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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
March 12, 2018
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 829 N. Dunton Ave. - 2/12/18
B. Surrey Park Townhomes - 2/12/18
C. 203 N. Wilke Rd. - 2/12/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 521 S. Harvard Ave. - ZBA#18-004
B. 75 W. Seegers Rd. - ZBA#18-005
C. 1109 W. Marion Rd. - ZBA#18-006

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: 829 N. Dunton Ave. - 2/12/18

Department: Planning & Community Development

ATTACHMENTS:

Description	**Type**
829 N. Dunton Ave. - Minutes 2/12/18	Minutes
829 N. Dunton Ave. - Findings 2/12/18	Minutes

ZONING BOARD
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OF APPEALS

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

RE: 829 NORTH DUNTON AVENUE - ZBA #18-001

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 Beuchner Room, Arlington Heights, Illinois on the 12th day of February, 2018 at the hour of 7:08 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

ACTING CHAIRMAN GEISEL: Good evening, everybody. We're still waiting for our Chairman. But given the fact, I'm confident, he takes the train and they're having difficulties, he's very likely late. So, I think we'll get started and we'll try and muddle through it. I don't do this very often so you'll have to bear with me.

So, I called the order. So, pledge of allegiance first thing.

(Pledge of allegiance recited.)

ACTING CHAIRMAN GEISEL: Roll call.

MR. MACH: Chairman Divito.

(No response.)

MR. MACH: Mr. Drake.

MR. DRAKE: Here.

MR. MACH: Mr. Geisel.

ACTING CHAIRMAN GEISEL: Here.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Here.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

(No response.)

MR. MACH: Mr. Siavelis.

(No response.)

ACTING CHAIRMAN GEISEL: Has everybody had an opportunity to look at the prior meeting minutes?

MR. JAFFE: Yes.

ACTING CHAIRMAN GEISEL: Any proposed changes? Okay, everybody signify approval by saying aye.

(Chorus of ayes.)

ACTING CHAIRMAN GEISEL: For those of you with a presentation tonight, it's going to take all four of us tonight for a yes. So, if you would like to withdraw your petition tonight and present to what would hopefully be a fuller or a full Board which has seven members, you're welcome to do that, but that's up to you, without difficulty. Otherwise, you need all four of us tonight for approval. So, you can decide what it is you'd like to do.

So, has everybody signed in if you're going to present? The first up is Stefaniak. Please state your names and your address.

MR. SKRUDLAND: Kurt Skrudland, I'm an architect with Impact Architecture, 735 North Vail, Arlington Heights. This is my client and homeowner, one of the homeowners.

MRS. STEFANIAK: Homeowners, yes, my husband is traveling. Susan Stefaniak, I live at 829 North Dunton Avenue.

ACTING CHAIRMAN GEISEL: Raise your right hands.

(Witnesses sworn.)

ACTING CHAIRMAN GEISEL: So, there are three primary elements to making your presentation. You need to prove that there is a hardship for the property and the property can't yield a reasonable return if the variance is not permitted. You have to

DRAFT

speak to the uniqueness of the situation, and that your proposed work will not alter the character of the neighborhood. So, those are the three primary elements that you have touch on. So, with that, please proceed.

MR. SKRUDLAND: So, we're asking for two variances, one for a rear yard setback from five feet to three feet which would match the side yard, the three-foot side yard setback. Derek, there was, I believe, a typo at some point in there.

MR. MACH: As part of the Staff analysis, the narrative indicates that it is a two-foot setback; however, the variance involved is the correct setback. The Petitioner is seeking a two-foot variance that proposes a three-foot setback where five feet is required.

MR. SKRUDLAND: The other thing we're looking for is for the height restriction of 15 feet, we're above that in trying to match the character of the house. The house is a unique house with a steep pitch roof. So, this project was submitted five years ago, and for exactly the same thing, we were granted the variance. We just at that point wasn't, it turned out it wasn't in the budget, so the variance expired. So, we're simply resubmitting exactly the same thing five years ago.

So, there are two hardships. Number one is the sloped roof, and the other, we've got a driveway that narrows down to nine feet to five. The house is at the property line and the recommended driveway width is about, more than that. In order to drive a car in reverse it's very difficult. So, we're trying to except a three-point turn in the rear yard between the house and the garage in order to allow them and the young kids to be able to negotiate the driveway, and so that's why we're asking for the three-foot setback.

ACTING CHAIRMAN GEISEL: Anybody from the Board here got any questions? It seems fairly straightforward.

MR. JAFFE: Did you discuss it with the neighbors? And was there any feedback or conversation?

MRS. STEFANIAK: Yes, and it's the same neighbors we had five years ago. We've actually lived in the house for 23 years. So, yes, we've had no objections and, you know, full support. You know, our neighbors like when we're improving, you know, all the old houses were built in 1927. So, I'm sticking it out in a small house but trying to, you know, continue to make it work.

This, the one-car garage just has never been useful for us except for storage. So, after three days of snow, I would really look forward to a garage where I'm not scraping off the snow on the car. But yes, the neighbors have been really supportive and good.

MR. JAFFE: Okay, thank you.

ACTING CHAIRMAN GEISEL: I can appreciate not wanting to back down the length of the driveway and I wouldn't want my kids doing it either.

MRS. STEFANIAK: Right. Three teenagers.

MR. DRAKE: Are you aware of the comment that our Engineering Department had about the setback as it relates to drainage?

MR. SKRUDLAND: Yes. They had the same comment last time. We feel, I think that's a standard comment that they make for, you know, because that relates to their purview. We're improving the drainage situation by removing the existing garage, it will flow and works its way mainly from north to south of the garage as it is. We've

tweaked that by removing it, and there isn't an existing problem.

MRS. STEFANIAK: We never get water.

MR. SKRUDLAND: That's not the instigation for this project. The neighbor that's to the east, that's a surface parking lot for the church.

MRS. STEFANIAK: St. James, yes.

MR. DRAKE: Right.

MR. SCHWINGBECK: With that comment from the engineer, I mean you've got a 25-foot wide and 25-foot deep. I mean that's a wide garage. Normally, you put in 16-foot doors?

MR. SKRUDLAND: Yes. So, the minimum is 22 by 22.

MR. SCHWINGBECK: Right.

MR. SKRUDLAND: So, yes.

MR. SCHWINGBECK: So, you've got a wide garage. I mean would it be a hardship to bring that in and meet the five-foot rear setback?

MR. SKRUDLAND: Well, in order to, right now it's a two-car garage. It is a little wider than it needs to be to allow for circulation room with cars.

MR. SCHWINGBECK: Right.

MR. SKRUDLAND: 22 is kind of an absolute minimum, you're not banging your doors or banging the side of the garage.

MR. SCHWINGBECK: But at 23?

MR. SKRUDLAND: And then, they're, you know, ideally you build a two-and-a-half car garage, but we can't really do that because it would take up too much of impervious surface area. So, their storage, there's a stair and that takes up an extra three feet to allow us to get up to the attic space to store stuff seasonally up there whereas that half of space from the grade will function for that purpose otherwise.

MRS. STEFANIAK: My husband also works in the construction business, so he has a lot of tools. So, in the upstairs, we're also hoping to store some of them that he otherwise has to keep in his truck or in his shop at the office which is also here in Arlington Heights. But so, that was part of it, too, is to have that staircase to be able to get up and room around the cars. But we couldn't, we didn't want to do two-and-a-half, that would have been too big as far as the yard. But the extra at the back allows for the staircase to get upstairs.

ACTING CHAIRMAN GEISEL: Thank you. I guess you can have a seat. Is there anybody else in the audience that wishes to speak to this? Okay, we'll close that down. Any Board comments?

MR. JAFFE: No, no comments.

ACTING CHAIRMAN GEISEL: I didn't see any issues with it either despite the Engineering comment due to the fact that they're backed up against the entirety of St. James parking lot. The two feet is just wasted at that point. Those are my comments unless anybody else any.

MR. DRAKE: I move approval for the petition.

MR. JAFFE: Second it.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

DRAFT

MR. JAFFE: Yes.
MR. MACH: Mr. Schwingbeck.
MR. SCHWINGBECK: Yes.
MR. MACH: Acting Chairman Geisel.
ACTING CHAIRMAN GEISEL: Yes. You are approved, and you do not have to wait for the balance of the meeting.
MR. SKRUDLAND: Thank you.
MRS. STEFANIAK: Thank you.
(Whereupon, the above-mentioned petition was adjourned at 7:17 p.m.)

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ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
February 12, 2018

PETITIONER: Stefaniak Residence

ADDRESS OF PROPERTY: 829 N. Dunton Ave.

VARIATION: 6.5-6, 6.5-2

An 7' variation to allow an increase to the maximum height of an accessory structure (detached garage) from 15' to 22', and a 2' variation for a new detached garage with a rear yard setback of 3' instead of the minimum required 5'.

The petitioner testified that they are proposing to construct a new detached garage that matches the existing house, character and style. The petitioner explained that the pitch of the roof on the house is steep and that they are proposing to match the roof pitch for the new garage which results in a garage that exceeds the allowable height. The petitioner also explained that the existing driveway width is nine feet. The petitioner explained that they are trying to allow room for a three-point turn behind the house. Therefore the petitioner is requesting a three foot setback where five feet is required in order to increase the separation between the house and the detached garage.

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

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

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

Joseph Geisel, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights

Item: Surrey Park Townhomes - 2/12/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Surrey Park Townhomes - Minutes 2/12/18	Minutes
Surrey Park Townhomes - Findings 2/12/18	Minutes

ZONING BOARD
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OF APPEALS

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

RE: SURREY PARK WEST TOWNHOMES - ZBA #18-002

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 Beuchner Room, Arlington Heights, Illinois on the 12th day of February, 2018 at the hour of 7:17 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

ACTING CHAIRMAN GEISEL: Next up is the Surrey Park Townhomes please. Hi there.

MR. SCHIAVONE: Hi.

ACTING CHAIRMAN GEISEL: Please state your names and addresses please.

MR. SCHIAVONE: Sure. My name is Gordon Schiavone, I'm the property manager for Villa Management.

MR. SOLOMIANKO: I'm Krzysztof Solomianko, I'm the owner of the unit and I'm president of the board, and then my address is 1837 West Whiteoak.

ACTING CHAIRMAN GEISEL: You've heard the requirements for discussion purposes.

MR. JAFFE: Swear them in?

ACTING CHAIRMAN GEISEL: Thank you. Raise your right hands.

(Witnesses sworn.)

ACTING CHAIRMAN GEISEL: Please proceed.

MR. SCHIAVONE: So, on our property, we're currently zoned for a three-foot fence which none of us ever erected. Over the course of time, we have across from what we call Old Wilke and Weber, across is an apartment complex which is actually in Rolling Meadows which has high gang activity, and they have come across and into our property. We have some statistics where they have certain incidents of theft and things of that nature.

Our purpose is to erect a five-foot fence to deter them coming through on the property. It's a two-foot variance to allow a five-foot tall fence from the exterior side yards where only a three-foot fence is permitted.

ACTING CHAIRMAN GEISEL: Were you aware that there was a comment in here from Engineering indicating that the property line may not be properly denoted on your drawing, or application?

MR. SCHIAVONE: Yes, and what I was aware of was that if it's approved, that we would have to resurvey to present that when we present for permit.

ACTING CHAIRMAN GEISEL: Okay. Any other questions?

MR. DRAKE: I appreciate the concern about security for your residents. Just a couple of questions about other security. Do you have video on the property? Is there video cameras?

MR. SOLOMIANKO: Private personal video, yes, like some of the units, they have private cameras, yes.

MR. DRAKE: All right. What about, do you have a neighborhood watch in place where the residents that are there may have a neighborhood watch set up?

MR. SCHIAVONE: No, we do not.

MR. DRAKE: What about signage in terms of, you know, private property?

MR. SOLOMIANKO: No trespassing, yes.

MR. DRAKE: Yes, okay. That's it.

MR. JAFFE: I guess to build on the other Commissioners' questions. The police are aware that there has been activity in the parking lot, right?

MR. SCHIAVONE: Correct.

MR. JAFFE: Are they aware of this request? And if so, do they believe this

will be an effective deterrent?

MR. SOLOMIANKO: Correct. Actually last year in 2017, I participated in the Arlington Heights Police Academy for Citizens just to get to know all of the officers and to get to know how they operate. I can't say I made friends, but I kind of told them about our situation and requested if that will be possible to have more patrols especially in the summertime in the evening, because we have a lot of kids right now, like young couples moving in. We had, in 2016, we have had arrests from gang members, some -- property. Last year, around, I believe that was end of September, we had a raid in our property also, and one of the officers approached me to ask if they could actually have, what is the name for that, the question they had for us for trespassing? They actually requested us simply if we catch anybody selling drugs or any trespassing and the gang activity, if they could file the order to stay away from our property. So, they would actually prevent them from coming in, and if they catch them again in our property, they'll go straight to the court with that. A court order to stay away like 200 feet or so away, I forgot the name for that actual procedure is.

MR. DRAKE: I think it's a restraining order.

MR. SOLOMIANKO: Kind of but just for the whole property, for known gang members, yes. So, that was actually an initiative from one of the officers which was from a gang unit, to try to prevent crime in the area, yes. I actually asked if they could actually, one of those officers that they could come in maybe today, but they said that would be a kind of conflict of interest because they're employed by the city. So, that was their response. But they're totally on our side with that because, you know, when they're running away from the squad cars, they're actually cutting through our property. They're not running along the street, they're coming through. That's why we're trying to avoid. We're not planning to put any like gates or anything, just a fence along the grass so we can kind of deter them from running through our property.

MR. JAFFE: Thank you for the additional explanation. Thank you.

MR. SCHWINGBECK: So, if the variance on the height is granted, I'm assuming based on some of this when you resubmit it, you're going to move that in so that all the utility boxes and the fire hydrants are on the outside and not boxed into the neighborhood?

MR. SCHIAVONE: Well, we have, the original plan had gates, it's an access gate to the fire equipment.

MR. SOLOMIANKO: So, we actually plan to offset our fence so we have access to it from the street with no problem with no actual gate. If the Fire Department needs to get to a fire hydrant from inside the property, they'll be a gate through the lockbox. So, that's, I actually spoke with one of the fire chiefs about that situation, yes.

MR. SCHIAVONE: We have two fire hydrants. One in Weber and one in Whiteoak.

MR. SCHWINGBECK: Then the utility boxes, too?

MR. SCHIAVONE: Yes.

MR. SCHWINGBECK: On Whiteoak.

MR. SCHIAVONE: We have two AT&T boxes out there, yes.

MR. SCHWINGBECK: Okay.

MR. SCHIAVONE: But we're not planning --

MR. SCHWINGBECK: So, all that has to be discussed with --

MR. MACH: Yes, and the utility boxes appear to be in the right of way. So, there's approximately 13 feet south of the sidewalk, it appears to be right of way. So, they'll have to locate the fence on private property which would put the utilities outside of the fence.

MR. SCHWINGBECK: Okay, thanks.

ACTING CHAIRMAN GEISEL: Those are the comments, you can have a seat. Thank you. Any additional comment? I think given the nature of what they have described, the fact that I think most multi-family properties of this nature have fences. It's an open fence and given the nature of their difficulties, I don't see this as inappropriate, as long as they coordinate with Engineering accordingly.

MR. SCHWINGBECK: Right.

MR. JAFFE: I agree.

MR. DRAKE: I'd make a motion to approve.

MR. SCHWINGBECK: Second.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Acting Chairman Geisel.

ACTING CHAIRMAN GEISEL: Yes. You're approved. You can leave.

MR. SCHIAVONE: Okay, thanks.

(Whereupon, the above-mentioned petition was adjourned at 7:26 p.m.)

DRAFT

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
February 12, 2018

PETITIONER: Surrey Park West Townhomes

ADDRESS OF PROPERTY: SE Corner of Old Wilke Rd & White Oak St.

VARIATION: 6.13-3, 6.13-3c

A 2' variation to allow a 5' tall open fence in the front and exterior side yards where only a 3' fence is permitted.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that code would allow for a three foot high open fence in the front and exterior side yard and they are proposing a five foot high open fence. The petitioner testified that the complex to the west of the subject property has gang activity; therefore, they would like to fence their property with a five foot high decorative metal fence. The petitioner commented that the purpose of the fence is to deter pedestrians from coming into their property. The petitioner testified that the condominium board has been working with the Police Department.

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. Schwingbeck and seconded by Mr. Drake. Thereafter, the Board voted 4-0 to approve the variance request.

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

Joseph Geisel, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights

Item: 203 N. Wilke Rd. - 2/12/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
203 N. Wilke Rd. - Minutes 2/12/18	Minutes
203 N. Wilke Rd. - Findings 2/12/18	Exhibits

ZONING BOARD
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OF APPEALS

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

RE: 203 NORTH WILKE ROAD - ZBA #18-003

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 Beuchner Room, Arlington Heights, Illinois on the 12th day of February, 2018 at the hour of 7:26 p.m.

MEMBERS PRESENT:

JOSEPH GEISEL, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

MS. KOLEV: My name is Iana Kolev, I'm an architect and a friend of the family, the property owner.

MR. STOEV: I am Stoyan Stoev, Tony for short. I am the owner of the property at 203 North Wilke Road.

ACTING CHAIRMAN GEISEL: Both raise your hands please.

(Witnesses sworn.)

ACTING CHAIRMAN GEISEL: Thank you. Please proceed with your presentation.

MS. KOLEV: Sure. So, the property is a single-family home located on a corner lot; therefore, is subject to two building lines from both sides on the street, and currently, there is no garage on this property. So, what we'd like to receive today is, obviously, we would like to receive a variance on one of the building setbacks so we can actually construct a garage that would be a detached garage with the situation of the current house in its volume and in its width. The property is actually a little bit disadvantaged. Besides being a corner lot property, also it has easements for utilities on both the north and east sides, a 10-foot easement. Therefore, even entertaining a place in the garage kind of like detached more into the backyard would be challenging as well because it has to be done off of that 10-foot easement line to the east.

Therefore, we would like to propose an attached structure that should just -- of the street of the current house to maintain the setback line on Wilke Road. Same height as the house, same width, minimum dimension of 21 feet in order to, you know, to be able to accommodate two cars and utilizing the existing driveway. So, no new curb cuts, nothing like that is being introduced. It's just basically extending the building normally to the south.

MR. JAFFE: Have you discussed or spoken with any of your neighbors about the addition?

MR. STOEV: Yes. It was a discussion; they are happy about this. They have nothing against it.

MS. KOLEV: There are other interior improvements and other improvements to the house that are part of this that we would like to do and generally just upgrade the property all together.

ACTING CHAIRMAN GEISEL: I don’t have any other questions at this point.

MR. DRAKE: No, none here.

ACTING CHAIRMAN GEISEL: Again, it seems like again very straightforward approval. When you look at the elevations of the homes to the east, it ends up being not terribly dissimilar from where those are.

MR. SCHWINGBECK: Right.

ACTING CHAIRMAN GEISEL: So, I would support this petition.

MR. JAFFE: Motion to approve.

MR. SCHWINGBECK: Second.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.
MR. SCHWINGBECK: Yes.
MR. MACH: Acting Chairman Geisel.
ACTING CHAIRMAN GEISEL: Yes.
MS. KOLEV: Thank you very much.
MR. STOEV: Thank you.
MR. DRAKE: Good night.
ACTING CHAIRMAN GEISEL: Anything else we need to cover?
MR. MACH: That's it.
ACTING CHAIRMAN GEISEL: Anything we need to fix?
MR. JAFFE: Motion to adjourn.
ACTING CHAIRMAN GEISEL: Motion to adjourn.
MR. SCHWINGBECK: Second.
(Chorus of ayes.)
ACTING CHAIRMAN GEISEL: Okay.
(Whereupon, the above-mentioned petition was adjourned at 7:30 p.m.)

DRAFT

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
February 12, 2018

PETITIONER: Stoev Residence

ADDRESS OF PROPERTY: 203 N. Wilke Rd.

VARIATION: 5.1-3.6

An 8.8' variation to allow for a garage addition with a front yard setback of 16.2' where 25' is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to construct a new attached garage that is encroaching into the required front yard setback. The petitioner testified that the option for a detached garage was explored but that there are utility easements along the east and north property line.

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. Jaffe and seconded by Mr. Schwingbeck. Thereafter, the Board voted 4-0 to approve the variance request.

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

Joseph Geisel, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights

Item: 521 S. Harvard Ave. - ZBA#18-004

Department: Planning & Community Development

REQUEST

A 10.8 foot variation from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow an addition with a rear yard setback of 19.2 feet where 30 feet is required and an additional 1.0 foot for the eave.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 12, 2018
Date Prepared: March 5, 2018
Project Title: Walsh Residence
Address: 521 S. Harvard Ave.

