



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 11, 2019  
7:00 PM

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. APPROVAL OF MINUTES**

- A. 1252 N. Yale Ave. - 2/11/19
- B. 335 S. Forrest Ave. - 2/11/19

**IV. REPORTS**

**V. OLD BUSINESS**

**VI. NEW BUSINESS**

- A. 503 W. Techny Rd. - ZBA#19-003

**VII. OTHER BUSINESS**

**VIII. ADJOURNMENT**

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



**Zoning Board of Appeals  
3/11/2019**

**Item:** 1252 N. Yale Ave. - 2/11/19

**Department:** Planning & Community Development

**ATTACHMENTS:**

| <b>Description</b>                   | <b>Type</b> |
|--------------------------------------|-------------|
| 1252 N. Yale Ave. - Minutes 2/11/19  | Minutes     |
| 1252 N. Yale Ave. - Findings 2/11/19 | 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: 1252 NORTH YALE AVENUE - ZBA# 19-001

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 11th day of February, 2019 at the hour of  
7:03 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman  
BENJAMIN JAFFE  
JOSEPH SELBKA  
JOSEPH GEISEL  
TOM SCHWINGBECK  
TOM DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, I'd like to call to order the Zoning Board of Appeals meeting for February 11th, 2019. Derek, would you please do the roll?

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake.

MR. DRAKE: Here.

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Here.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Siavelis.

(No response.)

CHAIRMAN DIVITO: All right, if you'd all stand to join us with doing the pledge of allegiance?

(Pledge of allegiance recited.)

CHAIRMAN DIVITO: Thank you all. Next order of business is the approval of the minutes from, what is that, December, right? Or was that January? That was the December meeting. Did everyone have an opportunity to review the minutes and notes? Any error or omissions to be cited?

(No response.)

CHAIRMAN DIVITO: None being heard, is there a motion?

MR. SCHWINGBECK: Motion to approve.

MR. GEISEL: Second.

CHAIRMAN DIVITO: All right, all in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: None being heard, moved. All right, on to new business. So, for the newcomers in the room, when we actually bring you up for the petition, basically you're going to need four from the votes. There are four key elements that we would like to hear during the petition. I know that was in the packet, but we'd like to actually hear it in the verbal petition as well. I'll just cite them here for today's notes:

Basically, if proposed and the petition does get approved, it will not alter the essential character of the locality and will be compatible with the existing use and zoning of nearby property. Second, that the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned. Third, that the proposed variation is in harmony with the spirit and intent of this chapter. Fourth, that the variance requested is the minimum variance necessary to allow reasonable use of the property. The variance shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains the four conditions enumerated.

So, with that all being said, I'd like to call tonight's first Petitioner. That is 1252 North Yale. Name and address for the record please.

MR. FLUBACKER: My name is Bob Flubacker of Robert Flubacker Architects. I'm the architect representing the Corleys who own the house at 1252.

CHAIRMAN DIVITO: Okay, raise your right hand.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you. Go ahead.

MR. FLUBACKER: We have a, well, let me start with the unique circumstances of the property. My client owns the house at 1252. He also owns the property behind it which fronts on Illinois Street, and I believe the address is 1251 Illinois. We began asking the Village if we could consolidate these properties into one property in order to do an addition to the house, the screened porch in the back. The response from the Planning Department was they were not in favor of consolidating the lot and suggested that we pursue a zoning variation for the addition. So, that is why we are here.

The lot is also unique in that it is an 80-foot wide but only a 105-foot deep property. So, since the zoning ordinance requires a 30-foot rear setback no matter what the depth of the lot is, it creates a short building pad and makes what would normally be a comfortable addition on the back more difficult because of the shallow depth of the lot.

As far as the effect of the project on the character of the neighborhood, a number of the properties that surround the house, or actually the houses on Dunton, so I'd like to think if I added on more to mine it would not change the character, but residential zoning district, we're doing a simple addition to the house. So, it's really not changing the use of the property.

The house that's directly to the south of the property has a drive-through, kind of a second floor addition that has a drive-through underneath it that goes to a detached garage in the backyard. So, the impact on that property to the south is negligible, and it's also on the garage side of the house.

The property behind that which is to the south of the vacant lot, it again is the garage side of the structure, and there is a sport court behind the garage. So, once again, the impact on that property is pretty negligible.

The two properties that are to the north have a pretty substantial setback. I believe it's a 30-foot setback to the rear of those lots. So, those houses are a little more separated.

In the information that you were given at the beginning of the meeting is letters from three of those four neighbors. So, it's the two properties to the south and the property directly to the north that are in support of the project. My client has also talked to the fourth neighbor, he has not been able to get anything in writing of his support but he was in support of the project.

So, the particular hardship we're dealing with is kind of the Village not allowing us to consolidate these two properties together. The variations that we're asking for tonight would not be necessary if the two properties were combined as one lot. So, it's purely because of that consolidation issue that we're asking for the zoning variation.

CHAIRMAN DIVITO: How long has the owner owned the property?

MR. CORLEY: Fifty years.

CHAIRMAN DIVITO: Have you seen the notes from Engineering?

MR. FLUBACKER: Yes. I understand the concern, but my client was in the position they wanted to memorialize this forever as a single lot. So, the likelihood of that lot behind being sold and developed as a single-family home is not in the cards at all.

Secondly, we really are able to pave that lot behind up to 50 percent impervious. So, if we were desperate for patio space, we could just build it on the adjacent lot as well.

CHAIRMAN DIVITO: That's a very interesting concept there. Have you

considered any drainage, like have you considered the drainage off the porch?

MR. FLUBACKER: Yes.

CHAIRMAN DIVITO: And where you're going to divert that water?

MR. FLUBACKER: Yes. Currently, the substantial runoff of the property that doesn't go forward of the house drains to the, it would be the southwest corner of the property the house is on. There's a swale that goes between the backyards of the house to the south.

CHAIRMAN DIVITO: It looks like there's some vegetation back there?

MR. FLUBACKER: Yes, and we're planning on taking, there's a sump discharge that goes out the back of the house, we're going to discharge that to a swale that goes to that swale in the back corner, and then obviously divert the downspout runoff to that back corner. But it's in close proximity to the addition, so it's easy to grade and divert the water to the swale that it currently runs down.

MR. GEISEL: The patio, is it intended to be concrete? Brick pavers?

MR. FLUBACKER: Probably pavers. It's currently pavers, it's like a Unilock paver. So, probably something like that.

MR. GEISEL: I think that's where you were going was the Engineering Department said they weren't in favor of it. But if it were to be granted, they would obviously prefer that to be constructed of impervious material rather than concrete.

MR. FLUBACKER: Right. So, it will not be a solid slab of concrete. It's currently a paver patio that has some seat walls and accents and things like that.

MR. SELBKA: Would your client agree if we were to grant the impervious surface coverage variation, would your client agree as a condition of that to reduce on the other lot for as long as, you know, in that lot, the amount of impervious surface and keep the surface, not pave over the surface on the other lot by 109 square feet? So, would you reduce the amount which you would build on the other lot by 109 square feet?

MR. FLUBACKER: I'll have him answer that, but I know the answer is yes.

MR. CORLEY: Yes, we don't plan --

MR. FLUBACKER: Currently, there is no impervious on that lot.

MR. SELBKA: Right, I understand that.

CHAIRMAN DIVITO: Have you signed in?

MR. CORLEY: I signed in the same way as he did.

CHAIRMAN DIVITO: So, name and address for the record?

MR. CORLEY: I'm Robert Corley, 1252 North Yale. I'm the property owner.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. CORLEY: So, yes, we don't plan to build anything over there and that would absolutely be fine.

MR. SCHWINGBECK: When you originally built the home, did you have both lots?

MR. CORLEY: We did not. We actually found the lot, Brett Loudon actually built it after he got the plans from Bob, and we found it about three weeks before it was finished and purchased it. There was a home on that lot behind us.

