



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
February 11, 2019
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 339 S. Windsor Dr. - 12/10/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 1252 N. Yale Ave. - ZBA#19-001

B. 335 S. Forrest Ave. - ZBA#19-002

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: 339 S. Windsor Dr. - 12/10/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
339 S. Windsor Dr. - Minutes 12/10/18	Minutes
339 S. Windsor Dr. - Findings 12/10/18	Minutes

ZONING BOARD

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

RE: 339 SOUTH WINDSOR DRIVE - ZBA# 18-034

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 10th day of December, 2018 at the hour of
7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
PETER SIAVELIS
TOM SCHWINGBECK
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: It is 7:00 o'clock. I'm going to call to order the Zoning Board of Appeals meeting for December 10th, 2018. Derek, would you do a roll call please?

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake.

(No response.)

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.

(No response.)

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Here.

CHAIRMAN DIVITO: All right, we do have a quorum tonight. So, if you would please stand and do the pledge of allegiance with us?

(Pledge of allegiance recited.)

CHAIRMAN DIVITO: All right, the next order of business is the review of meeting minutes from last month. Has everyone had an opportunity to look them over? Are there any errors or omissions that want to be called out?

None being heard, is there a motion?

MR. SCHWINGBECK: Motion to approve.

MR. SIAVELIS: I'll second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: None being heard, all right. So, we're going to move on to the new order of business which there is one. Do you need to hear all the three, or four articles that we need to hear during the testimony?

MR. SRODULSKI: No.

CHAIRMAN DIVITO: Perfect. Then I will call up 339 South Windsor Drive.

MR. SRODULSKI: Good evening. Mark Srodulski, 339 South Windsor.

CHAIRMAN DIVITO: What was your name again?

MR. SRODULSKI: Mark Srodulski.

CHAIRMAN DIVITO: Thank you.

(Witness sworn.)

MR. SRODULSKI: So, I'm here to petition the Board for a variance of 6.5-6, a height variance on an existing nonconforming structure. It's a two-car garage at the rear of my property. Hopefully you all saw the schematics, and it's a brick structure with a Shaker shingle roof. The roof is deteriorating, it's beginning to sag at the current time. It's probably needed some love, and while we're contemplating doing the remediation on the

existing roof, we have decided that it would be beneficial to put some dormers on it and utilize that space for an office space.

The existing structure is 18 feet, I believe nine inches, which is nonconforming by three feet nine inches. But the proposal does not change the overall height of the ridge line, it remains the same. We're just putting some dormers in, and the maximum height of the dormer, you can see the gutter here on the left, that will be 15 feet which is, we tried to be in compliance with the 15-foot height limitation there at the present time. Going to be dormers on the front and rear with a staircase on the north side of it to allow for access. There is no interior access available according to our architects.

We think it will look really nice. We plan on using the same materials that are on the house to match the spirit and character of the neighborhood, stucco, cedar boards. Overall, we're not changing the height of the property.

We've talked to our neighbors, all adjacent properties, the Mortys, the Sheetses, the Slogards, the Magnos who are here behind me, all of whom have voiced support. I've heard no opposition to the proposal.

CHAIRMAN DIVITO: How long have you been in residence?

MR. SRODULSKI: 2003, August I believe.

MR. SIAVELIS: How many kids do you have if any?

MR. SRODULSKI: We have two girls, Prospect High School, who have taken up all of the usable space in my home. I have no office space in the home at present, I mean that's available. We've got speakers going and TVs going and phone calls going. Two girls.

MR. SIAVELIS: That's right, right. I hear you, I know how that's felt. You said you talked to your neighbors. Any concerns expressed by your neighbors or are they in support of this variance?

MR. SRODULSKI: I've heard no opposition. We've heard, I have written support and verbal support from all of my immediate adjacent neighbors, immediately to the north, the south, and even to the rear, and the Magnos of course who are nearby.

MR. SIAVELIS: So, I just noted something in here, just so that the record is clear. It's an existing nonconforming structure, the garage is, and the proposed addition does not increase the extent of nonconformity. So, to me, I think that's good work by his architect to avoid that because I think we've seen instances in the past where the extent of nonconformity has been significantly increased. So, that's I think a point in my eyes in favor of the Applicant, the Petitioner.

CHAIRMAN DIVITO: And the Engineering Department and the Building and Life Safety Department both had no objections to the variance. The Design Committee were again in support of it.

So, any other questions from the Board to the Petitioner? Okay, I'll see if anybody else from the audience wishes to speak.

MR. SRODULSKI: Thank you for the time.

CHAIRMAN DIVITO: Thank you. So, at this time, anybody from the audience who want to come and speak on this petition?

MR. MAGNO: We are in support of it. We know the design of the --

MR. SIAVELIS: You can't, I'm sorry, unfortunately, you can't address the panel from the cheap seats. You've got to go to the podium.

CHAIRMAN DIVITO: You have front row access.

MR. SIAVELIS: In part because what you say is transcribed.

MR. MAGNO: Dominic Magno, 318 South Drury Lane.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. MAGNO: We're familiar of course. We live directly in back a couple of doors down. We're familiar with the architecture of the house and the fact that they're going to stay within the, you know, the existing architecture and so on and will fit in nicely, we have no objection to it.

CHAIRMAN DIVITO: I appreciate it, thank you.

MR. MAGNO: Thank you all.

CHAIRMAN DIVITO: Nobody else in the audience wish to speak on this one? I will close it down to Board discussion.

MR. SIAVELIS: Yes, I'll continue what I said before. I think this is entirely reasonable. He's got neighborhood support. I think the architect, like I said, did a good job of meeting his client, the Petitioner's needs, while still being respectful of the overall neighborhood character and the extent of nonconformity. So, I would support it.

MR. GEISEL: I would agree. Existing nonconforming and it's a nicely done project.

MR. SCHWINGBECK: Yes, I think that the dormer in there is going to even add to the character, you know, rather than pulling up to the driveway and looking at a solid wall there. I think it looks great.

MR. SIAVELIS: Good point, Tom.

CHAIRMAN DIVITO: All right. Is there a motion?

MR. SCHWINGBECK: I'd motion we approve.

MR. JAFFE: Seconded.

CHAIRMAN DIVITO: All right, Derek?

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. The motion has passed, so you guys are good to go. Thank you.

MR. SRODULSKI: Excellent. Thank you.

CHAIRMAN DIVITO: For the neighbor, can you sign in real quick?

MR. MAGNO: Sure.

CHAIRMAN DIVITO: Thank you.

(Whereupon, the above-mentioned petition was adjourned at 7:09 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS

December 10, 2018

PETITIONER: Srodulski Residence

ADDRESS OF PROPERTY: 339 S. Windsor Dr.

VARIATION: 6.5-6

A 3.8' variance to allow an increase to the maximum height of an accessory structure (detached garage) from 15.0' to 18.8'.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are seeking a height variance for an expansion to an existing non-conforming detached garage. The petitioner testified that the roof is deteriorating and is need of attention. The petitioner explained that they have decided that it would be beneficial to add dormers as part of the repair to the existing garage and utilize the second floor as an office space.

The petitioner testified that the proposal does not change the overall height of the ridge line. The petitioner explained that they plan on using the same materials that are on the house. The petitioner testified that they have talked to the adjacent neighbors and they have not heard any opposition to the proposal.

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. Jaffe. Thereafter, the Board voted 5-0 to approve the variance request.

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

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

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

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



Item: 1252 N. Yale Ave. - ZBA#19-001

Department: Planning & Community Development

REQUEST

1. A 12-foot variation from Chapter 28, Section 5.1-3.2d (Required Minimum Yards – Rear Yards) to allow a rear yard setback of 18 feet where 30 feet is required.
2. A 787 square-foot variation from Chapter 28, Section 5.1-3.3 (Maximum Floor Area Ratio) to allow a maximum square-footage of 4,721 square-feet where 3,934 square-feet is the maximum allowed by code.
3. A 195 square-foot variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow building lot coverage of 3,255 square-feet where 3,060 is the maximum allowed by code.
4. A 109 square-foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,480 square-feet where 4,371 square-feet is the maximum allowed by code.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: February 11, 2019
Date Prepared: February 4, 2019
Project Title: Corley Residence
Address: 1252 N. Yale Avenue

Background Information

Petition Number: ZBA #19-001
Petitioner: Robert Flubacker
Address: 1835 Rohlwing Rd. Suite B
Rolling Meadows, IL 60008

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

Requested Action/Background Information

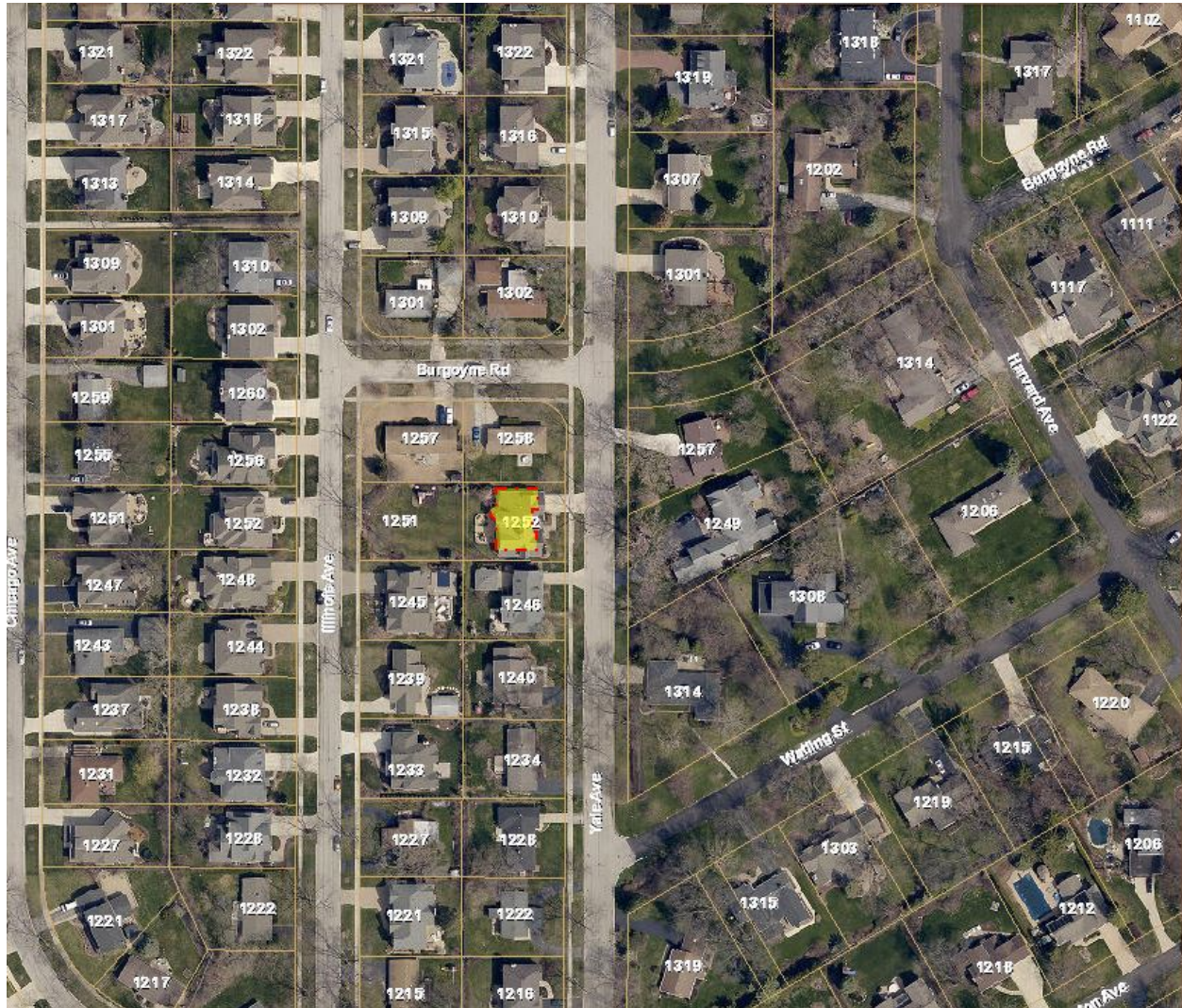
The subject property is zoned R-3, One-Family Dwelling District and includes a single-family home, that is approximately 3,900 square feet. The property has a total land area of 8,743 square-foot and a lot width of 82 feet. The petitioner is proposing to add an addition to the rear of the existing home. However, this would result in a rear yard setback of 18 feet where 30 feet is required and a total floor area of 4,721 square-feet where a maximum floor area of 3,934 square feet is permitted. Also, the addition would result in a building lot coverage of 3,255 square-feet where 3,060 square feet is permitted, and 4,480 square-feet of impervious surface coverage where 4,371 square-feet is allowed. Therefore, the petitioner requests the following variations:

- A 12-foot variation from Chapter 28, Section 5.1-3.2d (Required Minimum Yards – Rear Yards) to allow a rear yard setback of 18 feet where 30 feet is required.
- A 787 square-foot variation from Chapter 28, Section 5.1-3.3 (Maximum Floor Area Ratio) to allow a maximum square-footage of 4,721 square-feet where 3,934 square-feet is the maximum allowed by code.
- A 195 square-foot variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow building lot coverage of 3,255 square-feet where 3,060 is the maximum allowed by code.
- A 109 square-foot variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,480 square-feet where 4,371 square-feet is the maximum allowed by code.

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	✓	1/23/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	1/23/19	
3. Letter that was Mailed	✓	1/23/19	
4. Photographs of Sign on Property	✓	1/23/19	

Photographs of Existing Structure



78

ZBA# 19-001
1252 N Yale Ave - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Michael L. Pagones, P.E., Village Engineer

Submitted: January 23, 2019
Completed: January 25, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 12 ft variance to allow a rear yard setback of 18 ft where 30 ft is required;

A 787 sq ft variance to allow a maximum square-footage of 4,721 sf where 3,934 sf is the maximum allowed by code;

A 195 sq ft variance to allow a building lot coverage of 3,255 sf where 3,060 sf is the maximum allowed by code;

And a 109 sf variance to allow impervious surface coverage of 4.480 sf where 4,371 sf is the maximum allowed by code:

Note: The petitioner owns the adjacent lot to the rear of the property (fronting on Illinois). One of the hardships stated in the petition is that the Village would not allow consolidation of the two lots. The review comments are based on 1252 N Yale as a new SFR could eventually be constructed on the N Illinois vacant lot.

The Public Works Engineering Division has NO OBJECTION to the rear yard setback, maximum square-footage, or building lot coverage variances, and is **NOT IN FAVOR of the variance requested for impervious surface coverage**. It is recommended that revisions be made to the addition and/or proposed patio to bring it into compliance with code. In the event the impervious surface coverage variance is granted, it is recommended that permeable pavers be used for the patio.

RECEIVED
JAN 25 2019
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: Corley Residence

Project Address: 1252 N Yale Ave

ZBA #: 19-001

Date: January 28, 2019

RECEIVED
JAN 29 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the request for the following variances:

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

and, have no objection to the variances requested.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Corley Residence

Project Address: 1252 N. Yale Avenue

ZBA #: 19-001

ZBA Hearing Date: February 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: January 23, 2019

- A 12-foot Variation from Chapter 28, Section 5.1-3.2d (Required Minimum Yards – Rear Yards) to allow a rear yard setback of 18 feet where 30 feet is required.
- A 787 square-foot Variation from Chapter 28, Section 5.1-3.3 (Maximum Floor Area Ratio) to allow a maximum square-footage of 4,721 square-feet where 3,934 square-feet is the maximum allowed by code.
- A 195 square-foot Variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow building lot coverage of 3,255 square-feet where 3,060 is the maximum allowed by code.
- A 109 square-foot Variation from Chapter 28, Section 5.1-3.4b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,480 square-feet where 4,371 square-feet is the maximum allowed by code.

Attached are the Petitioner's:

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

Comments: THE PROPOSED SCREEN ROOM IS NICELY

DESIGNED TO MATCH THE EXISTING HOUSE.

-STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than January 31, 2019.

PETITION

NOW COMES the Petitioner, **Robert Corley**, being the owner of the property commonly known as: **1252 North Yale Avenue**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from, **Section 5.1-3.2 Required Minimum Yard: Rear Yard, Section 5.1-3.3 Maximum Floor Area Ratio, and Section 5.1-3.4 Maximum Building Lot Coverage and Maximum Impervious Surface Coverage**, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a one-story screened porch addition; Encroaching 12 feet - 0 inches into the required rear yard setback, exceeding floor area ratio by 787 sq.ft. (20%), exceeding building lot coverage by 195 sq.ft. (6%) and exceeding impervious coverage by 109 sq.ft. (2%).

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

Due to the inability to consolidate the two lots the owner is not able to improve their property to the highest and best use and is limited to standards applicable to one lot only.

I hereby state that the following unique circumstances exist:

The owner currently owns two lots (1252 North Yale Ave. and 1251 North Illinois Ave.). The Village planning department has stated they are not in favor of consolidating these lots, therefore limiting development of the property to the maximum allowed on one lot. The lots in question are also unusually shallow at roughly 106 feet deep.

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

Through significant improvements, updates and exterior enhancements the property will be enhanced and increase in value substantially which will remain consistent with other new projects in the neighborhood. The improved property will fit well within the surrounding neighborhood while also lending a uniqueness to the property.

