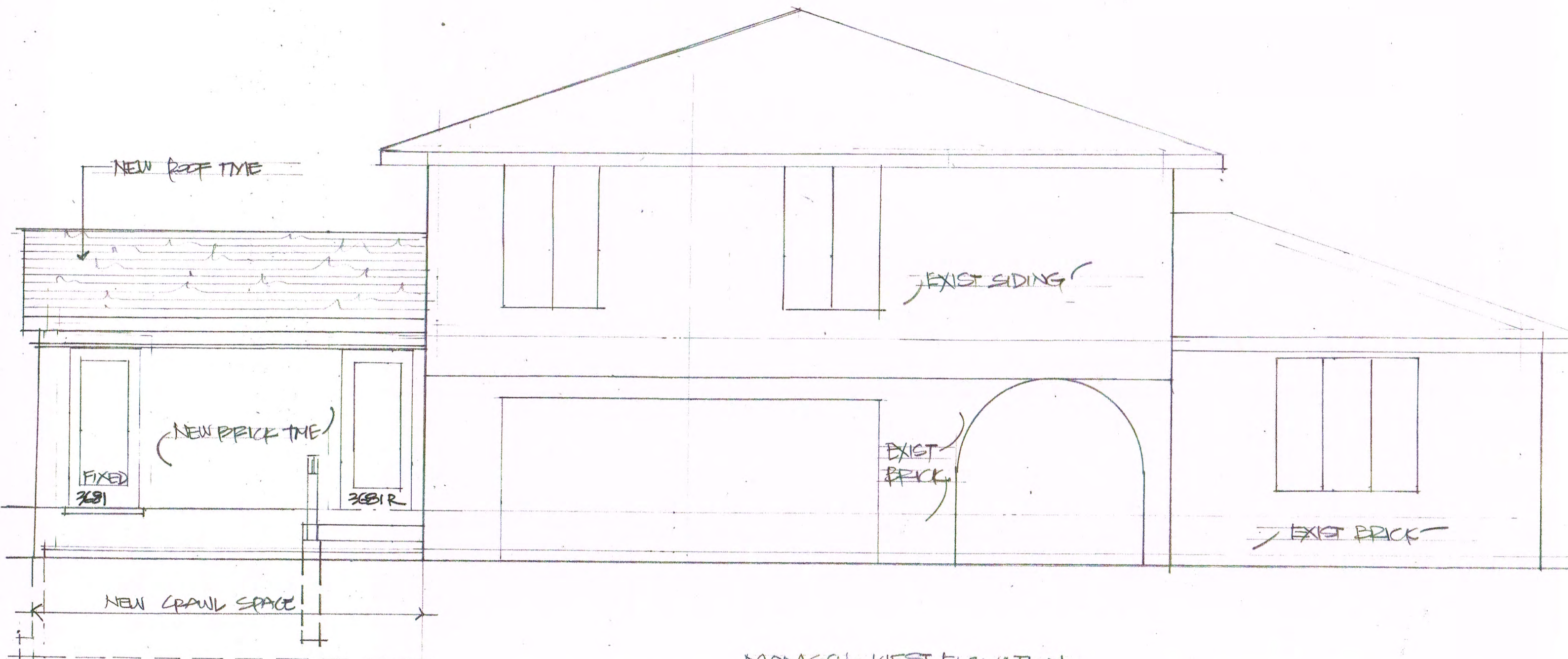
SCALE 1/4"=1'-0"

12.20.15

AN ADDITION & REMODELING FOR
THE MAMISCH RESIDENCE
611 S. PRINCETON AVE, ARLINGTON HEIGHTS, IL

LINDQUIST & ASSOC. AIA DELTA RENOVATIONS, INC.
ONE LYDIA CT. 422 N. HOGAN ST
HAWTHORN WOODS, IL BARRINGTON, IL

PAGE 6 OF 11

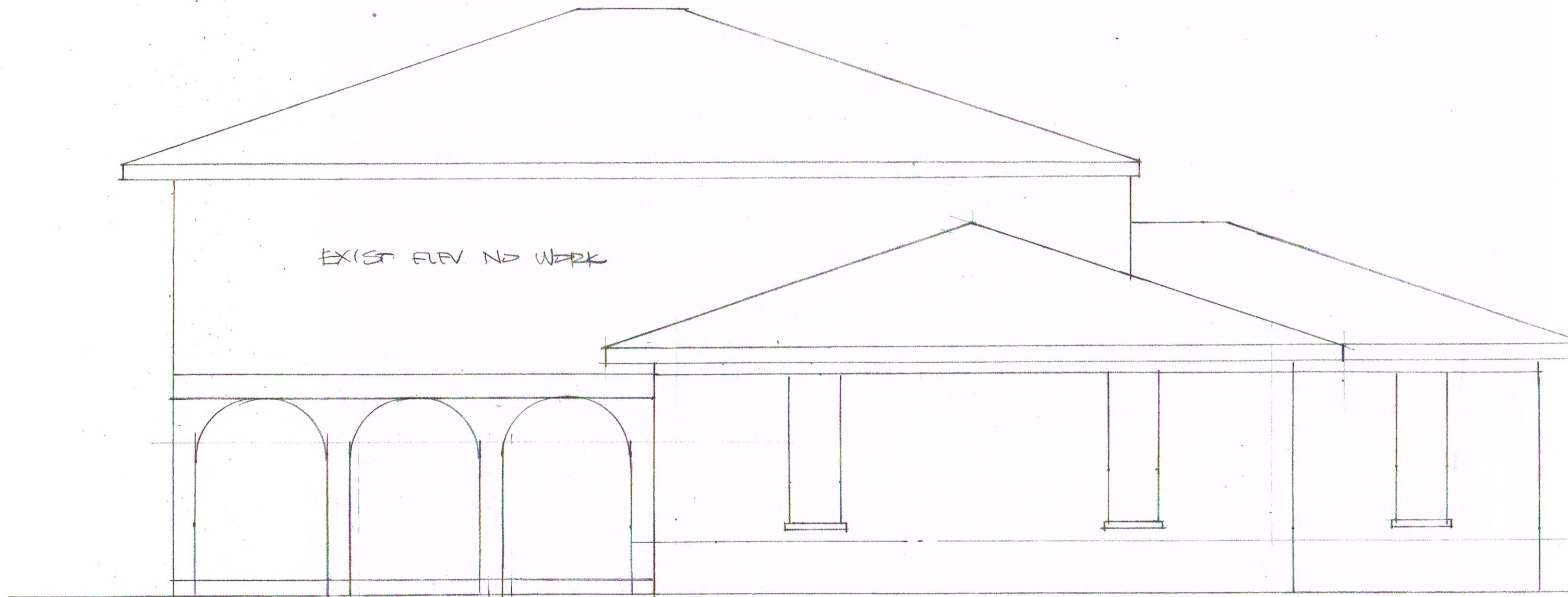


MAMISCH-KIEST ELEVATION

SCALE 1/4"=1'-0"

12.20.16

AN ADDITION & REMODELING FOR THE MAMISCH RESIDENCE 815 S. PRINCETON AVE, ARLINGTON HEIGHTS, IL	
LINDQUIST ASSOC. AIA ONE LYDIA CT. HAWTHORN WOODS, IL	DELTA RENOVATIONS, INC 422 N. HOUGH ST BARRINGTON, IL
PAGE 7 OF 11	

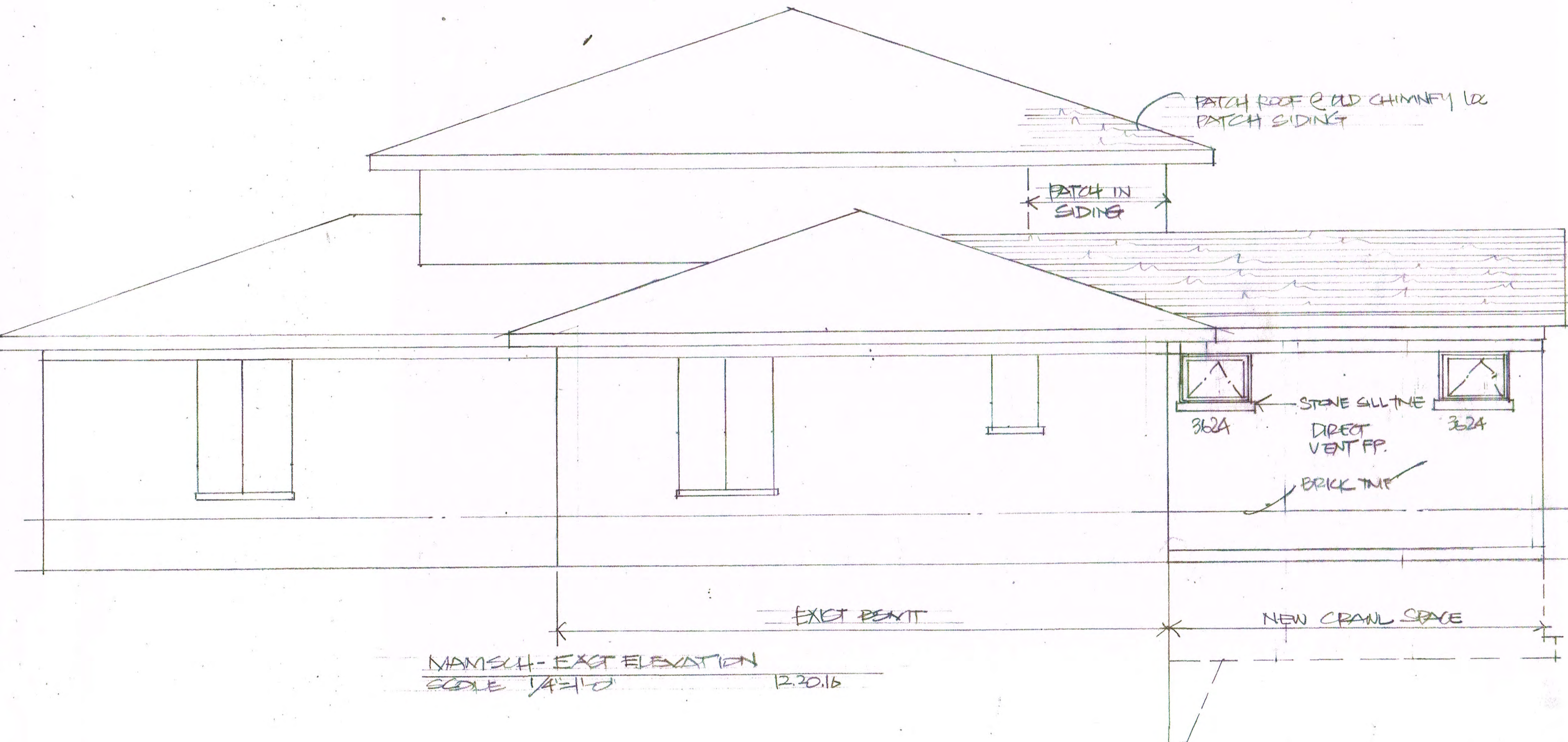


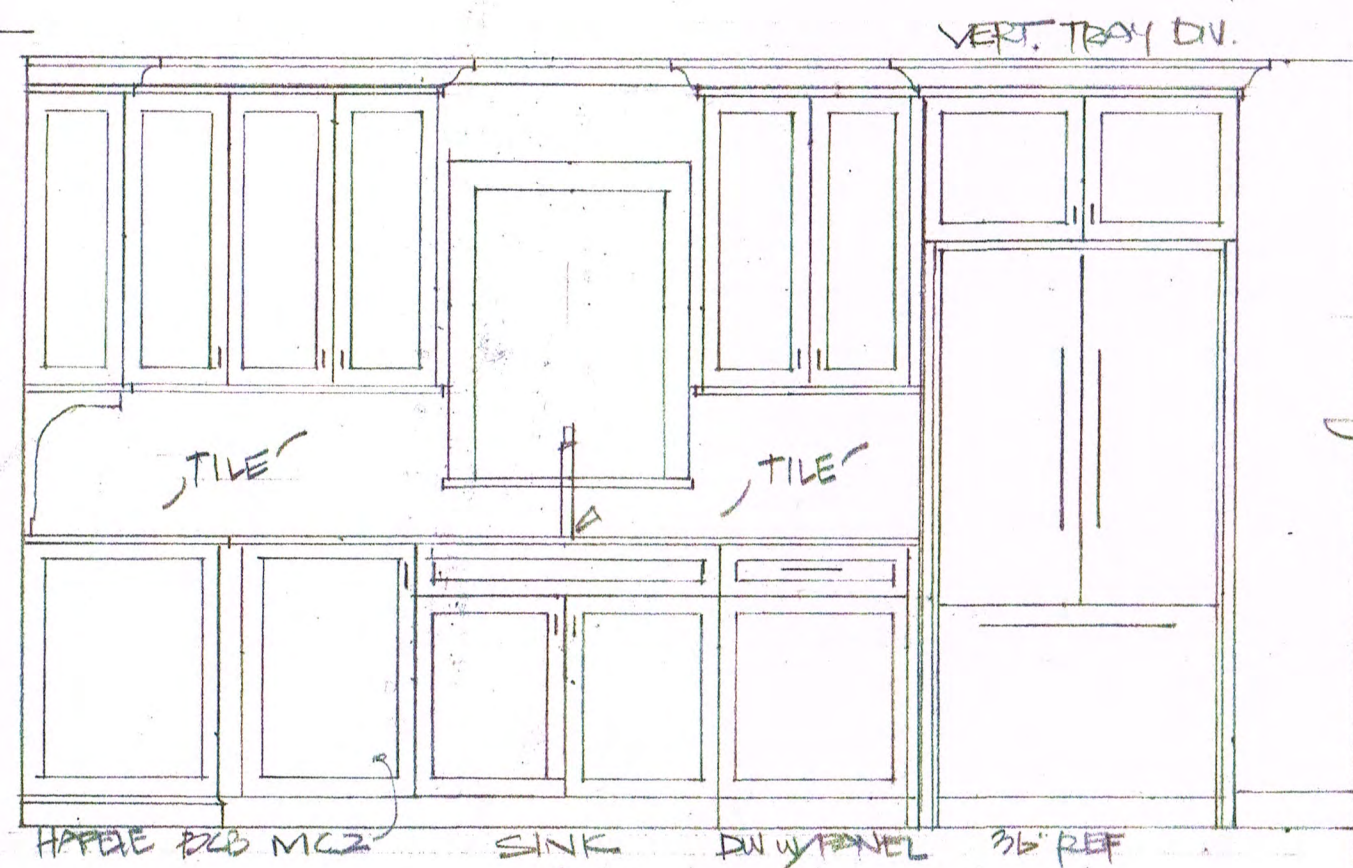
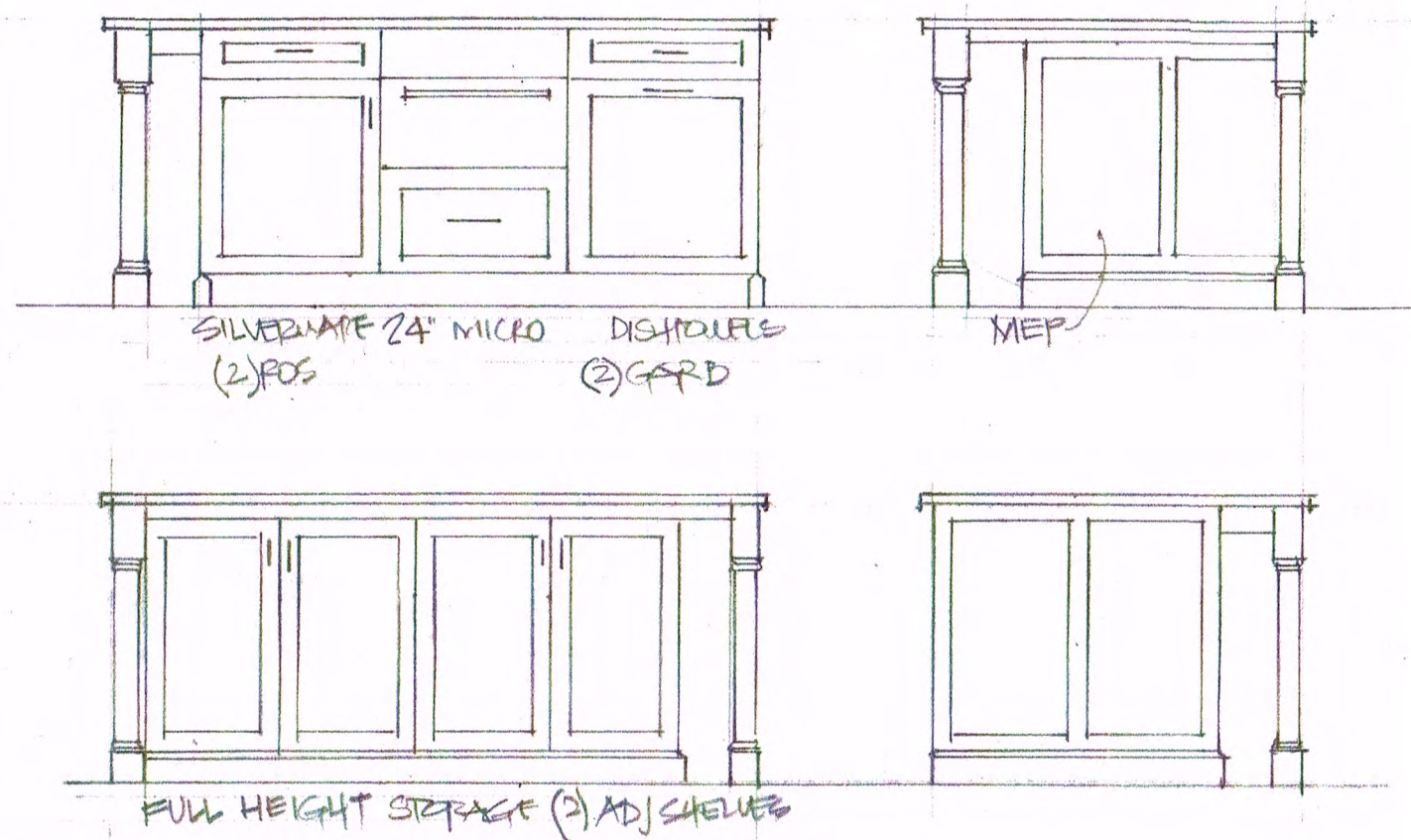
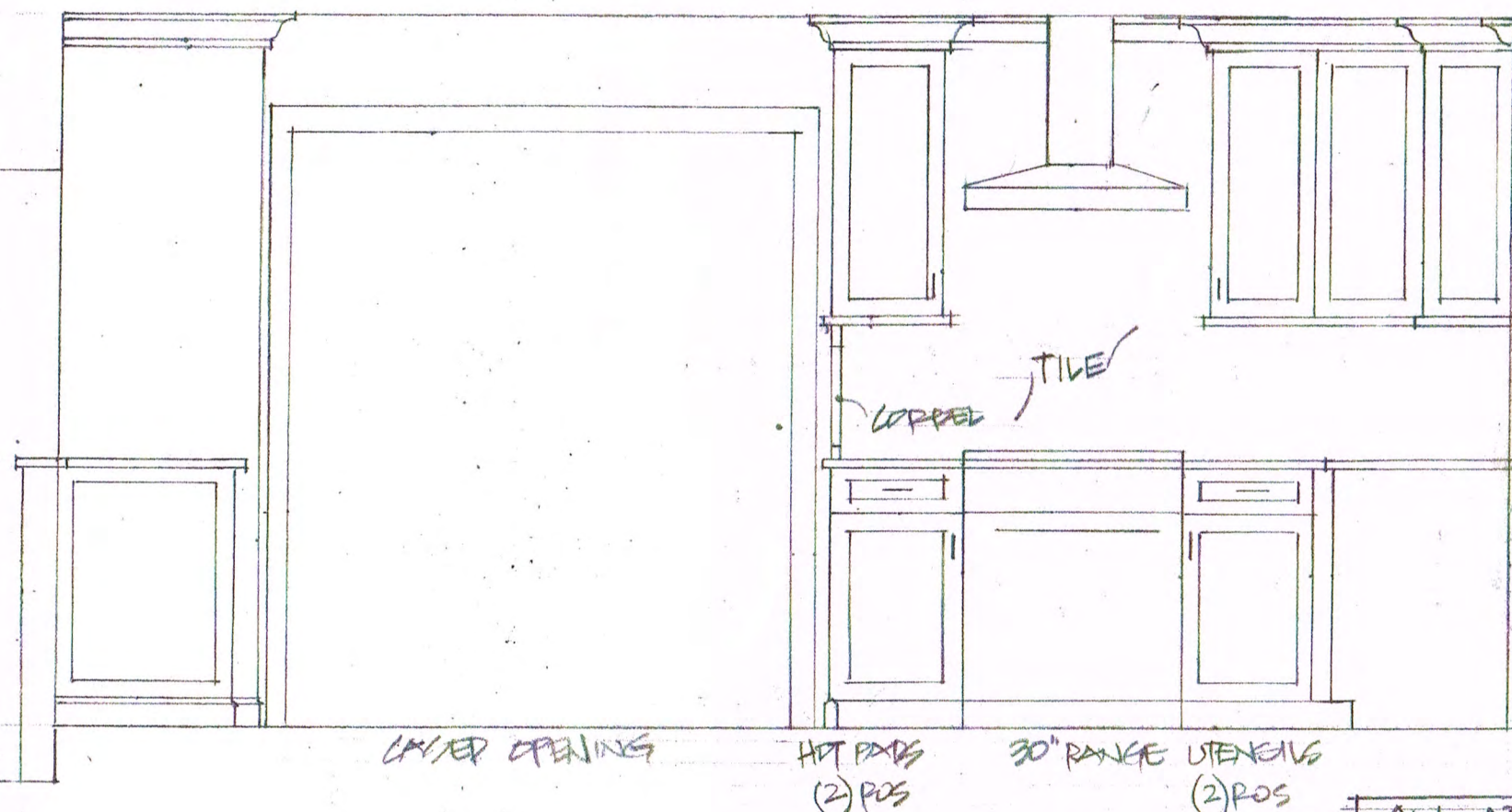
MAMISCH-SOUTH ELEVATION

SCALE 1/4"=1'-0"