MR. SCHWINGBECK: So, you tore the home down.

MR. CORLEY: They tore that down to build another home and we dealt with the builder and asked if we could purchase the lot from him. He worked out --

MR. SCHWINGBECK: So, your existing home where you live now, that was, I think you said it was almost completely built by the time you bought that second lot?

MR. CORLEY: Yes, by the time we bought that lot, our home, we had lived there for a little bit.

MR. DRAKE: So, what is the plan for that vacant lot? Is there a plan?

MR. CORLEY: It's a yard.

MR. DRAKE: It's just going to be a huge backyard.

MR. CORLEY: It's been a yard for 13-14 years. We've got trees planted in there; it's all landscaped.

CHAIRMAN DIVITO: There's not even an apron for a driveway, right?

MR. CORLEY: There is not. I don't even think, the one that used to be there on the road, the little curve is gone.

CHAIRMAN DIVITO: Right.

MR. GEISEL: It's really beautifully landscaped, the full perimeter.

MR. DRAKE: Yes, it looks nice.

CHAIRMAN DIVITO: Yes, it's not the typical combination of two lots.

MR. CORLEY: Which I think is where the Planning Department is coming from.

CHAIRMAN DIVITO: Absolutely.

MR. GEISEL: But the fear is that of what a future owner might elect to try and do. It isn't so much your circumstances. It sounds like you're willing to put like a deed instruction in there though. That would have been, if you'd have been willing to make sure that even in perpetuity it couldn't --

MR. FLUBACKER: You mean combining the two options?

MR. GEISEL: Yes.

MR. FLUBACKER: Yes.

MR. GEISEL: But they didn't want that or they didn't permit that.

MR. SELBKA: Although there is nothing preventing the owner from voluntarily putting in a deed restriction to reduce --

MR. GEISEL: That's what he's saying. He would have done it but the Village didn't accept that.

MR. SELBKA: The Village doesn't have to necessarily accept it if he just voluntarily says I'm not going to place the additional 109, or I'm going to encumber this lot with 109 additional square feet of unpaved surface than would be required under the zoning code.

MR. GEISEL: I don't think that's what he was looking to do.

MR. SELBKA: No, he wasn't looking to do it.

MR. FLUBACKER: Again, if the lots had been consolidated, all of this would be a moot point.

MR. GEISEL: Right, that's right.

MR. SELBKA: No, that wasn't what he was looking to do actually.

MR. CORLEY: No, I don't foresee a circumstance where it's to be paved to 50 percent of the combined two lots. That's not realistic.

CHAIRMAN DIVITO: Okay, any other questions for the Petitioners? You can take a seat. Let's see if anybody else wants to speak.

So, at this time, I'd like to open it up for neighbors, I mean for the audience if anybody wishes to speak about this petition. None being heard, we'll close it down for Board

discussion. Anyone want to start it off?

MR. GEISEL: Happy to. I think given the neighborhood support and the circumstances by which acquiring it after and whatnot, and attempting to consolidate, and had he been able to consolidate the lot he wouldn't even have to be here, I would be in favor of the proposed variances with the covenant or the exception that the impervious area be conditioned to be done in a paver that's consistent with what he's got there now.

CHAIRMAN DIVITO: Okay, putting a stipulation on the approval?

MR. GEISEL: That would be my suggestion.

CHAIRMAN DIVITO: Okay, other thoughts?

MR. SELBKA: I would be in favor of the variances except for the impervious surface coverage. On that one I would condition it on the second lot, if they cannot build on the second lot, or more probably they have to give 109 square-foot unpaved surface credit on the second lot and can't build on the second lot up to the zoning code minus 109 feet. Does that make sense?

MR. FLUBACKER: It might be simpler to say that the zoning ordinance impervious surface will be met for both lots combined.

MR. SELBKA: I think we'd then have to --

CHAIRMAN DIVITO: The challenge that I'm seeing here is that they have the full right to basically sell that lot.

MR. SELBKA: Yes, I know.

CHAIRMAN DIVITO: So, once that's done, it goes away.

MR. SELBKA: Right, that's true. That's a problem.

MR. GEISEL: Which is why I'm suggesting that if we can have them agree to construct that area with an impervious material, then it doesn't have the impact.

CHAIRMAN DIVITO: For the record, that was the plan, that it is going to be --

MR. FLUBACKER: We'll probably repurpose a lot of the existing pavers.

MR. DRAKE: If that's the case, I don't see any issue. I would be in favor.

MR. MACH: Just to clarify, so the condition is that the patio is going to be pervious pavers?

CHAIRMAN DIVITO: That the patio would be constructed using pervious pavers.

MR. CORLEY: They would be the current type that we have.

CHAIRMAN DIVITO: The Unilock style pavers. Okay, does anybody want to take a stab at making that motion?

MR. DRAKE: I would move approval with the condition that the pavers are of impervious nature.

MR. GEISEL: Pervious.

MR. DRAKE: Pervious, right.

MR. GEISEL: Seconded.

CHAIRMAN DIVITO: Thanks. Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Thank you.

MR. CORLEY: Thank you very much.

CHAIRMAN DIVITO: You do not need to stay for the rest.

MR. FLUBACKER: Thank you very much for your time.

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

# ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

## FINDINGS February 11, 2019

**PETITIONER:** Corley Residence  
**ADDRESS OF PROPERTY:** 1252 N. Yale Ave.  
**VARIATION:** 5.1-3.2d, 5.1-3.3, 5.1-3.4a, 5.1-3.4b

A 12' variation to allow a rear yard setback of 18' where 30' is required; A 787 sf variation to allow a maximum square-footage of 4,721 where 3,934 sf is the maximum allowed; A 195 sf variation to allow building lot coverage of 3,255 sf where 3,060 sf is the maximum allowed; A 109 sf variation to allow impervious surface coverage of 4,480 sf where 4,371 sf is the maximum allowed.

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The petitioner testified that their client owns the property behind the subject property which is 1251 N. Illinois Avenue. The petitioner explained that the lot at 1251 N. Illinois Avenue is vacant and consists of landscaping. The petitioner testified that the Village recommended against lot consolidation since they felt it would be out of character for the neighborhood.

The petitioner testified that the subject lot is unique since it is only 80-feet wide and 105-feet deep. The petitioner explained that the depth of the lot is shallow which results in the need for the setback variance. The petitioner testified that if the two lots were consolidated, the variations would not be necessary.

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 6-0 to approve the variance request.

**Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 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.**

David Divito, Chairman  
Zoning Board of Appeals  
Village of Arlington Heights



**Zoning Board of Appeals  
3/11/2019**

**Item:** 335 S. Forrest Ave. - 2/11/19

**Department:** Planning & Community Development

**ATTACHMENTS:**

| <b>Description</b>                     | <b>Type</b> |
|----------------------------------------|-------------|
| 335 S. Forrest Ave. - Minutes 2/11/19  | Minutes     |
| 335 S. Forrest Ave. - Findings 2/11/19 | Minutes     |

ZONING BOARD

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

RE: 335 SOUTH FORREST AVENUE - ZBA# 19-002

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 11th day of February, 2019 at the hour of  
7:20 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman  
BENJAMIN JAFFE  
JOSEPH SELBKA  
JOSEPH GEISEL  
TOM SCHWINGBECK  
TOM DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, the next Petitioner, 335 South Forrest. All right, good warm-up there.

MR. PAVLOVCIK: Good evening.

CHAIRMAN DIVITO: Name and address for the record please.

MR. PAVLOVCIK: Sam Pavlovcik of Pavlovcik Architecture and DESIGNfirst Builders for 335 South Forrest.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you. Go ahead.

MR. PAVLOVCIK: So, our project is, we are looking for a zoning variation to reduce the required front yard setback on the lot for the existing single-family home. We are looking to construct a covered front porch on to the existing home.