Signed: _____

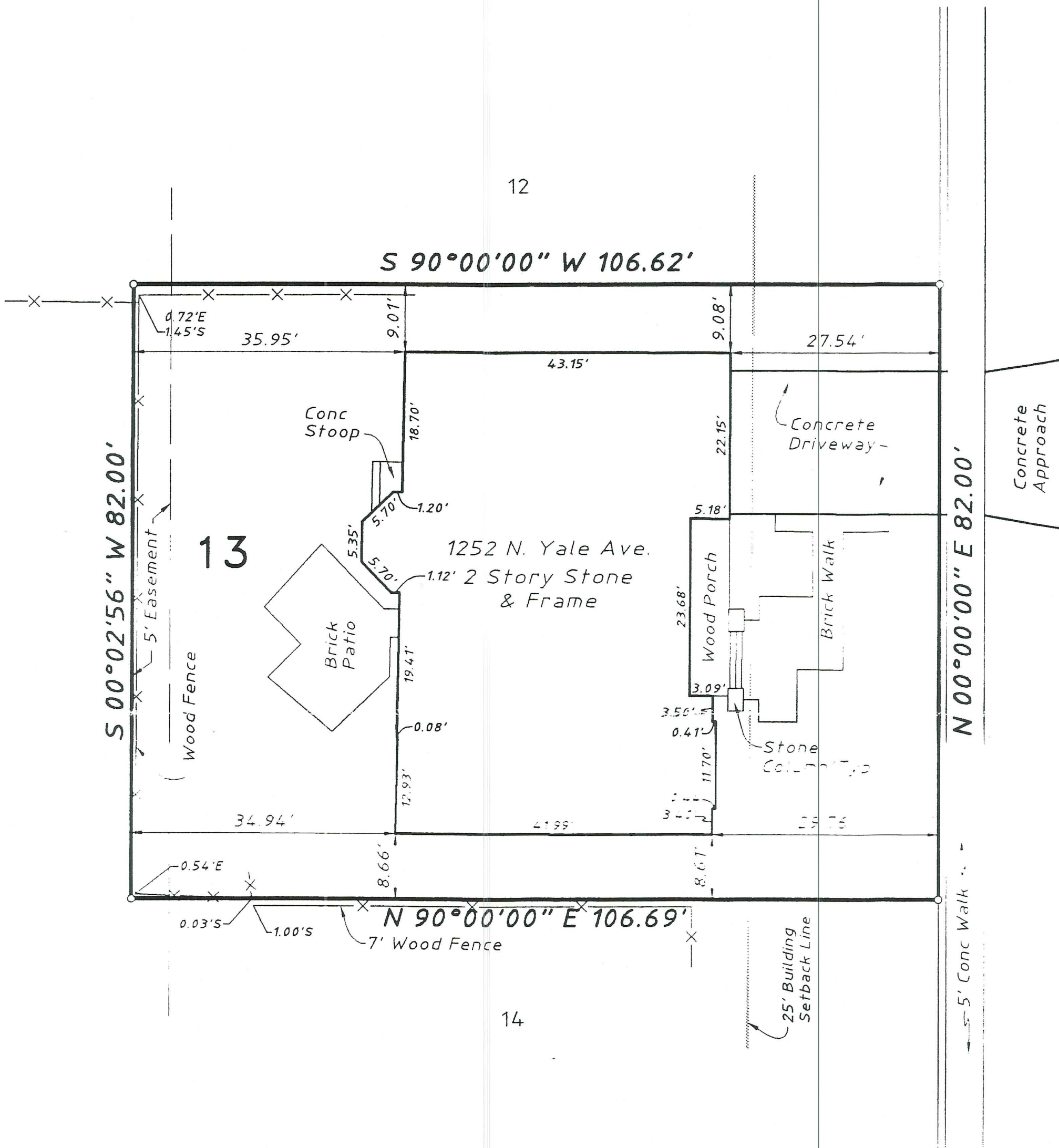
Petitioner

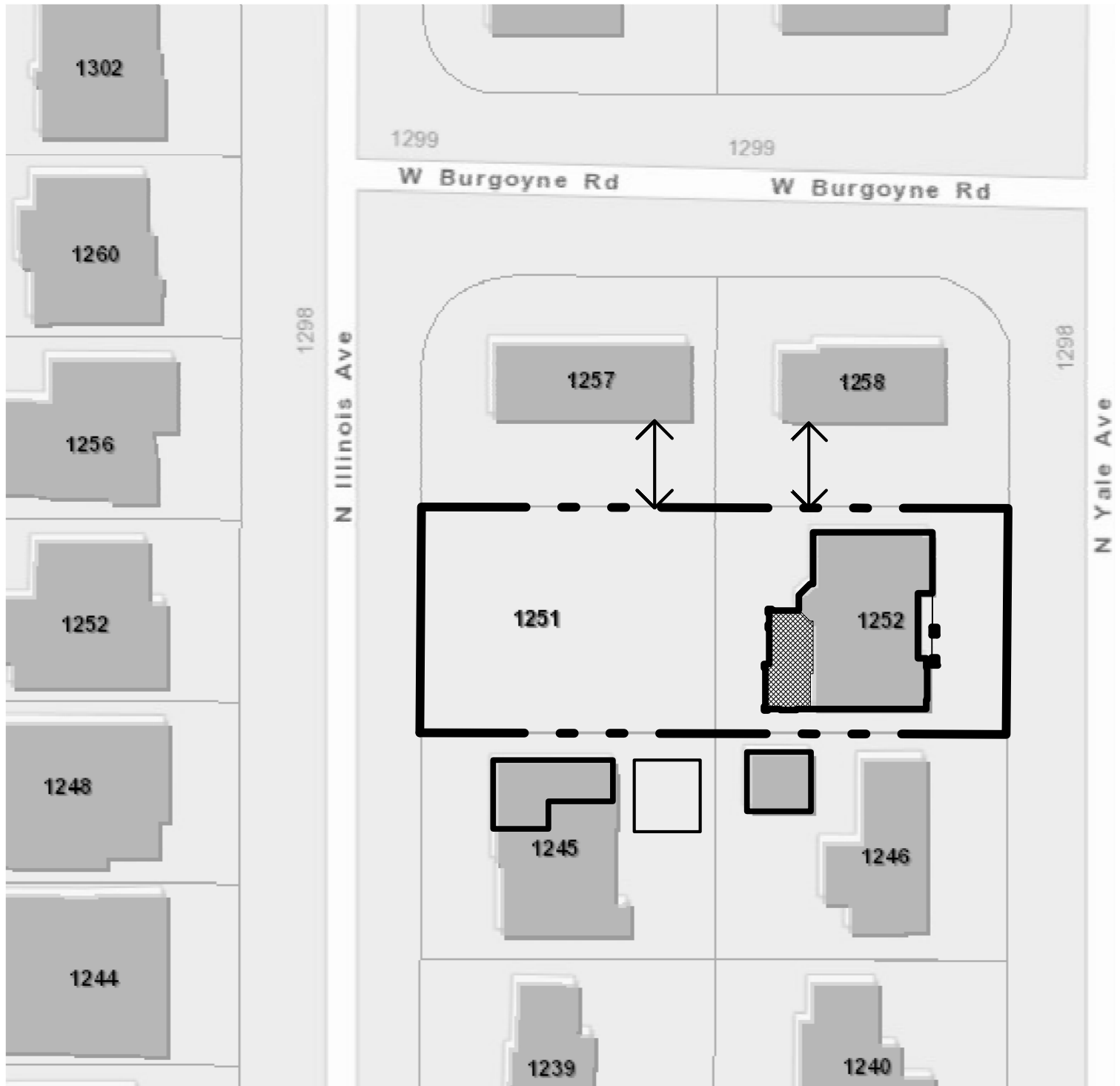
Date: _____

1/9/2019

PLAT OF SURVEY

LOT 13 IN RAYMOND L. LUTGERT'S SUBDIVISION OF THE WEST 78 ACRES OF THE S.W. 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE SOUTH 25 FEET THEREOF), ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 19, 1953 AS DOCUMENT NUMBER 15747615, IN COOK COUNTY, ILLINOIS.





ADJACENT LOTS DIAGRAM

SCALE: 1" = 20'-0"

CORLEY RESIDENCE

1252 N. YALE AVE.

ARLINGTON HEIGHTS, ILLINOIS

ROBERT FLUBACKER ARCHITECTS, LTD.

JANUARY 7, 2019

ALTERATIONS AND ADDITIONS FOR

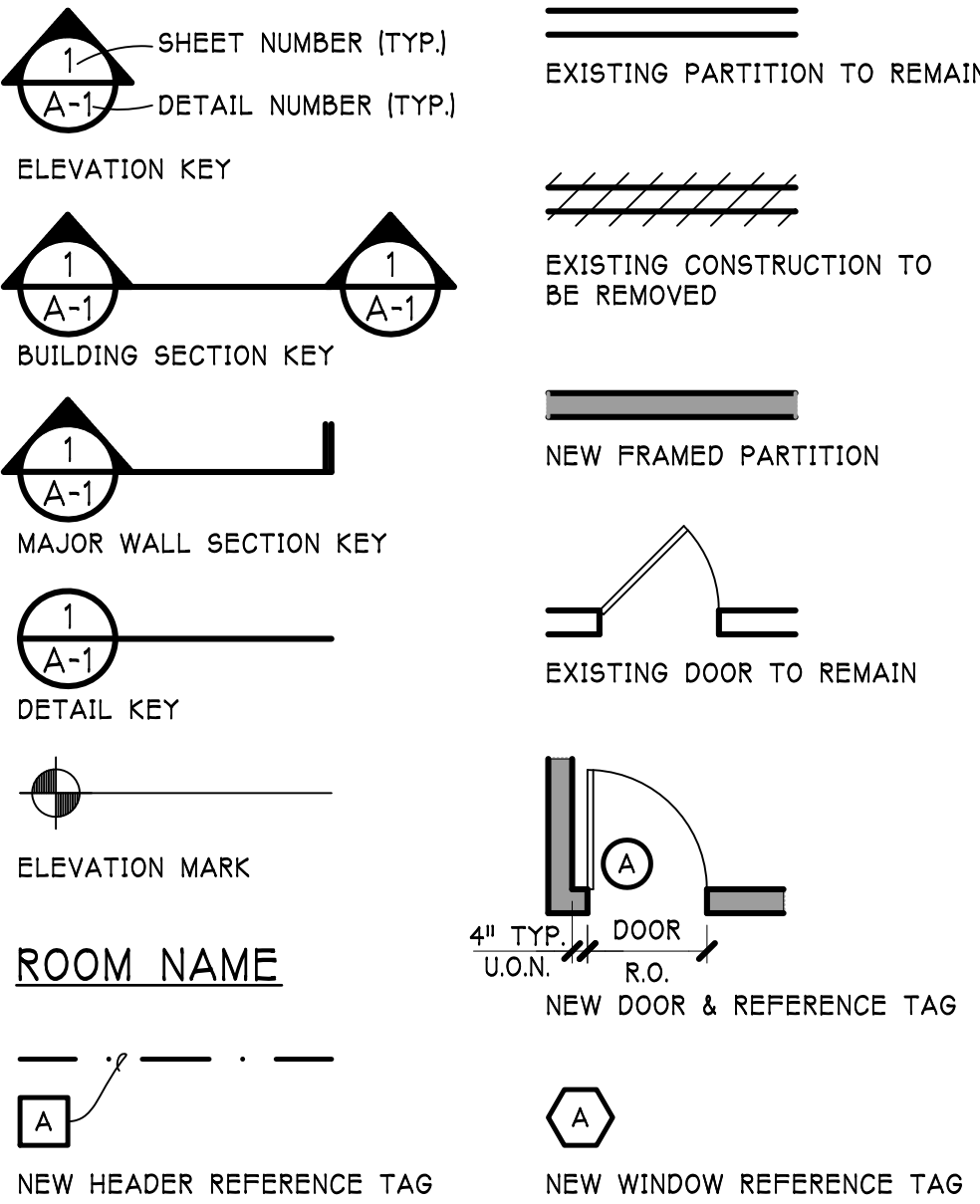
THE CORLEY RESIDENCE

1252 N. YALE AVE.
ARLINGTON HEIGHTS, ILLINOIS

ABBREVIATIONS

•	AT	EXP.	EXPANSION	PLAM.	PLASTIC LAMINATE
<	ANGLE	F.D.	FLOOR DRAIN	PLYWD.	PLYWOOD
SS	FIVE SHELVES	F.F.	FINISH FLOOR	P.S.F.	POUNDS PER SQUARE FOOT
A/C	AIR CONDITIONING	FIN.	FINISH	P.S.I.	POUNDS PER SQUARE INCH
ADJ.	ADJUSTABLE	FIXT.	FIXTURE	PSL	PARALLEL STRAND LUMBER
AD.F.	ABOVE FINISH FLOOR	FND.	FOUNDATION	PVC.	POLYVINYL CHLORIDE
ALT.	ALTERNATE	F.O.C.	FACE OF CONCRETE	R.	RADIUS
ALUM.	ALUMINUM	F.O.S.	FACE OF STUD	R.D.	ROOF DRAIN
APPROX.	APPROXIMATE	FRZ.	FREEZER	R&S	ROD & SHELF
ARCH.	ARCHITECTURAL	F.S.	FOOTING SUMP	REBAR.	REINFORCING BAR
B/	BOTTOM OF	F.T.S.	FOOTING	REF.	REFRIGERATOR
BD.	BOARD	FURN.	FURNACE	REG.	REGULAR
BLDG.	BUILDING	GA.	GAGE	REINF.	REINFORCE
B.O.	BUILT-IN	GALV.	GALVANIZED	RM.	ROOM
BRG.	BEARING	GLU-LAM.	GLUE LAMINATED BEAM	R.O.	ROUGH OPENING
C.	CARPET	GYP.BD.	GYP SUM BOARD	S.C.	SOLID CORE
CAB.	CABINET	HGT.	HEIGHT	SECT.	SECTION
C.I.	CAST IRON	H.M.	HOLLOW METAL	S.H.	SINGLE-HUNG CLOSET ROD
C.J.	CONSTRUCTION JOINTS	HORZ.	HORIZONTAL	SIM.	SIMILAR
CL.	CENTER LINE	HTG.	HEATING	S.P.	SUMP PIT
CLG.	CEILING	H.V.A.C.	HEATING, VENTILATION, AIR CONDITIONING	SPEC.	SPECIFICATION
CMU.	CONCRETE MASONRY UNIT	H.W.	HOT WATER	SQ.	SQUARE
C.O.	CASED OPENING/ CLEAN OUT	INSUL.	INSULATION	STD.	STANDARD
COL.	COLUMN	INT.	INTERIOR	STL.	STEEL
CONC.	CONCRETE	L.	LINEN	STOR.	STORAGE
CONST.	CONSTRUCTION	LAM.	LAMINATE	STRUCT.	STRUCTURAL
CONT.	CONTINUOUS	LAV.	LAVATORY	SUSP.	SUSPENDED
C.T.	CERAMIC TILE	LLV.	LONG LEG VERTICAL	T/	TOP OF
C.W.	COLD WATER	LVL.	LAMINATED VENEER LUMBER	T.&B.	TOP & BOTTOM
D.	DRYER	L.V.	MAXIMUM	T&G.	TONGUE & GROOVE
DEMO.	DEMOLITION	M.C.	MEDICINE CABINET	TEL.	TELEPHONE
D.H.	DOUBLE-HUNG CLOSET RODS	MECH.	MECHANICAL	T.M.E.	TO MATCH EXIST.
DIA.	DIAMETER	MED.	MEDIUM	T.O.P.	TOP OF PLATE
DIM.	DIMENSION	MICRO.	MICROWAVE	TV.	TELEVISION
DISP.	DISPOSAL	MIN.	MINIMUM	TYP.	TYPICAL
DIV.	DIVISION	MISC.	MISCELLANEOUS	U.O.N.	UNLESS OTHERWISE NOTED
DN.	DOWN	M.O.	MASONRY OPENING	V.C.T.	VINYL COMPOSITION TILE
D.S.	DOWN SPOUT	MTL.	METAL	VERT.	VERTICAL
D.W.	DISHWASHER	N.F.H.	NON-FREEZE HOSE BIBB	V.T.R.	VENT THRU ROOF
EA.	EACH	N.I.C.	NOT IN CONTRACT	W/	WITH
EIFS.	EXTERIOR INSULATION AND FINISH SYSTEM	NO.	NUMBER	W.	WASHER
ELECT.	ELECTRICAL	NOM.	NOMINAL	W.C.	WATER CLOSET
ELEV.	ELEVATION	N.T.S.	NOT TO SCALE	WD.	WOOD
EP	EJECTOR PIT/SUMP	O.A.	OVER ALL	WDW.	WINDOW
EQ.	EQUAL	O.C.	ON CENTER	W.H.	WATER HEATER
EQUIP.	EQUIPMENT	O.H.	OVERHANG	W.I.C.	WALK-IN CLOSET
EQUIV.	EQUIVALENT	OPP.	OPPOSITE	W/O	WITHOUT
E.W.	EACH WAY	OV.	OVEN	WT.	WEIGHT
EXIST.	EXISTING	PERF.	PERFORATED	W.W.F.	WELDED WIRE FABRIC
		PL.	PLATE		

