



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
February 8, 2016
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 930 N. Highland Ave. - 1/11/16
- B. 1310 W. Sunset Terrace - 1/11/16
- C. 1504 N. Howard Ct./Lot 1 - 1/11/16
- D. 1000 W. Northwest Highway - 1/11/16
- E. 735 N. Pine Ave. - 1/11/16
- F. 619 N. Hickory Ave. - 1/11/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Mueller Residence - 316 E. Fremont St.
- B. Anstandig Residence - 715 N. Mitchell Ave.
- C. Fales Residence - 746 N. Belmont Ave.
- D. Tavares Residence - 817 S. Chestnut Ave.
- E. Kurzynski Residence - 614 N. Haddow Ave.

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: Rogers Residence - 930 N. Highland Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from 1/11/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 1/11/16 - Rogers	Minutes
Findings 1/11/16 - Rogers	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ROGERS RESIDENCE - 930 N. HIGHLAND AVENUE

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 11th day of January, 2016 at the hour of 7:11 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Acting Chairman
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Landscape Planner

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ACTING CHAIRMAN SIAVELIS: All right. So, let's get, folks, let's get started now. The Chairman is not here yet, I don't think he sent us an e-mail advising of him being late. But if the Chairman gets here, we'll let him step in and assume his role. But for the sake of brevity and moving things along, I think it makes sense for us to get moving. So, let's do the call to order.

MR. MACH: Sure. Mr. Petrillo.

(No response.)

MR. MACH: Mr. Divito.

(No response.)

MR. MACH: Mr. Drake.

MR. DRAKE: Here.

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Here.

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Siavelis.

ACTING CHAIRMAN SIAVELIS: Here. Okay, next we'll do the pledge of allegiance.

(Pledge of allegiance.)

ACTING CHAIRMAN SIAVELIS: Next item up is the approval of minutes. Hopefully everybody has had a chance, all members have had a chance to review the minutes from the prior Board meeting. Do we have a motion to approve?

MR. SELBKA: Motion to approve.

ACTING CHAIRMAN SIAVELIS: Second?

MR. GEISEL: Second.

ACTING CHAIRMAN SIAVELIS: Derek, can you call roll?

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

ACTING CHAIRMAN SIAVELIS: Yes.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

ACTING CHAIRMAN SIAVELIS: Great. Next item is new business. Point of clarification, when we have less than six members present like tonight, the petitioners have the option to continue until next month, and you have that option because it takes four affirmative votes to approve a variance. So, you basically have to go four and one,

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okay, four yeses-one no, to sustain your variance, okay, and prevail on your petition. If your petition is not granted, so if it's denied, you have to wait a full year before re-seeking or refiling a petition, okay. So, that is one of the nuances when we have less than six Board members in attendance. You will have that opportunity to continue to next meeting right when we call you, okay. But once we commence substantive discussion, you can't pull back, okay, you can't say I'm going to continue. Okay?

So, there are also three elements necessary to establish in order for the Board to grant a variance.

1. You will sustain economic hardship or show that the property cannot yield a reasonable return if permitted only to be used under conditions allowed by the regulations. So, you have to show that absent a hardship, excuse me, absent the approval of the variance, you will suffer a hardship.
2. You have to show a unique situation.
3. Your variance if granted will not alter the character of the surrounding neighborhood.

So, with that, we can get started. I have in my binder the first petition is Schmelzer.

MR. GEISEL: That was the --

ACTING CHAIRMAN SIAVELIS: Oh, you know what, that was, I'm sorry, that was the minutes. That's right, so I'm sorry, next one up, okay, so --

MR. GEISEL: Rogers.

ACTING CHAIRMAN SIAVELIS: Rogers, yes. Rogers is the next one up, 930 North Highland Avenue.

MR. ROGERS: That's me.

ACTING CHAIRMAN SIAVELIS: So, have you signed in?

MR. ROGERS: No.

ACTING CHAIRMAN SIAVELIS: Okay, please do so.

MR. ROGERS: Okay, I'll do that.

ACTING CHAIRMAN SIAVELIS: We'll ask everybody, if you're going to stand up and speak and address the Board, if you would sign in.

MR. ROGERS: I didn't know if I needed to or not.

ACTING CHAIRMAN SIAVELIS: Actually, also we have to swear you in. So, can you raise your right hand please?

MR. ROGERS: Yes, sir.

(Witness sworn.)

ACTING CHAIRMAN SIAVELIS: All right, great. Thank you.

MR. ROGERS: That's easy.

ACTING CHAIRMAN SIAVELIS: Okay, so can you go ahead and tell us about it?

MR. ROGERS: So, our variance, actually we discovered we

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needed to do a variance very late, after we had done, we purchased the house with this intention. We moved here from Colorado, moved here because my wife has a medical condition. She has asthma, she was in the hospital twice in the last year we were in Colorado. She's from the Midwest. What we discovered is the altitude and forest fires triggers her asthma.

So, we came out here for, you know, for the medical reason for her initially. Moved into this neighborhood because we have relatives that live in Arlington Heights on the same street that we bought our house actually. When we went to, we couldn't find a house that actually met our family size and structure and all the things that we needed. So, we discovered after we had been here and renting a house for about six months that we were going to need to do something to make it like perfect for our family basically. This is our lifetime home.

When we discovered that, we found this home. It seemed to meet all the criteria we want, kind of a more historic type looking home. We like the way the houses look here. We like to, we wanted to keep as much of that as possible and not buy a new house which someone may, you know, say they all look the same.

We got a construction loan to do this home, that's our first thing. Again, speaking with three of the local builders, architect, all that stuff, it didn't seem like it was, there was no red flags, that we were going to be over a variance or needing it, any of that kind of stuff. After we closed on all of that, the day that the architect, the night that he was sending it over to us, he ran the ratios and he said because of the attached garage and some other stuff, we were going to be a little over on the square footage.

I don't know if we can make changes to that loan if we don't get approved. I haven't spoken to the loan people obviously. But potentially we would either have to refinance, sell the house, who knows?

As far as why we want to do the variance, this house has two bedrooms upstairs. We have a family of five. My daughters, I have a young daughter and my other daughter has, well she basically has, I guess it's not that private, she's got depression and anxiety and she would not sleep on a different floor than us. We need to all be on the same floor. So, we need the bedrooms upstairs basically.

We have an office downstairs. It could be used as a bedroom but not for our situation. I'm going to work from home, and my wife again is disabled, so any work she does is from home as well.

The other piece that probably put us over the edge is a laundry upstairs. There's a laundry in the basement. For the same reason, for my wife with her asthma, you know, going up and down from the basement up two stairs, not something that we can do easily.

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So, those are kind of the reasons why we want to do this, to accommodate our family. Again, we're going to stay here forever. So, we don't want a house that is okay, we want the house that meets our family and that's going to be there forever.

What's the third piece there? Oh, as far as the design.

ACTING CHAIRMAN SIAVELIS: Character impact to the neighborhood.

MR. ROGERS: Yeah, so in fact we don't want to change as much as we could. We were trying to leave, in fact the entire first floor is going to keep all the old stuff, all the old design. We're going to try to match all that including the bronze and all that kind of stuff upstairs. We like the character of that.

The design that we put together with the architect is going to look very similar to all the updated houses on our street. In fact, the house that's across our street, they're knocking down a house and building another one. It's going to have the exact same kind of structure and it will be one of probably six houses on that street that has almost exactly the same kind of look.

ACTING CHAIRMAN SIAVELIS: Roof pitch and that sort of thing?

MR. ROGERS: All that stuff.

ACTING CHAIRMAN SIAVELIS: Have you talked to your neighbors?

MR. ROGERS: Yes.

ACTING CHAIRMAN SIAVELIS: Do you enjoy their support? Did anybody voice any displeasure?

MR. ROGERS: None whatsoever. Neighbors on either side are very happy that we're there and going to stay there and, you know, updating and making it look nicer, all that. One of the neighbors on the same street is actually going to do the construction for us, so he's obviously not opposed. Our cousins live on the street and everyone else is, you know, good with it. They're all about the same age, we have already been associating with them for the six months because we knew what was going on.

ACTING CHAIRMAN SIAVELIS: It looks like you're going to go pretty much straight vertical, right? From the existing structure?

MR. ROGERS: There is no footprint change. It's just pulling out dormers. There's existing dormers, we're just using the space in between them. There's actually carpeting, all the space is already finished, it just doesn't have eight-foot walls. They're kind of, you know, they're that kind of thing.

ACTING CHAIRMAN SIAVELIS: Okay. Any other questions from the Board? Any comments from the audience? We treat the first guy a lot nicer.

Okay, so we'll close it down for deliberations now amongst the Board.

MR. GEISEL: I mean it's pretty straightforward. You know,

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there's no change to the footprint and really just opening up some dormers.

ACTING CHAIRMAN SIAVELIS: Yes. Support of the neighbors, we see no negative opinions or evidence in the record. Yes, I agree, it seems pretty straightforward.

MR. GEISEL: That's right, and the drawings reflect that they're trying to stay with the bungalow aesthetic of the home.

ACTING CHAIRMAN SIAVELIS: Do we have a motion?

MR. SELBKA: Motion to approve.

MR. SCHWINGBECK: Second.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Acting Chairman Siavelis.

ACTING CHAIRMAN SIAVELIS: Yes. Congratulations!

MR. ROGERS: Thank you, gentlemen.

ACTING CHAIRMAN SIAVELIS: You're approved.

(Whereupon, the above petition was
concluded at 7:23 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS January 11, 2016

PETITIONER: Rogers Residence
ADDRESS OF PROPERTY: 930 N. Highland Ave.
VARIATION: 5.1-3.7, 5.3-3.2, 5.3-2

A 223 square foot variance from Section 5.1-3.7 (Maximum Floor Area Calculation for Single Family Lots in R-3 Zoning District), Section 5.3-3.2 & Section 5.3-2 (Floor Area Ratio, Building Coverage, Height) to allow a Floor Area Ratio (FAR) of 3,036 square feet instead of the maximum allowed 2,813 square feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are seeking a variation for the Floor Area Ratio. The petitioner testified that they have a family of five and would like to expand the second floor. The petitioner testified that they are not expanding the footprint of the 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. Schwingbeck. 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.

Peter Siavelis, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: Schudel Residence - 1310 W. Sunset Terrace

Department: Planning & Community Development

Approval of Minutes & Findings from 1/11/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 1/11/16 - Schudel	Minutes
Findings 1/11/16 - Schudel	Minutes

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ZONING BOARD

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

OF APPEALS

RE: SCHUDEL RESIDENCE - 1310 W. SUNSET TERRACE

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 11th day of January, 2016 at the hour of 7:23 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Acting Chair
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Landscape Planner

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ACTING CHAIRMAN SIAVELIS: All right. Next up is the Schudel Residence.

MR. FORDONSKI: 1310 Sunset Terrace?

ACTING CHAIRMAN SIAVELIS: Yes, correct. 1310 West Sunset Terrace.

If you'd raise your right hand please?

(Witness sworn.)

ACTING CHAIRMAN SIAVELIS: Okay, great.

MR. FORDONSKI: My name is Mike Fordonski. I represent MFA Architects and I am here on behalf of Kevin Schudel who has purchased the property at 1310 West Sunset Terrace. It's a single story ranch home that was built probably early 50's to mid 50's. There was a single story addition that was built to the rear of this house sometime after, sometime mid 60's I believe. My understanding is that when that addition was built, there was a variance granted to build that addition.

Mr. Schudel's intent is to, the addition I might add was a flat-roofed single story family room attached to the rear of a hip-roofed structure. When he purchased the property with the intent of remodeling and updating the house, he found significant water damage from the leaky flat roof in the back. He's retained us, my firm, to design or redesign the house to bring it up-to-date, to resell it.

Our intent is to demolish the existing family room structure down to the foundation, rebuild that family room structure and convert it to a master bedroom, master bath suite. The footprint of the foundation would be the same obviously because we keep the foundation as is. So, I guess what we're asking for is to reinstate the variance that had been granted on that property prior in order that he can reconstruct and recreate this addition.

Additionally, in the interest of making this bedroom/bathroom addition functional and marketable, we are also recommending a two-foot cantilever on one side of the, over the existing foundation in order to make the floor plan work out. This proposed reconstruction is in the rear of the house. It's not visible from the street at all, and we feel that the change of the roof structure on this addition from the flat roof to a hip roof structure to tie in with the existing will be more than complementary to the surroundings and to the house itself.

ACTING CHAIRMAN SIAVELIS: Okay. So, you testified that the Petitioner doesn't live in this house currently?

MR. FORDONSKI: He does not live in this house, no.

ACTING CHAIRMAN SIAVELIS: Okay. Are you aware of any neighbors who have expressed any concerns?

MR. FORDONSKI: Not to my knowledge, but I have not asked him

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that question directly.

ACTING CHAIRMAN SIAVELIS: Okay. Any questions from the Board?

MR. SCHWINGBECK: Can you just walk us through that additional two feet on, what that's going to be for?

MR. FORDONSKI: Okay. So, what we're proposing is to take what was a family room and a bathroom, and to reconfigure that space into a master bedroom with its own bath, a small breakfast area, and a walk-in closet. In order to get a closet of significant or sufficient size, we needed the extra two feet on the one side of the house to make the closet work.

ACTING CHAIRMAN SIAVELIS: All right. Just for clarity, you need a 12-foot variation with respect to the rear property line, right?

MR. FORDONSKI: Correct.

ACTING CHAIRMAN SIAVELIS: Right, and this is a pie-shaped lot?

MR. FORDONSKI: It's a very oddly-shaped lot.

ACTING CHAIRMAN SIAVELIS: An irregular pie-shaped lot.

MR. FORDONSKI: Yes. Yes.

MR. DRAKE: Are there any drainage issues behind the home? I looked at it, it looked like it was very tight up against the tree line. Will they pass through if they're in the back to any way affect drainage?

MR. FORDONSKI: I believe not because that will be able to control the runoff off that roof by gutters and downspouts. To my knowledge, we've walked the back of that site and I didn't see any significant low area in so doing. In the construction and the landscaping, they can regrade if they encounter anything. I don't remember seeing anything that was problematic.

MR. DRAKE: Okay.

ACTING CHAIRMAN SIAVELIS: Any comments from the audience? You have to, ma'am, you have to come up and sign in, take the oath.

MR. FORDONSKI: You want me to stay up here?

ACTING CHAIRMAN SIAVELIS: Yes, if you'd like because we'll give you a chance to rebut comments or agree with them.

MR. FORDONSKI: Okay.

ACTING CHAIRMAN SIAVELIS: Can you please raise your right hand, ma'am?

(Witness sworn.)

ACTING CHAIRMAN SIAVELIS: Okay, can you introduce yourself?

MS. DAWSON: Rhea Dawson. I live to the east of this home. This home is a little bit higher ground than mine. When there's heavy rain, there already is runoff onto the low ground. So, my concern is where are they going to direct the water? Two feet doesn't sound like a lot but it seems like everybody keeps expanding the houses and where

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is the rain going to go?

Our street already floods. The Westgate area to the west of us floods severely. Many of those people after the last flood a few years ago put in check valves. My concern is when is my basement going to flood.

MR. SCHWINGBECK: Which is your address?

MS. DAWSON: 1302.

MR. SCHWINGBECK: 02?

MS. DAWSON: Yes.

ACTING CHAIRMAN SIAVELIS: How far, ma'am, how far apart is your home, or the two homes, 1310 and 1302?

MS. DAWSON: Well, they added on a garage to the side, so --

ACTING CHAIRMAN SIAVELIS: Okay, do you have any --

MS. DAWSON: Any measurement?

ACTING CHAIRMAN SIAVELIS: We're looking at the overhead view and it looks like there is a pretty substantial difference. You're on a cul-de-sac, correct?

MS. DAWSON: Yes.

ACTING CHAIRMAN SIAVELIS: So, the houses aren't necessarily lined up like they would on a linear street.

MS. DAWSON: Right.

ACTING CHAIRMAN SIAVELIS: But the distance between those two houses looks pretty significant. Is the corner of 1310 that's closest to your house, is that the garage?

MS. DAWSON: Correct. But the high ground is behind where the family room addition was that they're now going to take down.

MR. GEISEL: However, you understand they're intending to simply reconstruct in the exact same footprint?

MS. DAWSON: With a two-foot cantilever out.

MR. GEISEL: Two feet, correct.

MS. DAWSON: Okay.

MR. GEISEL: But the exact same footprint they're using in terms of the foundation. So, that's what I'm trying to get at.

MS. DAWSON: I'm still concerned.

MR. GEISEL: I can appreciate that.

MR. SELBKA: It's the same amount of permeable ground in the lot, it doesn't change that.

MS. DAWSON: Well, if the roofline is extending out two feet, isn't that going to prevent the water from getting underneath it?

MR. FORDONSKI: No, because we're not adding any new hard surface at all. So, the existing, the amount of existing soft surface that will absorb moisture is the same.

MR. DRAKE: Is he going to add more landscaping back there? Because it's pretty well landscaped I thought when I took a look at it.

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MR. FORDONSKI: He's got, there will be some, you know --

MS. DAWSON: It's all overgrown.

MR. FORDONSKI: Some remediation to do around the construction because of the demolition and so on.

MS. DAWSON: Except there's a lot of overgrown, uncared-for shrubs back there and trees.

ACTING CHAIRMAN SIAVELIS: Where is that flat, the existing flat roof discharging water if anywhere? If you can speak to it as to --

MR. FORDONSKI: I suspect it is because of the nature of the roof, it's going all towards the rear.

ACTING CHAIRMAN SIAVELIS: Say again?

MR. FORDONSKI: All towards the rear. So, the existing flat roof --

ACTING CHAIRMAN SIAVELIS: So, if it's flat roof, it's all pitched to the --

MR. FORDONSKI: To the rear, yes. So, we're doing a hip roof and we're going to tie it into the existing gutter system so we'll be able to direct that water that normally went to the back in a different direction, or at least in two different directions.

ACTING CHAIRMAN SIAVELIS: Where do you contemplate those two directions to be at this point?

MR. FORDONSKI: We really haven't gotten to that point.

MR. GEISEL: This roof is hipped?

MR. FORDONSKI: Correct.

MR. GEISEL: So, theoretically they have gutters all the way around them.

MR. FORDONSKI: That's correct.

MR. GEISEL: There will be opportunity to redirect it in a more beneficial --

MR. FORDONSKI: Exactly.

MR. GEISEL: I think that can actually assist with the direction of --

ACTING CHAIRMAN SIAVELIS: Drainage.

MR. GEISEL: Of drainage as compared to what you're getting now with everything flowing off the back.

MS. DAWSON: Well, if they can that's great. But after it's up and there's a problem, who do I go to?

MR. GEISEL: The nature of what they're trying to do --

MS. DAWSON: I'm just asking a question.

MR. GEISEL: The nature of what they're trying to do is not a drainage issue that's before this Board.

ACTING CHAIRMAN SIAVELIS: Yes, he's exactly right. So, our scope does not involve drainage issues, you know, on the issues that we can hear. If you have concerns regarding that, I suggest you call the

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Village.

MR. GEISEL: The Village Engineering Department.

ACTING CHAIRMAN SIAVELIS: The Village Engineering Department. That's why I was stumbling through here looking to see if there's a comment, because sometimes the Engineering Department will include an annotation if they want us to take note of something. The Engineering Department has no objection to the proposed variance, that's the exact language that appears here under comments. But that doesn't stop you or preclude you from calling the Engineering Department, identifying the property, and raising your concerns so that they can be addressed at a suitable point in time. Okay?

MS. DAWSON: All right. But if you approve this, what good does that do me?

ACTING CHAIRMAN SIAVELIS: Because there's other steps that Engineering can require with regard to drainage including gutters and downspouts that are not within our purview, okay. So, we can't, the Petitioner comes here seeking a specific variance of a certain scope, right? We cannot impart conditions on him that exceed what is authorized to us and that goes beyond his petition, right. So, what you're asking for fits with, the issues you're raising fit within the purview of the Engineering Department. So, you need to raise it there, okay?

MS. DAWSON: All right.

ACTING CHAIRMAN SIAVELIS: Any other comments from the audience? Did you want to address any other comments that were raised?

MR. FORDONSKI: No. But certainly I will bring that to his attention and we'll take a look and see what we can do because he doesn't want to create a drainage problem on his property either.

ACTING CHAIRMAN SIAVELIS: Right, I would imagine that would create issues if he, once he wants to sell it. Okay, deliberation among the Board?

MR. GEISEL: You know, I think they're obviously reconstructing in essentially the same footprint, I don't think this is a material change to existing and I would support it.

ACTING CHAIRMAN SIAVELIS: I'm tending to agree with you, and I think the distance between the houses is pretty significant and it's not, it's a point on the Petitioner's property that's the closest to the garage. The concern we had raised from the neighbor in 1302 is a legitimate concern in my eyes and it's best raised with the Engineering Department, not our Board here.

MR. GEISEL: Although I would hope, having the opportunity if you're the architect, to take that into account in your design, that you could do something that would be beneficial for that.

MR. FORDONSKI: Sure, we certainly will address that, yes.

ACTING CHAIRMAN SIAVELIS: Is there a motion?

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MR. DRAKE: I move that we approve the petition.
MR. SELBKA: Second.
MR. MACH: Mr. Geisel.
MR. GEISEL: Yes.
MR. MACH: Mr. Schwingbeck.
MR. SCHWINGBECK: Yes.
MR. MACH: Mr. Drake.
MR. DRAKE: Yes.
MR. MACH: Mr. Selbka.
MR. SELBKA: Yes.
MR. MACH: Acting Chairman Siavelis.
ACTING CHAIRMAN SIAVELIS: Yes.
MR. FORDONSKI: Thank you very much.
ACTING CHAIRMAN SIAVELIS: Sure, thank you.
(Whereupon, the above petition was
concluded at 7:37 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS January 11, 2016

PETITIONER: Schudel Residence
ADDRESS OF PROPERTY: 1310 W. Sunset Terrace
VARIATION: 5.1-3.6

A 12 foot variation from Chapter 28, Section 5.1-3.6 for the expansion of an existing addition that is setback 18 feet from the rear property line where 30 feet is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the existing addition received a variation from the ZBA in the 1960's and that they would like to rebuild the addition on top of the existing foundation. The petitioner explained that the existing roof is flat and that there is water damage. The petitioner also explained that they are proposing to install a hipped roof and proposing to expand the footprint by cantilevering the structure by two feet on top of the existing foundation. The petitioner explained that the hipped roof will help alleviate any future water problems.

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. Selbka. 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.

Peter Siavelis, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 1504 N. Howard Ct. - Lot 1

Department: Planning & Community Development

Approval of Minutes and Findings from 1/11/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 1/11/16 - 1504 N. Howard Ct./Lot 1	Minutes
Findings 1/11/16 - 1504 N. Howard Ct./Lot 1	Minutes

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ZONING BOARD

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

OF APPEALS

RE: 1504 N. HOWARD COURT - LOT 1

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 11th day of January, 2016 at the hour of 7:37 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Acting Chair
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

ACTING CHAIRMAN SIAVELIS: Okay. So, the next petition, I believe the Petitioner is Mr. Craig Anderson of Brentwood Development. It's 1504 North Howard Court. Please sign in.

Have everybody had a chance to sign in?

MR. ANDERSON: Yes, I've signed us both in.

ACTING CHAIRMAN SIAVELIS: Can you both, you both have signed in, is that correct?

MR. ANDERSON: Yes.

MS. SHIRLEY: Yes.

ACTING CHAIRMAN SIAVELIS: Okay, can you each raise your right hand please? Your other right? Paying attention to that.

MS. SHIRLEY: Oh, sorry, did I do that?

MR. ANDERSON: Yes, you're throwing me off there.

(Witnesses sworn.)

MR. ANDERSON: Sorry. It's that left-handedness in me. It's just, you know --

MS. SHIRLEY: Southpaw.

MR. ANDERSON: Have been my whole life.

ACTING CHAIRMAN SIAVELIS: Okay, and you're in receipt of a copy of the e-mail from Jim Massarelli of the Village's Department of Engineering, is that correct, dated today, Monday?

MR. ANDERSON: Yes.

MS. SHIRLEY: Yes.

ACTING CHAIRMAN SIAVELIS: Have you had a chance to review that e-mail?

MS. SHIRLEY: We just got that.

MR. ANDERSON: We just got that, yes.