Currently, the house, the front line of the house is actually directly on or just behind the front building line of 25 feet. The front of the house is actually at 25.13, and there is a 1.7-foot setback at the entrance of the actual home. So, we are looking to construct a covered front porch that would extend across the entire front of the house that would allow for additional protection of the front of the house as well as provide the family with an outdoor space to just sit and enjoy the neighborhood and the park that it faces.

So, the proposed use will not alter the essential character of the locality. It will be compatible with the existing uses and zoning of nearby properties if the variation were granted. It is an existing single-family home, it will remain a single-family home in an R-3 residential zone. So, no change there.

The plight of the owner is due to unique circumstances, that being the property is already existing right on to the front yard setback. So, there really is no room to build any form of porch to provide any sort of coverage for the front door and front of the house.

The proposed variation is in harmony with the spirit and intent of this chapter. It does not alter the use or essential character of the property. The front porch addition that we are proposing would not cause the existing lot coverage to exceed the 35 percent maximum, nor would it exceed the 50 percent front yard impermeable surface maximum.

The variance request, it is the minimum variance necessary to allow because we're really only looking for the front yard setback. I did see that it was noted on here for the reduction to 4.5-foot side yard setback as well. That's actually a five-foot side yard setback request just to align with the existing side of the existing home.

We also did receive a letter from the neighbor directly to the north who just wanted to actually voice their opinion in favor of this variation. We showed them our plans and elevations. They have lived in their home for over four years and they said they fully support it and think it would be a nice addition to the neighborhood. So, I wish to add that as well.

Any questions?

CHAIRMAN DIVITO: So, reading through the notes from the Building and Life Safety Department, there was some confusion it sounded like. So, let's go back over. There are two variances that you're requesting?

MR. PAVLOVCIK: Yes.

CHAIRMAN DIVITO: One is a 4.2 variance for the front porch?

MR. PAVLOVCIK: For the front setback.

CHAIRMAN DIVITO: And then the 2.1?

MR. PAVLOVCIK: Is the side yard setback. It's currently, the six-foot, six feet is

required for the side setback. We're looking to go to five feet on the south side of the property just to align with the existing residence.

MR. MACH: I think there is some confusion because the site plan shows five feet. However, the elevation shows the column and the structure encroaching into the setback beyond the house line.

MR. PAVLOVCIK: Okay.

MR. MACH: But if you could clarify it?

MR. PAVLOVCIK: Yes, the column could easily be recessed into the alignment of the house or to the alignment of the chimney. That really wasn't a concern.

MR. MACH: So, it would be a 1.6-foot variance and not the --

CHAIRMAN DIVITO: 2.1.

MR. PAVLOVCIK: Correct. Just to be able to align the rooflines was really our concern.

CHAIRMAN DIVITO: What are the dimensions of the porch itself?

MR. PAVLOVCIK: The porch itself, so it would extend for the full width of the house, extending out only about five feet from the frontmost point. So, it's five feet going all the way across, and then where the front doorstep is in, that would give it an additional 1.7 feet at the actual front door. Then the porch would kind of turn and set back in to the 25-foot property line once it's actually able to and surpasses that bump-out.

CHAIRMAN DIVITO: But the width at any given point besides the front door is around five feet?

MR. PAVLOVCIK: Correct.

CHAIRMAN DIVITO: Any questions from you guys? All right, none being heard, let's see if there's anybody from the audience that wishes to speak. Can we see the written notes here?

MR. MACH: Yes.

MR. PAVLOVCIK: Thank you.

MR. SCHWINGBECK: Has there been any dialog with the neighbors to the south?

MS. ODLAND-BEYNA: Not in person with us. Sorry. I'm Sara Beyna.

CHAIRMAN DIVITO: Have you had a chance to sign in?

MS. ODLAND-BEYNA: No.

CHAIRMAN DIVITO: Okay, so please do.

(Short pause.)

CHAIRMAN DIVITO: All right, name and address for the record?

MS. ODLAND-BEYNA: Sara Odland-Beyna at 335 South Forrest Avenue.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MS. ODLAND-BEYNA: No, we did not have a conversation with our neighbors to the south of us. However, I'm sure they received the letter that was sent to notify the neighborhood of our plans. We do have a very nice relationship with Lane, not that it matters. But for the record, we shovel each other's driveways and exchange salsa in the summer. So, I wouldn't imagine that we would have any issue.

CHAIRMAN DIVITO: How long have you lived in the residence?

MS. ODLAND-BEYNA: It will be nine years in May.

CHAIRMAN DIVITO: How many people live there?

MS. ODLAND-BEYNA: Four.

CHAIRMAN DIVITO: So, you need just a little bit more outdoor space?

MS. ODLAND-BEYNA: My family is on the golf field every single night in the summer as they're able to. It would be great to have a porch just out there when we're not all out on the field.

CHAIRMAN DIVITO: Thank you.

MR. GEISEL: I think it looks great.

CHAIRMAN DIVITO: Let's see if there's anybody else from the audience that wishes to speak. Anybody in the audience that wants to speak on this petition?

(No response.)

CHAIRMAN DIVITO: All right, none being heard, we'll close it down for Board discussion.

MR. SCHWINGBECK: Yes, I think it looks great. I mean it's definitely going to make the front of that house look fantastic.

MR. GEISEL: Agree.

MR. SELBKA: Agree.

CHAIRMAN DIVITO: Derek, do we need to do anything special to clarify the variance request?

MR. MACH: Just if you could just not for the record that it's a 1.6-foot variance and not a 2.1-foot.

CHAIRMAN DIVITO: Yes, so the second variance in number two is 1.6-foot variance from Chapter 28, Section 5.1-3.2(b), Required Minimum Yard-Side Yards, to permit a front porch with a side yard setback of 4.5 feet where 6.5 feet is required.

MR. PAVLOVCIK: So, it will be, 1.6 will be 5.0 feet.

CHAIRMAN DIVITO: 5.0 feet, right, sorry. Okay? So, with all that being said, is there a motion?

MR. SELBKA: Motion to grant the variance as amended.

MR. SCHWINGBECK: Second.

CHAIRMAN DIVITO: All right, Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. All right, that brings us to the last piece of business for tonight. Is there a motion to adjourn?

MR. SCHWINGBECK: Motion to adjourn.

MR. GEISEL: Seconded.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: We're adjourned. Thank you.

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

# ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

## FINDINGS February 11, 2019

**PETITIONER:** Beyna Residence  
**ADDRESS OF PROPERTY:** 335 S. Forrest Ave.  
**VARIATION:** 5.1-3.2a, 5.1-3.2b

A 4.2' variation to allow a front porch with a front yard setback of 20.8' where 25.0' is required, and an additional 1.5' for the eave; A 1.6' variation to allow a front porch with a side yard setback of 5.0' where 6.6' is required.

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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 covered front porch that is encroaching into the required front yard setback. The petitioner also explained that the side yard setback for the residence is non-conforming and the proposed porch spans the front of the home therefore a side yard setback variance is necessary. The petitioner testified that the porch will provide additional protection for the front of the house as well as provide the family with an outdoor living space. The petitioner explained that the proposed porch is part of a second story addition.

The petitioner testified that the proposed use will not alter the essential character of the locality and that it will be compatible with the existing uses and zoning of nearby properties. The petitioner explained that the proposed porch is part of a second story addition and that the addition is code compliant.

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

Thereafter, a motion was made by Mr. Selbka and seconded by Mr. Jaffe. Thereafter, the Board voted 6-0 to approve the variance request.

**Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 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.**

David Divito, Chairman  
Zoning Board of Appeals  
Village of Arlington Heights



## **Zoning Board of Appeals 3/11/2019**

**Item:** 503 W. Techny Rd. - ZBA#19-003

**Department:** Planning & Community Development

### **REQUEST**

1. A 5.4 foot variation to Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an expansion to the garage with a front yard setback of 21.9 feet where 27.3 feet is required, and an additional 1 foot for the eave.
2. A 1.7 foot variation from Chapter 28, Section 5.1-3.5 (Maximum Height) to permit a single family home with a midpoint roof height of 26.7 feet where a maximum midpoint roof height of 25.0 feet is permitted.