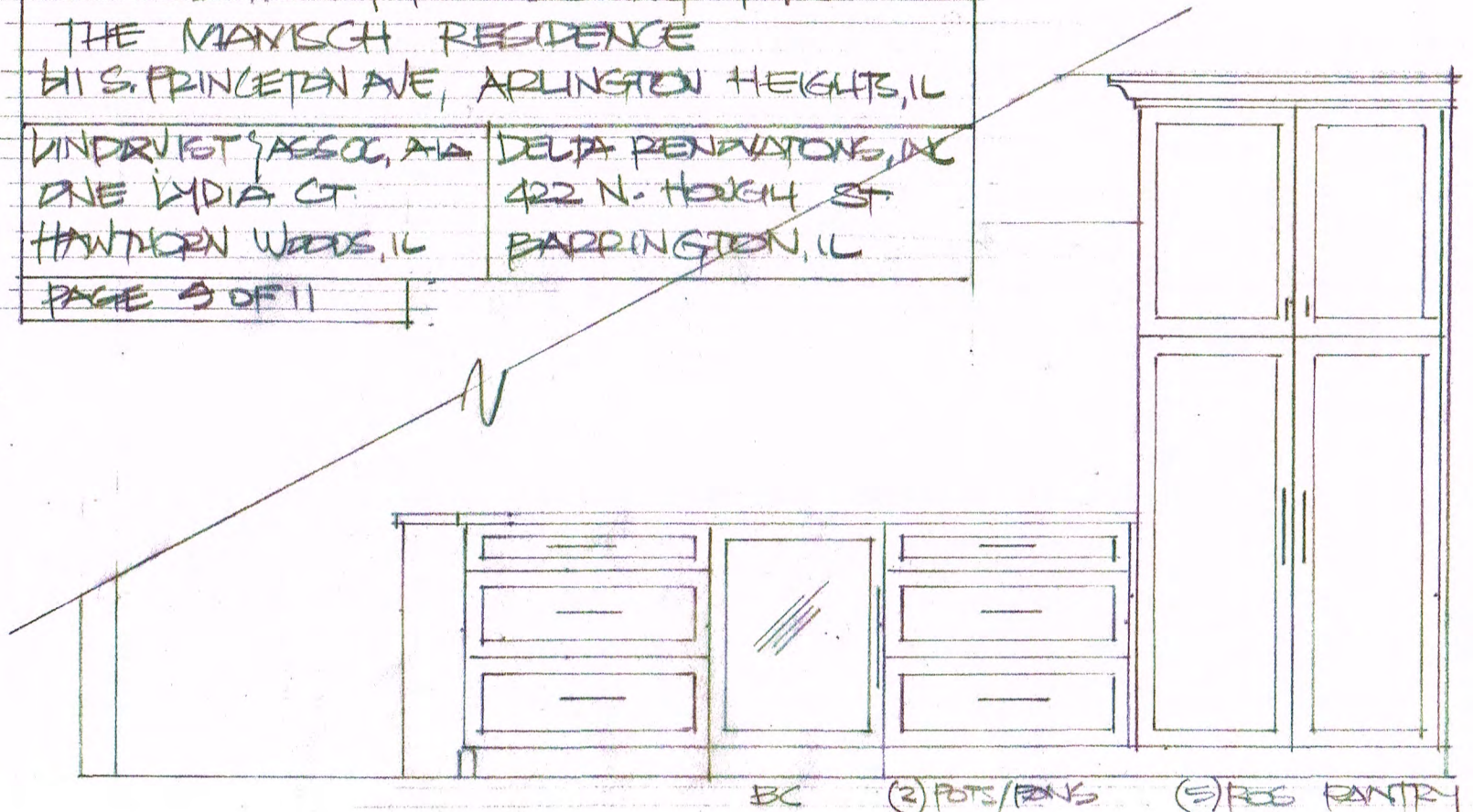
12.2016

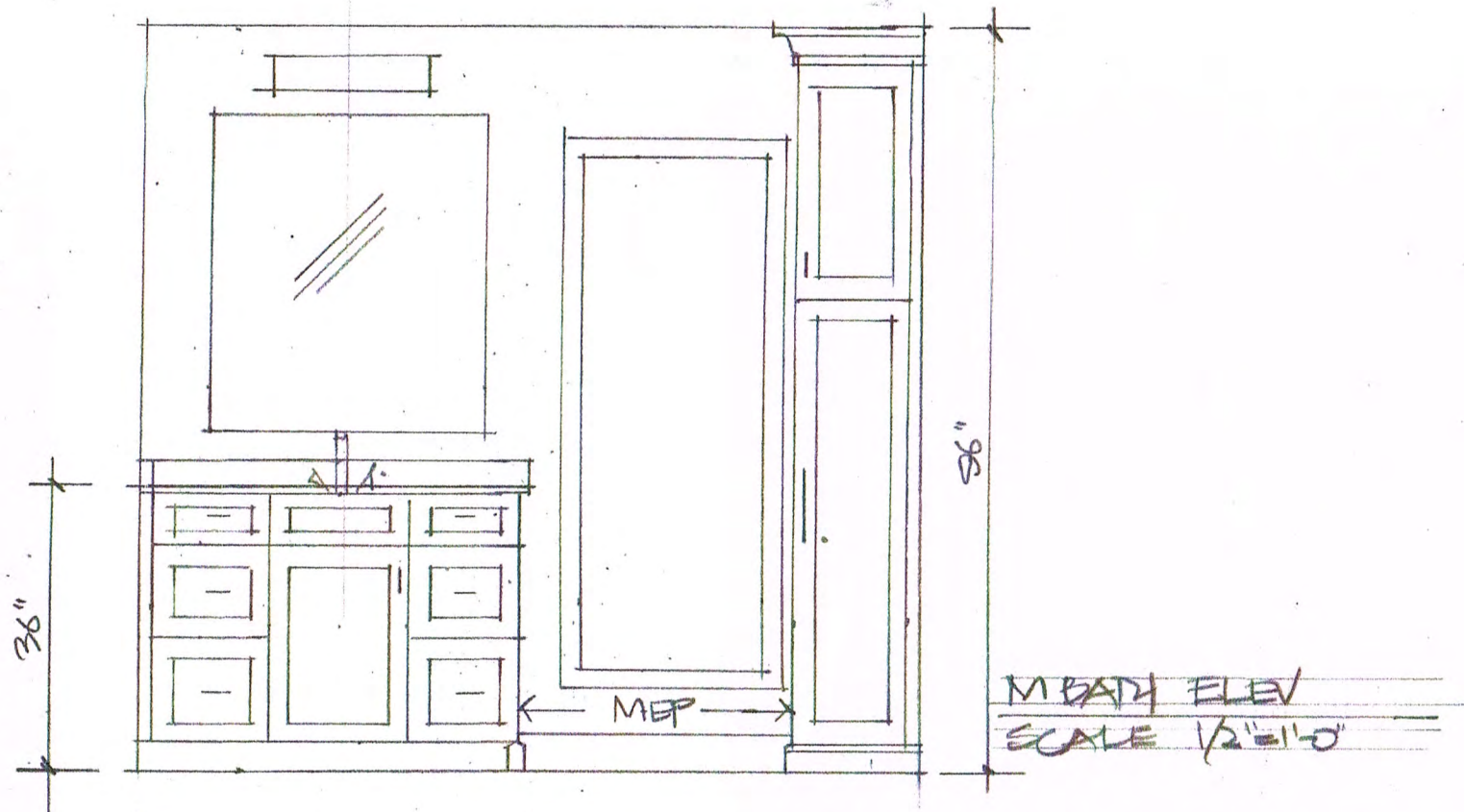
AN ADDITION & REMODELING FOR
 THE MAMISCH RESIDENCE
 611 S. PRINCETON AVE, ARLINGTON HEIGHTS, IL
 LINDQUIST, ASSOC, AIA DELTA RENOVATIONS, INC
 ONE LYDIA CT. 422 N. HOUGH ST.
 HAWTHORN WOODS, IL BARRINGTON, IL
 PAGE 3 OF 11



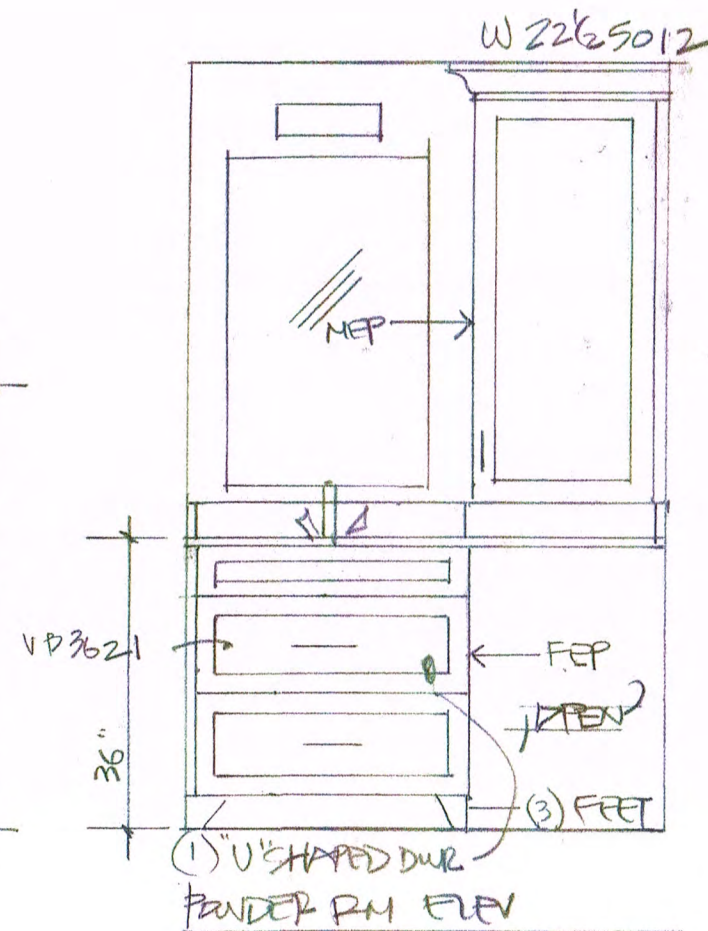
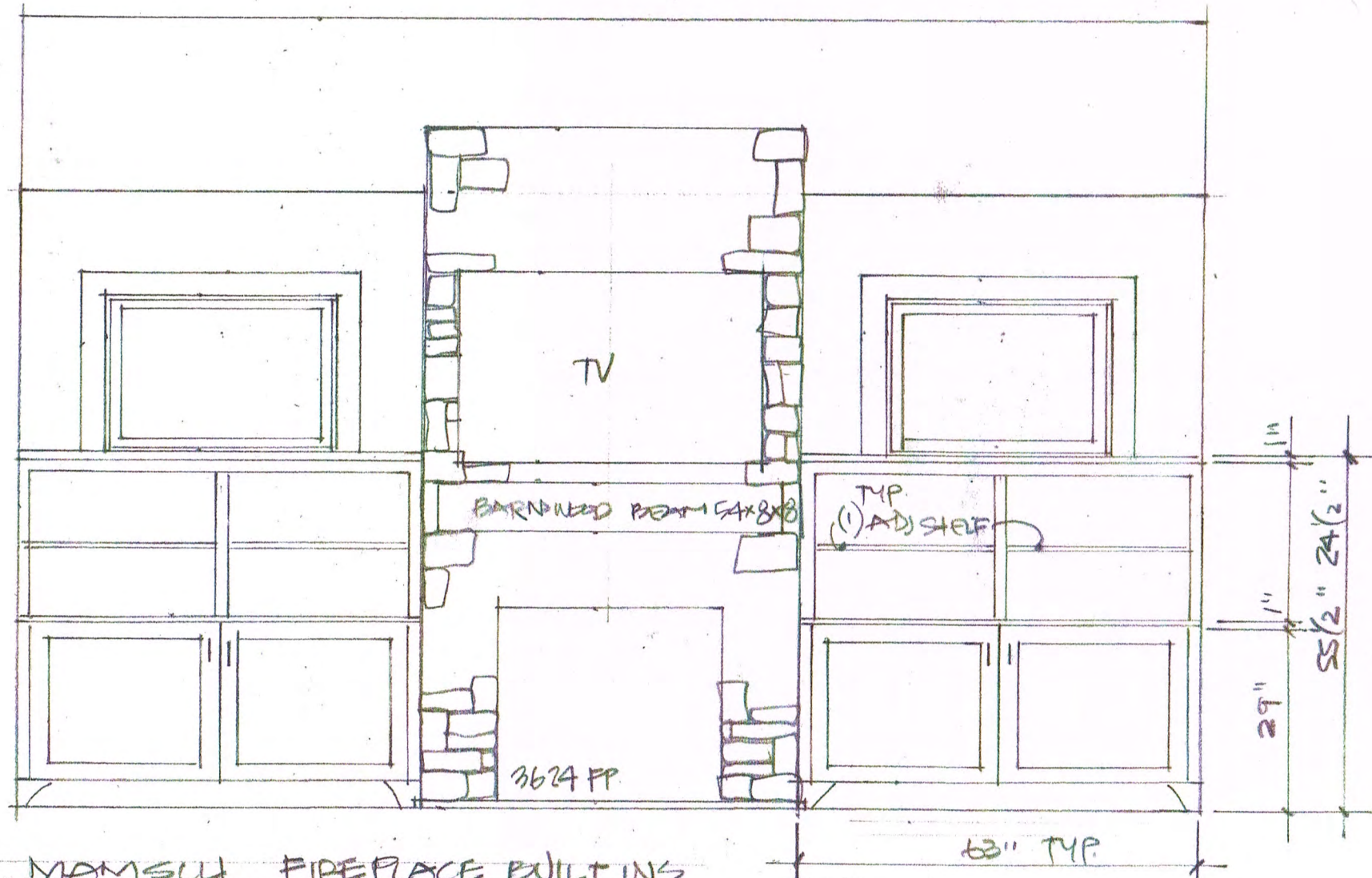


AN ADDITION & REMODELING FOR
THE MANISCH RESIDENCE
611 S. PRINCETON AVE, ARLINGTON HEIGHTS, IL
VINDEVIST & ASSOC, AIA DELTA PENNSYLVANIA, PA
ONE INDIA CT 422 N. HUGH ST
HAWTHORN WOODS, IL BARRINGTON, IL
PAGE 9 OF 11





AN ADDITION & REMODELING FOR
THE MAMSCH RESIDENCE
411 S. PRINCEDALE, ARLINGTON HEIGHTS, IL
LINDQUIST & ASSOC., AIA DELTA RENOVATIONS, INC.
ONE LYDIA CT. 422 N. HOUGH ST
HAWTHORN WOODS, IL BARRINGTON, IL
PAGE 10 OF 11



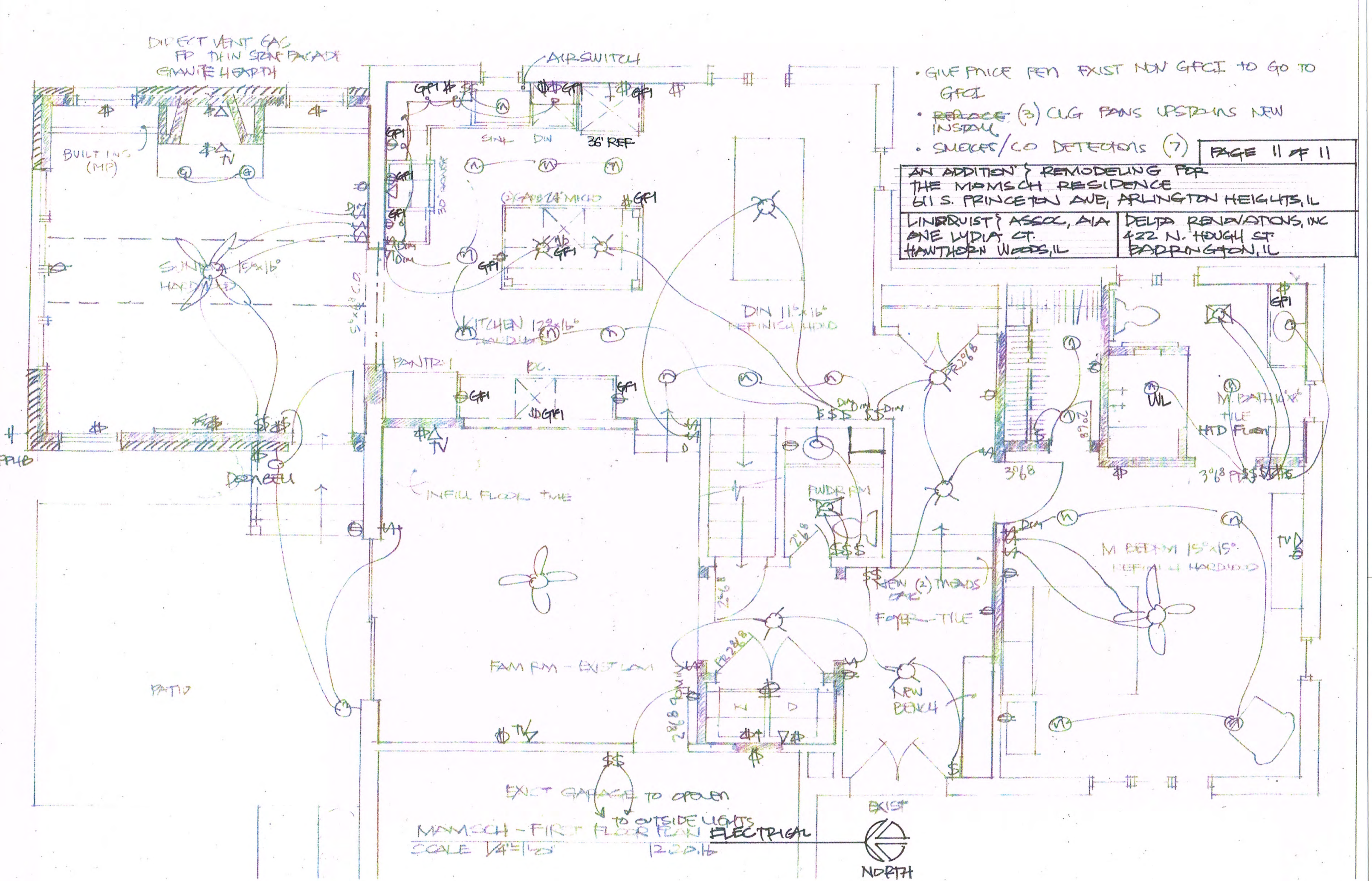
DIRECT VENT GAS
FP THIN SPAN FACADE
GRANITE HEARTH

AIR SWITCH

- GIVE PRICE FOR EXIST NDN GFCI TO GO TO GFCI
- ~~REPLACE~~ (3) CLG FANS UPSTAIRS NEW INSTAL
- SMOKE/CO DETECTORS (7)

PAGE 11 OF 11

AN ADDITION & REMODELING FOR
THE MAMSCH RESIDENCE
611 S. PRINCETON AVE, ARLINGTON HEIGHTS, IL
LINDQUIST & ASSOC, AIA DELTA RENOVATIONS, INC
ONE LYDIA CT. 422 N. HUGH ST
HAWTHORN WOODS, IL BARRINGTON, IL



MAMSCH - FIRST FLOOR PLAN ELECTRICAL
SCALE 1/4" = 1'-0"





Item: 845 S. Bristol Ln. - ZBA#17-007

Department: Planning & Community Development

REQUEST

A 12.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with an exterior side yard setback of 23.8 feet from the south property line instead of the minimum 36.3 feet and an additional 1.0 foot for the eave.

ATTACHMENTS:

Description	Type
845 S. Bristol Ln. - ZBA#17-007	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 13, 2017
Date Prepared: March 6, 2017
Project Title: Massarelli Residence
Address: 845 S. Bristol Ln.

Background Information

Petition Number: ZBA #17-007
Petitioner: Anthony Massarelli
Address: 845 S. Bristol Ln.
Arlington Heights IL 60004
Existing Zoning: R-E, Single-Family Dwelling District

Requested Action/Background Information

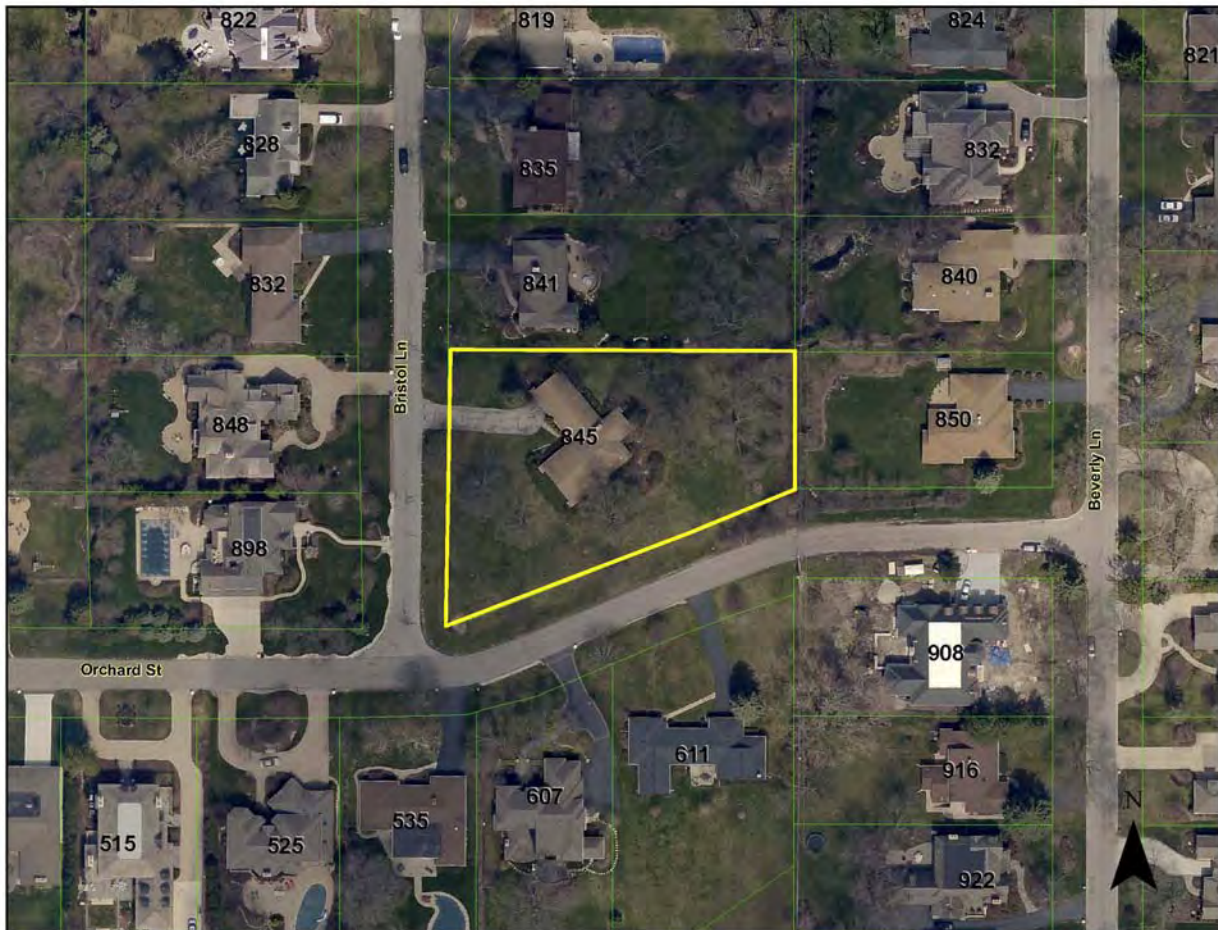
The petitioner is proposing to construct a new home. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 34,721 square feet and a lot width of 184 feet at the required front yard setback. The proposed residence will have approximately 7,200 square feet. The proposed home is encroaching into the required exterior side yard setback. Therefore the petitioner requests the following variation:

- A 20.6 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with an exterior side yard setback of 15.7 feet from the south property line instead of the minimum 36.3 feet and an additional 1.0 foot for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	2/21/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	2/21/17	
3. Letter that was Mailed	✓	2/21/17	
4. Photographs of Sign on Property	✓	2/21/17	

Photographs of Existing Structure



ZBA# 17-007
845 S Bristol - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: February 20, 2017
Completed: February 21, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 12.5 ft variance to allow a new home with exterior side yard setback of 23.8 ft from the south property line instead of the minimum 36.3 ft and an additional 1 ft for the eave.

The Engineering Department has NO COMMENT on the variance for the south property line setback.

With regard to the front yard setback along Bristol Ln, the site plan shows the front entry covered porch 30 ft from the property line, which is encroaching on the 40 ft front yard setback shown. All other homes on the east side of Bristol Ln in the 700 and 800 block appear to be set back approximately 50 ft from the right-of-way.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Massarelli Residence

Project Address: 845 S. Bristol Ln.

ZBA #: 17-007

ZBA Hearing Date: March 13, 2017

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 17, 2017

- A 12.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with an exterior side yard setback of 23.8 feet from the south property line instead of the minimum 36.3 feet and an additional 1.0 foot for the eave.

Attached are the Petitioner's:

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

Comments: _____

THIS PROJECT IS PENDING DESIGN COMMISSION REVIEW.

Please review, comment, and return to me no later than Wednesday, March 1, 2017.

OVERALL, IT IS VERY NICELY DESIGNED. IT IS LARGE, BUT FITS
WELL WITH MANY ADJACENT NEWER LARGE HOMES.

-S. HAUTZINGER, DESIGN PLANNER

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Massarelli Residence

Project Address: 845 S. Bristol Ln.

