



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
February 10, 2020
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 809 S. Burton Pl. - 1/13/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 611 E. Fairview St. - ZBA#20-001

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 2/10/2020

Item: 809 S. Burton Pl. - 1/13/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
809 S. Burton Pl. - Minutes 1/13/20	Minutes
809 S. Burton Pl. - Findings 1/13/20	Minutes

ZONING BOARD

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

OF APPEALS

RE: 809 SOUTH BURTON PLACE - ZBA #19-032

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 13th day of January, 2020 at the hour of
7:00 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
TOM DRAKE
JOSEPH GEISEL
JOSEPH SELBKA
BENJAMIN JAFFE
JEFFREY LANAGHAN
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: I'd like to call to order the Arlington Heights Zoning Board of Appeals meeting for January 13th, 2020. Derek, would you do the roll call please?

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Here.

CHAIRMAN DIVITO: Let's stand and please join me in the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRMAN DIVITO: Thank you all. All right, let's see. The next order of business is the approval of minutes from the last meeting that we had. Has everyone had an opportunity to review them?

(Affirmative answers.)

CHAIRMAN DIVITO: Are there any errors or omissions that need to be cited?

(No response.)

CHAIRMAN DIVITO: All right, if that's the case, is there a motion?

COMMISSIONER LANAGHAN: I move to accept the meeting's minutes from the last meeting.

COMMISSIONER JAFFE: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right, moving on to new business, we have one petition tonight. It is 809 South Burton Place. So, if you would like to step up? Name and address for the record please?

MS. RHOADARMER: My name is Vicki, Vicki Rhoadarmer. I work with Patrick A. Finn, and the address is 1212 West Northwest Highway.

(Witness sworn.)

CHAIRMAN DIVITO: All right, do you need to go over any of the requirements needed for the petition?

MS. RHOADARMER: Possibly. I wrote down, yes, I wrote down what I gave.

CHAIRMAN DIVITO: The requirements?

MS. RHOADARMER: Yes, yes. So, I hope that that's enough.

CHAIRMAN DIVITO: Go through every one and we'll talk you through if we need to.

MS. RHOADARMER: Okay, all right. So, we're coming today before the Board for the variation in Section 5.1 through 0.07 of Chapter 28. That's for the floor area ratio, and that's exceeding the floor area ratio for the lot. I'm just going to go into the hardship, uniqueness, and character. Is that what I should discuss?

CHAIRMAN DIVITO: That's perfect.

MS. RHOADARMER: Okay, so the hardship that the homeowners are facing right now, they bought the house in early 2019 I think it was. They have four young boys and there's specifically two twins. I just kind of wanted to let the homeowner talk to those if I could, let her kind of speak to why they were looking to do the addition.

CHAIRMAN DIVITO: Absolutely. So, have you had the opportunity to sign in already?

MS. SAMIKKANNU: Yes.

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

MS. SAMIKKANNU: My name is Elizabeth Samikkannu. My address right now or for this project?

CHAIRMAN DIVITO: Your address at present.

MS. SAMIKKANNU: 1706 South Surrey Ridge Drive, Arlington Heights.

(Witness sworn.)

MS. SAMIKKANNU: So, we bought the, we have four little boys, one set of twins in between there, and we bought the house because, you know, we wanted to put on that fourth bedroom so that they could, the twins could be separate. They have sleep issues and separation issues, and we thought it would just be overall healthier for them. So, that's it. So, there's lots of issues with all of them but we just thought it would be so good for them.

MS. RHOADARMER: All right, thank you. Yes, so the reason, there's three upstairs bedrooms today, so we'd like to add a fourth so that all of the boys can be upstairs so that they can live there but also have their own space upstairs and each of their bedrooms.

The uniqueness that I mentioned, the house was built 20 years ago, and currently, none of the setbacks are encroached, front, rear, side, none of those. But looking through the zoning sheet, our architect came across that obviously the area ratio to the lot is something greater than it should be. The uniqueness is we are only adding 370 square feet. So, the house currently is around, with the calculations, it was around 6,299, and the total allowed in the zone R-E is 5,987. So, the house currently as it stands is above the current floor area ratio laws I guess that are kind of already for the zoning of the house.

Then if I can speak to the character, it was brought up to us by the homeowner, they wanted the addition to make it look like it was a part of the house and that was always the intention. So, we were very careful to make sure that it did, so we used the character of the roof. There's a gable, a capped gable on the front of the house

and we wanted to do the same detail on the back and as well as have the brick match the existing brick so that it looked like it was kind of always part of the design as well as from the inside, not make it look like it's a sore thumb to the house. So, those are the four things.

CHAIRMAN DIVITO: Have you had an opportunity to talk to the neighbors?

MS. RHOADARMER: Me personally, I have not, no.

MS. SAMIKKANNU: We sent them a letter.

MS. RHOADARMER: Yes.

CHAIRMAN DIVITO: We understand that the letters get sent out. So, there's no direct communication to the neighbors?

MS. RHOADARMER: Yes. Yes.

COMMISSIONER SIAVELIS: Was there any feedback from the neighbors? Did the neighbors contact you guys, stop you guys, send you a text, e-mail, anything like that?

MR. SAMIKKANNU: We have not received anything from our neighbors.

CHAIRMAN DIVITO: You have to come up, sorry. Sign in and we'll swear you in.

MR. SAMIKKANNU: I have signed in, sir.