### **ATTACHMENTS:**

| <b>Description</b>   | <b>Type</b> |
|----------------------|-------------|
| Supporting Documents | Exhibits    |

## ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

---

### Staff Analysis

**Prepared By:** Derek Mach, Planner  
**Hearing Date:** March 11, 2019  
**Date Prepared:** March 4, 2019  
**Project Title:** Harisiadis Residence  
**Address:** 503 W. Techny Rd.

### Background Information

**Petition Number:** ZBA #19-003  
**Petitioner:** Nicholas G. Georgakis  
SD Architecture  
**Address:** 1812 Glenview Rd., Suite 210  
Glenview, IL 60025

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

### Requested Action/Background Information

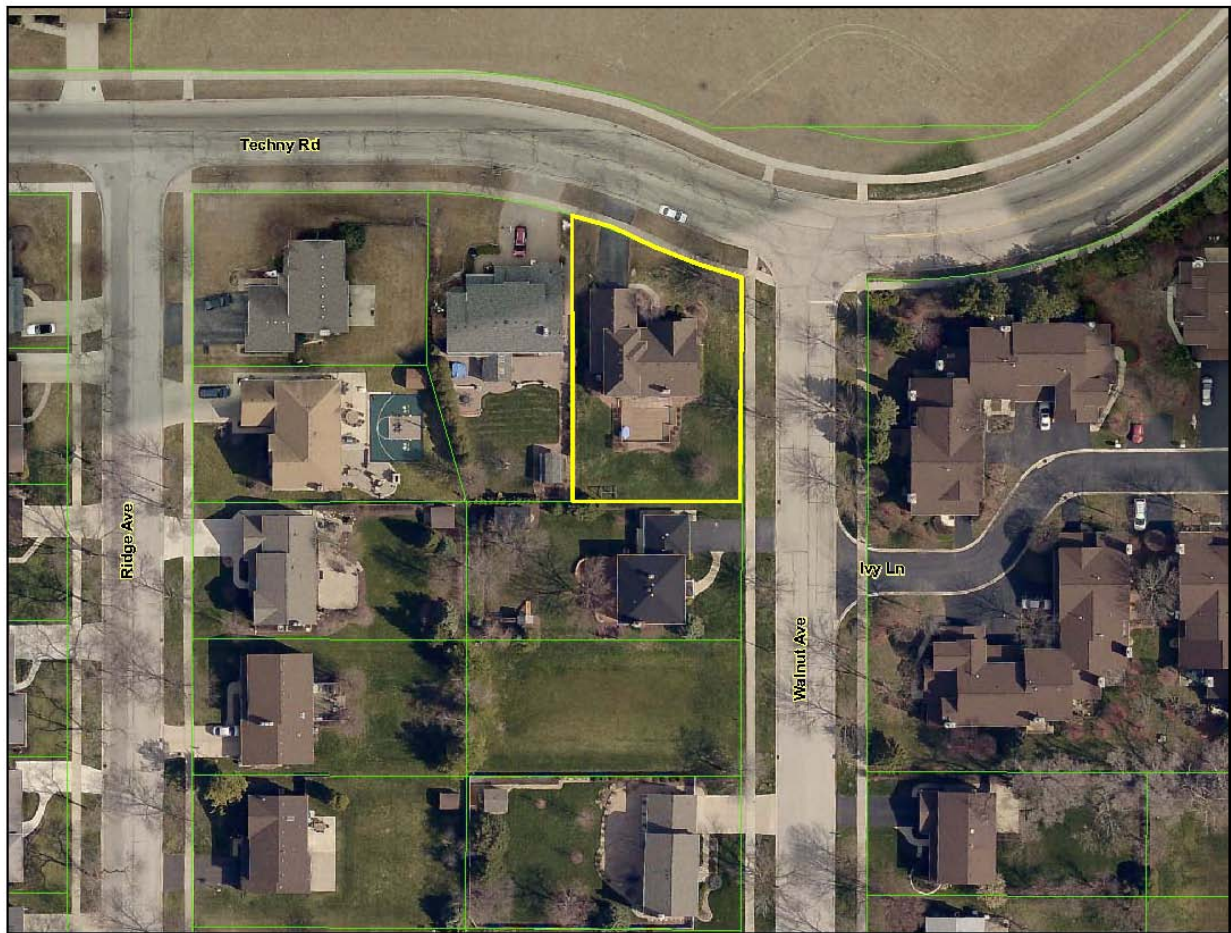
The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 12,039 square feet and a lot width of 89 feet. As part of an addition, the petitioner is proposing to expand the two car attached garage and create a three car attached garage. The garage expansion is encroaching into the required front yard setback. Furthermore, the petitioner is proposing a second floor addition that is exceeding the allowable height. Therefore, the petitioner requests the following variations:

- A 5.4 foot variation to Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an expansion to the garage with a front yard setback of 21.9 feet where 27.3 feet is required, and an additional 1 foot for the eave.
- A 1.7 foot variation from Chapter 28, Section 5.1-3.5 (Maximum Height) to permit a single family home with a midpoint roof height of 26.7 feet where a maximum midpoint roof height of 25.0 feet is permitted.

### Variation Review Standards

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

**Map of General Vicinity**



**Items required to be Submitted 15 Days Prior to Public Hearing**

| <u>Item</u>                                                    | <u>Provided</u> | <u>Dated</u> | <u>Remarks</u> |
|----------------------------------------------------------------|-----------------|--------------|----------------|
| 1. Notification Affidavit                                      | ✓               | 2/22/19      |                |
| 2. List of Property Owners Within 250 feet of Subject Property | ✓               | 2/22/19      |                |
| 3. Letter that was Mailed                                      | ✓               | 2/22/19      |                |
| 4. Photographs of Sign on Property                             | ✓               | 2/22/19      |                |

**Photographs of Existing Structure**



**PROJECT REVIEW TRANSMITTAL**  
*for*  
**Zoning Board of Appeals Review**

Project Name: Harisiadis Residence

Project Address: 503 W. Techny Road

ZBA #: 19-003

ZBA Hearing Date: March 11, 2019

To: Mike Pagones, Village Engineer  
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 20, 2019

- A 5.4 foot variation to Chapter 28, Section 5.1-3.2 (Required Minimum Yards) to allow an expansion to the garage with a front yard setback of 21.9 feet where 27.3 feet is required, and an additional 1 foot for the eave.
- A 1.7 foot variation from Chapter 28, Section 5.1-3.5 (Maximum Height) to permit a single family home with a midpoint roof height of 26.7 feet where a maximum midpoint roof height of 25.0 feet is permitted.

Attached are the Petitioner's:

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

Comments: \_\_\_\_\_

The design of the proposed addition fits with the style and character of the existing house and the neighborhood. However, the tall portion of the roof looks out of scale. The petitioner should consider incorporating a flat (1/4" per foot) roof section at the top of the hipped roof to maintain the current code-compliant roof height. A Design Commission application is required to be submitted to the Planning Department for review.

- Steve Hautzinger, Design Planner



**Village of Arlington Heights  
Building & Life Safety Department**

**Interoffice Memorandum**

---

**To:** Derek Mach, Zoning Board of Appeals Liaison

**From:** Deb Pierce, Plan Reviewer, Building & Life Safety Department

**Project Name:** Harisiadis Residence

**Project Address:** 503 W Techny Rd

**ZBA #:** 19-003

**Date:** February 20, 2019

Derek:

I have reviewed the request for the following variances:

- A 5.4 foot variance to allow an expansion to the garage with a front yard setback of 21.9 feet where 27.3 is required, and an additional 1 foot for the eave;
- A 1.7 foot variance to permit a single family home with a midpoint roof height of 26.7 feet where a maximum roof height of 25.0 feet is permitted;

and have no objections to the requests.