Background Information

Petition Number: ZBA #18-004
Petitioner: Michael Walsh
Address: 521 S. Harvard Ave.
Arlington Heights IL 60005

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

Requested Action/Background Information

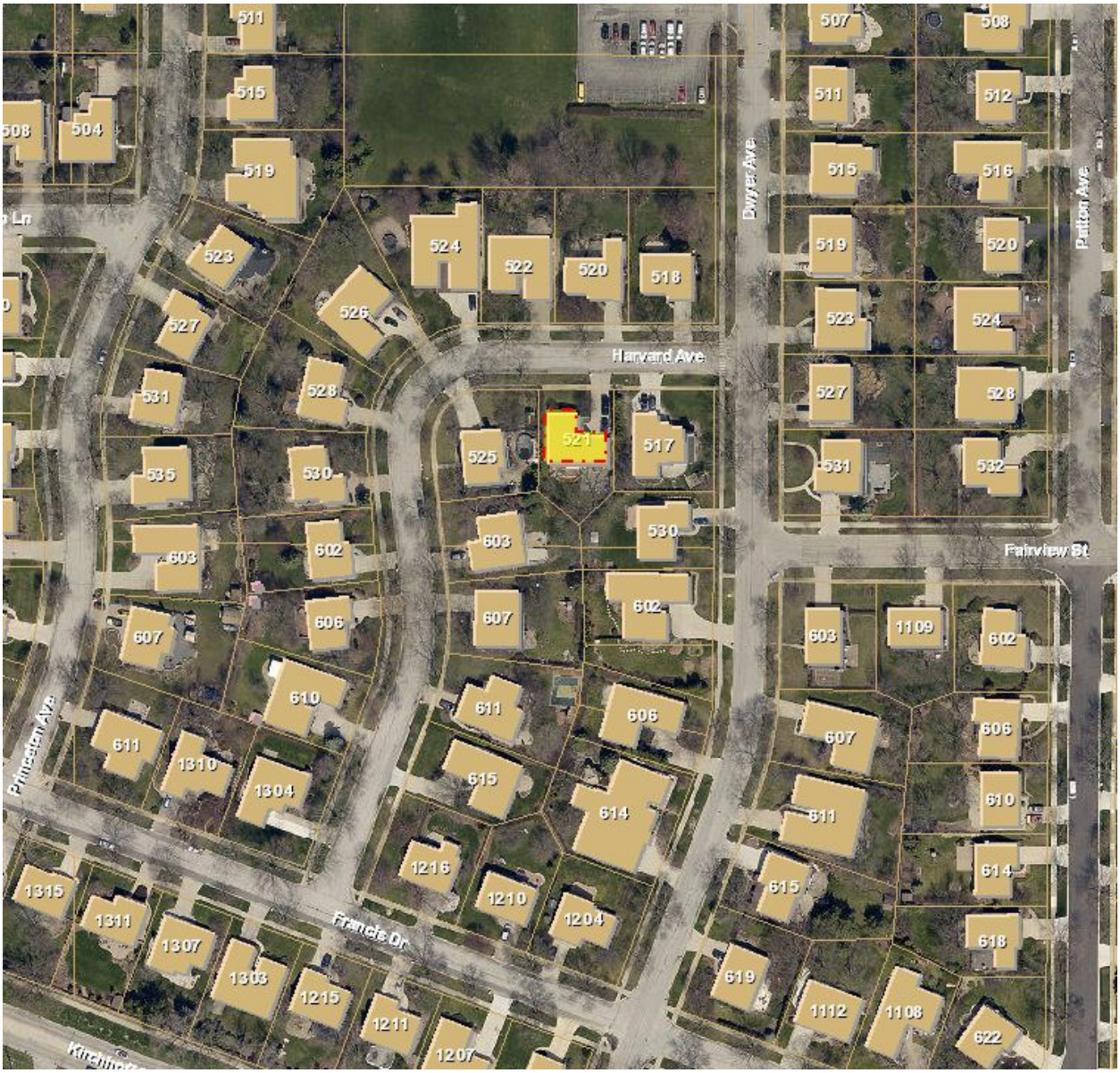
The petitioner is proposing to add a 375 square-foot screen porch to the rear of their home. The farthest dimension to the rear property line is over 47 feet; however, due to the irregular shape of their lot, the closest dimension to the rear property line of their home is 19.2 feet. Therefore, the petitioner requests the following variation:

- A 10.8 foot variation from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow an addition with a rear yard setback of 19.2 feet where 30 feet is required 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

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	2/21/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	2/21/18	
3. Letter that was Mailed	✓	2/21/18	
4. Photographs of Sign on Property	✓	2/21/18	

Photographs of Existing Structure

ZBA# 18-004
521 S Harvard Ave - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: February 15, 2018
Completed: February 16, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A 10.8 ft variance to allow an addition with a rear yard setback of 19.2 ft where 30 ft is required and an additional 1 ft for the eave.

NOTE: The rear lot is an irregular shape, and the proposed addition is in the vicinity of an existing wood deck.

The Engineering Department has NO OBJECTION to the proposed variance.

RECEIVED
FEB 19 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To:	**Derek Mach, Zoning Board of Appeals Liaison**
From:	**Deb Pierce, Building & Life Safety Department**
Project Name:	**Walsh Residence**
Project Address:	**521 S Harvard Ave**
ZBA #:	**18-004**
Date:	**February 19, 2018**

Derek:

I have reviewed the request for the following variance:

- to allow an addition with a rear yard setback of 19.2 feet where a minimum of 30.0 feet is required, and an additional 1.0 foot for the eave.

I do not have any objections to the request.

RECEIVED
FEB 22 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Walsh Residence

Project Address: 521 S. Harvard Ave.

ZBA #: 18-004

ZBA Hearing Date: March 12, 2018

To:	Jim Massarelli, Director of Engineering Steven Touloumis, Director of Building Services
C:	Bill Enright, Deputy Director of Planning and Community Development Steve Hautzinger, Design Planner
From:	Derek Mach, Zoning Board of Appeals Liaison
Transmitted On:	February 15th, 2018

- **A 10.8 foot variation from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) to allow an addition with a rear yard setback of 19.2 feet where 30 feet is required and an additional 1.0 foot for the eave.**

Attached are the Petitioner's:

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

Comments: THE SCREEN PORCH IS NICELY DESIGNED. COLORS SHOULD MATCH OR COMPLEMENT THE EXISTING HOUSE. DESIGN COMMISSION REVIEW IS NOT REQUIRED FOR THIS SMALL PROJECT.

Please review, comment, and return to me no later than Monday, February 26th, 2018.

– STEVE HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner Michael Walsh being the owner of the property commonly known as: 521 S. Harvard Ave. Arlington Heights, IL 60005 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: Reduce the rear yard setback from 30' to 19' due to the irregular shape of the rear yard property lines in order to construct a single-story screen porch addition to replace an existing wood deck.

I hereby state that the following **hardship** would exist if the variation were not granted: If a variation were not granted the rear yard setbacks would not allow for the construction of the screen porch outdoor living area that is commonly accommodated in other rear yards throughout the Village. The screen porch will provide an outdoor relaxation and play area that facilitates protection for our three young children my mother from sunburn (skin cancer issues), mosquitos, bees (severe allergy to stings), etc.

I hereby state that the following **unique** circumstances exist: The shape of the rear yard of the lot is unique: it is pie shaped, as such the rear yard setbacks are offset 30' from both rear property lines and create a limited buildable area in the rear of the house. Please note, the proposed screen porch will be 47' from the south vertex of the two rear yard property lines.

I hereby state that the variation, if granted, will not alter the **essential character** of the locality because: The proposed screen porch will only be one story in height and in architectural harmony with the existing home's style and scale. Also, the placement in the yard will still provide ample setbacks from the property lines and not infringe on neighbor's outdoor use and enjoyment of their properties.

Signed: MWalsh

Date: 2/7/18

American Survey Co.

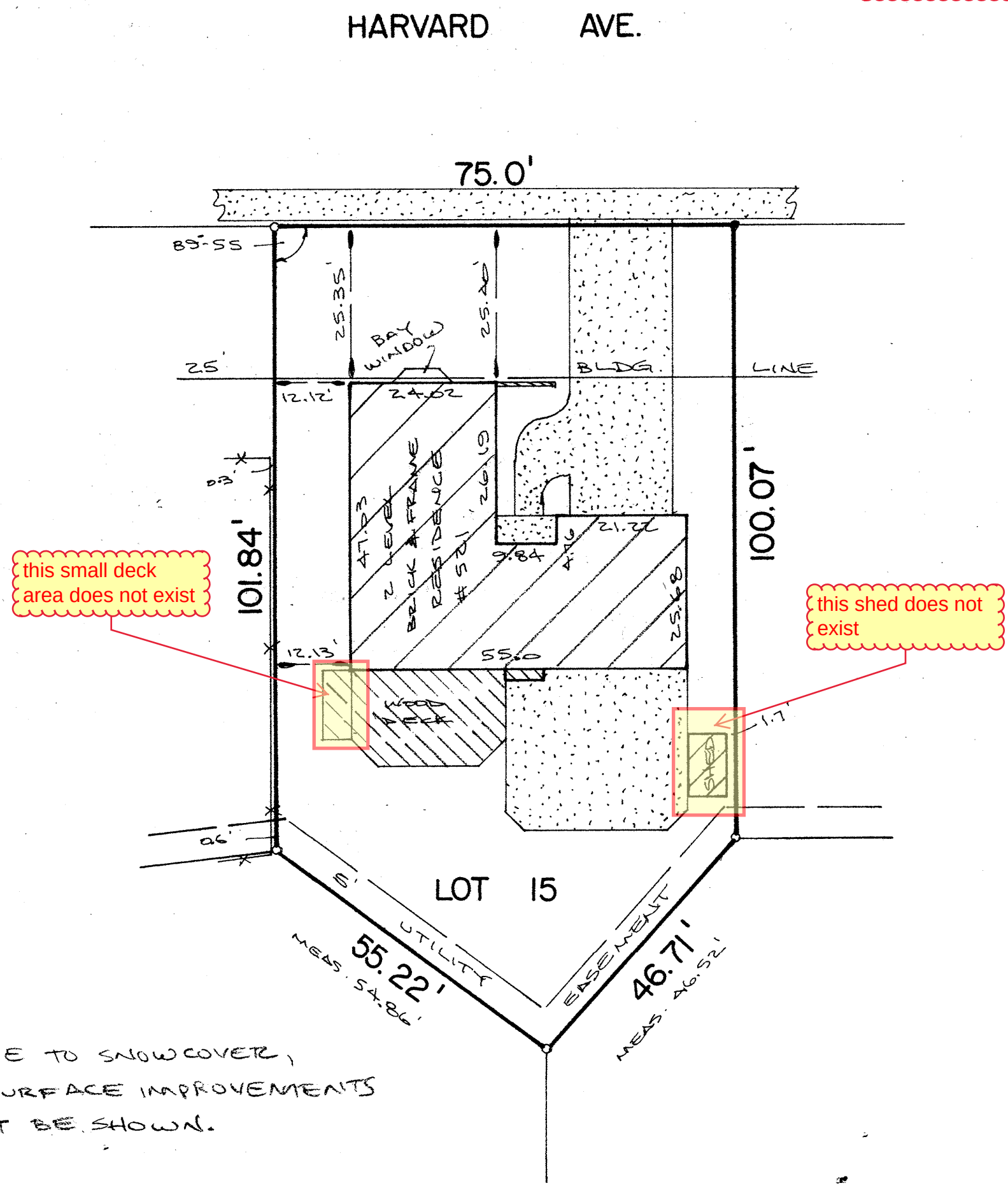
913 Hickory Nut Grove Ln. Cary, IL 60013 847-516-2700

Plat of Survey

Scale: 1" = 20'

OF PROPERTY DESCRIBED AS: LOT 15 IN BLOCK 5 IN THOMAS A. CATINO'S FIRST ADDITION TO ARLINGTON HEIGHTS UNIT NUMBER 3, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED ON APRIL 6, 1966 AS DOCUMENT 2264651, IN COOK COUNTY, ILLINOIS.

designhaus notes added 02.07.18:



this small deck area does not exist

this shed does not exist

NOTE: DUE TO SNOW COVER, SOME SURFACE IMPROVEMENTS MAY NOT BE SHOWN.

Order # 15167

Ordered by Andrew Fogle

Prop. address 521 S. Harvard Ave.
Arlington Heights, IL

Distances are given in feet and decimal parts thereof.
No dimension or angle shall be assumed by scale.

- ○ indicates iron stake found
- • indicates iron stake set
- ×—× indicates fencing
- ▒ indicates concrete

State of Illinois)
County of McHenry) SS

I, William M. TenBusch, an Illinois Professional Land Surveyor, do hereby certify that I have located the above shown buildings as of this 24th day of NOVEMBER, 2015

Professional Land Surveyor # 2767

This survey does not constitute a title search.
Refer to current title policy, deeds, local ordinances or any other documents which might affect ownership, easements, building setbacks, encumbrances or restrictions not shown.

State of Illinois)
County of McHenry) SS

I, William M. TenBusch, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that this plat is a correct representation of said survey as of this 24th day of NOVEMBER, 2015

Professional Land Surveyor # 2767

Plat not valid without embossed seal
License expires 11-30-2016
Design Firm # 184-3300

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

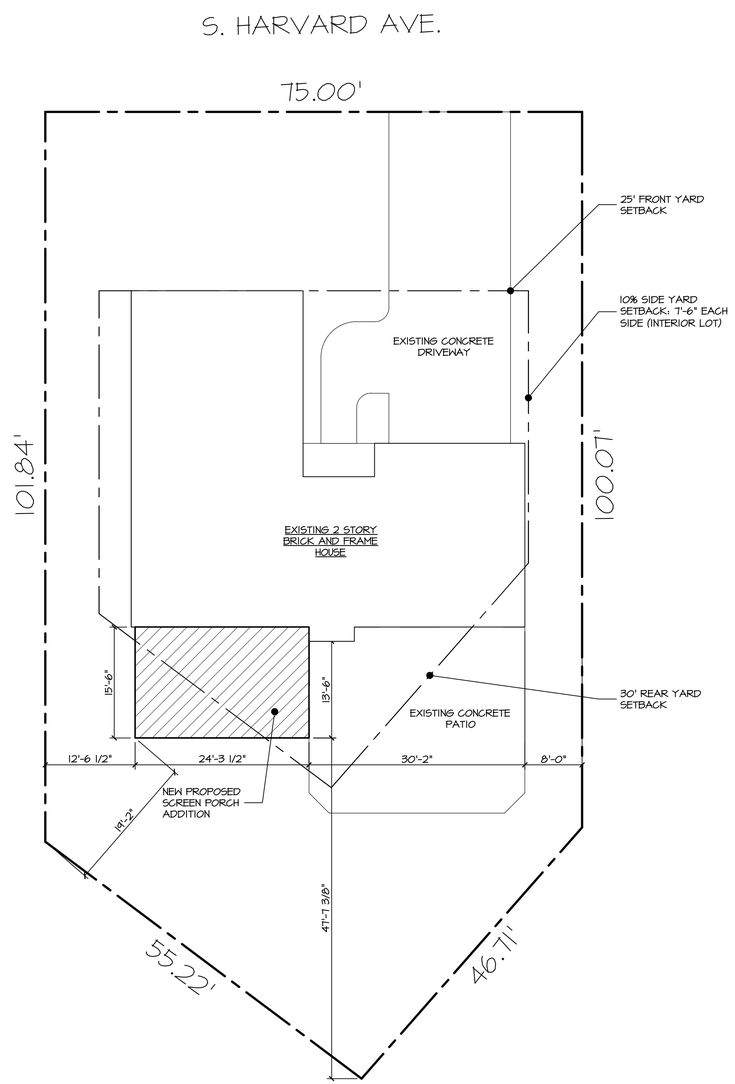
REVIEW LEGAL DESCRIPTION AND RECORD MEASUREMENTS ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCES TO THE SURVEYOR

SCREEN PORCH ADDITION

521 S. HARVARD AVE.,
ARLINGTON HEIGHTS, IL 60005

BUILDING OWNER
HEATHER AND MICHAEL WALSH
521 S. HARVARD AVE.
ARLINGTON HEIGHTS, IL 60005
CONTACT: MICHAEL WALSH

GENERAL CONTRACTOR
NOT LET



SITE PLAN
SCALE: 1" = 10'-0"
A0.01

APPLICABLE CODES

BUILDING:	2009 INTERNATIONAL RESIDENTIAL CODE
ELECTRICAL:	2005 NATIONAL ELECTRIC CODE (N.E.C.)
AMENDMENTS:	YES

ZONING, PER VILLAGE OF ARLINGTON HEIGHTS, CH. 28

SITE ZONING: R-3, SINGLE FAMILY DWELLING DISTRICT

MIN. LOT SIZE: 8,750 SF PER ARLINGTON HEIGHTS MUNICIPAL CODE

ACTUAL LOT SIZE: 8,860 SF (EXISTING)

LOT DESCRIPTION: INTERIOR

ALLOWABLE FLOOR AREA RATIO: 3438+[(8,860-8,750) x 0.4] = 3,982 SF

MAXIMUM GROUND COVERAGE: 35%

PRINCIPAL BUILDING SETBACKS, PER 5.1-3.6

SEE SITE PLAN ON THIS SHEET FOR FURTHER INFORMATION

FRONT YARD, EXISTING, NO CHANGE:		25'
SIDE YARDS, EXISTING, NO CHANGE:	10% OF LOT WIDTH (MIN OF 7')	12' W & 8' E
REAR YARD REQUIRED/PROPOSED:		30'/19'

PRINCIPAL STRUCTURE FLOOR AREA CALCS. 5.3-3.2(B)

EXISTING FIRST FLOOR:	1,350 S.F.
EXISTING SECOND FLOOR:	1,175 S.F.
GARAGE AREA (OVER 400 S.F.):	140 S.F.
EXISTING TOTAL:	2,665 S.F.
PROPOSED SCREEN PORCH ADDITION:	375 S.F.
PROPOSED NEW TOTAL:	(OK) 3,040 S.F.

BUILDING LOT COVERAGE, PER 5.1-3.8

EXISTING FIRST FLOOR:	1,350 S.F.
EXISTING GARAGE	540 S.F.
TOTAL EXISTING: EXISTING STOOP:	1,890 S.F.
PROPOSED SCREEN PORCH ADDITION:	375 S.F.
PROPOSED NEW COVERAGE TOTAL:	(OK) 2,265 S.F.
ALLOWABLE (35% OF 8,860 S.F.):	3,101 S.F.

ALLOWABLE BUILDING HEIGHT, E.T.R. - NO CHANGE

EXISTING HOME: 20'
NEW SCREEN PORCH: 10'-6"

IMPERVIOUS SURFACE COVERAGE, PER 5.1-3.8

EXISTING FIRST FLOOR AREA:	1,350 S.F.
EXISTING GARAGE:	540 S.F.
EXISTING DRIVEWAY AND SIDEWALK:	950 S.F.
EXISTING STOOP:	50 S.F.
EXISTING REAR CONCRETE PATIO:	764 S.F.
EXITING IMPERVIOUS SURFACE COVERAGE TOTAL:	3,654 S.F.
PROPOSED SCREEN PORCH ADDITION:	375 S.F.
PROPOSED NEW IMPERVIOUS SURFACE COVERAGE TOTAL:	(OK) 4,029 S.F.
ALLOWABLE (50% OF 8,860 S.F.):	4,430 S.F.

GENERAL STRUCTURAL INFORMATION

MINIMUM UNIFORMLY DISTRIBUTED LIVE LOADS	
BALCONIES (EXTERIOR)	60
DECK	40
FIRE ESCAPES	40
GARAGE (PASSENGER CARS ONLY)	50
ATTICS (NONSTORAGE ROOF SLOPE <3 IN 12)	10
ATTICS (LIMITED ATTIC STORAGE)	20
DWELLING UNITS (EXCEPT SLEEPING ROOMS)	40
SLEEPING ROOMS	40
STAIRS	40

DESIGN INSULATION VALUES	
OUTSIDE AIR - 15 MPH	0.17
COMMON BRICK, 4"	0.80
NON-REFLECT AIR SPACE 3/4"	0.84
1/2" STURDY BOARD	3.0
3 1/2" INSULATION	15.0
1/2" GYPSUM BOARD	0.45
INSIDE AIR	0.68
TOTAL	20.94

GENERAL NOTES

VERIFY ALL DIMENSIONS AND SITE CONDITIONS IN THE FIELD PRIOR TO THE COMMENCEMENT OF ANY WORK. NOTIFY ARCHITECT OF ANY DISCREPANCIES AND OBTAIN CLARIFICATION PRIOR TO COMMENCING ANY WORK.

ALL MATERIALS AND WORKMANSHIP SHALL CONFORM TO ALL APPLICABLE CODES AND PRACTICES.

PROVIDE A 1 HOUR FIRE SEPARATION BETWEEN GARAGE AND ALL LIVING SPACES.

PROVIDE 26 GA. G.I. FLASHING AS FOLLOWS:
A. WINDOW AND DOOR DRIP CAPS.
B. AT ALL THROUGH WALL OPENINGS.
C. AT ALL WALL TO ROOF INTERSECTIONS.
D. AT ALL ROOF VALLEYS.

ALL GLAZING TO FOLLOW R-308 OF THE CURRENT INTERNATIONAL RESIDENTIAL CODE AS REQUIRED PER THE MUNICIPALITY.

ALL DIMENSIONS ARE TO FACE OF STUD UNLESS NOTED OTHERWISE.

FRAMING AND LUMBER

ALL BEAMS, HEADERS, JOISTS, AND RAFTERS SHALL BE NO. 2 OR BETTER DOMESTIC HEM-FIR OR AS NOTED. REFER TO STRUCTURAL PLANS FOR FURTHER INFORMATION.

ALL FIRST FLOOR WALLS ARE 2X6 (5 1/2") 2AND SECOND FLOOR WALLS ARE 2X4 (3 1/2") UNLESS DIMENSIONED OTHERWISE ON PLANS.

ALL INTERIOR AND EXTERIOR HEADERS TO BE (2) 2X12'S UNLESS OTHERWISE NOTED.

PROVIDE 'X' BRIDGING OR SOLID BLOCKING AT 8'-0" O/C FOR ALL JOISTS.

AT ALL EXTERIOR CORNERS PROVIDE 1/2" PLYWOOD SHEATHING @ 8'-0" PLATE HEIGHTS, WALLS OVER 8'-0" PLATE HEIGHTS USE 1X4 LET-IN DIAGONAL BRACING OR APPROVED EQUAL.

INDEX

		SIGN / SEAL	
		DHI	OTHERS
A0.01	COVER SHEET, SITE PLAN	X	
A1.01	FOUNDATION, FLOOR, FRAMING AND ELECTRICAL PLANS	X	
A1.02	EXTERIOR ELEVATIONS AND WALL SECTION	X	

REVISIONS

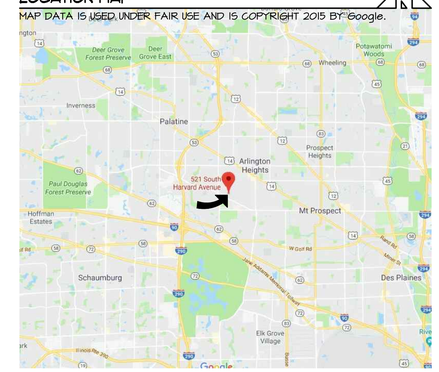
NO	DESCRIPTION	REVISED DRAWINGS	DATE

SCOPE OF WORK

NEW REAR SCREEN PORCH ADDITION TO REPLACE AN EXISTING WOOD DECK THAT IS TO BE REMOVED COMPLETE. NEW PORCH ADDITION WILL BE SIMILAR IN SIZE AND LOCATION TO THE EXISTING WOOD DECK TO BE REMOVED COMPLETE.

LOCATION MAP

MAP DATA IS USED UNDER FAIR USE AND IS COPYRIGHT 2015 BY Google.