MS. SHIRLEY: Yes, so we were aware of he was going to be sending something to Derek.

ACTING CHAIRMAN SIAVELIS: Okay. All right, so we'll let the Petitioner make their presentation, then we'll correct verbally on the record consistent with this e-mail. Okay, so please proceed.

MR. ANDERSON: Okay. A little bit, just a little background on this whole situation. We met Bill and Anita, well, first of all let me back up. The subdivision that we're talking about is a cul-de-sac, a five-lot cul-de-sac subdivision. It's all the lots except, they are all very unique, they are all pie-shaped and that's it. They're all a little bit different.

So, we met Bill and Anita Schroeder who are going to be the, they are the purchasers of that lot and they loved it. They fell in love with it. They came back, they came back, they came back, and then they decided, okay, this is where we want to build this house. They've lived in Arlington Heights for I think about 14 years already. So, they love Arlington Heights. They're entrenched.

They've outgrown their home, too. They want this.

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They're putting a beautiful screen room on the back and they have some very specific needs for this custom home. So, long story short, we design it, we go through the design and they, you know, we keep going and going. It goes on and on and finally we did it, we get it, we have it and we bring it into the Design Review Board. They look at it, they say okay, this is fine. They wanted a couple of tweaks, a couple of windows, we changed some siding.

Then we went forward, we went into, we submitted the plan for the building permit. The corrections report came back and said that the seven-foot-five setback which was on the plat of subdivision that we followed is now and is nine-foot. So, I go back and I tell them and they're just devastated. Well, you know, that's the reason we're here, we're seeking to get the 18 inches for the variance.

Now, the 18 inches, and it doesn't sound like a lot and really isn't, but if it was a subdivision even that had mirrored homes, you know, you may see with the way these houses are, by the time you go five feet off the tips which these houses don't even touch, you're already at 12, 15, 20 at the rear.

MS. SHIRLEY: You're at 33.

MR. ANDERSON: You're at 30. So, it's not like a cookie cutter. I'm just trying to kind of give, you know, paint that picture that it's not, you know, we're going to go, oh, somebody is, you know, tight.

So, the neighbors that live there have no objections whatsoever. I've talked to them. They want to see some neighbors, they're dying. Bill and Anita have kids. They have kids about the same age. So, there is absolutely no problem there.

You know, it's really a great house. It's a great neighborhood. All the houses are different and unique. They are very excited to get in, you know, so they're, you know, looking forward to moving in and actually were very upset. We wanted to start around November, well, you know, I mean the process has to happen.

So, that's really where we're at on this.

ACTING CHAIRMAN SIAVELIS: So, a couple of questions. How many houses are actually developed in this cul-de-sac?

MS. SHIRLEY: Two.

ACTING CHAIRMAN SIAVELIS: Two, so 1507 and which other one?

MS. SHIRLEY: The lot directly to the north, so on Lot 2. We're talking about Lot 1, and I have --

ACTING CHAIRMAN SIAVELIS: 1508 then?

MS. SHIRLEY: Yes, I'm sorry. 1508, yes.

ACTING CHAIRMAN SIAVELIS: 1508. Okay, so you said you talked to the neighbors, right?

MS. SHIRLEY: Yes.

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MR. ANDERSON: Yes.

ACTING CHAIRMAN SIAVELIS: Does that mean you talked to the neighbors at 1508?

MS. SHIRLEY: Yes.

MR. ANDERSON: Talked to both the neighbors in the subdivision.

ACTING CHAIRMAN SIAVELIS: Okay, so the neighbors at 1508 who would be directly adjacent the house that you intend to build for your client and that is the most directly affected by the variance you seek?

MR. ANDERSON: That's correct, yes.

ACTING CHAIRMAN SIAVELIS: All right. Let's correct the written record here to reflect the e-mail. So, on one of the pages of our packet, we get a notice from the Engineering Department. In this particular petition, the Engineering Department advised that it was not in favor of the variance due to concerns of side yard drainage swales and reoccurring issues throughout the Village with window wells and drainage between homes. The Engineering Department continues to say that the proposed window wells are also located within the existing utility easement and are not shown on the plat of survey.

Today, the Engineering Department sent an e-mail to Mr. Derek Mach regarding this petition. The e-mail was sent by Jim Massarelli who's the Director of Engineering clarifying that. He said the Engineering Department mistakenly reviewed the request for one-and-a-half-foot side yard variation for 1504 North Howard Court Lot 1. We interpreted the request to reduce the side yard setback from seven feet to five-and-a-half feet. After our discussion, the reduction from nine feet to seven-and-a-half feet side yard setback will not impact the construction of a side yard swale. Therefore, the Engineering Department does not oppose the variation request. Please note that since the window wells will project into an easement, the owner will need to obtain sign-offs from the utility companies.

So, the Engineering Department has removed its opposition.

MR. ANDERSON: Yes.

ACTING CHAIRMAN SIAVELIS: Any questions from the Board on this?

MR. DRAKE: I would have before this e-mail came in.

ACTING CHAIRMAN SIAVELIS: Right.

MR. DRAKE: I think it straightens a lot out.

ACTING CHAIRMAN SIAVELIS: Yes. Definitely. Red flag or orange flag for us to talk about, but again this e-mail resolves that issue. Anybody else?

MR. SCHWINGBECK: I guess the only question that I would have is we're not talking about a piece of property where there's a home already built on this. It's an empty lot where you have the

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opportunity to start from scratch and design a house. When you look at all the codes and the setback requirements, those are all fairly straightforward.

How did it get to the point where you're already encroaching and you haven't even done anything yet? That's I guess what I have a little concern is, is it is taking up a lot of that lot. It could have been shifted or shrunk down a little bit, and yet -

-

MS. SHIRLEY: Can I answer that?

MR. SCHWINGBECK: Sure.

MS. SHIRLEY: Essentially, I think kind of what happened is it goes back to actually even when the plat was recorded. We were following with the side yard setbacks because the plat was recorded that way. And all of the lots have the 7.5. So, honestly, we kind of went in going, okay, we have a 25-foot yard setback on the south and seven-and-a-half because that's how it shows on the plat. If we would have known, you know, over a year ago when we started working with them, 100 percent we'd have tried to do something.

When Craig says painstakingly, I mean honestly we went room-by-room and just back and forth on how to, you know, the sizes they wanted and everything. If we would have known or realized or, I mean kind of even talking with a few people at the Village, it probably was an oversight at the time that the plat was recorded because it should have really, it would have never been less than nine-foot according to the zoning ordinance, but it wasn't recorded that way.

So, even the Design Committee Review, Steve, didn't even really pick up on that until, I mean we had already gone through, made changes with him, submitting for building permit, the whole subdivision was designed with the grading of seven-and-a-half feet for a side yard there.

So, honestly it's just kind of an oversight in a lot of places. I mean we would have never just said, hey, let's make it a foot-and-a-half bigger than we're allowed to, to be, you know, very honest.

MR. GEISEL: So, the plat that you gave us is what you're referring to.

MS. SHIRLEY: Yes, that's the plat that was recorded, so we've always followed on the other houses that it's seven-and-a-half feet. We weren't aware that it was nine feet I guess is what I'm saying.

ACTING CHAIRMAN SIAVELIS: If I'm reading the survey that was included with your petition documents, at the front edge, the distance between the two homes, okay, at the front, it must be the front edge of that garage --

MS. SHIRLEY: Correct.

ACTING CHAIRMAN SIAVELIS: -- so, I guess the southeast

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corner of that garage at Lot 2 which is, whatever that is --

MS. SHIRLEY: 1508.

MR. ANDERSON: 1508.

ACTING CHAIRMAN SIAVELIS: Right, and the Petitioner's home, it's over 15 feet, that distance between the two structures, right?

MR. ANDERSON: Yes.

MS. SHIRLEY: Correct.

ACTING CHAIRMAN SIAVELIS: Okay, and then because of the pie-shaped lot and the house being on an angle, those houses being on an angle to each other, that distance increases along the run of the garage of Lot 2, whatever that --

MR. ANDERSON: Yes.

MS. SHIRLEY: To like 21.

ACTING CHAIRMAN SIAVELIS: Yes, to 21. So, that seems like a pretty significant distance. I mean 15 feet at the front edge, and then it opens up, it gets, you know, larger, more significant. So, I hear your concerns, Tom, in that regards, a clean sheet, why didn't they start with it. They provided an explanation, and then I look at the distance between the houses and, you know, if you go down a lot of the neighborhoods, or the streets in the neighborhoods here, the houses are way tighter than 15 feet on each other. I also look at the fact that the setback off of Thomas here and build line is pretty significant.

MR. ANDERSON: Correct.

MS. SHIRLEY: 25.

ACTING CHAIRMAN SIAVELIS: It's 25 feet, right, on a 90-foot wide lot. So, you are constrained a bit because of the Thomas setback, right, and then you're dealing with other aspects of the lot. So, in my eyes, seven-and-a-half feet to the property line is not that bad, and then it's definitely a benefit by the additional eight feet from the property line on the front edge of that garage, on the neighbor's adjacent garage.

MR. SCHWINGBECK: They're just going to have to get utilities signed off on it.

ACTING CHAIRMAN SIAVELIS: Yes.

MS. SHIRLEY: Yes, and that shouldn't be an issue. I mean really our electric will come up the back and hit that corner, and the gas will come up the front.

MR. SCHWINGBECK: Okay.

MS. SHIRLEY: You know, we've actually had other houses in the Village where it's been the same thing and, you know, we're not, they should not interfere at all with any utilities, the window wells.

MR. GEISEL: Well, since you haven't, you know, obviously you haven't constructed, I would assume with, you know, this house in terms

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of your elevation, you can actually come up just a little bit to make sure you've got proper elevation for drainage and swale. But that doesn't do anything for the existing home to the north.

MR. ANDERSON: Well, but --

MS. SHIRLEY: We really don't even need, I mean we wouldn't -

-

MR. GEISEL: Well, I guess let me finish then.

MR. ANDERSON: Yes.

MS. SHIRLEY: Sure, sorry.

MR. GEISEL: The point would be just to make sure that there is sufficient --

MS. SHIRLEY: Oh, absolutely. There is actually an inlet right between, or I apologize, there's an inlet on the, what are we, southwest corner of this Lot 1. So, there will be some drainage that will go in between Lot 2, but you know, a good amount also goes to that southwest corner.

So, the grading actually has already been approved by Engineering. I mean we literally, if everything went well, we could pick our permit up tomorrow. We will definitely --

MR. GEISEL: That would make me feel better, that that's already been considered relative to --

MS. SHIRLEY: Absolutely.

MR. ANDERSON: Yes.

MS. SHIRLEY: Yes, absolutely. We have a huge detention pond across the street.

MR. GEISEL: Because you can make an adjustment with this one, the other guy can't.

MS. SHIRLEY: Yes, exactly. Exactly.

MR. ANDERSON: Right, right, and it goes down it because the road follows, the cul-de-sacs at the high point on the north side and goes to the south. So, it will sheet and hit that, it will be picked up by that --

MS. SHIRLEY: Inlet.

MR. ANDERSON: Inlet in that corner that she was describing. So, we did a lot of storm sewer work in the design stages of the subdivision.

MS. SHIRLEY: Of that subdivision, yes.

MR. ANDERSON: Then along with that huge, you know, retention pond, it's not a detention but retention. So, it will go, if it ever had to, it would go in there. In 40 years, I've never seen, it's gotten slushy. We've had some pretty good rains.

MR. DRAKE: Are the other lots sold?

MR. ANDERSON: No, they're not. There's two left in the cul-de-sac and they're not. We've had some interest now that the economy is starting to go back again. I would think, you know, this summer we

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should be able to, you know, wrap them up, so you know. But they're all, you know, it's finding that unique kind, I mean we've had people come and they wanted to build maybe not such a house that would fit. Frankly we've said no, I mean there's only two left, so you know, we kind of became friends with the neighbors and I want to maintain that.

ACTING CHAIRMAN SIAVELIS: Any comments from the audience? All right, discussion among the Board?

MR. GEISEL: I can start. I think with Jim's clarification here, there's a, and then with the testimony we've heard, I think the issues, the appropriate issues are being addressed.

ACTING CHAIRMAN SIAVELIS: Right.

MR. GEISEL: And I know this isn't specific here but I guess I can't but ask the question about Lots 3 and 4. If your plat was around here, does that, I know it's not specific to this but is that, someone going to deal with that?

MR. MACH: Those are correct.

MS. SHIRLEY: Those are correct, yes, that's what I was going to say.

MR. GEISEL: Okay, that's why I'm asking.

MR. ANDERSON: Just to avoid being here again, yes, right.

ACTING CHAIRMAN SIAVELIS: Any other comments from the Board? Tom?

MR. SCHWINGBECK: No, and I think the nice thing is you're building all the homes here.

MS. SHIRLEY: We are.

MR. SCHWINGBECK: In that subdivision.

MR. ANDERSON: Yes.

MR. SCHWINGBECK: So, they've got a vested interest not only with this one --

MR. ANDERSON: But the others that are still --

MR. SCHWINGBECK: But the neighbor as well, I mean you built the house.

MS. SHIRLEY: Absolutely, and we do have a good relationship with the two we have built and, you know, they're our best marketing tool to be honest with you, you know, as far as helping or something.

ACTING CHAIRMAN SIAVELIS: Okay, do I have a motion?

MR. DRAKE: I would move that we approve the petition.

MR. SELBKA: I'll second.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

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MR. SELBKA: Yes.

MR. MACH: Acting Chairman Siavelis.

ACTING CHAIRMAN SIAVELIS: Yes. All right, congratulations.

MS. SHIRLEY: Thank you.

MR. ANDERSON: Thanks a lot. Thank you all, we appreciate
it.

MS. SHIRLEY: You will make the Schroeders very happy. This
will be a nice phone call tonight. Thanks again.

(Whereupon, the above petition was
concluded at 7:55 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS

January 11, 2016

PETITIONER: 1504 N. Howard Ct. – Lot 1

ADDRESS OF PROPERTY: 1504 N. Howard Ct. – Lot 1

VARIATION: 5.1-3.6, 5.4

A 1.5 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a new house with a side yard setback of 7.5 feet from the north property line instead of the minimum 9.0 feet and an additional 1.0 feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the plat of subdivision was recorded with a side yard setback of 7.5 feet where 9 feet is required. The petitioner explained that the house was designed to fit on the lot with a 7.5 foot side yard setback.

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

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Schwingbeck. Thereafter, the Board voted 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.

Peter Siavelis, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 1000 W. Northwest Highway

Department: Planning & Community Development

Approval of Minutes & Findings from 1/11/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 1/11/16 - 1000 W. Northwest Hwy.	Minutes
Findings 1/11/16 - 1000 W. Northwest Hwy.	Minutes

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ZONING BOARD

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

OF APPEALS

RE: 1000 W. NORTHWEST HIGHWAY

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 11th day of January, 2016 at the hour of 7:55 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Acting Chair
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

ACTING CHAIRMAN SIAVELIS: All right. Next petition is 1000 West Northwest Highway. Petitioners are Adam Dlatt and Eric Voelz, Windy City RC Hobbies.

Okay, have you guys all signed in? All right. Can you all raise your right hands? There you go, thank you.

(Witnesses sworn.)

ACTING CHAIRMAN SIAVELIS: Okay, great. Who's going to lead for you guys?

MR. VOELZ: I will. Adam Dlatt couldn't make it. He is a resident in Arlington Heights but had a prior obligation tonight. What we're seeking to do is --

MR. GEISEL: Can you just please also state your name for the record?

ACTING CHAIRMAN SIAVELIS: Yes.

MR. BUSH: Chris Bush.

MR. SUDANTAS: Rich Sudantas.

MR. VOELZ: Eric Voelz. We're looking to open in the old, what once used to be Plass Appliance, is an RC hobby shop to replace what used to be Arlington Hobbies back in the day. Just to kind of fill the void for hobby shops in the area because really the closest hobby shop around is in Schaumburg if you look at back ways around town. Then also on top of having the Hobby Shop, also having RC Car Tracks for people to use, with our vehicles that we're purchasing, holding birthday parties for kids, doing events with the Village, Boy Scouts, fund raising events, different things we can help to do with the Village and just get the hobby back in the town. Arlington Hobbies was here, 20?

MR. SUDANTAS: Yes, 30 plus.

MR. VOELZ: Many, many years I know. Venture Hobbies which was in Wheeling, Des Plaines Hobbies, they've kind of all gone away so we're trying to fill that void out here. We want to do it in Arlington Heights because Adam lives here. He's the president of the company. I'm his partner. So, we're looking to do it here because he lives in the city. I'm looking to move back, my wife is in Northbrook, so we're looking to move back out here.

I just think we can bring a lot to the community with the hobby store, fill in a building that's been vacant for many, five years plus I think there hasn't been anything in there.

MR. BUSH: It's been a while now.

MR. VOELZ: Maybe more.

MR. BUSH: Yes.

MR. VOELZ: Just to bring a good thing, like I said, birthday parties to get the kids in, summer activities, summer camps. Anything that you guys want to add to that?

MR. SUDANTAS: Yes, the Hobby is based off of a lot of

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different things that we plan on doing, okay. There's the remote control part of it with the RC cars. There's a lot of different towns that have different tracks that we all attend to.

It's like a big club, you know, for a lot of, you know, a lot of different age groups. There's off-road cars, on-road cars that we race on carpet. The off-road cars we race on astro-turf, so it's all going to be under, you know, on carpet where there ain't going to be nothing changing, you know, as dirt in there because off-road people think about the dirt and stuff like that. A hobby shop that's going to be well stocked with all different things from, you know, RC cars to some models, different things, rockets, you know, a lot of different things that --

MR. VOELZ: Boy Scouts.

MR. SUDANTAS: Boy Scouts are involved in within the community and stuff like that.

As far as parties and stuff, to get the community, you know, involved in it also, a lot of charity events. There's a lot of local tracks that are around within an hour or 45-minute drive from around here that a lot of us attend to, you know, different events and stuff, a lot of fund raisers that a lot of the communities are involved in.

ACTING CHAIRMAN SIAVELIS: Is any portion of the track going to be exterior to the building? Or is it all interior?

MR. SUDANTAS: No.

MR. VOELZ: Everything is inside.

MR. BUSH: Everything will be self-contained within the building.

MR. VOELZ: The only change outside would be paint and cleaning up, landscaping.

MR. SUDANTAS: Yes. There's a lot of structure parts of the building that needs to be taken care of right away. We're going to care of, you know, a lot of sore spots. You know, they've got stairs that are falling apart that need to be taken out of there, replaced, you know. Handicap ramp going, you know, to the main entrance and stuff, like different things like that, because we know there's a lot of people that are into hobby that are disabled. So, just making it easier for them and everything else, you know. Just basically a nice environment for kids to hang out at, you know, after-school activities, you know.

It's becoming a more and more thing around towns, different towns and communities with these RC cars, you know. A lot of communities are getting involved with flying the drones, you know. This will be a place for kids to come in, you know, play with the drones and stuff. Different events that are going on all around that we will be a part of.

ACTING CHAIRMAN SIAVELIS: Will those kids be able to fly

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their drones outside off of your property or will they be constrained to inside your property?

MR. SUDANTAS: No, they're --

MR. VOELZ: Inside.

MR. SUDANTAS: Inside only.

MR. BUSH: The reason for the variance is we have to have 200 feet between our front door and the neighboring lot. If you look at the drawing, you can see there's kind of a jig-jog in the lot that backs up to our property. If it wasn't for that jig-jog in the fence line, it really wouldn't be an issue. Or if the doors were even on the front side of the building, it really wouldn't be a zoning issue. You know, we're looking to upgrade the property, building, facade, stuff like that, repaint. Re-pave the parking, or not re-pave but --

MR. VOELZ: Reseal the parking lot.

MR. BUSH: -- reseal the parking and re-stripe it.

MR. SUDANTAS: Bushes in front of the building that's kind of an eyesore now, you know, there's a lot of different things, you know.

ACTING CHAIRMAN SIAVELIS: Okay. So, you guys hit on a number of different topics there and I just want to clarify some things here because our packet contains some information and we need to get that straight in the record here. So, there's an annotated overhead photograph of the property.

MR. SUDANTAS: Correct.

ACTING CHAIRMAN SIAVELIS: Okay. Did you gentlemen, did one of you gentlemen prepare that? That photo with the dimensions, 125 --

MR. VOELZ: No, that was, must have been my notes.

MR. MACH: Well, staff was working with the Petitioner.

MR. VOELZ: Yes, we've met about a month prior, a month and-a-half ago.

ACTING CHAIRMAN SIAVELIS: So, the front door to that property, 713, the corner of that lot is 125 feet?

MR. MACH: Correct.

MR. VOELZ: It's kind of a weird shaped yard.

ACTING CHAIRMAN SIAVELIS: It's pie-shaped, right?

MR. VOELZ: Right.

ACTING CHAIRMAN SIAVELIS: Then there's another annotation on that figure, 95 feet from the front door to the property line at, you know, the back parking lot. It's designated there R-3.

MR. MACH: Correct, which is part of the subject site. However, it's still zoned R-3.

ACTING CHAIRMAN SIAVELIS: That back parking lot?

MR. MACH: It is, yes.

ACTING CHAIRMAN SIAVELIS: Okay. So, the key, Derek, then is a key dimension that we need to be concerned about, the 125-foot dimension?

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MR. MACH: The variation will be for the 105 feet, but correct, the closest residence is 125. But code does read that a minimum of 200 from a residential district which is the 95 feet.

ACTING CHAIRMAN SIAVELIS: Right, which is their own piece of property.

MR. MACH: Correct.

ACTING CHAIRMAN SIAVELIS: Which they own.

MR. MACH: Right.

ACTING CHAIRMAN SIAVELIS: Okay.

MR. SUDANTAS: It is confusing.

ACTING CHAIRMAN SIAVELIS: All right. So, have you given any thought to moving the entry doors to the front so they face Northwest Highway?

MR. BUSH: Kind of with the layout of the building, the way the structure is and everything, I think if you move the front doors to the front side of the building, we're going to kind of lose our layout for the entire building as far as where we want to set up the tracks, where we want to set up our hobby shop and all of that. I think if you put the doors on the front side of the building, it would kind of interfere with our design for the inside of the building.

MR. VOELZ: And it has a vestibule, too, it's not just a front door.

MR. BUSH: It's a double --

MR. VOELZ: A double-door vestibule.

MR. BUSH: Yes, a double door --

ACTING CHAIRMAN SIAVELIS: Yes, I personally hadn't been at Plass for a while, for quite some time.

MR. SCHWINGBECK: You go into through a set of doors and then --

MR. VOELZ: There's a second set of doors.

MR. SCHWINGBECK: There's a second set of doors that you have to go through.

MR. BUSH: Yes, this building back in the 50's and 60's used to be the original roller rink in town.

ACTING CHAIRMAN SIAVELIS: Okay. So, is it not viable given the layout of the internals, for you to put the doors --

MR. SUDANTAS: With Northwest Highway being so close to the front of that building, I mean the way the structure is --

MR. BUSH: Yes, I think you would, you probably would --

ACTING CHAIRMAN SIAVELIS: Only one at a time because you guys jumble up the record.

MR. SUDANTAS: The way the structure is on that building and with the way Northwest Highway is, I mean there's got to be 12 feet from the front of the building to this Northwest Highway, I mean it's pretty close.

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ACTING CHAIRMAN SIAVELIS: Okay, any other questions from the Board?

MR. DRAKE: What about neighbors? Or there's a business that's right next door, I think it's a motor shop?

MR. SUDANTAS: Yes, a bike and automotive shop.

MR. DRAKE: Yes, have you talked to those folks? Or anybody here to speak for or against?

MR. BUSH: We really haven't heard any complaints or anything.

MR. DRAKE: I think I see a hand raised for someone.

ACTING CHAIRMAN SIAVELIS: Let them respond to that question and then we go to the attendees.

MR. VOELZ: We met with, the motorcycle guy came in and just was happy someone was going to finally look at the building. Other than that, that was our conversation. It was just on a walk-through, he came through.

ACTING CHAIRMAN SIAVELIS: All right. So, now, if you guys can take a seat, let's let any audience members comment. Is there anybody who wants to be heard from the audience? You have to sign in, sorry, and then identify yourself.

MS. HEBERT: So, I'm Carol --

ACTING CHAIRMAN SIAVELIS: Wait, hold on.

(Witness sworn.)