ZBA #: 17-007

ZBA Hearing Date: March 13, 2017

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 17, 2017

- A 12.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with an exterior side yard setback of 23.8 feet from the south property line instead of the minimum 36.3 feet and an additional 1.0 foot for the eave.

Attached are the Petitioner's:

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

Comments: NO COMMENTS

Please review, comment, and return to me no later than Wednesday, March 1, 2017.

RECEIVED

FEB 17 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the Petitioner Anthony Masserelli being the owner of the property commonly known as 845 Bristol and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-0.06, Chapter 28, of the Arlington Heights Municipal Code, in order to: Allow encroachment into the average exterior side setback on the south side of the property.

I hereby state that the following hardship would exist if the variation were not granted:

- Lot shape – triangular shape of lot hinders placement within setback.
- Side load garage vs existing front loaded.
- Average setback – due to existing house, setback is greater than would be required of the code if the house were not present. Existing house to be razed.

I hereby state the following unique circumstances exist:

The pie shaped configuration of the lot reduces the side yard as you move along the southern property line going to the east. The side of the house facing this exterior side yard encroaches within that line. We desire to have the garages side loaded and screened from both Orchard St. and Bristol Lane.

I hereby state that the variation, if granted, will not alter the essential character of the locality because:

This house fits the character of the adjacent homes and other nearby homes of this size.

Signed: _____

(Petitioner)

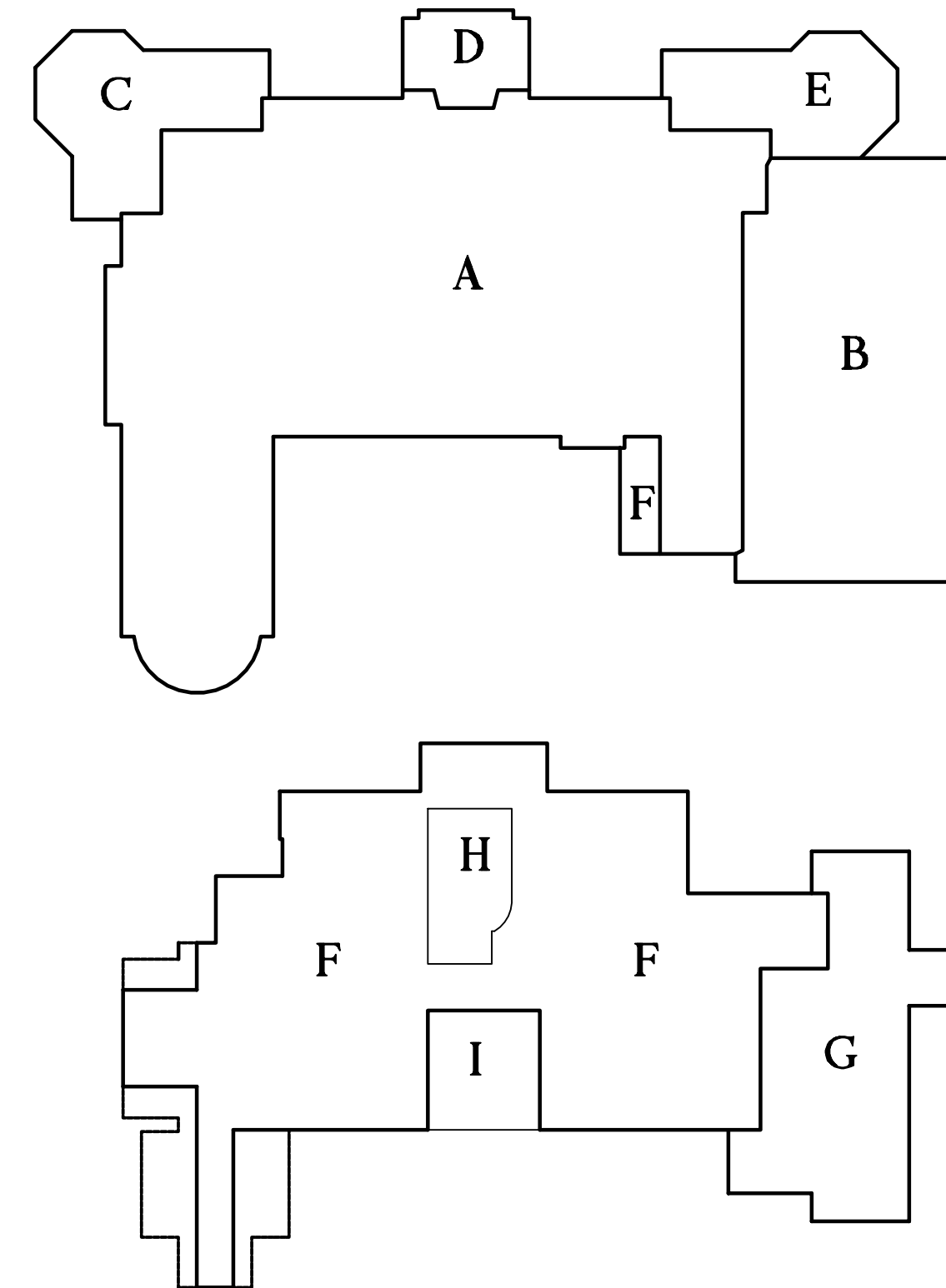
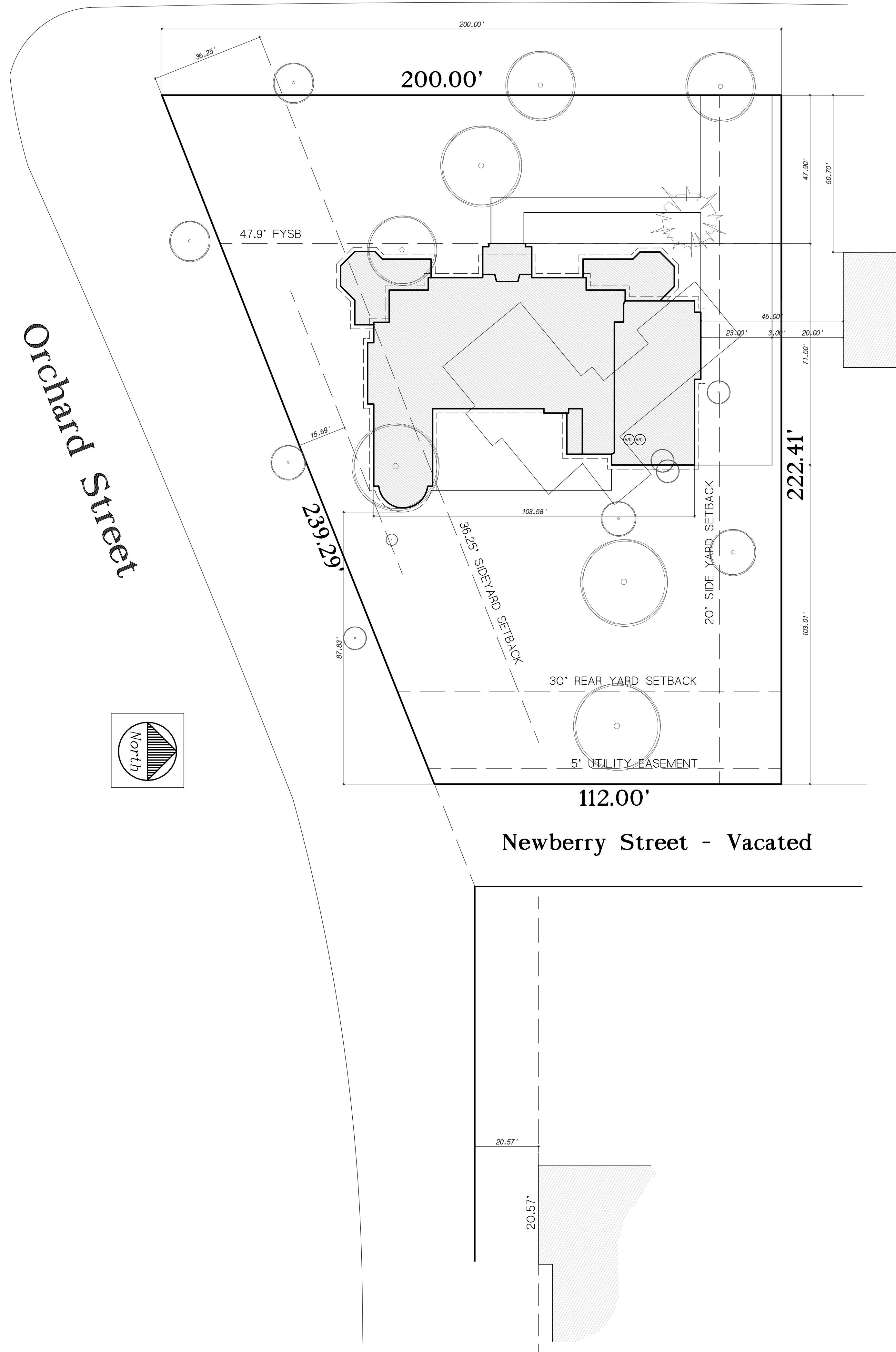
Date: _____

2-13-17

RECEIVED
FEB 13 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Bristol Lane



A = 3922 sf
B = 1400-400 = 1000 sf
C = 433
D = 171
E = 352
F = 73

F = 3110-191-209 = 2710 sf
G = 821
H = 191
I = 209

Zoning Summary 845 Bristol Lane Arlington Heights

Zoning	R-E	(One-Family Dwelling District)
Yards: Side	10% Lot	Width
Front	47'-0"	(47.9' Average of Block)
Rear	30'-0"	

Lot Area: **34,696 Sq.Ft.**
F.A.R. **$3,062 + [(34,696 - 8,750) \times 0.26] = 9,808 \text{ Sq.Ft.}$**

First Floor Living Space	3922.0 s.f.
Covered Front Porch	956.0
Covered Rear Porch	73.0
Garage	400.0 (1400-1000 = 400)
	5951.0 s.f. Coverage

Second Floor Living Space 2710.0 s.f.

<i>Total Living Space</i>	<i>1st Floor</i>	<i>3922.0 s.f.</i>
	<i>2nd Floor</i>	<i>2710.0</i>
		<i>6632.0.0 s.f. Total Living Space</i>

$$\text{Allowable Coverage @ 30\%} = 34,696 \times .30 = 10,491.0 \text{ Sq.Ft.}$$

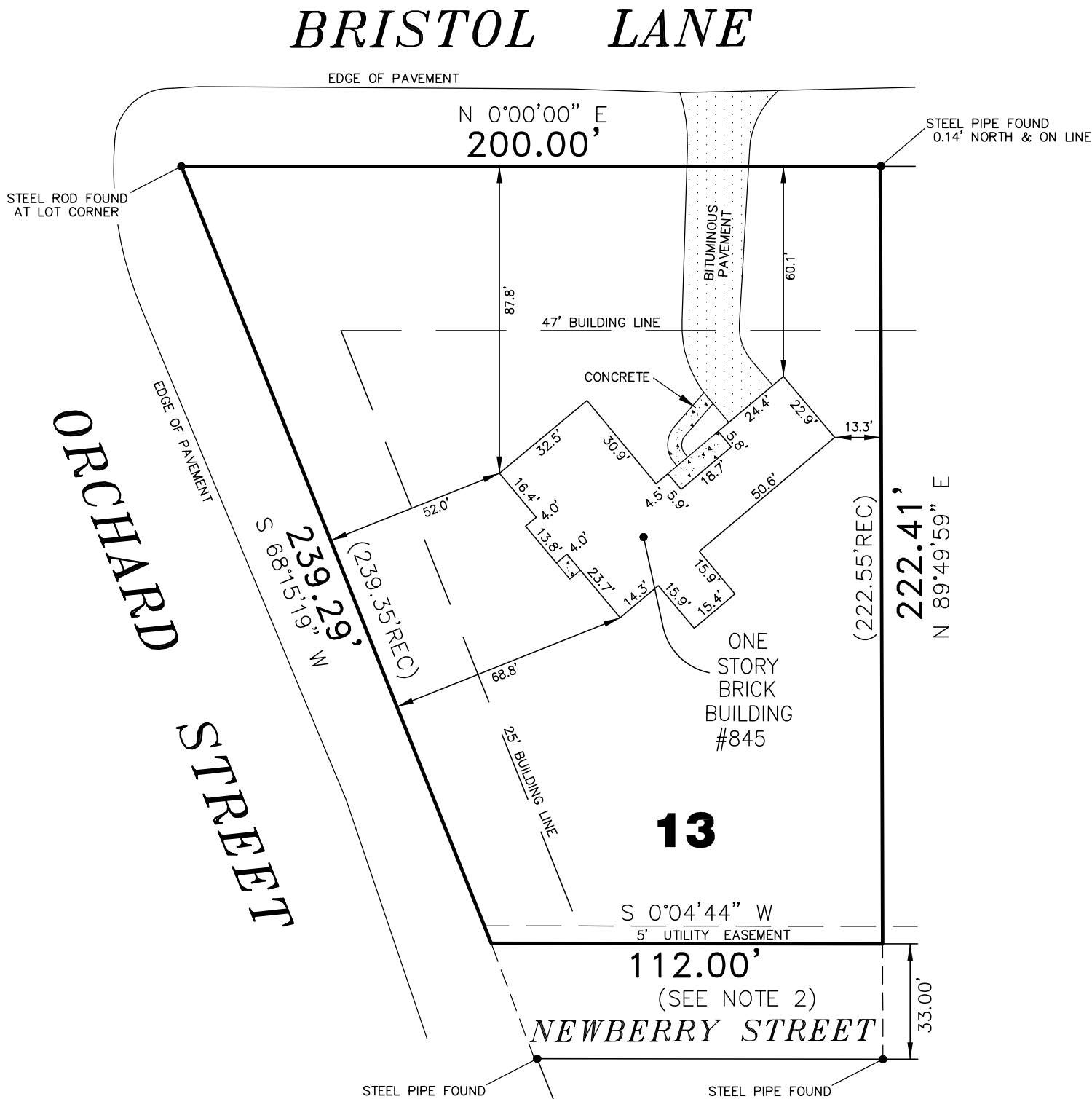
Coverage: First Floor = 5322.0 Sq.Ft.
Driveway = 2525.0 Sq.Ft.
Patio = 1200.0 Sq.Ft. (2644.0 max)

9,047 Sq.Ft.

[illegible]

PLAT OF SURVEY

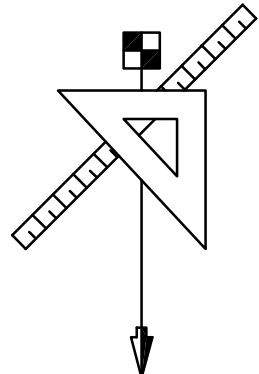
LOT 13 IN SCARSDALE ESTATES, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE NORTH 685.4 FEET THEREOF; ALSO EXCEPT THE EAST 40 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 685.4 FEET THEREOF), IN COOK COUNTY, ILLINOIS.



NOTES:

- SUBJECT PROPERTY AREA: 34,680 SQ FT MORE OR LESS.
- LEGAL DESCRIPTION IN EXHIBIT A OF TITLE COMMITMENT NO. 2016-03416-PT DATED JULY 27, 2016 DOES NOT INCLUDE ANY PORTION OF WHAT APPEARS TO BE A VACATED NEWBERRY STREET PER DOCUMENT 14112122. ITEM 14 OF SCHEDULE B IN SAID TITLE COMMITMENT FURTHER STATES "NOTHING CONTAINED IN THE COMMITMENT POLICY SHOULD BE CONSTRUED AS INSURING ANY PART OF THE STREET\ALLEY PURPORTEDLY VACATED BY THE ORDINANCE RECORDED JULY 30, 1947 AS DOCUMENT 14112122." SUBSEQUENTLY, NO PART PART OF THE POSSIBLE VACATED STREET IS INCLUDED WITHIN SURVEY SHOWN HEREON. SEE DOCUMENT FOR PARTICULARS.
- PROPERTY SUBJECT TO DOCUMENT 12826281. SEE DOCUMENT FOR PARTICULARS. COPY RECEIVED WAS NOT LEGIBLE. SEE DOCUMENT FOR PARTICULARS.

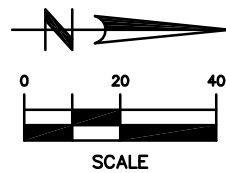
PREPARED FOR: KLEIN, DADAY, ARETOS & O'DONOGHUE, LLC.



Urchell and Associates, Inc.
Land Surveying Services

PHONE 708.925.7155
FAX 773.298.9500
WEBSITE www.urchellandassociates.com

DESIGN FIRM REGISTRATION #184-004894



FIELD WORK COMPLETED: 08/25/16

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS STANDARDS FOR A BOUNDARY SURVEY.

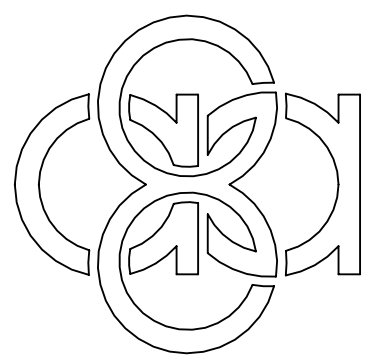
DATED: 08/26/16

A handwritten signature in black ink, which appears to read "Robert J. Urchell".

ROBERT J. URCHELL I.P.L.S. No. 3438
LICENSE RENEWAL DATE: NOVEMBER 30, 2016
SURVEY No. 16-08-048-R

NO IMPROVEMENTS SHOULD BE CONSTRUCTED ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FOR BUILDING LINE AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES.



gea architects, ltd.

714 ENTERPRISE DRIVE
SUITE 100
OAK BROOK - ILLINOIS - 60523
PH: 630.472.1000 F: 630.472.1002
INFO@GEA-ARCHITECTS.COM
PROFESSIONAL DESIGN FIRM
LICENSE NUMBER: 184-003293

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ALL PLANS AND SPECIFICATIONS, VERIFYING ALL
EXISTING CONDITIONS PRIOR TO PROCEEDING WITH
CONSTRUCTION, AND NOTIFYING ARCHITECT
IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS.
CONTRACTOR IS RESPONSIBLE FOR DESIGN AND
INSTALLATION OF PROPERLY SIZED AND ENGINEERED
SYSTEMS. CONTRACTOR TO SUBMIT SHOP DRAWINGS
TO ARCHITECT FOR APPROVAL ON CONFORMITY TO
ARCHITECTURAL DESIGN INTENT PRIOR TO
INSTALLATION.

DATE DRAWING ISSUE

THIS IS TO CERTIFY THAT THESE DRAWINGS
HAVE BEEN PREPARED UNDER MY DIRECT
SUPERVISION, AND TO THE BEST OF MY
KNOWLEDGE, ARE IN COMPLIANCE WITH THE
CODES AND ORDINANCES OF THE STATE OF
ILLINOIS.

LICENSE EXPIRES:

NOVEMBER 30, 2016

PROPOSED:
MASSARELLI RESIDENCE

845 S. Bristol Lane
Arlington Heights - Illinois

DATE STARTED: 02/16/2017 DRAWN BY: WJRock

JOB NO: XXXXX PLOT DATE:

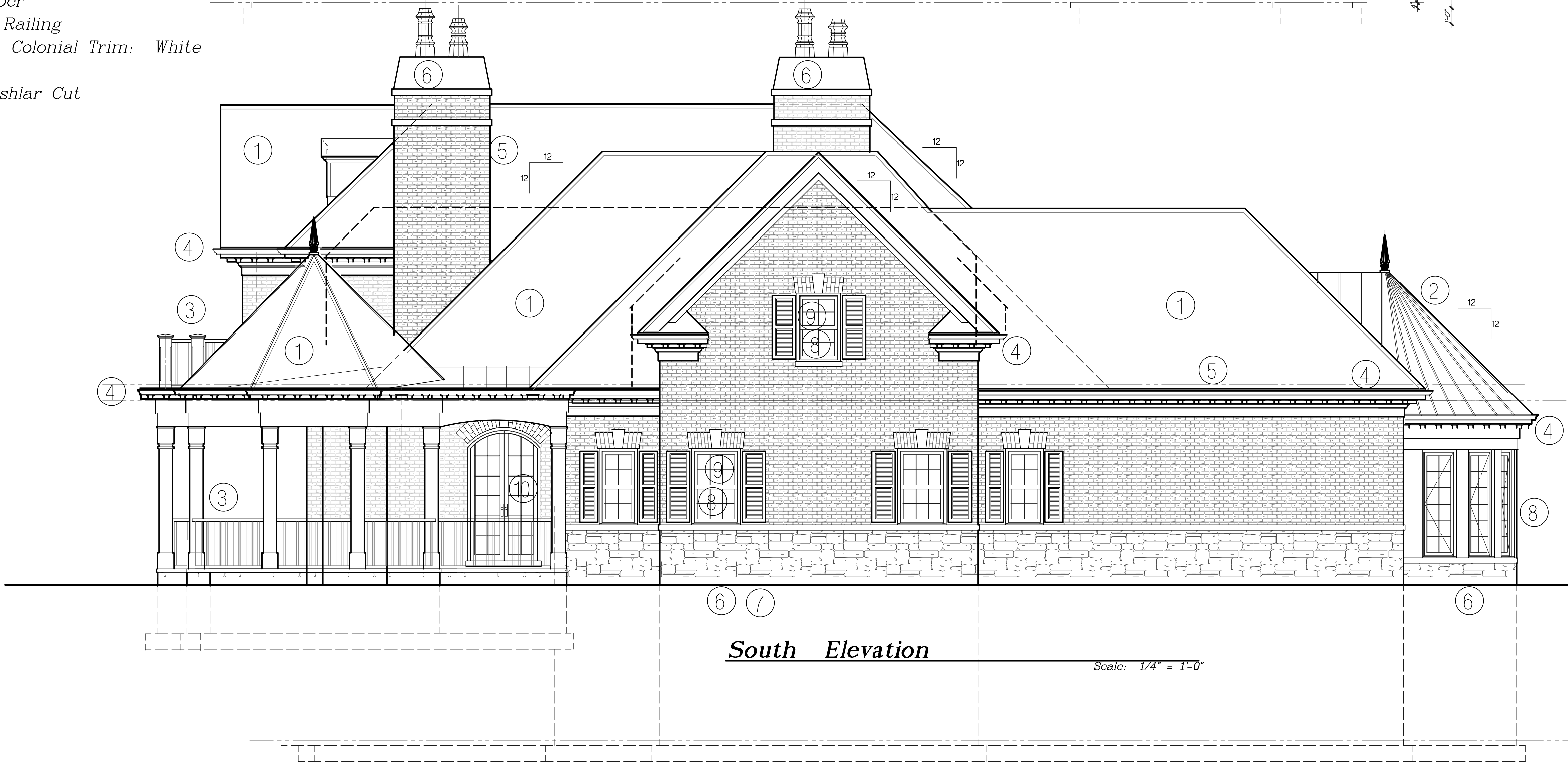
SHEET NO:



West Elevation

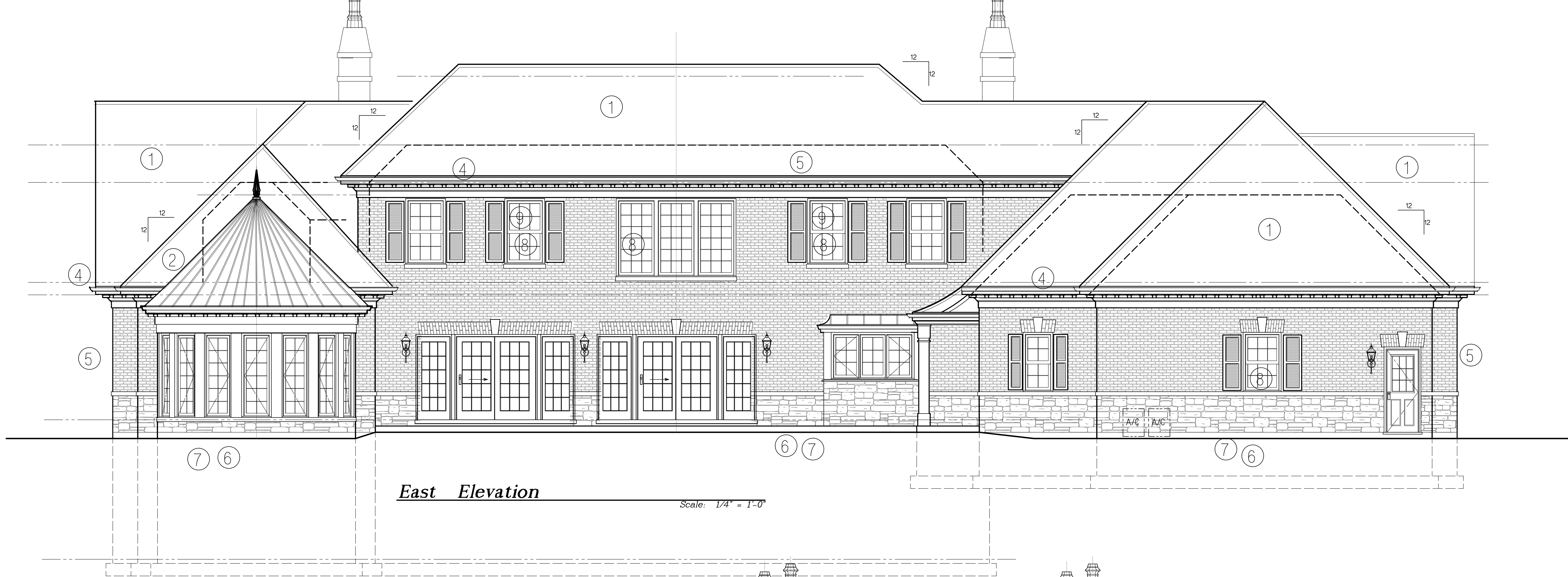
Scale: 1/4" = 1'-0"

- ① Main Roof: Black Asphalt
- ② Porch Roof: Standing Seam Copper
- ③ Porch: White Columns and White Railing
- ④ Gutters, Fascia, Soffit, Frieze Brd, Colonial Trim: White
- ⑤ Face Brick: Red
- ⑥ Stone: Standard Color Accent, Ashlar Cut
- ⑦ Limestone Sills: Standard Color
- ⑧ Windows: White Metal Frames
- ⑨ Shutters: Black
- ⑩ Doors: White Metal
- ⑪ Driveway: Pavers



South Elevation

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



East Elevation

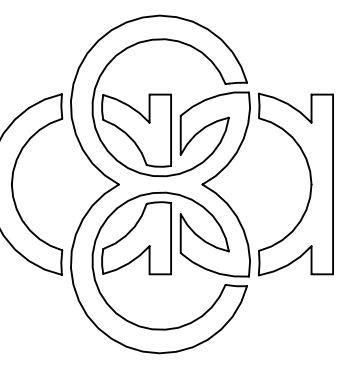
Scale: 1/4" = 1'-0"

- ① Main Roof: Black Asphalt
- ② Porch Roof: Standing Seam Copper
- ③ Porch: White Columns and White Railing
- ④ Gutters, Fascia, Soffit, Frieze Brd, Colonial Trim: White
- ⑤ Face Brick: Red
- ⑥ Stone: Standard Color Accent, Ashlar Cut
- ⑦ Limestone Sills: Standard Color
- ⑧ Windows: White Metal Frames
- ⑨ Shutters: Black
- ⑩ Doors: White Metal
- ⑪ Driveway: Pavers



North Elevation

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



gea
architects, ltd.
714 ENTERPRISE DRIVE
SUITE 100
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PH: 630.472.1000 F: 630.472.1002
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ILLINOIS.

LICENSE EXPIRES:

NOVEMBER 30, 2016

PROPOSED:
MASSARELLI RESIDENCE

845 S. Bristol Lane
Arlington Heights - Illinois

DATE STARTED: 02/16/2017 DRAWN BY: WJRock

JOB NO: XXXXX PLOT DATE:

SHEET NO:



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CONTRACTOR SHALL BE RESPONSIBLE FOR REVIEWING ALL PLANS AND SPECIFICATIONS, VERIFYING ALL EXISTING CONDITIONS PRIOR TO PROCEEDING WITH CONSTRUCTION, AND NOTIFYING ARCHITECT IMMEDIATELY OF ANY DISCREPANCIES OR CONFLICTS. CONTRACTOR IS RESPONSIBLE FOR DESIGN AND INSTALLATION OF PROPERLY SIZED AND ENGINEERED SYSTEMS. CONTRACTOR TO SUBMIT SHOP DRAWINGS TO ARCHITECT FOR APPROVAL ON CONFORMITY TO ARCHITECTURAL DESIGN INTENT PRIOR TO INSTALLATION.

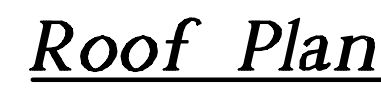
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CODES AND ORDINANCES OF THE STATE OF
ILLINOIS.

LICENSE EXPIRES:

NOVEMBER 30, 2016

DATE STARTED: 02/17/2017	DRAWN BY: WJRo
JOB NO: XXXXX	PLOT DATE:

SHEET NO:



Scale: $1/4" = 1'-0"$



Item: 1611 N. Wilke Rd. - ZBA#17-008

Department: Planning & Community Development

REQUEST

A 37.5 foot variance from Chapter 28, Section 5.1-0.06 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with an exterior side yard setback of 10.5 feet from the south property line instead of the minimum 48.0 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
1611 N. Wilke Rd. - ZBA#17-008	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 13, 2017
Date Prepared: March 6, 2017
Project Title: Fraydek Residence
Address: 1611 N. Wilke Rd.

Background Information

Petition Number: ZBA #17-008
Petitioner: Kevin Davis / Fairfield Homes
Address: 530 S. Arthur Ave.
Arlington Heights IL 60005
Existing Zoning: R-E, Single-Family Dwelling District

Requested Action/Background Information

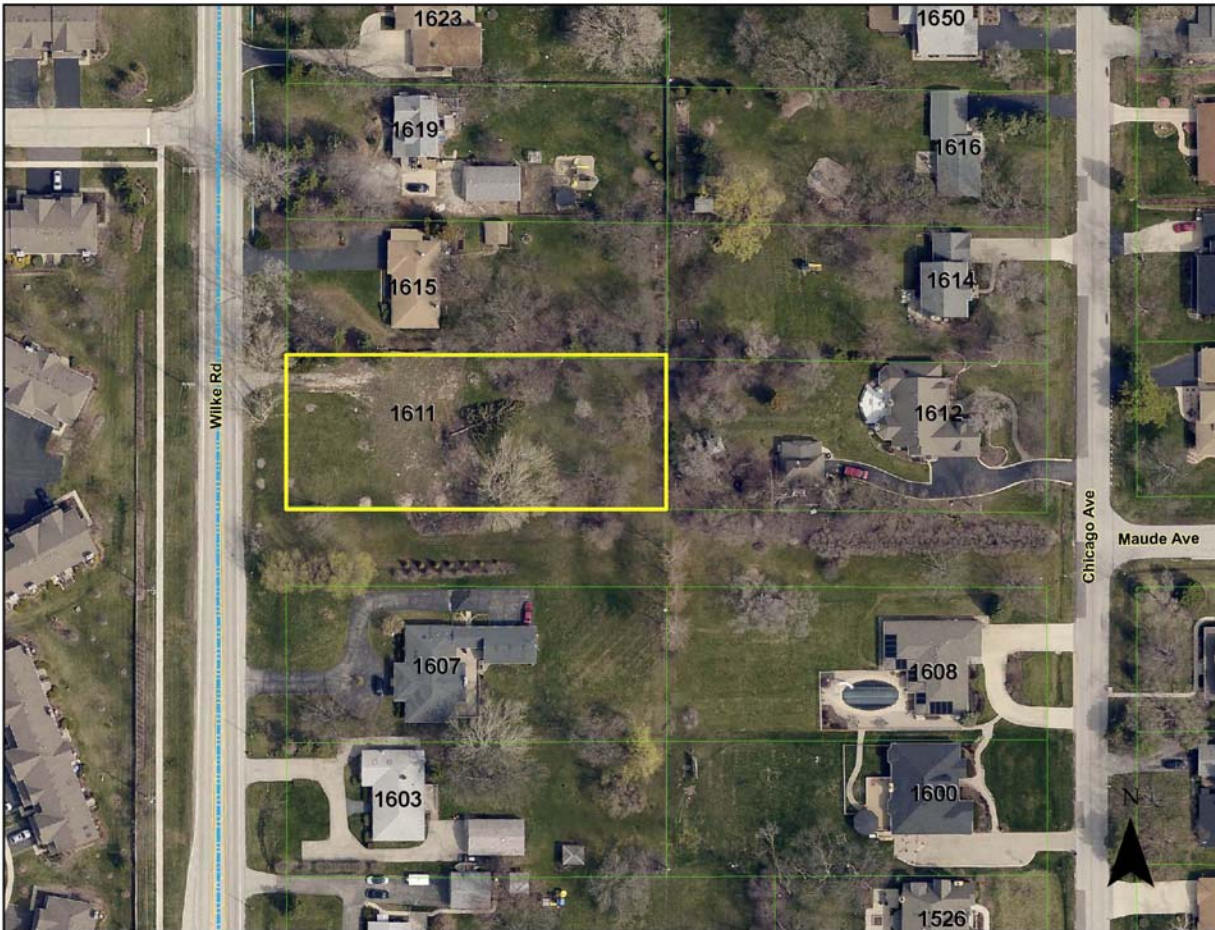
The petitioner is proposing to construct a new home. The subject site is zoned R-E, One Family Dwelling District. The property has a total land area of 29,737 square feet and a lot width of 107 feet. The proposed residence will have approximately 3,800 square feet. The proposed addition is encroaching into the required exterior side yard setback. Therefore, the petitioner requests the following variation:

- A 37.5 foot variance from Chapter 28, Section 5.1-0.06 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with an exterior side yard setback of 10.5 feet from the south property line instead of the minimum 48.0 feet and an additional 1.0 feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	2/23/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	2/23/17	
3. Letter that was Mailed	✓	2/20/17	
4. Photographs of Sign on Property	✓	2/23/17	

Photographs of Existing Structure



ZBA# 17-008
1611 N Wilke Rd - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: February 20, 2017
Completed: February 21, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 37.5 ft variance to allow a new home with an exterior side yard setback of 10.5 ft from the south property line instead of the minimum 48 ft and an additional 1 ft for the eave.

Note: This property is adjacent to the vacant right-of-way for Maude Ave (Wilke Rd to Chicago Ave). Proposed setbacks for the new SFR appear consistent with the surrounding neighborhood.

The Engineering Department has NO OBJECTION to the proposed variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Fraydek Residence

Project Address: 1611 N. Wilke Rd.

ZBA #: 17-008

ZBA Hearing Date: March 13, 2017

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 17, 2017

- A 37.5 foot variance from Chapter 28, Section 5.1-0.06 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with an exterior side yard setback of 10.5 feet from the south property line instead of the minimum 48.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: _____

A DESIGN COMMISSION APPLICATION IS REQUIRED TO BE

Please review, comment, and return to me no later than Wednesday, March 1, 2017.

SUBMITTED FOR REVIEW. NO COMMENTS BASED ON THE
SCHEMATIC PLANS.

- S. HAUTZINGER, DESIGN PLANNER

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Fraydek Residence

Project Address: 1611 N. Wilke Rd.

ZBA #: 17-008

ZBA Hearing Date: March 13, 2017

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 17, 2017

- A 37.5 foot variance from Chapter 28, Section 5.1-0.06 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new home with an exterior side yard setback of 10.5 feet from the south property line instead of the minimum 48.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: NO COMMENTS, C.T.C.

Please review, comment, and return to me no later than Wednesday, March 1, 2017.

RECEIVED

FEB 17 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Affordable Luxury.

NOW COMES the petitioner Fairfield Homes, Inc. on behalf of the owner of the property commonly known as 1611 N Wilke and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-00.0 Chapter 28, of the Arlington Heights Municipal Code in order:

No street exists and Village of Arlington Heights has no plans to ever build a street therefore a side yard setback is not necessary.

I hereby state that the following hardship would exist if the variation were not granted:

- *Cannot build owner's dream home to raise their family.*

I hereby state that the following unique circumstances exist:

- *No side street.*

I hereby state that the variation, if granted, will not alter the essential character of the locality because:

- *No side street*

Signed : 
Petitioner

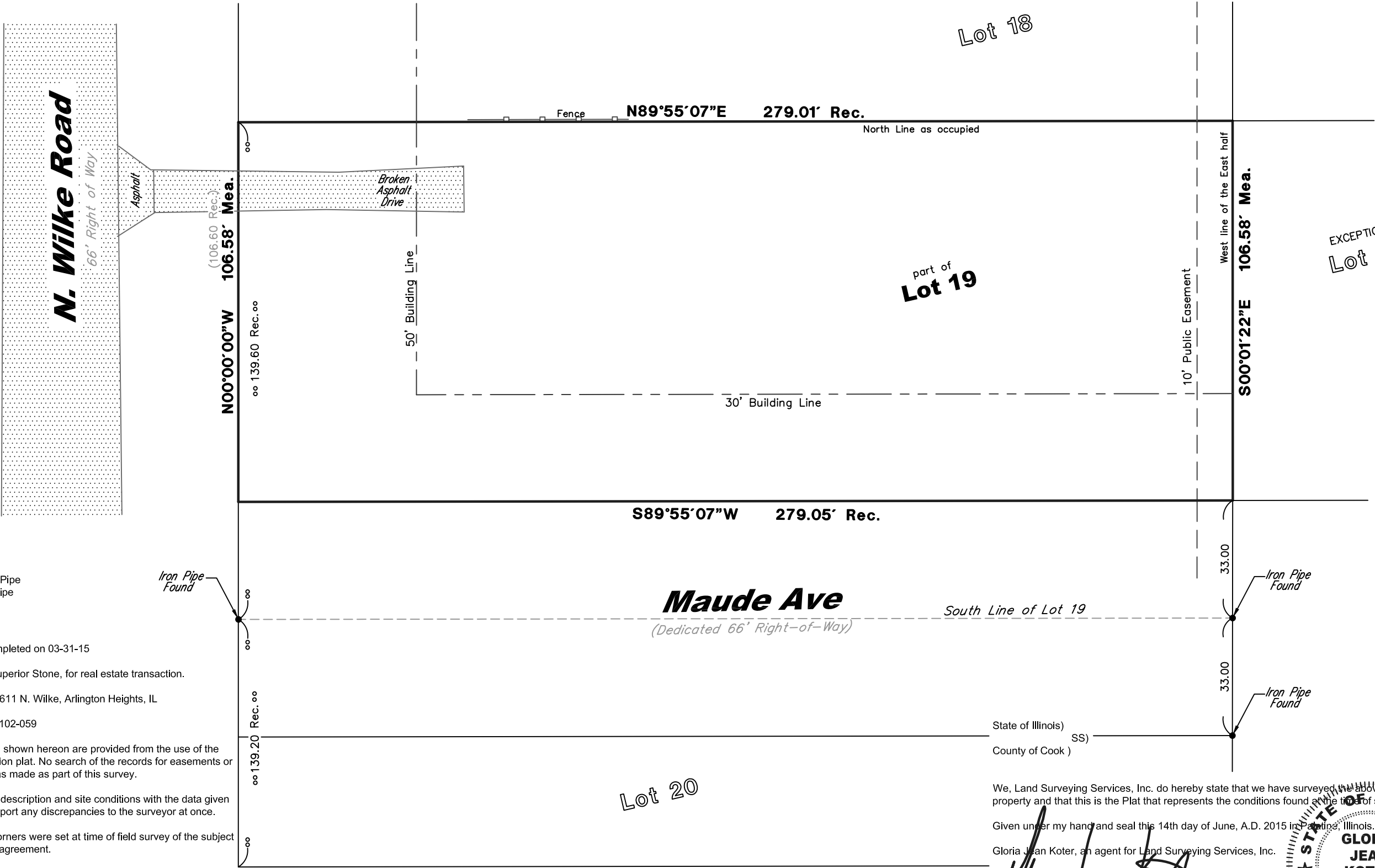
Date: 2/6/17



Scale: 1" = 30'

PLAT OF SURVEY

LOT 19 (EXCEPT THE EAST 1/2) OF SMITH & DAWSON'S ARLINGTON PARK ACRES, BEING A SUBDIVISION OF THE W. 1/2 OF THE W. 1/2 OF THE N.W. 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE 3RD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS. RECORDED OCTOBER 28, 1949, DOCUMENT NUMBER 14663643.



Legend:

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

Surveyor Notes:

- Field Work Completed on 03-31-15
- Prepared for Superior Stone, for real estate transaction.
- Site Address: 1611 N. Wilke, Arlington Heights, IL
- Pin No.: 03-19-102-059
- The easements shown hereon are provided from 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.
- No boundary corners were set at time of field survey of the subject property by client agreement.
- Auto Cad Files will not be released under this contract.
- This plat was prepared without the aid of a title commitment. Refer to a current title commitment for any building lines or easements not shown on this plat.

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 14th day of June, A.D. 2015 in Palatine, Illinois.

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

Illinois Professional Land Surveyor Number 3823
License Expiration Date 11-30-16

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



Drawn By:	KD	Checked By:	GJK
Drawing Revisions			
REVISION	Date	Drawn	Checked
Add Vacated Maude	04-20	KD	GJK

Field Work Completed:	03-31-15
Scale:	1" = 30'
Date:	04-01-15
Site Address:	
1611 N. Wilke Road	
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
LS150156
Sheet Name
PLAT OF SURVEY
Sheet Number
SURVEY

NORTH WILKE ROAD



SITE PLAN

$$1'' = 20'$$

- NOTES:**
1. VERIFY UTILITY LOCATIONS.
 2. VERIFY TREES TO BE REMOVED WITH OWNER
 3. VERIFY STRUCTURE LOCATION WITH OTHERS.
SITE PLAN DEPICTED REPRESENTS A REFERENCE LOCATION ONLY, NOT TO BE USED FOR STAKING, EXCAVATION, FOUNDATION LOCATION OR BUILDING OF ANY KIND. REFERENCE CIVIL ENGINEERING FOR ACTUAL HOUSE LOCATION AND VERIFY IN FIELD NO PORTION OF THE STRUCTURE EXTENDS OVER SETBACKS, BUILDING LINES OR EASEMENTS.
 4. REFER TO CIVIL ENGINEERING PLANS FOR UTILITY INFORMATION
 5. BOUNDARY BASED UPON PLAT OF SURVEY FURNISHED TO ARCHITECT BY OWNER. VERIFY LOT DIMENSIONS IN FIELD.

A000	SITE PLAN, DRAWING INDEX, GENERAL NOTES
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A200	FRONT ELEVATION

- THESE PLANS HAVE BEEN PREPARED IN ACCORDANCE TO THE 2015 NATIONAL ENERGY CONSERVATION CODE AND MEET OR EXCEED ALL APPLICABLE REQUIREMENTS OF SAID CODE.
- THE ARCHITECT HAS CHOSEN TO CONFORM TO THE PREScriptive METHOD AS ALLOWED FOR IN CHAPTER 1, "ADMINISTRATION PROVISIONS" (EJC OCSPE AND APPLICATION ABSTRACT - RESIDENTIAL, OPTION 1), MEETING OR EXCEEDING ALL APPLICABLE INSULATION VALUES AND SPECIFICATIONS REQUIRED BY THE CODE.
- AS SPECIFIED BY THE CODE, OPTION 1, PAVES THE REQUIREMENT OF PERFORMING A "SIMULATED PERFORMANCE CLIMATE" OR "TESTCYCLE" TO EVALUATE THE DEVELOPED, PREScriptive METHOD EXCEEDS ALL APPLICABLE REQUIREMENTS REQUIRED BY THE CODE AND IS SPECIFICALLY ALLOWED FOR AS A REPLACEMENT FOR THE "SIMULATED PERFORMANCE ALTERNATIVE" OR "TESTCYCLE".
- THESE PLANS STATE CERTAIN APPLICABLE ASPECTS OF THE 2015 USCC CODE AND ARE NOT INTENDED TO RESTATE THE ENTIRE CODE OR ACT AS A REPLACEMENT TO THE CODE. ALL CONTRACTORS ARE TO FAMILIARIZE THEMSELVES WITH THE CODE AND FOLLOW THOSE REQUIREMENTS THAT RELATE TO THEIR RESPECTIVE TRADES.

[illegible]

55	5 SHELVES	56	1 SHELF & 1 RACK	57	SPRINKLER HOSE
58	GAS HOOKUP	59	WATER HOOKUP	60	FIRST FLOOR HOSE BOX
61	SHOWER HEAD FAUCET	62	SHOWER RAIN HEAD	63	FLOOR DRAIN
64	PRE-FAB FIREPLACE FLUE	65	MASONRY FIREPLACE FLUE	66	REAR
67	CILING DENTAL DIAGRAM	68	WORK POINT	69	ROOF PITCH
70	SECTION / VIEW MARKER	71	ELEVATION MARKER	72	REVISION MARKER
73	FACE BRICK	74	STONE	75	FIELD STONE
76	HORIZONTAL SLAB	77	SHAKE SLAB	78	STUCCO / EIFS
79	TRAVEL	80	ROOFING	81	FACE BRICK OR STONE (SEE SECTION)
82	ASPHALT / CONCRETE ROOFING	83	CONCRETE	84	EDGE SHAKE ROOFING

EXAMPLE WINDOW: 2565 = 2'-5" x 5'-5" (E) - EGRESS WINDOW (U) - UNTEMPERED GLASS
EXAMPLE DOOR: 2468 = 2'-4" x 6'-8" (F) - FIXED WINDOW

DOUBLE OUTLET SWITCH TELEPHONE JACK FLUORESCENT LIGHT FIXTURE LIGHT FIXTURE RECESSED CAN LIGHT DIRECTIONAL RECESSED CAN LT. WALL MOUNTED LIGHT FIXTURE EXTERIOR FLOOD LIGHTS A/C HARD WIRED CARBON MONOXIDE DETECTOR DOOR DUPLEX OUTLET DOOR ACTIVATED SWITCH TELEVISION JACK EXHAUST FAN (VENTED TO EXTERIOR) EXHAUST FAN/LIGHT (VENTED TO EXTERIOR) UNDER CABINET LIGHT UNDER CABINET LED LIGHT STRIP EXTERIOR DRENCH LIGHT FIXTURE SEALING MOUNTED FAN/LIGHT 120V SMOKE DETECTOR 120V BATTERY OPERATED SMOKE DETECTOR	SWITCHED DUPLEX OUTLET GARAGE DOOR OPENER HOT LINE JACK EXHAUST FAN (VENTED TO EXTERIOR) EXHAUST FAN/LIGHT (VENTED TO EXTERIOR) UNDER CABINET LIGHT UNDER CABINET LED LIGHT STRIP EXTERIOR DRENCH LIGHT FIXTURE SEALING MOUNTED FAN/LIGHT 120V SMOKE DETECTOR 120V BATTERY OPERATED SMOKE DETECTOR
--	--

	NEW FRAME WALL		NEW FOUNDATION WALL & FOOTING
	DRY WALL, ARCHED OR CASSED OPENING		DEPRESSED FOUNDATION WALL
	BEARING WALL ABOVE		TR. SILL PLATE @ FOTN. WALL

* ALL CONTRACTORS PRIOR TO CONSTRUCTION ARE TO FAMILIARIZE THEMSELVES WITH THE PLANS EXISTING CONDITIONS OF THE PROJECT. ALL CONTRACTORS ARE RESPONSIBLE FOR PERFORMING WITH INDUSTRY STANDARDS AND TO COMPLY WITH ALL APPLICABLE CODES. NOTIFY ARCHITECT OF ANY CONDITIONS OR DISCREPANCIES ON PLANS WHICH MAY INTERFERE WITH SUCCESSFUL COMPLETION OF PROJECT. PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR DEMOLITION.