SYMBOLS



CODE DATA

- ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING:
- 2009 INTERNATIONAL CODE COUNCIL SERIES:
 - INTERNATIONAL BUILDING CODE (IBC)
 - INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
 - 2015 ILLINOIS ENERGY CONSERVATION CODE (IECC)
 - 2005 NATIONAL ELECTRICAL CODE (NFPA 70)
 - 2014 ILLINOIS STATE PLUMBING CODE
 - 1997 ILLINOIS ACCESSIBILITY CODE
 - INCLUDING ALL APPROVED LOCAL AMENDMENTS TO THE ABOVE REFERENCED CODES

CODE REVIEW

ZONING:	R-3
LOT AREA:	8,743 s.f.
FLOOR AREA ALLOWED:	3,934 s.f.
FLOOR AREA PROPOSED:	4,721 s.f.
BUILDING LOT COVERAGE ALLOWED:	3,060 s.f.
BUILDING LOT COVERAGE PROPOSED:	3,255 s.f.
IMPERVIOUS COVERAGE ALLOWED:	4,371 s.f.
IMPERVIOUS COVERAGE PROPOSED:	4,480 s.f. w/ PATIO
BUILDING AREAS:	
EXISTING FIRST FLOOR	1921 s.f.
PROPOSED SCREENED PORCH	575 s.f.
FIRST FLOOR w/ SCREENED PORCH	2,496 s.f.
EXISTING SECOND FLOOR	1,866 s.f.
EXISTING ATTACHED GARAGE	759 s.f.

Date	Description
1/8/19	ZBA

© 2018 R.F.A. LTD.

Project Number
180

A-0

N. ILLINOIS AVE.

82.00'

106.62'

106.62'

5'-0"
EASEMENT

EXIST. PATIO TO BE REMOVED

EXIST. TREE

106.65'

82.00'

37'-0"

EXIST. LANDSCAPE WALL

NEW PATIO

EXISTING 2-STORY MASONRY
AND FRAME HOUSE AT
1252 N. YALE AVE.

NEW SCREENED PORCH ADDITION (575 s.f.)

ENCROACHMENT

REAR YARD
SETBACK

8'-2"
SIDE
YARD
SETBACK

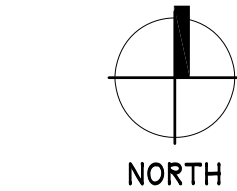
8'-2"
SIDE YARD
SETBACK

25'-0"
BUILDING
LINE

106.69'

82.00'

N. YALE AVE.



1
AS-1

PROPOSED SITE PLAN
1/8" = 1'-0"

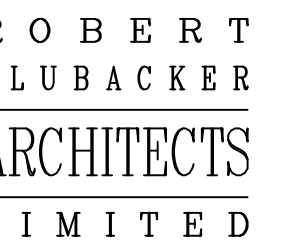
SITE PLAN LEGEND:

- EXIST. CONSTRUCTION TO REMAIN
- NEW FIRST FLOOR CONSTRUCTION
- NEW FIRST FLOOR CONSTRUCTION

PROPERTY LINE
SETBACK LINE

ADDITIONS AND ALTERATIONS FOR
THE CORLEY RESIDENCE
1252 N. YALE AVE.
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
1/8/19	ZBA



35-B Rohlwing Rd.
Rolling Meadows,
Illinois 60008
47-704-3200

IL Design Firm
#184.001489

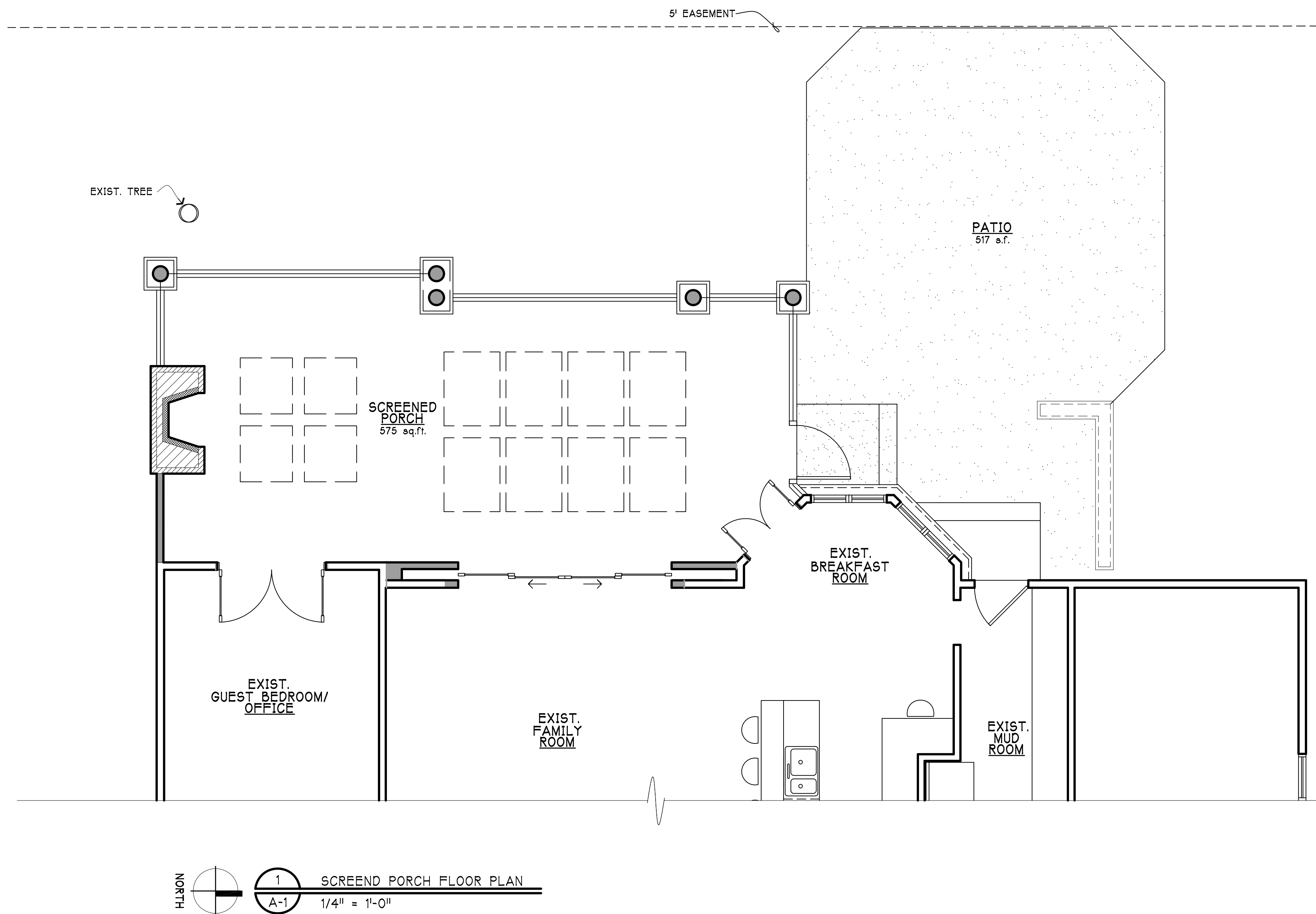
THE CORLEY RESIDENCE
1252 N. YALE AVE.
ARLINGTON HEIGHTS, ILLINOIS

[illegible]

© 2018 R.F.A. LTD.