ACTING CHAIRMAN SIAVELIS: Okay, can you identify yourself for the record please?

MS. HEBERT: I'm Carol Hebert and I own 701 North Kennicott, which is directly across the street from the parking lot. That building is, granted, just so you understand, I didn't purchase the home, my parents, it's my parents' home. My parents are passed, I still have the house.

That building across the street is a terrible eyesore and it would be nice in the process, certainly we don't want a vacant building. There is no point in a vacant building. But the back of that building is very deteriorated. The garbage area is a mess. Actually, at one point in time there was a fire there that I saw happening because of that garbage area in the back of that building that I called the Fire Department on. It saved the building and I kind of think twice about why did I do that now, to be perfectly honest. But I was young and thinking I was doing the right thing which I was.

But I just would hope that in this process, that number one, that they take care of, that there's a requirement that they take care of the appearances, and that they make that back area look nicer.

Number two, I'm curious what is an R-3 parking, the parking lot R-3 you said. Does that mean it's residential?

MR. MACH: It's zoned Residential. It's been functioning as

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a --

MS. HEBERT: As a parking lot forever.

MR. MACH: As a parking lot and yard.

MS. HEBERT: Right, but it could be --

MR. MACH: As part of that business.

MS. HEBERT: Technically, it could be sold and be residential? It could be sold off?

MR. MACH: It could. They would have to meet the parking for their business, which I don't believe they can do if they did that.

But it would depend on the type of use and the overall square footage.

MS. HEBERT: Just curious.

MR. MACH: Sure.

MS. HEBERT: Are you guys owning or leasing? Are you leasing from the existing?

MR. BUSH: Still will be leasing, yes.

MS. HEBERT: So, then what happens, you know, who's responsibility is those kinds of things that I'm bringing up?

ACTING CHAIRMAN SIAVELIS: Okay. So, before you answer that, the way the procedure works here is ideally you put the issues on the table, right, and then they respond to them.

MS. HEBERT: Okay.

ACTING CHAIRMAN SIAVELIS: Okay. But just to let you know, there are a few other comments from the review process, so the conditions that are identified that the reviewers have asked us to take note of, and some of those do include privacy fences, a six-foot high screen, and improvements to the parking lot. So, we can attach those as conditions to our approval.

MS. HEBERT: Okay.

ACTING CHAIRMAN SIAVELIS: Or denial.

MS. HEBERT: Okay, and then the only other thing is there is multiple parking issues in that neighborhood right now because there's a, on the opposite side of Kennicott on Northwest Highway, there's a strip mall. It's a parking nightmare in there. There's a Knobbery in there, there's a, I don't know, like a --

ACTING CHAIRMAN SIAVELIS: Martial arts?

MS. HEBERT: Martial arts, thank you, for lack of a better word, for lack of knowing what to say. So, there's a lot of parking issues already in our neighborhood because of that situation. So, I would want to make sure that there is not additional parking issues generated by whatever they're going to do that's going to cause massive crowds to be in the neighborhood. Those are my concerns.

ACTING CHAIRMAN SIAVELIS: Okay. Anybody else from the audience wish to be heard? So, you signed in, sir?

MR. CARI: Yes, David Cari.

(Witness sworn.)

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MR. CARI: I live at 713 Patton, and the corner of my lot is the question. I don't want anybody, I don't want them even within 100 feet of it, you know, 125. It's close enough as it is. Matter of fact, part of that parking lot is on my property, paved with a curb. Been there since I bought it, goes back to Mr. Lanwer, I believe, who put it in.

The last time, when I talked to the people that were there that just ran that sale to promote the animal hospital, they ran a bazaar, the lady there that ran that who's a retired Judge, she said that building is not occupiable and no one should be allowed in it, it's a fire hazard. It has got a wood floor because it was a roller rink. It's got a wood trussed roof, which was built in the 50's. The addition is a lean-to, and I know a little bit about building, I worked for Edison for 44 years. The electrical service is really, needs to really be looked at.

I don't know, according to this, it was going to be an arcade game place from this letter. I never heard anything about this hobby shop and race car facility thing at all until tonight.

ACTING CHAIRMAN SIAVELIS: Okay. So, that may be a classification issue, right, you know, like for procedural reasons when a notice is being provided to you, you know, it kind of slots in a certain designator. So, that may be why you heard or why it references arcade and, depending upon your view of that, that may be positive or negative. But the testimony according to the Petitioners is that it's an RC sports hobby facility. We can ask them to clarify on the issue of whether there will be any arcade type games there or billiards or things of that nature.

MR. CARI: And I'd like to know what type of hours they're going to operate it, too.

ACTING CHAIRMAN SIAVELIS: All right, we can definitely ask that and get clarification on that. You know, the key thing, and I saw you've been in here, this is the fourth petitioner you've heard us say now, there are certain issues that are in front of us, certain items that we can act upon; others, you know, that are beyond our scope, beyond our purview, okay. So, please keep that in mind. Any other comments?

MR. CARI: No. Thank you, gentlemen.

ACTING CHAIRMAN SIAVELIS: Sure. Anybody else from the audience? Okay, I'm sorry, we can take your oath, but I may ask the gentleman who just spoke one quick follow-up question though. But go ahead.

(Witness sworn.)

ACTING CHAIRMAN SIAVELIS: Okay, can you identify yourself for the record?

MS. KLIMEK: My name is Sharon Klimek. I live at 711 North

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Kennicott, it's right across the street from the parking lot.

ACTING CHAIRMAN SIAVELIS: Okay, go ahead.

MS. KLIMEK: My concerns were more, I just wanted to know the type of hours that this arcade or hobby would be having. I definitely second the parking issue. The strip mall already backs up a lot down the block, including in front of our house. So, I would be concerned that if their parking lot wasn't enough for them, where their customers would be going. You know, the hours, how late are they going to be open? What is the noise level going to be like? Those are more just -

ACTING CHAIRMAN SIAVELIS: So, let's ask Derek that question. As to the parking, there are no, they meet the parking requirements, correct, the Petitioners?

MR. MACH: They exceed, this particular business exceeds the parking requirement. I don't have the exact number, but they do meet the parking requirement.

ACTING CHAIRMAN SIAVELIS: You noticed that we asked the question about whether this is internal to the building or whether there's external activity, are the kids out there flying their drones, launching their drones from the parking lot or running their cars around outside.

MS. KLIMEK: Yes.

ACTING CHAIRMAN SIAVELIS: They clarified that quickly on the record, because that would be a concern that I would have, too, if I was living adjacent there.

MS. KLIMEK: Yes, yes.

ACTING CHAIRMAN SIAVELIS: Now, the one question that I want to ask you and that I didn't ask the gentleman who was providing the prior comments was, you know, are you in favor of a business coming there and occupying that space and arguably improving that space, versus leaving that property vacant and in questionable repair?

MS. KLIMEK: I would rather someone be there. I honestly don't know my opinion right now on the hobby shop. I feel like I need more information, you know, kind of like what he alluded to. We came here to try to get more information because all the letter said was an arcade. So, really that's what why we're here is to get more information so we can kind of figure out if it's something that we are for or against.

But I definitely would rather something be there. I do agree that the building is an eyesore. It looks like it's falling apart and is not something that you want to walk out your front door and look at everyday.

ACTING CHAIRMAN SIAVELIS: Understood. Okay, anything else?

MS. KLIMEK: No, that's it.

ACTING CHAIRMAN SIAVELIS: So, sir, did you hear the question

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that I asked?

MR. CARI: Yes. So I obviously, we don't want to see it vacant and that it be occupied. I'd like to see a business that's, well, not going to be open all kinds of hours. I don't know what their hours are going to be. I want to see some, you know, control of what's going on in the parking lot and everything else.

The building is an eyesore and I don't know what you can do to improve it. It's beyond me. A silk purse out of a sow's ear, but that's neither here nor there.

ACTING CHAIRMAN SIAVELIS: I'm going to ask Carol, is it Hebert?

MS. HEBERT: Hebert.

ACTING CHAIRMAN SIAVELIS: Hebert. The same question posed to you, would you rather see a business there, operational and with improvement to the building structure? Or would you rather see the building vacant and in a state of disrepair as your neighbors have explained?

MS. HEBERT: Absolutely, I'm happy to see a business. I just want it to be, I want some improvements made so that it's not looking like it's falling apart where we --

ACTING CHAIRMAN SIAVELIS: Okay. You guys are going to get a chance to address the comments. But any other comments from --

MS. CAPPELLANIA: I have one.

ACTING CHAIRMAN SIAVELIS: Okay. Please raise your right hand.

(Witness sworn.)

ACTING CHAIRMAN SIAVELIS: Can you introduce yourself?

MS. CAPPELLANIA: I'm Kelly Cappellania. My residence is at 705 North Kennicott. The only issue that I have is also with the parking. There is an entrance that goes right into the place and it's right in front of my house. So, the cars leaving and entering into that entrance, I don't know if that entrance has to stay open or not.

So, then maybe with the traffic of the, especially on Saturdays and Sundays for the karate store which most of the people park down Kennicott, if they're having a lot of their things going on in this business, people coming in and out of that entrance, they don't watch. Especially when you have the curve that comes from Kennicott coming to Northwest Highway, so you're going south on Kennicott, there is a curve. People tend to go very fast down this street, and when they're hitting that curve, some of the people coming from Northwest Highway going north down Kennicott, they don't see each other that well, and especially now that entrance is open to go into their parking lot.

Then we have cars parked down Kennicott for the karate store, and they have a big thing, the karate people have a big thing on

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the weekends with a lot of people that come down. Some do park in the back part of that parking lot. I don't know if they're allowed to during their big doings when they have the children with their black belts or whatever they have to do.

ACTING CHAIRMAN SIAVELIS: Competitions or testing.

MS. CAPPELLANIA: Their competitions and stuff like that. But that is really, in that section right there, it could get a little testy with people coming and going. That's the only other thing.

ACTING CHAIRMAN SIAVELIS: Okay.

MS. CAPPELLANIA: I'm not opposed to having their business there, but I do want to watch out. Now, we have more children on our block, I've been there 28 years, and now there's more children down our block and stuff, too.

MR. GEISEL: It's obviously difficult to hold someone who hasn't even occupied the space responsible for something that somebody else is doing across the street. Have you raised those issues with the appropriate people? Because again, that's not, the issue that you're raising is relevant for your neighborhood and for you, is not one we have control over for this process here.

MS. CAPPELLANIA: But I do want to warn them.

MR. GEISEL: I hear what you're saying and I suggest that you take the right action with the right people. We're not it.

MS. CAPPELLANIA: Okay. But does that entrance to their lot, will that be still open? Does that have to still be open?

ACTING CHAIRMAN SIAVELIS: You mean the, to be clear, the small entrance on Kennicott to the rear lot? That's what you're talking about?

MS. CAPPELLANIA: Correct.

ACTING CHAIRMAN SIAVELIS: So, we don't have any authority to close that down or mandate that. We do, like I alluded to maybe 15 minutes ago, we have some comments and some conditions that the review process has yielded. That is not one of them, but perhaps, you know, that is appropriate to raise with another Village department and explain your concerns as my fellow Board member was saying.

MS. CAPPELLANIA: Okay.

MR. GEISEL: Yes, I mean many of you have raised legitimate concerns and I want to see them addressed. What this specific meeting is about is the use of their business, and their use is classified as an arcade and is, therefore, subject to these specific provisions with respect to the front door and how far that is from someone else's property. That's the very narrow, specific issue that we're looking at today.

The good news is that the Village has made a requirement as a potential use of this building, shrubs and fencing and a lot of improvements that would be a benefit that wouldn't occur if something

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didn't, if a business didn't move in.

ACTING CHAIRMAN SIAVELIS: Yes, and that's one of the reasons why I asked the question about the parking. Because sometimes when parking isn't met, the parking requirements aren't met, we have certain steps that we can take. Here, they have more parking than the requirements, you know, the minimum parking required, okay. So, that's a positive for the Petitioners. But we can't, in front of us is not that little side entrance on Kennicott and we're not the right entity to address that.

MS. CAPPELLANIA: So, when do we go, so where do we go when it's brought up? Where do we go to when it's brought up?

ACTING CHAIRMAN SIAVELIS: To bring it up?

MS. CAPPELLANIA: No one has ever told us any of that kind of, you know. I mean I don't want them to hurt their business, but you don't know how many people go in and out of that entrance that cut just down Northwest Highway, just to cut into Kennicott, instead of having to turn to Northwest and to Kennicott, they'll turn and cut through.

MR. GEISEL: I would suggest probably more people do it now when it's vacant than they would if there were cars and kids and stuff, you know, in the parking lot. It's a valid concern.

MS. CAPPELLANIA: I mean I don't want any of their patrons getting, you know, if they're leaving and entering from the back entrance of that, they also have to watch out for all the other issues that are going on that's down there, too.

MR. GEISEL: You know, with the type of use, for example, that they've got here, being hobby that is with kids and whatnot, it's not commercial. So, you don't have what could be here in terms of trucks and unloading and some of the other issues that you faced before when you had the prior --

MS. CAPPELLANIA: True, but that will still have garbage, I'll still have the garbage truck coming in and out of that entrance.

ACTING CHAIRMAN SIAVELIS: Is there a concern regarding that small entrance on Kennicott? Is that an Engineering Department --

MR. MACH: I would contact Engineering. I don't know if we can request that they close that entrance, but you can express your concerns and they'll evaluate them.

MS. CAPPELLANIA: Okay.

ACTING CHAIRMAN SIAVELIS: Any other audience members with comments?

MS. HEBERT: Just who do we, if we wanted to talk to the Village about the parking that is a hassle, who would we talk to, from the other business? From the martial arts business?

ACTING CHAIRMAN SIAVELIS: Okay, so he couldn't hear you very well on the record. Can you repeat that and louder so he can pick that

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up?

MS. HEBERT: If we wanted to talk to somebody at the Village regarding the martial arts parking problems, who would we talk to?

ACTING CHAIRMAN SIAVELIS: Derek, can you respond to that?

MR. MACH: Yes, you can send me an e-mail and I'll look into that and find out which, the appropriate person would be to forward that to. I can give you my e-mail.

MS. HEBERT: Okay.

MR. GEISEL: I just don't want to make it seem like we're not listening to what you're all having to say.

ACTING CHAIRMAN SIAVELIS: Okay, you tapped out and tapped into a new guy. Could you please sign in?

(Witness sworn.)

ACTING CHAIRMAN SIAVELIS: Please identify yourself.

MR. HELLGETH: I'm Brian Hellgeth with Brian Properties. I represent the property owner and we just want to clarify. One thing came up regarding the fire hazard. The building is fully sprinkled and up to code, more than most buildings in Arlington Heights. And the other thing, with the wood truss roof, that's very desirable in a lot of areas. Here, it's actually a drop ceiling, sprinklers are down, all code, and that's the way it will remain. So, you don't even see the exposed trusses up there but, again it's a beautiful look if you wanted to expose it. I just wanted to clarify the point about the fire concern.

ACTING CHAIRMAN SIAVELIS: Okay. Any other comments or response to comments that you heard from the audience members regarding the overall state of the property?

MR. HELLGETH: My client purchased that through a foreclosure from a bank, owned it, he's been looking to get a tenant who's going to do his own project there, decided against his project which would have been a lot more probably intensive use. So, we've just been looking for a tenant. We've had multiple people look at the property and we've decided to pursue this use here.

I think it will be a good use for the community. I live in the neighborhood as well. So, I think, you know, my owner supports it. That's why we're here, supporting it.

ACTING CHAIRMAN SIAVELIS: Okay. Let's talk about some of the other questions and points that were raised. Hours, what are your proposed hours?

MR. VOELZ: Business hours, 10:00 to 8:00 during the week. Weekends, probably 10:00 to 8:00 on Saturdays, and Sundays until 4:00, 5:00, 6:00 at the latest.

MR. SUDANTAS: Yes.

MR. VOELZ: I mean we will have events going on here from time-to-time.

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MR. SUDANTAS: Yes, it's hard to say exactly based on how many entries we have because this is a lot of club racing and stuff like that, that we, you know, so I mean within --

MR. VOELZ: Regular retail hours for the most part, 10:00 to 8:00, 10:00 to 9:00. Probably 10:00 to 8:00.

MR. SUDANTAS: Right.

MR. DRAKE: Those would be the same hours Plass had essentially. Yes, I shopped in there so I know.

MR. SUDANTAS: As far as --

MR. VOELZ: Arcade games, no.

MR. SUDANTAS: There's no arcade games.

MR. VOELZ: I think it's just that, we just got, that's how I think, right, just kind of how we got branched in.

MR. SUDANTAS: Classified it as that. As far as the parking lot with all the eyesores, absolutely. I mean that is the first thing that is being addressed prior to opening, you know, opening up the hobby shop and stuff like that. With the way the garbage is, with the way they had the fence back there, it's a mess.

MR. VOELZ: We do plan on ripping all that out, cleaning that up.

MR. SUDANTAS: We have money to put all into the building and stuff like that, too.

MR. VOELZ: So, if you look on the picture, it's that little fenced in gap here.

MR. SUDANTAS: There's bushes and shrubs, you know. There's some wooden decking, you know, for the backdoor. The whole structure is so unsafe, so we're going to tear all that out, put all that stuff in, you know, all brand new stuff. Handicap ramps, you know, on the side of the --

MR. VOELZ: And then the Plass sign is coming down because I know that was an issue.

MR. SUDANTAS: Yes.

ACTING CHAIRMAN SIAVELIS: Right, and what about your thoughts on the comments regarding the entrance on Kennicott? Is that something you would want to close off or with landscaping?

MR. VOELZ: We could look into that. I mean there isn't too much, this is on the Northwest Highway, which is probably the way that most of our clients all will be coming.

MR. SUDANTAS: Yes, yes.

MR. VOELZ: Then that could eliminate the karate from using it.

MR. SUDANTAS: Right, and there are cars parked back there, too, that are not affiliated with nothing, so that won't be there.

MR. VOELZ: Right now if you go there, there's 18 cars out and I don't know where they're from.

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MR. SUDANTAS: There's cars parked. So, some type of order is definitely going to be taking place in this, and the concerns about it, you know, the fresh paint, as soon as the weather permits, it's a must, I mean, or one of them.

ACTING CHAIRMAN SIAVELIS: Assuming, for the sake of argument, that your variance is approved, what's your tentative schedule?

MR. VOELZ: Getting in within the next month.

MR. SUDANTAS: Yes.

MR. VOELZ: To start. They are going to start improvements within the next, if this goes through, within the next week or two on stuff that needs to be taken care of inside. Outside --

MR. SUDANTAS: Just going in there and taking, we're looking at four to five weeks --

ACTING CHAIRMAN SIAVELIS: So, what's your tentative open date?

MR. VOELZ: Middle of March, first part of April. We plan to hopefully have the building painted by then depending on weather.

MR. SUDANTAS: Yes, weather.

ACTING CHAIRMAN SIAVELIS: All right. So, there are, in our paperwork there are some conditions that have been provided to us. And they relate to Chapter 28, Section 6.15-1.2. It's the parking-related conditions and the portions of the code and the requirements. So, there are three conditions that are presented to us and suggested that we put in place if we're going to vote on this variance:

1. That a three-foot high code required screen be provided;
2. That a code required six-foot high screen be provided adjacent to the residential district. So, those are two separate screens; and
3. That the required parking islands be installed when the parking lot is reconstructed at a future date.

You're aware of those three conditions?

MR. VOELZ: That's correct.

ACTING CHAIRMAN SIAVELIS: And you agree to those three conditions?

MR. HELLGETH: The other was reconstruct. I've met with Matt here, or Michael in the Planning Department. Looking right now, what we're planning to do is just sealing and re-striping the parking lot. If we ever came to the point where we want to replace the parking lot, then we would be looking for the landscaping islands and things of that nature. But right now, from what we've been told, resealing and striping the parking lot. Then we just have to provide the shrubbery around the front on Northwest Highway and along Kennicott in the back there.

They're still trying to clarify the fence that's along the back property line. That wasn't put up by our owner. I don't, it

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was put up before, but we're trying to clarify as it runs along the whole back, it jogs back to the other property heading east, it stops right at that house right there. We want to get some clarification as to, does that need to continue at that height and we'll have trouble for everyone pulling out of that parking lot along Kennicott if it was that height, or leave it, because it was put up by the neighbors or whoever put that up, if that's sufficient.

MR. MACH: There is a six-foot solid fence that for the majority --

MR. HELLGETH: Correct. Correct.

MR. MACH: Which would meet the code requirement. There is a portion near 712 N. Kennicott where there is nothing, where either landscaping or the fence needs to continue.

MR. HELLGETH: Okay, so it was clarified, okay.

ACTING CHAIRMAN SIAVELIS: All right. Any other comments from the Petitioners in light of the comments from the audience and the comments from the Board?

MR. VOELZ: We obviously want to work with the community to clean that building up. We agree it's an eyesore. That's one of the reasons we want to clean it up. We like the history of the building, being the old roller rink. We've already talked to the Historical Society. We're going to kind of promote that inside with old pictures we found to kind of bring it back to what it was. Actually it won't be a roller rink but I mean just to bring it back to, because it's ugly right now.

ACTING CHAIRMAN SIAVELIS: All right. We'll close this off for deliberations now amongst the Board members. Tom, do you want to start?

MR. SCHWINGBECK: Yes. I understand that 200-foot, you know, when you're talking about an arcade and gaming and things like that, I see with this business here, there's really not going to be any more, I don't think, activity in and out of this place than there was when it was an appliance store.

ACTING CHAIRMAN SIAVELIS: Maybe less even, especially on a weekend.

MR. SCHWINGBECK: Right.

ACTING CHAIRMAN SIAVELIS: But I see your point, and that's why I asked that question earlier about activities exterior to the building.

MR. SCHWINGBECK: Yes, I was concerned that there were going to be things outside on the parking lot.

ACTING CHAIRMAN SIAVELIS: Everything is inside.

MR. SCHWINGBECK: But everything is internal. They've got plenty of parking. I don't see an issue with that 200 feet. This isn't a gaming institution.

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ACTING CHAIRMAN SIAVELIS: Right, with billiards like a pool hall and things of that nature.

MR. SCHWINGBECK: Right.

ACTING CHAIRMAN SIAVELIS: Any other comments from the Board?

MR. DRAKE: I think my only other comment is I didn't see the letter that went out. It sounds like if it had a few more details about what you were going to do, it would have been helpful to your neighbors. And what I would encourage you to do is if the Board approves this, and I'm going to hope the project moves forward, that you get another letter out or you knock on doors and you let people know with more details about what I think is good news for the neighborhood essentially.

MR. SUDANTAS: Right.

MR. VOELZ: We want to do a community open house, invite neighbors in kind of --

MR. SUDANTAS: Absolutely, for the kids and --

MR. VOELZ: Show it off. Let them see what we're all about.

MR. SUDANTAS: Yes.

MR. VOELZ: We do plan on possibly purchasing the building. We don't want to, if this works for us, we don't want to leave.

MR. SUDANTAS: Right.

MR. VOELZ: It's a great location for us.

ACTING CHAIRMAN SIAVELIS: Okay, any other comments from the Board? Motion? Do we have a motion? And if we do, we need to make sure we clarify the conditions that have been provided to us. Anybody want to raise a motion?

MR. DRAKE: I would move that we approve the petition with the conditions that a three-foot high code required screen be provided; the code should be, a six-foot high screen be provided adjacent to the residential district; and that parking islands be installed in the parking lot as reconstruction at a future date.

ACTING CHAIRMAN SIAVELIS: Second?

MR. SCHWINGBECK: I'd second that.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Acting Chairman Siavelis.

ACTING CHAIRMAN SIAVELIS: Yes.

MR. VOELZ: Thank you.

MR. SUDANTAS: Thank you, gentlemen.