ABBREVIATIONS

ACC	ACCESSIBLE	FAB	FABRICATE(D)	PR	PAIR
A.C.T.	ACOUSTICAL TILE	FDN	FOUNDATION	R	RADIUS
AFF	ABOVE FIN. FLR.	FLR	FLOOR	REQ'D	REQUIRED
ASF	ABOVE SUB FLR.	FTG	FOOTING	R.O.	ROUGH OPENING
ALUM	ALUMINUM	F&I	FURNISH & INSTALL	SAB	SOUND ATTENUATION BATTS
ALT	ALTERNATE	GALV	GALVANIZED		
BL	BLOCK	GL	GLASS	SC	SOLID CORE
BLDG	BUILDING	GWB	GYPSUM WALL BOARD	SCHED	SCHEDULE
BLKG	BLOCKING			SHT	SHEET
B.PL.	BEARING PLATE			SIM	SIMILAR
CAB	CABINET	HM	HOLLOW METAL	STL	STEEL
CLG	CEILING	HT	HEIGHT	S/V	STAIN & VARNISH
CMU	CONC. MAS. UNIT	ID	INSIDE DIMENSION	T&B	TOP & BOTTOM
CPT	CARPET	INSUL	INSULATION	T&G	TONGUE & GROOVE
COL	COLUMN	INT	INTERIOR		
CONST	CONSTRUCTION	MANUF	MANUFACTURED		
CONT	CONTINUOUS	MAS	MASONRY	T.O.S.	TOP OF STEEL
CT	CERAMIC TILE	MAT	MATERIAL	T.O.W.	TOP OF WALL
DET	DETAIL	MECH	MECHANICAL	T.S.	TUBE STEEL
DS	DOWNSPOUT	M.O.	MASONRY OPENING	TYP	TYPICAL
EA	EACH			VIF	VERIFY IN FIELD
EL	ELEVATION	NIC	NOT IN CONTRACT	VT	VINYL TILE
ETR	EXIST. TO REMAIN			W/	WITH
EQ	EQUAL	O.C.	ON CENTER	WD	WOOD
EXIST	EXISTING	O.D.	OUTSIDE DIMENSION	WP	WORK POINT
EXT	EXTERIOR				

CERTIFICATIONS

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860 lively boulevard elk grove village, illinois 60007
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SCREEN PORCH ADDITION
WALSH RESIDENCE
521 S. HARVARD AVE.
ARLINGTON HEIGHTS, IL 60005

DESCRIPTION:	FOR REVIEW	VARIATION
DATE:	12.20.17	02.06.18

PROJECT NO: 17.113
SHEET NO: A0.01

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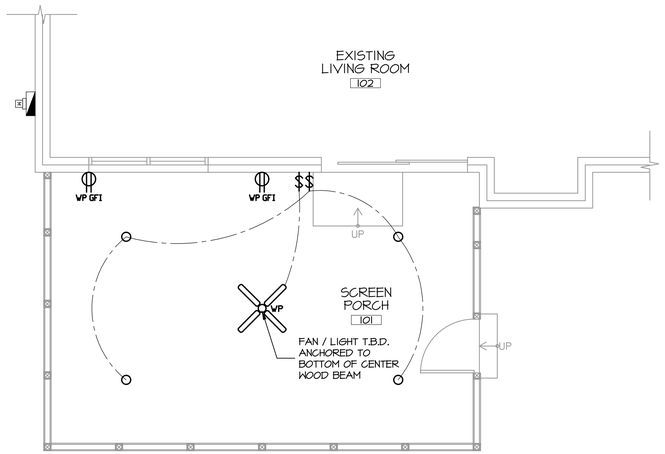
SHEET TITLE:	Cover Sheet		
DRAWN BY:	KZ / SJA	CHECKED BY:	DHI

0 1 2 3 4 5
WHEN SHEET IS PRINTED CORRECTLY, THE ABOVE SCALE IS IN 1" INCREMENTS

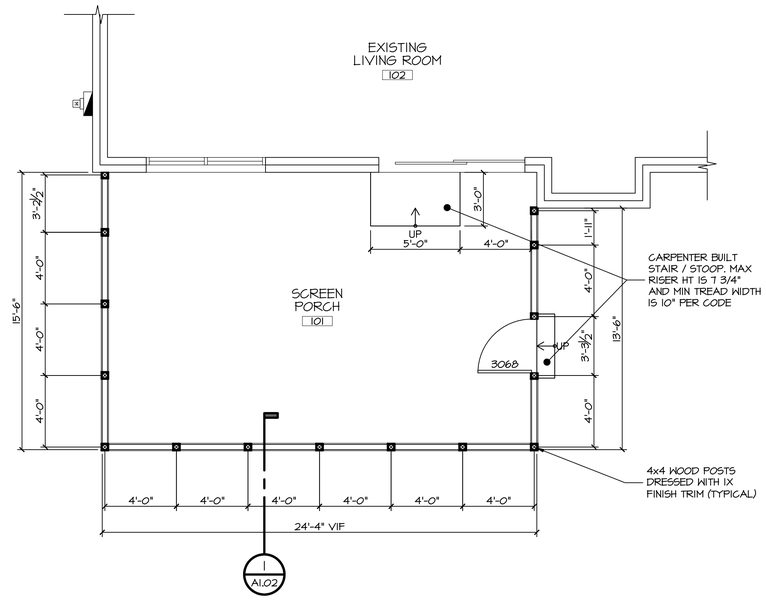
© 2017-11-13 11:17:17 AM J:\2017 Jobs\17-113 Walsh, Michael\Revit\17-113 Walsh, Michael - Screen Porch Addition.rvt



ELECTRICAL PLAN

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

4 / A1.01



FLOOR PLAN

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

2 / A1.01

GENERAL ELECTRICAL NOTES

1. THE ELECTRICAL CONTRACTOR SHALL INCLUDE ALL NECESSARY LABOR, MATERIALS, EQUIPMENT, PERMIT FEES, APPLICABLE STATE AND LOCAL TAXES FOR THE INSTALLATION OF A COMPLETE AND OPERABLE ELECTRICAL SYSTEM.

2. THE ELECTRICAL CONTRACTOR SHALL INSTALL ALL WORK IN ACCORDANCE WITH APPLICABLE LOCAL, STATE, AND NATIONAL CODES.

3. EQUIPMENT AND MATERIALS SHALL BE NEW AND LISTED BY THE UNDERWRITERS LABORATORIES, INC.. MANUFACTURED IN ACCORDANCE WITH ANSI, AND NEC STANDARDS, AND APPROVED BY THE LOCAL AUTHORITIES HAVING JURISDICTION.

4. THE ELECTRICAL CONTRACTOR SHALL PROVIDE COPPER WIRE THROUGH OUT, NUMBER 14 AWG MINIMUM. LOW VOLTAGE SIGNAL SYSTEMS SHALL BE MINIMUM 2 CONDUCTOR, NUMBER 18.

5. HOT DIPPED GALVANIZED STEEL CONDUIT SHALL BE USED IN LIEU OF ALUMINUM WHERE SUBJECTED TO ANY WATER OR MOISTURE CONDITIONS, OR WHERE BURIED IN SLAB OR UNDERGROUND. ALUMINUM CONDUIT SHALL NOT BE PERMITTED IN POURED SLABS, WALLS, OR EARTH.

6. ALL RECEPTACLES AND SWITCHES SHALL WATER RESISTANT.

7. WHERE SWITCHES ARE SHOWN NEXT TO DOOR JAMBS AND/OR CASED OPENINGS, KEEP AS TIGHT TO CASING AS POSSIBLE (3" FROM PLATE EDGE TO EDGE OF CASING MINUMUM.)

8. EXTERIOR RECEPTACLES AND TELEPHONE OUTLETS SHALL BE MOUNTED 1'-0" ABOVE FINISHED FLOOR MOUNTED HORIZONTALLY.

9. DEVICES INCORRECTLY LOCATED SHALL BE PROPERLY RELOCATED WITHOUT EXPENSE TO THE OWNER.

10. ALL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHERPROOF.

11. ALL WP RECEPTACLES SHALL BE WEATHER-PROOF AND HAVE GROUND FAULT INTERRUPTER, AS PER NATIONAL ELECTRICAL CODE.

12. THE ELECTRICAL CONTRACTOR SHALL PROVIDE GROUND FAULT PROTECTED GROUNDED OUTLETS AT ALL EXTERIOR OUTLETS.

13. ELECTRICIAN SHALL TAPE OR SHIM ANY GALVANIZED CONDUIT THAT MAKES CONTACT WITH COPPER PIPING.

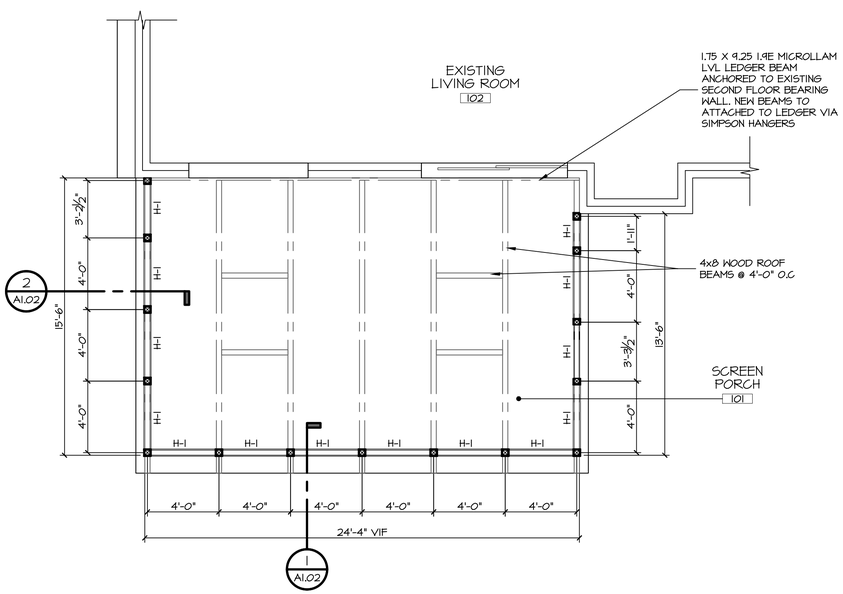
ELECTRICAL SYMBOLS

DUPLEX RECEPTACLE OUTLET	SINGLE POLE SWITCH	CONDUIT	CEILING CAN LIGHT

HEADER SCHEDULE

H-1	NON-LOAD BRNG.	(2)2X8	
H-2	LOAD BRNG.	(2)2X8 W/ SOLID PLY.	

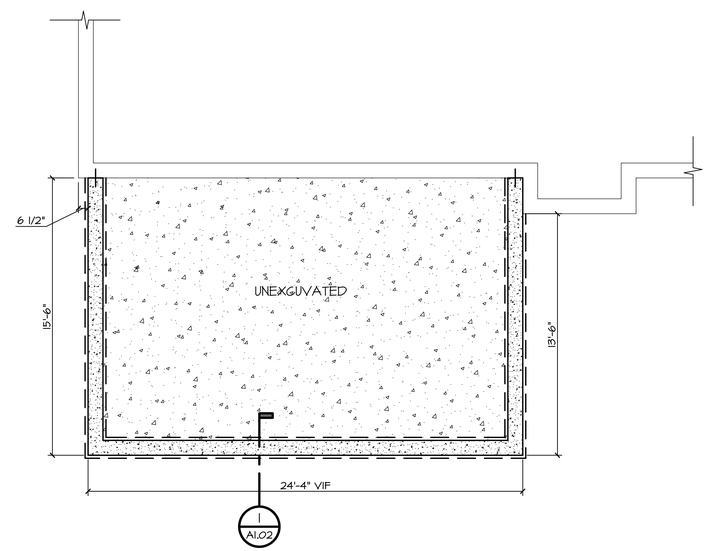
* ALL HEADERS SHALL BE ANCHORED TO WOOD POSTS WITH SIMPSON POST CAP HANGERS (TYPICAL). INSTALL PER MANUFACTURER SPECS.



ROOF FRAMING PLAN

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

3 / A1.01



FOUNDATION PLAN

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

1 / A1.01

0 1 2 3 4 5

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860 lively boulevard elk grove village, illinois 60007
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SCREEN PORCH ADDITION

WALSH RESIDENCE
521 S. HARVARD AVE.
ARLINGTON HEIGHTS, IL 60005

DESCRIPTION:	FOR REVIEW	VARIATION
DATE:	12.20.17	02.06.18

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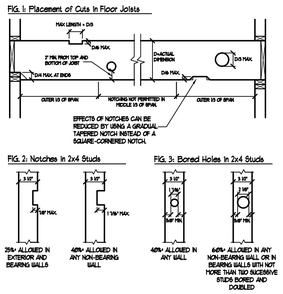


TABLE 1: Maximum Sizes for Cuts in Floor Joists

JOIST SIZE	MAX. HOLE	MAX. NOTCH DEPTH	MAX. END NOTCH
2x4	none	none	none
2x6	1.125"	1.68"	1.3.68"
2x8	2.125"	1.63"	2.1.63"
2x10	2"	1.125"	2.3.63"
2x12	2.5.63"	1.31.68"	2.7.68"

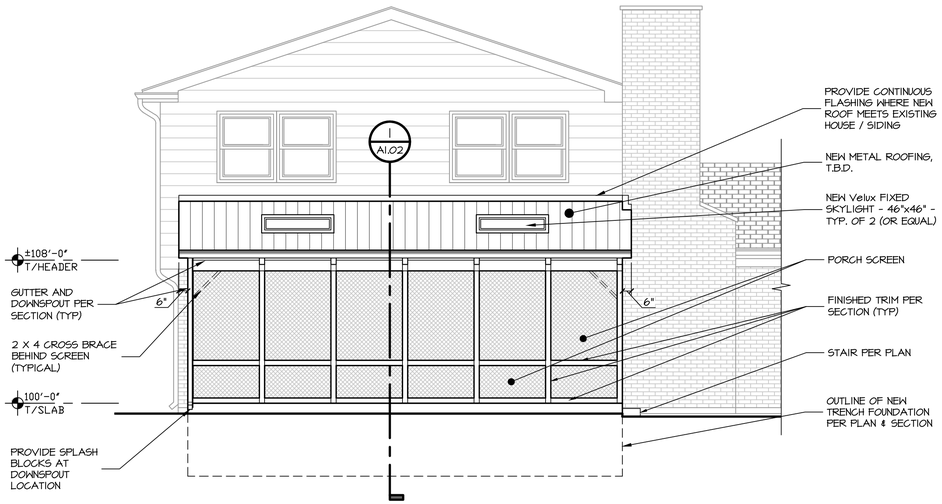
NOTE:
DIAGRAM FOR STANDARD WOOD CONSTRUCTION ONLY. FOR ENGENEERED WOOD PRODUCTS, REFER TO MANUFACTURER FOR CORRECT INSTALLATION AND NOTCHING DETAILS.

Figures 2 and 3 illustrate 25%, 40% and 60% notches or holes in 2x4's (e.g. 2b x 3 1/2" = 8"b or 1.75"). These percentages apply to studs of any size.

NOTCHING DETAIL

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

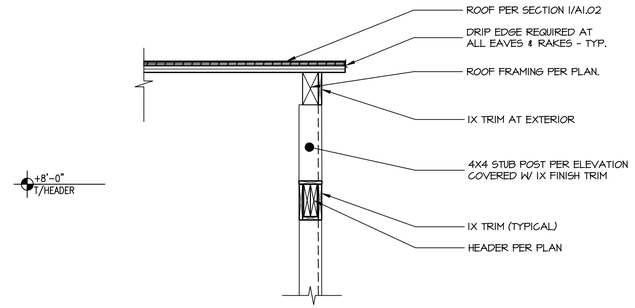
A / A1.02



SOUTH ELEVATION

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

4 / A1.02



PARTIAL WALL SECTION

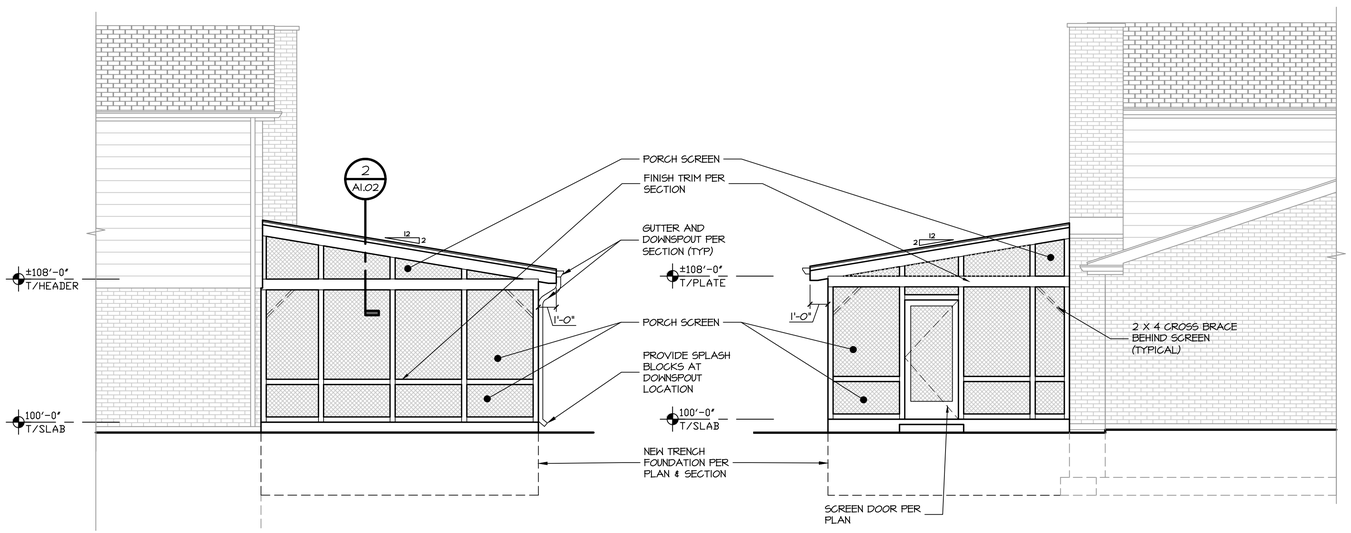
SCALE: 3/4" = 1'-0"

2 / A1.02

GENERAL NOTES:

1. CORNER BRACING TO BE OSB OR 1x4 LET-INS. METAL BRACING NOT ALLOWED UNLESS NOTED.

2. FIRE-STOPPING REQUIRED AT ALL SOFFITS, DROPPED CEILING AREAS, AND RATED WALLS.



WEST ELEVATION

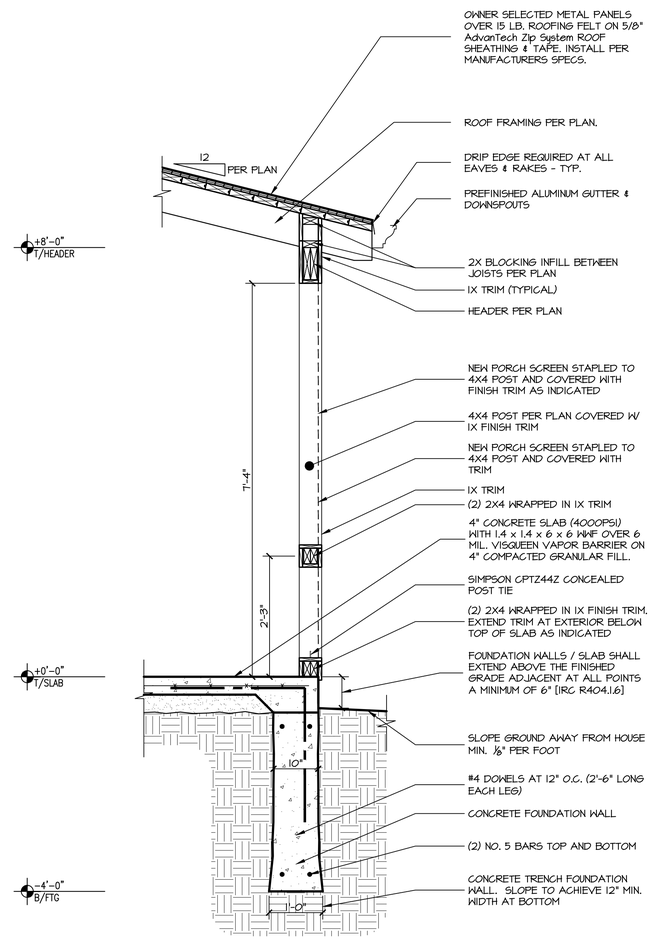
SCALE: 1/4" = 1'-0"

5 / A1.02

EAST ELEVATION

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

3 / A1.02



TYPICAL WALL SECTION

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

1 / A1.02

0 1 2 3 4 5

WHEN SHEET IS PRINTED CORRECTLY, THE ABOVE SCALE IS IN 1" INCREMENTS

DRAWINGS COPYRIGHT © 2018 DESIGNHAUS, INC.
THESE DRAWINGS ARE PROTECTED UNDER SECTION 102 OF THE COPYRIGHT ACT, 17 U.S.C.

SHEET TITLE:	EXTERIOR ELEVATIONS, WALL SECTION, DETAILS		
DRAWN BY:	KZ / SJA	CHECKED BY:	DHI

designhaus inc architecture
860 lively boulevard elk grove village, illinois 60007
p: 847.593.5010 f: 847.593.5012 www.dhausarch.com

SCREEN PORCH ADDITION

WALSH RESIDENCE
521 S. HARVARD AVE.
ARLINGTON HEIGHTS, IL 60005

DATE:	DESCRIPTION:
12.20.17	FOR REVIEW
02.06.18	VARIATION

PROJECT NO: 17.113

SHEET NO:

A1.02

X:\2017\17113\dwg\A001 #02-cover sheets, plans, section, elevations.dwg

Item: 75 W. Seegers Rd. - ZBA#18-005

Department: Planning & Community Development

REQUEST

1. A 4.6 foot variance from Chapter 28, Section 5.1-18.7 (Required Minimum Yards) to allow a structure with a side yard setback of 5.0 feet from the south property line instead of the required 9.6 feet.

2. A 12 .0 foot variance from Chapter 28, Section 5.1-18.7 (Required Minimum Yards) to allow parking that is setback 3.0 feet from the (west) rear property line where parking must be a minimum of 15.0 feet.

3. A variance from Chapter 28, Section 11.6 for no loading berth where a 10'x 35' loading berth is required.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 12, 2018
Date Prepared: March 5, 2018
Project Title: 75 W. Seegers Rd.
Address: 75 W. Seegers Rd.