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

MR. SAMIKKANNU: Steven Samikkannu, and we live at 1706 South Surrey Ridge Drive in Arlington Heights.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. SAMIKKANNU: But yes, when we were moving in, we had some, you know, we were trying to straighten up a few things and I did visit with our neighbors next door and across. I did mention to them that we're going to be doing a little bit of work before we moved in, and they were very welcoming. You know, the next-door neighbor on our left said that they're excited to have a young family with some boys running around. The neighbors up front have two kids that are a little older. So, I did have a few conversations with them.

COMMISSIONER SIAVELIS: But none specifically in regards to the variance that you guys are seeking today?

MR. SAMIKKANNU: None specifically to the variance we're seeking today.

COMMISSIONER SIAVELIS: So, that means there have been no negative feedback then from your neighbors that you're aware of?

MR. SAMIKKANNU: That's correct. There has been no negative feedback. We also, the space that we're remodeling or hoping to remodel is directly above the master bedroom. So, it's mostly an internal project, so it hasn't really been noticeable from the outside as much.

COMMISSIONER SIAVELIS: And you have a 100-foot wide lot there, too, right?

MR. SAMIKKANNU: I don't know the specific numbers.

MS. RHOADARMER: I think so.

COMMISSIONER SIAVELIS: So, my point is it's a big lot, right?

MR. SAMIKKANNU: Yes.

COMMISSIONER SIAVELIS: So, internal to the footprint, it's even visually less intrusive.

MR. SAMIKKANNU: Yes. There isn't anything visible on the outside. So, perhaps that's also why the neighbors have been very welcoming and so on and so forth, and we told them we have four boys and so on and so forth. So, thank you.

COMMISSIONER JAFFE: Just a point of clarification, I don't know if it would be for Derek or the Petitioner. What's the current square foot ratio it has today? Is it 5,987 square feet? Because the request is for a 682 square-foot variation to bring it to 6,669. My understanding is currently right now they are on the nose so to speak?

MR. MACH: They're currently slightly above the allowable floor area ratio.

COMMISSIONER SIAVELIS: So, does this mean they're non-conforming?

MR. MACH: Correct.

COMMISSIONER SIAVELIS: Okay, thank you.

COMMISSIONER JAFFE: Yes, because what I heard was 370 square feet, is that correct, is what you're looking to add?

MS. RHOADARMER: Yes.

COMMISSIONER JAFFE: So, about half of it's already over.

MR. MACH: There was a code amendment approximately 15 years ago which allowed a higher floor area ratio which possibly is why this house exceeds current code.

COMMISSIONER SIAVELIS: So, this house was built consistent with the code at that point in time, and then there was a change in the code that brought this house to nonconforming as we sit here today.

MR. MACH: I believe that's correct.

COMMISSIONER SIAVELIS: And that's why you're seeking that variance on an existing nonconforming.

MS. RHOADARMER: Yes.

COMMISSIONER SIAVELIS: Plus the additional --

MS. RHOADARMER: Yes.

COMMISSIONER SIAVELIS: Got you.

CHAIRMAN DIVITO: Any other questions for the Petitioners? You can take a seat for now. So, anyone from the audience who wish to speak? You'll need to come up, sorry. It's a recorded session. So, you need to sign in and then I'll swear you in.

MR. KLEIN: Okay.

CHAIRMAN DIVITO: Okay, name and address for the record please?

MR. KLEIN: My name is Mark Klein. I live at 748 South Bristol which is just one lot west, no east, one lot east and one lot south from where they're doing this.

(Witness sworn.)

MS. RHOADARMER: Thank you.

MR. KLEIN: Okay, I don't necessarily have any objections, but nothing was really explained as to what they were really doing. I was just curious because there's been other houses built in the area that were really huge as far as the footprint, okay. I really don't care about internal space. So, it wasn't clear whether or not they were really changing the exterior and increasing the footprint of the house. If so, how much?

That's all I really came here to find out. I'm not necessarily concerned about it or have any objections to it at all.

CHAIRMAN DIVITO: If you would like, then the architect would be available afterwards.

MR. KLEIN: Okay.

CHAIRMAN DIVITO: For this purpose, it sounds as if there's --

MR. KLEIN: It sounded like it was internal from what I was hearing just now.

CHAIRMAN DIVITO: On the second, they are doing an addition above the existing space.

MR. KLEIN: Yes, right.

CHAIRMAN DIVITO: They're not extending, they're not going out.

MR. KLEIN: Which is fine, I don't have any problem with that.

CHAIRMAN DIVITO: Thank you.

MR. KLEIN: You're welcome.

MS. PETERMANN: I don't want to do this but I will. They're going to like hearing from me.

CHAIRMAN DIVITO: Name and address for the record please?

MS. PETERMANN: Linda Petermann, 815 South Burton, directly south.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MS. PETERMANN: I do. My only concern was if they were going to build out also, and from the sound of it they're going to keep the lines, just add up. I want to say I'm so excited they're coming with four little boys. We built one of those big houses just next door two years and we went through all of this. I want to say keep up the good work, I appreciate it, and I have no qualms, okay.

CHAIRMAN DIVITO: Thank you.

MS. PETERMANN: None whatsoever. That's all I wanted to say.

CHAIRMAN DIVITO: I think we exhausted everybody except you. Just kidding.

MR. FINN: I might as well say something. All right, Patrick Finn. 1212 West Northwest Highway is our office address.

(Witness sworn.)

MR. FINN: So, the bulk of the addition is built into the attic space of the current home today. There's a little bit, just a tiny little bit of a gable is going to be shown outside the current building envelope. That's about it, and it's adding to the character of the home basically. It's not taking away anything from it. That's my input, thank you.

CHAIRMAN DIVITO: All right, thank you. All right, with all that, I think we'll close it down to the Board discussion.