Project Number
180

A-1

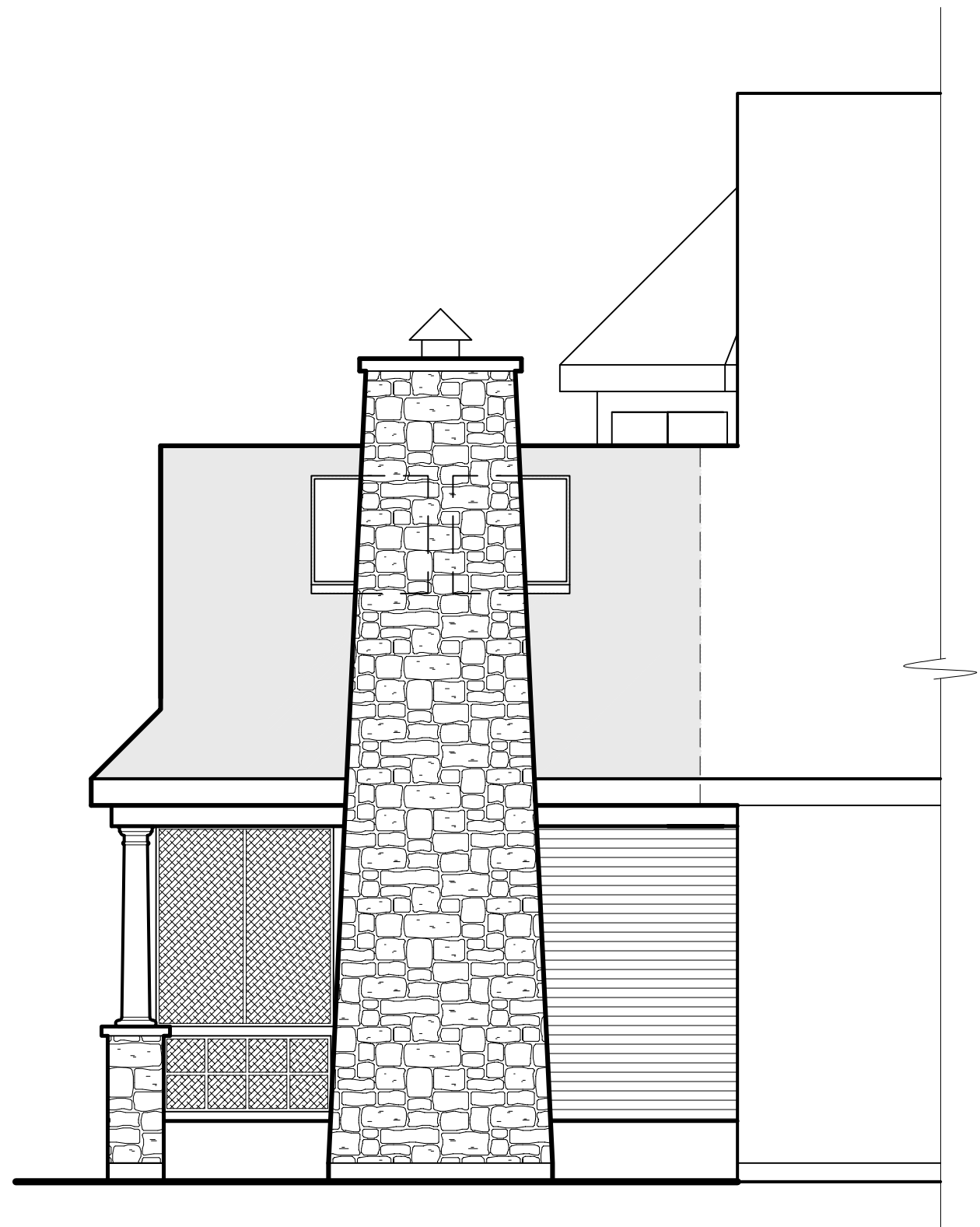




1 WEST ELEVATION
A-2 1/4" = 1'-0"



2 NORTH ELEVATION
A-2 1/4" = 1'-0"



3 SOUTH ELEVATION
A-2 1/4" = 1'-0"

Date	Description
1/9/18	ZBA



Item: 335 S. Forrest Ave. - ZBA#19-002

Department: Planning & Community Development

REQUEST

1. A 4.2 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards - Front Yards) to permit a front porch with a front yard setback of 20.8 feet where 25.0 feet is required, and an additional 1.5 feet for the eave.
2. A 2.1 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards – Side Yards) to permit a front porch with a side yard setback of 4.5 feet where 6.6 feet is required.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: February 11, 2019
Date Prepared: February 4, 2019
Project Title: Beyna Residence
Address: 335 S. Forrest Ave.

Background Information

Petition Number: ZBA #19-002
Petitioner: Samuel Pavlovic
Address: 1201 Norwood Ave.
Itasca, IL 60143

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

Requested Action/Background Information

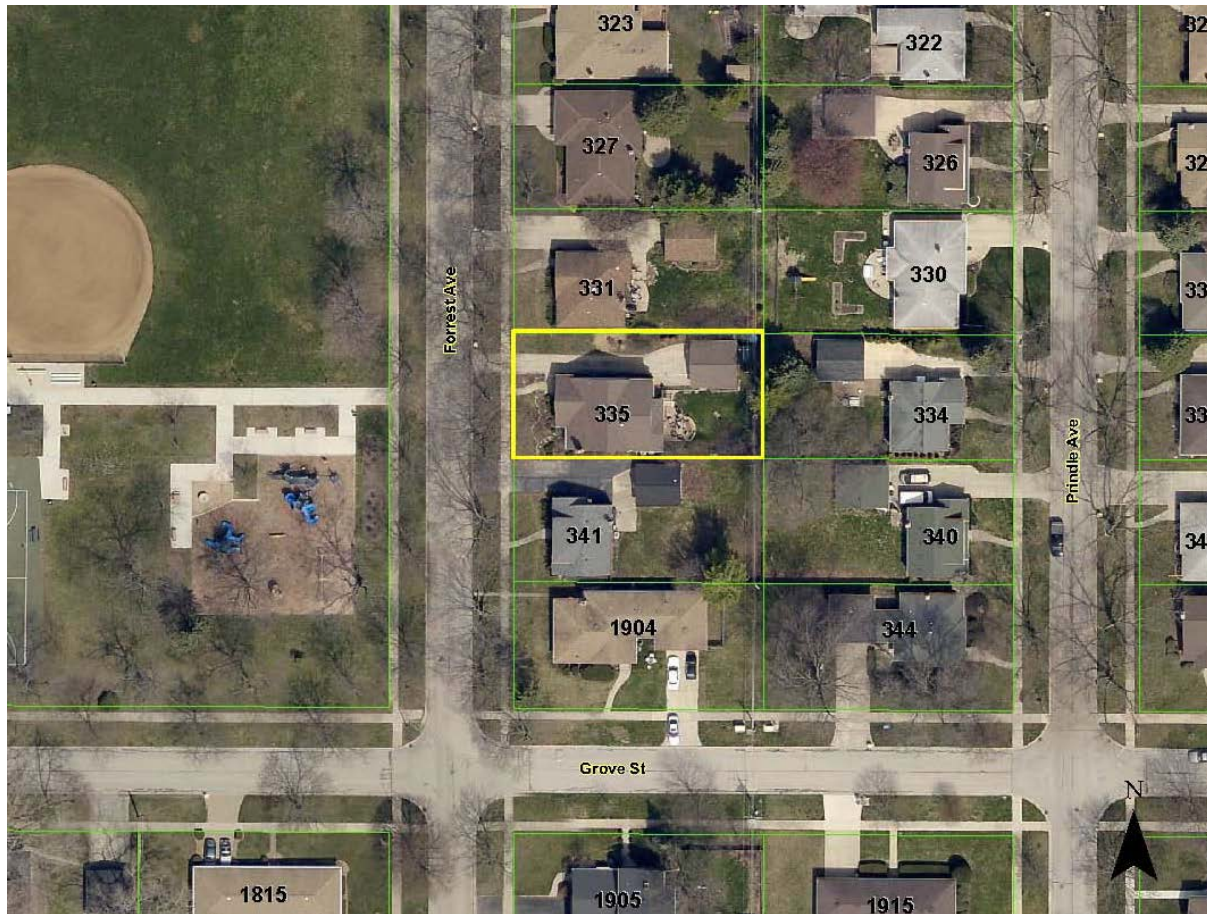
The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,712 square feet and a lot width of 66 feet. As part of an addition, the petitioner is proposing a new front porch. The proposed porch will encroach into the required side yard setback and the required front yard setback. Therefore, the petitioner requests the following variations:

- **A 4.2 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards - Front Yards) to permit a front porch with a front yard setback of 20.8 feet where 25.0 feet is required, and an additional 1.5 feet for the eave.**
- **A 2.1 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards – Side Yards) to permit a front porch with a side yard setback of 4.5 feet where 6.6 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 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.

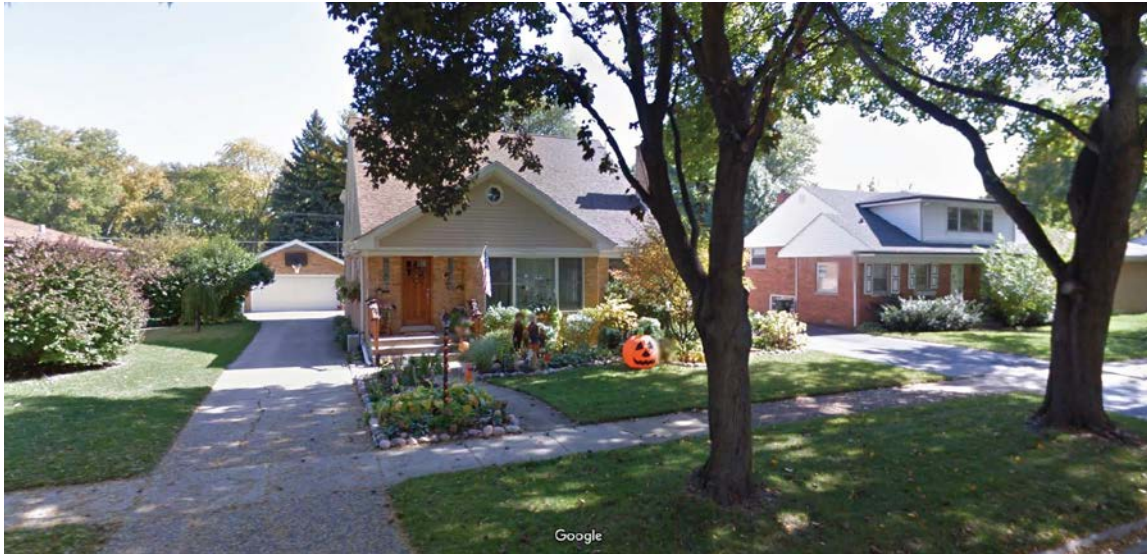
Map of General Vicinity



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	✓	1/28/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	1/28/19	
3. Letter that was Mailed	✓	1/11/19	
4. Photographs of Sign on Property	✓	1/28/19	

Photographs of Existing Structure



JP

ZBA# 19-002
335 S Forrest - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Michael L. Pagones, P.E., Village Engineer

Submitted: January 23, 2019
Completed: January 25, 2019

The proposed ZBA application indicates that the petitioner is seeking:

A 4.2 ft variance to allow a front porch with a front yard setback of 20.8 ft where 25 ft is required, and an additional 1.5 ft for the eave; and a 2.1 ft variance to allow a front porch with a side yard setback of 4.5 ft where 6 ft is required.

NOTE: A proposed site plan was not provided. The existing south side yard setback is non-compliant. Based on the architect's elevations, the proposed front porch addition will not increase the non-conformity.

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

RECEIVED
JAN 25 2019
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: Beyna Residence
Project Address: 335 S Forrest Ave
ZBA #: 19-002
Date: January 28, 2019

RECEIVED
JAN 29 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the request for the following variances:

- A 4.2 foot variance to permit a front porch with a front yard setback of 20.8 feet where 25 feet is required, and an additional 1.5 feet for the eave.
- A 2.1 foot variance to permit a front porch with a side yard setback of 4.5 feet where 6.6 feet is required.

and have no objection to the variances with the following comments:

1. The application has conflicting information with regards to the distance the front porch will encroach into the front yard setback. The total encroachment, per the plans appears to be 6 feet 0 3/8 inches, not 28 feet as indicated in the application.
2. The application indicates the North and South side yard setbacks will be 5 feet, while the variance requested indicates a 4.5 foot side yard setback on the North and South. If the 4.5 foot setback is accurate, the following design requirements shall be incorporated into the drawings prior to permit submittal:
 - a. The north and south walls of the front porch and second story addition shall have a minimum fire-resistance rating of 1-hour, with exposure from both the inside and outside, based on the distance to the lot line of less than 5 feet.
 - b. The soffit and fascia of the north and south walls of the front porch and second story addition shall have 5/8-inch drywall installed under the weather protection material based on the distance to the lot line of less than 5 feet.

Note: A copy of this Memo shall be provided to the architect.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Beyna Residence

Project Address: 335 S. Forrest Avenue

ZBA #: 19-002

ZBA Hearing Date: February 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: January 23, 2019

- A 4.2 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards - Front Yards) to permit a front porch with a front yard setback of 20.8 feet where 25.0 feet is required, and an additional 1.5 feet for the eave.
- A 2.1 foot variation from Chapter 28, Section 5.1-3.2b (Required Minimum Yards - Side Yards) to permit a front porch with a side yard setback of 4.5 feet where 6.6 feet is required.

Attached are the Petitioner's:

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

Comments: THE PROPOSED PORCH AND ADDITION ARE NICE ENHANCEMENTS TO THE EXISTING HOUSE. A DESIGN COMMISSION APPLICATION IS REQUIRED, BUT THIS PROJECT IS FAVORABLE FOR AN ADMINISTRATIVE APPEAL, PENDING THE

Please review, comment, and return to me no later than January 31, 2019.