DRAFT

(Whereupon, the above petition was
concluded at 8:39 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS

January 11, 2016

PETITIONER: 1000 W. Northwest Highway
ADDRESS OF PROPERTY: 1000 W. Northwest Highway
VARIATION: 5.1-11.2a

A variation from Chapter 28, Section 5.1-11.2a, to allow a reduction to the minimum separation between an amusement device arcade and a residentially zoned property from 200 feet to 95 feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that Windy City RC Hobbies and Racing, Inc. would like to occupy the space at 1000 W. Northwest Highway and operate a track that would accommodate remote control car racing. The petitioner explained that along with the racing, a small hobby shop would be included within the space. The hobby shop component would sell parts to support the remote control cars. The petitioner testified that the proposed action, if approved would allow Windy City RC Hobbies and Racing, Inc. to operate an amusement device within 200 feet of a residential district. The racing component is classified as an Arcade, Amusement Large and pursuant to Chapter 28, Section 5.1-11.2a., "No person shall operate any amusement device arcade on any premises within 200-lineal feet of any church, public park, hospital, building operated exclusively as an elementary or high school, or residential zoning district as measured from the public entrance of an arcade to the lot line of said church, public park, hospital, school, or residential zoning district, unless such premise were licensed as an amusement device arcade before the establishment of the church, public park, hospital, school, or zoning district". Based on a review, the front door of the proposed hobby and racing store is approximately 95 feet from the residential district immediately to the north (the parking area that is zoned R-3). The petitioner explained that the closest residentially developed property is 125 lineal feet.

Some of the neighbors complained about the parking from the strip mall to the east (northeast corner of Northwest Highway and Kennicott). They explained that there is not enough parking at the strip mall and as a result, the overflow cars are parking along Kennicott. Residents adjacent to the subject site also commented on the poor condition and overall appearance of the building at 1000 W. Northwest Highway. The petitioner did testify that they plan to paint the building and clean up the exterior. The residents had questions about the hours of operation. The petitioner explained that they anticipate that the hours will be from 10 am to 8 pm. The petitioner commented that possibly they will stay open to 9 pm on the weekends.

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 with conditions by Mr. Drake and seconded by Mr. Schwingbeck.

1. That a three-foot high code required screen be provided along Kennicott and Northwest Highway.
2. That a code required six-foot high screen be provided adjacent to the residential district.
3. That the required parking islands be installed when the parking lot is reconstructed at a future date.

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.

Peter Siavelis, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: Kautz Residence - 735 N. Pine Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from 1/11/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 1/11/16 - Kautz	Minutes
Findings 1/11/16 - Kautz	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: KAUTZ RESIDENCE - 735 N. PINE AVENUE

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 11th day of January, 2016 at the hour of 8:39 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Acting Chair
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

ACTING CHAIRMAN SIAVELIS: Okay, next up is the Kautz Residence at 735 North Pine. Have you signed in?

MR. KAUTZ: Not yet. Thank you. Got it.

(Witness sworn.)

ACTING CHAIRMAN SIAVELIS: Please introduce yourself.

MR. KAUTZ: Matt Kautz.

ACTING CHAIRMAN SIAVELIS: You are the Petitioner, correct?

MR. KAUTZ: Yes, I am.

ACTING CHAIRMAN SIAVELIS: Okay, go ahead.

MR. KAUTZ: All right. So, the variance is to build a front porch in front of the house. We purchased the house which currently has a front porch attached that extends across the setback. The variance is actually about the setback. So, we bought the house, it currently extends across the setback. We want to build a front porch, knocking down the existing one.

Our new front porch will actually bring it closer to where the setback is supposed to be, but because the house is built where it is, anything that, you know, the entrance to the house will be in front of the setback.

ACTING CHAIRMAN SIAVELIS: Okay. So, is that the existing, from the photo that was taken, is that a front porch or more like a stoop? Like with concrete steps?

MR. KAUTZ: No, it's currently a front porch. It's like a three-season porch. It's got windows and everything.

ACTING CHAIRMAN SIAVELIS: Okay.

MR. KAUTZ: So on the economic hardship part of it is that the house, you know, it's existing. We'd have to move the whole house back to get a front porch on there. It will match with the rest of the neighborhood. We have six other homes including ours that will have front porches. A couple of neighbors I have talked to have been in favor of it. One even showed up to support us without even asking for anything, so it's kind of fun, too. That's, I think that's all the questions, correct?

ACTING CHAIRMAN SIAVELIS: The criteria? Yes. It looks like you received design approval?

MR. KAUTZ: Yes.

ACTING CHAIRMAN SIAVELIS: Because we have comments indicating design support, and the same thing, the Engineering Department has no objection to the proposed variance.

MR. KAUTZ: Correct.

ACTING CHAIRMAN SIAVELIS: Any other questions from the Board?

MR. SCHWINGBECK: You know, I took a look at it, and I know in here it talks about just the front porch. But the whole house is being redone isn't it?

DRAFT

MR. KAUTZ: Yes, it is.

MR. SCHWINGBECK: Okay.

ACTING CHAIRMAN SIAVELIS: You don't need a variance for the other work being done?

MR. KAUTZ: No, everything else is within.

ACTING CHAIRMAN SIAVELIS: Code?

MR. KAUTZ: Yes.

ACTING CHAIRMAN SIAVELIS: So, did you find this out as you were under construction? Is that what happened?

MR. KAUTZ: No. Let's see. I think it was already documented, they told us, it was Steve who e-mailed my architect.

ACTING CHAIRMAN SIAVELIS: Steve Hautzinger?

MR. KAUTZ: Yes.

ACTING CHAIRMAN SIAVELIS: You said you have talked to your neighbors?

MR. KAUTZ: Yes.

ACTING CHAIRMAN SIAVELIS: Have you received any opposition, indication of --

MR. KAUTZ: Not that I've heard of. I mean I haven't spoken to everybody, I spoke to a few people. I don't live there currently.

ACTING CHAIRMAN SIAVELIS: Is this house unoccupied right now?

MR. KAUTZ: Yes. I mean I have my, I have some stuff there, I've lived there for a couple of days. I moved out because we were about to start remodeling soon.

ACTING CHAIRMAN SIAVELIS: All right. Any comments from the audience?

MS. SANASARDO: I just have one question.

ACTING CHAIRMAN SIAVELIS: Sorry, we can't do it informally like question and answer from the seats. Can you raise your hand?

(Witness sworn.)

ACTING CHAIRMAN SIAVELIS: Please identify yourself.

MS. SANASARDO: Barb Sanasardo.

ACTING CHAIRMAN SIAVELIS: Where do you live?

MS. SANASARDO: I live next door to the existing.

ACTING CHAIRMAN SIAVELIS: The subject property, all right. Go ahead please.

MS. SANASARDO: I just have one question. I want to know if the porch is going to be just in the front. If this is going to be as wide as the building or if it's going to be extending on the sides at all.

ACTING CHAIRMAN SIAVELIS: Fair question. Just to confirm, it's just a front porch, right? It's not a wraparound?

MR. KAUTZ: Yes, it's just the front.

MS. SANASARDO: Okay, that's all. Thank you.

DRAFT

MR. KAUTZ: Does that help?

ACTING CHAIRMAN SIAVELIS: So, can we take it that you support the petition?

MS. SANASARDO: Yes.

ACTING CHAIRMAN SIAVELIS: Okay. Anybody else from the audience? Okay, I'll close it off then for deliberations. I'll start I guess for moving us along here. I think this is reasonable. There's many, many instances of porches like this in the Village. It looks good per the drawings. Got neighborhood support. I'd support it as well. Let's get this moved.

MR. GEISEL: Agreed.

MR. SELBKA: Motion to approve. Oh, sorry.

ACTING CHAIRMAN SIAVELIS: Go ahead. I know we want to get out of here. Do I have a motion?

MR. SELBKA: Motion to approve.

MR. GEISEL: Second.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Acting Chairman Siavelis.

ACTING CHAIRMAN SIAVELIS: Yes. Congratulations.

MR. SELBKA: Thank you very much.

ACTING CHAIRMAN SIAVELIS: All right.

(Whereupon, the above petition was concluded at 8:44 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS January 11, 2016

PETITIONER: Kautz Residence
ADDRESS OF PROPERTY: 735 N. Pine Ave.
VARIATION: 5.1-3.6, 5.4

A 4.0 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a covered front porch with a front yard setback of 25.5 feet and an additional 1 foot for the eave from the west property line instead of the minimum 29.5 feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing to remove the existing porch and build a new front porch that extends across the front of the 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. Geisel. 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.

Peter Siavelis, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: Pappas Residence - 619 N. Hickory Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from 1/11/16 hearing.

ATTACHMENTS:

Description	Type
Minutes 1/11/16 - Pappas	Minutes
Findings 1/11/16 - Pappas	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: PAPPAS RESIDENCE - 619 N. HICKORY AVENUE

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 11th day of January, 2016 at the hour of 8:44 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Acting Chair
TOM DRAKE
TOM SCHWINGBECK
JOSEPH GEISEL
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Landscape Planner

DRAFT

ACTING CHAIRMAN SIAVELIS: All right, last but not least, Pappas Residence at 619 North Hickory. Can you raise your right hand please?

(Witness sworn.)

ACTING CHAIRMAN SIAVELIS: Please identify yourself.

MR. PAPPAS: I'm John Pappas, owner of 619 North Hickory.

ACTING CHAIRMAN SIAVELIS: Can you please provide comments with regard to the three criteria we identified earlier in that other petition, too?

MR. PAPPAS: Yes. I was sitting in my house, I'm a home builder as well, and I built about five homes in Arlington Heights. The last one that I built was at 1309 North Illinois Avenue in Virginia Terrace. Right around April 1st, the first week of April, I get a knock on my door and I get a realtor that says I have these people that love this house and want to buy your house, what would it take to get you out of your house, you know. I was like what, and it came fast.

So, we were going to be moving anyway. My kids are in college now and so we agreed to sell them the house. So, we were kind of in a pinch though that part of the deal was though they had to be in it in two months. I had to be out of my house in two months.

So, we started to look for another house and couldn't find anything that I wanted, you know, that worked for us that we wanted to get into because of the short period of time really. So, I found this one, I bought it. Temporarily moved in to new 1 Arlington, the old Sheridan Hotel, and right away got going with the drawings on this house. I found this house right by St. Viator here on Hickory.

I'm a builder, I mean I should have looked in because I'm not going any different, I'm using the existing footprint. I am going back, however, but I'm not doing sides or front at all. So, I didn't even think of the 48-foot lot. I looked at the FAR, you know, all the ratios and everything, I didn't even look at the, I didn't even know it was a 48-foot lot. I thought it was a 50-foot lot.

So, I got the drawings done by actually a kind of respected architect, the brand is A&A Design out of Barrington that have done three of my houses for me in Arlington Heights and always got approved right away. We got it into design with Derek and I got the notification that it's not a buildable lot, or whatever, it's not a, you know, it's a 48-foot lot. I already did get the approval on the design I believe, right?

MR. MACH: I believe so, yes.

MR. PAPPAS: So, that's where I'm at. So, I'm here now. I'm not, I'm just making the house nicer and it's for me. It's not to move, you know, to sell or flip or anything.

ACTING CHAIRMAN SIAVELIS: So, what's the depth of this lot?

MR. PAPPAS: The depth is 200 and --

DRAFT

ACTING CHAIRMAN SIAVELIS: Almost 14 feet?

MR. PAPPAS: Yes, there's I think only four lots right there. I guess in the past Arlington Heights was going to continue a road past the back and they never did it. This is what I hear from people and that's why, there's only four lots that are 200 and something deep right there that I know of anyway.

ACTING CHAIRMAN SIAVELIS: Right, and so the plat that's included within our material shows 48 feet width and almost 214 in depth.

MR. PAPPAS: Correct.

ACTING CHAIRMAN SIAVELIS: So, you're in the trades and you didn't look at the plat?

MR. PAPPAS: Didn't even, you know why I didn't really? It's because, well, I looked at the plat but I didn't know that 48-foot was, 50 was the minimum.

ACTING CHAIRMAN SIAVELIS: Minimum, okay.

MR. PAPPAS: Since I wasn't planning on going, I'm just going up with it and I'm going back, and I'm taking down, there is a three-season room on the back of the house that I'm taking down, it's all cat-infested and then, you know, so I wasn't impeding on anything. So, it didn't even occur to me, you know, to think about that it was a 50-foot, you know, that it was a buildable lot. That didn't occur to me at all.

ACTING CHAIRMAN SIAVELIS: So, it's existing nonconforming and you're going up from there basically?

MR. PAPPAS: Yes, and I'm going back a little bit.

ACTING CHAIRMAN SIAVELIS: In depth.

MR. PAPPAS: Yes.

ACTING CHAIRMAN SIAVELIS: Right. Okay, did you get a chance to talk to the neighbors?

MR. PAPPAS: I did.

ACTING CHAIRMAN SIAVELIS: And the outcome of those discussions was what?

MR. PAPPAS: They're excellent. We're all friends and I've met everyone. I'm not living, it's vacant right now but I'm there all the time. I share a driveway with Mary next door. She was going to be out of town tonight but she said she sent a letter in just showing her approval of it. We share a driveway together. We do the driveway together with the snow blowers and, you know, all that kind of stuff.

ACTING CHAIRMAN SIAVELIS: Derek, do we have any correspondence from neighbors?

MR. MACH: I think you received everything.

ACTING CHAIRMAN SIAVELIS: That includes, you didn't receive any negative?

MR. MACH: I have not, no.

DRAFT

ACTING CHAIRMAN SIAVELIS: Any comments from the audience?
The sole remaining.

MR. PAPPAS: She only stayed because she felt bad for me
being alone in here. I don't know her or anything.

ACTING CHAIRMAN SIAVELIS: Separation anxiety, all right.
So, no comments from the audience. Any comments from the Board
members? All right, let's close it down for deliberation. Let's not
all rush to start at the same time.

MR. SCHWINGBECK: I think it's going to look nice.

ACTING CHAIRMAN SIAVELIS: And this is an existing
nonconforming structure?

MR. SCHWINGBECK: Right.

ACTING CHAIRMAN SIAVELIS: He's not going wider, he's going
up and back and he's certainly got a lot of room back there at 214
feet.

MR. SCHWINGBECK: Right.

ACTING CHAIRMAN SIAVELIS: So, somebody move.

MR. DRAKE: It's an improvement to the neighborhood.
Improvement to the structure and the neighborhood.

MR. PAPPAS: Absolutely.

ACTING CHAIRMAN SIAVELIS: Call for a motion.

MR. SELBKA: Move to approve.

MR. GEISEL: Second.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Schwingbeck.

MR. SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Acting Chairman Siavelis.

ACTING CHAIRMAN SIAVELIS: Yes.

MR. PAPPAS: Thank you very much.

ACTING CHAIRMAN SIAVELIS: Motion to close.

MR. DRAKE: I would move that we adjourn.

MR. SCHWINGBECK: Second.

ACTING CHAIRMAN SIAVELIS: All right.

(Whereupon, the above petition was
concluded at 8:50 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS January 11, 2016

PETITIONER: Pappas Residence
ADDRESS OF PROPERTY: 619 N. Hickory Ave.
VARIATION: 5.1-3.4, 5.1-3.6, 5.4

A variance from Chapter 28, Section 5.1-3.4 (Minimum Lot Size) to allow a 48-ft. wide lot to be buildable; A 0.4 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a side yard setback of 4.6 feet from the north property line instead of the minimum 5.0 feet and an additional 0.5 feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing an addition to the existing home. The petitioner explained that the footprint of the existing home is non-conforming; therefore, a side yard setback is necessary. The petitioner also explained that the lot is 48 feet wide where 50 feet is required.

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. Geisel. 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.

Peter Siavelis, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: ZBA#16-001 - Mueller Residence - 316 E. Fremont St.

Department: Planning & Community Development

REQUEST

A 12.9 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 21.3 feet from the east property line instead of the minimum 34.2 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Staff Report	Report
Department Comments	Correspondence
Supporting Documents & Drawings	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: February 8, 2016
Date Prepared: February 3, 2016
Project Title: Mueller Residence
Address: 316 E. Fremont St.

Background Information

Petition Number: ZBA #16-001
Petitioner: Paul Rogner / ParCraft Ltd.
Address: 825 E. Rand Rd. Suite 230
Arlington Heights IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

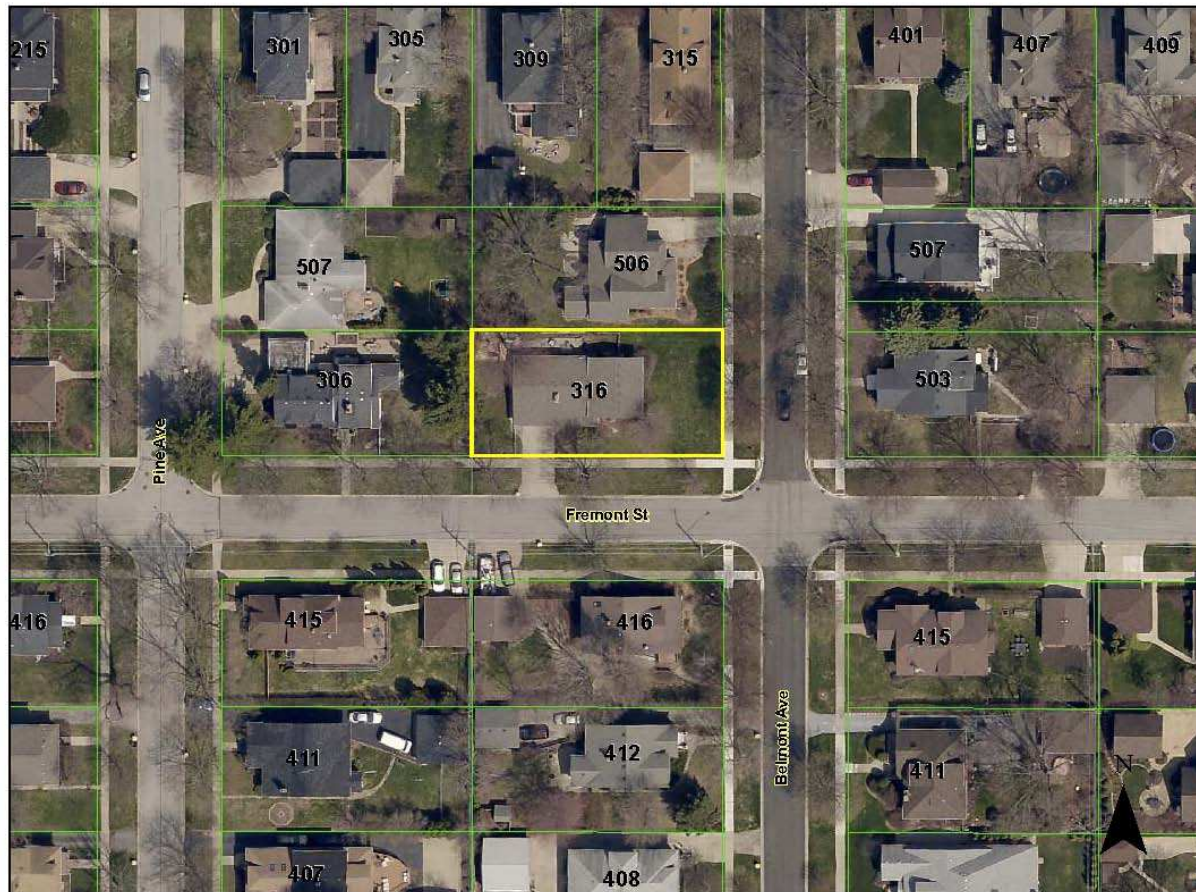
The petitioner is proposing to construct an addition to the existing home and relocate the two car attached garage. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,712 square feet and a lot width of 66 feet. The proposed residence will have approximately 2,950 square feet plus a two car attached garage. The proposed addition is encroaching into the required front yard setback. Therefore the petitioner requests the following variation:

- A 12.9 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 21.3 feet from the east property line instead of the minimum 34.2 feet and an additional 1.0 feet for the eave.

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	1/21/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	1/21/16	
3. Letter that was Mailed	✓	1/21/16	
4. Photographs of Sign on Property	✓	1/21/16	

Photograph of Existing Structure



ZBA# 16-001

316 E Fremont - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: January 20, 2016

Completed: January 20, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 12.9 ft variance to allow an addition with a front yard setback of 21.3 ft from the east property line instead of the minimum 34.2 ft and an additional 1 ft for the eave.

The Engineering Department has no objection to the proposed variance.

January 22, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building Services

RE: ZBA #16-001 – Mueller Residence, 316 E Fremont St.

Building Department Comment(s):

No comment at this time.

RECEIVED
JAN 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Mueller Residence

Project Address: 316 E. Fremont St.

ZBA #: 16-001

ZBA Hearing Date: February 8, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

C: Bill Enright, Deputy Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: January 19, 2016

- A 12.9 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow an addition with a front yard setback of 21.3 feet from the east property line instead of the minimum 34.2 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: THE PROPOSED RENOVATION/ADDITION IS FAVORABLE FOR AN
ADMINISTRATIVE DESIGN APPROVAL, PENDING THE OUTCOME OF THE

Please review, comment, and return to me no later than Friday, January 29th.

ZBA REVIEW.

- STEVE HAUTZINGER, DESIGN PLANNER

PETITION

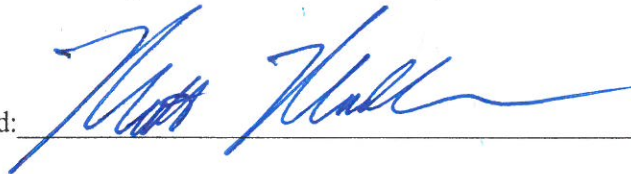
NOW COMES the Petitioner Matt and Julie Mueller being the owner of the property commonly known as 316 E. Fremont St., Arlington Heights, IL and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.6, Chapter 28, of the Arlington Heights Municipal Code, in order to: adjust the front yard average of the block setback from 34' to 21'.3 feet.

I hereby state that the following hardship would exist if the variation were not granted: We would not be able to have a suitable back yard for our small children to play in. We would not have a back yard which there is a positive connection with the primary first floor spaces in the home. Currently the back yard is very disconnected from the home by the presence of a two car garage on that side. We are hoping to move the two car garage to the other side of the lot.

I hereby state that the following unique circumstances exist: We have a very small usable back yard on the West side of our lot. At 23.5 feet, it would not even meet the current rear yard setback requirements of 30'. The garage on that side plays a large part in this issue. We are hoping to move it to the other side of the home and restore the back yard to a more proper setback of 34'-2.5". Our home has an extremely large setback on the Belmont (East) side of our lot. It is the largest current street side setback in the area. With only one other property to compute into the average calculation of the block, the final result is a required setback of 34'. This is a larger setback than anything represented in our neighborhood.

We hereby state that the variation, if granted, will not alter the essential character of the locality because: The setback we are requesting is more representative of the setbacks of the homes in our neighborhood. It would actually fit in better than it currently does in that regard. Also, we have planned changes and additions to the home that we feel will blend in much better with many of the craftsman style homes of the area. We believe it will only enhance the property and benefit the neighborhood in general.