COMMISSIONER GEISEL: I would support the project given the fact that it's really only 300 and some odd square feet as explained with the existing, nonconforming existing footprint and absorbing it into basically the attic space to accommodate a family that wants to continue living in Arlington Heights. So, I support that.

COMMISSIONER SIAVELIS: Yes, that was a good clarification that Mr.

1

Finn provided there as to building into the existing attic space. That to me should alleviate any reasonable concern from any neighbor who could even see this addition. So, yes, I would fully support this.

CHAIRMAN DIVITO: All right, is there a motion?

COMMISSIONER LANAGHAN: Motion to approve.

COMMISSIONER JAFFE: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Motion has passed, congratulations! All right, that was the last item on the new business agenda. Is there, with no other business to be heard, is there a motion to adjourn?

COMMISSIONER LANAGHAN: So moved.

COMMISSIONER JAFFE: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All right, we are adjourned.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:15 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS January 13, 2020

PETITIONER: Samikkannu Residence

ADDRESS OF PROPERTY: 809 S. Burton Pl.

VARIATION: 5.1-0.3

A 682 square-foot variation to allow a home with a floor area of 6,669 square feet where 5,987 square feet is allowed.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing to incorporate a dormer on the rear of the home to allow for an additional bedroom. The petitioner testified that they are not expanding the footprint and that the building materials will match the existing home.

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. Siavelis. Thereafter, the Board voted 7-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 7-0 to grant the variance as requested.

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

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

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



Zoning Board of Appeals 2/10/2020

Item: 611 E. Fairview St. - ZBA#20-001

Department: Planning & Community Development

REQUEST

1. A 993.2 square-foot variation from Chapter 28, Section 5.1-3.3a (Maximum Floor Area Ratio) to allow a home with a floor area of 3,955.1 square feet where 2,961.9 square feet is allowed.
2. An 84.9 square-foot Variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow building lot coverage of 2,387.9 square-feet where 2,303.0 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 10, 2020
Date Prepared: February 4, 2020
Project Title: House Residence
Address: 611 E. Fairview Street

Background Information

Petition Number: ZBA #20-001
Petitioner: Jeff and Ilona House
Address: 611 E. Fairview Street
Arlington Heights, IL 60005

Existing Zoning: R-3 Single-Family Residential District

Requested Action/Background Information

The petitioner is proposing an addition to the existing two story house. The subject site is zoned R-3, Single Family Dwelling District. In 2002, the petitioner was granted variations from the Zoning Board of Appeals for Building Lot Coverage and Floor Area Ratio. The proposed addition is generally the same as what was approved in 2002; however, at that time, the petitioner constructed a portion of the project and did not construct the bump out along the south elevation. Pursuant to Chapter 6, Section 202 states, 'No order of the Zoning Board permitting the erection or alteration of a building shall be valid for more than one year, unless a building permit for the erection or alteration is obtained within that year and the erection or alteration is started and proceeds to completion in accordance with the terms of such permit.' Therefore, the approval from 2002 is no longer valid and the petitioner is returning to the ZBA requesting variations for constructing the bump out along the south elevation.

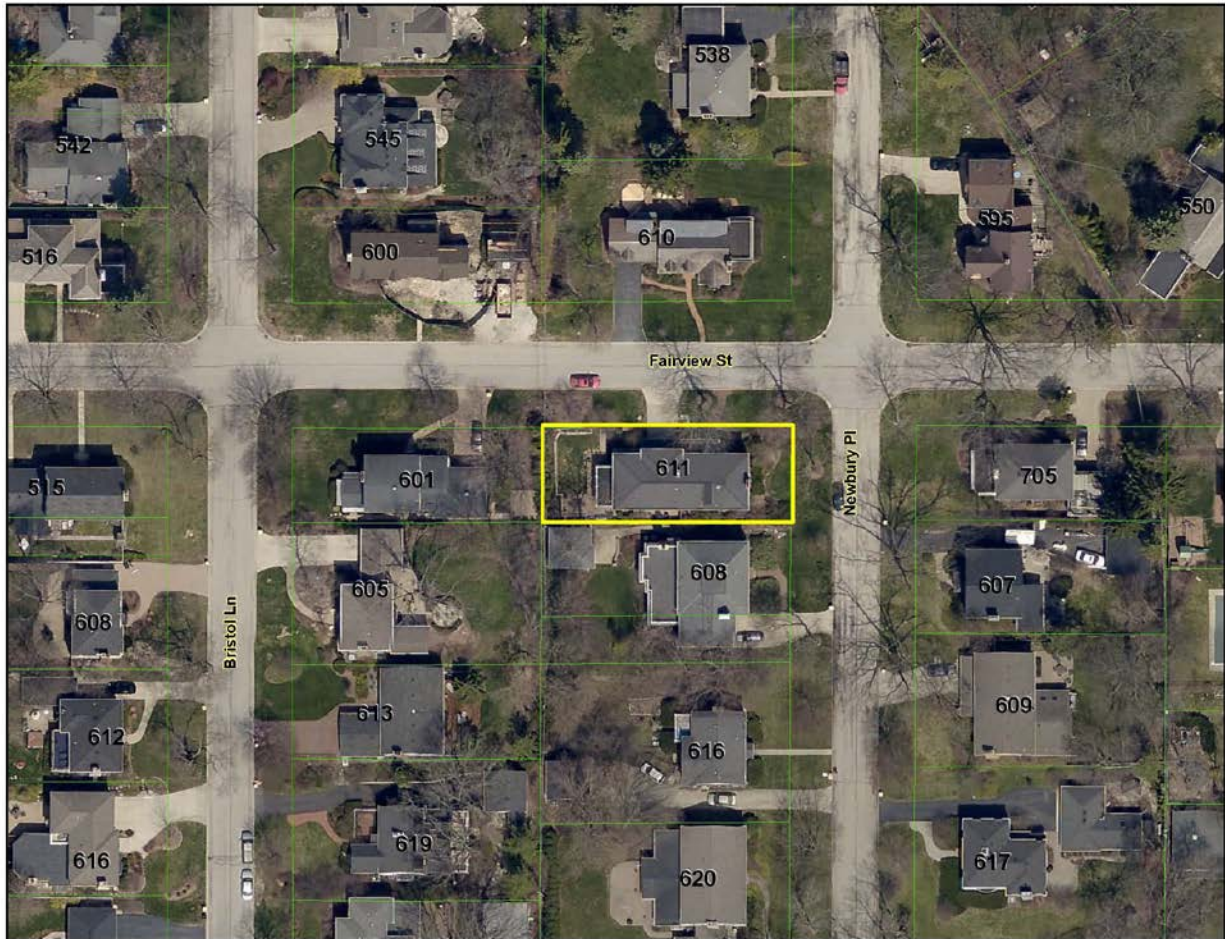
Since the approval in 2002, the zoning code has changed. The Floor Area Ratio for the subject property is 45% and in 2002 it was 50%. The property has a total land area of 6,582 square feet and the proposed residence with the addition will be approximately 3,955 square feet where 2,961 square feet is permitted. In addition, the petitioner is requesting an 89 square foot variance for building lot coverage. The petitioner is requesting the following variations:

- A 993.2 square-foot variation from Chapter 28, Section 5.1-3.3a (Maximum Floor Area Ratio) to allow a home with a floor area of 3,955.1 square feet where 2,961.9 square feet is allowed.
- An 84.9 square-foot Variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow building lot coverage of 2,387.9 square-feet where 2,303.0 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	✓	1/24/20	
2. List of Property Owners Within 250 feet of Subject Property	✓	1/24/20	
3. Letter that was Mailed	✓	1/24/20	
4. Photographs of Sign on Property	✓	1/24/20	

Photographs of Existing Structure

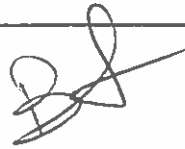


ZBA# 20-001

611 E Fairview Street - ZBA

Rev. Eng: Briget Schwab, P.E.

cc: Mike Pagones, P.E. Village Engineer



Application Date: January 3, 2020

Received by Planning: January 3, 2020

Transmitted to Engineering: January 15, 2020

Received by Engineering: January 16, 2020

Completed: February 3, 2020

The proposed ZBA application indicates that the petitioner is seeking:

A 993.2 square-foot variation from Chapter 28, Section 5.1-3.3a (Maximum Floor Area Ratio) to allow a home with a floor area of 3,955.1 square feet where 2,961.9 square feet is allowed.

A 84.9 square-foot variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow building lot coverage of 2,387.9 square-feet where a maximum coverage of 2,303.0 is allowed by code.

The Engineering Division has NO OBJECTION on the proposed variances for maximum floor area ratio and building lot coverage.

RECEIVED

FEB 03 2020

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

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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: House Residence

Project Address: 611 E Fairview Street

ZBA #: 20-001

Date: January 21, 2020

RECEIVED
JAN 22 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the request for the following variances:

- A 993.2 square-foot variance to allow a home with a floor area of 3,995.1 square feet where 2,961.9 square feet is allowed.
- A 84.9 square-foot variance to allow building lot coverage of 2,387 square-feet where 2,303.0 is the maximum allowed by code.

I have no objection to the variances with the following requirements:

1. The south wall of the first floor 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, as shown in Table R302.1 of the 2009 International Residential Code.
2. Window openings in the south wall of the first floor addition are not permitted based on the distance to the lot line of less than 3 feet, as shown in Table R302.1 of the 2009 International Residential Code.
3. The direct vent fireplace flue vent penetration, not shown, shall comply with the requirements of 2009 International Residential Code sections R302.4 and R302.4.1.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: House Residence

Project Address: 611 E. Fairview Street

ZBA #: 20-001

ZBA Hearing Date: February 10th, 2020

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building and Life Safety

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 15, 2020

- A 993.2 square-foot variation from Chapter 28, Section 5.1-3.3a (Maximum Floor Area Ratio) to allow a home with a floor area of 3,955.1 square feet where 2,961.9 square feet is allowed.
- A 84.9 square-foot Variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow building lot coverage of 2,387.9 square-feet where 2,303.0 is the maximum allowed by code.

Attached are the Petitioner's:

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

Comments: THE SMALL ADDITION IS NICELY DESIGNED TO FIT W/
THE EXISTING HOUSE, AND THE DESIGN WILL BE STAFF
APPROVED AS A "SMALL PROJECT".

Please review, comment, and return to me no later than January 24, 2020.

CD Group

Construction Design Architects, Ltd
Construction Design Services, Ltd

249 East Prospect Avenue, Suite 100
Mount Prospect, Illinois 60056
Phone: (847) 797-1700
Fax: (847) 797-7880

Construction Design Services

PETITION

Now comes the Petitioner Ilona and Jeffrey House being the Owner of the property commonly known as 611 E. Fairview Road, Arlington Heights, Illinois and appeals to the zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.3-5, Chapter 28 of the Arlington Heights Municipal Code, in order to reapply for a like in kind variation granted on July 8, 2002 by the ZBA. The variation granted was constructed per plan approved except for approximately 105.84 SF located on the first floor south side (interior side yard) with a code compliant side yard setback. Petitioners now wish to complete the previously approved work which includes the 105.84 SF area.