Background Information

Petition Number: ZBA #18-005
Petitioner: Frank Gurtz – Gurtz Electric
Address: 77 W. Seegers Rd.
Arlington Heights IL 60004

Existing Zoning: M-2 – Limited Heavy Manufacturing District

Requested Action/Background Information

The subject site is approximately 22,520 square feet in size, and is zoned M-2, Limited Heavy Manufacturing District. The petitioner owns the property to the north and is proposing a warehouse and office space on the parcel to the south which the current zoning permits. The proposed building is a new 7,622 square foot warehouse facility with office space. The petitioner is proposing to set the building back five feet where 9.6 feet is required. In addition, the petitioner is proposing to have parking that is three feet from the rear property line where a minimum of 15 feet is required and the petitioner is not providing a loading berth. Therefore, the petitioner requests the following variations:

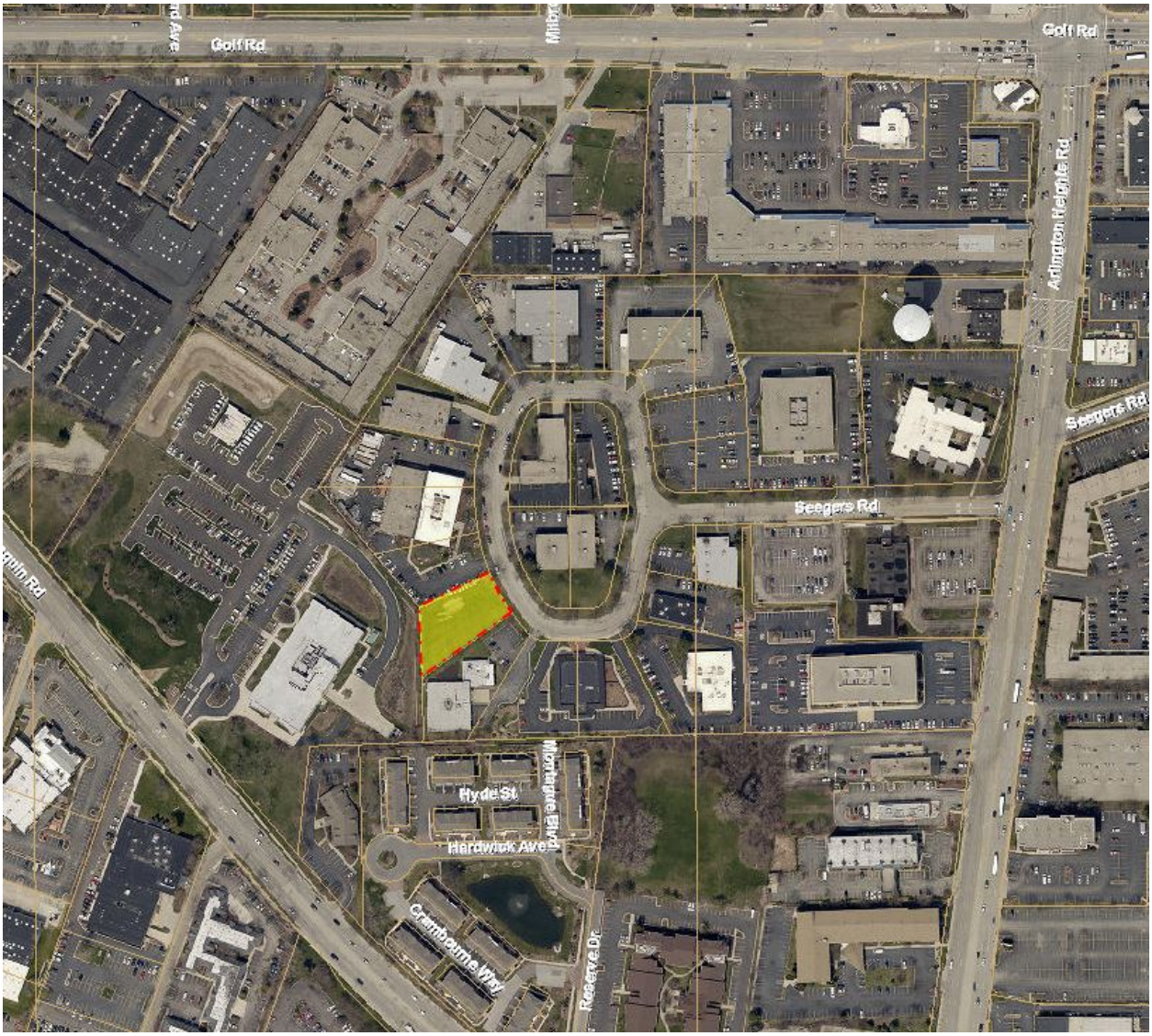
- A 4.6 foot variance from Chapter 28, Section 5.1-18.7 (Required Minimum Yards) to allow a structure with a side yard setback of 5.0 feet from the south property line instead of the required 9.6 feet.
- A 12 .0 foot variance from Chapter 28, Section 5.1-18.7 (Required Minimum Yards) to allow parking that is setback 3.0 feet from the (west) rear property line where parking must be a minimum of 15.0 feet.
- A variance from Chapter 28, Section 11.6 for no loading berth where a 10'x 35' loading berth is required.

Variation Review Standards

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

Petition – ZBA#18-005
PIN:08-16-200-086

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	2/23/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	2/23/18	
3. Letter that was Mailed	✓	2/23/18	
4. Photographs of Sign on Property	✓	2/23/18	

Photographs of Existing Structure

ZBA# 18-005
75 W Seegers Rd- ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

JJM

Submitted: February 15, 2018
Completed: February 16, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A 4.6 ft variance to allow a structure with a side yard setback of 5 ft from the south property line instead of the required 9.6 ft; a 12 ft variance to allow parking that is 3 ft from the (west) rear property line where parking must be a minimum of 15 ft; and a variance for no loading berth where a 10;x35' loading berth is required.

NOTE: The requested variances are for new construction on a vacant lot.

The Engineering Department is NOT IN FAVOR of the 5 ft setback from the south property line due to potential drainage concerns, and has NO COMMENT on the 3 ft setback from the west property line and the no loading berth.

RECEIVED
FEB 19 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: 75 W Seegers Rd

Project Address: 75 W Seegers Rd

ZBA #: 18-005

Date: February 22, 2018

Derek:

I have reviewed the request for the following variances:

- A 4.6 foot variance to allow a structure with a side yard setback of 5.0 feet from the south property line instead of the required 9.6 feet.
- A 12.0 foot variance to allow parking that is setback 3.0 feet from the (west) rear property line where parking must be a minimum of 15.0 feet.
- A variance for no loading berth where a 10'x35' loading berth is required.

I do not have any objections to the requests, with the following requirement:

1. The south wall of the building, located 5 feet from the property line shall have a minimum fire-resistance rating of at least 1-hour per IBC Table 602.

RECEIVED
FEB 22 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 75 W. Seegers Rd.

Project Address: 75 W. Seegers Rd.

ZBA #: 18-005

ZBA Hearing Date: March 12, 2018

To:	Jim Massarelli, Director of Engineering Steven Touloumis, Director of Building Services
C:	Bill Enright, Deputy Director of Planning and Community Development Steve Hautzinger, Design Planner
From:	Derek Mach, Zoning Board of Appeals Liaison
Transmitted On:	February 15th, 2018

- **A 4.6 foot variance from Chapter 28, Section 5.1-18.7 (Required Minimum Yards) to allow a structure with a side yard setback of 5.0 feet from the south property line instead of the required 9.6 feet.**
- **A 12 .0 foot variance from Chapter 28, Section 5.1-18.7 (Required Minimum Yards) to allow parking that is setback 3.0 feet from the (west) rear property line where parking must be a minimum of 15.0 feet.**
- **A variance from Chapter 28, Section 11.6 for no loading berth where a 10'x 35' loading berth is required.**

Design Commission approval is required for this project. A Design Commission application will need to be submitted to the Planning and Community Development Department for review. The Design Commission will review the aesthetics of the building and signage only.

<u>Preliminary Staff design review comments:</u>

The dark gray painted precast concrete is out of context with the surrounding buildings. The majority of the surrounding buildings are brick masonry. Alternate lighter color schemes and options to enhance the building appearance with masonry are encouraged. Consider a thin brick veneer over the precast or a brick form liner to create the appearance of brick in the precast concrete.

All rooftop mechanical equipment is required to be completely screened from public view. The proposed rooftop mechanical units and screening should be illustrated in the perspective renderings. The mechanical unit on the lower roof will be highly visible. Increasing the height of the lower parapet walls to screen the mechanical unit should be studied.

- Steve Hautzinger, Design Planner

PETITION

PETITION

NOW COMES the Petitioner 78 Seegers LLC

being the owner of the property commonly know as: 75 W Seegers Road

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-18.7, Chapter 28, of the Arlington Heights Municipal Code, in order to: reduce the side yard setback from 10% of the lot width of 9.5-feet (95' lot width at 10%) to 5-feet.

I hereby state that the following hardship would exist if the variation were not granted: The building would not be economically viable if the size of the building were reduced to meet the required setback.

I hereby state that the following unique circumstances exist: The lot configuration is irregular and the width of the lot at the front of the building is not wide enough to allow for the required parking setback, parking space size, drive aisle and building width.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: the setback proposed is consistent with various other buildings within Arlington Water Tower Subdivision. (Refer to photographs provided and aerial photograph.)

Signed: _____ Date: 2/6/18

Petitioner

PETITION

PETITION

NOW COMES the Petitioner 78 Seegers LLC

being the owner of the property commonly know as: 75 W Seegers Road

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

Section 5.1-18.7 ,Chapter 28, of the Arlington Heights Municipal Code, in order to: allow parking and/or storage within 15-feet of the rear lot line.

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

The parking required to serve the proposed building would not be provided if the variance was not granted.

I hereby state that the following unique circumstances exist: The lot shape is irregular and the site plan proposed allows for a viable building and parking area.

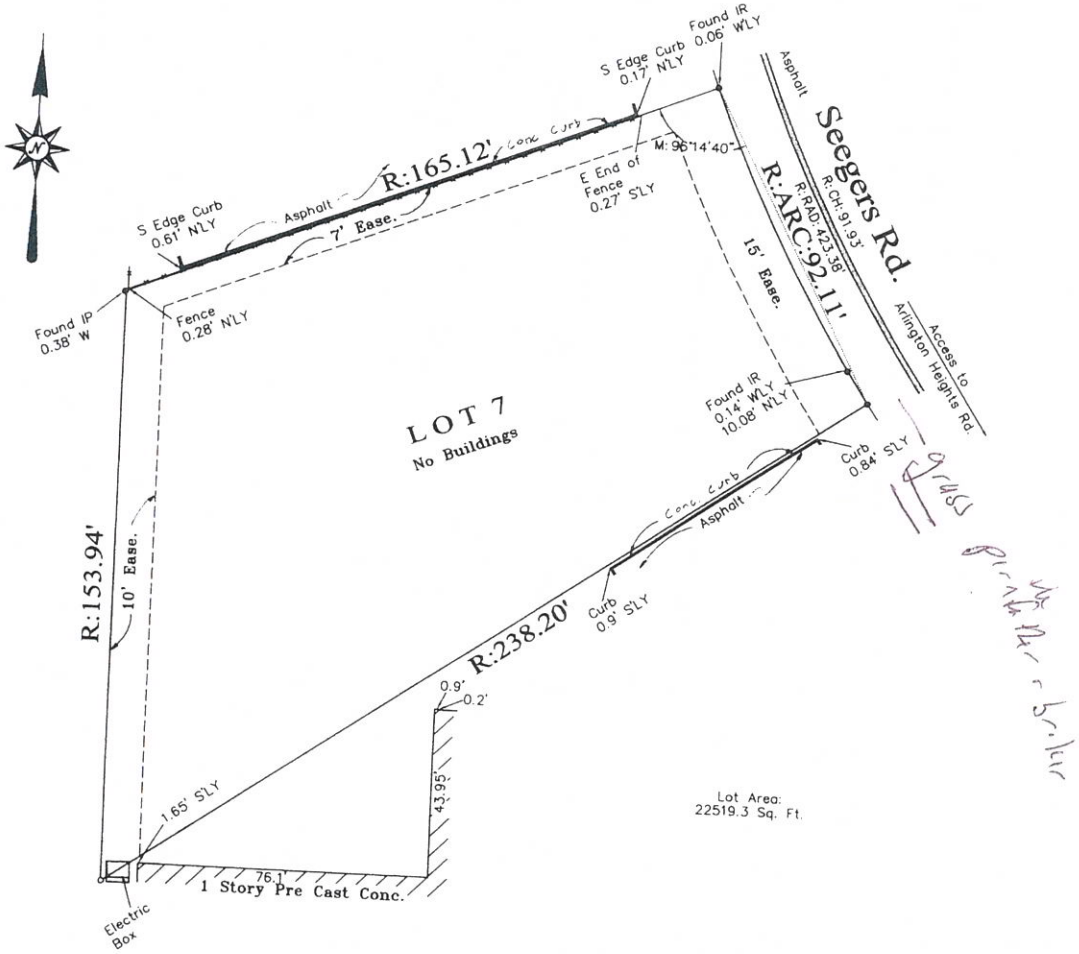
I hereby state that the variation, if granted, will not alter the essential character of the locality because: various lots within Arlington Water Tower Subdivision contain parking within 15-feet of the rear lot line.

Signed: _____ Date: 2/6/18

Petitioner

PLAT OF SURVEY

Of Lot 7 in Arlington Water Tower Subdivision of part of Lot 6 in Northeast 1/4 of Section 16, in the Subdivision of Joseph A. Barnes' Farm in Sections 9, 15 and 16, Township 41 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, on August 2, 1979, as Document Number 3108761, in Cook County, Illinois.



CLIENT: ATTY JAMES

JN 130626

LEGEND

R - RECORD DISTANCE
M - MEASURED DISTANCE
D - DEED
CH - CHORD
• FOUND IRON
o SET IRON
FENCE LINE —x—x—
UTILITY POLE W/ OVHD. WIRES ⊗——

CONCRETE SHOWN SHADED

SCALE 1" = 30 FEET

SCHLAF - SEDIG & ASSOCIATES, INC.
1030 SUMMERFIELD DRIVE
ROSELLE, ILLINOIS 60172
(630) 924-7100

DATE OF SURVEY JULY 28, 2003

STATE OF ILLINOIS

COUNTY OF DU PAGE

VINCENT B. FAYE 3272 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS ROSELLE, ILLINOIS

I HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED, UNDER MY SUPERVISION, ACCORDING TO THE OFFICIAL RECORD AND THAT THE ABOVE PLAT CORRECTLY REPRESENTS SAID SURVEY. ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

I FURTHER CERTIFY THAT UNLESS OTHERWISE SHOWN, THE BUILDINGS ON THE PARCEL ARE WITHIN PROPERTY LINES AND THE ADJOINING VISIBLE IMPROVEMENTS DO NOT ENCROACH ON THE ABOVE DESCRIBED PROPERTY.

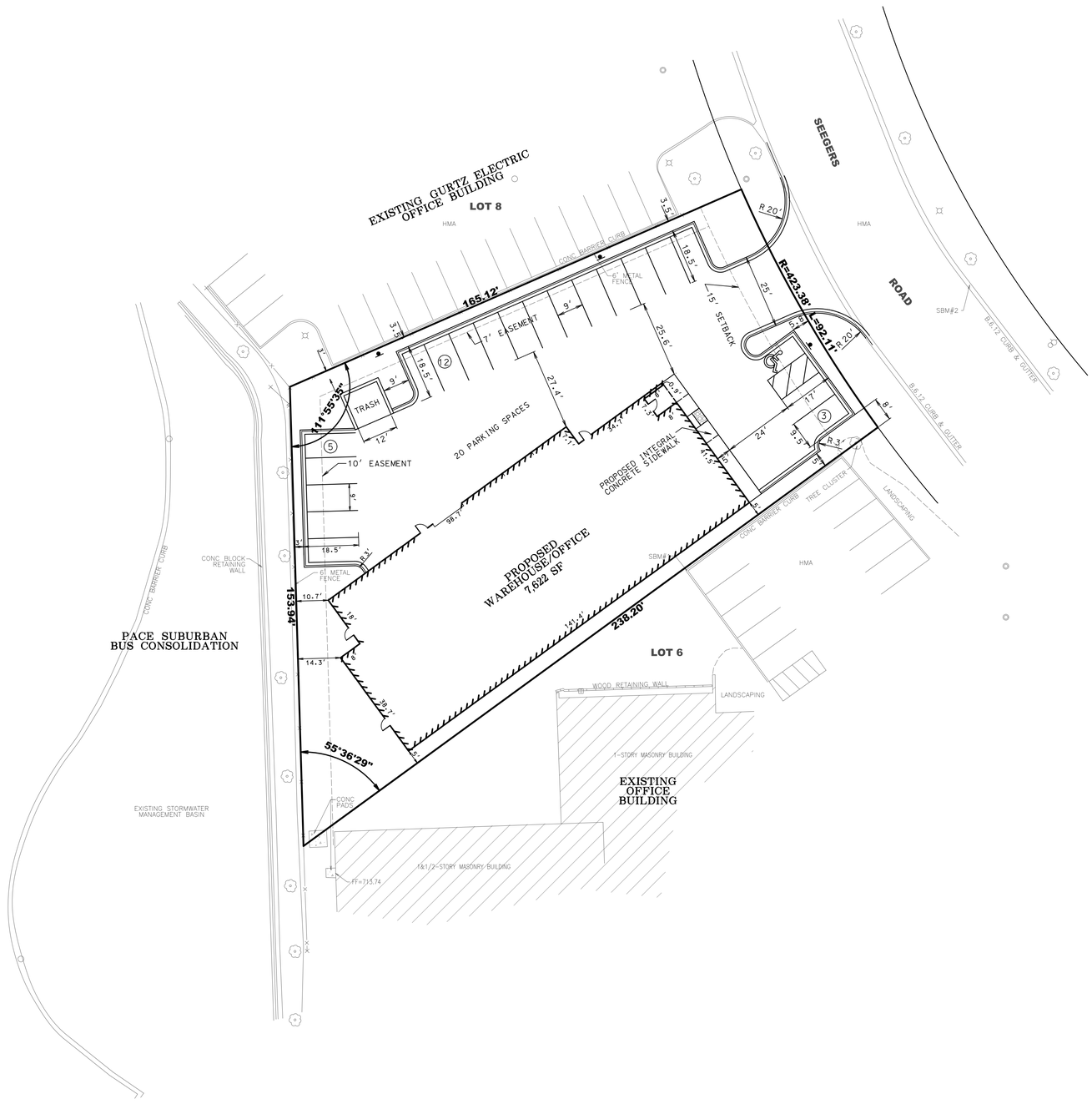
I FURTHER CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

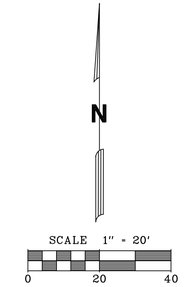
Vincent B. Faye

MY LICENSE EXPIRES 11-30-2008

COMPARE THE DESCRIPTION OF THIS PLAT WITH DEED. REFER TO TITLE POLICY FOR ITEMS OF RECORD NOT SHOWN ABOVE. UNLESS OTHERWISE NOTED, UTILITIES WITHIN EASEMENTS ARE NOT SHOWN HEREON. UNDERGROUND UTILITIES INCLUDING BUT NOT LIMITED TO CONDUITS AND CABLES (IF ANY) HAVE NOT BEEN SHOWN HEREON.

ILLINOIS PROFESSIONAL DESIGN FIRM LAND SURVEYING CORPORATION NO. 4183





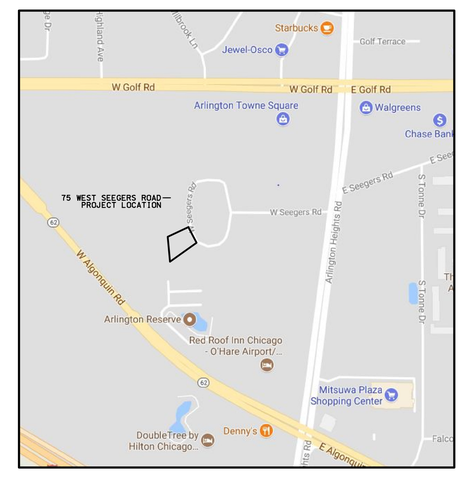
SITE DATA

LOT 7 IN ARLINGTON WATER TOWER SUBDIVISION
SITE AREA = 22,520 SF (0.517 ACRES)
EXISTING ZONING = M-2
PROPOSED BUILDING = 7,622 SF
OFFICE = 1,722 SF
WAREHOUSE = 5,900 SF

PARKING REQUIRED = 17 SPACES*
PARKING PROVIDED = 20 SPACES

* PARKING SPACES REQUIRED CALCULATED USING 1 SPACE FOR EVERY 300 SF OF OFFICE SPACE, 16 EMPLOYEES AND 3 VEHICLES USED FOR BUSINESS.