OUTCOME OF THE ZBA REVIEW. - STEVE HAUTZINGER, DESIGN PLANNER

Petition for Zoning Variation: 335 S. Forrest Ave.

Now comes the Petitioner, Samuel Pavlovic, on behalf of Terry and Sara Beyna, being the owners of the property commonly known as 335 S. Forrest Ave. and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.2 a, Chapter 28, of the Arlington Heights Municipal Code, in order to: Construct an attached, covered, front porch approximately 37.4' in width, and 4.75' in depth (5.75' including roof overhang) from the face of the existing building across the front of the existing single family residence. Approximately 28.0' of the proposed porch will encroach on the front yard setback.

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 single-family residence will remain as a single-family residence within a One Family Dwelling District, R-3 zone. The addition of the covered front porch will not alter the use of the property and the property will remain compatible with the neighboring properties.

I hereby state that the plight of the owner is due to unique circumstances: The existing property was constructed 25.13' from the front property line which is only 0.13' beyond the required front yard setback. Therefore, the proposed front porch cannot be constructed without encroaching on the front yard setback.

I hereby state that the proposed variation is in harmony with the spirit and intent of this chapter: The proposed front porch addition does not alter the use or essential character of the existing property. Additionally, the proposed front porch addition would not cause the existing building to exceed the 35% lot coverage maximum, nor would it exceed the 50% front yard impermeable surface maximum.

I hereby state that the variance requested is the minimum variance necessary to allow the reasonable use of the property: The Variance requested is the minimum variance to allow a front porch of usable size to be constructed. The front porch will protect and provide coverage for the front entrance of the home which has been originally constructed only 1.83' beyond the required front yard setback. 1.83' is not large enough to provide a landing of safe dimension outside the front entrance, nor is it large enough to provide adequate coverage and protection of the front door from natural elements.



01/08/2019

Samuel Pavlovic, ALA, NCARB

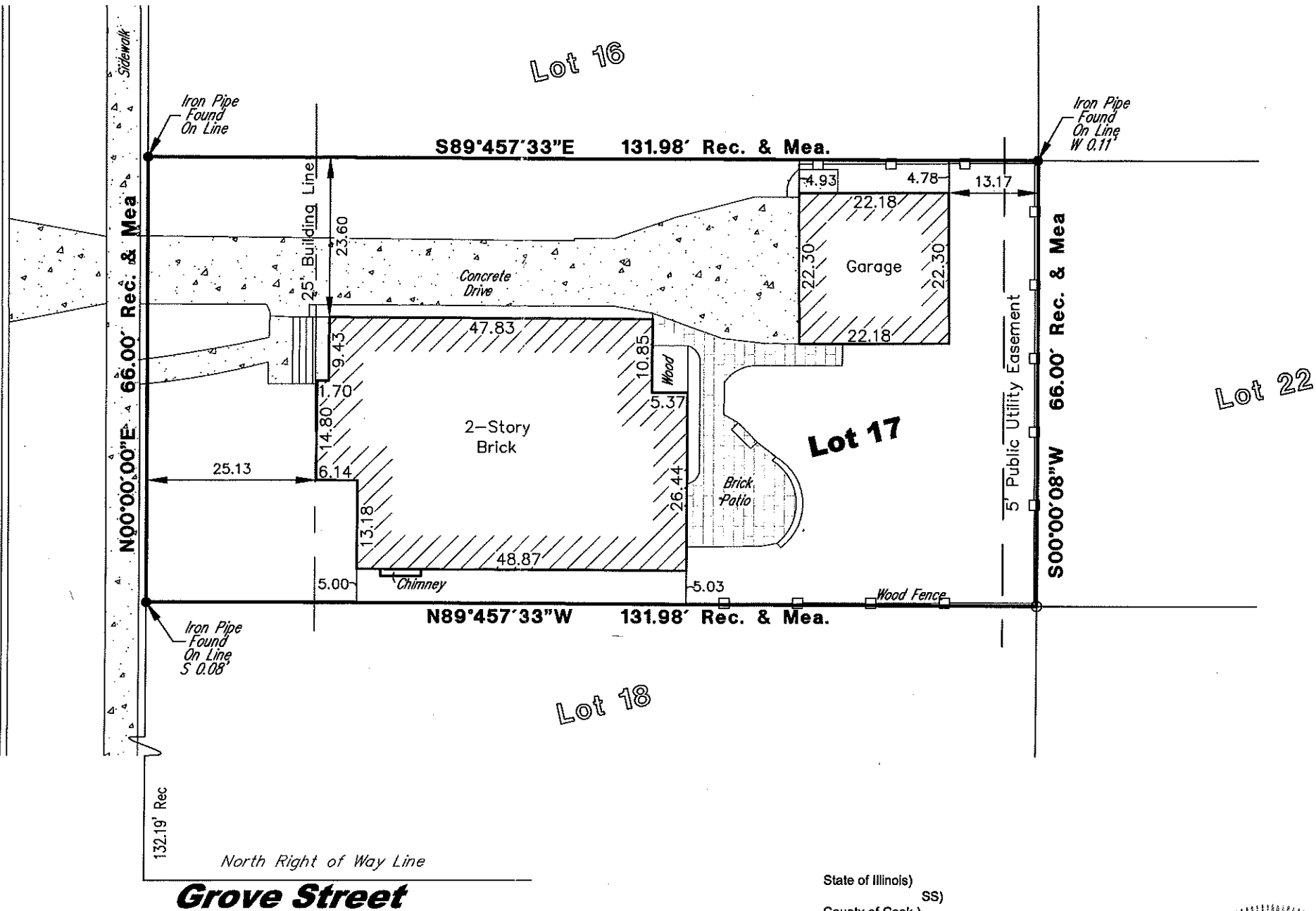


PLAT OF SURVEY

LOT 17 IN BLOCK 2 IN STOLTZNER'S GREENVIEW ESTATE, A SUBDIVISION OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Forrest Avenue

66' Right of Way



Grove Street

Legend:

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

Surveyor Notes:

- Field Work Completed on 4-17-10
- Prepared for Stephens & Schrauth, P.C., for real estate transaction.
- Site Address: 335 S. Forrest Ave., Arlington Hts., IL. 60004
- Pin No.: 03-33-123-017
- The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
- Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.

State of Illinois) SS)
County of Cook)

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

Given under my hand and seal this 19th day of April, A.D. 2010 in Palatine, Illinois.

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

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-10

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

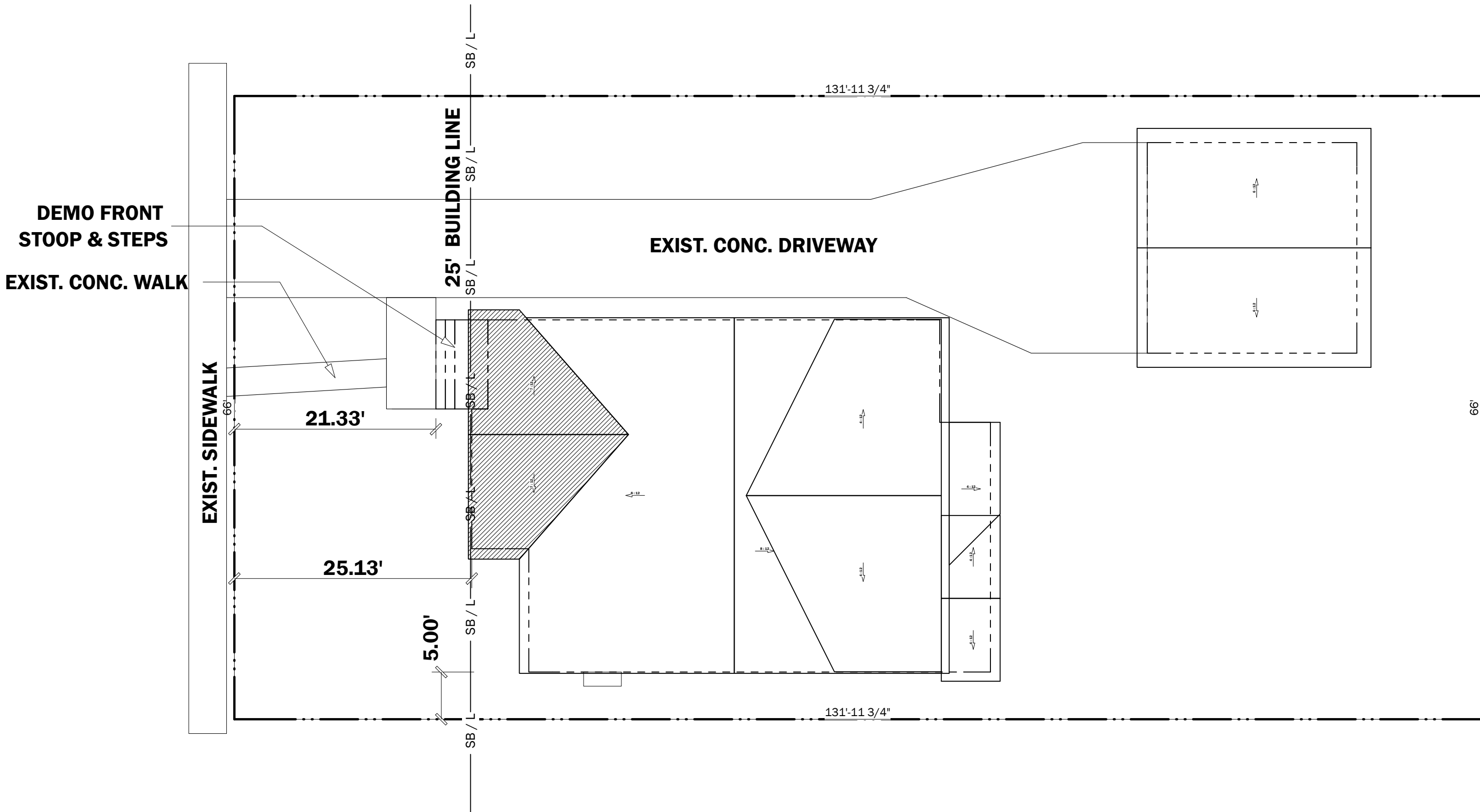
Drawn By:	JJP	Checked By:	GJK
Drawing Revisions			
REVISION		Date	Drawn
			Checked

Field Work Completed:	4-17-10
Scale:	1" = 20'
Date:	4-19-10
Site Address:	
335 S. Forrest Avenue	
Arlington Heights, Illinois	