Signed: _____



Date: _____

1/7/16

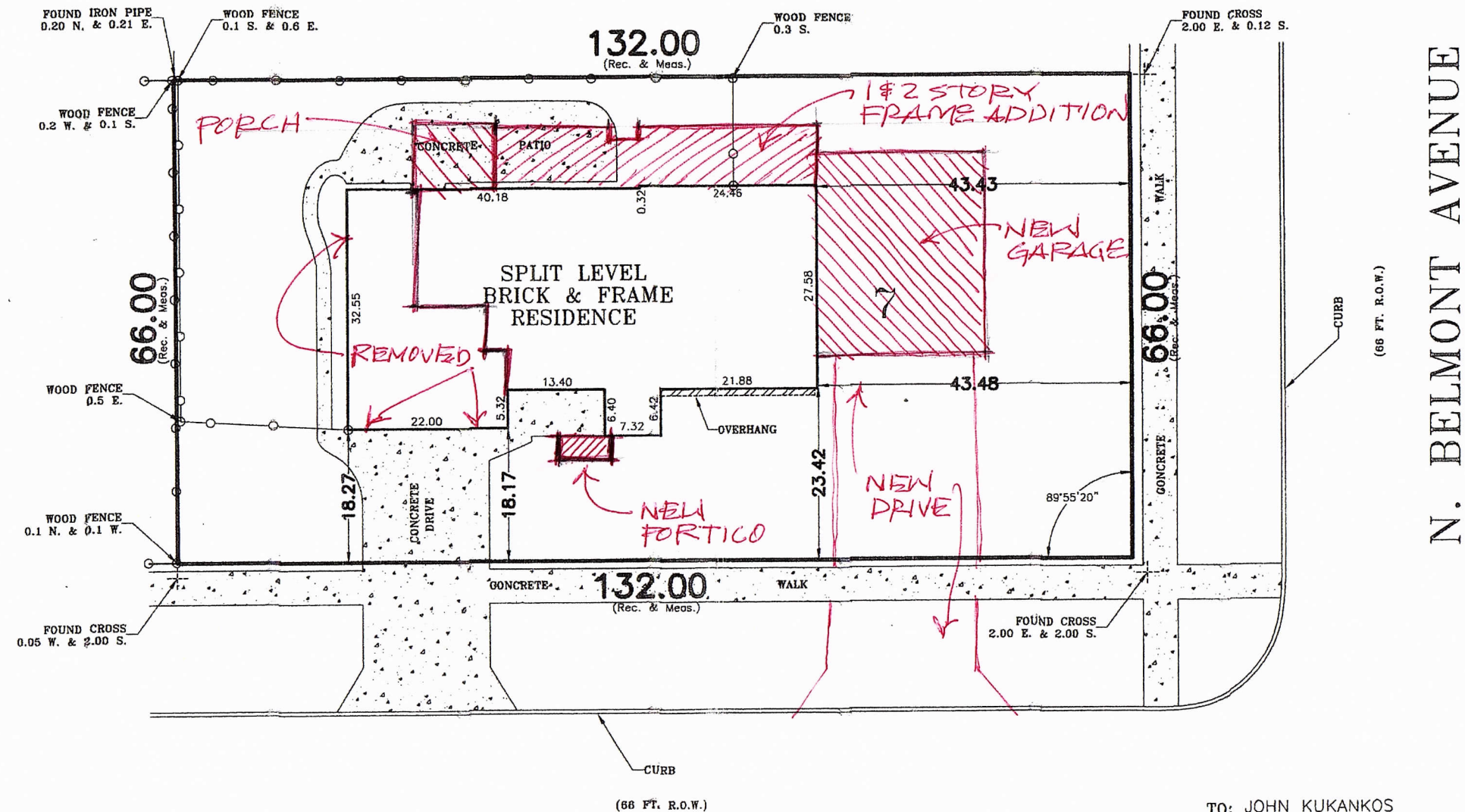
PLAT OF SURVEY

OF LOT 7 IN BLOCK 2 IN SHERMAN E. PATE'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE WEST 1306 FEET OF THE NORTH 331 FEET OF THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 316 E. FREMONT STREET, ARLINGTON HEIGHTS, ILLINOIS



SCALE: 1"=20'



E. FREMONT STREET

TO: JOHN KUKANKOS

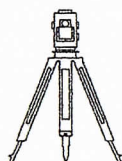
THIS IS TO CERTIFY THAT WE, PREFERRED SURVEY, INC., ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION NO. 116 HAVE SURVEYED THE PROPERTY DESCRIBED HEREON AND THAT THE PLAT SHOWN HEREON IS A CORRECT REPRESENTATION OF THAT SURVEY, ALL DIMENSIONS SHOWN HEREON ARE IN FEET AND DECIMALS THEREOF. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. PROPERTY CORNERS ARE SET OR NOT BY CLIENT AGREEMENT. MY LICENSE RENEWS ON NOVEMBER 30, 2006. GIVEN UNDER OUR HAND AND SEAL AT BRIDGEVIEW, ILLINOIS, THIS

23RD DAY OF OCTOBER A.D. 2006



ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION #116

P.S.I. NO. 0675002
CAD OS/TD
MB



PREFERRED SURVEY, INC.

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

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

Professional Design Registration #184-002795	
Field Work Completed	10/18/2006
Land Area Surveyed	8,712.0 Sq. Ft.
Drawing Revised	

GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES, ORDINANCES, REGULATIONS AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- CONTRACTORS SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.
- PROVIDE 2" MIN. WOOD FIRESTOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS BETWEEN FLOORS AND ATTIC, PER IRC 2012.
- ALL COOKING AND HEATING DEVICES SHALL BE U.L. OR A.G.C. ASSOC. LABELED AND APPROVED OR EQUIVALENT.
- HOT AND COLD AIR DUCTS TO BE NON-COMBUSTIBLE MATERIAL.
- SILL SEALER UNDER ALL EXTERIOR WALLS.
- ALL FURNACE ROOMS TO BE DRYWALLED AND TAPED PRIOR TO INSTALLATION OF FURNACE.
- HOLES MAY BE BORED THROUGH JOISTS MAXIMUM 2 1/2" DIA. WITH EDGES MINIMUM 2" FROM BOTTOM OR TOP OF JOISTS.
- ALL WOOD SILL PLATES BEARING ON CONCRETE SHALL BE PRESSURE-TREATED FOR ROT AND TERMITES.
- ALL GLAZING SHALL BE PER BCIRC REQUIREMENTS.
- ALL CONTRACTORS SHALL CARRY WORKMAN'S COMPENSATION, PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE. THE OWNER SHALL MAINTAIN FIRE EXTENDED COVERAGE AND BUILDERS RISK INSURANCE.
- PROVIDE 1/2" WATER-PROOF CEMENT BACKER BOARD IN TUB AND SHOWER WET WALLS WITH CERAMIC TILE.
- PROVIDE MIN. 3/8" UNDERLAYMENT BOARD UNDER FLOOR AREAS THAT ARE TO HAVE TILE.
- APPROVED JOIST HANGERS ARE REQUIRED AS CONNECTORS.
- ALL DUCTWORK IN UNHEATED SPACES TO BE INSULATED.
- TEMPERED GLASS REQUIRED ON WINDOWS AND DOORS PER 2012 IRC.
- PROVIDE 1 HOUR FIRE SEPERATION BETWEEN GARAGE AND LIVING AREAS.
- STAIRS, HANDRAILS, & GUARDRAILS TO COMPLY TO 2012 IRC.
- 12" GYP. BOARD ON ALL WALLS & CEILINGS UNLESS OTHERWISE NOTED.
- ALL WALLS AND CEILINGS TO RECEIVE 1 PRIMER COAT AND 2 FINISH COATS OF PAINT.
- ALL MANUFACTURED PRODUCTS AND MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. VERIFY WITH ALL APPLICABLE LOCAL CODES.
- ALL CONSTRUCTION MATERIALS AND METHODS ARE TO BE FOLLOWED IN ACCORDANCE WITH THE REQUIREMENTS OF 2012 STATE OF ILLINOIS ENERGY CONSERVATION CODE (PUBLIC ACT 095-0776).**
- ALL CONSTRUCTION DEMOLITION TO BE EXECUTED IN ACCORDANCE WITH THE EPA'S NATIONAL LEAD SAFE RENOVATION PROGRAM. INTERIOR AND EXTERIOR MATERIALS ARE TO BE TESTED FOR LEAD PRIOR TO DEMOLITION PHASE AND TEST RESULTS REPORTED TO OWNER.

GENERAL ELECTRICAL NOTES

- ELECTRIC PANEL LOCATION: 3'-0" CLEAR EACH SIDE, 4'-0" CLEAR AT FRONT AND 6'-0" MINIMUM HEADROOM INCLUDING PIPING.
- ALL CLOTHES CLOSETS, EXCEPT WALK-INS, SHALL HAVE RECESSED PULL CHAIN LIGHT FIXTURES. LIGHTING FIXTURES INSTALLED IN INSULATED JOIST SPACES SHALL BE PROTECTED BY ICT TYPE FIXTURES (INSULATED THERMAL PROTECTION).
- ALL OUTLETS OF KITCHEN MUST BE G.F.C.I. PROTECTED.
- EVERY ENTRANCE TO EVERY HABITABLE ROOM AND HALLWAY MUST HAVE AN ACCESSIBLE LIGHT SWITCH TO A PERMANENT LIGHT FIXTURE OR ELECTRICAL OUTLET PER 2011 NEC.
- ALL FIXTURES IN CLOTHES CLOSETS MUST CONFORM TO 2011 NEC.
- ALL PADDLE FAN INSTALLATIONS REQUIRE APPROVED TYPE CEILING BOXES.

GENERAL CONCRETE NOTES

- ALL FOOTINGS TO BE KEVED 4 INCHES INTO UNDISTURBED SOIL OR COMPACTED FILL AT 95% COMPACTION PER ASTM D-1557.
- ALL FOOTINGS TO BE DESIGNED FOR 3,000 PSF SOIL BEARING CAPACITY.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
- ALL REINFORCING BARS ARE TO BE ASTM GRADE 40.
- ALL WELDED WIRE MESH ARE TO CONFORM TO ASTM B15-51T.
- ALL CONCRETE TO BE MIXED AND PLACED IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
- PROTECT ALL CONCRETE FROM ADVERSE WEATHER.
- ALL EXPOSED CONCRETE TO HAVE 5% TO 7% AIR ENTRAINMENT.
- CONCRETE TO BE READY MIXED, 3,500 PSI (MIN.), 28 DAY STRENGTH (5 BAG MIX) TO BE POURED CONTINUOUSLY WHENEVER POSSIBLE.
- NO CONCRETE IS TO BE POURED INTO STANDING WATER OR ONTO FROZEN SUB-GRADE.
- INTERIOR FLATWORK TO RECEIVE SMOOTH STEEL TROWEL FINISH, EXTERIOR FLATWORK TO RECEIVE A BROOM FINISH ON ALL EXPOSED FACES.
- PROVIDE CONTROL JOINTS RADIATING OUT FROM ALL INTERIOR STEEL COLUMNS AND AS REQUIRED IN ALL LARGE POURS.
- PROVIDE ALL GRANULAR FILL UNDER EXTERIOR STOOPS.
- PROVIDE 4-#4 HOOKED RODS IN WALLS WHERE FOOTING ELEVATIONS ARE NOT CONTINUOUS.
- PROVIDE FIBERGLASS REINFORCED DAMPROOFING ON ALL FOUNDATION WALLS UNLESS OTHERWISE NOTED.
- CONTROL JOINTS TO BE A MIN. 25% OF DEPTH OF SLAB.
- USE EXPANSION MATERIAL AT ALL FLOOR SLAB TO WALL CONNECTIONS.
- ALL EXTERIOR FLATWORK TO BE POURED ON MIN. 5" COMPACTED GRAVEL. COMPACTED IN MAX. 3" LIFTS
- PROVIDE CONTROL JOINTS ON ANY FLOOR SLABS & PATIOS GREATER THAN 120 SQUARE FEET IN AREA.

STRUCTURAL NOTES

- DESIGN LIVE LOADS: FLOOR = 40 PSF
SLEEPING AREAS: FLOOR = 30 PSF
ATTICS: FLOOR = 20 PSF
ROOFS: = 30 PSF
- FRAMING LUMBER TO BE OF THE FOLLOWING GRADES:
STUDS: SPF, STANDARD OR BETTER
JOISTS AND RAFTERS: DF-L #2 OR BETTER
MINIMUM STRESSES: F(b) = 875 PSI, E = 1,400,000 PSI
- PROVIDE 2x12x12 HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED.
- ALL INTERIOR BEARING WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL JOISTS TO HAVE A MIN. 2" BEARING ON WOOD OR STEEL, MIN. 3 1/2" BEARING ON MASONRY.
- ALL LUMBER SHALL HAVE AN AVERAGE MOISTURE CONTENT OF NOT MORE THAN 19%.
- APPROVED JOIST HANGERS ARE REQUIRED AS CONNECTORS.
- ENGINEERING SPECS. FOR PRE-ENGINEERED TRUSSES TO BE PROVIDED UNDER SEPERATE COVER.

GENERAL EXCAVATION NOTES

- ALL WORK SHALL CONFORM WITH ALL LOCAL CODES AND ORDINANCES.
- THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING EXCAVATION GRADES FROM A GRADE STAKE SHOWING TOP OF FOUNDATION ELEVATION. THIS GRADE STAKE SHALL BE OUTSIDE THE BUILDING AREA AND SHALL BE PROVIDED BY THE BUILDER.
- STRIP BLACK DIRT FROM BUILDING ZONE.
- MACHINE EXCAVATE TO AN ELEVATION 6 INCHES BELOW THE PROPOSED TOP OF FOOTING ELEVATION TO ALLOW FOR THE FINAL 4 INCHES TO BE KEVED INTO UNDISTURBED SOIL BY HAND BY OTHERS.
- ALL MATERIAL GENERATED FROM EXCAVATION SHALL BE SEPERATED INTO HOMOGENEOUS STOCKPILES.
- EXCAVATE AS REQUIRED TO PROVIDE 8 INCHES OF GRADE 9 STONE UNDER THE CAMP CULVERT (IF ANY). INVERTS OF CULVERT SHALL CONFORM TO THE EXISTING FLOW LINE IN THE DITCH LINE, AND SHALL BE 18 INCHES (MIN.) BELOW THE CROWN ON THE ROAD. SUBCONTRACTOR SHALL CHECK FOR PROPER PITCH AND DEPTH PRIOR TO FILLING STONE OVER THE PIPE. INSTALLATION OF A DRIVEWAY WITH A HUMP OVER THE CULVERT PIPE SHALL BE PROHIBITED.
- PRESUMPTIVE SOIL BEARING CAPACITY IS 3,000 PSF ON UNDISTURBED SOIL. IF AT PLAN DEPTH A QUESTIONABLE SOIL CONDITION IS ENCOUNTERED, SUBCONTRACTOR SHALL CONSULT BUILDER OR BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH EXCAVATING DEEPER THAN PLAN.
- NO EXCAVATIONS SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THAT FOOTING.
- ALL BACKFILL AT STOOPS, SLABS, STEPS AND PAVEMENTS SHALL BE CLEAN GRANULAR FILL, PLACE IN 8 INCH LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY PER ASTM D-1557, OR PROVIDE ALL SELF-COMPACTING PEA GRAVEL MATERIAL.
- ALL SLABS ON GRADE SHALL BEAR ON MECHANICALLY COMPACTED CRUSHED STONE OR SELF-COMPACTING PEA GRAVEL CAPABLE OF SUPPORTING 1,000 PSF.
- BACKFILL SHALL BE BROUGHT UP EQUALLY ON EACH SIDE OF WALLS AND EQUALLY AROUND ALL SIDES OF THE BUILDING. DO NOT BACKFILL UNTIL FOUNDATION WALLS HAVE ADEQUATELY CURED.
- ONLY RUBBER TIERED MACHINES MAY DRIVE ON EXISTING PAVEMENT AT STREET. LOADING AND UNLOADING OF METAL TRACK MACHINES SHALL BE MADE ON-SITE OR THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES WHICH OCCUR.
- SUBCONTRACTOR AND/OR BUILDER SHALL CALL JULIE AT LEAST 48 HOURS PRIOR TO THE START OF ANY DIGGING OPERATIONS, OR BE HELD RESPONSIBLE FOR ANY REPAIRS TO UNDERGROUND UTILITY LINES DAMAGED OR DESTROYED IN THE PROCESS.
- ANY EXISTING FIELD TILES, WHETHER FLOWING OR NOT, SEVERED DURING THE EXCAVATION PHASE SHALL BE IMMEDIATELY MARKED SO AS TO ALLOW FOR PROPER RE-CONNECTION AROUND THE FOUNDATION IN CONFORMANCE WITH STATE DRAINAGE LAW.
- TAKE CARE WHEN DIGGING FOR FOOTINGS. THE USE OF ROCK UNDER THE FOOTINGS CAN FACILITATE WATER ACCUMULATION UNDER THE BASEMENT FLOOR SLAB AND CONTRIBUTE TO FLOODING AS THE GROUND WATER LEVEL RISES DURING EXTREMELY WET PERIODS. THEREFORE, CRUSHED ROCK CANNOT BE PERMITTED UNDER FOUNDATIONS UNLESS A SOILS REPORT BY AN ILLINOIS LICENSED SOILS ENGINEER SPECIFICALLY ADDRESSES THE EXISTING AND POTENTIAL HIGH LEVELS OF GROUND WATER TABLE AND ADEQUATE PREVENTIVE MEASURES TO PROTECT THE HOMEOWNER.

GENERAL STEEL NOTES

- STEEL WORK SHALL CONFORM TO THE CURRENT SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AS ADOPTED BY THE A.I.S.C.
- CONNECTIONS SHALL BE BOLTED OR WELDED. BOLTS SHALL CONFORM TO ASTM A325 AND BE 3/4 INCH DIAMETER UNLESS NOTED OTHERWISE.
- ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATIONS A-36. STEEL FOR PIPE COLUMNS SHALL BE OF EQUIVALENT CAPACITY AND WELDABILITY TO ASTM SPECIFICATIONS A-501.
- ALL STEEL FLITCH PLATES SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATIONS A-36, AND BE SHOP DRILLED FOR STAGGERED BOLTING.
- ALL STRUCTURAL STEEL BEAMS, COLUMNS, FLITCH PLATES, BOLTS AND SHIMS SHALL HAVE A SHOP APPLIED COAT OF RUST-INHIBITING PAINT.
- STEEL FABRICATOR TO SUPPLY ALL NECESSARY BOLTS, FLANGES, SEAT ANGLES AND SHIMS NECESSARY FOR PROPER INSTALLATION.
- STEEL BASEMENT COLUMNS SHALL REST ON STACKED STEEL SHIMS NOT TO EXCEED 2 INCHES IN HEIGHT, SETTING STEEL COLUMNS ON CHUNKS OF BRICK SHALL BE PROHIBITED.
- ALL HOLES IN ALL CONNECTIONS SHALL RECEIVE A BOLT AND NUT AND ALL NUTS SHALL BE FIRMLY TIGHTENED PRIOR TO IMPOSING LOADING FROM ABOVE. MIS-ALIGNED CONNECTIONS SHALL BE FIELD DRILLED AS REQUIRED TO INSERT ALL BOLTS, OR BE FIELD-WELDED TO REPLACE SUCH BOLT(S).

PRESSURE TREATED MATERIALS

ALL HANGERS AND FASTENERS USED ON DECK TO BE SPECIFIED STAINLESS STEEL CH16, AND/OR HOT DIPPEED GALVANIZED FOR USE WITH ACO AND COPPER AZOLE TREATED LUMBER.

SPECIAL SAFETY NOTE

ALL CONTRACTORS, SUBCONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK ARE SAFE AND MEET ALL REGULATIONS OF THE OCCUPATIONAL SAFETY HAZARD ACT OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS AND/OR DAMAGE. IF UNSATISFIED, THE CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE THE ACTIONS AND/OR DEVICES NECESSARY TO RENDER THE JOB-SITE SAFE. IF THE WORK OF OTHER PARTIES IS, UPON INSPECTION, FOUND AT ANY TIME TO BE UNSAFE, THE CONTRACTOR OR SUBCONTRACTOR SHALL IMMEDIATELY STOP ALL WORK AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT AND OWNER. THE BEGINNING OF WORK SHALL INDICATE ACKNOWLEDGEMENT AND ACCEPTANCE OF THESE REQUIREMENTS.

SPECIAL NOTICE

THE USE OF THESE PLANS TO OBTAIN A BUILDING PERMIT SHALL CONSTITUTE THE ACCEPTANCE AND APPROVAL OF ALL REQUIREMENTS CONTAINED THEREIN.

PLANS BASED ON ASSUMPTION OF ADEQUATE SOIL BEARING CAPACITY. OWNER IS RESPONSIBLE FOR PROVIDING A SOIL TEST BY AN APPROVED SOILS ENGINEER.

THE GENERAL CONTRACTOR SHALL BRING ALL ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

THE GENERAL CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL PRE-EXISTING SITE CONDITIONS PRIOR TO SUBMITTING PROPOSAL FOR NEW WORK.

GENERAL CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ALLOWING ACCESS TO THE HOME FOR THIS TYPE OF INSPECTION BY THE SUBCONTRACTOR.



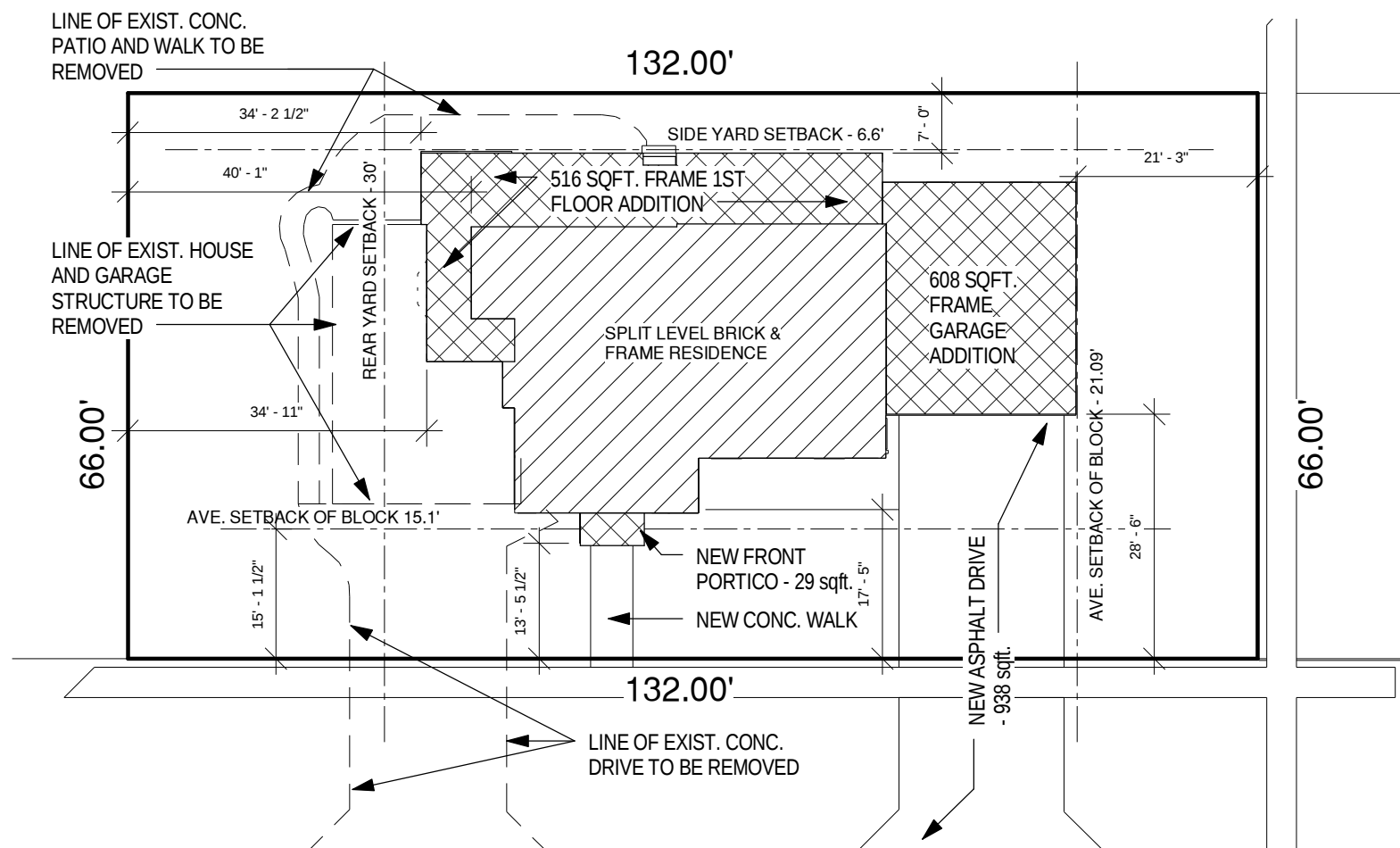
PERSPECTIVE VIEW

NTS



PERSPECTIVE VIEW

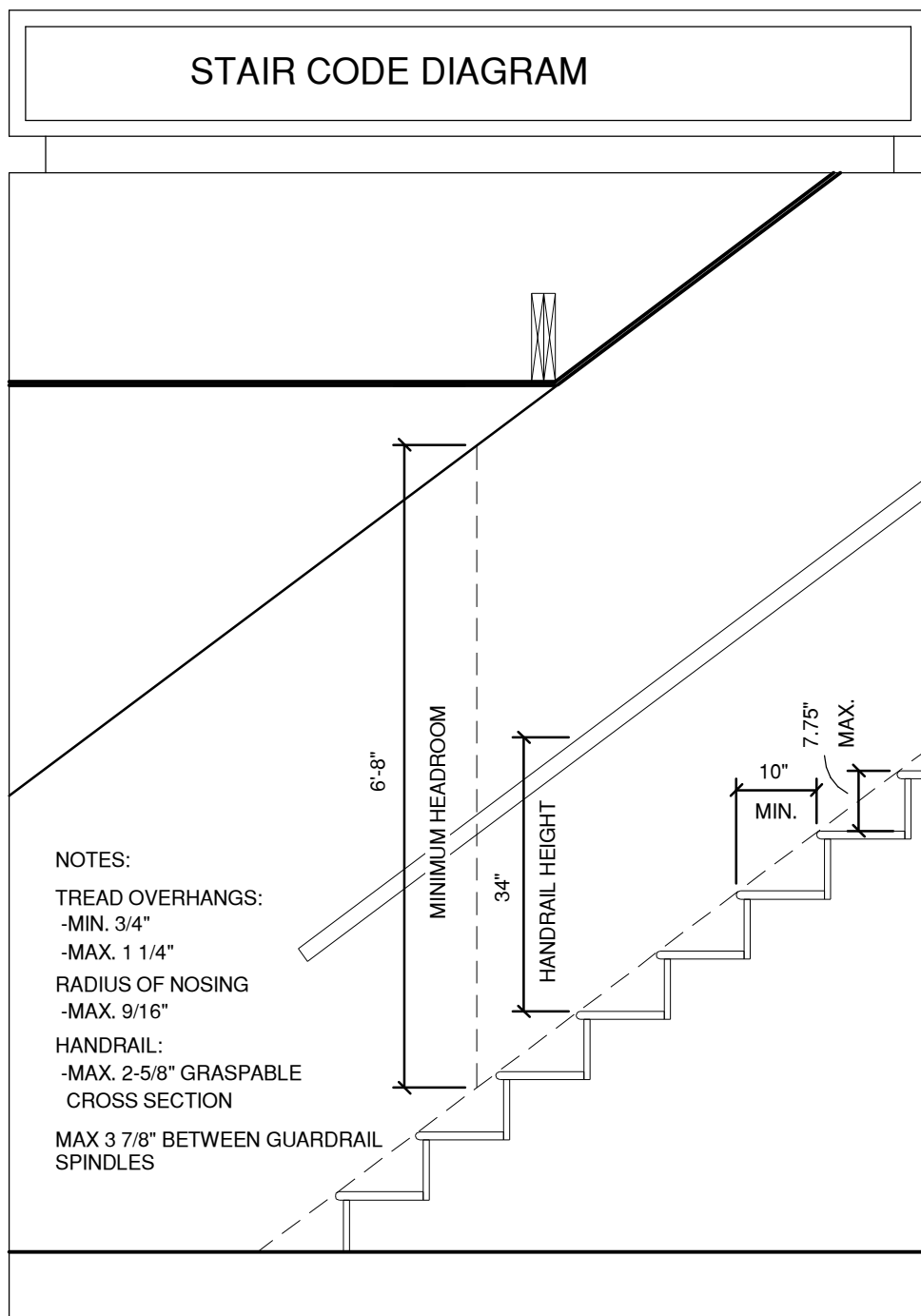
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E. FREMONT STREET