FLOOR AREA RATIO (FAR) = 34%



LOCATION MAP

GASPEREC ELBERTS
CONSULTING
9501 W. DEVON AVENUE, SUITE 702
ROSEMONT, ILLINOIS 60018
847.868.1830

OWNER:

78 SEEGERS LLC
77 WEST SEEGERS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005
PHONE: 847-734-2400

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	TKB
DRAWN	TKB
APPROVED	TKB
DATE	2/1/2018
SCALE	1" = 20'

PROPOSED SITE PLAN
75 WEST SEEGERS WAREHOUSE
ARLINGTON HEIGHTS, ILLINOIS

SHEET 2 OF 2

PROJECT NUMBER: 170062

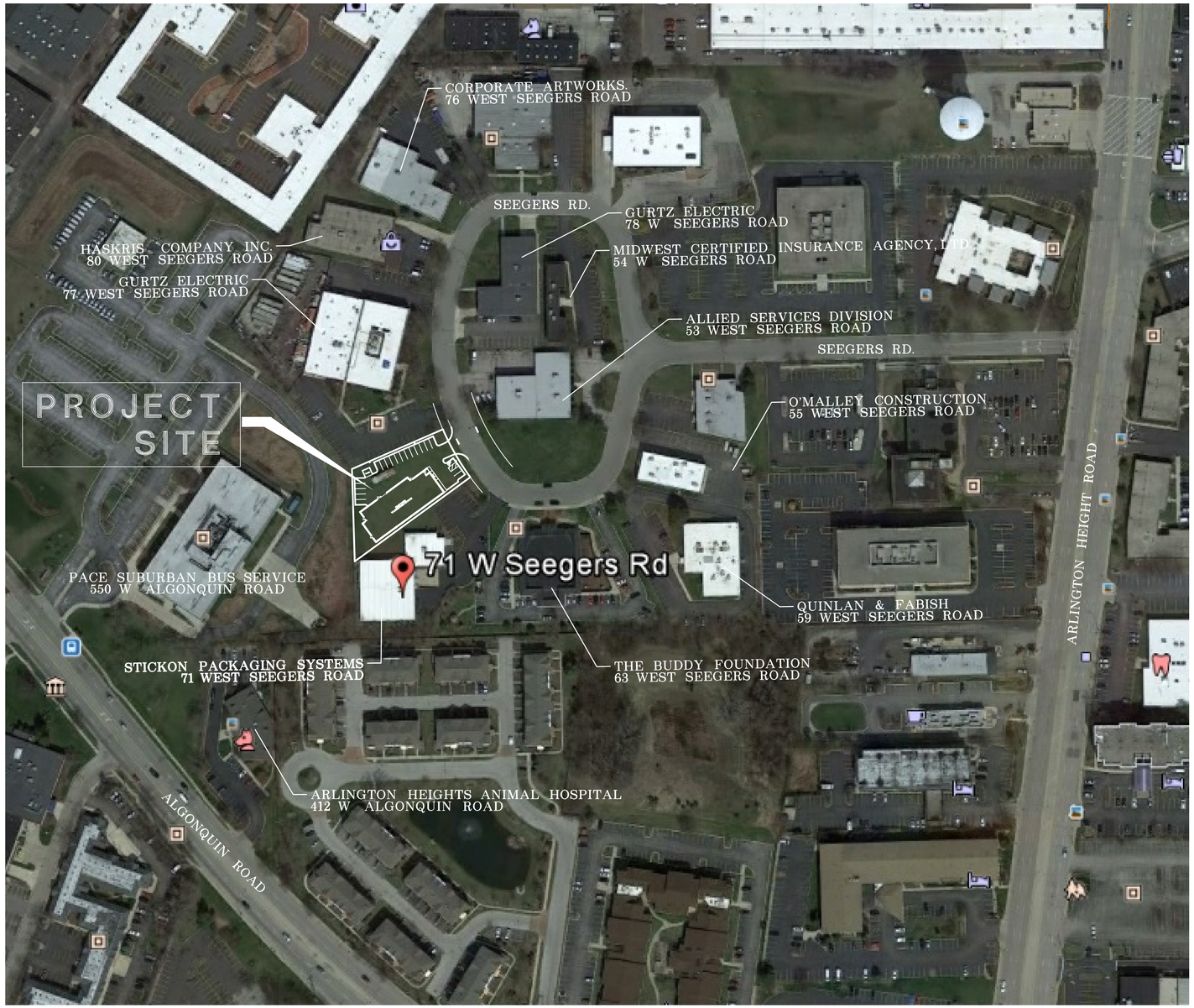
©GASPEREC ELBERTS CONSULTING 2017

ILLINOIS FIRM LICENSE 184-006877

2/1/2018 3:27:43 PM
R:\Projects\Gurtz Electric 170062\Engineering\Plans\Plan Commission Submittal\02-Proposed Site Plan.pdf

75 WEST SEEGERS WAREHOUSE

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS



N

SCALE 1" = 100'

0 100 200

GASPEREC ELBERTS
CONSULTING
9501 W. DEVON AVENUE, SUITE 702
ROSEMONT, ILLINOIS 60018
847.868.1830

OWNER:

78 SEEGERS LLC

77 WEST SEEGERS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005
PHONE: 847-734-2400

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	TKB
DRAWN	TKB
APPROVED	TKB
DATE	2/1/2018
SCALE	1"=100'

AERIAL LOCATION MAP
75 WEST SEEGERS WAREHOUSE
ARLINGTON HEIGHTS, ILLINOIS

SHEET 1 OF 1

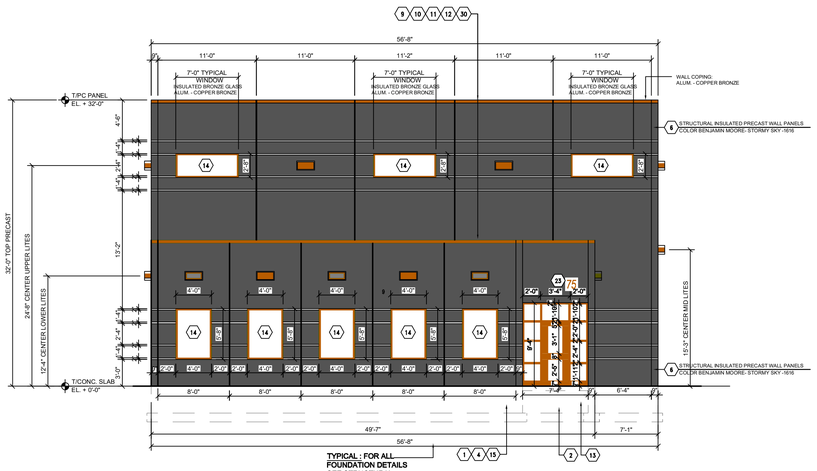
PROJECT NUMBER: 170062

©GASPEREC ELBERTS CONSULTING 2017

ILLINOIS FIRM LICENSE 184-006877

NEW WAREHOUSE - GURTZ ELECTRIC COMPANY

75 SEEGERS ROAD
ARLINGTON HEIGHTS ILLINOIS 60005

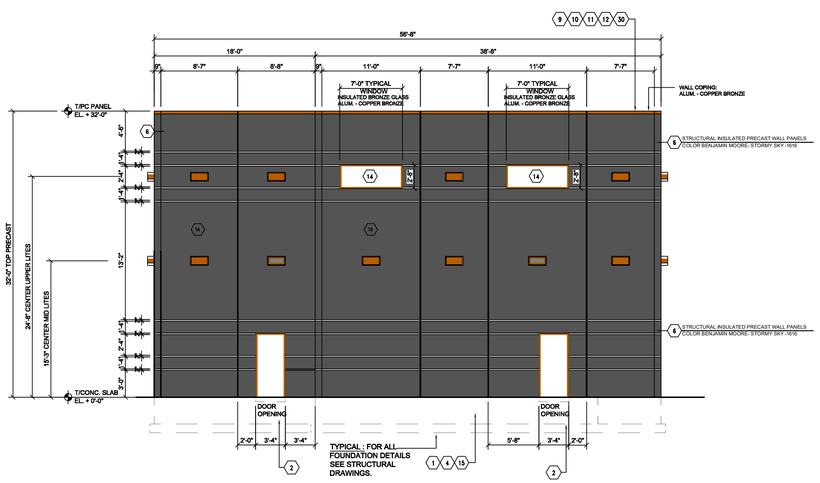


1 A-2.0 EAST ELEVATION

SCALE: 1/8"= 1'-0"

FOR CONSTRUCTION NOTES INDICATED WITH SYMBOL (XX) SEE SHEET A-2.0

GENERAL NOTE: SEE STRUCTURAL DRAWINGS FOR ALL DIMENSIONS DETAILING AND REINFORCING OF ALL SLABS, FOUNDATION WALLS AND STRUCTURAL STEEL DETAILS AND CONNECTIONS.



2 A-2.0 WEST ELEVATION

SCALE: 1/8"= 1'-0"

TYPICAL CONSTRUCTION NOTES FOR PROJECT: GE-017-01:

1 MEMBRANE FLASHING:
B.F.G. VINYL FLAHING 20 MIL. THRU-WALL FLASHING AT EXTERIOR PERIMETER BASE OF FACE BRICK WALL.

2 DEPRESS CONCRETE FOUNDATION WALL:
VERIFY STRUCTURAL DRAWINGS FOR DEPRESS TOP OF FOUNDATION WALLS AT INTERIOR AND EXTERIOR FOR ALL DOORWAYS, COLUMNS, PRECAST PANELS AND FLOOR SLABS.

3 CONCRETE FLOOR SLAB CONSTRUCTION:
5" CONCRETE SLAB W/ 1 LAYER 6x6 x 10/10 W.W.F. 2" CLEAR TOP AND BOT. ON .004 POLY VAPOR BARRIER ON REQUIRED OR MIN. 8" COMPACTED STONE FILL. NOTE: EXCAVATION CONTRACTOR TO SUPPLY 6" OR MORE BASE STONE FILL TO WITHIN +/- 2" OF FIN. ELEVATION. CONCRETE CONTR. TO FURNISH TOP DRESSING STONE AS REQUIRED. CONCRETE CONTR. TO APPLY 1ST COAT OF POLYSEAL FLOOR TREATMENT WITHIN 1 HOUR AFTER FINAL TROWELING AND WITHIN 2 HOURS APPLY SECOND COAT. IT CURES SEALS AND HARDENS AND DUSTPROOF CONC. SLAB. 4 IN 1 CLEAR SEALER. PROVIDE 2'x2'x2" EXTRUDED POLYSTYRENE INSULATION @ EXTERIOR PERIMETER OF BLD'G FOUNDATION WALL @ UNEXCAVATED AREAS BOTH VERTICAL AND HORIZONTAL EVEN IF NOT SHOWN IN DRAWINGS. VERIFY ALL REINFORCING W/STRUCTURAL DRAWINGS.

4 PERIMETER INSULATION @ UNEXCAVATED AREAS:
PROVIDE 2' x 2' x 2" EXTRUDED POLYSTYRENE INSULATION AROUND EXTERIOR PERIMETER OF BUILDING WALL FOUNDATION OF UNEXCAVATED AREAS OF BUILDING, BOTH HORIZONTAL AND VERTICAL INSTALLED.

5 CONCRETE FLOOR FINISH:
ARMORSEAL 650 SL/RC EPOXY - SELF LEVELING RECOATABLE TWO-COMPONENT FLOOR SYSTEM. HIGH GLOSS SEAMLESS, HYGENIC SURFACE. STANDARD PERFORMANCE ARMORSEAL 1000HS: PRIMER COAT- 1000HS TOPCOAT 1000HS. BY SHERWIN WILLIAMS COLORS T.B.D. BY ARCHITECT.

6 STRUCTURAL INSULATED PRECAST WALL PANELS:
PROVIDE +/- 9 1/2" COMPOSITE LOAD BEARING PRECAST PANELS WITH LOCAL AGGREGATES, TINTED GRAY CEMENT ABRASIVE BLAST FINISH AND 3/4" DEEP REVEALS WITH CHAMFER AS SHOWN ON ELEVATIONS. 2" OF RIGID POLYSTYRENE INSULATION LOCATED IN THE CENTER OF THE PANEL. CONTRACTOR TO FURNISH SPECIFICATIONS AND SAMPLES FOR ARCHITECT'S APPROVAL. ALSO FURNISH APPROVAL BY A REGISTERED STRUCTURAL ENGINEER BY AFFIX OF LICENSE STAMP OF APPROVAL ON ALL SHOP DRAWINGS. ACCENT COLORS FOR P.C. PANELS AS INDICATED ON DRAWINGS MUST BE APPROVED BY ARCHITECT. PANELS TO BE PAINTED MUST USE AN EPOXY ACRILYC BASE COAT WITH P.C. FILLER. PANELS TO CONTAIN ACCENT DECORATIVE INLAY AS DEPICTED ON DRAWINGS. COLOR BY ARCHITECT. PROVIDE SAMPLE FOR ARCHITECTS APPROVAL. SEE ARCHITECTURAL SHEETS FOR PANEL DESIGN AND DETAILS. FULLY GROUT ALL INTERIOR EXPOSED CONNECTIONS SMOOTH FINISH.

7 CONCRETE BLOCK:
PROVIDE EXPOSED CONCRETE BLOCK AS NOTED W/DUR-O-WALL REINFORCING EVERY 2ND COURSE (16") W/STRIKED TOOLED JOINTS IN A RUNNING BOND PATTERN TO BE RUBBED AND FINISHED FOR ARCHITECTURAL APPEARANCE. ALL INTERIOR CMU WALLS TO BE FULL HT. TO BOTTOM OF DECKING. PROVIDE FIRESTOP AT CMU AND METAL DECK TRANSITION. (TYP)ALL EXPOSED CONCRETE BLOCK CORNERS ANS JAMBS TO BE BULLNOSE. EXPOSED CONCRETE BLOCK PAINTED W/EPOXY ESTER ACRYLIC MASONRY BASE COAT OVER ACRYLIC BLOCK FILLER. COLORS TO BE SELECTED BY ARCHITECT. AT CMU BEARING WAL PROVIDE#6 @ 32" O.C. TYP FOR VERTICAL REINFORCING W/SOLID FILLED CORES SEE STRUCT. DRAWINGS. REMAINING CORES TO HAVE CORE-FILL 500 INSULATION.

8 CONCRETE LINTEL BLOCK:
REFER TO STURCT. DRAWINGS FOR REBARSIZES AND LOCATIONS. FILL W/ CONCRETE & PROVIDE JOIST BEARING PLATES AS SHOWN (SEE STRUCTURAL DRAWINGS).

9 ROOF TAPERED INSULATION:
TAPERED EDGE STRIPS OF INSULATION FOR POSITIVE DRAINAGE OF ROOF DRAINS SEE SHEET A-5.0 FOR LOCATIONS. PROVIDE ALL NECESSARY ROOF INSULATED SADDLES AND CRICKETS TO ENSURE PROPER DRAINGAE. VERIFY LOCATIONS W/ARCHITECT.

10 METAL COUNTERFLASHING:
PROVIDE 22 GAUGE GALVANIZED STEEL REGLETS AND COUNTER FLASHING MASONRY TYPE (RC-3) OVER E.P.D.M. LAP SPLICE BASE FLASHING AS PER MANUFACTURE'S SPECIFICATIONS. COLOR TO BE SELECTED BY ARCHITECT.

11 PAC-LOC 22 GAUGE GALVANIZED STEEL COPING:
ALL MATERIAL INCLUDING COPING SPLICE PLATE AND ANCHOR PLATE (SNAP-LOC COPING SYSTEM BY PETERSEN ALUMINUM CORP. OR "EQUAL") ALL CORNERS TO BE MITRED, COLOR TO BE SELECTED BY ARCHITECT. MASON CONTRACTOR TO FILL ALL HOLES OF FACE BRICK PARAPET WALLS SOLID W/MORTAR, COVER W/E.P.D.M. LAP SPLICE FLASHING UNDER COPING PROVIDE CONT. TREATED WOOD NAILER. PER MANUFATURE'S SPECIFICATIONS.

12 ROOF CONSTRUCTION:
INSTALL A FULLY ADHERED SINGLE PLY FIRESTONE 60 MIL E.P.D.M. ROOF SYSTEM OR "EQUAL". SINGLE PLY ROOFING SYSTEM TO CARRY A TEN (15) YEAR MANUFACTRE'S WARRANTY. INSTALL (2) LAYERS TOTAL R=20 ISOCYANURATE ROOF INSULATION 2" THICK W/MECHANICAL FASTENERS FOR A FULLY ADHERED SINGLE PLY SYSTEM. (060) WHITE TPO SINGLE PLY ROOF MEMBRANE FULLY ADHERED. INSTALLATION OF OF ROOF INCLUDES: WALKWAY PADS TO AND AROUND ALL MECHANICAL EQUIPMENT FROM ROOF HATCHES. ROOFER'S FLASHING OF ALL PARAPET WALLS, MISC. ROOF CURBS, SUPPORTS AND ITEMS SETTING ON OR PENETRATING THE ROOF. INCLUDING MECHANICAL AND ELECTRICAL ITEMS AS PER MANUFACTURE'S SPECIFICATIONS. METAL DECKING TO BE 1 1/2" (20GA.) R-6 INTERMEDIATE PRIME PAINTED STEEL DECKING WELDED TO BAR KOISTS W/STANDARD WELD WASHERS. PROVIDE ALL NECESSARY INSULATED ROOF SADDLES AND CRICKETS FOR PROPER DRAINAGE. GYMNASIUM ROOF TO HAVE 3" ACCOUSTICAL METAL DECKING IN LIEU OF 1 1/2", FOR HIGH ROOF ONLY. PROVIDE ALL NECESSARY FLASHING , SADDLES, CRICKETS TO PROVIDE FOR PROPER DRAINAGE. ALSO PROVIDE AND INSTALL (1) 2'-6" X 3'-0" ROOF HATCHE AS SHOWN ON DRAWINGS. TAPPERED EDGE STRIPS OF INSULATION FOR POSITIVE DRAINAGE OF ROOF DRAINS. SEE SHEET A-5.0 FOR LOCATION. PROVIDE ALL NECESSARY ROOF INSULATION SADDLES AND CRICKETS FOR PROPER DRAINAGE.

13 EXTERIOR ALUMINUM ENTRY DOORS W/SIDELITES:
KAWNEER 350-500 TUFFLINE ENTRANCE THERMAL WIDE STILE/BARRIER FREE ENTRY OR "EQUAL". WINDOW WALL SIDELITES TO MATCH THERMAL FRAMING W/FLOUROPON COATING FINISH COLOR TO BE SELECTED BY ARCHITECT. 8" INTERMEDIATE CROSS RAIL & 7" ALUMINUM BASE W/1" INSULATED TEMPERED AZURLITE REFLECTIVE GLASS (PPG TWINDOW SOLAR BAN #2). COLOR SELECTED BY ARCHITECT. DOOR HARDWARE FOR DOORS 100.1, 101.1 ADA CLOSURE HARDWARE TO BE ELECTRIC LCN AUTO EQUALIZER COMPLETE SYSTEM W/OVERHEAD CONCEALED AUTOMATIC SWING DOOR POWER OPERATOR OR "EQUAL". PANELINE EXIT DEVICE FOR DOOR (100) & DUMMY PANELINE EXIT DEVICE FOR DOOR (100.1) ALL DOORS TO HAVE CONTINUOUS GEAR HINGES ACCESSORY PACKAGE CO-15 PULL IN NYLON COATED FINISH & CYLINDER KEYED TO MASTER SYSTEM. PROGLAZE SILICONE SEALANT OR "EQUAL" AT ALL ALUMINUM FRAMING OF WINDOWS, SIDELITES & DOORWAYS. NOTE: VERIFY DRAWINGS AND ELEVATIONS FOR CONFIGURATIONS. SUBMIT SHOP DRAWINGS AND GLASS SPECIFICATION FOR ARCHITECTS APPROVAL. ALUMINUM WINDOW AND DOOR CONTRACTOR TO FURNISH AND INSTALL MISC. WOOD BLOCKING AND SHIMS FOR ALL WINDOWS AND DOORS AS REQUIRED.

14 EXTERIOR WINDOW AND WALL SYSTEM:
KAWNEER 1600 WALL SYSTEM 1 ENCORE THERMAL FRAMING WALL SYSTEM OR "EQUAL" RIBBON TYPE APPLICATION. SYTEM DEPTH 6" (SEE DETAILS) ALL ALUMINUM FRAMING TO HAVE AN ANODIZED FINISH COLOR TO BE SELECTED BY ARCHITECT. SYSTEM TO HAVE 1" INSULATED TEMPERED AZURLITE REFLECTIVE GLASS (PPG TWINDOW SOLAR BAN #2). SUBMIT SHOP DRAWINGS AND GLASS SPECIFICATION FOR ARCHITECTS APPROVAL. ALUMINUM WINDOW AND DOOR CONTRACTOR TO FURNISH AND INSTALL MISC. WOOD BLOCKING AND SHIMS AND TREMCO PROGLAZE SILICONE FOR ALL WINDOWS AND DOORS AS REQUIRED. FURNISH AND INSTALL PER MANUFACTURES SPECIFICATIONS. VERIFY ELEVATION FOR CONFIGURATION. REINFORCE MULLIONS AS REQUIRED TO MEET ALL LOCAL WIND LOADS.

15 EXPOSED CONCRETE FINISH:
ALL EXPOSED CONCRETE AT PERIMETER FOUNDATION WALL EXT. & INT. TO BE RUBBED & FINISHED SMOOTH. THEN APPLY (1) COAT OF SIKA -TOP COATING OR "EQUAL" TO ALL EXPOSED SURFACES. COLOR SELECTED BY ARCHITECT.

16 EXTERIOR CONCRETE SLAB SIDEWALKS:
VERIFY W/CIVIL DRAWINGS

PROVIDE FIVE (5') CONCRETE SLAB W/ 6 X 6 X 10/10 W.W.F. ON REQUIRED OR MINIMUM OF SIX (6") ASTM #67 GRAVEL FILL. SEE DRAWING A-1 FOR LAYOUT OF WALKS & CONSTRUCTION JOINTS. PROVIDE A POLYSEAL TRATMENT (1) ONE HOUR AFTER FINAL TROWELING BY CHEM MASTER OR "EQUAL". IT CURES, SEALS, HARDENS & DUSTPROOF A 4 IN 1 CLEAR SEALER. PROVIDE PROPER PITCH AWAY FROM BUILDING. VERIFY LAYOUT, CONSTRUCTION JOINTS & OPENINGS IN SIDEWALK W/ ARCHITECT. ALL SIDEWALKS SHOWN ON SHEET A-1 ARE PART OF THE BUILDING CONTRACT AND THE RESPONSIBILITY OF THE GENERAL CONTRACTOR. COORAIATE LOCATION WITH SITE DEVELOPMENT DRAWINGS. ALL CONCRETE W.W.F. FOR SIDEWALKS, AND PORTICOS BY SITE CONTRACTOR. ALL STEEL REINFORCING AT ENTRIES BY CONCRETE CONTRACTOR. (SEE STRUCTURAL DRAWINGS).

17 ROOF SCUTTLE & MT'L LADDER TO ROOF:
PROVIDE A 2'-6" X 3'-0" BILCO ROOF SCUTTLE OF "EQUAL" WITH A METAL LADDER 2'-0" WIDE AT TOP W/2 1/2" X 3/8" STEEL STRINGERS AND 3/4" DIAMETER X 1' - 6 1/2" BARS AT 1'-0" C.C. W/ 2 1/2" X 3/8" X 10 1/2" STEEL BARS WELDED TO LADDER W/ 1/2" EXPANSION BOLTS SECURED TO WALL.

18 IMPACT ACUOSTICAL TILE CEILING:
PROVIDE USG INTERIOR 2' X 2' X 3/4" PREMIER NUBBY CLIMAPLUS ACOUSTICAL CEILING PANELS REVEAL EDGE LAY-IN PANELS OR "EQUAL" WITH IMPACTION CLIPS #800 SERIES. EXPOSED SUSPENSION SYSTEM TO BE DONN DX 15/16" GRID SYSTEM OR "EQUAL" W/9" SHIDOWLINE WALL ANGLE #WS154 HANG FROM BAR JOISTS AS NECESSARY. COLOR TO BE SELECTED BY ARCHITECT. VERIFY LAYOUT OF EACH ROOM W/ARCITECT.

19 FLOOR, WALLS, BASE, SOFFITS OF TOILET RMS:
THIN SET UNGLAZED CERAMIC TILE FLOOR, WALLS, SOFFITS W/5" COVE BASE COLOR AND PATTERN TO BE SELECTED BY ARCHITECT.

20 HIBRI-FLEX EB INDUSTRIAL FLOORING:
DUR-A-CRETE INDUSTRIAL FLOORING BY DUR-A-FLEX INC. OR "EQUAL" 1/4" MOISTURE TOLERANT , SEAMLESS URATHANE BASE COAT WITH EPOXY AND URATHANE TOP COATS FLOOR TOPPING SPECIALLY GRADED COLORED AGGREGATE. COLOR SELECTED BY ARCHITECT. APPLY AT 1/4" THICKNESS TO FILL AND LEVEL CONCRETE FLOOR PER MANUFACTURE'S SPECIFICATIONS.

21 VINYL COMPOSITION FLOOR TILE:
INSTALL AS SCHEDULED. PROVIDE VINYL COMPOSITION FLOOR TILE 12" x 12" x 1/8" . COLOR AND PATTERN SELECTED BY ARCHITECT. PROVIDE 4" RUBBER COVE BASE .

22 MOTORIZED OVERHEAD DOOR:
PROVIDE AND INSTALL (1) THERMACORE SECTIONAL STEEL DOOR 592 BY OVERHEAD DOOR COMPANY. SIZE 10'-0" W x 10'-8" H, COLOR BY ARCHITECT. PROVIDE AND INSTALL (1) RHX HEAVY DUTY COMMERCIAL OPERATOR 3/4HP. CONSULT W/OWNER ON OPENER ACCESSORIES.