* ALL NOTES SHOWN ARE TYPICAL, AND SOME MAY NOT APPLY TO THE SCOPE OF WORK.

THE DRAWINGS AND RELATED CONSTRUCTION TO CONFORM WITH THE FOLLOWING

- * INTERNATIONAL RESIDENTIAL CODE: 2009 EDITION
- * INTERNATIONAL FIRE CODE: 2009 EDITION
- * INTERNATIONAL MECHANICAL CODE: 2009 EDITION
- * INTERNATIONAL FUEL GAS CODE: 2009 EDITION
- * INTERNATIONAL ENERGY CONSERVATION CODE: 2015 EDITION
- * NATIONAL ELECTRICAL CODE: 2008 EDITION
- * INTERNATIONAL PROPERTY MAINTENANCE CODE: 2005 EDITION
- * UNIFORM PLUMBING CODE 2014 ADDITION
- * IBCX 2015 ADDITION/REVISIONS

CEILING FLOOR	20 PSF LIVE LOAD	25 PSF WIND FOR 21-29 FT. HEIGHT
	60 PSF LIVE FOR EXTERIOR BALCONY	30 PSF WIND FOR 30 FT. AND ABOVE
	40 PSF LIVE FOR FLOORS, DECKS, STAIRS	3000 PSF ASSUMED MINIMUM ASSUMED
	30 PSF LIVE FOR BEDROOMS	OWNER/CONTRACTOR RESPONSIBLE TO VERIFY

- ALL FOUNDATION WALLS OVER 8'-0" TALL TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- ALL FOUNDATION WALLS WITH BRICK ABOVE TO BE A MINIMUM OF 10" THICK (SEE SECTIONS)
- VERIFY THICKNESS OF ALL FOUNDATION WALLS TO CONCORD WITH THICKNESS REQUIRED FOR EXTERIOR WALL FINISHES SHOWN ON ELEVATIONS (BRICK OR FRAME)
- ALL EXTERIOR WALKOUT OR ENGLISH BASEMENT FRAME WALLS 6' (2x6 w/ 1/2" SHEATHING)
- STRENGTH OF CONCRETE AFTER 28 DAYS TO BE 3000 PSI FOR CONCRETE WALLS AND 3500 PSI FOR CONCRETE FLOOR SLABS AND EXTREME CONDITIONS
- ALL PORCHES, STEPS AND GARAGE FLOOR SLABS SHALL BE A MIN. OF 3500 PSI
- AND PERMEES 5% & 7% AIR ENTRAINED

- * TOP OF WINDOWS 94-3/4" ABOVE SUB-FLOOR FOR 9'-0" PLATES, UNLESS OTHERWISE NOTED
- * TOP OF WINDOWS 82-3/4" ABOVE SUB-FLOOR FOR 8'-0" PLATES, UNLESS OTHERWISE NOTED
- * ALL WINDOWS ARE DESIGNATED IN ROUGH OPENING, SHOWN IN FEET AND INCHES EXCEPT: 2555 = 7'-5" X 5'-5" TO BE MET WITHIN 2" OR EXCEEDED
- * PROVIDE 1/2" X 12" ABOVE ALL WINDOWS AND OPENINGS UNLESS OTHERWISE NOTED
- * PROVIDE TEMPERED SAFETY GLAZING IN ALL WINDOWS WITHIN 24" OF ANY DOOR, WITHIN 14" OF FLOOR IN TIE/HANGER ENCLOSURES, AND IN STAIR WELLS

BRICK WALLS 1' THICK UNLESS OTHERWISE NOTED

- * ALL INTERIOR PARTITIONS 3/4" UNLESS OTHERWISE NOTED
- * ALL EXTERIOR WALLS 4/5' (24" WITH 1" SHEATHING)
- * ALL EXTERIOR BRICK WALLS 3/4' (24" W/ 1" SHEATHING & 1" AIR SPACE & 4" BRICK VENEER)
- * ALL EXTERIOR WALLS 6' (24" W/ 3" SHEATHING)
- * ALL EXTERIOR BRICK WALLS 11' (26" W/ 3" SHEATHING & 1" AIR SPACE & 4" BRICK VENEER)
- * ALL EXTERIOR DIMENSIONS ARE TO EXTERIOR OF WALL SHEATHING OR BRICK
- * PROVIDE 5" 1/4" x 3/4" ST. ANGLE LVL ABOVE OPENINGS UP TO 4" WIDE WITH BRICK ABOVE.
- * PROVIDE 5" 1/4" x 3/4" ST. ANGLE LVL ABOVE OPENINGS FROM 5" TO 10" WIDE WITH BRICK ABOVE.
- * PROVIDE 7" 1/4" x 3/4" ST. ANGLE LVL ABOVE 10" - 18" WIDE W/CE OVERHEAD DOORS.
- * WITH UP TO 7" OF BRICK ABOVE.

- STEEL FABRICATOR SHALL PROVIDE ALL MISCELLANEOUS CONNECTIONS AND SHIMS FOR ALL MANUFACTURER'S INSTALLATION.
- STEEL UPLIFT PLATE BOLTS TO BE CONNECTED WITH
 - 2 1/2" BOLTS W/ WASHERS (2) EACH END
 - 2 1/2" BOLTS W/ WASHERS (4) EACH END
- WALLS SHALL BE BRACED AT 10' ON CENTER AND 25' ON C/C
- ALL JOISTS, STUDS & PARTIES TO BE 3P (1/2" CANADIAN UNLESS OTHERWISE NOTED)
- ALL 2 L TO JOIST JOISTS OVER 4'-0" IN LENGTH TO BE 10# (1/2" OR 10# PLTER CANADIAN, NORTHERN AND SOUTHERN AUSTRALIAN) (SPRINK P/N 16# STANDARD)
- ALL 2 L TO JOIST JOIST JOISTS OVER 4'-0" IN LENGTH TO BE 10# (1/2" OR 10# PLTER CANADIAN, NORTHERN AND SOUTHERN AUSTRALIAN) (SPRINK P/N 16# STANDARD)
- ALL HANGERS TO BE (2) 30# 3/8" (1/2" CANADIAN UNLESS OTHERWISE NOTED)
- ALL HANGERS TO BE 10# (2) 30# 3/8" (1/2" CANADIAN UNLESS OTHERWISE NOTED) (THE DEPTH OF THE MEMBER AND SHALL NOT BE CLOSER THAN 7" FROM THE TOP OF THE MEMBER OR TO ANY OTHER MEMBER)
- THE QUALITY OF WELDS SPOKE INTO PRE-ENGINEERED MEMBERS SHALL BE TO THE MANUFACTURER'S
- PROVIDE PRE-ENGINEERED JOIST MANUFACTURER'S INSTALLATION INSTRUCTIONS ON THE JOIST AT THE JOIST CONNECTIONS
- PROVIDE PRE-ENGINEERED JOIST MANUFACTURER'S JOIST HANGERS SHALL NOT EXCEED MANUFACTURER'S RECOMMENDATIONS
- PRE-ENGINEERED FLOOR JOIST SUPPLIER SHALL PROVIDE JOIST LAYOUT FROM MANUFACTURER'S TO FLOORING
- PROVIDE PRE-ENGINEERED PARTITIONS W/ 20L 1/2" BELOW UNLESS OTHERWISE NOTED
- 20# POINT LOAD FROM ABOVE, JOIST 1/2" BELOW UNLESS OTHERWISE NOTED
- ALL EXTERIOR WALLS OVER 10'-0" IN TALL TO BE 10# 3/8" C/S WALLS
- ALL INTERIOR WALLS OVER 10'-0" IN TALL TO BE 10# 3/8" C/S WALLS
- ALL EXTERIOR WALLS OVER 10'-0" IN HEIGHT, FLOOR INTERIOR TO BE 10# 3/8" C/S WALLS
- ALL EXTERIOR WALLS OVER 10'-0" IN HEIGHT, FLOOR EXTERIOR TO BE 10# 3/8" C/S WALLS
- FLOORING SHALL BE 3/4" HALF W/LS IN ALL CONDITIONS
- PRE-ENGINEERING SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS:
 - ALL SPACES OF 10' OR MORE IN LENGTH, INCLUDING STAGGERED OR PARALLEL ROWS OF STUDS, VERT AT CEILING AND FLOOR LEVELS AND ROWS AT 10' - 0" INTERVALS
 - ALL INTERSECTIONS BETWEEN CONCRETE BEAMS AND HORIZONTAL SPACES SUCH AS:
 - BEHIND A PARTITION, STUD OR JOIST
 - BEHIND A PARTITION, STUD OR JOIST
 - ALL SPACES BETWEEN STAIN STRIPES AT TOP AND BOTTOM OF THE CEILING
 - ALL SPACES BETWEEN STUDS, STUDS OWNERS AND PREFRAMES AT RELINS

- * STARTS SHALL HAVE MINIMUM 7/8" RISER HEIGHTS & MINIMUM 10" TREAD DEPTHS
- * QUARRERAILS SHALL HAVE SPACING SUCH THAT THEY WILL NOT ALLOW THE PASSAGE OF A 4" DIAMETER SPHERE
- * PROVIDE A MINIMUM OF 6'-8" CLEAR HEADROOM FOR STARTS IN ALL CONDITIONS. PROVIDE FULL LENGTH CONTINUOUS HANDRAIL 36" IN HEIGHT AT ALL START RUNS WITH 4 OR MORE RISERS. HANDRAILS TO BE INSTALLED ON BOTH SIDES OF STAIRS.

- * KITCHEN OUTLETS MAXIMUM 45" OCC. ALL OUTLETS ABOVE COUNTER 1" UP "DOWN" 1"
- * OUTLETS WITHIN 22" OF SINK IN LAUNDRY ROOM AND ALL OUTLETS IN GARAGE TO BE GFI
- * ALL OUTLETS IN GARAGE TO BE GFI
- * MAXIMUM OF 12" - 0" BETWEEN TYPICAL ROOM OUTLETS UNLESS OTHERWISE NOTED
- * VERIFY THAT NO POINT ALONG ANY WALL 2'-0" LONG OR LONGER IN ANY HABITABLE ROOM TO BE MORE THAN 6'-0" FROM AN OUTLET.
- * ALL ELECTRICAL CONDUCTORS ARE TO BE SOLID COPPER IN ELECTRICAL METALLIC TUBING
- * ALL OUTLETS SHALL BE ARC FAULT PROTECTED
- * ALL 15 & 20 AMP OUTLETS SHALL BE TAMPER RESISTANT

- * NONCLOSING FEATURES IN WALK-IN CLOSETS SHALL BE AT LEAST 12" IN FRONT OF TOP SHELF AND SHALL BE FULLY ENCLOSED WITH A GLOBE. SURFACE MOUNTED NONCLOSING LIGHT FIXTURES ARE NOT PERMITTED IN CLOSETS OTHER THAN WALK-IN.
- * ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING A CEILING FAN.
- * PROVIDE 3 SEPARATE 20 AMP CIRCUITS FOR THE REFRIGERATOR, MICROWAVE AND DISPOSAL/DISHWASHER.
- * PROVIDE 36" DEEP x 30" WIDE x 6-8" HIGH CLEAR AREA IN FRONT OF ELECTRICAL PANEL.
- * 200 AMP SERVICE UP TO 6,000 SF.
- * 400 AMP SERVICE OVER 6,000 SF.

- * ALL FRAMING DRILLED FOR PLUMBING VENTS OR SIMILAR HOLES TO BE IN A MINIMUM WALL OF 2x6 STUDS
- * ALL WATER LINES TO A SECOND FLOOR TO HAVE 1/2" AIR CHAMBERS
 ABOVE GROUND WATER - SCHEDULE 40 P.W.G. 1120 SERIES
 BELOW GROUND WATER - SCH 40 P.W.G. OR CAST IRON
 ABOVE GROUND WATER - TYPE L COPPER, NO LEAD SOLDER
 BELOW GROUND WATER - TYPE K COPPER
- * COLORED PRIMER AND STACK TEST REQUIRED ON ALL P.W.G. PIPING
- * 75LB. AIR OR WATER PRESSURE TEST REQUIRED ON WATER PIPING

- * HVAC CONTRACTOR TO VERIFY LOCATION OF HVAC IN FIELD.
- * WHEN PROVIDING AN ATTIC FURNACE, PROVIDE A SMOKE DETECTOR AN OVERFLOW PAN WITH A DRAIN AND AUTO SHUT OFF VALVE (FOR DRAIN BACK UP) ALONG WITH ANY OTHER REQUIREMENTS WHICH MAY BE NEEDED TO SATISFY LOCAL AND NATIONAL BUILDING CODES.
- * DUCT JOINTS AND SEAMS SHALL BE MADE SUBSTANTIALLY AIR TIGHT.
- * DUCTS SHALL BE SUPPORTED AT 10'-0" INTERVALS MIN.

"I have prepared, or caused to be prepared under my direct supervision, the attached plans and specifications and state that, to the best of my knowledge and belief, and to the extent of my contractual obligation, they are in compliance with all applicable codes."

001-018291	11/16	
Cert. No.	Exp.	Date

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Job Number:
16212

Sheet Number:
A000 B

A

B

C

D

E

1

2

3

4

5

6

7



30
A200

FRONT ELEVATION
OPTION B

1/4"=1'-0"

1

2

3

4

5

6

7



Item: 4248 N. Bloomington Ave. - ZBA#17-009

Department: Planning & Community Development

REQUEST

1. A 440 square foot variance from Chapter 28, Section 6.5-7 to allow a detached garage to be 1,160 square feet instead of the maximum allowed 720 square feet.
2. A variation from Chapter 28, Section 6.5-2 to allow a shed in the side yard where sheds are only permitted in the rear yard.
3. A 0.8 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure from 15.0 feet to 15.8 feet.

ATTACHMENTS:

Description	Type
4248 N. Bloomington Ave. - ZBA#17-009	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 13, 2017
Date Prepared: March 6, 2017
Project Title: Abor Lakes Apartments / Maintenance Garage
Address: 4248 N. Bloomington Ave.

Background Information

Petition Number: ZBA #17-009
Petitioner: William VanDyke / TLC Management Co.
Address: 100 N. LaSalle St. Suite 1200
Chicago, IL 60602
Existing Zoning: R-6, Multi-Family Dwelling District

Requested Action/Background Information

The petitioner proposes to construct a detached garage that exceeds the allowable square footage. The proposed building is 1,160 square feet; however, the maximum allowed is 720 square feet. In addition, the petitioner is requesting a height variance and a variance to allow the garage in the side yard where garages are only permitted in the rear yard. The petitioner is requesting the following variations:

- A 440 square foot variance from Chapter 28, Section 6.5-7 to allow a detached garage to be 1,160 square feet instead of the maximum allowed 720 square feet.
- A variation from Chapter 28, Section 6.5-2 to allow a shed in the side yard where sheds are only permitted in the rear yard.
- A 0.8 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure from 15.0 feet to 15.8 feet.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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.

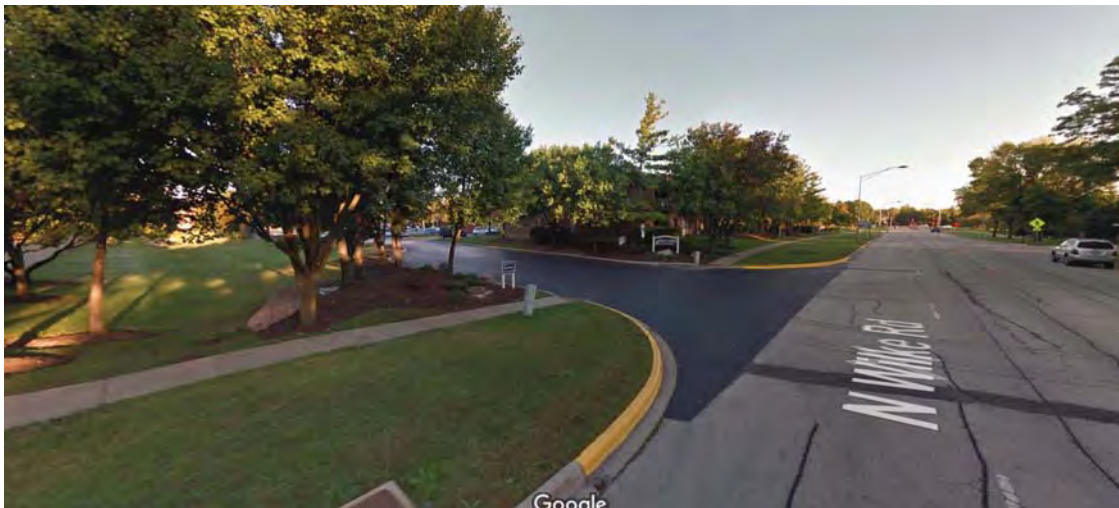
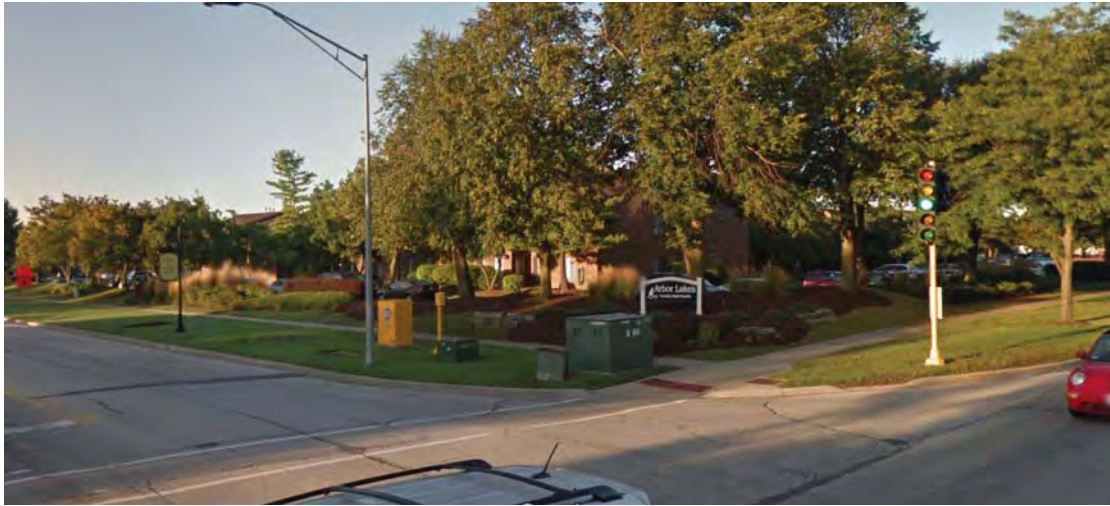
Map of General Vicinity



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	✓	2/24/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	2/24/17	
3. Letter that was Mailed	✓	2/23/17	
4. Photographs of Sign on Property	✓	2/23/17	

Photographs of Existing Structure



ZBA# 17-009

4248 N Bloomington Ave - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: February 20, 2017

Completed: February 21, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 440 sq ft variance to allow a detached garage to be 1,160 sq ft instead of the maximum allowed 720 sq ft; A variation to allow a shed in the side yard with sheds are only permitted in the rear yard; and a 0.8 ft variance to allow an increase to the maximum height of an accessory structure from 15 to 15.8 ft.

NOTE: The proposed garage is for a maintenance structure for the Arbor Lakes condominium complex.

The Engineering Department has NO OBJECTION to the proposed variations.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Arbor Lakes Apts. - Garage

Project Address: 4248 N. Bloomington Ave.

ZBA #: 17-009

ZBA Hearing Date: March 13, 2017

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 17, 2017

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Attached are the Petitioner's:

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

Comments: _____

No Comments. - S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, March 1, 2017.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Arbor Lakes Apts. - Garage

Project Address: 4248 N. Bloomington Ave.

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Attached are the Petitioner's:

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

Comments: NO COMMENTS. C.T.C.

RECEIVED
FEB 17 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Please review, comment, and return to me no later than Wednesday, March 1, 2017.

PETITION

NOW COMES the Petitioner, TLC Management Co., being the owner of the property commonly known as Arbor Lakes Apartments, 4248 N. Bloomington Ave., and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Sections 6.5-2, 6.5-6, and 6.5-7, Chapter 28, of the Arlington Heights Municipal Code, in order to: Construct a Maintenance Garage

I hereby state that the following hardship would exist if the variation were not granted:

- ✓ 1. Reasonable Rate of Return: *Arbor Lakes Apartments* is an "A-" community that requires a crew of Maintenance Staff working 6-days/week. Staff does not have sufficient storage space to efficiently access equipment and supplies. They need to secure equipment from vandalism and exposure to the elements to control costs for annual maintenance fees, which directly affects the affordability for its residents and the rate of return for TLC Management Co.
- ✓ 2. Plight of the Owner Due to Unique Circumstances: TLC Management Co. recently purchased *Arbor Lakes Apartments* and is committed to providing its residents with updated amenities, and associated maintenance. Effectively executing "A-" community maintenance is necessary to attract and retain occupants and to provide for their safety, comfort and general welfare. This includes, but is not limited to, providing cleanly amenities, maintaining safe lighting, and conducting winter snow removal and de-icing operations. Subsequently, the proposed Maintenance Garage adds value to *Arbor Lakes Apartments*, improves the quality of life for its residents and, inherently, the inhabitants of the Village of Arlington Heights. Since the 1980s when *Arbor Lakes Apartments* was built, maintenance requirements have increased and it is a unique circumstance that there is insufficient storage space for a community of this size and caliber.

- ✓ 3. Variations Shall not Alter the Essential Character of the Locality: a) The additional 9-inches in building height shall allow for a roof pitch that is consistent with that of the surrounding buildings; b) The 1,160-sf size of the garage has been specifically designed to accommodate all of the supplies and equipment that are necessary for Maintenance Staff; and c) The garage shall be located adjacent to an existing building since there is no rear yard space available.

Furthermore, the garage shall have siding and wainscoting so that it conforms with the surrounding buildings. It shall be landscaped around its sides and back in conformance with the Municipal Code and an existing privacy fence currently screens the area. The overall parking space count shall remain the same by re-striping 2 spaces and without increasing pavement.

The Maintenance Garage, combined with the Outdoor Living Area, shall result in a net reduction of approximately 6,200-sf of impervious surface. The Outdoor Living Area shall be installed to replace the existing Tennis Courts with a Dog Park, Children's Playground, and a Patio that has an outdoor fireplace and grill. It shall contain a meandering walkway that promotes connectivity between existing internal walkways, the Clubhouse and the Swimming Pool. The Outdoor Living Area shall be inviting as a community gathering place and serve as a focal point where residents can connect with one another. It also provides an opportunity for visitors to experience the amenities firsthand while walking to and from the Leasing Center.

Signed:


Petitioner

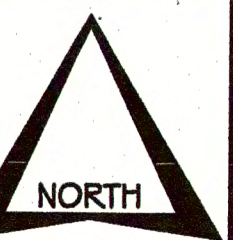
Date:

2/10/17



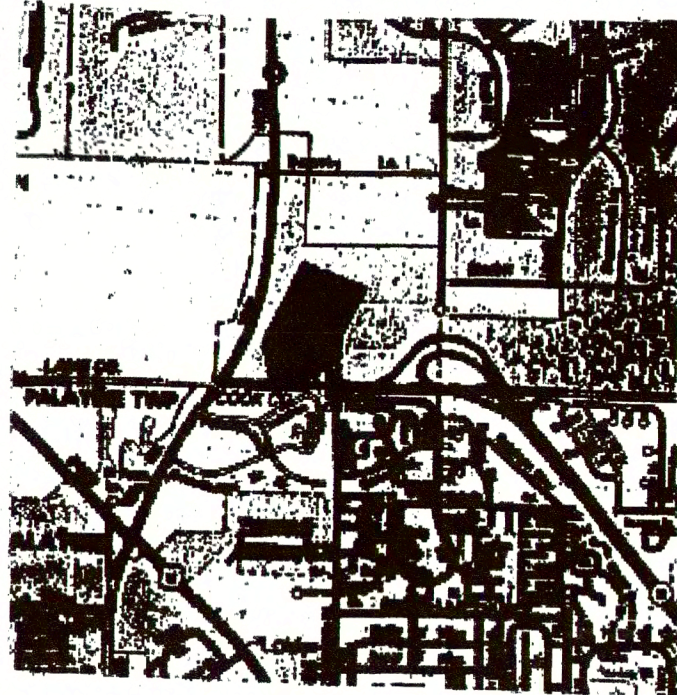
ALTA/ACSM LAND TITLE SURVEY

JOHN D. REBK & ASSOCIATES
Land and Construction Surveys
35 W 388 Miller Road
Dundee, Illinois 60118 (847) 428-3456



Based Upon First American Title Insurance Company's Commitment
File No. NCS-805854-CH12 bearing an effective date of
July 19, 2016.