SITE PLAN

SCALE: 1" = 20'-0"



NOTES:
TREAD OVERHANGS:
-MIN. 3/4"
-MAX. 1 1/4"
RADIUS OF NOSING
-MAX. 9/16"
HANDRAIL:
-MAX. 2-5/8" GRASPABLE CROSS SECTION
MAX 3" 7/8" BETWEEN GUARDRAIL SPINDLES

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
T1	SITE PLAN, GENERAL NOTES, PERSPECTIVE VIEWS
D1	DEMOLITION PLANS
D2	DEMOLITION ELEVATIONS
A1	FOUNDATION PLAN, PLUMBING RISER DIAGRAMS
A2	FIRST FLOOR PLAN, BUILDING SECTION
A3	SECOND FLOOR PLAN, BUILDING SECTIONS
A4	ROOF PLAN
A5	ELEVATIONS, WALL SECTION
A6	ELEVATIONS, WALL SECTION
E1	FIRST FLOOR ELECTRICAL, SECOND FLOOR ELECTRICAL



ARCHITECTS

BUILDERS

REMODELERS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132

www.parcraft.com

**RESIDENTIAL
ADDITION &
REMODEL FOR:**

**MATT & JULIE
MUELLER**

**316 E. FREMONT ST.
ARLINGTON HEIGHTS, IL**

	ISSUE	DATE
	PRELIMINARY	6/11/15
	DESIGN DEV.	10/27/15
	BID SET	12/17/15
	PERMIT SET	

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CHECKED BY: PAR

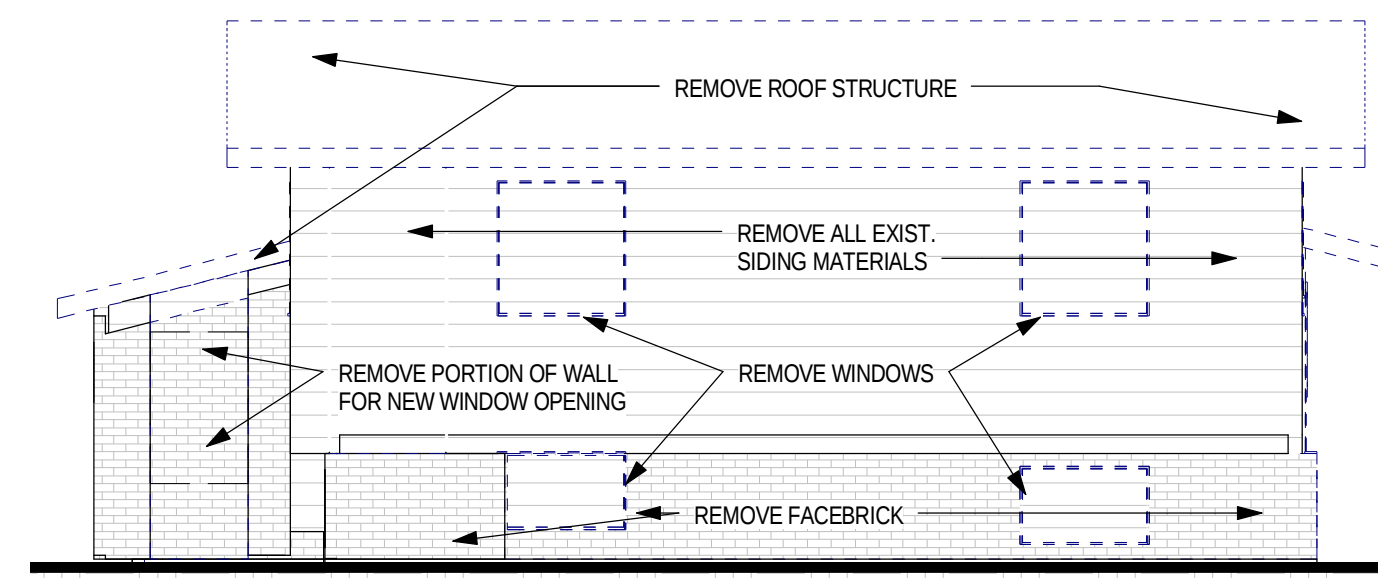
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DATE: 12/17/15
EXPIRES.: 11/30/16

JOB NO.: MUELLER

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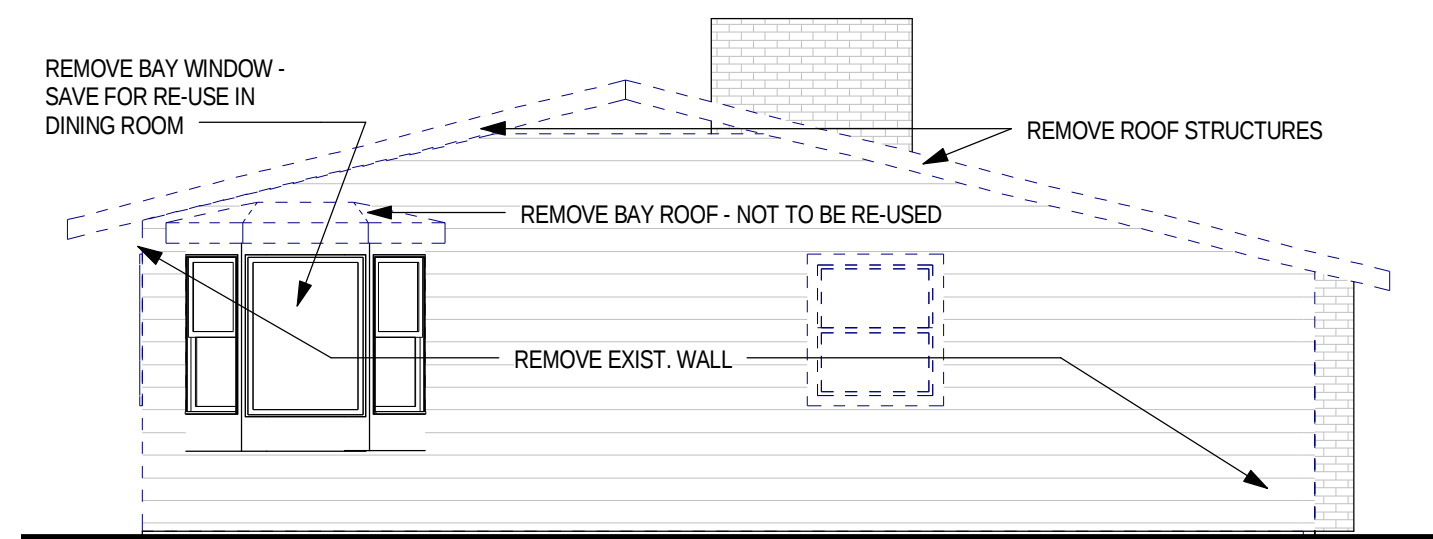
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OF:



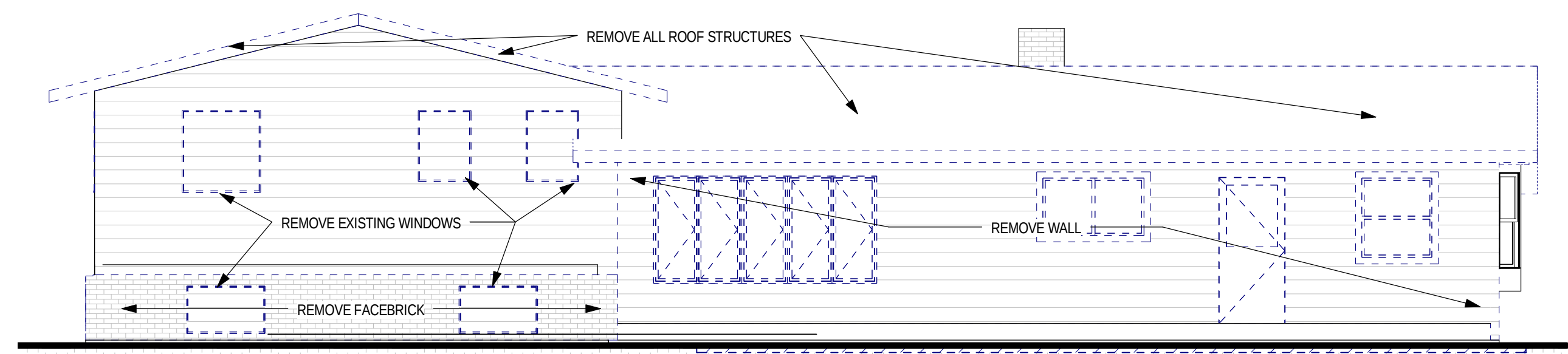
DEMOLITION ELEVATION - right side

SCALE: 3/16" = 1'-0"



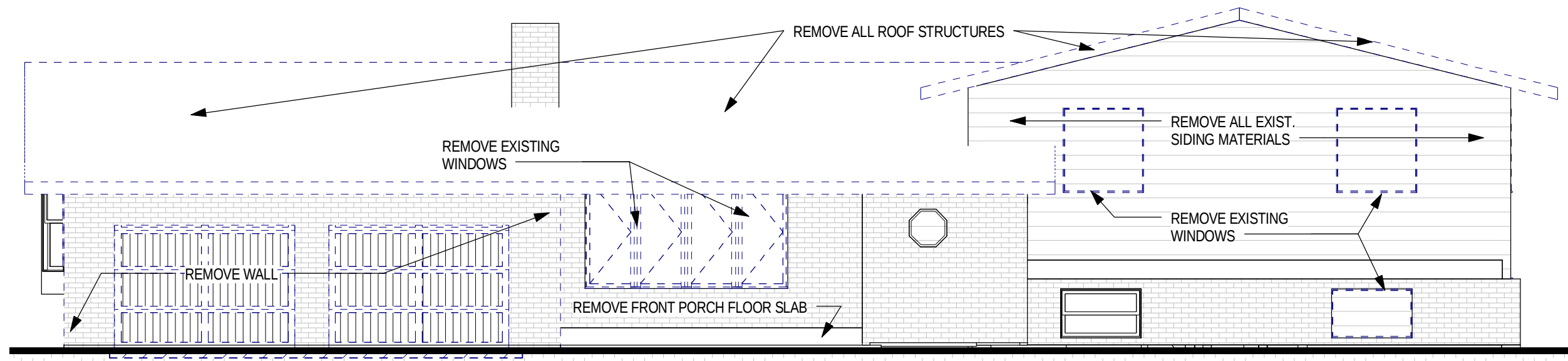
DEMOLITION ELEVATION - left side

SCALE: 3/16" = 1'-0"



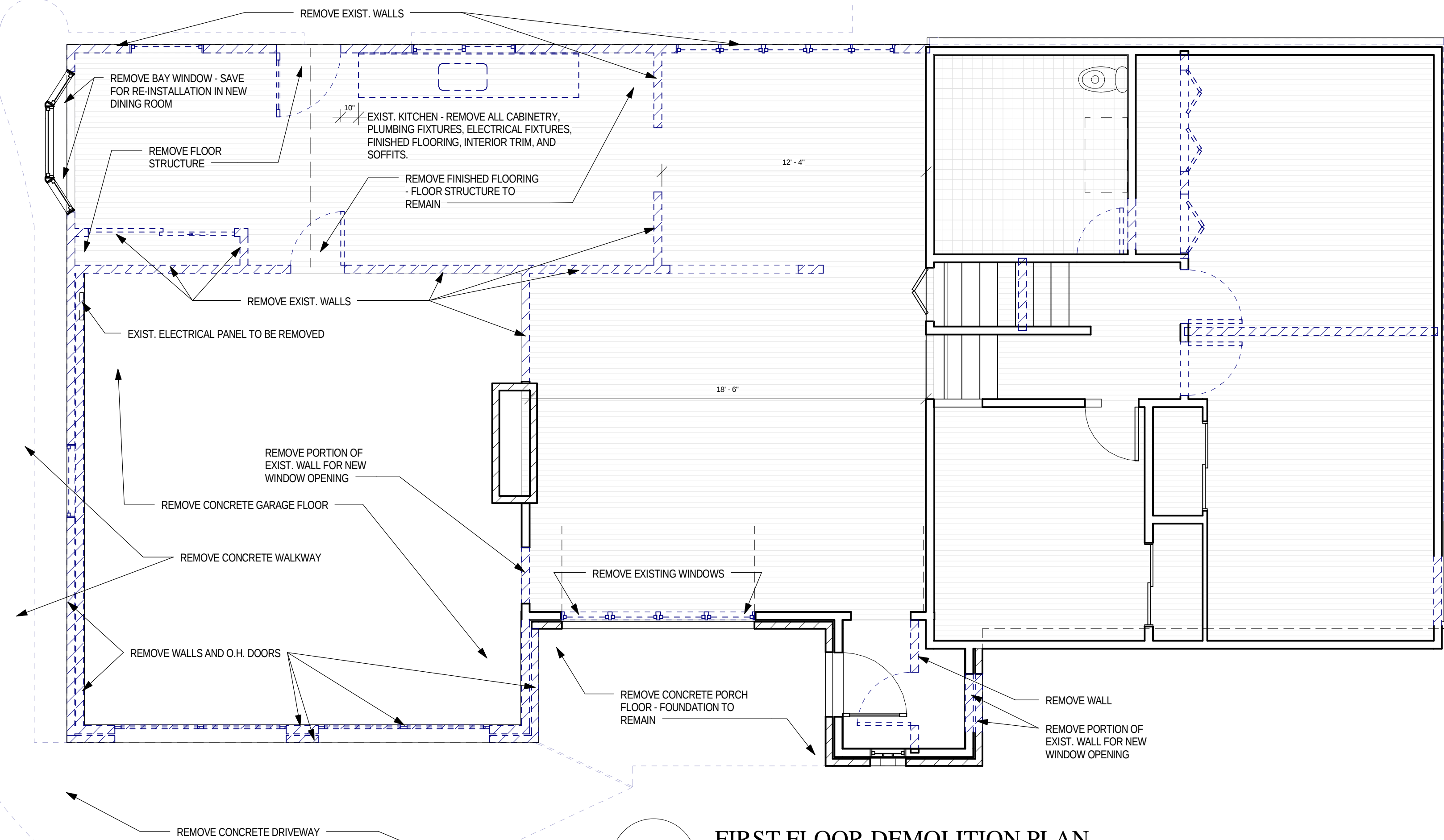
DEMOLITION ELEVATION - rear

SCALE: 3/16" = 1'-0"



DEMOLITION ELEVATION - front

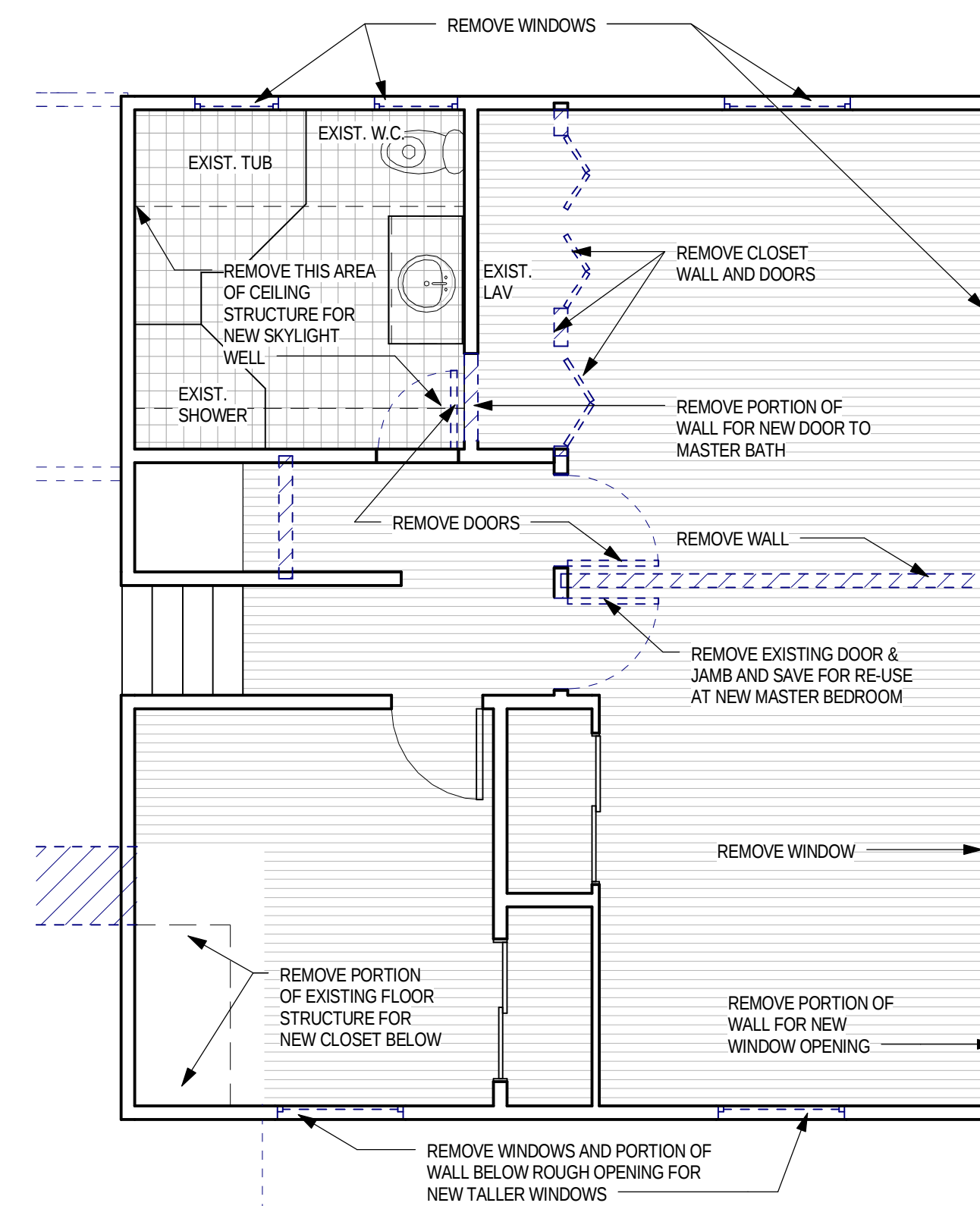
SCALE: 3/16" = 1'-0"



FIRST FLOOR DEMOLITION PLAN

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

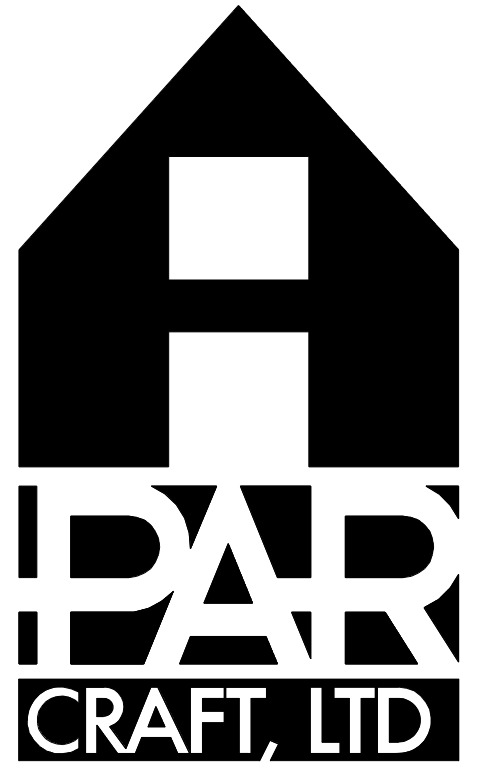
— INDICATES ITEMS TO REMAIN
- - - INDICATES ITEMS TO BE REMOVED



SECOND FLOOR DEMOLITION PLAN

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

— INDICATES ITEMS TO REMAIN
- - - INDICATES ITEMS TO BE REMOVED



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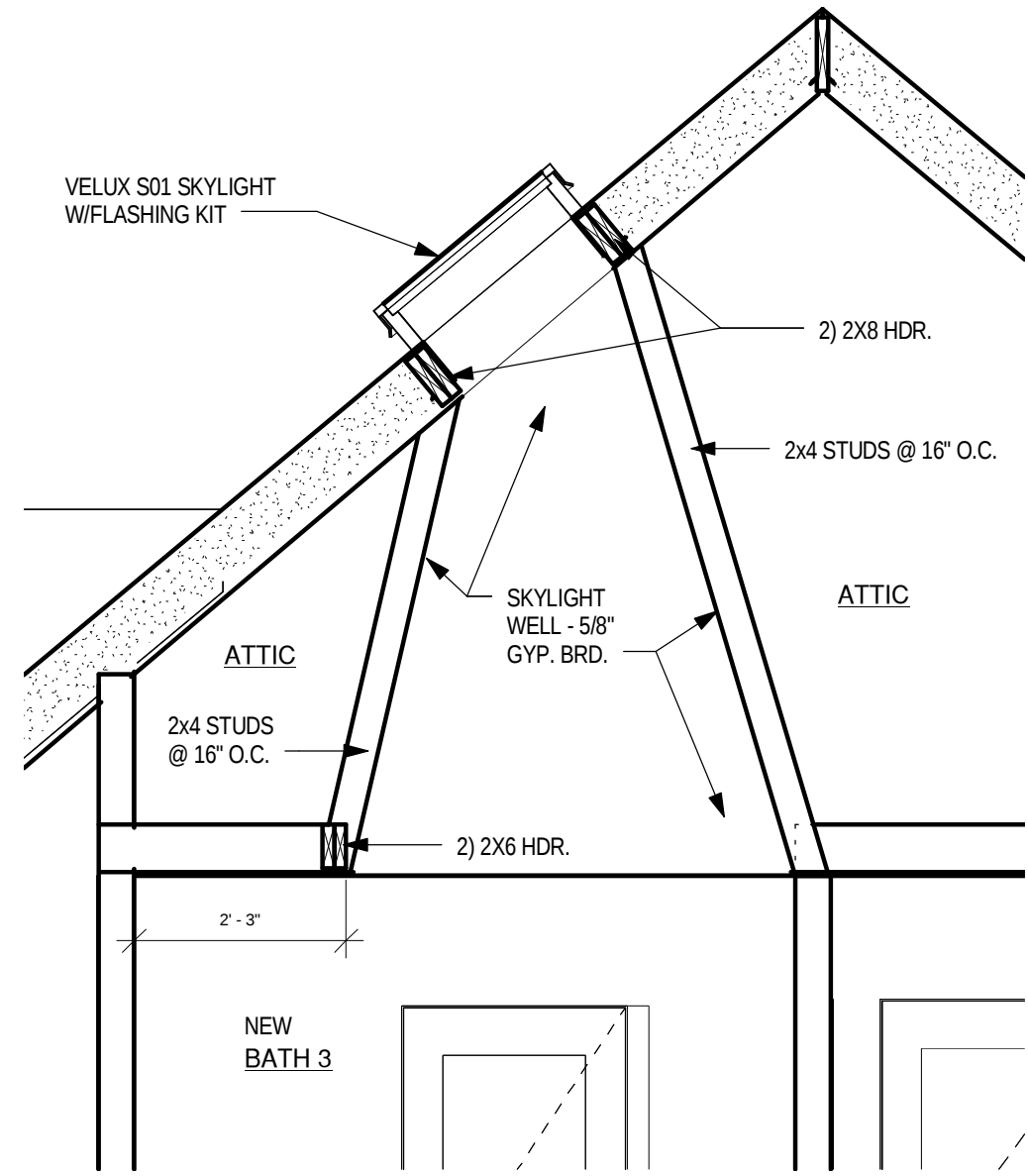
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DATE: 12/17/15
EXPIRES: 11/30/16