**RECEIVED**  
FEB 22 2019  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

ZBA# 19-003  
503 W Techny Rd - ZBA  
Rev. Eng: Nanci Julius, P.E.  
cc: Michael L. Pagones, P.E., Village Engineer

Submitted: February 20, 2019  
Completed: February 20, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 5.4 ft variance to allow an expansion to the garage with a front yard setback of 21.9 ft where 27.3 ft is required, and an additional 1 ft for the eave; and a 1.7 ft variance to permit a single family home with a midpoint roof height of 26.7 ft where a maximum midpoint roof height of 25 ft is permitted.

The Public Works Engineering Division has NO OBJECTION to the requested variances.

**RECEIVED**  
FEB 20 2019  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT



RECEIVED  
FEB 15 2019  
PLANNING & COMMUNITY  
DEVELOPMENT DEPARTMENT

**PETITION**

1812 Glenview Rd  
suite 210  
Glenview Illinois  
60025

**Client:** Leonidas & Euriklia Harisiadis  
**Project:** Harisiadis Residential Addition & Alterations  
**Location:** 503 West Techny Road, Arlington Heights, Illinois 60004  
**Date:** February 11, 2019  
**Job No.:** 1906

847 724 2992 T  
847 659 9557 F  
sdarchitecture.com

Now comes the Petitioner, **Leonidas & Euriklia Harisiadis**, being the owner of the property commonly known as: **503 West Techny Road, Arlington Heights, Illinois 60004**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.2 & 5.1-3.5, Chapter 28 of the Arlington Heights Municipal Code:

The owner is requesting a variance to the front-yard setback requirement for a one-car garage addition to an existing two-car garage (a total of three-car garage is proposed). To meet the code-minimum dimensional requirements for a garage (10'-0" width, additional x 21'-4" depth, village amendment to 2009 IRC 309.1) & considering the unique shape of the lot, the north east corner of the proposed addition would need to encroach 3.12' into the front-yard setback.

The owner is also requesting a variance to the maximum allowable roof height for a proposed second story addition. In order to maintain & improve the visual characteristics of the residence & neighborhood, the design of the roof (which seeks to match existing roof pitches and details) is proposed to have a maximum height of 26'-8", or 1'-8" above the maximum allowable height of 25'-0" above grade.

***I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation were granted:***

The existing use is for a single-family home. The proposed residential alterations and the garage addition will not change any usage.

***I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain):***

The variance requested by the owner to add a one-car garage to the existing two-car garage (three-car total proposed) is brought on by two factors: the unique shape of the site (front/north lot line) coupled with the existing building configuration and the minimum dimension for a garage (10'-0" width x 21'-4" depth, village amendment to 2009 IRC 309.1).

The proposed addition of a one-car garage stems from the owner's desire to add more on-site parking spaces to reduce the need to park on the lower part of the driveway or in the street. The unique location, being on a corner lot on Techny Road, causes safety concerns for residences and neighbors, the added, on-site parking will improve the overall function of the surrounding neighborhood by reducing congestion on Techny.

The proposed location of the garage addition was chosen because building to the west would be impossible, given the lot & building dimensions. The optimal location would be directly to the east of the existing garage, our proposed location.

The front yard lot line slopes southward from west to east. The geometry of the site puts the owner at a disadvantage when considering the front-yard setback. Any addition to the front, east of the existing garage, will cause an issue with the front-yard setback. It is reasonable to believe that on a more-regular site, adding an additional garage, as proposed, would not cause an issue.

The second portion of the variance requested by the owner to increase the allowable maximum roof height from 24'-9" to 26'-8" is driven by the owner's desire to maintain and improve upon the visual characteristics of the building and neighborhood while adding the addition. Given the existing building's architectural characteristics, the proposed second-story addition will require the increased roof height variance request due to the fact that the remaining roof pitches all have a 45 degree roof pitches. In seeking to maintain visual continuity, a 45 degree sloped roof is proposed on the upper roof over the second-story addition as well. This is the driving factor that is pushes the maximum roof height to 26'-8" above adjacent grade. In order to minimize the visual impact of the proposed roof line, a hip roof was proposed.

We believe that the the alternative to the proposed design (a lower roof slope or a smaller hip) would negatively affect the aesthetics of the building and of the surrounding neighborhood.

***I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain):***

The proposed variations each seek to solve a problem while modernizing the home. The variances, if approved would improve the individual lot and improve the surrounding neighborhood as a whole.

An additional garage space will help to alleviate street congestion, improve functionality and circulation/traffic of the surrounding areas and improve the visual characteristics of the neighborhood. The owner is proposing a garage with a minimized interior clear depth so as to minimize any spatial impact on the front-yard setback.

The request for the roof variance also seeks to maintain the architectural aesthetic of the home and neighborhood while modernizing and improving the function of the building. The proposed design of the roof sought to minimize the mass and impact to the neighborhood while making these improvements.

***I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain):***

The owner is proposing a garage with interior dimensions of 10'-0" width x 21'-4" length, clear. The dimensions proposed are the minimum clear dimensions for a modern, functioning garage so as to minimize the needed front-yard setback encroachment.

The owner is also proposing a 1'-8" increase to the maximum roof height. While designing the roof, the architect sought to minimize the visual impact of the new mass while keeping within the guidelines of the existing design and the neighborhood's aesthetic.



Signed: \_\_\_\_\_

Date: 11-February-2019

Petitioners: Leonidas & Euriklia Harisiadis

153.30'

89.02'

7.50' PUBLIC UTILITY EASEMENT

EXISTING SOFTSCAPE

8.90' FRONT YARD SETBACK

EX. AC CONDENSER

TELECOM CONNECTIONS

ELECTRICAL METER

30.00' REAR YARD SETBACK

EX. REAR WOOD DECK

TWO-STORY, BRICK/SIDING AND FRAME STRUCTURE

EXISTING BUILDING LINE

NEW CONCRETE DRIVEWAY

NEW CONCRETE WALKWAY

EXISTING CONCRETE WALKWAY

EXISTING SOFTSCAPE

25.00' FRONT YARD SETBACK

NATURAL GAS

EXISTING SOFTSCAPE

118.18'

WALNUT AVENUE

TECHNY ROAD

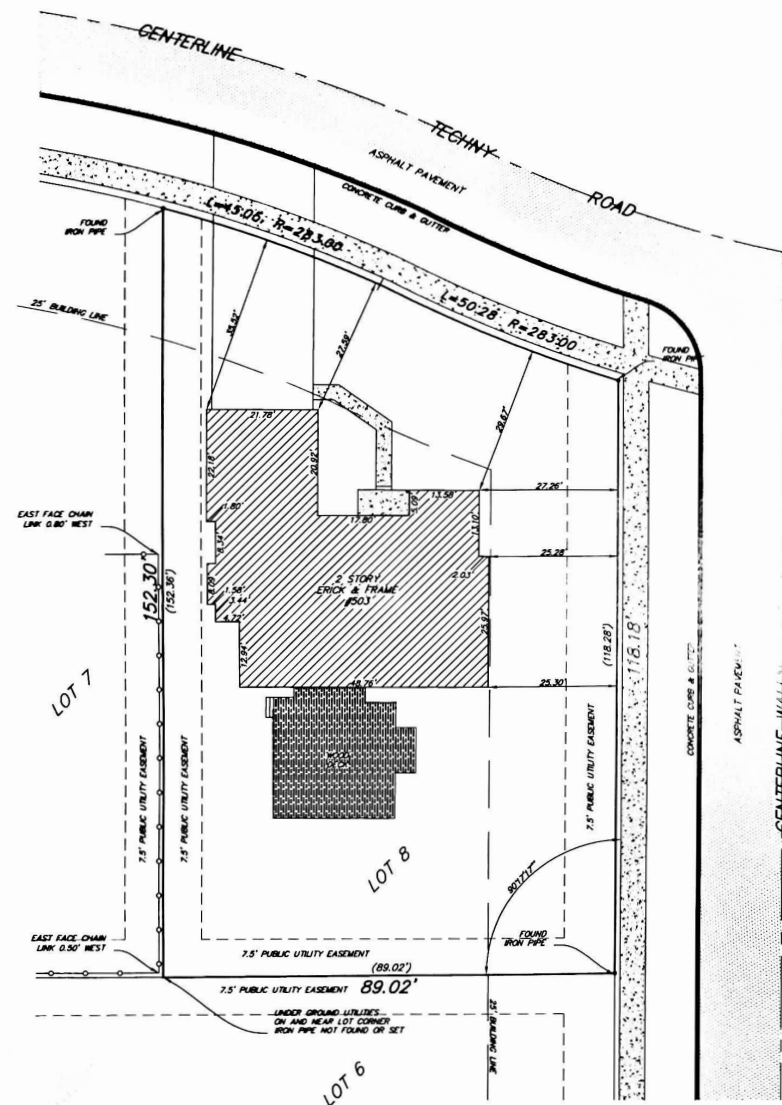
1

Site Plan  
Scale: 1/8" = 1'-0"