23 EXTERIOR CAST ALUMINUM LETTERS:
CAST ALUMINUM LETTERS MFG BY METAL ARTS OR "EQUAL". LETTERS TO BE HELVETICA ITALIC #407 PROJECTED MOUNTING (3") PMS-3 FOR EASY REMOVAL. BAKED ENAMEL FINISH COLOR TO BE SELECTED BY ARCHITECT. "DUNNE PARK RECREATION CENTER" 24" HT. "ROSEMONT PARK DISTRICT" 18" HT. ADDRESS "1 B.D." 24" HT. SEE ELEVATIONS FOR LOCATION. SUBMIT SHOP DRAWINGS TO CORROLATE EXACT LOCATIONS AND HTS.

24 SHELVING AND STORAGE PRODUCTS:
PROVIDE (5) 3/4" PARTICLE BOARD 18" WIDE SHELVES FINISHED W/ MELATEX LAMINATE W/ WOOD EDGING W/ #80 (ALUM) 16GA. 72" STANDARDS & BRACKETS BY KNAPE & VOGT OR "EQUAL" FOR ALL STORAGE ROOMS AND MECH. ROOM PROVIDE (1) ROD #880 BY K.V. PER CLOSET. COLOR SELECTED BY ARCHITECT.

25 WEATHER STRIPPING:
CONTRACTOR TO FURNISH AND INSTALL BRONZE INNER LOCKING WEATHER STRIPPING FOR ALL EXTERIOR HOLLOW METAL DOORS. ALSO FURNISH AND INSTALL ALUMINUM INTERLOCKING THRESHOLDS.

26 ARCHITECTURAL SIGNAGE SYSTEM:
CONTRACTOR TO FURNISH AND INSTALL ELITE INDENTIFICATION SYSTEMFOR ALL DOORS. TWO TONE DESIGN WITH ROUNDED CORNERS. PRODUCT # 129 BY DESK AND DOOR NAME PLATE COMPANY OR APPROVED "EQUAL". SUBMIT SHOP DRAWINGS FOR ARCHITECTS APPROVAL. ALSO FURNISH MATERIAL AND COLOR SAMPLES WITH SHOP DRAWINGS.

27 MIRRORS SET IN J BEAD:
CONTRACTOR TO FURNISH AND INSTALL 1/4" THICK PLATE GLASS MIRRORS 3'-4" IN HT. BY WIDTH RQUIRED (SEE INTERIOR ELEVATIONS) A-6.0. SET MIRROR IN J BEAD OR APPROVED "EQUAL" BY ARCHITECT.

28 FINISH HARDWARE:
CONTRACTOR TO FURNISH AND INSTALL ALL FINISH HARDWARE BY VON DUPRIN. TYPE TO BE DULL CHROME OR ALUMINUM. FINAL SELECTION BY ARCHITECT. PROVIDE ALL NECESSARY KEYS AND KEY OPTIONS FOR OWNER. NOTE: GLASS AND ALUMINUM ENTRANCES COME COMPLETE WITH FINSH HARDWARE.

29 SUSPENDED DRYWALL CEILING AND SOFFITS:
PROVIDE FIRE-FRONT # 650 FURRING SYSTEM BY CHICAGO METALLIC CORP. OR "EQUAL". W/ 4'-0" O.C. FURRING RUNNERS & FURRING TEES AT 16" O.C. WITH 5/8" FIRE CODE DRYWALL SCREWED TO 1 5/8" WIDE CAPPED FLNGE FACE. PROVIDE ALL REQUIRED METAL CASING BEADS, REVEALS & INSIDE CORNERS. NOTE PROVIDE DUR-O-BEAD CORNERS AT MEETING OF OTHER MATERIALS. AT SOFFITS PROVIDE REQUIRED METAL STUD FRAMING. PROVIDE METAL REVEALS & EPANSION JOINTS AS PER DETAILS. PROVIDE 1/2" EDGE REVEALS AT MASONRY WALLS.

30 METAL ROOF TOP EQUIPMENT SCRENING:
PROVIDE AT ALL ROOFTOP HVAC UNITS. EQUIPMENT SCREENING BY "ATAS INTERNATIONAL, INC." OR EQUAL. TYPE: BELVEDERE 6" SHORT RIB. COLOR BY ARCHITECT. PROVIDE SAMPLES FOR APPROVAL. INSTALL PER MANUFACTURE'S SPECIFICATIONS.

31 EXT. CEMENT PLASTER SOFFIT CONSTRUCTION:
PROVIDE 3/4" GALVANIZED METAL LATH & WHITE MEDUSA CEMENT PLASTER W/ WHITE SILICA SAND W/ EXPANSION JOINTS AS PER ARCHITECT & #66 CASING BEADS AT PERIMETER WHERE NECESSARY ON 3/4" FURRING CHANNELS & 1 1/2" RONNING CHANNELS. PROVIDE 5/8" METAL REVEAL AT STEEL SUPPORT AND ALONG WALLS. PROVIDE FOR PROPER SUPPORT OF CEILING W/3 5/8" METAL STUDS ATTACHED TO WALLS. PROVIDE PROPER CROSS BRACING.

32 PORCELAIN TILE FLOORING & ENTRY PROTECTION:
PROVIDE 3/8" THICKNESS PORCELAIN TILE (20"X20") GLAZED BY CROSSVILLE OR "EQUAL" STYLE COLOR TO BE AV224 TIMBER. MUST MEET ADA STANDARDS. SETTING MATERIAL TO BE A LATEX MODIFIED OR EPOXY APPLIED IN A THIN SET METHOD. PROVIDE SAMPLES FOR ARCHITECT APPROVAL. 4" BASE AT ALL DRYWALL WALLS. AT MASONRY WALLS NO BASE REQUIRED. AT VESTIBULE 1-100 PROVIDE PAWLING DRAIN WELL 1 1/2" RGF -300 RECESSED ALUMINUM GRATING FRAME W/MAX0-TUFT GRATE INSERT. COLOR DESIGN PER ARCHITECT. SEE DETAIL A-7.1 SIZE T.B.D. INSTALLATION PER MANUFACTURER. CORRDINATE LAYOUT W/ARCHTECT BY FLOORING CONTRACTOR.

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EAST / WEST ELEVATIONS AND NOTES
GURTZ ELECTRIC - WAREHOUSE
75 SEEGERS ROAD ARLINGTON HEIGHTS, ILLINOIS 60005

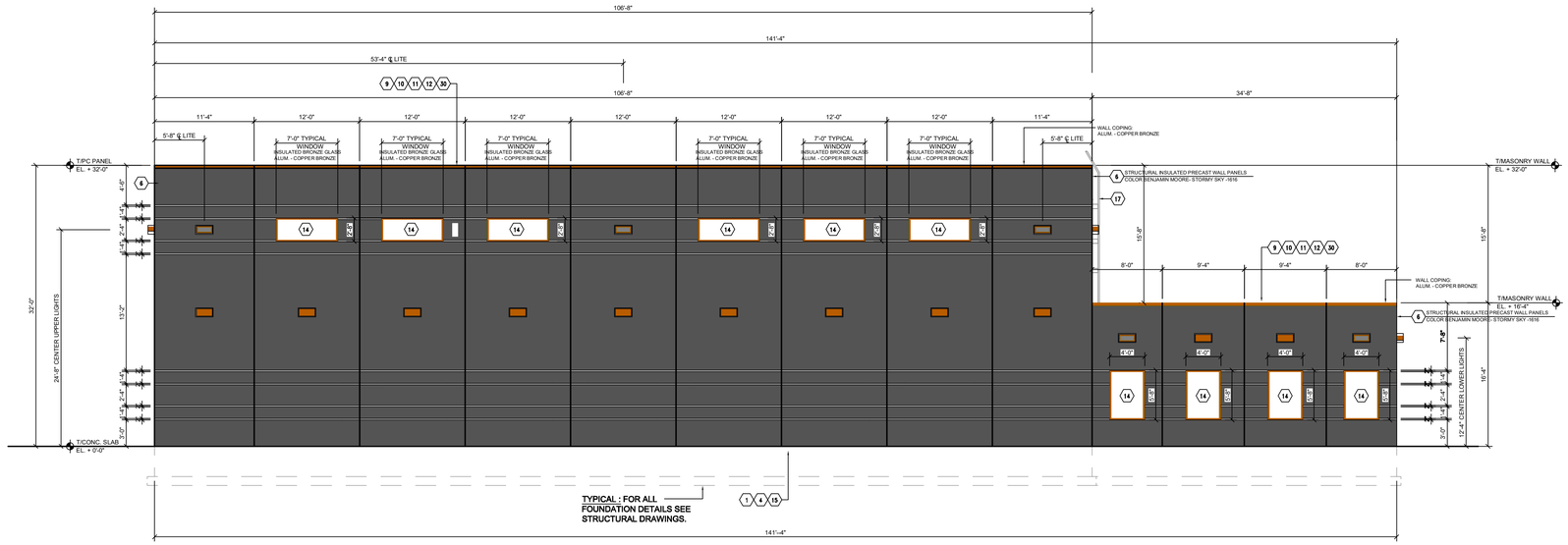
SHEET TITLE: EAST / WEST ELEVATIONS AND NOTES

DATE: 1-18-18

SCALE: 1/8"= 1'-0"

JOB NUMBER: GE-018-01

SHEET NUMBER: A-2.0

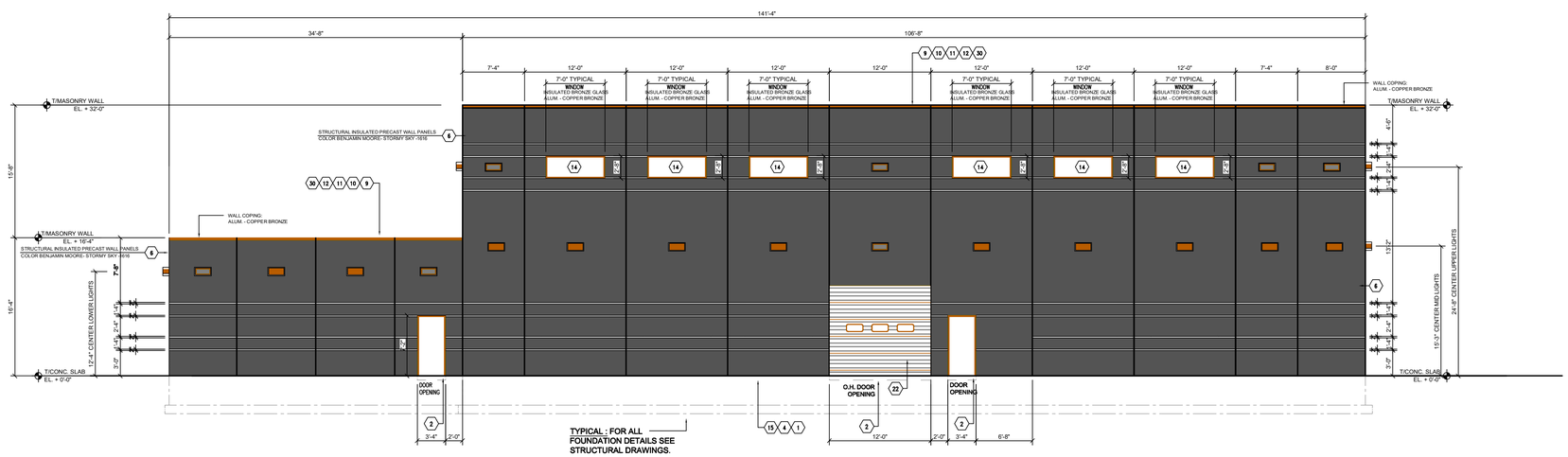


1 / A-3.0 SOUTH ELEVATION

SCALE: 1/8"= 1'-0"

FOR CONSTRUCTION NOTES INDICATED WITH SYMBOL (XX) SEE SHEET A-2.0

GENERAL NOTE: SEE STRUCTURAL DRAWINGS FOR ALL DIMENSIONS DETAILING AND REINFORCING OF ALL SLABS, FOUNDATION WALLS AND STRUCTURAL STEEL DETAILS AND CONNECTIONS.



2 / A-3.0 NORTH ELEVATION

SCALE: 1/8"= 1'-0"

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NORTH / SOUTH ELEVATIONS AND NOTES

GURTZ ELECTRIC - WAREHOUSE
75 SEEGERS ROAD ARLINGTON HEIGHTS, ILLINOIS 60005

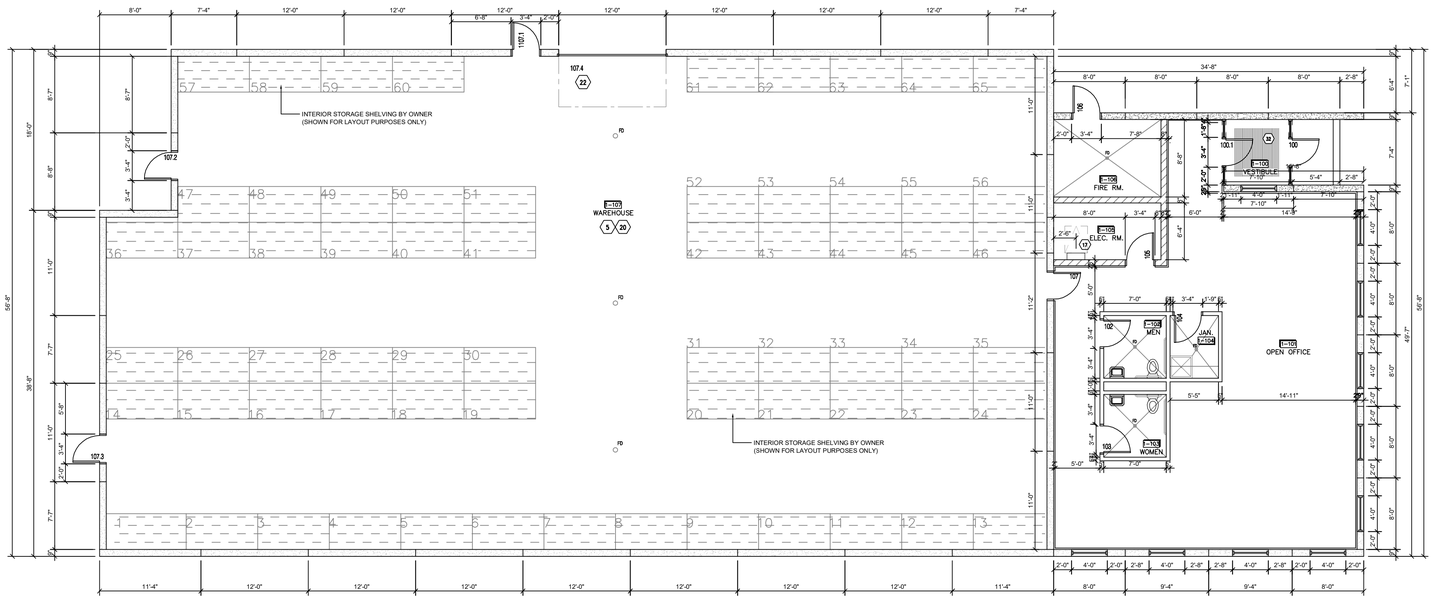
SHEET TITLE: NORTH / SOUTH ELEVATIONS AND NOTES

DATE: 1-18-18

SCALE: 1/8" = 1'-0"

JOB NUMBER: GE-018-01

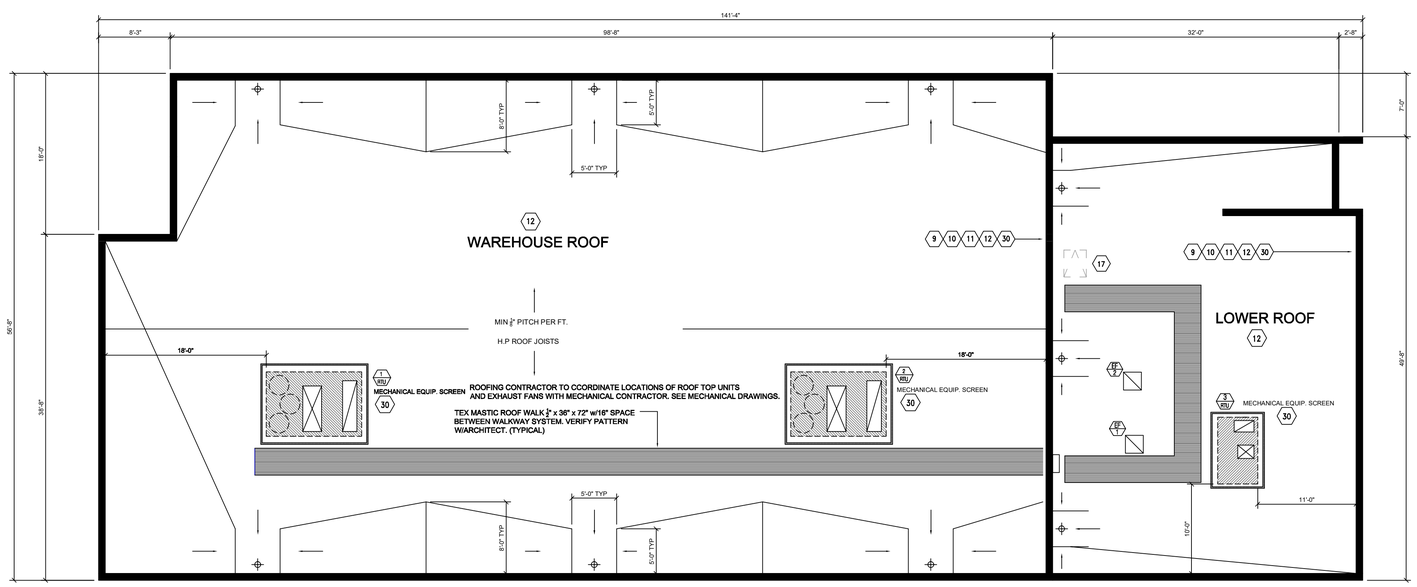
SHEET NUMBER: A-3.0



FOR CONSTRUCTION NOTES INDICATED WITH SYMBOL (XX) SEE SHEET A-2.0

1 / A-4.0 FLOOR PLAN

SCALE: 1/8"= 1'-0"



2 / A-4.0 ROOF PLAN

SCALE: 1/8"= 1'-0"

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FLOOR AND ROOF PLANS AND NOTES
GURTZ ELECTRIC - WAREHOUSE
75 SEEGERS ROAD ARLINGTON HEIGHTS, ILLINOIS 60005

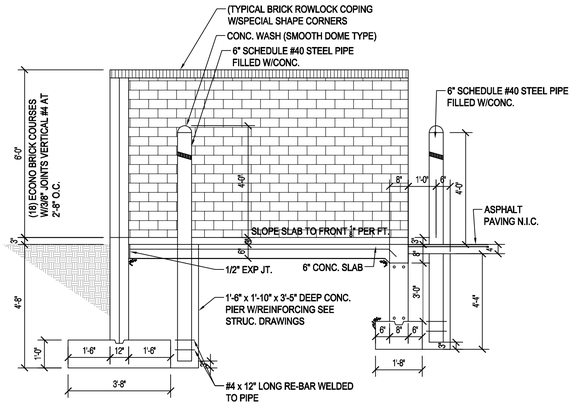
SHEET TITLE: FLOOR / ROOF PLANS AND NOTES

DATE: 1-18-18

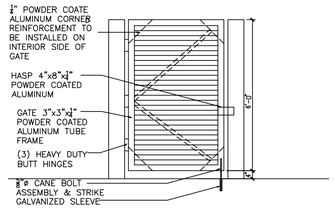
SCALE: 1/8"= 1'-0"

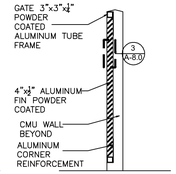
JOB NUMBER: GE-018-01

SHEET NUMBER: A-4.0

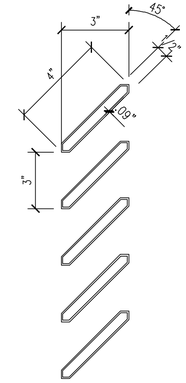


1 A-8.0 **SECTION** TRACH ENCLOSURE SCREEN WALL
NO SCALE

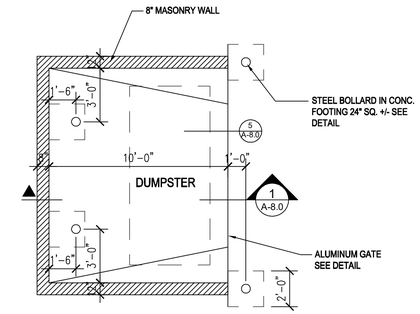




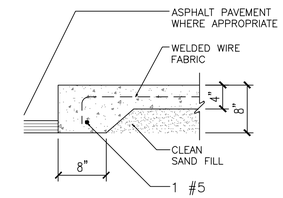
2 A-8.0 **SECTION** TRASH ENCLOSURE GATE
NO SCALE



3 A-8.0 **DETAIL** ALUMINUM FINISH
SCALE: 1" = 1'-0"



4 A-8.0 **TRASH ENCLOSURE** PLAN
SCALE: 1/2" = 1'-0"



5 A-8.0 **SECTION** THICKENED SLAB EDGE
SCALE: 1" = 1'-0"

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ENCLOSURE DETAILS AND NOTES
GURTZ ELECTRIC - WAREHOUSE
75 SEEGERS ROAD ARLINGTON HEIGHTS, ILLINOIS 60005