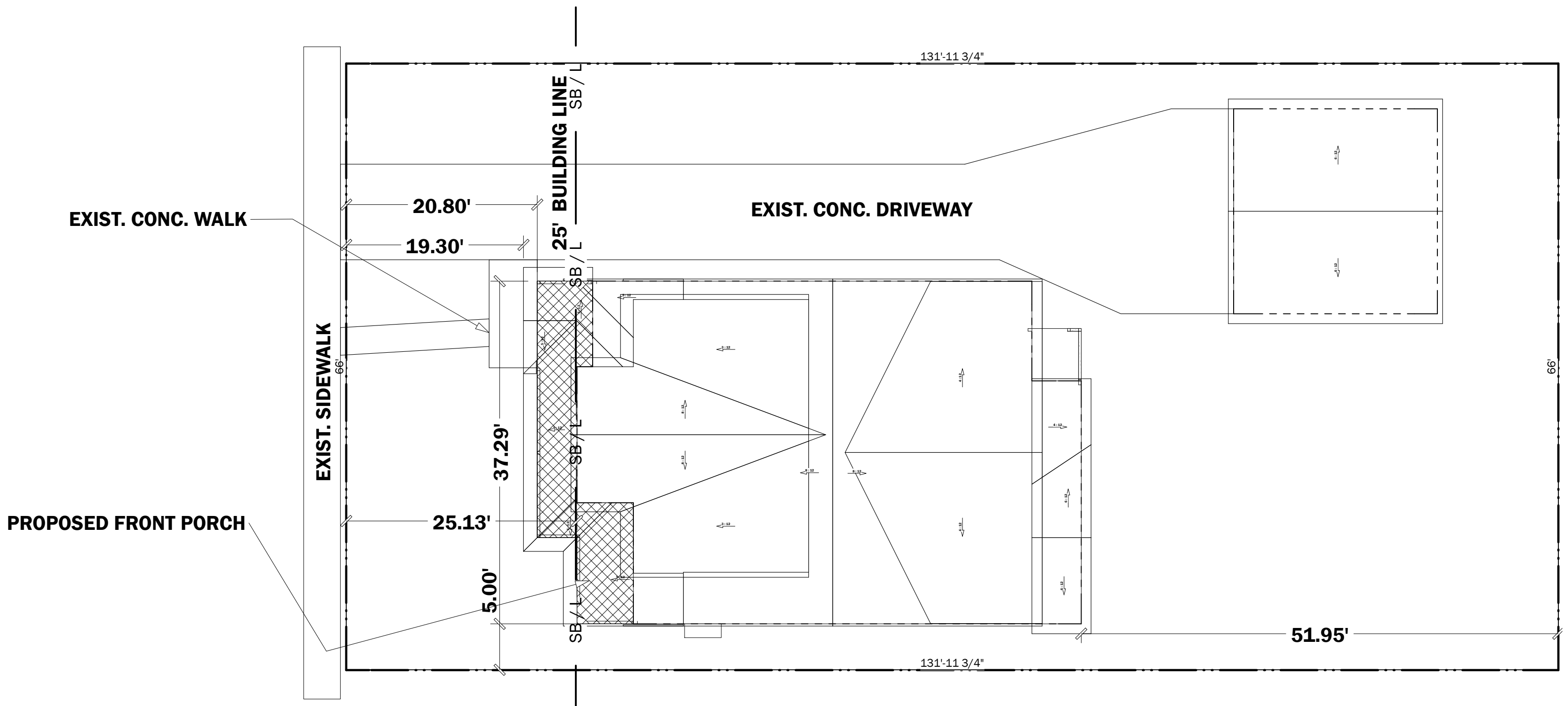
Land Surveying Services, Inc.
574 W. Calfax Street
Palatine, Illinois 60067
Ph. (847)991-7700
Fax. (847)991-7707
Professional Design Firm License No. 184-003632

Job Number
LS100288
Sheet Name
PLAT OF SURVEY
Sheet Number
SURVEY

SECOND STORY BEDROOM & FRONT PORCH ADDITION



1 EXISTING SITE PLAN
1" = 10'-0"



2 PROPOSED SITE PLAN
1" = 10'-0"



PAVLOVCIK ARCHITECTURE

SAMUEL PAVLOVCIK - T. 630.802.0897
PAVLOVCIKARCHITECTURE@GMAIL.COM
769 E. OAKWOOD BLVD. CHICAGO, IL 60653
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION

2ND STORY BEDROOM
& PORCH ADDITION

PROJECT OWNER TELEPHONE #847.502.7503

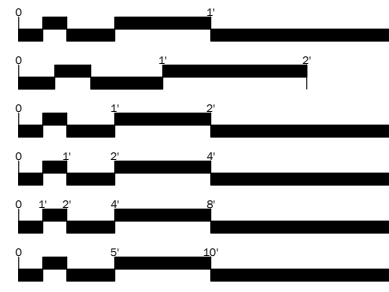
**TERRY & SARAH
BEYNA**

PROJECT ADDRESS

335 S FORREST AVENUE
ARLINGTON HEIGHTS, IL 60004

SCALES

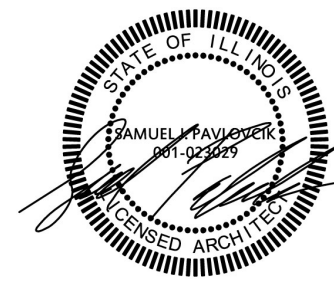
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3/4"=1'-0"
1/2"=1'-0"
1/4"=1'-0"
1/8"=1'-0"
1"=10'-0"



CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY.
I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/20
PAVLOVCIK ARCHITECTURE INC.
PAVLOVCIKARCHITECTURE@GMAIL.COM
769 E OAKWOOD BLVD.
CHICAGO, IL 60653
T. 630.802.0897



PLAN APPROVAL

HOMEOWNER DATE

HOMEOWNER DATE

I/we, the buyer(s), Home Owners, have examined the DESIGNfirst documents and DESIGNfirst construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the DESIGNfirst documents and approve the corrections as noted.

MIKE VECCHIONE
DESIGNER (847) 804-9433 DATE

KORDIAN MALOLEPSZY
ARCHITECTURE (773) 366-5033 DATE

PERMIT SET

DESCRIPTION	DRAWING ISSUE DATES	DATE
DESIGN SET		01/10/19
PERMIT SUBMITTAL		
PERMIT REVISIONS		
PERMIT APPROVED		
WALK-THRU SET		
PRODUCTION SET		
FIELD REVISIONS		

NOTES

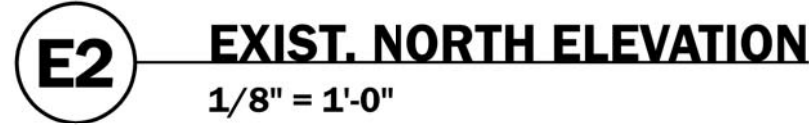
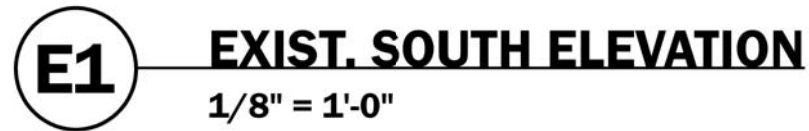
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TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FIRST FLOOR ARCH. PLANS
AP-2	4	SECOND FLOOR ARCH. PLANS
AP-3	5	ROOF PLANS
AE-1	6	EXTERIOR ELEVATIONS
3D-1	7	3D VIEWS

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01/10/2019 01:10:19

PRINT DATE:	TAG	SHEET	OF
1/10/2019 11:59:18	G-2	2	7

GENERAL
NOTES &
LEGENDS



PAVLOVCIK ARCHITECTURE

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PAVLOVCIKARCHITECTURE@GMAIL.COM
769 E. OAKWOOD BLVD. CHICAGO, IL 60653
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION
2ND STORY BEDROOM & PORCH ADDITION

PROJECT OWNER	TELEPHONE #847.502.7503
----------------------	-------------------------

**TERRY & SARAH
BEYNA**

PROJECT ADDRESS	
TORREST AVENUE N HEIGHTS, IL 60004	

SCALES

$$1'' = 1' - 0''$$
$$3/4'' = 1' - 0''$$
$$1/2'' = 1'-0''$$
$$1/4'' = 1'-0''$$
$$1/8'' = 1'-0''$$
$$1'' = 10' - 0''$$

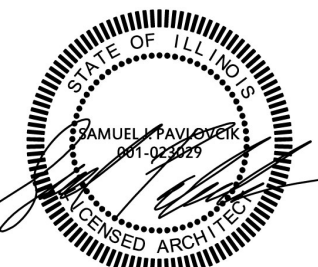
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T. 630.802.0897



PLAN APPROVAL

HOMEOWNER _____ DATE _____

HOMEOWNER _____ DATE _____

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KORDIAN MALOLEPSZY
ARCHITECTURE (773) 366-5033

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DESIGN SET		01/10/19
PERMIT SUBMITTAL		
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PERMIT APPROVED		
WALK-THRU SET		
PRODUCTION SET		
FIELD REVISIONS		

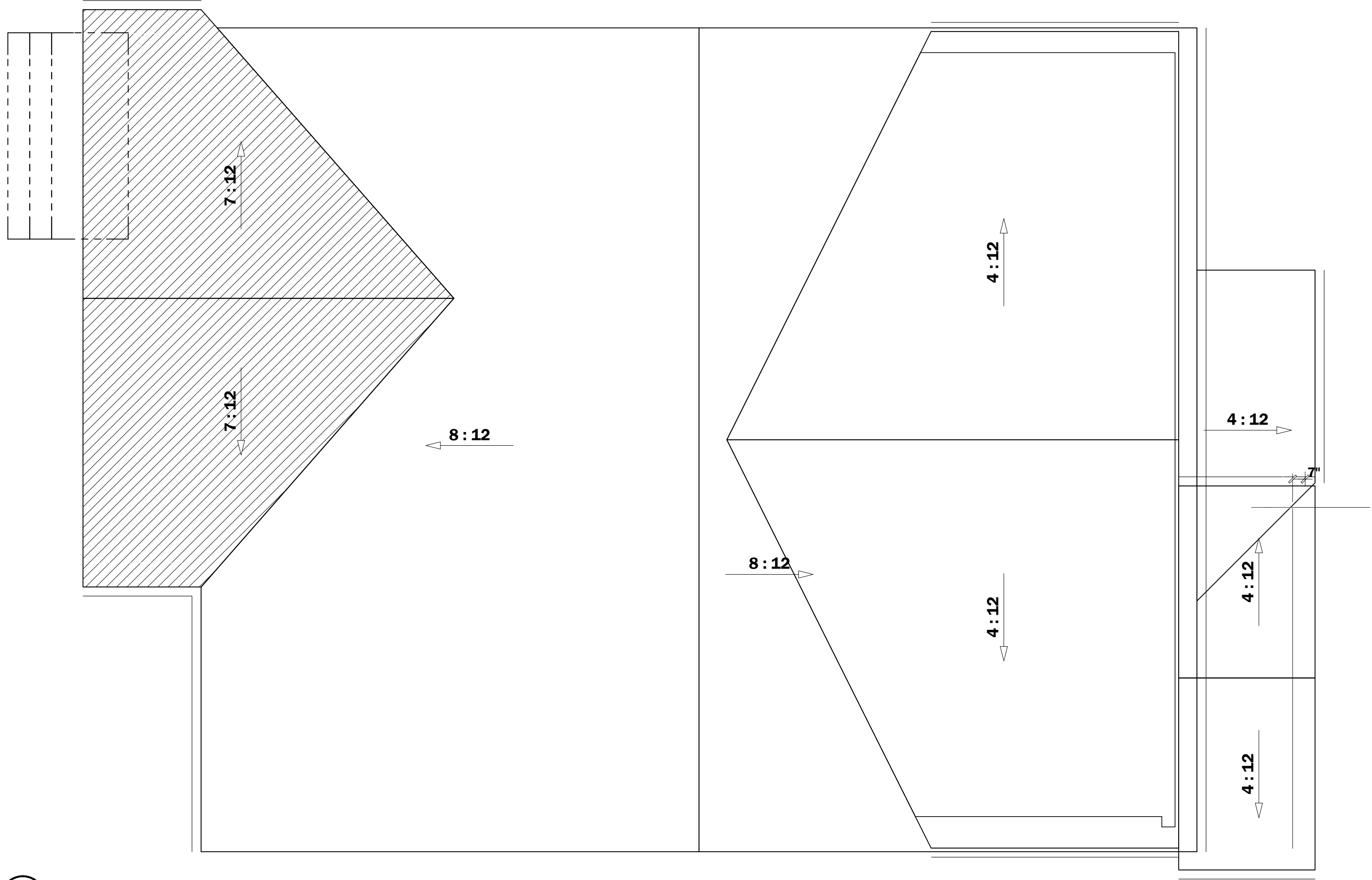
NOTES

SHEET LEGEND		
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G-2	2	GENERAL NOTES & LEGENDS
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AP-3	5	ROOF PLANS
AE-1	6	EXTERIOR ELEVATIONS
3D-1	7	3D VIEWS