I hereby state 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 variations were granted as the architectural details, massing and trim are traditional in character and align with the plea stated in the July 8, 2002 petition.

I hereby state the plight of the Owner is due to unique circumstances, which include the fact that the lot is a corner lot with a size that is smaller than other surrounding lots.

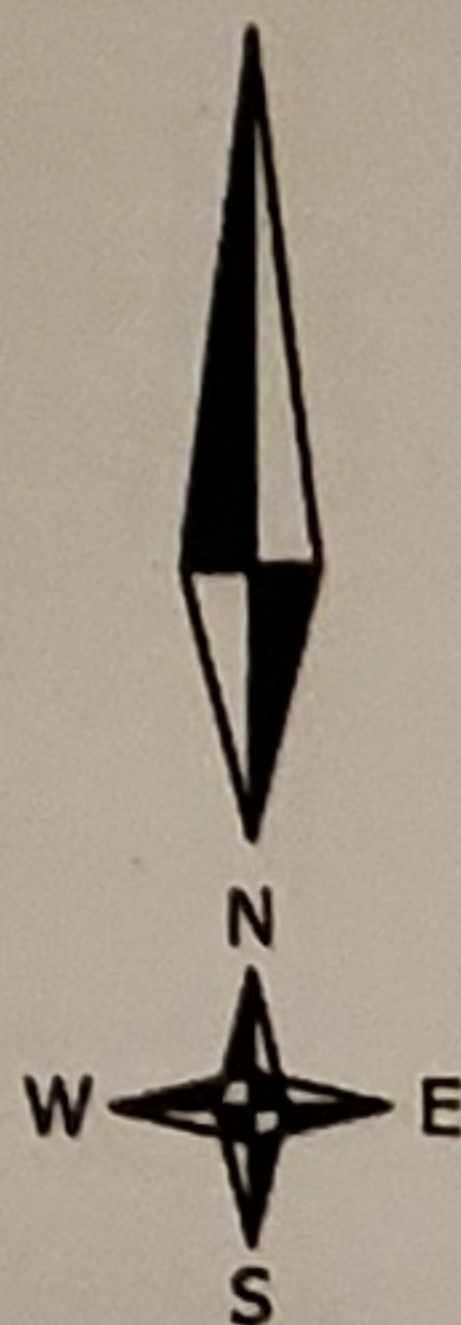
I hereby state that the proposed variation is in harmony with the spirit and intent of this chapter as the hardship as testified in July 8, 2002 has not substantially changed. Dr. and Mrs. House have two elderly mothers, now in their mid 90's and need space to accommodate them to move in at some point. Mrs. House is an only child and has no relatives living in the USA to help care for her mother. Dr. and Mrs. House's daughter now grown and married, will soon have children and Ilona and Jeffrey House will now need the extra 105 SF in their family room adjacent to the kitchen. Further explanation to the FAR request is the fact that the Village of Arlington Heights changed the allowable FAR from 0.50 applied in 2002 to a 0.45 currently to calculate the maximum FAR. While the request for addition is larger in this petition, the actual area, 105 SF, is the same as approved in 2002.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property as the request reflects the same variance requested on July 8, 2002 and granted.