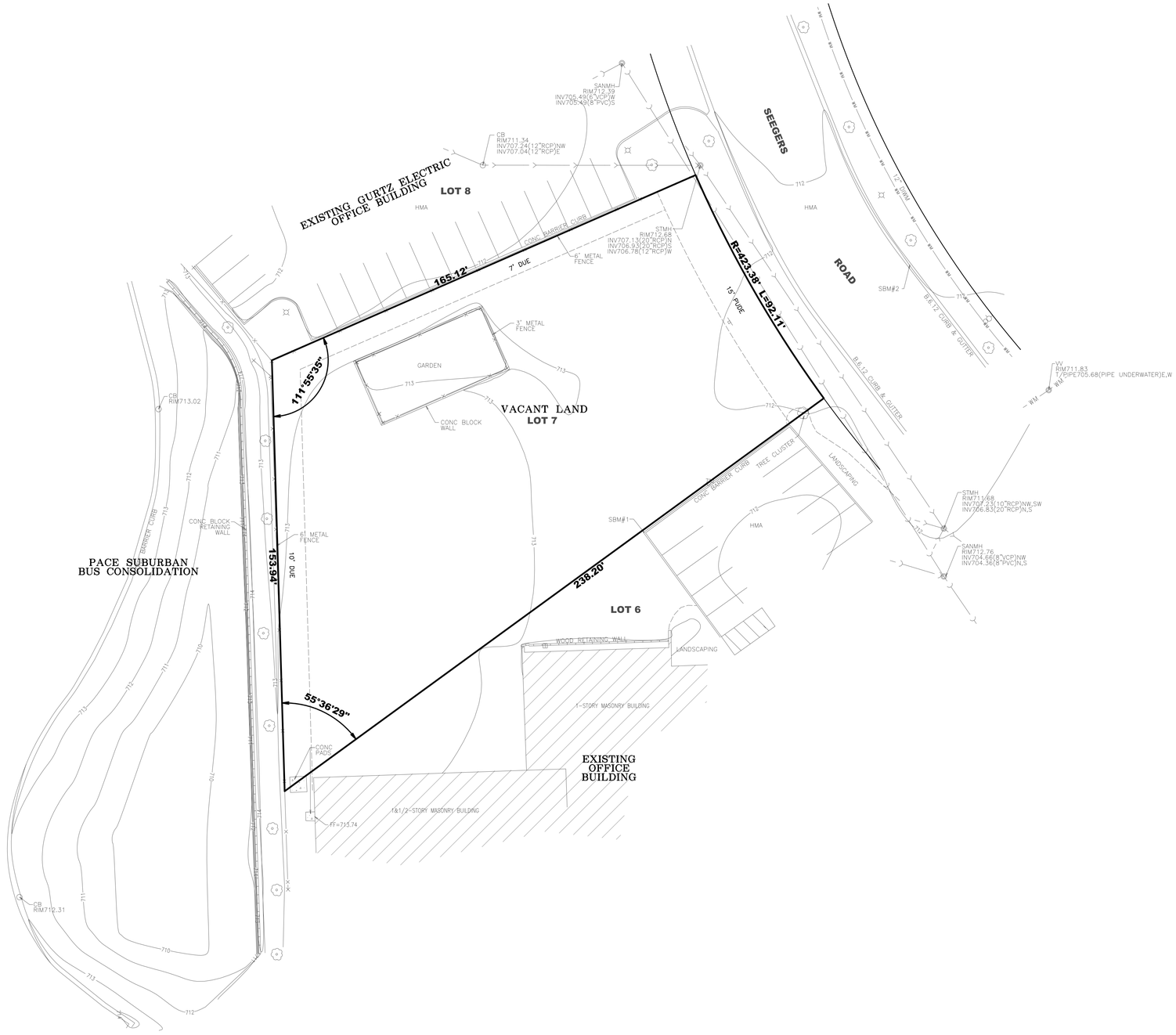
SHEET TITLE:
ENCLOSURE DETAILS NOTES

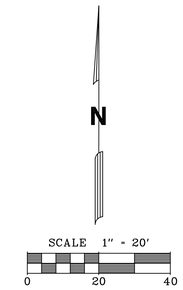
DATE:
1-18-18

SCALE:
VARIES

JOB NUMBER:
GE-018-01

SHEET NUMBER:
A-8.0





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DATE	DESCRIPTION OF REVISION	BY

DESIGNED	TKB
DRAWN	TKB
APPROVED	TKB
DATE	2/1/2018
SCALE	1" = 20'

EXISTING CONDITIONS PLAN
75 WEST SEEGERS WAREHOUSE
ARLINGTON HEIGHTS, ILLINOIS

SHEET 1 OF 2

PROJECT NUMBER: 170062

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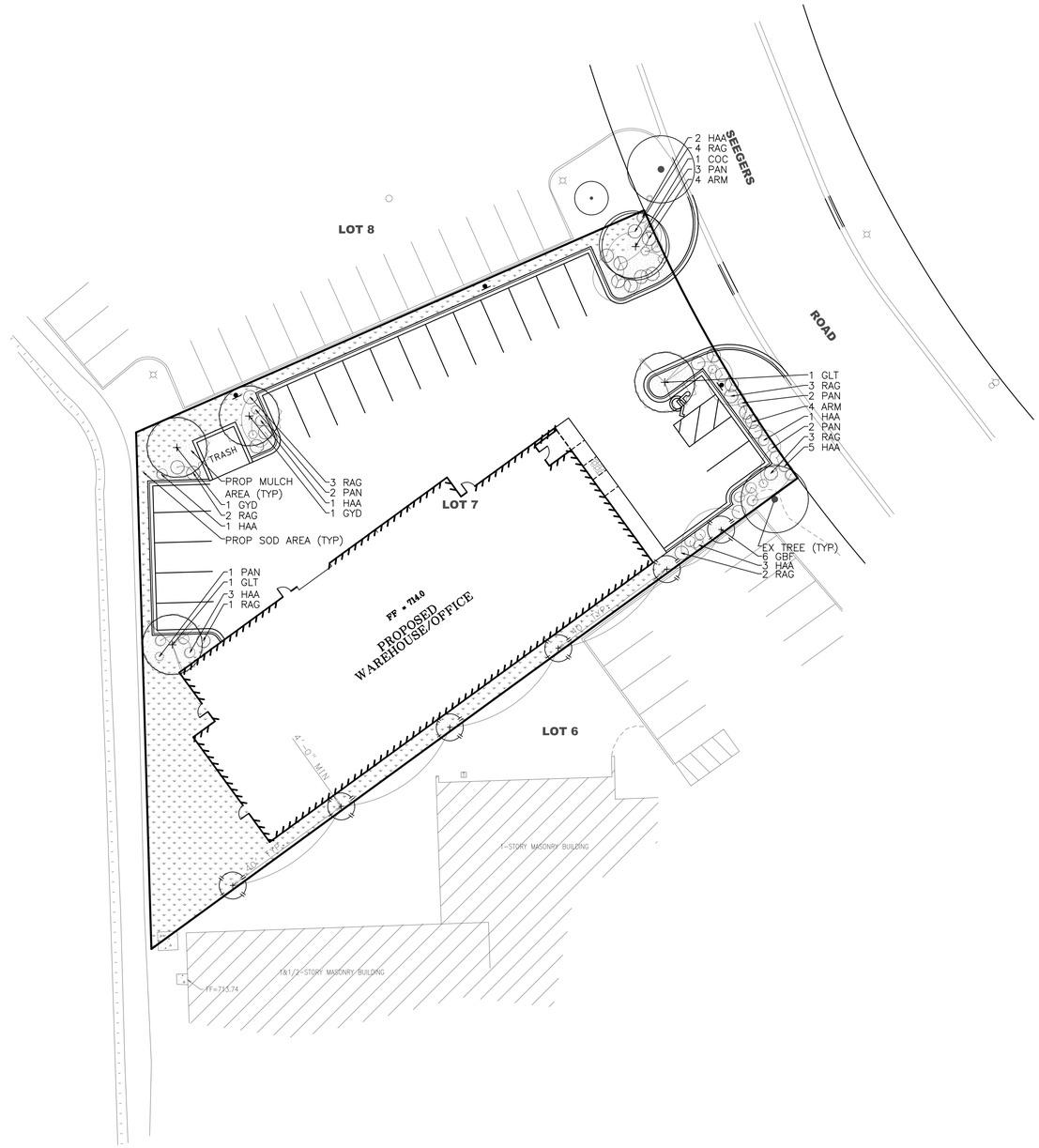
ILLINOIS FIRM LICENSE 184-006877



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SCALE 1" = 20'

0 20 40

KEY

PROPOSED SHADE TREE

- KENTUCKY COFFEE TREE (GYD)
- HONEY LOCUST (GLT)
- HACKBERRY 'CHICAGOLAND' (COC)
- FASTIGIATE GINGKO (GBF)

PROPOSED SHRUB

- SMOOTH HYDRANGEA (HAA)
- BIRD'S NEST SPRUCE (PAN)
- BLACK CHOKEBERRY (ARM)
- GRO–LOW SUMAC (RAG)

PROPOSED SOD AREAS (3,610 SF)
PROPOSED MULCH AREAS (1,332 SF)

EXISTING SHADE TREE
– OUTSIDE CONSTRUCTION LIMITS

LANDSCAPE PLAN GENERAL NOTES

1. SUBMIT AND UPDATE LANDSCAPE PROJECT SCHEDULES. SEE GENERAL LANDSCAPE SITEWORK NOTES. THE GENERAL CONTRACTOR IS TO PHASE CONSTRUCTION TO COMPLETE SOIL AND PLANTING INSTALLATION WITHIN TYPICAL PLANTING SEASONS. INCLUDE DATES ON SCHEDULES FOR LANDSCAPE ARCHITECT REVIEW.
2. MONITOR AND PROTECT FINAL GRADE SUBSOIL, FINISHED GRADE PLANTING SOIL, AND NEW PLANTING INSTALLATIONS FROM CONSTRUCTION ACCESS. PROHIBIT TRAFFIC, STORAGE, CONSTRUCTION DAMAGE THROUGH SITE MANAGEMENT, MONITORING, SIGNAGE AND TEMPORARY PROTECTIVE FENCING. PROTECT COMPLETED PLANT INSTALLATIONS FROM DAMAGE THROUGH SUBSTANTIAL COMPLETION.
3. TREE PLANTING PITS MUST DRAIN FREELY AND BE FREE OF CONSTRUCTION SCRAP, TRASH, DEBRIS, AND NON-SOIL MATERIAL.

CODE	QUANTITY	COMMON NAME	BOTANICAL NAME	UNIT	CAL	SIZE	NOTES
		DECIDUOUS TREES					
GBF	6	Fastigiate Maidenhair Tree	Gingko biloba 'Fastigiate'	B&B	2"		Male species, Fastigiate Form
GYM	2	Kentucky Coffee Tree	Gymnocladus dioica	B&B	4"		
COC	1	Chicagoland Hackberry	Celtic occidentalis 'Chicagoland'	B&B	4"		
GLT	2	Imperial Thornless Honeylocust	Gleditsia triacanthos var. inermis	B&B	4"		
		SHRUBS					
HAA	16	Smooth Hydrangea	Hydrangea arborescens 'Annabelle'	CONT		#5 CONT	
PAN	10	Bird's Nest Spruce	Picea abies 'Nidiformis'	CONT		12" CONT	
RAG	18	Fragrant Sumac	Rhus aromatic 'Gro-Low'	CONT		#5 CONT	
ARM	8	Iroquois Beauty Black Chokeberry	Aronia melanocarpa 'Iroquois Beauty'	CONT		#5 CONT	

PACE SUBURBAN BUS CONSOLIDATION

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78 SEEGERS LLC
77 WEST SEEGERS ROAD
ARLINGTON HEIGHTS, ILLINOIS 60005
PHONE: 847-734-2400

DATE	DESCRIPTION OF REVISION	BY

DESIGNED	TKB
DRAWN	TKB
APPROVED	TKB
DATE	2/1/2018
SCALE	1" = 20'

LANDSCAPE PLAN
75 WEST SEEGERS WAREHOUSE
ARLINGTON HEIGHTS, ILLINOIS

SHEET 1 OF 1

PROJECT NUMBER: 170062

©GASPEREC ELBERTS CONSULTING 2017

ILLINOIS FIRM LICENSE 184-006877

Photographs of 75 West Seegers Road and Adjacent Properties

75 West Seegers Road – vacant land

Building to the right of 75 West Seegers Road

Gurtz Electric - 77 West Seegers Road

Second Building to the right of 75 West Seegers Road

80 West Seegers Road – Haskris Company Inc.

Third Building to the right of 75 West Seegers Road

76 West Seegers Road – Corporate Artworks

Building to the left of 75 West Seegers Road

71 West Seegers Road – Stickon Packaging Systems, Inc.

Second Building to the left of 75 West Seegers Road

65 West Seegers Road – The Buddy Foundation

Third and Fouth Building to the left of 75 West Seegers Road

55 and 59 West Seegers Road – Quinlan & Fabish and O'Malley Construction

Site across from 75 West Seegers Road

Vacant land at the rear of 53 West Seegers Road

Site across from 75 West Seegers Road

Rear of building 53 West Seegers Road – Allied Services Division

Site across from 75 West Seegers Road

78 West Seegers Road – Gurtz Electric

Additional Photographs

Side yard of 71 West Seegers Road – Facing proposed 75 West Seegers Warehouse

Side yard separation between 78 West Seegers Rd, 54 West Seegers Rd and 53 West Seegers Rd

DECIDUOUS SCREEN+ CANOPY TREES

Maidenhair Tree *Gingko biloba Fastigiate*
(Male Species, Fastigiate Form)
Habitat: 30-50’ HT / 10-15’ W

Kentucky Coffee Tree
Gymnocladus dioica
Habitat: 60-80’ HT / 30-50’ W

Chicagoland Hackberry
Celtis occidentalis ‘Chicagoland’
Habitat: 40-60’ HT / 30-50’ W

Imperial Honey Locust
Gleditsia triacanthos var. inermis
Habitat: 30-40’ HT / 25’ W

ORNAMENTAL SHRUBS

Smooth Hydrangea *Hydrangea arborescens ‘Annabelle’*
Habitat: 36-48”HT / W
Light: Part shade
Soil Pref: Medium

Bird’s Nest Spruce *Picea abies ‘Nidiformis’*
Habitat: 36” HT / 3-6’ W
Light: Full sun
Soil Pref: Medium

Black Chokeberry *Aronia melanocarpa ‘Iroquois Beauty’*
Habitat: 3-4’ HT / 3-6’ W
Light: Full sun-Part Shade Soil Pref: Medium

Fragrant Sumac *Rhus aromatic ‘Gro-Low’*
Habitat: 24-30” HT / 5’ W
Light: Full sun-Part shade
Soil Pref: Medium

MACKIE CONSULTANTS : 78 SEEGERS LLC
LSK 180207 – Planting Exhibit

MACKIE CONSULTANTS

FOUNDATION PLANTINGS
FRONTAGE ROAD / PARKING ISLANDS

TREES:
Hackberry
Kentucky Coffee Tree
Imperial Honey Locust

SHRUBS:
Smooth Hydrangea
Bird's Nest Spruce
Black Chokeberry
Fragrant Sumac

DECIDUOUS SCREEN
SOUTH WALL

Maidenhair Tree *Gingko biloba;*
Fastigiate cultivar, Male Species

MACKIE CONSULTANTS : 78 SEEGERS LLC
LSK 180207 – Planting Plan

MACKIE CONSULTANTS

GURTZ ELECTRIC WAREHOUSE
75 SEEGERS ROAD
ARLINGTON HEIGHTS, ILLINOIS

PETRUNGARO & ASSOCIATES, INC.
ARCHITECTS AND ENGINEERS

GURTZ ELECTRIC WAREHOUSE
75 SEEGERS ROAD
ARLINGTON HEIGHTS, ILLINOIS

PETRUNGARO & ASSOCIATES, INC.
ARCHITECTS AND ENGINEERS

GURTZ ELECTRIC WAREHOUSE

75 SEEGERS ROAD

ARLINGTON HEIGHTS, ILLINOIS

PETRUNGARO & ASSOCIATES, INC.

ARCHITECTS AND ENGINEERS

Item: 1109 W. Marion Rd. - ZBA#18-006

Department: Planning & Community Development

REQUEST

1. A 17.6 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 14.3 feet and an additional 1 foot for the eave from the north property line instead of the minimum 31.9 feet.

2. A variation from Chapter 28, Section 5.3-1.1 (Table of Minimum Lot Size), Section 5.1-1.4 (Minimum Lot Size) to allow a 12,764 square feet lot to be buildable where 15,000 square feet is required.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 12, 2018
Date Prepared: March 5, 2018
Project Title: Cappas Residence
Address: 1109 W. Marion Rd.

Background Information

Petition Number: ZBA #18-006
Petitioner: Matt Cochran
Address: 1905 N. Hicks Rd. #207
Palatine, IL 60074

Existing Zoning: R-1 – Single-Family Residential District

Requested Action/Background Information

The subject property is zoned R-1, Single-Family Residential District. The petitioner is proposing to add a 227 square-foot second story addition over their existing garage; however, this results in a structure that is 14.3 feet from the front property line where 31.9 feet is required.

Additionally, Section 5.3-1.1 (Table of Minimum Lot Size) and Section 5.1-1.4 (Minimum Lot Size) of the Zoning Code set forth minimum lot size and width requirements for the R-1 zoning district, which is 100 feet in width and 15,000 square feet in area for a corner lot. The petitioner's property is 100 feet wide and 12,764 square feet, which does not meet the absolute minimum lot size of 15,000 square feet. Therefore, petitioner requests the following variations:

- A 17.6 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 14.3 feet and an additional 1 foot for the eave from the north property line instead of the minimum 31.9 feet.

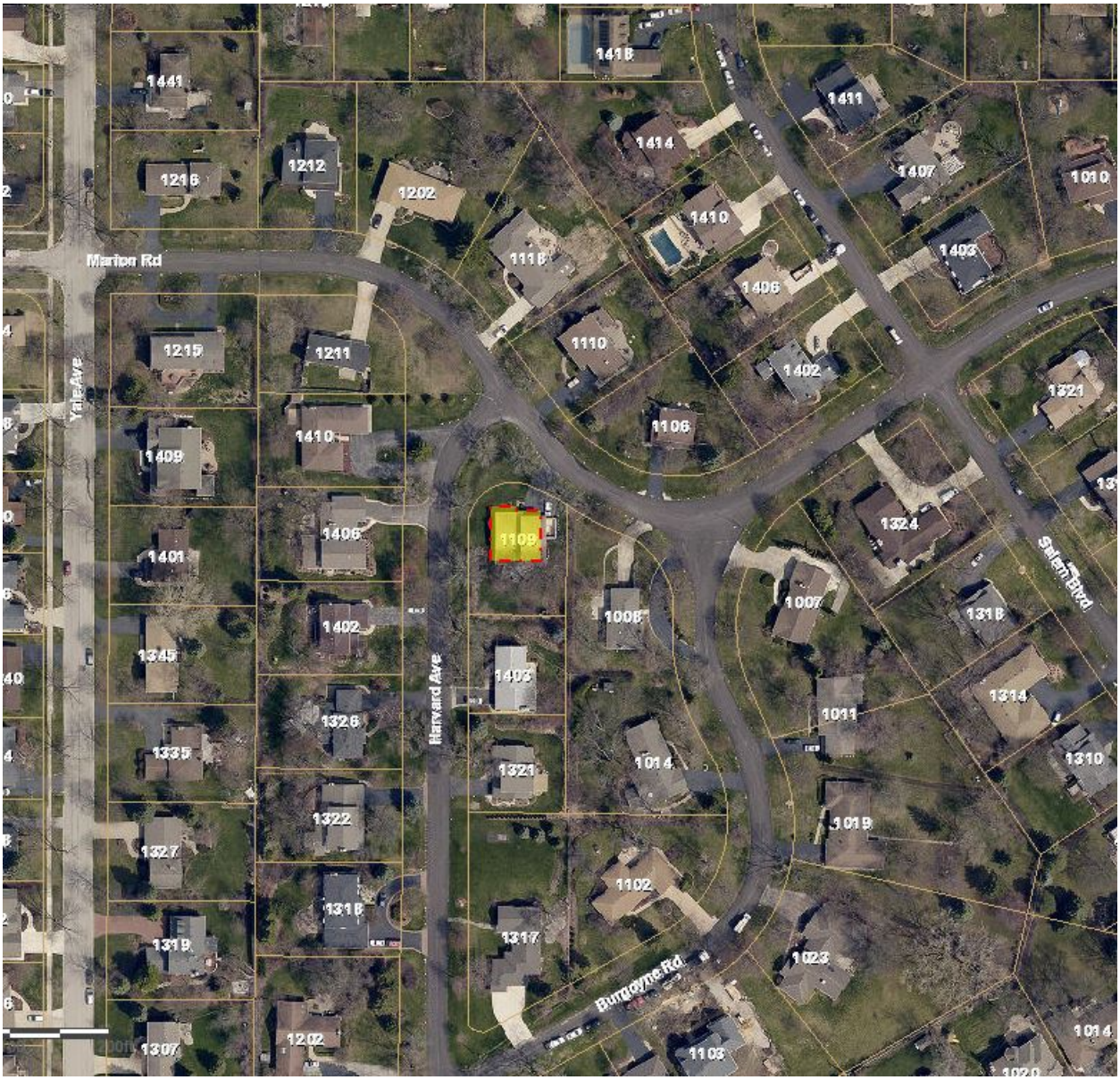
- A variation from Chapter 28, Section 5.3-1.1 (Table of Minimum Lot Size), Section 5.1-1.4 (Minimum Lot Size) to allow a 12,764 square feet lot to be buildable where 15,000 square feet is required.

Variation Review Standards

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

Petition – ZBA#18-006
PIN:03-19-304-010

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	2/23/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	2/23/18	
3. Letter that was Mailed	✓	2/23/18	
4. Photographs of Sign on Property	✓	2/23/18	

Photographs of Existing Structure

ZBA# 18-006
1109 W Marion Rd - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: February 15, 2018
Completed: February 16, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A 17.6 ft variance to allow an addition with a front yard setback of 14.3 ft and an additional 1 ft for the eave from the north property line instead of the minimum 31.9 ft; and a variation to allow a 12,764 sq ft lot to be buildable where 15,000 sq ft is required.

NOTE: The existing home is nonconforming (14.3 ft setback and the lot size are existing). The proposed addition is on the second floor above the garage. The addition will not increase the nonconformity.

The Engineering Department has NO OBJECTION to the proposed variances.

RECEIVED
FEB 19 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Cappas Residence

Project Address: 1109 W Marion Rd

ZBA #: 18-006

Date: February 22, 2018

Derek:

I have reviewed the request for the following variances:

- A 17.6 foot variance to allow an addition with a front yard setback of 14.3 feet and an additional 1.0 foot for the eave. where a minimum of 31.9 feet is required;
- A variance to allow a 12,764 square feet lot to be buildable where 15,000 square feet is required.

I do not have any objections to the requests.

RECEIVED
FEB 22 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Cappas Residence

Project Address: 1109 W. Marion Rd.

ZBA #: 18-006

ZBA Hearing Date: March 12, 2018

To:	Jim Massarelli, Director of Engineering Steven Touloumis, Director of Building Services
C:	Bill Enright, Deputy Director of Planning and Community Development Steve Hautzinger, Design Planner
From:	Derek Mach, Zoning Board of Appeals Liaison
Transmitted On:	February 15th, 2018

- **A 17.6 foot variance from Chapter 28, Section 5.1-1.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 14.3 feet and an additional 1 foot for the eave from the north property line instead of the minimum 31.9 feet.**

- **A variation from Chapter 28, Section 5.3-1.1 (Table of Minimum Lot Size), Section 5.1-1.4 (Minimum Lot Size) to allow a 12,764 square feet lot to be buildable where 15,000 square feet is required.**

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION IS NICELY DESIGNED AND IS FAVORABLE FOR AN ADMINISTRATIVE DESIGN APPROVAL, PENDING ZBA APPROVAL
– STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Monday, February 26th, 2018.

Petition

Now comes the petitioner Cathi Cappas
Being the owner of the property commonly known as: 1109 W. Marion and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for Variation from Section 5.1-1.6, Chapter 28, of the Arlington Heights Municipal code, in order to: reduce the frontyard setback from the required 31.85' to 14.29, or relief of 17.56'. Also, to allow reduction of the minimum lot size requirement from 15,000 square feet to 12,764 square feet.