|                                            | REQ'D  | EXISTING                                                         | PROPOSED  |
|--------------------------------------------|--------|------------------------------------------------------------------|-----------|
| STORIES                                    | 2.5    | 2.0                                                              | 2.0       |
| AVG. ROOF HT.                              | 25.00' | 19.00'                                                           | 26.67'    |
| 8. REQUIRED YARDS:                         |        |                                                                  |           |
| ZONING REQUIREMENTS:                       |        |                                                                  |           |
| FRONT - NORTH                              | =      | 25.00'                                                           |           |
| FRONT - EAST                               | =      | 25.00'                                                           |           |
| SIDE - WEST                                | =      | 8.90' (10% LOT WIDTH)                                            |           |
| REAR - SOUTH                               | =      | 30.00'                                                           |           |
| EXISTING SETBACKS                          |        |                                                                  |           |
| FOR EXISTING CONSTRUCTION:                 |        |                                                                  |           |
| FRONT - NORTH                              | =      | 27.59'                                                           |           |
| FRONT - EAST                               | =      | 25.28'                                                           |           |
| SIDE - WEST                                | =      | 8.67'                                                            |           |
| BACK - SOUTH                               | =      | 56.58'                                                           |           |
| PROPOSED SETBACKS                          |        |                                                                  |           |
| FOR NEW CONSTRUCTION:                      |        |                                                                  |           |
| FRONT - NORTH                              | =      | 21.86'                                                           |           |
| FRONT - EAST                               | =      | 25.28'                                                           | NO CHANGE |
| SIDE - WEST                                | =      | 8.67'                                                            | NO CHANGE |
| BACK - SOUTH                               | =      | 56.58'                                                           | NO CHANGE |
| 9. MAX BUILDING SIZE [FAR]                 | =      | 39.38+[(A-8750)x.04]<br>39.38+[(12039.87-8750)x.04]<br>5253.63sf |           |
| 10. EXISTING BUILDING SIZE                 | =      | 2952.75sf (INCLUDING GARAGE)                                     |           |
| 11. PROPOSED BUILDING SIZE                 | =      | 4265.63sf (INCLUDING GARAGE)                                     |           |
| 12. MAX BUILDING LOT<br>COVERAGE           | =      | 2537.76sf (4213.68sf REQ'D, 35% LA)                              |           |
| 13. MAX IMPERVIOUS<br>SURFACE LOT COVERAGE | =      | 4281.39sf (6019.54sf REQ'D, 50% LA)                              |           |

|                                                                           |                                                                                                                                                     |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>Seal</p> <h1 style="margin: 0;">General Notes &amp;<br/>Site Plan</h1> | <p>Harisiadis Residential Addition<br/>530 West Techry Road<br/>Arlington Heights, Illinois 60004<br/>Leo &amp; Eva Harisiadis<br/>312.961.2856</p> |
|---------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|

|                                                                                                                        |          |    |        |          |                                  |
|------------------------------------------------------------------------------------------------------------------------|----------|----|--------|----------|----------------------------------|
| <div> <div>ure LLC</div> <div>60025</div> <div>2992 T</div> <div>9557 F</div> <div>ure.com</div> </div> <div>SDA</div> | Drawn By | ng | Scale  | as noted | <div>Sheet:</div> <div>AN1</div> |
|                                                                                                                        | Checked  | ng | Job No | 1906     |                                  |
|                                                                                                                        | Approved | ng | Date   | 11Feb19  |                                  |
|                                                                                                                        |          |    |        |          |                                  |



## BOUNDARY SURVEY of

LOT 8 IN RUSSETWOOD TERRACE SUBDIVISION, BEING A SUBDIVISION OF THE WEST 1/2 OF THE WEST 718 FEET (EXCEPT THE SOUTH 2300 FEET THEREOF) OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN IN THE VILLAGE OF ARLINGTON HEIGHTS, COOK COUNTY, ILLINOIS.

±12,025 SQUARE FEET

LEGAL DESCRIPTION PROVIDED BY CLIENT

**MEASURED DISTANCE**

(RECORDED DISTANCE)

GRAPHIC SCALE



( IN FEET )  
1 inch = 25 ft. DESIGN FIRM: #184-002898

STATE OF ILLINOIS )  
COUNTY OF COOK ) C.C.

PYRAMID LAND SURVEYORS, INC. AS ILLINOIS LICENSED PROFESSIONAL LAND SURVEYORS, HEREBY STATE THAT WE HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.  
GIVEN UNDER MY HAND AND SEAL Saturday, June 2, 2018

*Gene Scola*

GENE SCOLA PLS #035-003364 EXPIRES 11-30-2018

ORDERED BY



KELLY A. ANDERSON  
ATTORNEY AT LAW  
kanderson@lavellelaw.com  
Direct: 847-241-1786  
Direct Fax: 847-241-1787

501 WEST COLFAX STREET PALATINE, ILLINOIS 60067  
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www.lavellelaw.com