Respectfully submitted


Ilona House

1-3-2020
Date



PLAT OF SURVEY

BY

JOHN M. HENRIKSEN

415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005

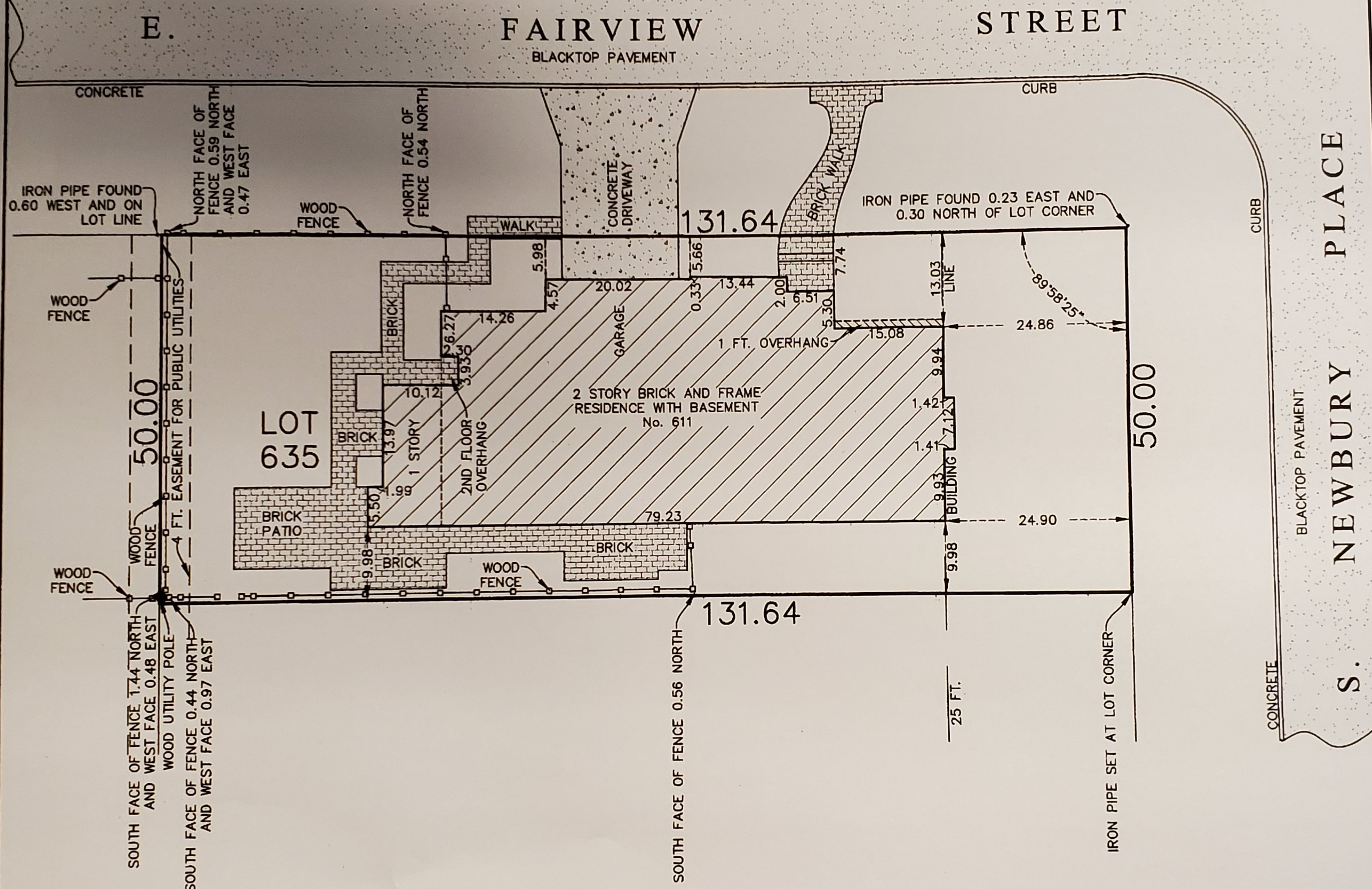
TEL. 224-875-7633 FAX. 224-875-7634

WWW.HENRIKSENSURVEY.COM

OF

LOT 635 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 611 E. FAIRVIEW STREET
ARLINGTON HEIGHTS, ILLINOIS 60005



ORDER NUMBER: **190259**

SCALE: 1 INCH = 15 FEET

ORDERED BY: **JEFFREY HOUSE**

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.

FRACTIONAL INCH EQUIVALENTS
OF HUNDREDTHS OF A FOOT

0.01=1/8"	0.25=3"
0.02=1/4"	0.33=4"
0.03=3/8"	0.37=4 1/2"
0.04=1/2"	0.38=4 1/2"
0.05=5/8"	0.42=5"
0.06=3/4"	0.50=6"
0.07=7/8"	0.58=7"
0.08=1"	0.62=7 1/2"
0.09=1 1/8"	0.63=7 1/2"
0.10=1 1/4"	0.67=8"
0.11=1 3/8"	0.75=9"
0.12=1 1/2"	0.83=10"
0.13=1 1/2"	0.87=10 1/2"
0.14=1 5/8"	0.88=10 1/2"
0.15=1 3/4"	0.92=11"
0.16=1 7/8"	1.00=12"
0.17=2"	



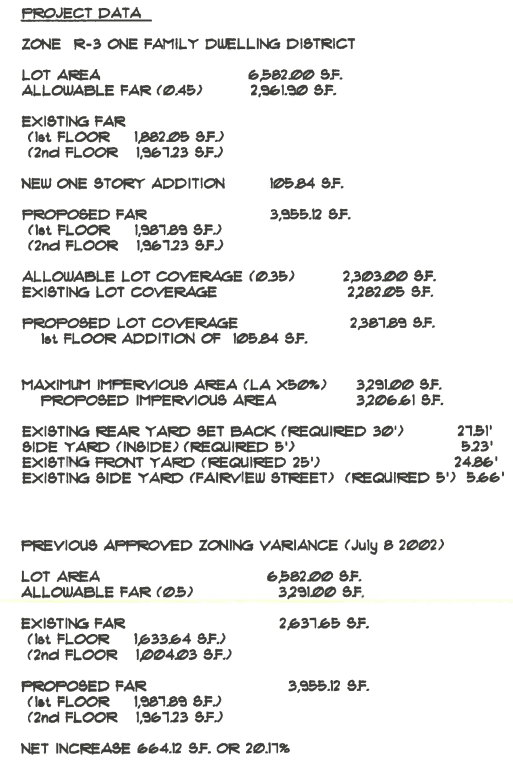
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