I hereby state the following hardship would exist if the variation were not granted: The homeowner works out of her house and needs additional space for a home office.

I hereby state that the following unique circumstances exist: The geometry of the lot and the location of the house makes this a non-conforming addition.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: the footprint of the house is not being increased and the addition does not affect the neighbor.

Signed: _____ Date: 2/12/18

PLAT OF SURVEY

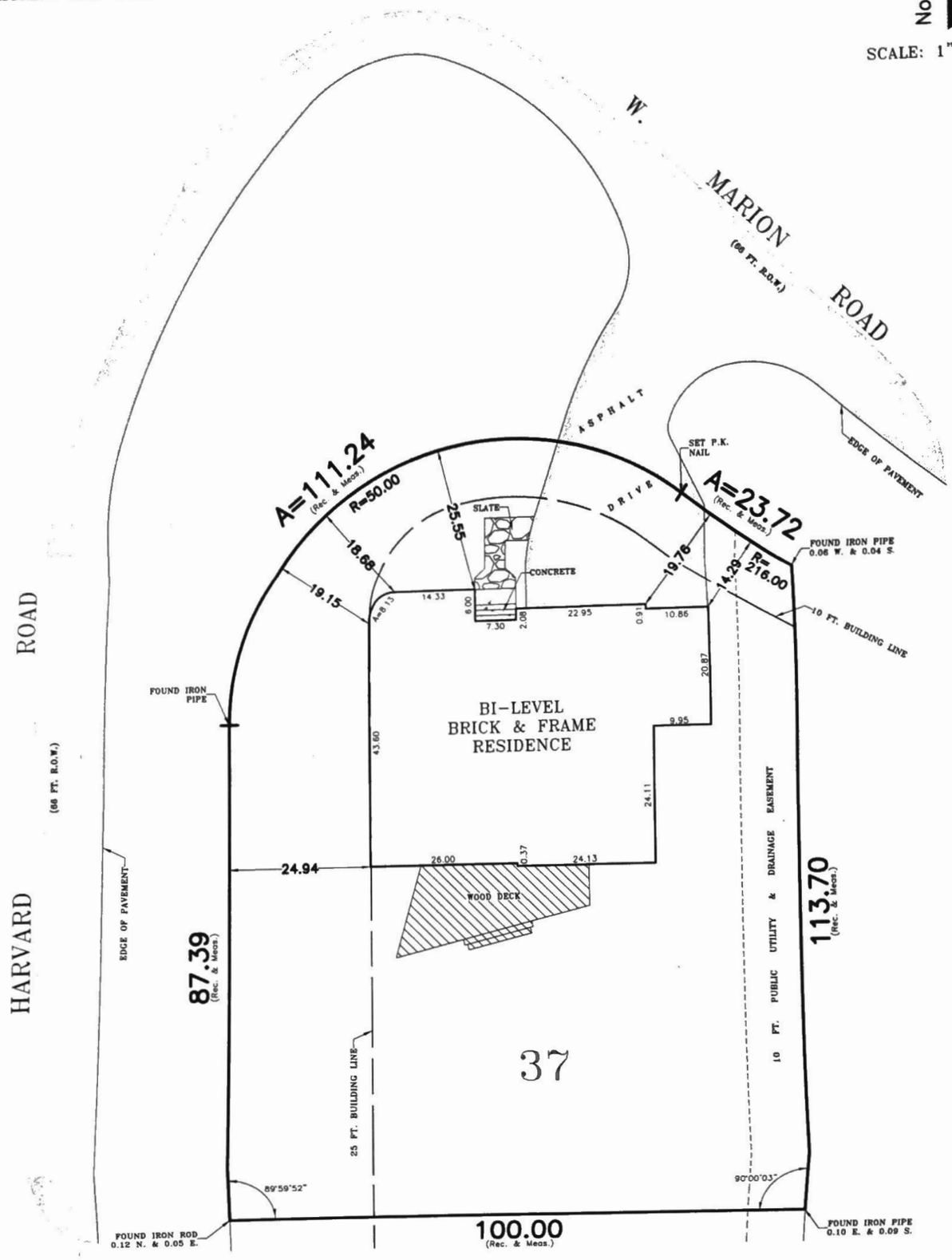
of

LOT 37 IN SHERWOOD RESUBDIVISION, BEING A RESUBDIVISION IN THE SOUTHWEST QUARTER OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1109 W. MARION ROAD, ARLINGTON HEIGHTS, ILLINOIS

North

SCALE: 1"=20'



GENERAL NOTES:

1) THE LEGAL DESCRIPTION HAS BEEN PROVIDED BY THE CLIENT OR THEIR AGENT.

2) THIS SURVEY SHOWS THE BUILDING LINES AND EASEMENTS AS INDICATED BY THE RECORDED PLAT. THIS PLAT DOES NOT SHOW ANY RESTRICTIONS ESTABLISHED BY LOCAL ORDINANCES UNLESS SUPPLIED BY THE CLIENT.

3) BASIS OF BEARING FOR THIS SURVEY IS AS THE NORTH ARROW INDICATES, AND IS SHOWN TO INDICATE THE ANGULAR RELATIONSHIP OF THE BOUNDARY LINES.

4) MONUMENTS, IF SET, DURING THIS SURVEY, REPRESENT THE TRUE CORNERS OF THIS DESCRIPTION AS SURVEYED.

5) LOCATION OF SOME FEATURES MAY BE EXAGGERATED FOR CLARITY. NO INTERPOLATIONS MAY BE MADE FROM THE INFORMATION SHOWN HEREON.

6) ONLY COPIES WITH AN ORIGINAL SIGNATURE AND SEAL ARE OFFICIAL LEGAL DOCUMENTS. ALL SURVEYS ARE COPYRIGHTED MATERIALS WITH ALL RIGHTS RESERVED.

STATE OF ILLINOIS)
S.S.
COUNTY OF COOK)

SURVEY ORDERED BY: MARK T. RODRIGUEZ

I, JOSEPH P. MAIKISCH, AS AN EMPLOYEE OF PREFERRED SURVEY INC., DO HEREBY STATE THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARD FOR A BOUNDARY SURVEY. PROPERTY CORNERS HAVE BEEN SET OR NOT IN ACCORDANCE WITH CLIENT AGREEMENT. DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 13TH DAY OF AUGUST A.D. 2014

MY LICENSE EXPIRES ON 11/30/14

P.S.I. NO. 14105220

Professional Design Registration #184-002795

PREFERRED SURVEY, INC.

7845 W. 79TH STREET, BRIDGEVIEW, IL, 60455

Phone 708-458-7845 / Fax 708-458-7855

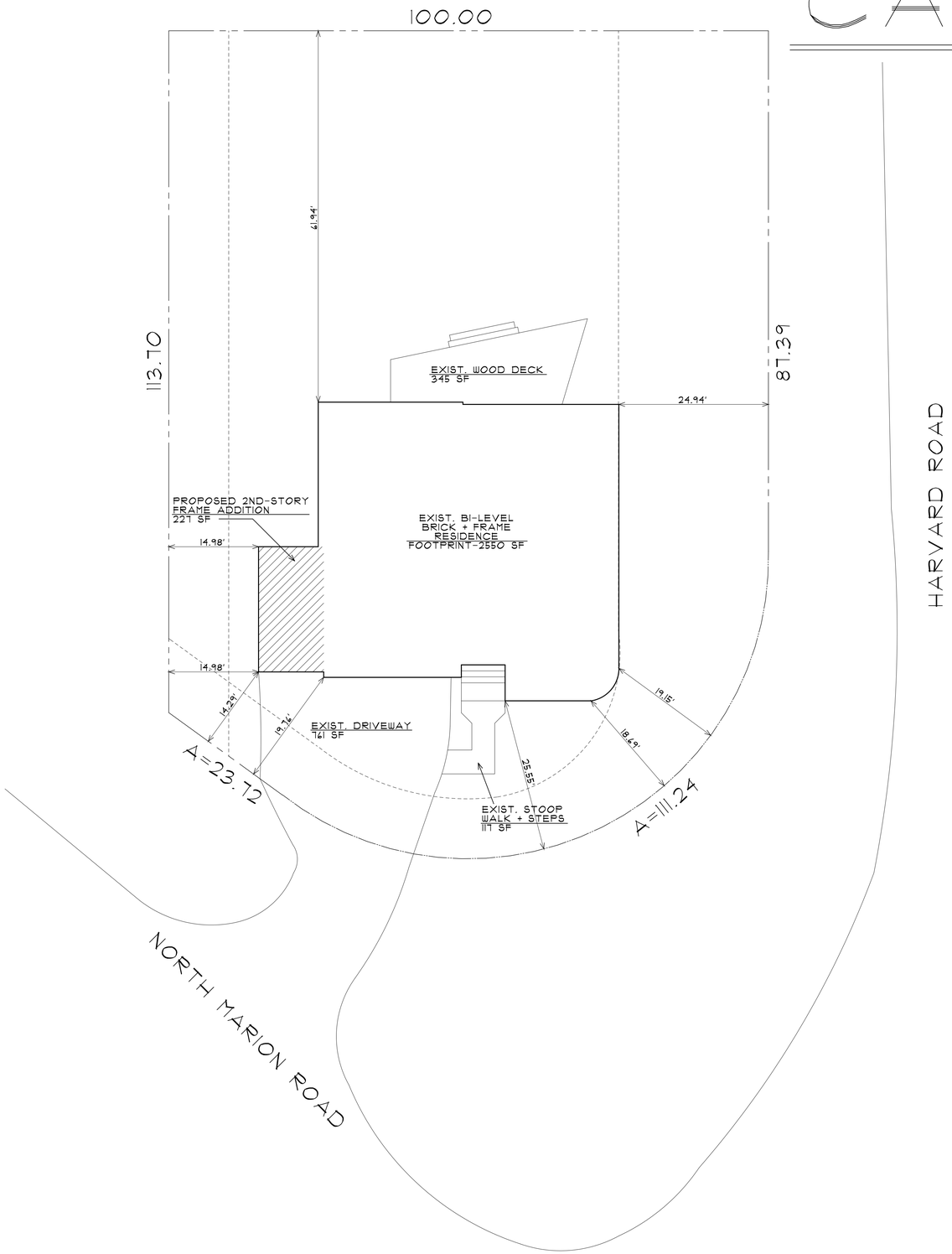
www.psisurvey.com

PREFERRED SURVEY, INC. — PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 STATE OF ILLINOIS — BRIDGEVIEW, IL.

Field Work Completed	08/12/14	FLD CREW:	CD/SS
Land Area Surveyed	12,764.2 Sq. Ft.	CAD:	SR
Drawing Revised			

CAPPAS RESIDENCE

1109 WEST MARION ROAD
ARLINGTON HEIGHTS, ILLINOIS 60004



SITE PLAN

SCALE 1" = 10'-0"

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

ELECTRICAL

NATIONAL ELECTRICAL CODE 2005 (NEC)
ARLINGTON HEIGHTS CHAPTER 25

ENERGY CONSERVATION AND SOUND CONTROL MEASURES

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

FIRE

INTERNATIONAL FIRE CODE 2009
AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 27

MECHANICAL

INTERNATIONAL MECHANICAL CODE 2009
AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 23

PLUMBING

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

PROPERTY MAINTENANCE & UPKEEP

INTERNATIONAL PROPERTY MAINTENANCE CODE 2009
AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 26

SINGLE FAMILY DWELLINGS

INTERNATIONAL RESIDENTIAL CODE 2009
AMENDMENTS FOUND IN ARLINGTON HEIGHTS CHAPTER 23

SETBACKS - [R-1]

LOCATION	REQUIRED DIMENSION	PROPOSED DIMENSION
FRONTYARD - AVG	31.85'	EXIST. 14.29'
INTERIOR SIDEYARD	10.00'	EXIST. 14.98'
EXT SIDEYARD	25.00'	EXIST. 24.94'
REARYARD	30.00'	EXIST. 16.94'
MAXIMUM HEIGHT - (MEAN)	25'-0"	EXIST. 21'-8 1/2"

INDEX OF DRAWINGS

SHEET	DESCRIPTION
G-1	SITE PLAN + GENERAL NOTES
A-1	CONSTRUCTION PLANS
A-2	EXTERIOR ELEVATIONS
A-3	WALL SECTIONS + DETAILS
PME-1	PLUMBING, MECHANICAL, ELECTRICAL PLANS + NOTES

ZONING CALCULATIONS - (R-1)

LOCATION	REQUIRED AREA (SQ. FT.)
LOT	12,833
MAX F.A.R. [3,042 + ((12,833-8,750)x.26)]	4,123.58
PROPOSED F.A.R.	3,469
MAX BUILDING LOT COVERAGE (30%)	3,850
PROPOSED LOT COVERAGE	2,550
MAX IMPERVIOUS COVERAGE (50%)	6,416.5
PROPOSED IMPERVIOUS COVERAGE	3,773
LOCATION	**PROPOSED AREA (SQ. FT.)**
EXIST. 1ST FLOOR	1,825
EXIST. GARAGE (-400)	325
EXIST. 2ND FLOOR	1,092
PROPOSED 2ND FLOOR	227
TOTAL	3,469

GENERAL NOTE:

1. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS IS TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
2. PLEASE NOTIFY ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.

SITE NOTES:

1. CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT, & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
2. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
3. ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
4. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'. PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
5. TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.

ENERGY CONSERVATION NOTE:

1. A PERMANENT CERTIFICATE SHALL BE POSTED ON A WALL IN THE SPACE WHERE THE FURNACE IS LOCATED, A UTILITY ROOM OR AN APPROVED LOCATION IN THE BUILDING. IT SHALL LIST THE R-VALUES OF INSULATION INSTALLED, U-FACTORS OF GLAZING, DUCT TESTING & BLOWER TEST RESULTS. (2015 IECC R401.3)

2-6-18 RELEASED FOR ZBA APPROVAL

2-6-18 REVISED PER PLAN REVIEW

STATE OF ILLINOIS
THOMAS W. BUCKLEY
1-8721
CHICAGO
LICENSED ARCHITECT

PROPOSED ROOM ADDITION

1-8-18 RELEASED FOR BUILDING PERMIT SUBMITTAL

THOMAS BUCKLEY ARCHITECT
P.O. BOX 95624
HOFFMAN ESTATES, IL 60195
TEL. 847-310-9530 e-mail: tom@thomasbuckleyarchitect.com

ARCHITECT'S CERTIFICATION

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

Thomas Buckley

CERT. NO. 001.00812 DATE 2-6-18
EXP. 1-30-18

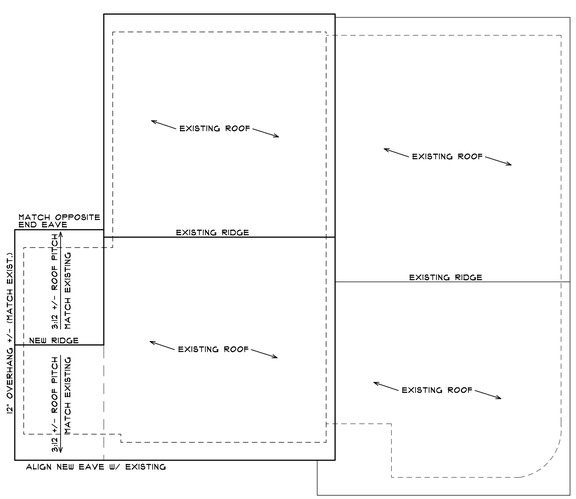
CAPPAS RESIDENCE

1109 W MARION RD
ARLINGTON HEIGHTS, IL

2017-079PR
JR

1-6-18

G-1
OF FIVE



ROOF PLAN

SCALE 1/8" = 1'-0"

NORTH

LIGHT + VENT SCHEDULE

ROOM	AREA	LIGHT		VENT	
		REQUIRED 8% AREA	ACTUAL	REQUIRED 4% AREA	ACTUAL
MASTER BEDROOM	241	19.3	33	9.7	24
MASTER BATH	100	---	---	100CFM	100+CFM
NEW OFFICE	218	17.4	28	8.7	16

WALL LEGEND - 1ST FLOOR

LOCATION EXTERIOR	UL NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR [1]	---	---		2X4 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT) (R-21 CAVITY INSULATION)
INTERIOR-1	---	---		2X4 WD STUDS @ 16" OC W/ 5/8" DRYWALL EA FACE
EXISTING WALLS TO REMAIN				EXISTING WALL CONSTRUCTION
EXISTING WALLS TO BE REMOVED				EXISTING WALL CONSTRUCTION

2-6-18 RELEASED FOR ZBA APPROVAL

2-6-18 REVISED PER PLAN REVIEW

STATE OF ILLINOIS
THOMAS W. BUCKLEY
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CHICAGO
LICENSED ARCHITECT

PROPOSED ROOM ADDITION

1-8-18 RELEASED FOR BUILDING PERMIT SUBMITTAL

THOMAS BUCKLEY ARCHITECT
P.O. BOX 95624
HOFFMAN ESTATES, IL 60195
TEL. 847-310-9330 e-mail: tom@thomasbuckleyarchitect.com

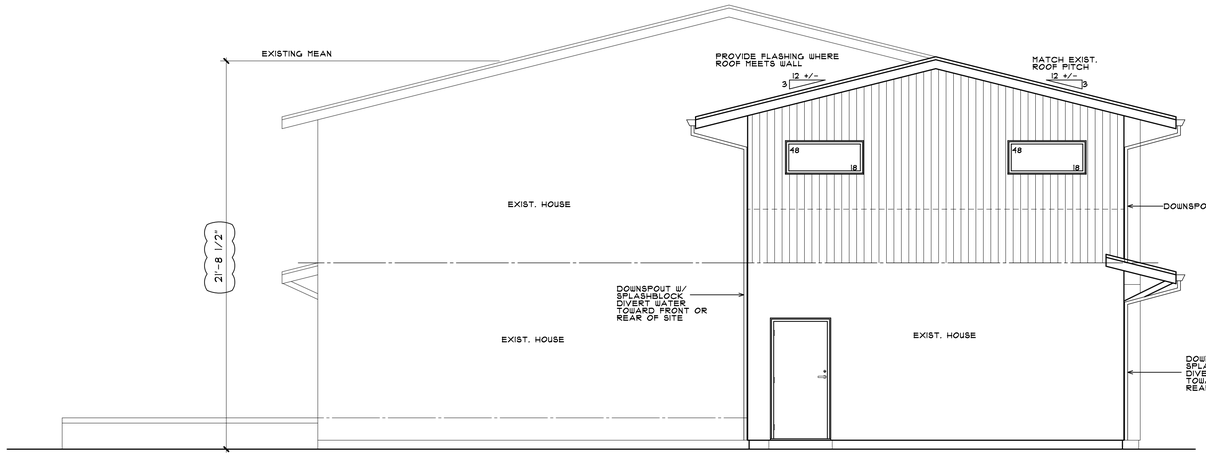
CAPPAS RESIDENCE

1109 W MARION RD
ARLINGTON HEIGHTS, IL

2017-079PR
JF

1-6-18

A-1
OF FIVE



EAST ELEVATION

SCALE 1/4" = 1'-0"

NORTH ELEVATION

SCALE 1/4" = 1'-0"

ELEVATION NOTES:

1. WINDOW SIZES BASED ON GLASS SIZES; ROUGH OPENINGS TO BE VERIFIED W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQ'MNTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. EXISTING WINDOWS WHICH ARE TO BE REMOVED & REPLACED SHALL BE VERIFIED IN THE FIELD FOR SIZES.
6. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS

EGRESS WINDOW REQUIREMENTS

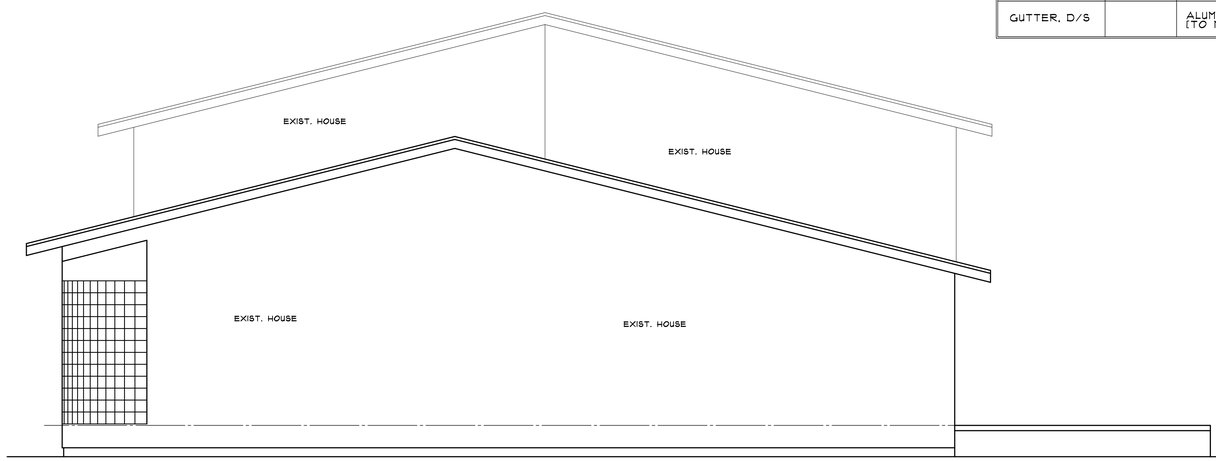
PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW

PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER, FOR GRADE LEVEL WINDOWS

A MINIMUM CLEAR WIDTH OF 20"
A MINIMUM CLEAR HEIGHT OF 24"
A SILL HEIGHT OF LESS THAN 44" AFF

ELEVATION MATERIALS

LOCATION	HATCH	DESCRIPTION	MANUF.
SIDING [1]		VERTICAL CEDAR SIDING [TO MATCH EXISTING]	
ROOFING		ASPHALT SHINGLES [TO MATCH EXISTING]	
TRIM + FASCIA		VINYL - WHITE IN COLOR [TO MATCH EXISTING]	
SOFFITS		VINYL - WHITE IN COLOR [TO MATCH EXISTING]	
GUTTER, D/S		ALUMINUM - WHITE IN COLOR [TO MATCH EXISTING]	

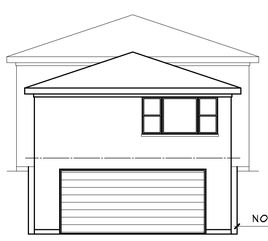


WEST ELEVATION

SCALE 1/4" = 1'-0"

SOUTH ELEVATION

SCALE 1/4" = 1'-0"



1008 W BURGOYNE RD (LEFT)

NOT NEXT TO

1109 W MARION RD (SUBJECT)

NOT NEXT TO

1403 N HARVARD AVE (RIGHT)

ELEVATION STUDY

SCALE 1/8" = 1'-0"

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