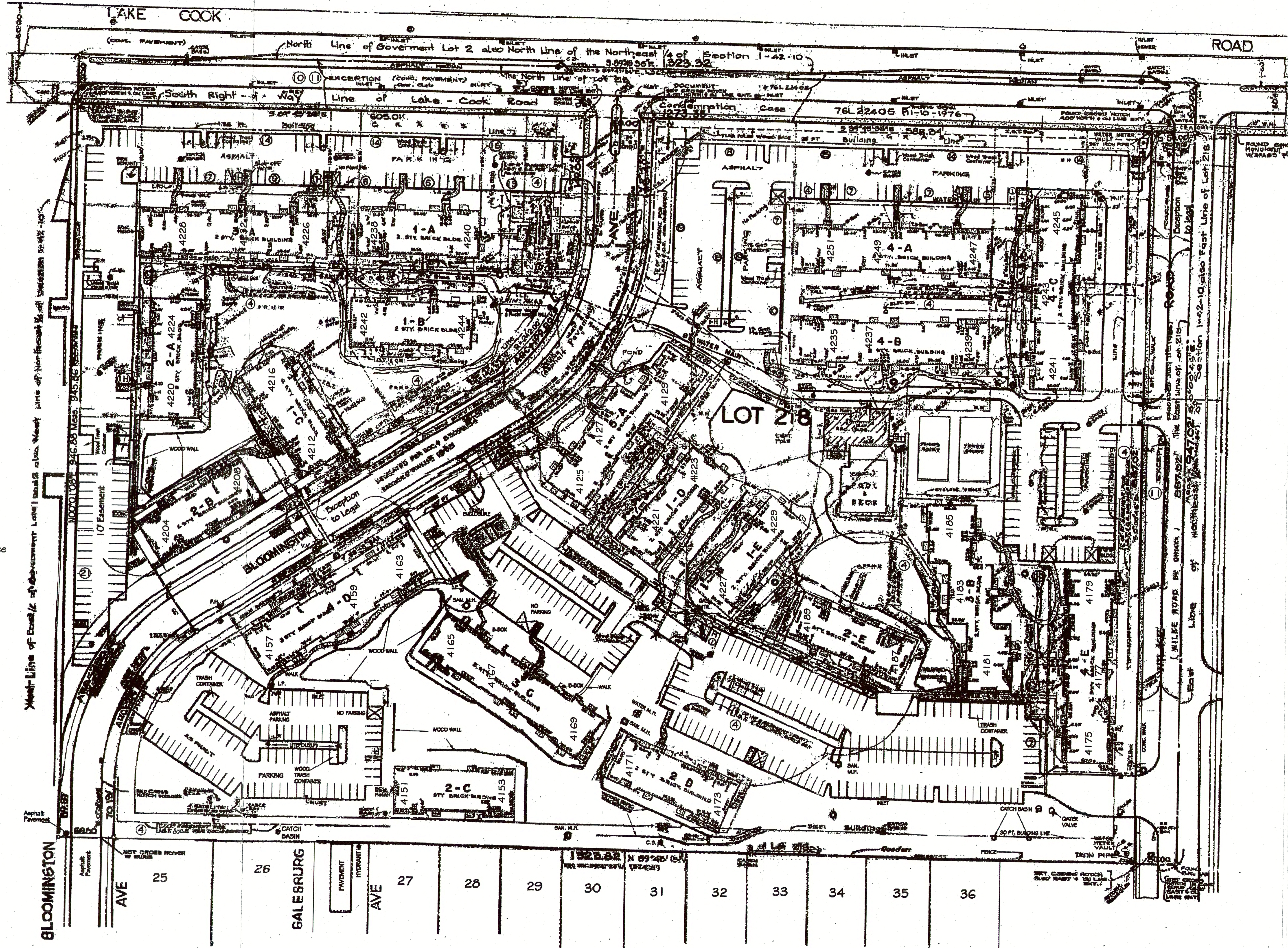
LOCATION MAP



ZONING

The property shown hereon lies within the R-6
Multiple Family Zoning District of the Village of
Arlington Heights, Illinois.

For its particulars refer to the Amended Ordinance
with the Legal Department of said Village.



FLOOD NOTE

By graphic plotting only, this property is in Zone "X"
as identified by Federal Emergency Management Agency Flood
Insurance Rate Maps No. 17031 0044
which bears an effective date of August 19, 2008.

Zone "X"= Outside of the 500 Yr. Flood Plain

AREA IN PARCEL

TOTAL AREA: 1,253,347.524 Sq. Ft.
28.7729 Acres
NET AREA (Minus Right-of-Ways):
1,046,782.720 Sq. Ft.
24.0308 Acres

PARKING SPACES

722 Regular Spaces
34 Handicap Spaces
756 TOTAL SPACES

NOTES CORRESPONDING TO SCHEDULE "B"

- Easement in favor of Commonwealth Edison Company and Illinois Bell Telephone Company, and/or their successors in interest, for pole lines, conduits and maintenance purposes granted by documents recorded January 10, 1986 as number 86014660 and recorded April 29, 1986 as number 86166120, and the terms and conditions thereof.
Note: Disclaimer of easement rights created in document 86014660 by Commonwealth Edison recorded June 19, 1986 as document 86250799. (PLOTTED)
- Notice of Requirement for storm water detention Recorded February 28, 1978 as Document 24344625 and additional notice of requirement for storm water detention Recorded May 10, 1985 as Document 85014853.
(Refer to Document for locations and other particulars - Not Plotted)
- Survey prepared by Ludlow and Associates, dated July 2, 2002, under Jo9b No. 02-3215, shows the following: Existing 10 inch water main along the South property line between Bloomington Avenue and Galesburg Avenue.
(Refer to said plat for location and other particulars - Not Plotted)
- Terms, provisions and conditions contained in the Arbor Lakes Onsite Utility and Roadway Agreement by and between American National Bank and Trust Company of Chicago, as Trustee under a Trust Agreement dated August 27, 1984 and known as Trust Number 62047 and the Village of Arlington Heights, Recorded October 18, 1985 as Document 85242782 and February 21, 1986 as Document 86072785.
Note: Owner agrees to maintain sanitary sewer, storm sewer, water mains and other facilities on property.
(Refer to Document for locations and other particulars - Not Plotted)
- Terms, provisions and conditions contained in agreement Recorded February 21, 1986 as Document 86072784 made by and between American National Bank and Trust Company, as Trustee under Trust Number 62047 and the Village of Arlington Heights, relating to construction and maintenance of detention lake on the land. Release of claims and liability of Village of Arlington Heights from construction and maintenance of retention basin Recorded October 18, 1985 as document 85242781.
(Refer to Document for locations and other particulars - Not Plotted)
- Terms, conditions and provisions of Ordinance No. 84-108 entitled An Ordinance Amending the Development Plan for Arbor Lakes Apartments and Granting a Variance Recorded August 28, 1987 as Document 87475580. Note: Amends development plan to permit construction of enclosed parking stalls and a variation of zoning ordinance in connection therewith.
(Refer to Document for locations and other particulars - Not Plotted)
- Right, title and interest of County of Cook in and to the North 60 feet of the land condemned for Lake Cook Road on a petition filed November 10, 1976 in Case No. 76L22405.
- Terms, Provisions and Conditions contained in Grant of Easement dated June 24, 2014 made by Great Lakes Property Group Trust in favor of Illinois XI LLC Recorded August 01, 2014 as Document No. 1421344085.
(Refer to document for locations and other particulars - Not Plotted)

LEGAL DESCRIPTION

LOT 218 Formally known as COMMERCIAL TRACT, in TIBURON PLANNED UNIT DEVELOPMENT PLAT in part of the East 1/2 of the Northeast 1/4 of Section 1, Township 42 North, Range 10 East of the Third Principal Meridian and part in the West 1/2 of the Northwest 1/4 of Section 6, Township 42 North, Range 11 East of the Third Principal Meridian, recorded July 8, 1977 as document 24004946 (Corrected by Certificate of Correction recorded September 24, 1977 as document 24121632 and October 21, 1977 as document 24159150), excepting therefrom that part dedicated for Public roadways by plat of dedication recorded July 11, 1985 as document 85098153 and excepting therefrom that part dedicated for Public roadway by plat of dedication recorded July 11, 1985 as document 85098154, in Cook County, Illinois.

SURVEYOR'S CERTIFICATION

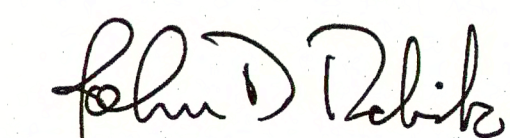
CERTIFY TO:

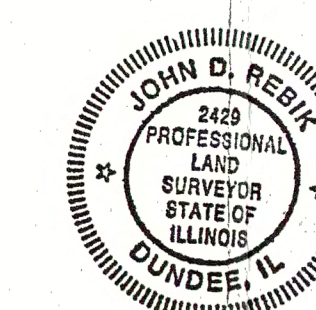
FIRST AMERICAN TITLE INSURANCE COMPANY
GREAT LAKES PROPERTY GROUP TRUST, AN ILLINOIS TRUST
ARBOR LAKES APARTMENTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
DYKEMA GOSSETT PLLC
WINTRUST BANK, AN ILLINOIS BANKING CORPORATION, ITS SUCCESSORS
AND ASSIGNS

This is to certify that this map or plat and the survey on which it is based
were made in accordance with the 2016 Minimum Standard Detail
Requirements for ALTA and NSPS Land Title Surveys, jointly established and
adopted by ALTA and NSPS, and includes items 1, 2, 4, 4, 6(a), 6(b), 7(a),
7(b), (1), 7(c), 8, 9, 11, 13, 14, 16, 17, 19 and 20.

The Field Work was completed on October 11, 2016.

Dated: October 24, 2016 AND REVISED NOVEMBER 25, 2016.

By: 
John D. Rebk, P.L.S. 035-002429



Scale: 1 inch equals 50 feet.
Distances are marked in feet and decimal parts thereof.

Ordered by: KATTEN MUCHIN ROSEMAN, LLP
Checked by: J.D.R. Surveyed by: D.K.R.

Building lines, if any, shown hereon are building line
shown on the recorded subdivision plat. Consult local
authorities for building line established by local
ordinances.

Please check legal description with Deed; also compare
all points before building and report ANY DISCREPANCY
IMMEDIATELY.
ORDER No. 16-3215 ALTA

30' REAR YARD SETBACK

PROPERTY LINE WITH PRIVACY FENCE

EXISTING APARTMENT BUILDING

EXISTING TREE TO BE PROTECTED

PROPOSED MAINTENANCE GARAGE
(SEE ARCHITECTURAL PLANS BY MOHR)
F.F. = 734.5
F.G. = 734.0

LANDSCAPE BED
(SEE PLAN BY CLARENCE DAVDS)

DETENTION BASIN
HIGH WATER LEVEL ELEVATION

EXISTING STORM WATER DETENTION BASIN

RE-STRIPE AND RELOCATE TWO PARKING SPACES

EXISTING PARKING LOT

sanitary manhole
rim 731.08
inv 724.89 8" pvc (w,n)

TOE OF EMBANKMENT

Palatine Twp. Single Family Residence District

Door Schedule											
Door Designation		Door Details						Frame Details		Hardware	Comments
Tag	Room Name	Qty.	Mat'l	Finish	Width	Height	Thick	Mat'l	Finish	Set	
1	Front Entry	1	MTL	Owner Spec.	3'-0"	7'-0"	1-3/4"	MTL	Owner Spec.	-	Typ. Swinging Door, Privacy Lockset & Handle, Three Pivot Hinges
2	Garage Door	1	-	Owner Spec.	16'-0"	7'-0"	1-3/4"	-	Owner Spec.	-	Overhead Door, Owner to Select, Install per Manuf Direction
3	Door 3	1	HC/WD	Owner Spec.	3'-0"	6'-8"	1-3/4"	Wood	Owner Spec.	-	Typ. Swinging Door, Non-Lockable & Handle, Three Pivot Hinges
4	Door 4	1	HC/WD	Owner Spec.	2'-8"	6'-8"	1-3/4"	Wood	Owner Spec.	-	Typ. Swinging Door, Non-Lockable & Handle, Three Pivot Hinges

*VERIFY ALL DOOR SIZES, TYPES, AND FINISHES WITH OWNER BEFORE PURCHASE.

○ Window Schedule

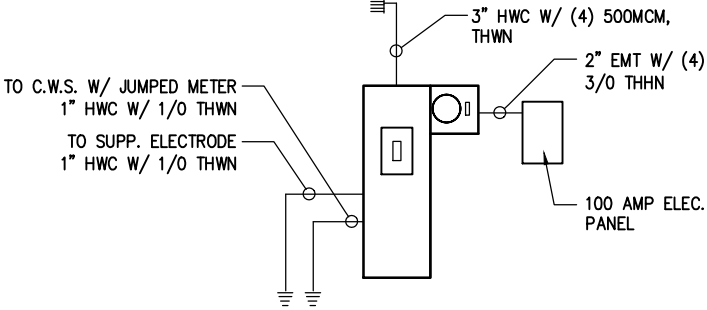
Window Designation		Window Details							Frame Details		Opening Details		Comments
Tag	Glazing	Qty.	Mat'l	Pane	Finish	Width	Height	Vent Type	Mat'l	Finish	Light	Vent	
A	Clear/Insulated	1	Vinyl	Double	OwnerSpec.	3'-0"	3'-0"	Dbt Hung	Vinyl	OwnerSpec.	8.25	4.125	-

*VERIFY ALL WINDOW SIZES, TYPES, AND FINISHES WITH OWNER BEFORE PURCHASE.

**TEMPERED GLAZING IS REQUIRED WHEN THE BOTTOM EDGE OF THE GLAZING IS LESS THAN 18" ABOVE THE FLOOR

WALL/PARTITION SCHEDULE			
MARK	SYMBOL	SECTION/DETAIL	DESCRIPTION
A			2x4 WD. STUDS @ 16" O.C. W/ 5/8" GYPSUM BOARD EACH SIDE; 1/2 HR. NON-BEARING WALL UL # U319
C			2"x6" STUDS @ 16" O.C. W 1/2" OSB SHEATING, TYVEK WRAP, R19 INSULATION, VAPOR BARRIER. 5/8" GYP. BD. & HORIZ. HARDUI BOARD EXTERIOR SIDING. UL # CA-WP-8131

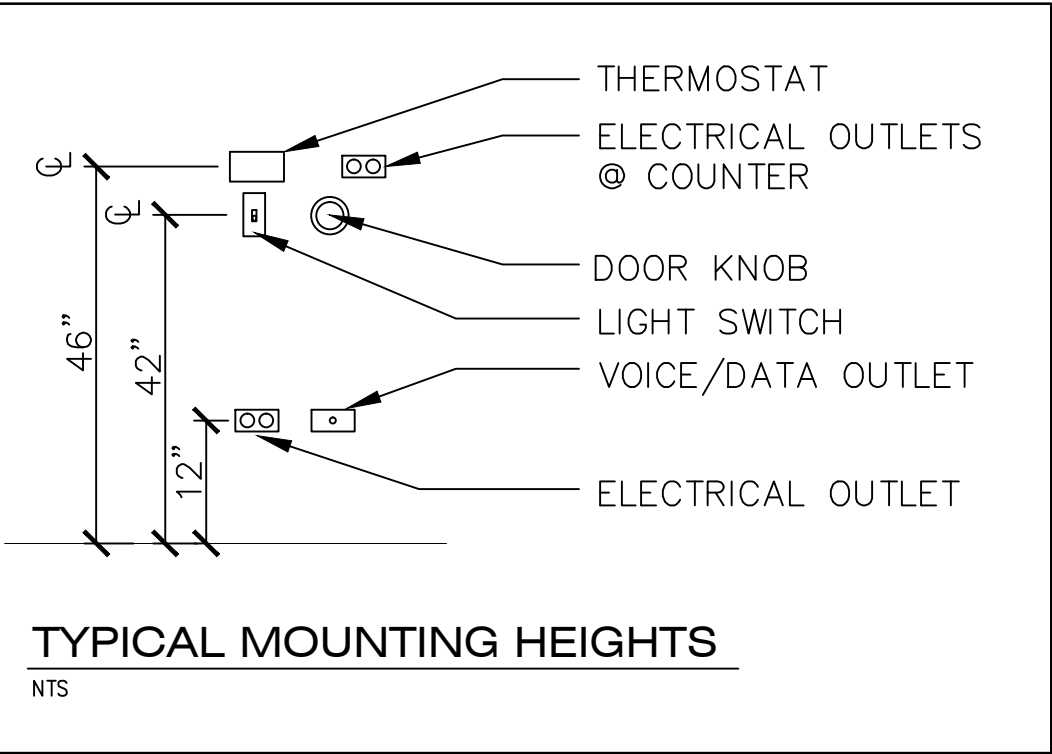
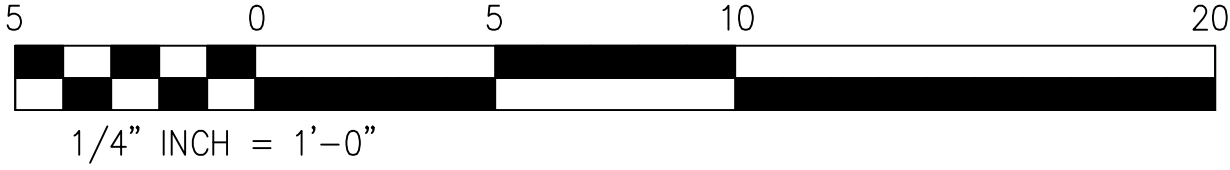
TYPICAL HEADER SCHEDULE			
LOAD BEARING WALLS			
WALL SIZE	OPENING SIZE	HEADER	JAMB
6" STUD	LESS THAN 3'-9"	2-2X8	2-2X6
6" STUD	3'-9" TO 5'-0"	3-2X10	2-2X6
6" STUD	5'-0" TO 8'-0"	3-2X12	3-2X6
6" STUD	8'-0" TO 12'-6"	3.5 X 11.9 PARALLAM	4-2X6



100 Amp Elec. Service

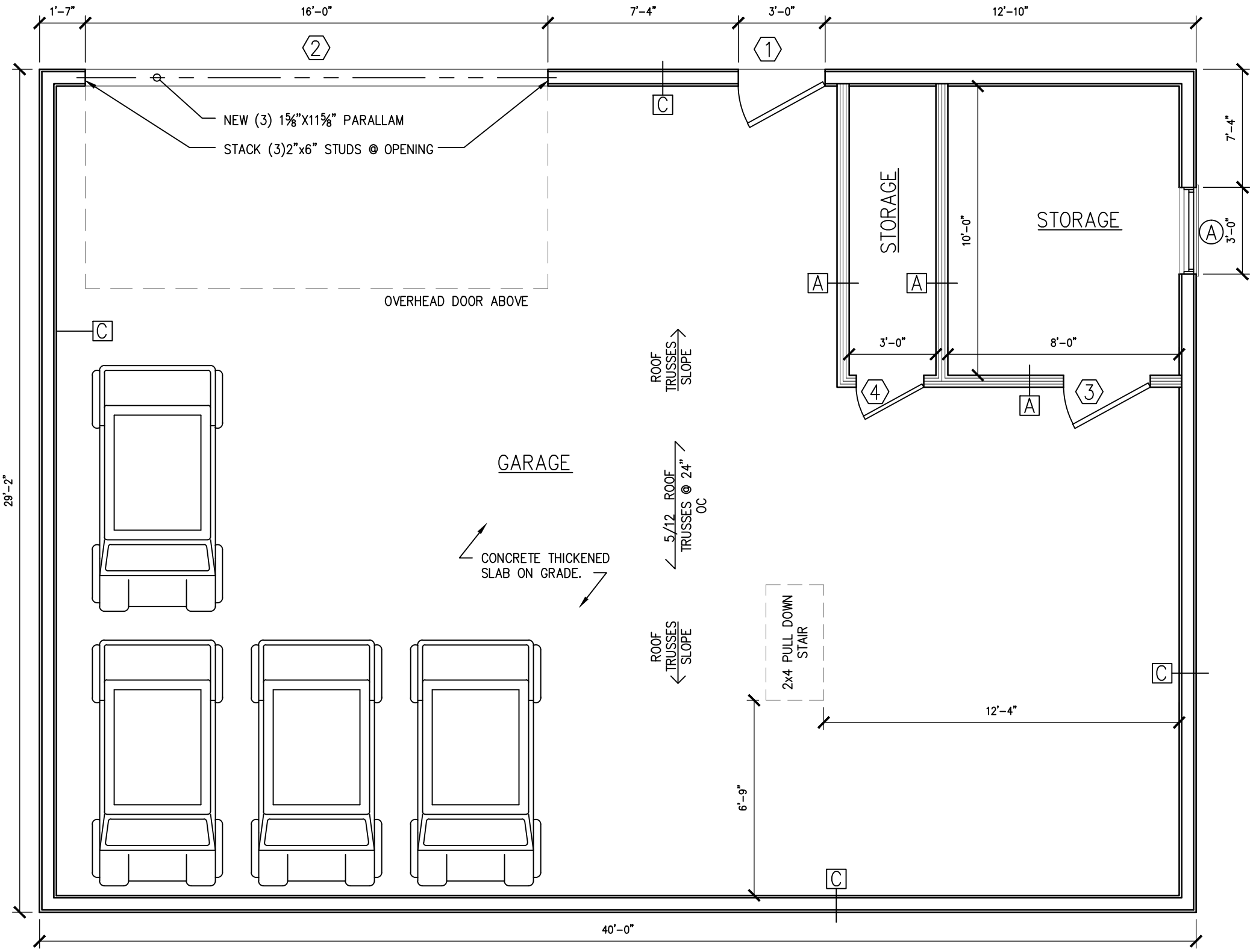
NTS

- ### GENERAL ELEC. NOTES
- ALL WORK TO CONFORM TO ARTICLE 570 - REQUIREMENTS FOR EXISTING DWELLING USE-TYPE
 - ALL WORK TO CONFORM TO ALL STATE AND CITY CODES
 - ALL SMOKE DETECTORS SHALL BE HARD WIRED IN SERIES TO ALL SOUND IF ANY SINGLE ONE IS ACTIVATED WITH BATTERY BACK-UP.
 - ALL CLOSETS LIGHTS TO BE COMPLETELY ENCLOSED RECESSED INCANDESCENT FLUORESCENT FIXTURES WITH LENS CLOSET LIGHTING IS TO MAINTAIN A 6" CLEARANCE BETWEEN FIXTURE AND NEAREST POINT OF STORAGE.
 - OUTLET BOXES SHALL NOT BE USED AS THE SOLE SUPPORT FOR CLG. SUSPENDED FANS(PADDLE TYPE)
 - CONNECT GROUNDING WIRE DIRECTLY TO GROUND ROD. MINIMIZE CONDUCTOR RIGHT ANGLE BENDS. MAXIMUM LENGTH OF CONDUCTOR SHALL BE 10 FEET.
 - GROUND RODS (IF NEEDED) SHALL BE 3/4" DIA. X 10' LONG COPPERWELD. RESISTANCE TO GROUND MUST BE 25 OHMS OR LESS.
 - GROUNDING ELECTRODE CONNECTIONS SHALL BE MADE WITH A U.L. LISTED AND APPROVED BOLTED PRESSURE OR COMPRESSION TYPE CONNECTOR.
 - ARC-FAULT CIRCUIT-INTERRUPTER PROTECTION REQ'D FOR BEDROOM RECEPTACLES