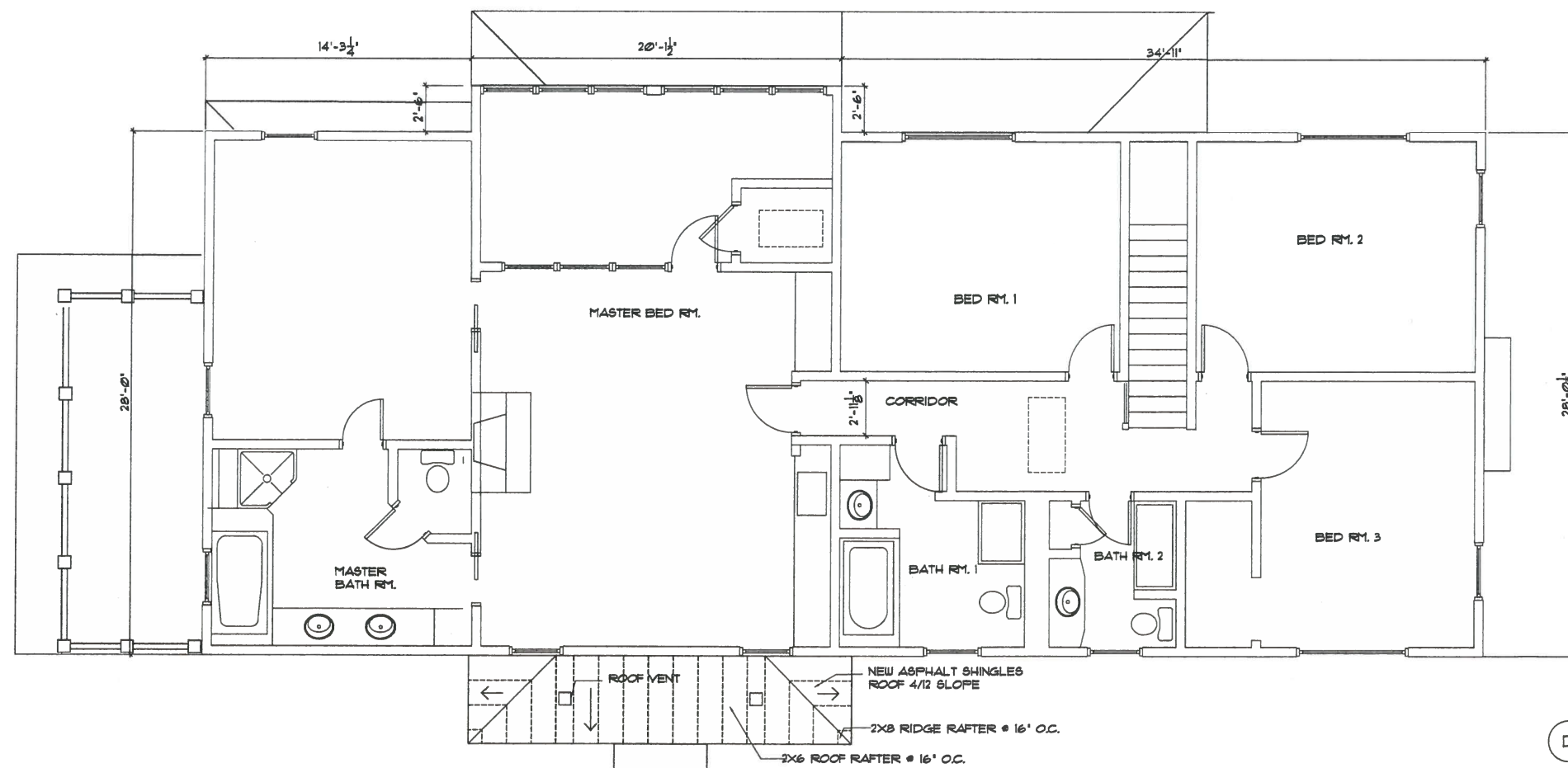
STATE OF ILLINOIS)
COUNTY OF COOK)

I, JOHN M. HENRIKSEN, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY. DIMENSIONS ARE SHOWN IN FEET DECIMAL PARTS THEREOF.

ARLINGTON HEIGHTS, ILLINOIS NOVEMBER 19, 2019

John M. Henriksen
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 2668
LICENSE EXPIRES NOVEMBER 30, 2020.

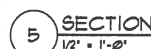




CONSULTANTS:

ELEVATION AND SECTION

A004



RECEIVED
JUL 15 2019

ZONING BOARD OF APPEALS

HEARING OF PETITION BEFORE THE VILLAGE OF ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

APPROVED
Minutes & Findings
ZBA

JULY 8, 2002

MEMBERS PRESENT:

Doug Closs, Chairman
Kerlynn Cochrane
Thomas Glasgow
George Hauff
Kirsten Kingsley
George Shibayama
Harry E. Sturm

ADMINISTRATION PRESENT:

Joyce Hosler, Zoning Inspector
Building & Zoning Department

PETITIONER:

Jeff & Ilona House

ADDRESS OF PROPERTY:

611 E. Fairview

VARIATION:

Sect. 5.3-5 (FAR, Bldg. Coverage, Ht.)

A request to construct a room addition, which will encroach the required 30-ft. rear yard by approximately 1-1/2-ft. and which will exceed the maximum lot coverage by approximately 211- sq. ft. and which will exceed the maximum floor area ratio by approximately 664-feet sq. feet.

There being a quorum present, Chairman Closs called the hearing to order at 7:53 P.M.

Jeff and Ilona House and their architect, Ted Eckhardt were present and subsequently sworn in by the Chairman.

Presented and received as Group Exhibit A – Proof of Ownership was not provided. The Chairman instructed the petitioner to provide a copy of their Certificate of Title for the file. Chairman Closs took the petitioner's sworn testimony that there were the owners of the subject property.

Presented and received as Group Exhibit B – The Affidavit of Compliance with Notification Provisions of the Ordinance; Notice of Public Hearing, a picture of the public hearing sign and a list of taxpayers of record within 250 feet of the subject property which was obtained from the Wheeling Township Assessor's office. There were no mailings returned.

Presented and received as Group Exhibit C - Petition signed by five neighbors in support of the variance request.

Presented and received as Group Exhibit D - Pictures of the subject property.

Chairman Closs stated that the petitioner is required by the Zoning Ordinance, in testimony and through evidence, to address the following items in order for a variance to be granted: 1) a hardship would be sustained if the variance were not granted; 2) a unique circumstance exists; and 3) if the variance were granted, it would not alter the essential character of the neighborhood.

Mr. House said they were seeking to get a variation from the allowed FAR and a variation from the allowed lot coverage in order to put an addition on their home.