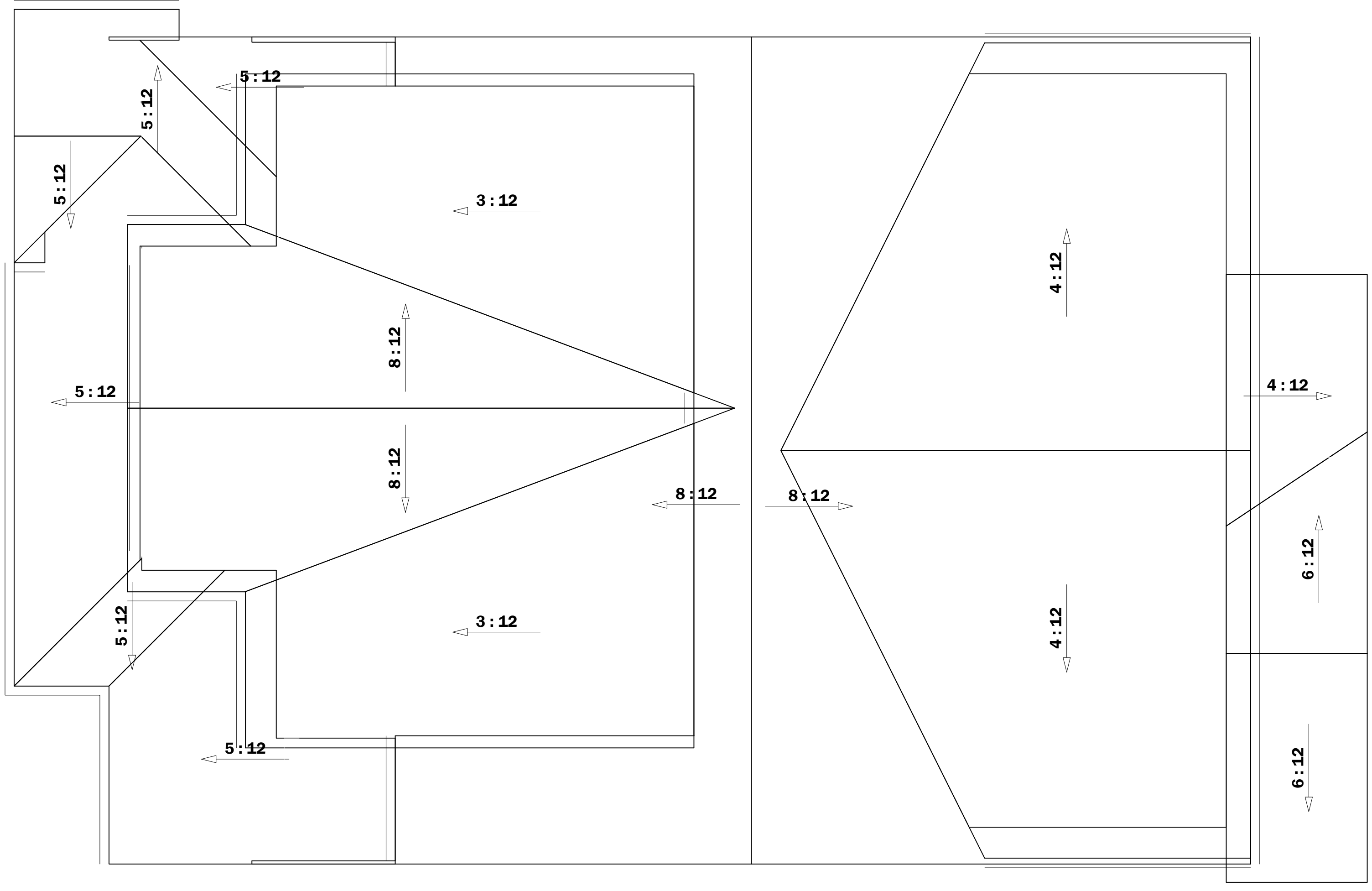
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PRINT DATE: 1/10/2019 11:59:31	TAG	SHEET #	OF
	AE-1	6	7

**EXTERIOR
ELEVATIONS**



1 EXISTING ROOF PLAN
1/4" = 1'-0"



2 PROPOSED ROOF PLAN
1/4" = 1'-0"

PROJECT DESCRIPTION

2ND STORY BEDROOM
& PORCH ADDITION

PROJECT OWNER TELEPHONE #847.502.7503

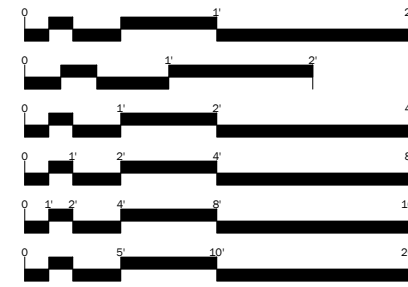
**TERRY & SARAH
BEYNA**

PROJECT ADDRESS

335 S FORREST AVENUE
ARLINGTON HEIGHTS, IL 60004

SCALES

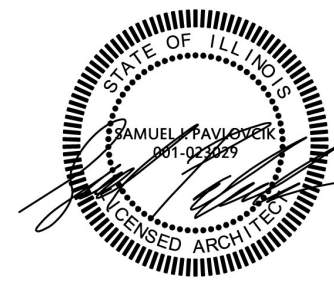
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3/4"=1'-0"
1/2"=1'-0"
1/4"=1'-0"
1/8"=1'-0"
1"=10'-0"



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T. 630.802.0897



PLAN APPROVAL

HOMEOWNER DATE

HOMEOWNER DATE

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MIKE VECCHIONE
DESIGNER (847) 804-9433 DATE

KORDIAN MALOLEPSZY
ARCHITECTURE (773) 366-5033 DATE

PERMIT SET

DESCRIPTION	DRAWING ISSUE DATES	DATE
DESIGN SET		01/10/19
PERMIT SUBMITTAL		
PERMIT REVISIONS		
PERMIT APPROVED		
WALK-THRU SET		
PRODUCTION SET		
FIELD REVISIONS		

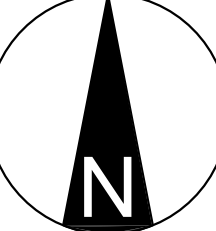
NOTES

SHEET LEGEND

TAG	#	TITLE
G-1	1	SITE PLAN & ZONING
G-2	2	GENERAL NOTES & LEGENDS
AP-1	3	FIRST FLOOR ARCH. PLANS
AP-2	4	SECOND FLOOR ARCH. PLANS
AP-3	5	ROOF PLANS
AE-1	6	EXTERIOR ELEVATIONS
3D-1	7	3D VIEWS

FILE LOCATION: \\af-01\DESIGNfirst\projects\8\5049\Beyna\Drawings\3D\ARCH\3.1\04\3.1.3.P
01/10/2019 11:59:21

PRINT DATE:	TAG	SHEET	OF
1/10/2019 11:59:21	AP-3	5	7



ROOF PLANS



PAVLOVCIK ARCHITECTURE

SAMUEL PAVLOVCIK - T. 630.802.0897
PAVLOVCIKARCHITECTURE@GMAIL.COM
769 E. OAKWOOD BLVD. CHICAGO, IL 60653
DESIGN FIRM REGISTRATION # 184.007931

PROJECT DESCRIPTION

2ND STORY BEDROOM & PORCH ADDITION

PROJECT OWNER	TELEPHONE #847.502.7503
----------------------	-------------------------

**TERRY & SARAH
BEYNA**

PROJECT ADDRESS
335 S FORREST AVENUE
ARLINGTON HEIGHTS, IL 60004

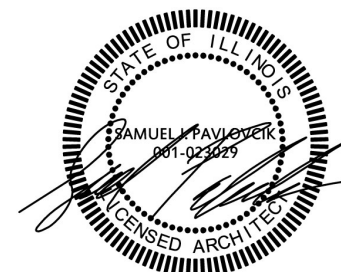
SCALES

$$\begin{aligned} 1'' &= 1' \cdot 0'' \\ 3/4'' &= 1' \cdot 0'' \\ 1/2'' &= 1' \cdot 0'' \\ 1/4'' &= 1' \cdot 0'' \\ 1/8'' &= 1' \cdot 0'' \\ 1'' &= 10' \cdot 0'' \end{aligned}$$

CERTIFICATION STATEMENT	
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE THEY CONFORM TO THE CODES AND ORDINANCES OF THE LOCAL MUNICIPALITY. I CERTIFY THAT I AM A REGISTERED ENERGY PROFESSIONAL (REP). I ALSO CERTIFY THAT TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF THAT THESE PLANS FULLY COMPLY WITH THE REQUIREMENTS OF THE STATE OF ILLINOIS ENERGY CONSERVATION CODE AS REQUIRED BY STATE LEGISLATION.	

SAMUEL PAVLOVCIK, NCARB
LICENSED ARCHITECT
ILLINOIS LICENSE NUMBER: 001-023029
LICENSE EXPIRES: 11/30/20

PAVLOVCIK ARCHITECTURE INC.
PAVLOVCIKARCHITECTURE@GMAIL.COM
769 E. OAKWOOD BLVD.
CHICAGO, IL 60653
T. 630.802.0897



PLAN APPROVAL

HOMEOWNER _____ DATE _____

HOMEOWNER _____ DATE _____

HOMEOWNER _____ **DATE** _____

I/we, the buyer(s), Home Owners, have examined the DESIGNfirst documents and DESIGNfirst construction details. I/we, the buyer(s), Home Owners, understand and agree to the terms, conditions, and selections contained within the DESIGNfirst documents and approve the corrections as noted.

MIKE VECCHIONE
DESIGNER (847) 804-9433

KORDIAN MALOLEPSZY
ARCHITECTURE (773) 366-5033

PERMIT SET

DESCRIPTION	DRAWING ISSUE DATES	DATE
DESIGN SET		01/10/19
PERMIT SUBMITTAL		
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PERMIT APPROVED		
WALK-THRU SET		
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PRINT DATE: 1/10/2019 12:00:35	TAG	SHEET #	OF
	3D-1	7	7

3D VIEWS