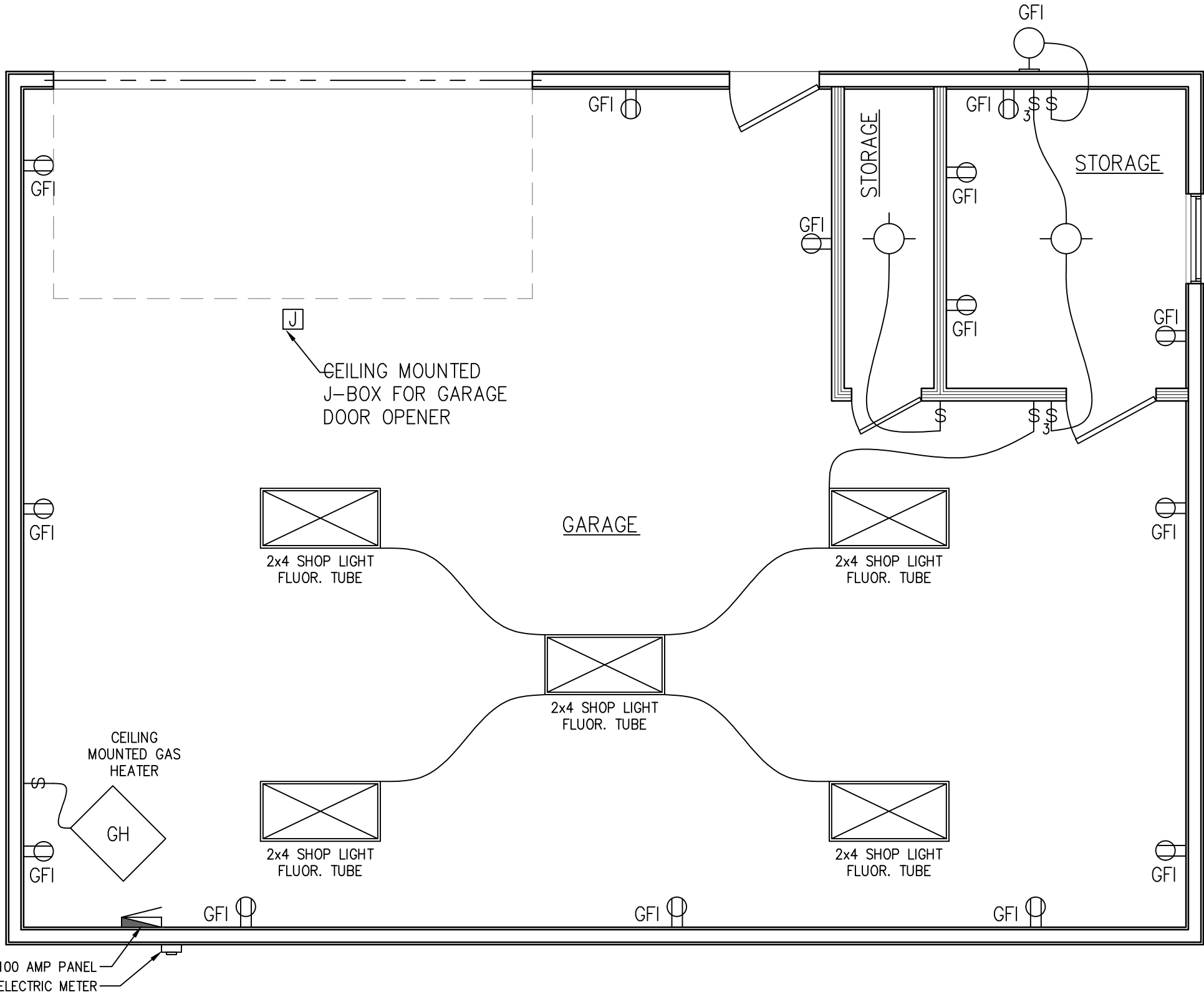
LEGEND			
	CEILING MOUNT FIXTURE		DUPLEX OUTLET
	EXTERIOR WALL SCONCE		2x4 FLUORESCENT TUBE LIGHT
	SWITCH		3-WAY SWITCH
NOTES GFCI: GROUND FAULT CIRCUIT INTERRUPTER VP GFCI: VAPORPROOF GROUND FAULT CIRCUIT INTERRUPTER			

*VERIFY ALL LIGHT FIXTURES WITH OWNER BEFORE PURCHASE.



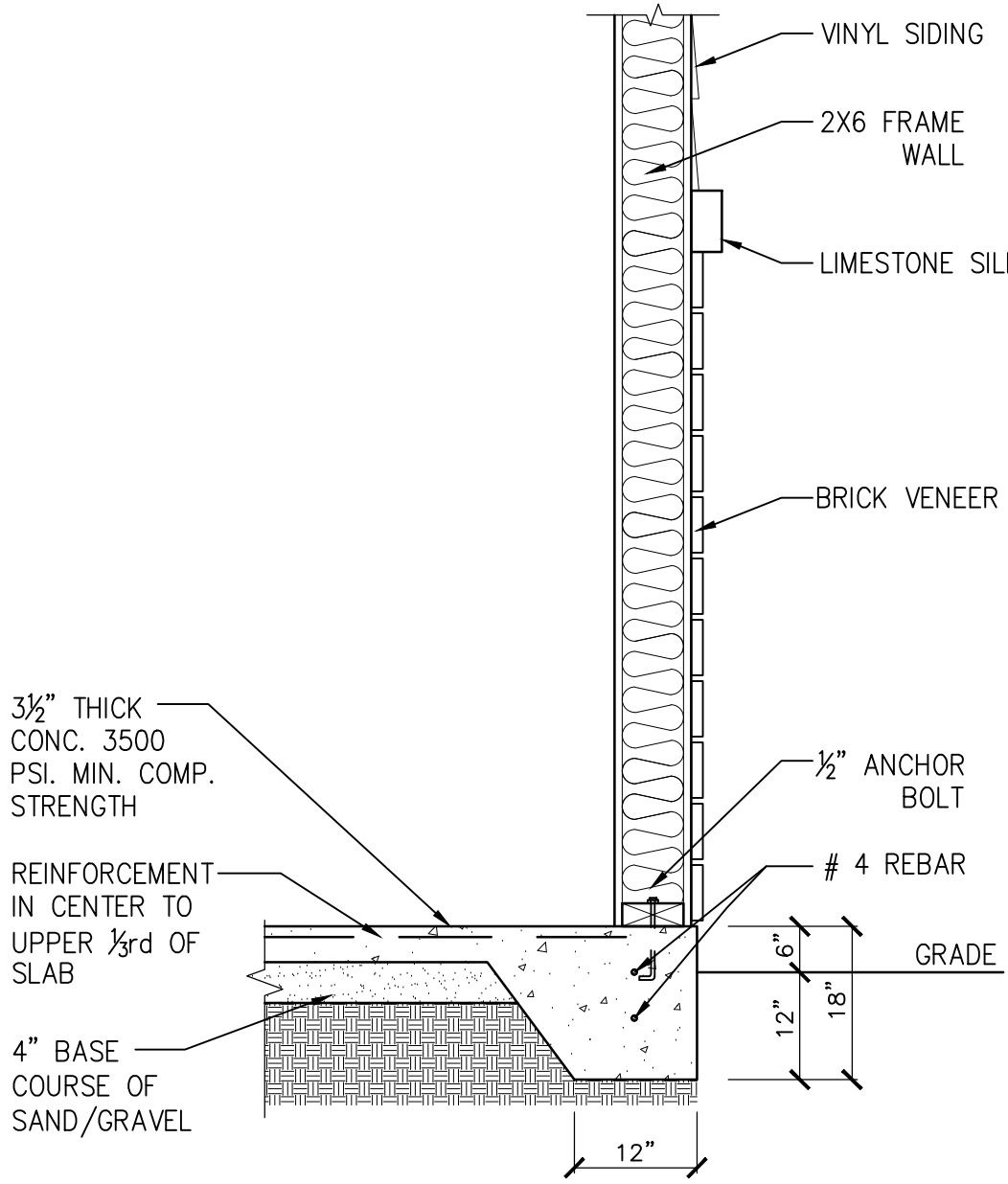
Garage First Floor Plan

SCALE: 1/4" = 1'



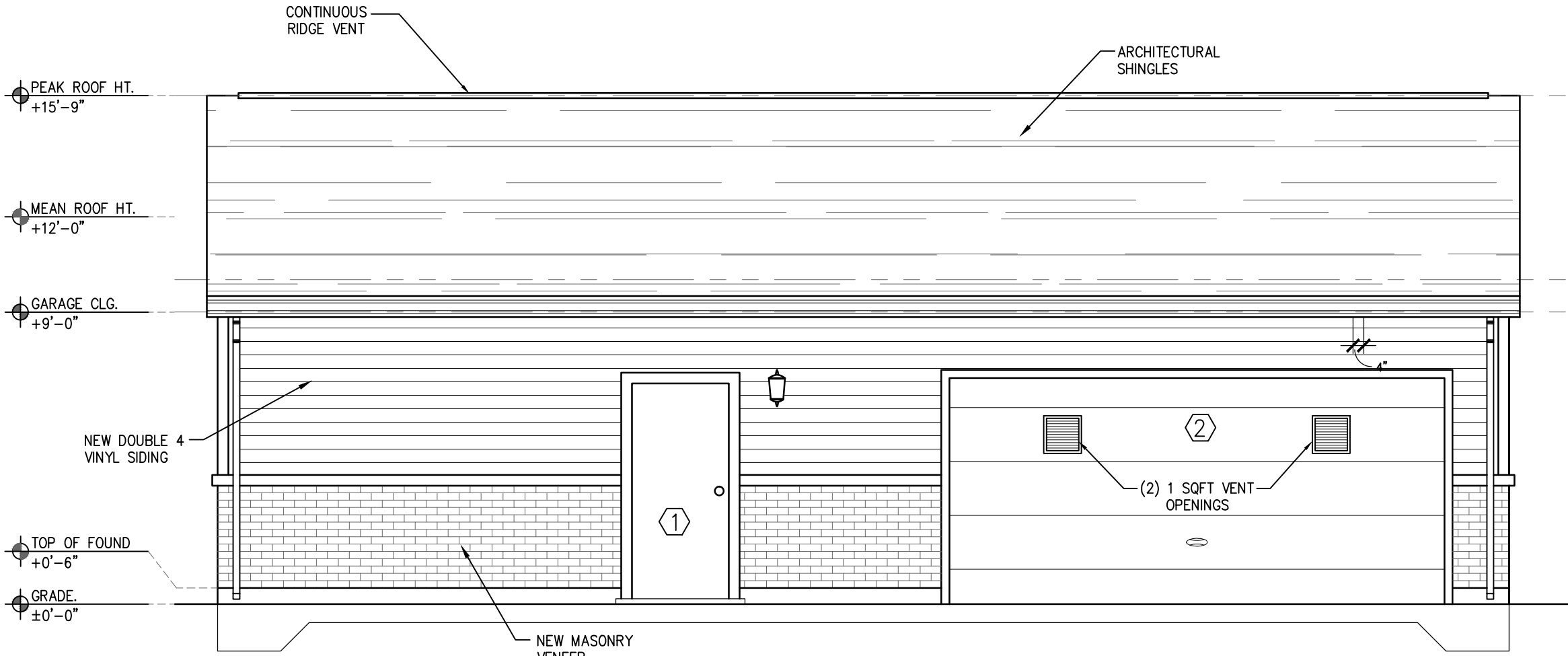
Garage Electrical Plan

SCALE: 1/4" = 1'



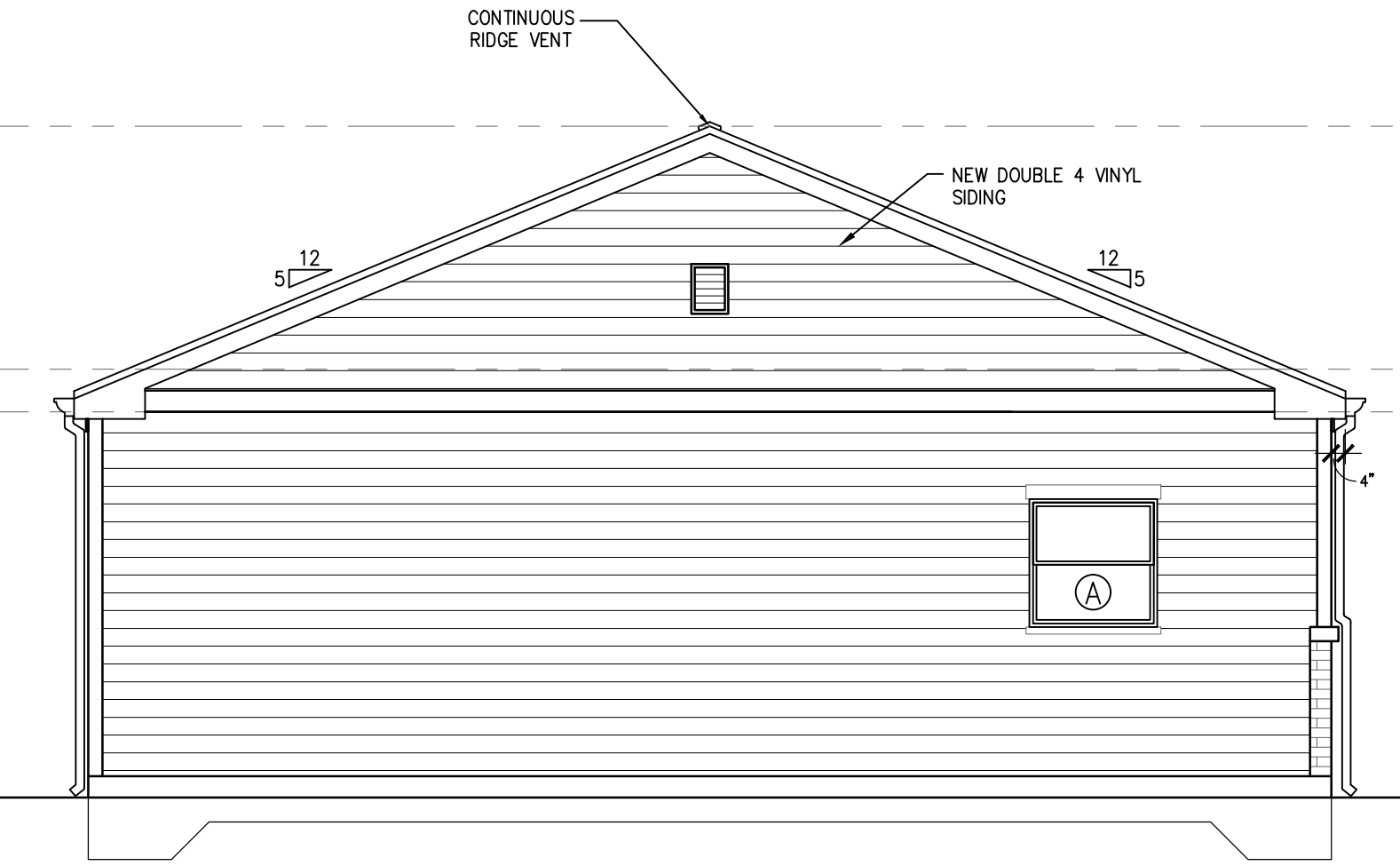
Thickened Slab Foundation Detail

SCALE: 1" = 1'



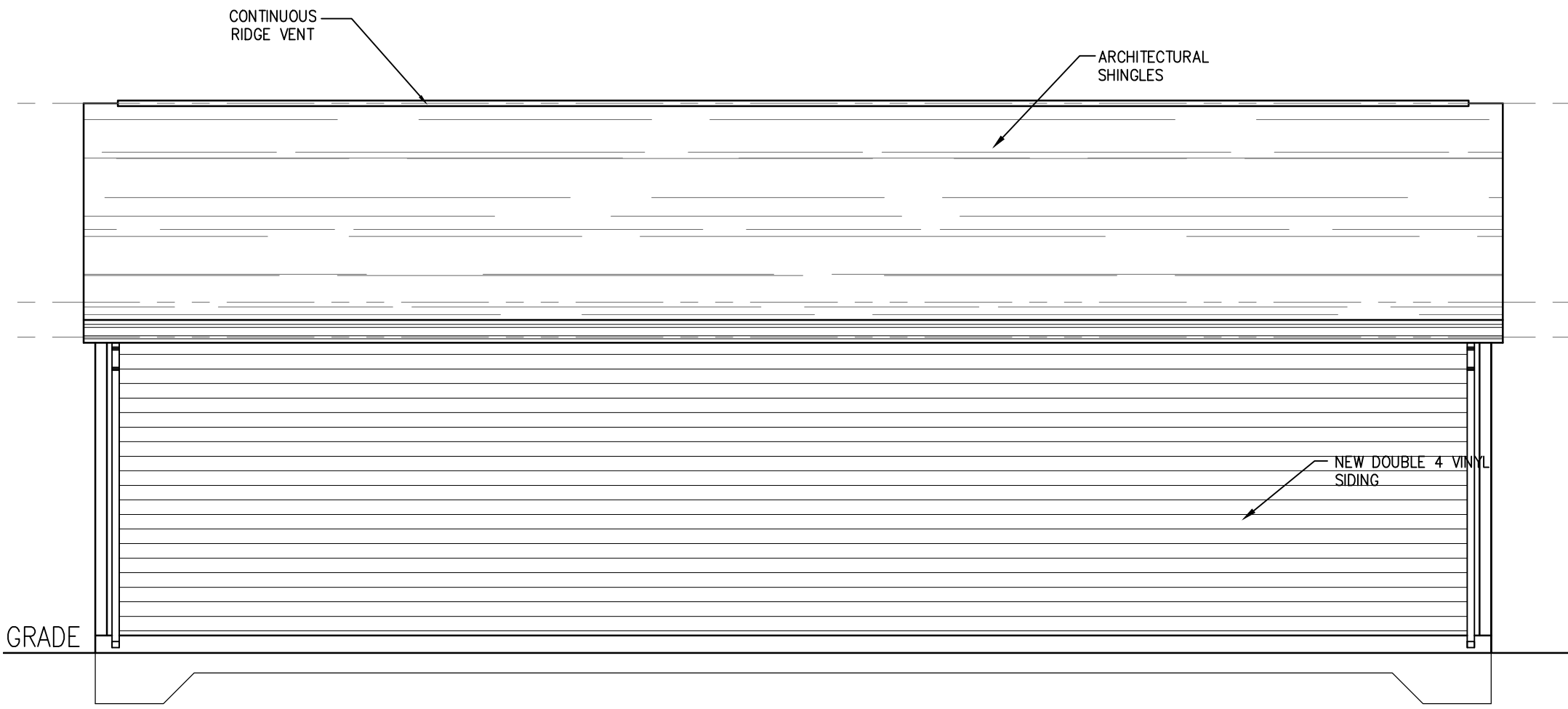
North Elevation

SCALE: 1/4" = 1'



East Elevation

SCALE: 1/4" = 1'



South Elevation

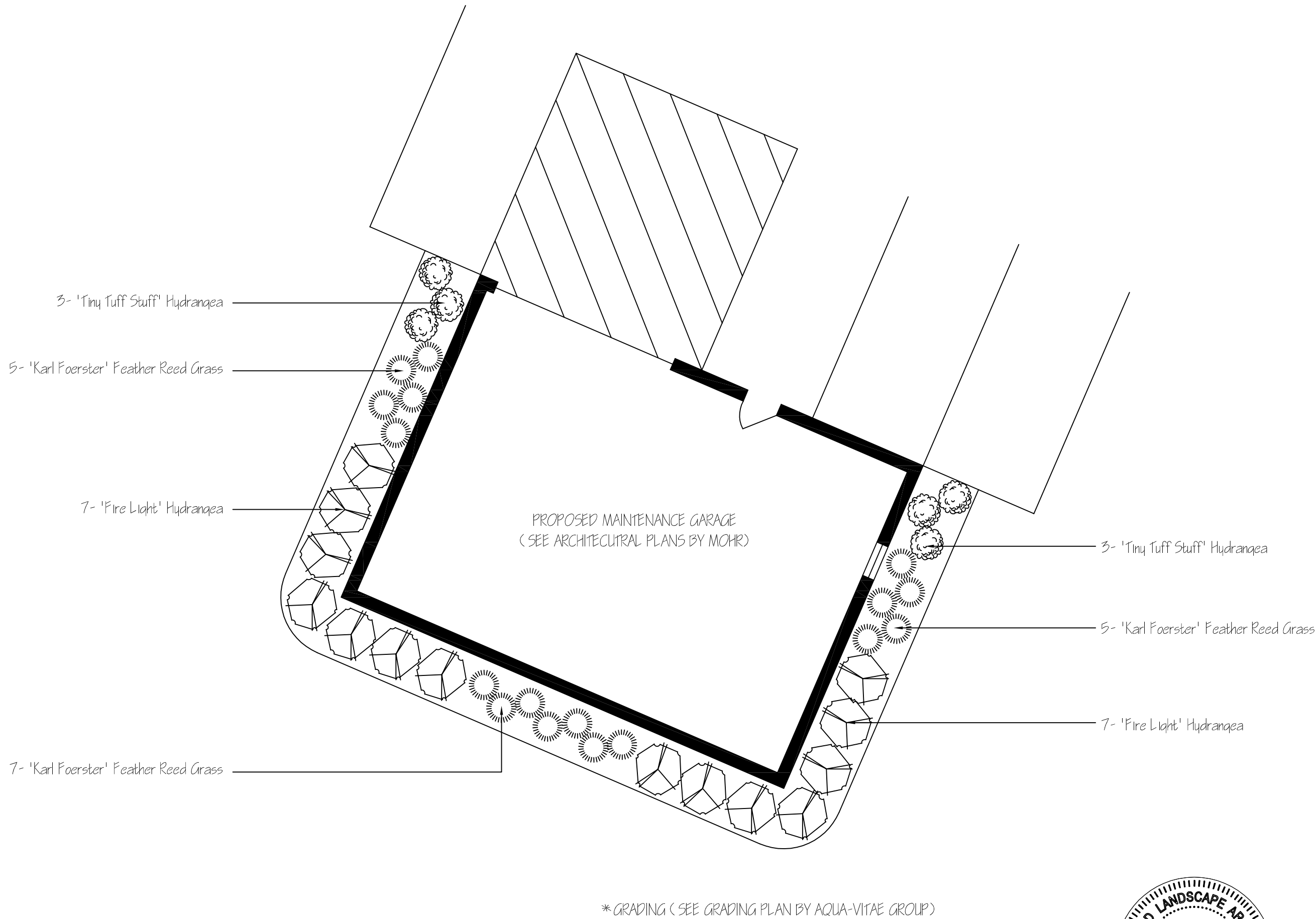
SCALE: 1/4" = 1'

1

LANDSCAPE PLAN

Scale: 1"=8'-0"

COMMON NAME	BOTANICAL NAME	QUANTITY	SIZE	ROOT BALL CONDITION
Fire Light Hydrangea	Hydrangea paniculata 'SMHPFL'	14	5 gallon	Container
Tiny Tuff Stuff Mountain Hydrangea	Hydrangea serrata 'Tiny Tuff Stuff'	6	3 gallon	Container
Karl Foerster Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	17	1 gallon	Container