CHICAGO | PALATINE

VICINITY MAP



503 WEST TECHNY ROAD



PIN# 03-18-401-128-0000



**PYRAMID LAND SURVEYORS**  
Land Surveyors Illinois and Wisconsin

16 SOUTH LIBERTY DRIVE  
SOUTH BARRINGTON ILLINOIS, 60010  
PHONE 630-497-1832 FAX 847-428-6413

FIELD WORK COMPLETED: MAY 30, 2018

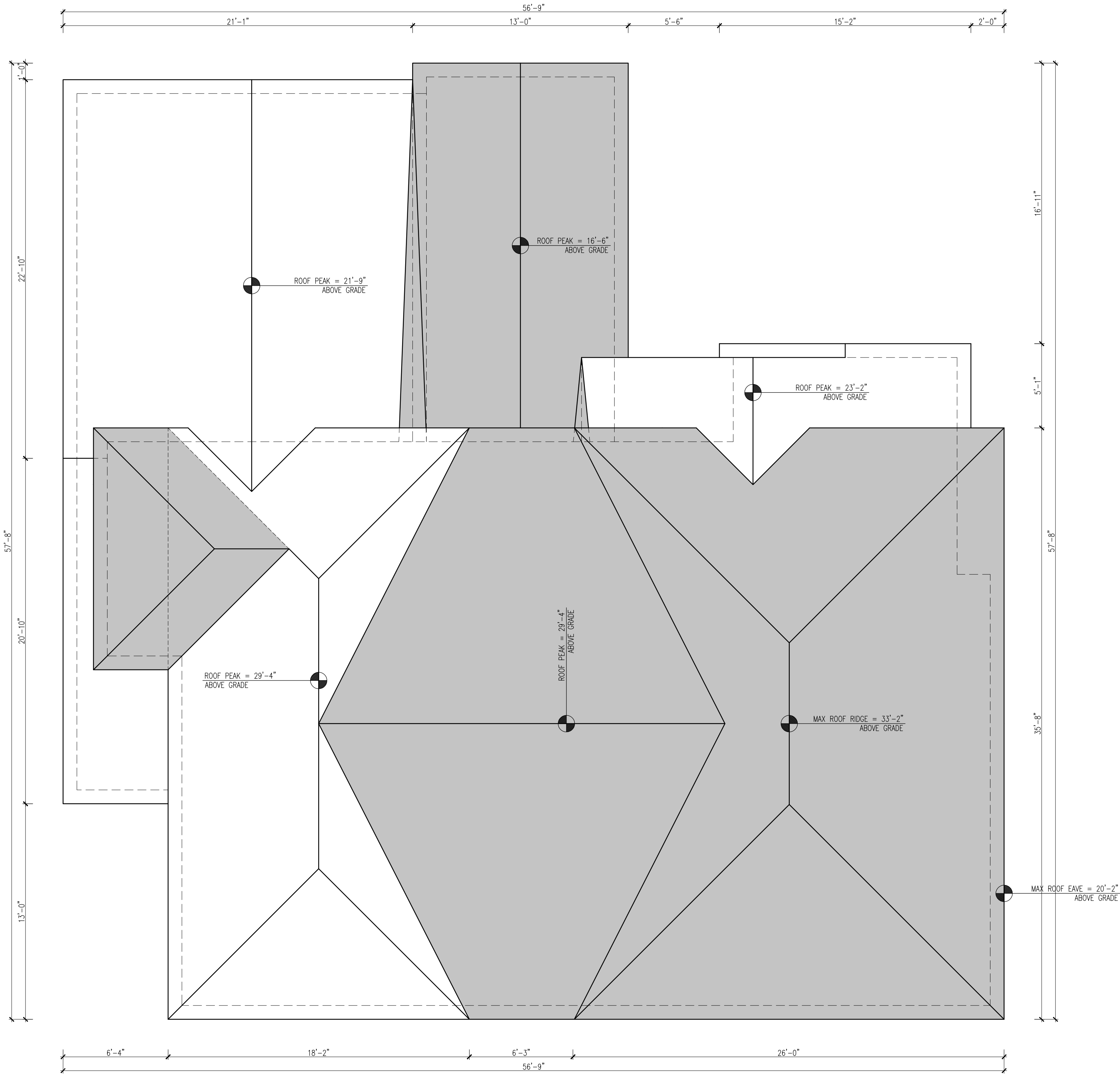
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BOOK NUMBER: 1806-04

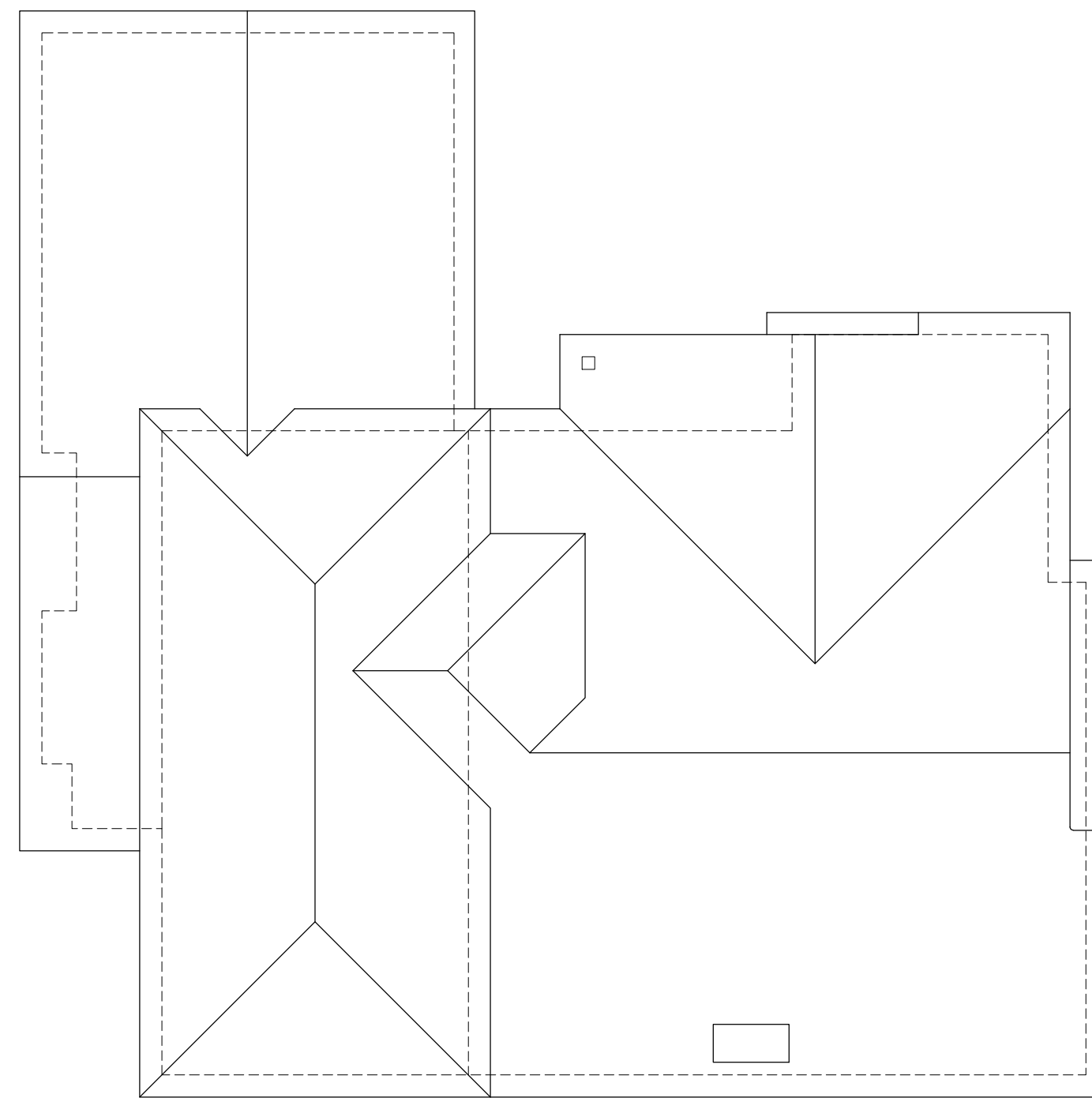
DRAWING NUMBER: 117-180620

pyramidpls@yahoo.com

1  
Roof  
Construction Plan  
Scale: 1/4" = 1'-0"



0  
Roof  
Existing Plan  
Scale: 1/8" = 1'-0"



ISSUED: 19.02.11 FOR: ZONING VARIANCE 01 100%

Seal  
**Roof  
Construction Plans**  
Harsiadis Residential Addition  
503 West Techny Road  
Arlington Heights, Illinois 60004  
Leo & Eva Harsiadis  
312.961.2856

Sven Dahlquist Architecture LLC  
1612 Glenview Rd, Glenview, IL 60025  
847.724.2892 T  
847.659.9557 F  
sdaarchitecture.com



|          |    |        |          |
|----------|----|--------|----------|
| Drawn By | ng | Scale  | as noted |
| Checked  | ng | Job No | 1906     |
| Approved | ng | Date   | 11feb19  |

Sheet:

A1.3

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MAX ROOF RIDGE = +33'-2"  
PROPOSED ABOVE GRADE

MEAN ROOF HT. = +26'-8"  
PROPOSED ABOVE GRADE

MEAN ROOF HT. = +25'-0"  
ALLOWABLE ABOVE GRADE

MAX EAVE HEIGHT = +20'-2"  
ABOVE GRADE

NEW MASTER CEILING = +18'-2"  
ABOVE FIRST FLOOR

SECOND CEILING = +17'-0"  
ABOVE FIRST FLOOR

NEW MASTER FLR = +10'-2"  
ABOVE FIRST FLOOR

SECOND FLOOR = +9'-0"  
ABOVE FIRST FLOOR

FIRST CEILING = +8'-0"  
ABOVE FIRST FLOOR

FIRST FLOOR = +0'-0"