Their situation is unique in that their lot is one of the smaller lots in Scarsdale. They live on a corner lot with the Village parkway on two sides. Visually the setting of the house looks as if it's on a much larger lot; technically because of the parkways on two sides, the buildable area according to code is 3291-S.F.

The hardship they would sustain should the variance not be granted would be not having enough room to take in both of their mothers as they get older. Both of the petitioners have elderly widowed mothers. Mrs. House is an "only" child and all the rest of her relatives reside in Europe.

The requested variance would give them extra space and would allow them to convert the basement, currently used as a guest room, into a recreation room. The petitioners have a fourteen-year-old daughter and the recreation room would give her a place to entertain her friends as opposed to having to go out.

The plans were designed to maintain the tradition of the house and to not alter the character of the neighborhood.

Chairman Closs asked how long it would be before the mothers would be moving in. Mr. House said their mothers are both 76 years old, so it could be at any time. They currently have three bedrooms, two and a half baths. Mrs. House explained that one of the bedrooms is currently being used as an office. When someone comes to visit, they use the pullout sofa in the basement.

Chairman Closs asked what they would end up with, after the renovation. Mr. House said they would have four bedrooms and 3 1/2-baths; all the bedrooms will be located on the second floor.

Mr. Eckhardt explained the layout of the home and what the proposed construction would look like. He said that all of the yards were in compliance. Chairman Closs asked about the encroachment into the 30-ft. rear yard by 1 1/2-ft. Mr. Eckhardt said he was not aware that a variance was needed for the rear yard. He said that half of the house was single-story and they were trying to pull everything together. The flat roof portion of the house was very attractive so they wanted to keep it that same look on the west end of the house. They are trying to get the house back into shape that is more in keeping with the style of the home.

Chairman Closs asked if the petitioners or any of their neighbors had trouble with water or drainage problems. Mr. House answered "No".

The Chairman then asked if there was anyone in the audience who wished to be heard on the petition and the following resident was sworn in and testified:

Neil Bethke - 705 E. Fairview. Mr. Bethke said he lives to the east of the subject property. He said the petitioners took their plans to all of the neighbors and explained what they planned to do. Mr. Bethke said he had no problem with the variance request. Mr. Bethke said the Village has put in several different storm drains on that corner and even with the very heavy rain last year, all of their homes remained dry.

Chairman Closs asked the petitioners if they had any further comments to make. Mr. House said they were trying to maintain the character of the neighborhood and he felt it would look very attractive when it was finished. Mrs. House said they took a lot of care with the design of the home to make sure that it was not one straight wall across the front.

BOARD COMMENTS:

Mr. Shibayama thought the lot configuration was very unique and he felt the design of the house was very well done. He felt that the petitioners did not have too much of a choice if they want to expand at all.

Mr. Hauff asked how wide the parkway was on the corner? Mr. Eckhardt said the parkway was 66-ft. wide.

Mr. Glasgow thought the current house looked lopsided, but felt that the new design would correct that look and the house would look beautiful.

Ms. Kingsley said she had a problem with the hardship. She said it seemed like the construction would only result in one extra bedroom and a bath, but they would also be adding another living room, bigger kitchen and dining room and a lovely master suite.

Mrs. House said the second floor sitting room was done more or less for the look of the house. The kitchen was very small and by increasing the number of bedrooms in the house, they felt that they should make the kitchen into a larger working kitchen that would balance out the house. Mrs. House said one of the living rooms shown on the plan is actually used as a family room.

Ms. Kingsley asked if the sun porch would become a three-season room. Mrs. House said it is currently used as a three-season room because it has baseboard heat. Ms. Kingsley asked why they were making the porch larger. Mrs. House said when they put the mudroom on in the front, it eliminated most all of the windows in the front of the porch. They wanted to extend it out further to have the same effect.

Ms. Kingsley asked if they were going to keep the same balcony design on their balcony. They would like to use the same design.

Commenting on the design of the house, Mr. Sturm said it was done very tastefully and architecturally it was an asset to the house and the neighborhood. One of the things the Village has been reviewing is the issue of "tear downs" and the building large houses in neighborhoods where there are no large houses. He said he personally had no problem with when the large houses are built within the zoning requirements that exist on the property without seeking a variation. The situation with the petitioner's home is not a tear down, but an expansion of an existing house that is now going beyond the floor area ratios, square foot allowances and lot line setbacks. He was hesitant to vote yes to expand an existing house beyond the zoning that existing when people in the community are terribly upset about the tearing down and building larger houses that really do fit the zoning requirements.

Mr. House said that was the uniqueness of the situation because visually if you stand at the corner and look at the lot, it looks like there is a lot more land there than there is because of the setbacks. He said technically the house is too big for the lot, but visually it will probably look just right.

Mr. Glasgow said with the larger parkways, the house would not over power the lot, even with the setbacks.

Chairman Closs said the footprint of the house does not increase that much. The petitioners were merely adding a little more footage to the second floor and an existing first floor. He considered the 1 1/2 -ft. variance to be very minimal.

MR. GLASGOW MADE A MOTION, SECONDED BY MR. HAUFF TO GRANT THE VARIANCE AS REQUESTED.

On motion made and seconded, roll was called with:

AYES: GLASGOW, HAUFF, COCHRANE, SHIBAYAMA, CLOSS

NAYS: STURM, KINGSLEY

AYES: 5 NAYS: 2 VARIANCE WAS APPROVED.

The meeting was adjourned at 8:20 P.M.

Doug Closs, Chairman
Zoning Board of Appeals
Marge Sehn, Recording Secretary