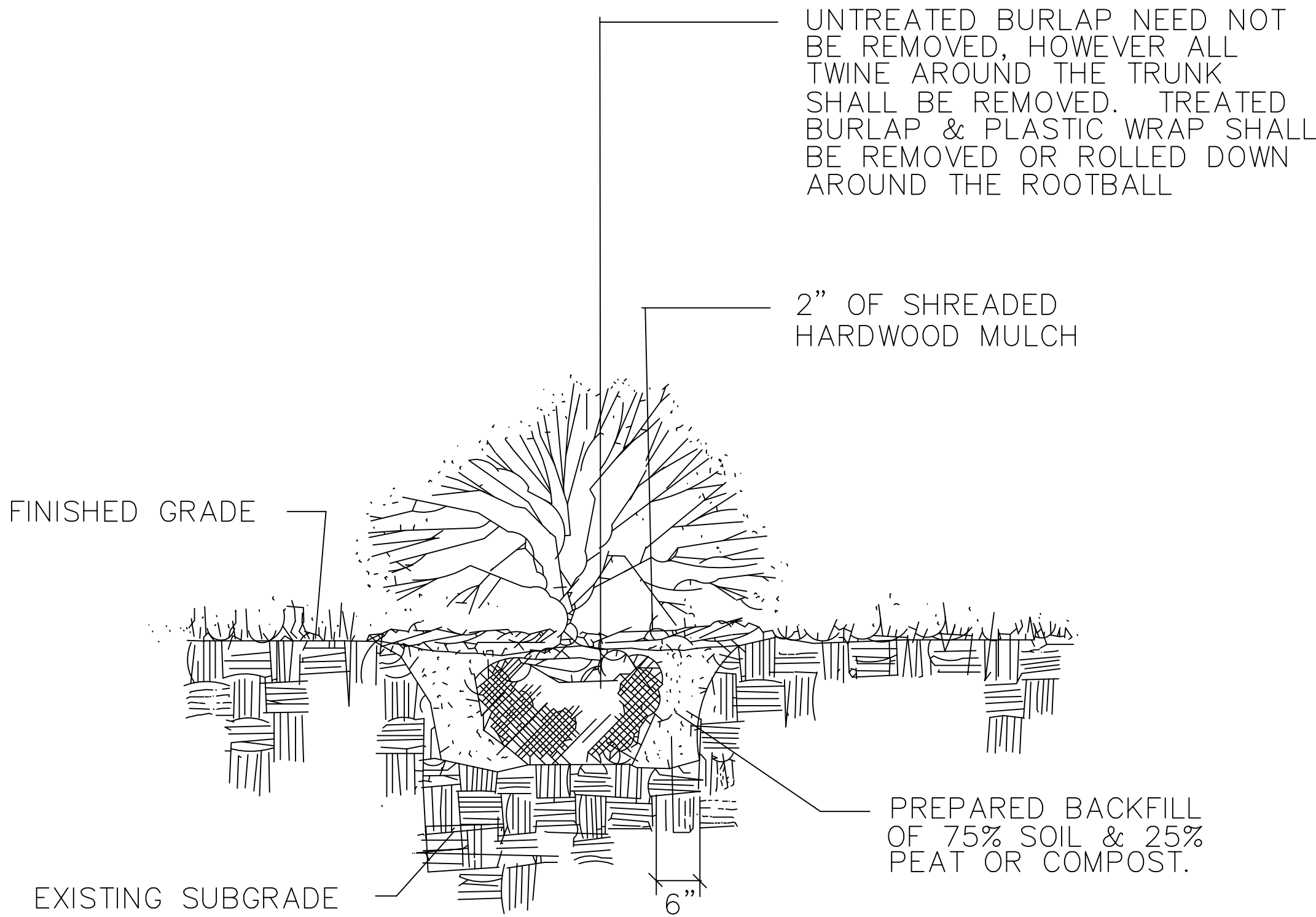
2

SHRUB AND PLANTING DETAIL

NOT TO SCALE

GENERAL NOTES:

- All dimensions are to be verified in the field by the contractor
- Species and sizes of plants listed in the plant list, are subject to availability at time of installation.
- All underground utilities are to be located prior to digging. If utilities or other obstructions are discovered to conflict with grading, plant placement or fencing, notify the landscape architect so that adjustments can be made.
- Contractor shall take all precautions to protect existing plants, lawn and paved areas to remain. Any damage to these areas shall be repaired or replaced by the contractor at their expense. Damaged lawn areas are to be regraded and restored with seed.
- All bed edges to be well shaped 'spade-cut' edges, 3" depth, formed in lines or curves as shown on drawings.
- Apply pre-emergent for grassy and broadleaf weeds to all shrub beds and tree rings.



Arbor Lakes
4175 N Bloomington Ave
Arlington Heights, IL
60004

New Maintenace
Garage Landscape
Plan

Scale:
1"=8'-0"



Date: 2-6-17

Drawn By: sh

Account Rep: fb

Sheet #: 1 of 1

Project #: 209SH-LC-17

Revisions by: Date:

L1



Item: 1010-1060 W. Rand Rd. - ZBA#17-010

Department: Planning & Community Development Department

REQUEST

A variation from Chapter 28, Section 11.2, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 84 to 76 parking spaces.

ATTACHMENTS:

Description	Type
1010-1060 W. Rand Rd. - ZBA#17-010	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 13, 2017
Date Prepared: March 6, 2017
Project Title: Huntington Square
Address: 1010 -1060 W. Rand Rd.

Background Information

Petition Number: ZBA #17-010
Petitioner: Thomas Diamond / Rand Management Group Inc.
Address: 2300 Mannheim Rd.
Des Plaines, IL 60018
Existing Zoning: B-2, General Business District

Requested Action/Background Information

Chapter 28, Section 12.1-b4, allows the Zoning Board of Appeals to waive the parking requirements when the character or use of the building is such as to make unnecessary the full provision of parking facilities, or where such regulations would impose an unreasonable hardship upon the use of the lot, as merely granting an advantage or convenience.

Parking Summary

Space		Square Feet	Parking Ratio	Required Parking
1010 - Koenemann Sausage Deli (Proposed)	Retail	1,200 SF	1/300(1,125 SF) & 1/45 (75 SF)	5
1014 - Pink Nail	Beauty	1,200 SF	1/250	5
1018 - Eye Level	Comm School	1,200	50% max enrollment + 1/emp	8
1022 - Vacant	Retail	1,200	1/300	4
1026 - Subway	Restaurant	765	1/45 (765 SF of seating)	17
1030-1034 Convenience Store	Retail	2,400	1/300	8
1038-1044 All Kids Dental Center (Proposed)	Retail	3,600	1/200	18
1060 Little Learners	Restaurant	6,000	3 spaces /2 employees	18
TOTAL		76 provided		84 required spaces

The parking ratios set forth in Chapter 28, Section 11.4, the Zoning Ordinance requires one parking stall for every 200 square feet for medical/dental related uses, 300 square feet for retail related uses, 250 square feet for beauty related uses and one space for every 45 square feet of seating area for a sit down restaurant. Based on the square footage for the businesses, the total number of parking stalls required for the site is 84 spaces. At this time, the site has a total of 76 parking spaces, thereby resulting in a deficit of 8 parking stalls. There are currently 3 accessible parking spaces and 4 spaces are required. In order to create an additional accessible space, this will result in the loss of one non accessible parking space. In addition, the proposed dental office and deli are increasing the parking demand. With the proposed two new businesses and the loss of a space to allow for additional accessible parking, there is an eight space parking deficit. Therefore, the petitioner requests the following variance:

- A variation from Chapter 28, Section 11.2, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 84 to 76 parking spaces.

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	✓	2/20/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	2/20/17	
3. Letter that was Mailed	✓	2/20/17	
4. Photographs of Sign on Property	✓	2/20/17	

Photographs of Existing Structure



PROJECT REVIEW TRANSMITTAL

for Zoning Board of Appeals Review

Project Name: Huntington Square

Project Address: 1010-1060 W. Rand Rd.

ZBA #: 17-010



ZBA Hearing Date: March 13, 2017

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 17, 2017

- A variation from Chapter 28, Section 11.2, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 82 to 76 parking spaces.

Attached are the Petitioner's:

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

Comments: _____

Please review, comment, and return to me no later than Wednesday, March 1, 2017.

ENG NO OBJECTIONS JDM

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Huntington Square

Project Address: 1010-1060 W. Rand Rd.

ZBA #: 17-010

ZBA Hearing Date: March 13, 2017

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

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

Comments: _____

No comments. - S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, March 1, 2017.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Huntington Square

Project Address: 1010-1060 W. Rand Rd.

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- ☐ Plat of Survey
- ☐ Site Plan
- ☐ Other: _____

Comments: 76 SPACES REQUIRE 4 ACCESSIBLE SPACE. ACC. SPACES MUST BE PROPERLY LOCATED, SIZED + SIGNED. RAMPS + PATHS OF TRAVEL MUST COMPLY W/ ILL. ACC. CODE. C.T.C.

Please review, comment, and return to me no later than Wednesday, March 1, 2017.

RECEIVED

FEB 17 2017

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

PETITION

PETITION

NOW COMES the Petitioner THOMAS C DIAMOND

being the owner of the property commonly known as: HUNTINGTON SQUARE

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

11.2, Chapter 28, of the Arlington Heights Municipal Code, in order to: REDUCE
REQUIRED VILLAGE PARKING FROM 82 SPACES TO THE
EXISTING 76 SPACES

I hereby state that the following hardship would exist if the variation were not granted:

FINANCIAL IMPACT WOULD OCCUR TO THE
SHOPPING CENTER

I hereby state that the following unique circumstances exist: PARKING STUDY WAS
CONDUCTED THAT DEMONSTRATED THAT A LARGE PARKING
SURPLUS EXISTS TODAY

I hereby state that the variation, if granted, will not alter the essential character of the locality because: NO
SITE CHANGES WILL OCCUR.

Signed: 
Petitioner

Date: 2/13/07

PLAT OF SURVEY

GEORGE D. HARKER & ASSOCIATES • Licensed Professional Land Surveyor / Consultant
1800 WOODLAND AVENUE PARK RIDGE, ILLINOIS 60068-1404 PHONE: 847 646 2480

Legal Description:

Permanent Real Estate Tax Index No. 03-08-102-009

Parcel 1: Lot 1 in HUNTINGTON SQUARE SUBDIVISION, a subdivision in Section 18, Township 42 North, Range 11 East of the 3rd Principal Meridian, according to the Plat thereof recorded as Document No. 87562632, in Cook County, Illinois.

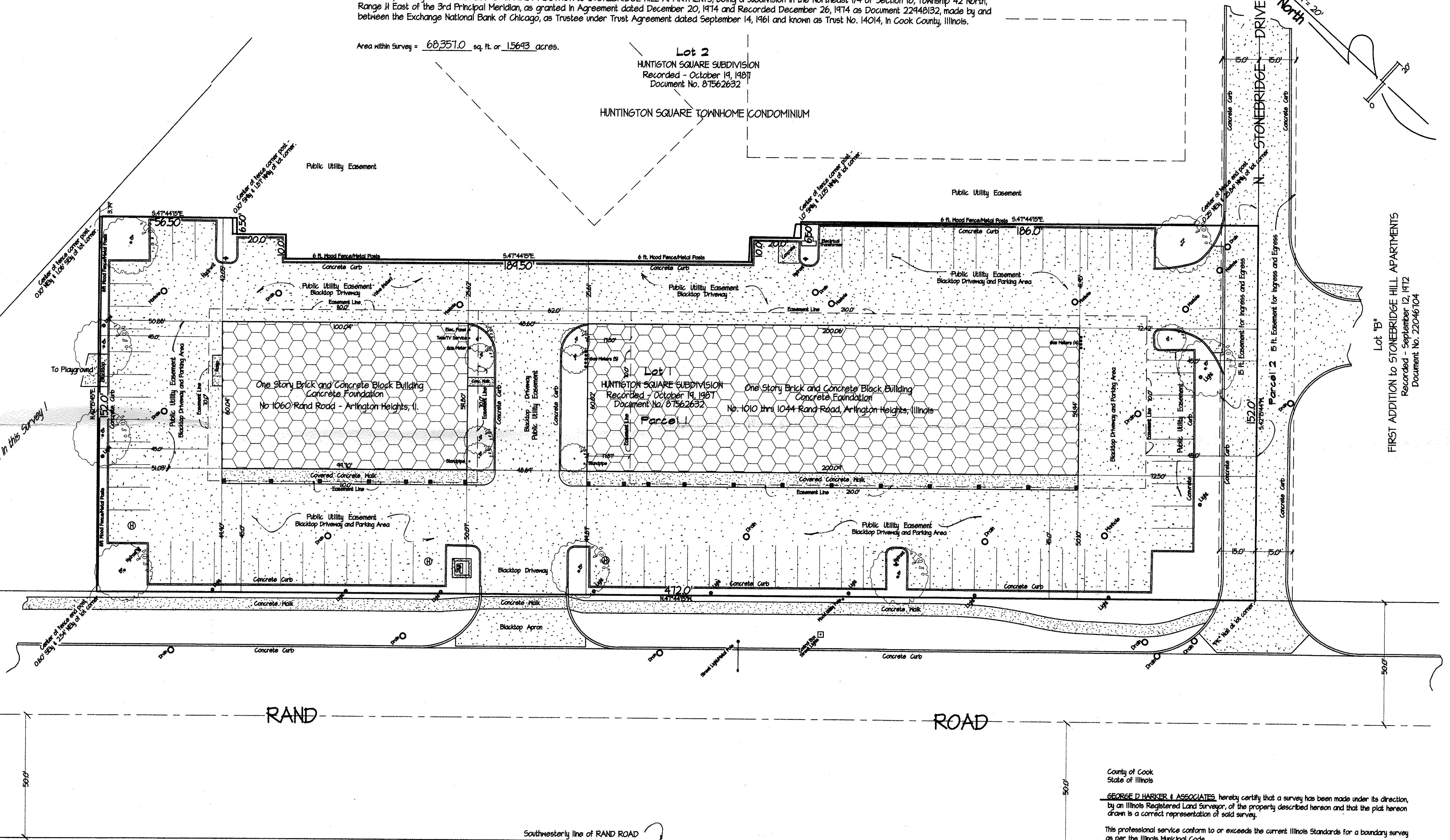
Parcel 2: Easement for the Benefit of Parcel 1 for Ingress and Egress over and across the land described as follows:

The Northwest 15.0 feet of Lot "B" in FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS, being a subdivision in the Northeast 1/4 of Section 18, Township 42 North, Range 11 East of the 3rd Principal Meridian, as granted in Agreement dated December 20, 1974 and Recorded December 26, 1974 as Document 22448132, made by and between the Exchange National Bank of Chicago, as Trustee under Trust Agreement dated September 14, 1961 and known as Trust No. 14014, in Cook County, Illinois.

Area within Survey = 68,357.0 sq. ft. or 1.5693 acres.

Lot 2
HUNTINGTON SQUARE SUBDIVISION
Recorded - October 19, 1987
Document No. 87562632
HUNTINGTON SQUARE TOWNHOME CONDOMINIUM

Not included in this Survey!



Lot "B"
FIRST ADDITION TO STONEBRIDGE HILL APARTMENTS
Recorded - September 12, 1972
Document No. 22046704

SCALE: 1 inch equals 20 feet.
Distances are shown in feet and decimal parts thereof.

Building lines and easements, if any, shown hereon are building lines and easements shown on the recorded subdivision plat. Consult local authorities for building lines established by local ordinance.
Please compare legal description with Deed, also compare all points before building and report ANY DISCREPANCY IMMEDIATELY!

ORDERED BY: RAND MANAGEMENT GROUP, Inc.

ORDERED FOR:

ORDER No. 080117 - Plat of Survey

County of Cook
State of Illinois

GEORGE D. HARKER & ASSOCIATES, hereby certify that a survey has been made under its direction, by an Illinois Registered Land Surveyor, of the property described hereon and that the plat hereon drawn is a correct representation of said survey.

This professional service conforms to or exceeds the current Illinois Standards for a boundary survey as per the Illinois Municipal Code.

Park Ridge, Illinois

Dated this 11 day of July A.D. 2008

GEORGE D. HARKER & ASSOCIATES
Licensed Professional Land Surveyor / Consultant

Expires 30 November 2008

PARKING STUDY
for
HUNTINGTON SQUARE
SHOPPING CENTER

1010 W. RAND ROAD
Arlington Heights, IL 60004

by

Norman J. Toberman & Associates, LLC
Consulting Civil Engineers & Surveyors

115 S. Wilke Road, Suite 301
Arlington Heights, IL 60005

Ph: (847) 439-8225, Fax: 847-749-4104

NJT File#: 17-6655

Date: February 13, 2017

Project Engineer: Cliff Toberman, P.E.

Executive Summary

Norman J. Toberman Associates, LLC has prepared a parking study on behalf of Huntington Square Shopping Center ownership for the addition of a dental facility into the shopping center pursuant to Village of Arlington Heights (VAH) Code (Chapter 28, Section 6.12). The project site is located in Arlington Heights at 1010 W. Rand Road and is on the north side of Rand Road adjacent Stonebridge Drive. The Huntington Square retail center has an approximate total footprint of 18,000 sqft that includes both the east and west buildings. Tenants spaces are shown in the attached appendices and the Plat of Survey/Site Exhibit show the location of the existing buildings and parking lots on-site. The existing parking lot has 76 spaces and the Village requirement would be 82 spaces with the Dental use. The All Kids Dental & Braces is currently under contract with the Shopping Center ownership to lease approximately 3,600 sqft at the #1038-#1040 existing suites located at the west portion of the larger east building. A parking study was performed to establish the shopping center's available parking across 3-days (Friday-Saturday and a Tuesday) during mid-January, 2017. This data is provided and summarized in the appendices. For all days studied there was ample parking to accommodate both customers and employees. Available parking spaces were visible at a distance and drivers never had to circulate the parking lot in search of parking. Therefore, the study showed no issue with lack of available parking spaces including ADA spaces. Furthermore, an assessment was made of the dental facilities parking impacts to the overall shopping center and concluded that the dental use can be easily accommodated. Most important, the study will enable Village staff and board members as well as shopping center ownership to better understand and plan for the integration of the dental facility into the shopping center.

Huntington Square Shopping Center

The shopping center has parking lots and drive aisles fronting Rand Road, along each side of the shopping center and in the rear. Vehicle access onto the property comes from the Rand Road center 2-way wide drive entrance or from the rear two-way drive entrance off Stonebridge Drive. Most traffic uses the Rand Road front entrance while trucks and employees use the rear entrance. Also, the main drive aisles are sufficient to accommodate two-way traffic. No changes are anticipated to the existing parking lots or driveways.

Dental Facility Use

The proposed dental facility hours of operation will be approximately Tuesday thru Friday 8 AM–6 PM and Saturday 8 AM - 1 PM. The facility will be closed on Sundays and Mondays. The peak hours of operation mid-week are typically mid-morning and late afternoon as well Saturday typically busy all morning. The facility will accommodate several dental specialists with administrative staff and have 8 treatment rooms for its patients. A total parking requirement of 18 spaces is anticipated which is based on providing 1 parking space per 200 sqft of medical use per Village of Arlington Heights code. Based on the existing 76 parking spaces at the shopping center, the Village of Arlington Hts. has calculated a parking requirement at 82 spaces, thus the Village is requiring this study to evaluate the adequacy of the existing parking for addition of the dental facility to the new shopping center assuming it to be completely occupied/leased with tenants.

Existing Parking Study Results

In that regard, the study examined the shopping center's parking patterns and availability every 15 minutes throughout the peak morning hours, lunch hour and later afternoon peak hour. Parking counts occurred from early morning 6:30-9 AM, over the lunch hour from 11:30-1:30 PM, and late afternoon/dinner hours from 3:30-6+PM. Parking lot count data are included as part of the parking study and provided in the appendices.

In brief, it was concluded that sufficient shopping center parking is available for adding the dental facility to the shopping center. On-site observation and parking counts determined that existing peak parking demands were less than 33% (26 out of 78 spaces) of available parking and these demands were well distributed across the day due to the variety of businesses and hours of operation at the shopping center. Peak parking demands occurred between 11:45 AM - 12:45 PM and from 4-5 PM. The main traffic generator for the shopping center is the Little Learners Day Care Center in the early morning and late afternoon. The Day Care Center is not open on Saturdays when the adjacent new dental practice will be busy. The employees park in front of the facility while the parents use the west side entrance and park temporarily in a few spaces across from this entrance. Moreover, the Subway parking use peaked during the lunch hour and demands were extremely low for morning and later afternoon periods. The small specialty grocer central to the East Building had steady but low parking demands with 30% of its patrons walking to the retailer from multi-family residential properties to the rear and north. Moreover, the Nails retailer Pink Nail parking demands were later in the afternoon on week days and mid-day on Saturday. For the most part demands were very low with patrons parking at the southeast front parking lot. Also, the Eye Level tutor/learning facility hours are early evening and had no bearing whatsoever on the parking count. No accidents or traffic conflicts were observed during the study and driveways functioned satisfactorily. Lastly, existing ADA parking spaces are located at the shortest accessible travel routes to the dental facility and are adjacent main drive entrance.

It is anticipated that the dental facility patient arrivals and employees will arrive after the Day Care center morning traffic with dental facility operation peak later in the morning and well after the Day Care center traffic. The Dental facility later afternoon peak will occur when the shopping center is operating at much lower parking demands. However, during the week in the late afternoon rush hour period Rand Road experienced traffic delays but did not significantly impact on shopping center ingress/egress.

It should be noted that besides the dental facility existing vacant spaces, there are presently two vacant spaces in the larger east building at the shopping center. One of the vacant spaces is at the far east end that will be the future space for a deli with no indoor eating space planned. A second vacant space adjacent the grocer and more central to the building is currently being used for storage by the Shopping Center ownership. In general employees parked in the rear of the East Building while employees of the Day Care center parked in the front parking spaces in the west lot fronting Rand Road.

Proposed Shopping Center Parking

A Proposed Parking Site Exhibit is provided that details the shopping centers parking demands with the shopping center under full use and 18 spaces allocated for the dental facility. In general, it shows more than sufficient parking available for employees in the rear and sufficient patron parking in the front lots during peak hours. Dental facility patron parking will be in the front of the facility along Rand Road while remaining East Building shopping center tenant's patrons will park to the east along the front of the lot as well as along the east side parking lot. Overall, it is expected that the retail center patrons/employees and dental office patients/employees will be able to satisfactorily share the site driveways, parking stalls, drive aisles and walkways as necessary. This includes not only movements and parking for automobiles but also for trucks and pedestrian traffic. Furthermore, based on a study completed by the ITE for 50 medical facilities it was concluded that 4.5 spaces should be provided per 1,000 gross square feet (1 space every 250 sqft vs. 200 sqft). Thus, the proposed parking requirements are conservative in nature. While outside the scope of this study, if future conditions warranted it, it would be possible for the shopping center ownership to add three parking spaces adjacent the East and West Buildings in the existing gravel areas.

				HUNTINGTON SQUARE SHOPPING CENTER		
				PARKING COUNT SUMMARY		
EXISTING SPACES	76			<u>FRIDAY</u>	<u>SATURDAY</u>	<u>TUESDAY</u>
			7:00	5	1	4
			7:15	5	1	5
			7:30	8	1	7
			7:45	8	1	8
			8:00	9	1	8
			8:15	10	1	11
			8:30	10	1	12
			8:45	11	1	13
			9:00	11	5	15
			10:00	14	8	18
			11:00	15	11	18
			11:30	19	11	19
			11:45	22	9	22
	LUNCH PEAK HOUR		12:00	25	12	23
	(max. 26)		12:15	26	8	16
	33%		12:30	26	10	18
			12:45	22	7	15
			1:00	21	11	16
			1:15		12	17
			1:30	16	11	19
			2:00	18	10	18
			3:00	19	8	18
			3:30	18	8	18
			3:45	20	8	18
			4:00	21	8	20
	PM PEAK HOUR		4:15	22		19
			4:30	25	9	23
			4:45	23		22
			5:00	18		20
			5:15	20		21
			5:30	17		19
			5:45	17		17
			6:00	20		15
			6:15	14		9
			6:30			