GRADE



2 New  
East Elevation  
Scale: 1/4" = 1'-0"

MAX ROOF RIDGE = +29'-4"  
ABOVE GRADE

MEAN ROOF HT. = +24'-9"  
ABOVE GRADE

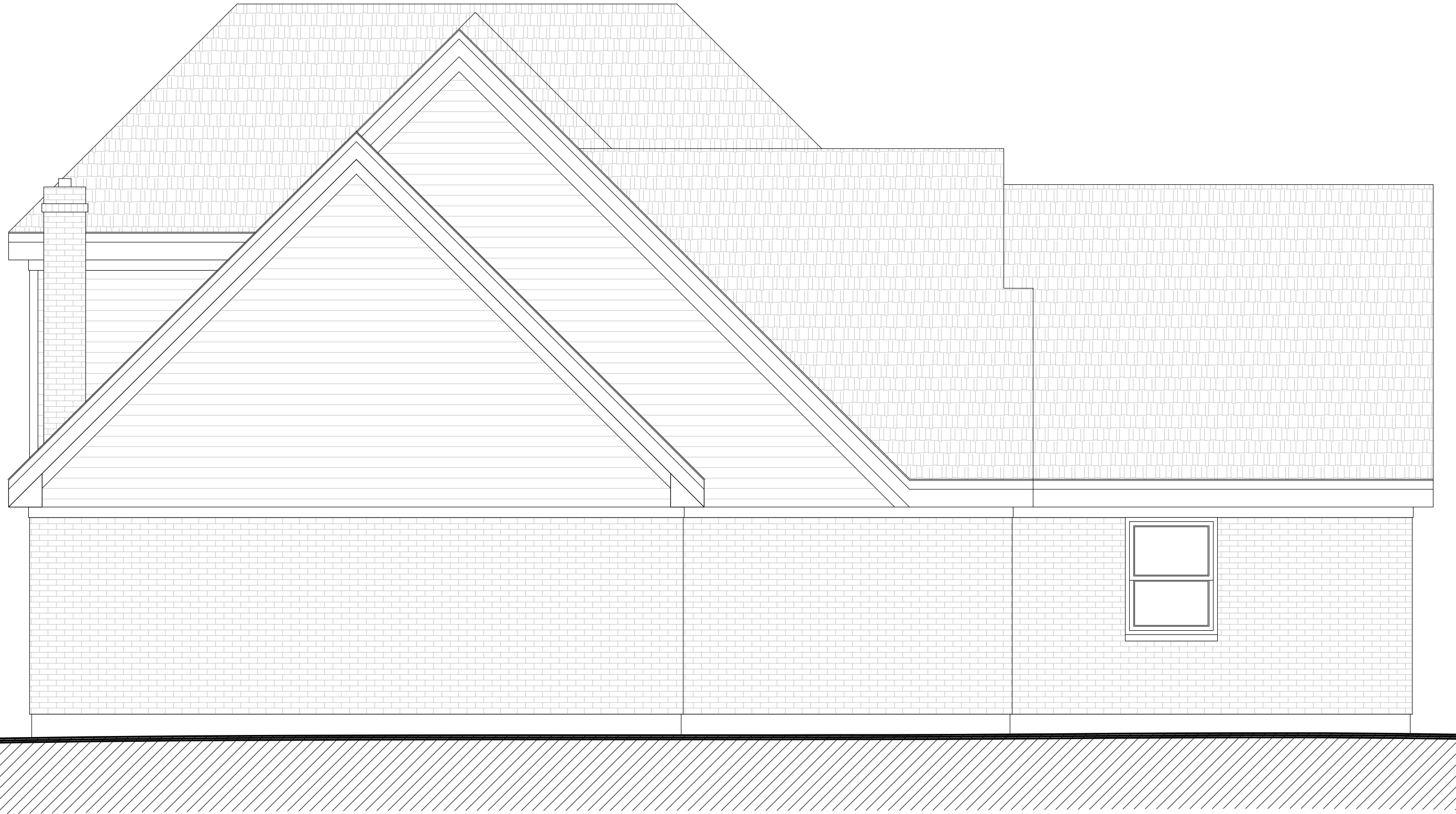
MAX EAVE HEIGHT = +20'-2"  
ABOVE GRADE

SECOND CEILING = +17'-0"  
ABOVE FIRST FLOOR

SECOND FLOOR = +9'-0"  
ABOVE FIRST FLOOR  
FIRST CEILING = +8'-0"  
ABOVE FIRST FLOOR

FIRST FLOOR = +0'-0"

GRADE



4 Existing  
East Elevation  
Scale: 1/4" = 1'-0"



1 New  
North Elevation  
Scale: 1/4" = 1'-0"



3 Existing  
North Elevation  
Scale: 1/4" = 1'-0"

ISSUED: 19.02.11 FOR: ZONING VARIANCE 01 100%

Seal  
Exterior Elevations  
Harsiadis Residential Addition  
503 West Techny Road  
Arlington Heights, Illinois 60004  
Leo & Eva Harsiadis  
312.961.2856

Sven Dahlquist Architecture LLC  
1612 Glenview Rd, Glenview, IL 60025  
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847.659.9557 F  
sdaarchitecture.com

SDA

|          |    |        |          |
|----------|----|--------|----------|
| Drawn By | ng | Scale  | as noted |
| Checked  | ng | Job No | 1906     |
| Approved | ng | Date   | 11feb19  |

Sheet:

A2.0

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MAX ROOF RIDGE = +33'-2"  
PROPOSED ABOVE GRADE

MEAN ROOF HT. = +26'-8"  
PROPOSED ABOVE GRADE

MEAN ROOF HT. = +25'-0"  
ALLOWABLE ABOVE GRADE

MAX EAVE HEIGHT = +20'-2"  
ABOVE GRADE

NEW MASTER CEILING = +18'-2"  
ABOVE FIRST FLOOR

SECOND CEILING = +17'-0"  
ABOVE FIRST FLOOR

NEW MASTER FLR = +10'-2"  
ABOVE FIRST FLOOR

SECOND FLOOR = +8'-0"  
ABOVE FIRST FLOOR

FIRST CEILING = +8'-0"  
ABOVE FIRST FLOOR

FIRST FLOOR = +0'-0"

GRADE



2 New  
South Elevation  
Scale: 1/4" = 1'-0"

MAX ROOF RIDGE = +29'-4"  
ABOVE GRADE

MEAN ROOF HT. = +24'-9"  
ABOVE GRADE

MAX EAVE HEIGHT = +20'-2"  
ABOVE GRADE

SECOND CEILING = +17'-0"  
ABOVE FIRST FLOOR

SECOND FLOOR = +9'-0"  
ABOVE FIRST FLOOR  
FIRST CEILING = +8'-0"  
ABOVE FIRST FLOOR

FIRST FLOOR = +0'-0"

GRADE



4 Existing  
South Elevation  
Scale: 1/4" = 1'-0"

1 New  
West Elevation  
Scale: 1/4" = 1'-0"



3 Existing  
West Elevation  
Scale: 1/4" = 1'-0"

ISSUED: 19.02.11 FOR: ZONING VARIANCE 01 100%

Seal  
Exterior Elevations  
Harsiadis Residential Addition  
503 West Techny Road  
Arlington Heights, Illinois 60004  
Leo & Eva Harsiadis  
312.961.2856

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sdaarchitecture.com

SDA

|          |    |        |          |
|----------|----|--------|----------|
| Drawn By | ng | Scale  | as noted |
| Checked  | ng | Job No | 1906     |
| Approved | ng | Date   | 11feb19  |

Sheet:

A2.1

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