JOB NO.: MUELLER

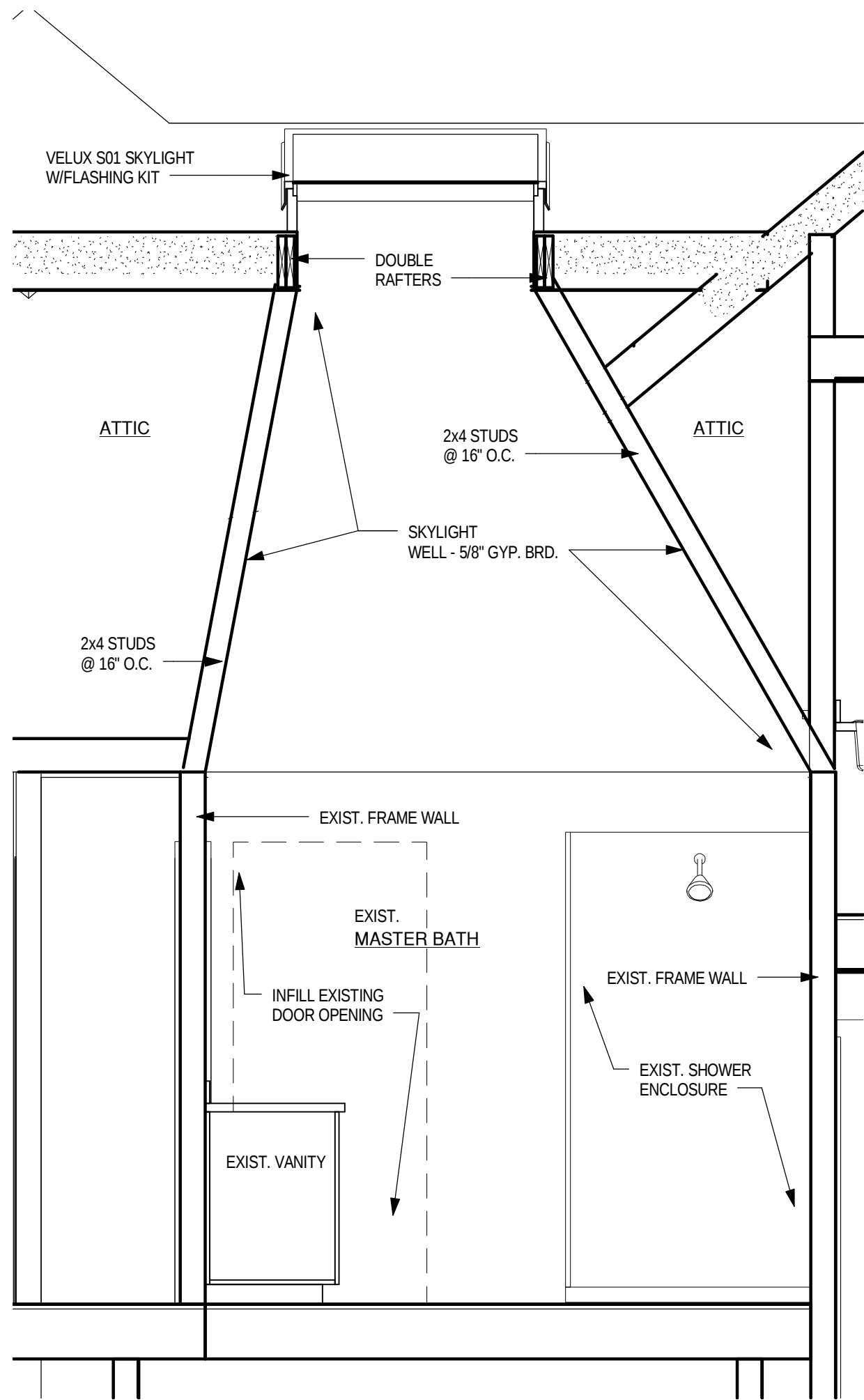
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D1

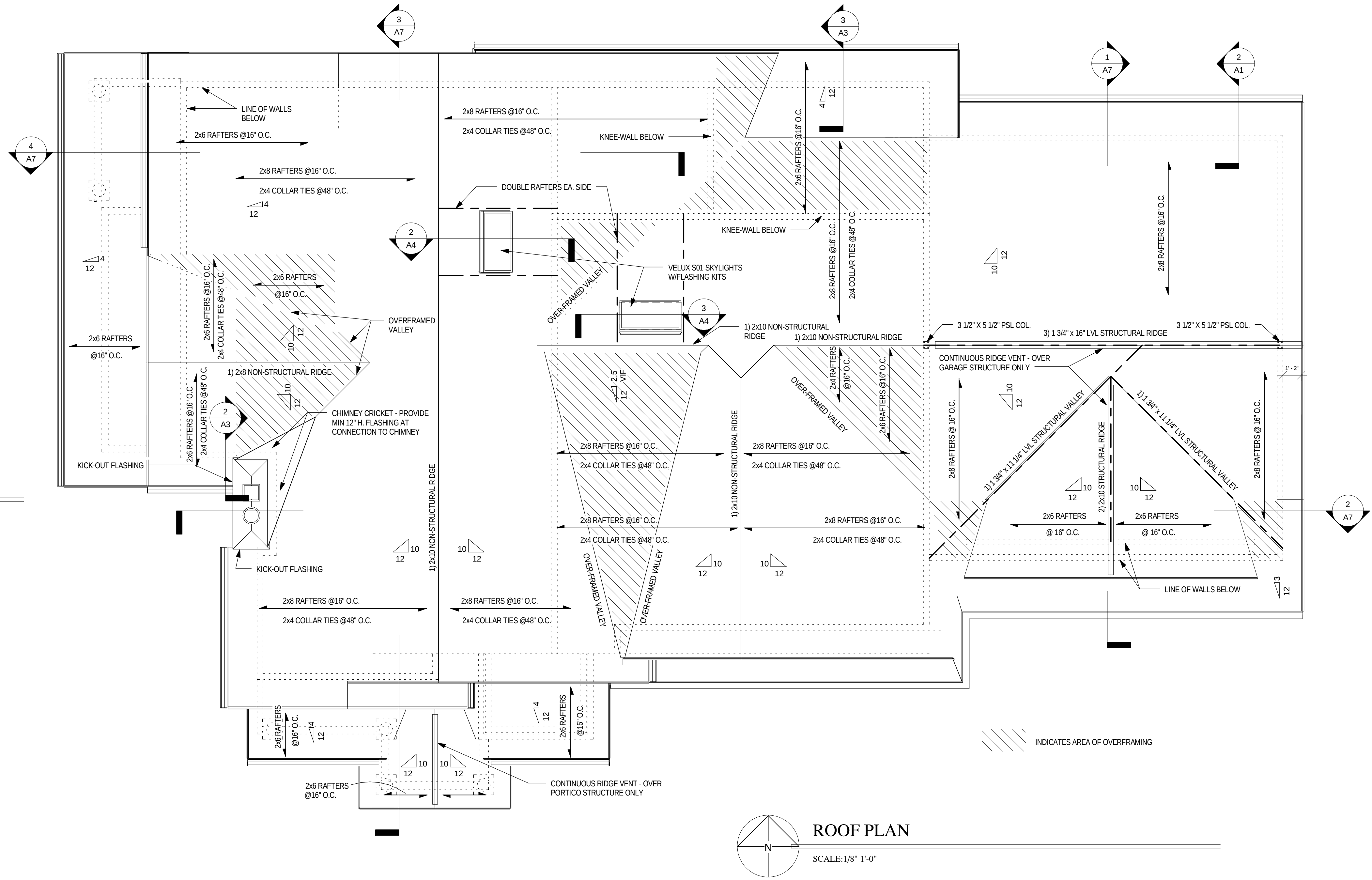
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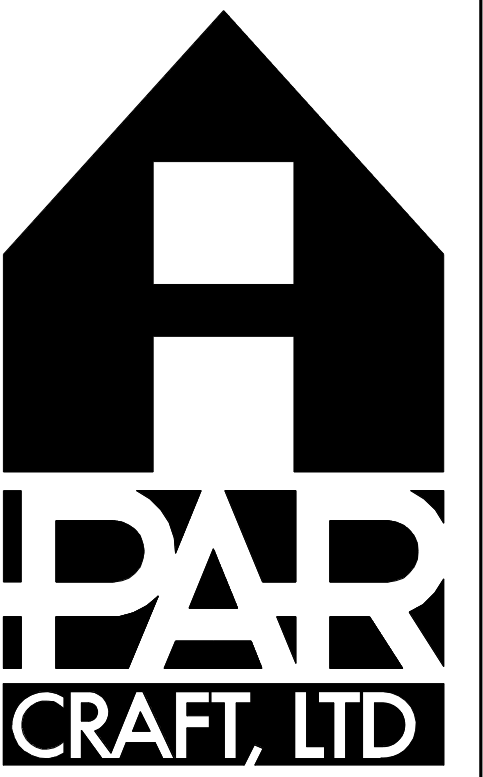
2
DETAIL SECTION - skylight well
SCALE: 1/2" = 1'-0"



3
DETAIL SECTION - skylight well
SCALE: 1/2" = 1'-0"



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



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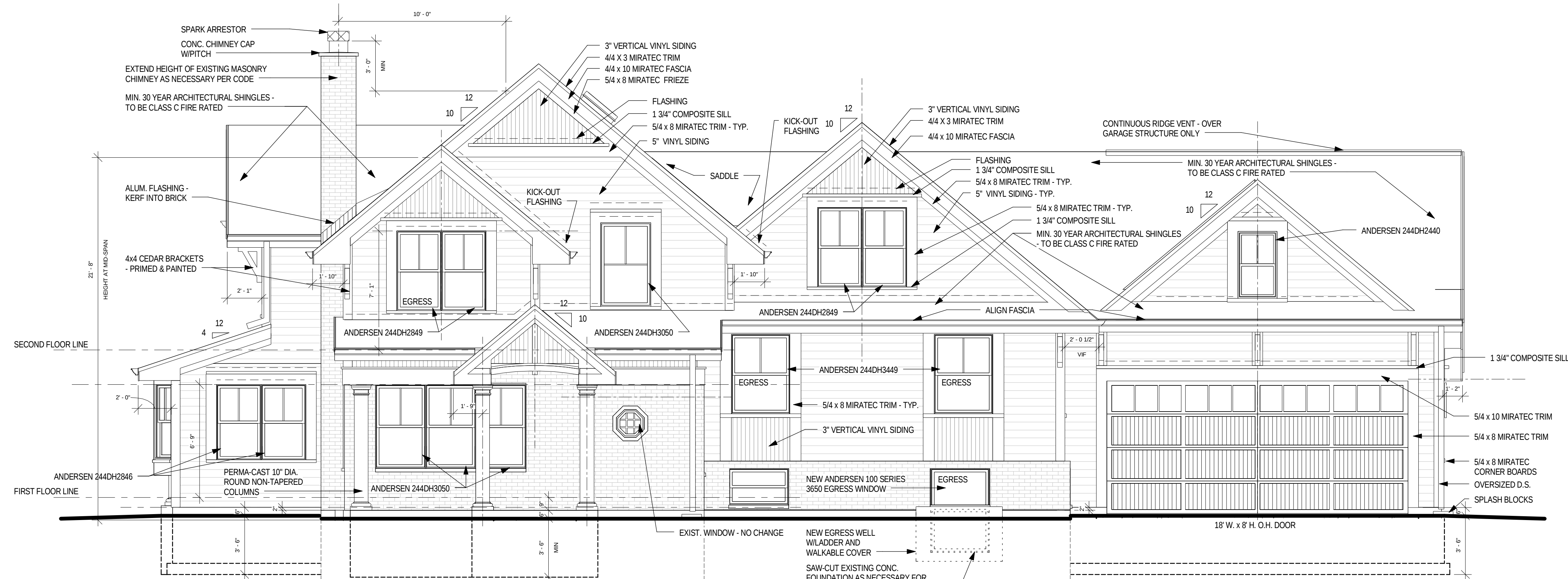
SIGNATURE:.
DATE: 12/17/15
EXPIRES: 11/30/16

JOB NO.: MUELLER

SHEET:

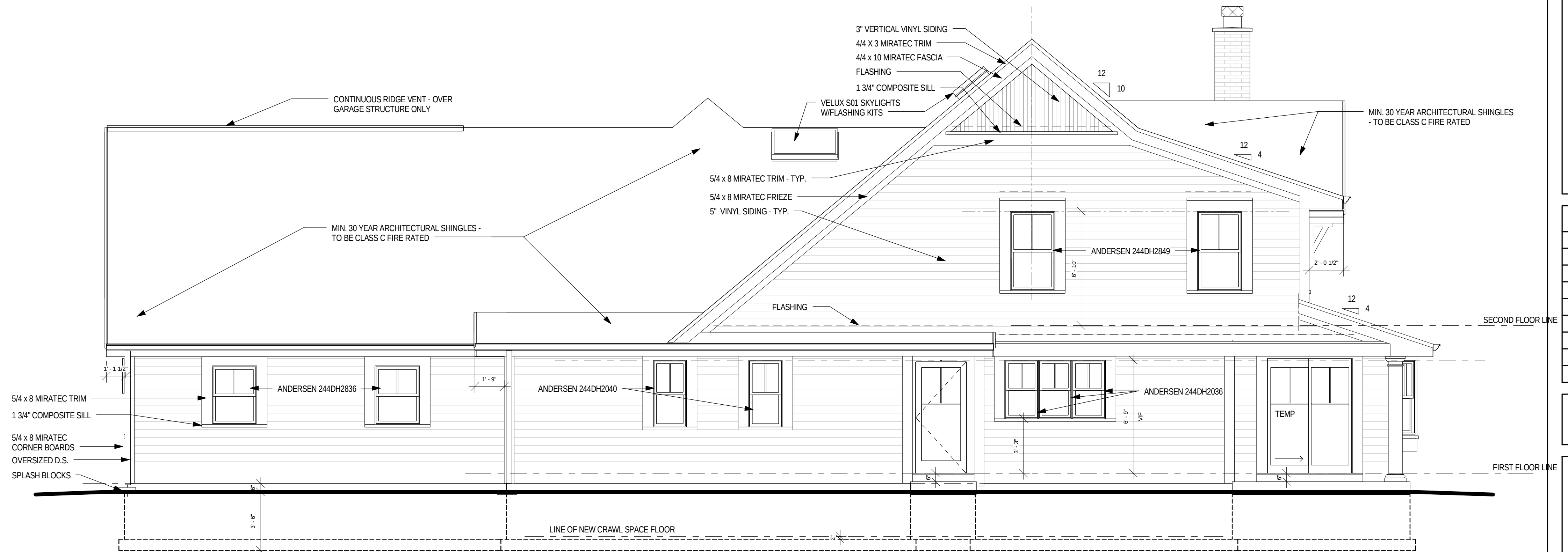
A4

OF:



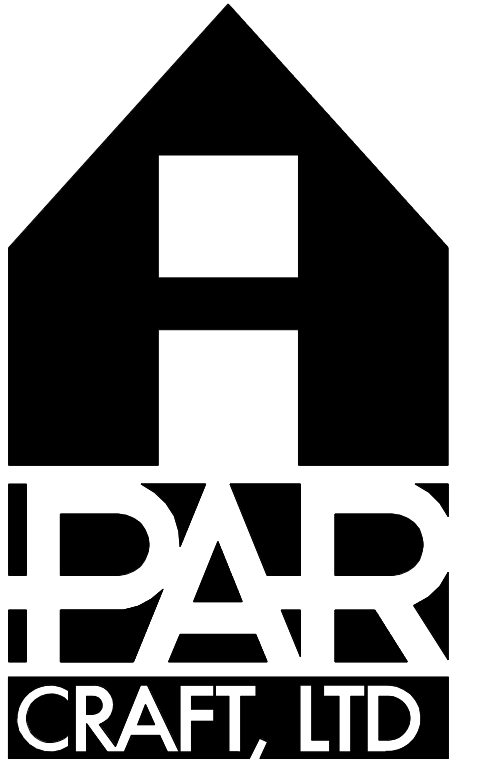
FRONT ELEVATION

SCALE: 3/16" 1'-0"



REAR ELEVATION

SCALE: 3/16" 1'-0"



ARCHITECTS

BUILDERS

REMODELERS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132
www.parcraft.com

**RESIDENTIAL
ADDITION &
REMODEL FOR:**

MATT & JULIE
MUELLER

316 E. FREMONT ST.
ARLINGTON HEIGHTS, IL

ISSUE	DATE
PRELIMINARY	6/11/15
DESIGN DEV.	10/27/15
BID SET	12/17/15
PERMIT SET	

DRAWN BY: ES

CHECKED BY: PAR

SIGNATURE.:
DATE: 12/17/15
EXPIRES.: 11/30/16

JOB NO.: MUELLER

SHEET:

A5

OF:



ARCHITECTS

BUILDERS

REMODELERS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132
www.parcraft.com

RESIDENTIAL
ADDITION &
REMODEL FOR:

MATT & JULIE
MUELLER

316 E. FREMONT ST.
ARLINGTON HEIGHTS, IL

ISSUE	DATE
PRELIMINARY	6/11/15
DESIGN DEV.	10/27/15
BID SET	12/17/15
PERMIT SET	

DRAWN BY: ES
CHECKED BY: PAR

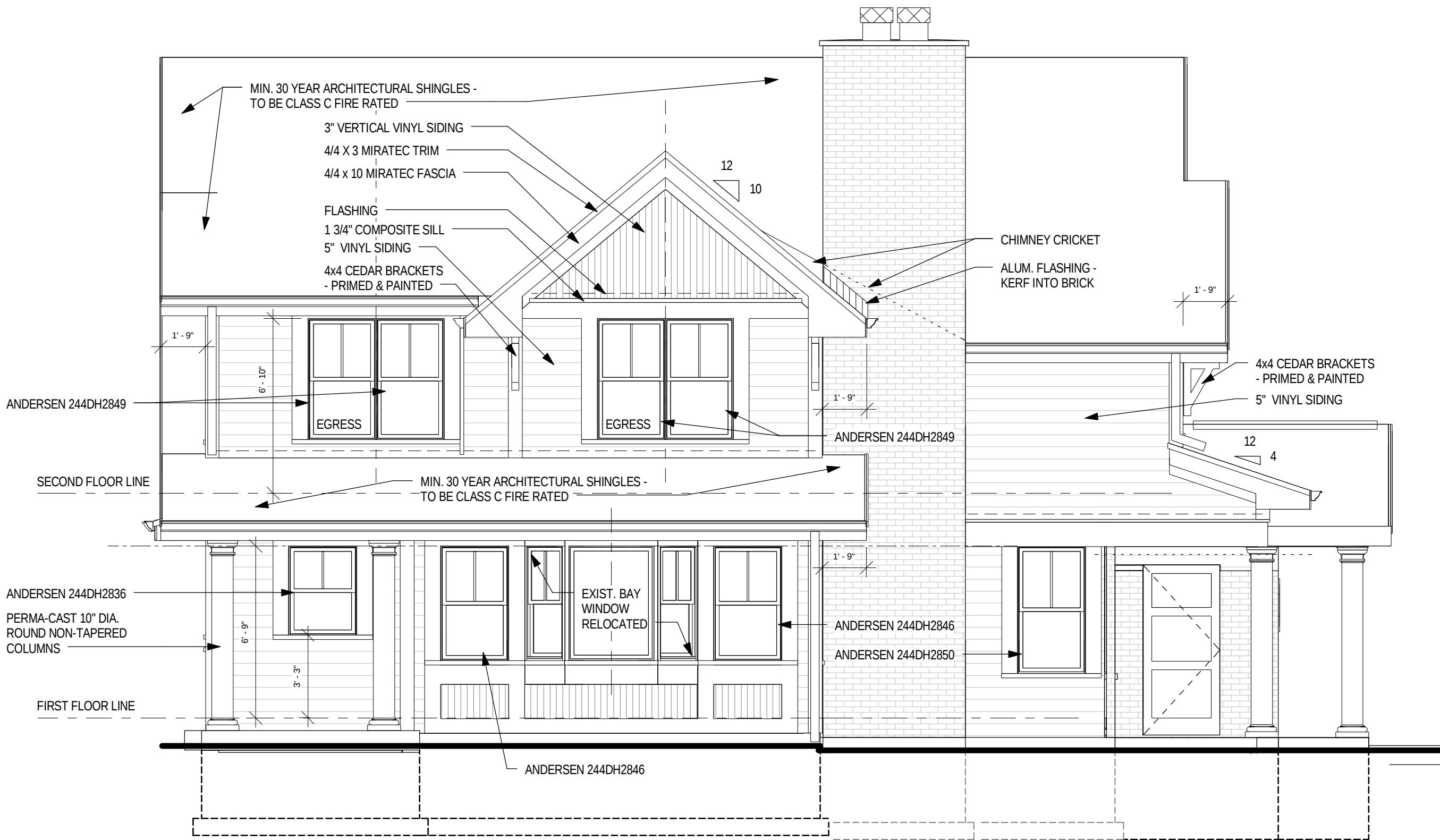
SIGNATURE:
DATE: 12/17/15
EXPIRES: 11/30/16

JOB NO.: MUELLER

SHEET:

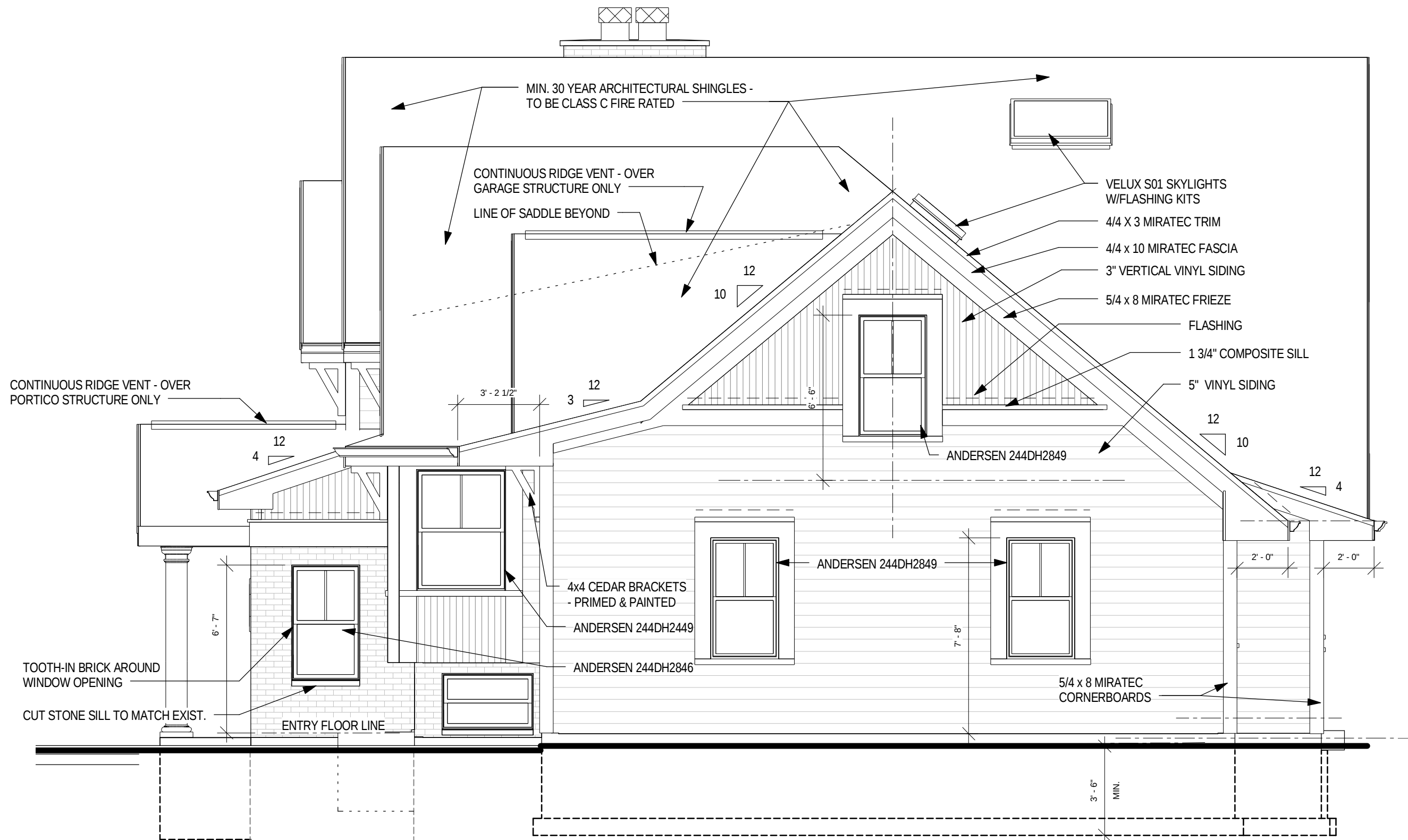
A6

OF:



LEFT SIDE ELEVATION

SCALE: 3/16" 1'-0"



RIGHT SIDE ELEVATION

SCALE: 3/16" 1'-0"



CONTEXT ELEVATION

SCALE: 1/8" 1'-0"



CONTEXT ELEVATION

SCALE: 1/16" 1'-0"

NOTE: DISTANCE BETWEEN STRUCTURES CORRECTLY SCALED IN THIS VIEW



SOUTHWEST PERSPECTIVE VIEW



SOUTH PERSPECTIVE VIEW



NORTHEAST PERSPECTIVE VIEW



NORTH PERSPECTIVE VIEW



NORTHWEST PERSPECTIVE VIEW



SOUTHEAST PERSPECTIVE VIEW



ARCHITECTS

BUILDERS

REMODELERS

825 East Rand Road, Suite 230
Arlington Heights, IL 60004
Phone: (847) 394-4131
Fax: (847) 394-4132
www.parcraft.com

RESIDENTIAL
ADDITION &
REMODEL FOR:

MATT & JULIE
MUELLER

316 E. FREMONT ST.
ARLINGTON HEIGHTS, IL

ISSUE	DATE
PRELIMINARY	6/11/15
DESIGN DEV.	10/27/15
BID SET	12/17/15
PERMIT SET	

DRAWN BY: ES
CHECKED BY: PAR

SIGNATURE:
DATE: 12/17/15
EXPIRES.: 11/30/16

JOB NO.: MUELLER

SHEET:

R1

OF:



Item: ZBA#16-002 - Anstandig Residence - 715 N. Mitchell Ave.

Department: Planning & Community Development

REQUEST

A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 47-ft. wide, 5,833 sq. ft. lot to be buildable, where 70 feet wide, 8,750 sq. ft. is required.

ATTACHMENTS:

Description

Staff Report

Department Comments

Supporting Documents & Drawings

Type

Report

Correspondence

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: February 8, 2016
Date Prepared: February 3, 2016
Project Title: Anstandig Residence
Address: 715 N. Mitchell Ave.

Background Information

Petition Number: ZBA #16-002
Petitioner: Victoria Rhoadarmer
Address: 1244 W. Northwest Hwy.
Palatine, IL 60067
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner is proposing a second story addition to an existing one story home. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 5,833 square feet and a lot width of 47 feet. The proposed residence will have approximately 1,500 square feet plus a two car detached garage.

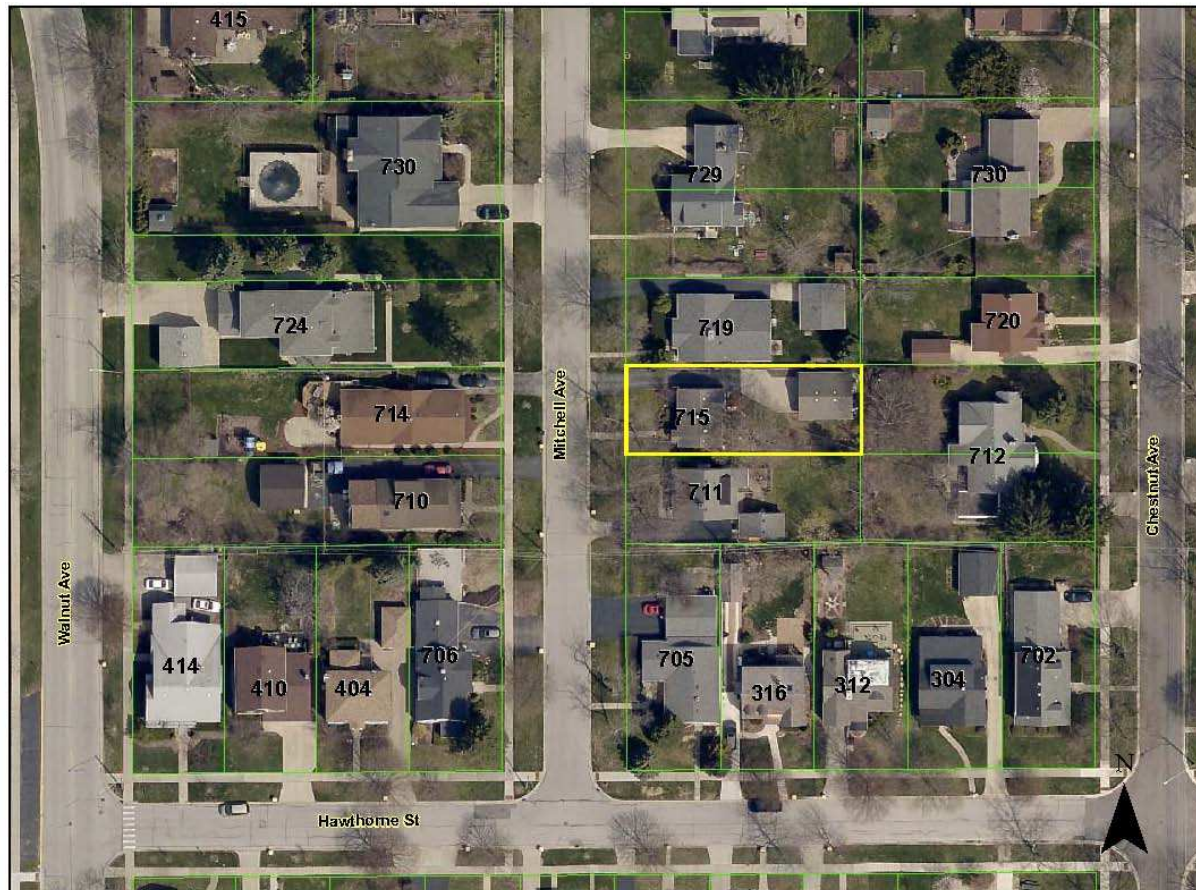
The proposal is before the Zoning Board of Appeals because of the substandard lot width and lot area. Sections 5.1-3.4 and 5.1-3.5 of the Zoning Code set forth minimum lot size and width requirements for the R-3 District which is 70 feet in width and 8,750 square feet in area. As part of 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. The petitioner's property is 47.0 feet wide and 5,833 SF, which does not meet the absolute minimum lot width of 50 feet and the absolute minimum lot size of 6,250. Therefore, the petitioner requires the following variation:

- **A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 47-ft. wide, 5,833 sq. ft. lot to be buildable, where 70 feet wide, 8,750 sq. ft. is required.**

Variation Review Standards

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

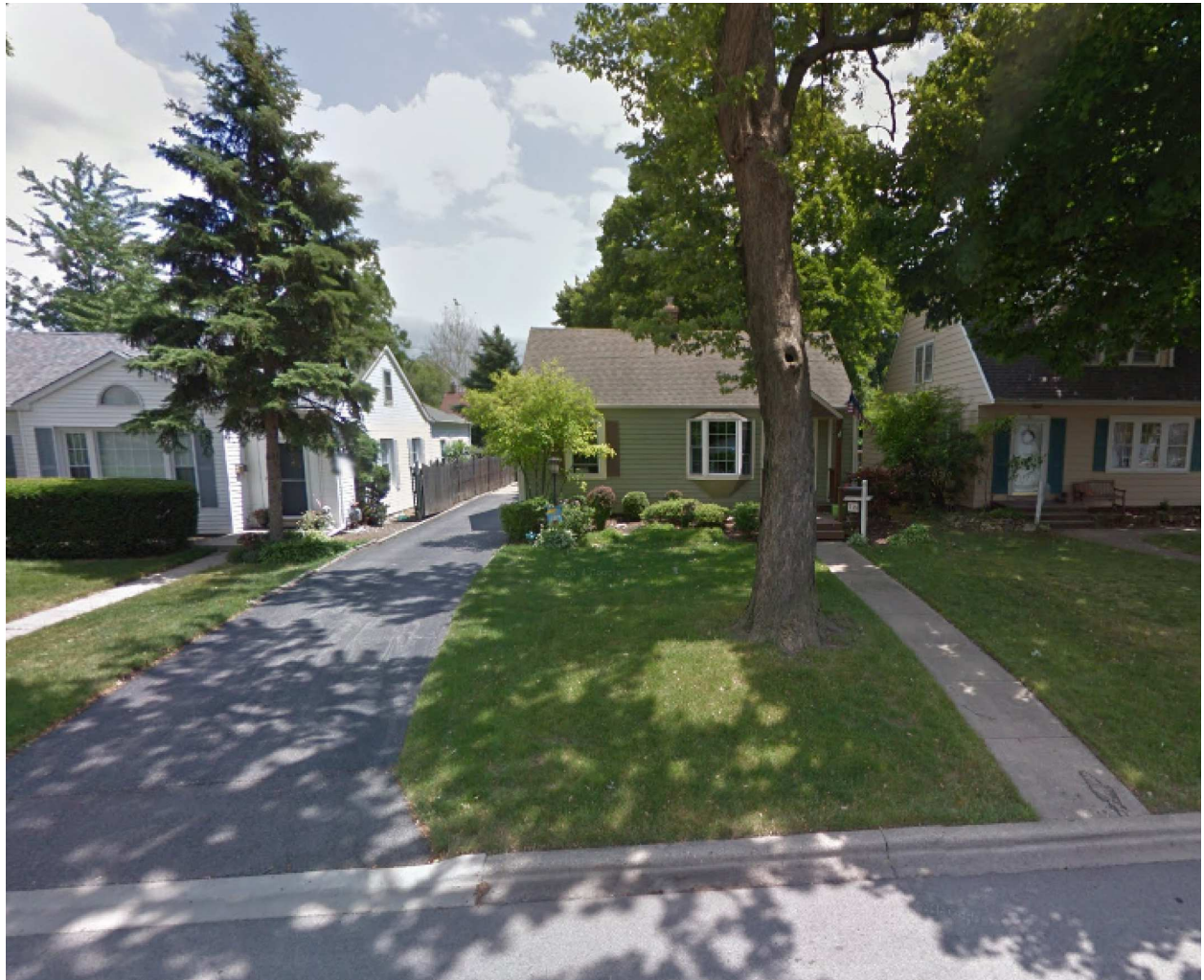
Map of General Vicinity



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	✓	1/21/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	1/21/16	
3. Letter that was Mailed	✓	1/21/16	
4. Photographs of Sign on Property	✓	1/21/16	

Photograph of Existing Structure



ZBA# 16-002

715 N Mitchell - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: January 20, 2016

Completed: January 20, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A variance to allow a 47 ft wide, 5,833 sq ft lot to be buildable, where a 70 ft wide, 8,750 sq ft is required.

NOTE: ZBA Application no. 12-030 to allow an addition to the existing home on record.

The existing lot is non-compliant, and it appears from the plans submitted that the proposed addition is on the second floor. The Engineering Department has no objection to the proposed variance.

January 22, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building Services

RE: ZBA #16-002 – Anstandig Residence, 715 N Mitchell Ave.

Building Department Comment(s):

The Plat of Survey shows a 2-Story frame house, however GIS shows it as a 1-story.

The Plat of Survey should be corrected prior to applying for the Building Permit for the addition.

No objection to the addition.

RECEIVED
JAN 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Anstandig Residence

Project Address: 715 N. Mitchell Ave.

ZBA #: 16-002

ZBA Hearing Date: February 8, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

C: Bill Enright, Deputy Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: January 19, 2016

- A variance from Chapter 28, section 5.1-3.4 (Minimum Lot Size) to allow a 47-ft. wide, 5,833 sq. ft. lot to be buildable, where 70 feet wide, 8,750 sq. ft. is required.

Attached are the Petitioner's:

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

Comments: STAFF HAS RECOMMENDED DESIGN REVISIONS TO THE PROPOSED ROOFLINES, BUT OVERALL, THERE ARE NO OBJECTIONS

Please review, comment, and return to me no later than Friday, January 29th.

TO A SECOND FLOOR ADDITION ON THIS 47 FOOT WIDE LOT.

-STEVE HAUTZINGER, DESIGN PLANNER

Petition

Now comes the Petitioner, Patrick A Finn, Ltd., on behalf of the owner of the property commonly known as: 715 N. Mitchell Ave. and appeals to the Zoning Board of Appeals of the village of Arlington Heights for a variation from Section 5.1-3.4, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Add second story living space to an existing single story residence on a lot that does not comply with the minimum lot size according to zoning regulations.

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

An additional bedroom and bathroom are needed to accommodate more living space for a future family; otherwise the family would have to move out of the area.

I hereby state that the following unique circumstances exist:

Being an undersized lot, building on top of the existing structure would not impact any side, front or back setbacks. The location of the second story addition would not encroach on the existing side yard setback of 4.78 and 4.89, which are above the traditional side yard setback of 10% of the lot width or 4.7'.

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

The addition is in keeping with the style of the house, using matching materials and does not compete with the architecture of the surrounding properties in the area.

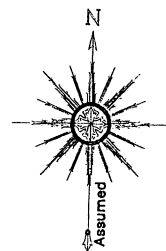
Signed,

Victoria Rhoadarmer

Date: 12-28-15

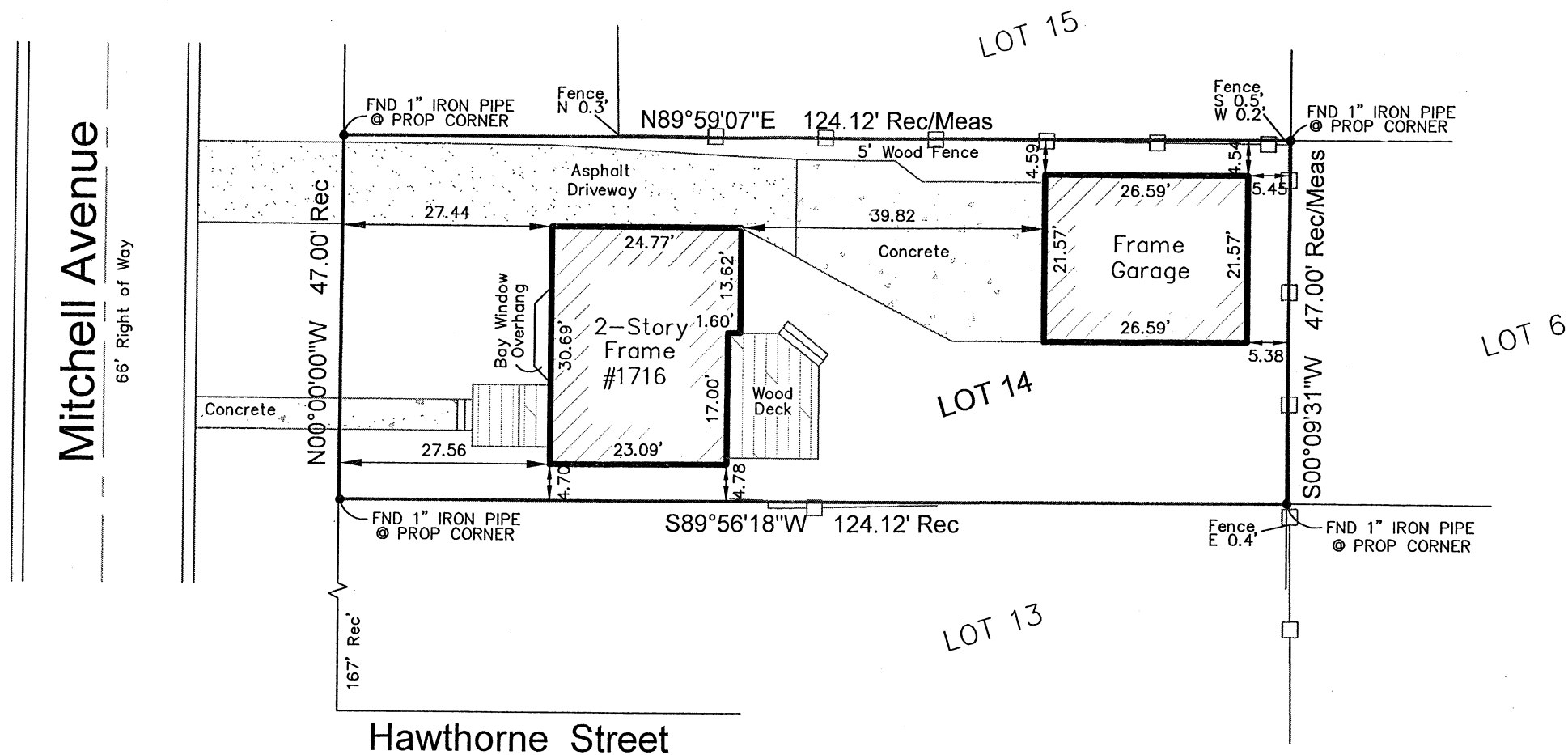
Victoria J Rhoadarmer
Patrick A Finn, Ltd.
1244 West Northwest Highway
Palatine, IL 60067

RECEIVED
JAN 08 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Plat of Survey

LEGAL DESCRIPTION: LOT 14 IN BLOCK 5 IN MUELLER'S ALTENHEIN IN SUBDIVISION A SUBDIVISION OF THE EAST 28 ACRES OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



THIS DOCUMENT IS NOT VALID WITHOUT THE SURVEYOR'S SEAL.

STATE OF ILLINOIS
COUNTY OF DUPAGE } S.S.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, AND AT ONCE REPORT ANY DIFFERENCE. BUILDING LINES AND EASEMENTS AS SHOWN ARE BASED SOLELY ON THE DOCUMENTS PROVIDED TO US. REFER TO YOUR DEED OR TITLE POLICY. ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF. BEARINGS AS SHOWN ARE ASSUMED AND ARE SO INDICATED FOR INTERIOR ANGLES ONLY.

DATED THIS 5th DAY OF JANUARY, A.D. 2016

JEFFREY A. SPIREK
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3898
GENESIS SURVEYING AND ENGINEERING, P.C.
LICENSE TO BE RENEWED NOVEMBER 30, 2016



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



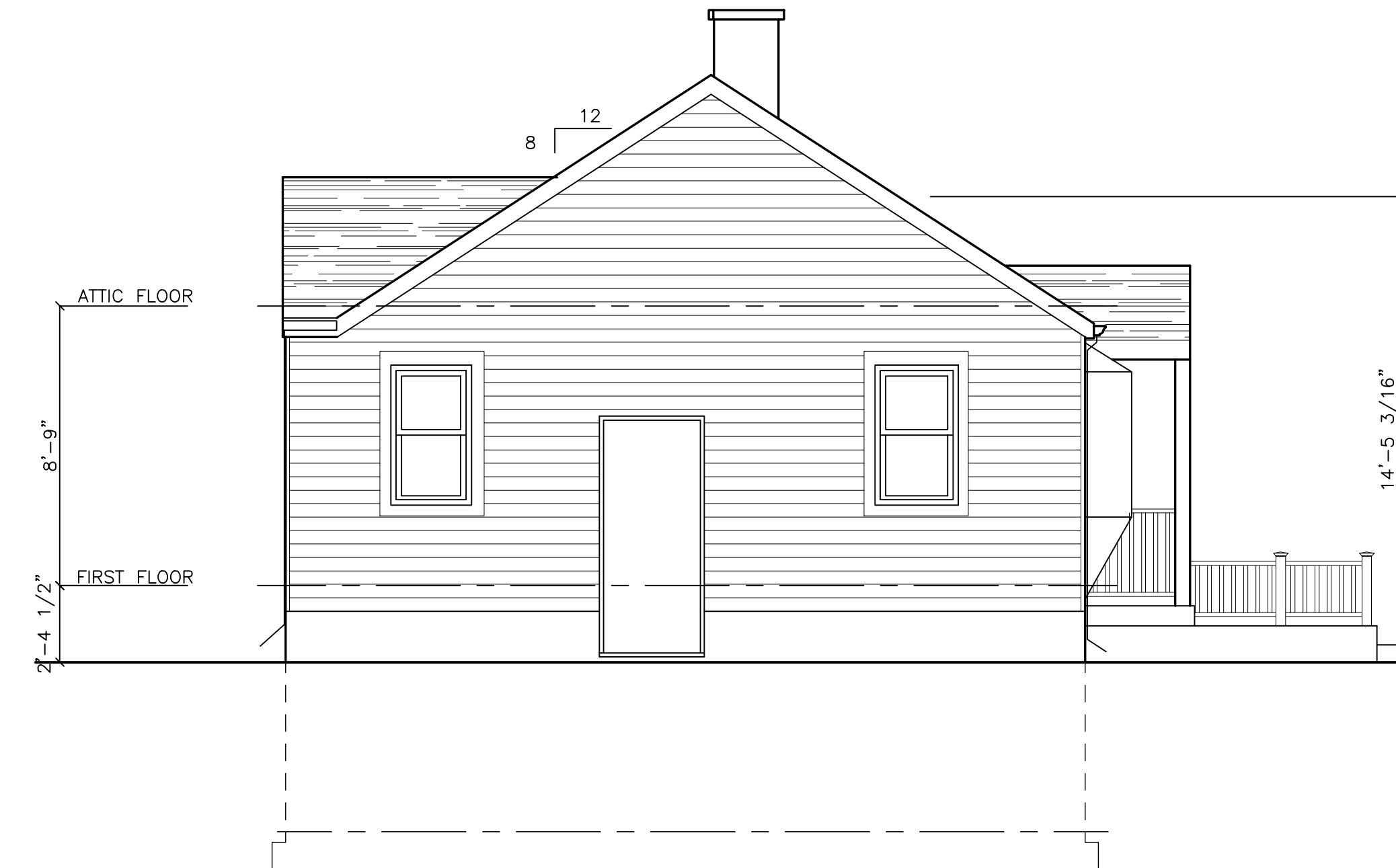
LEGEND	
○	Set IP
●	Fnd IP
x	Fnd "X"
⊗	Fnd P.K.
—□—□—□	Wood Fence
—x—x—x	CL Fence
▨	Concrete
▩	Wood Deck
▤	Brick

LUCO CONSTRUCTION CO.

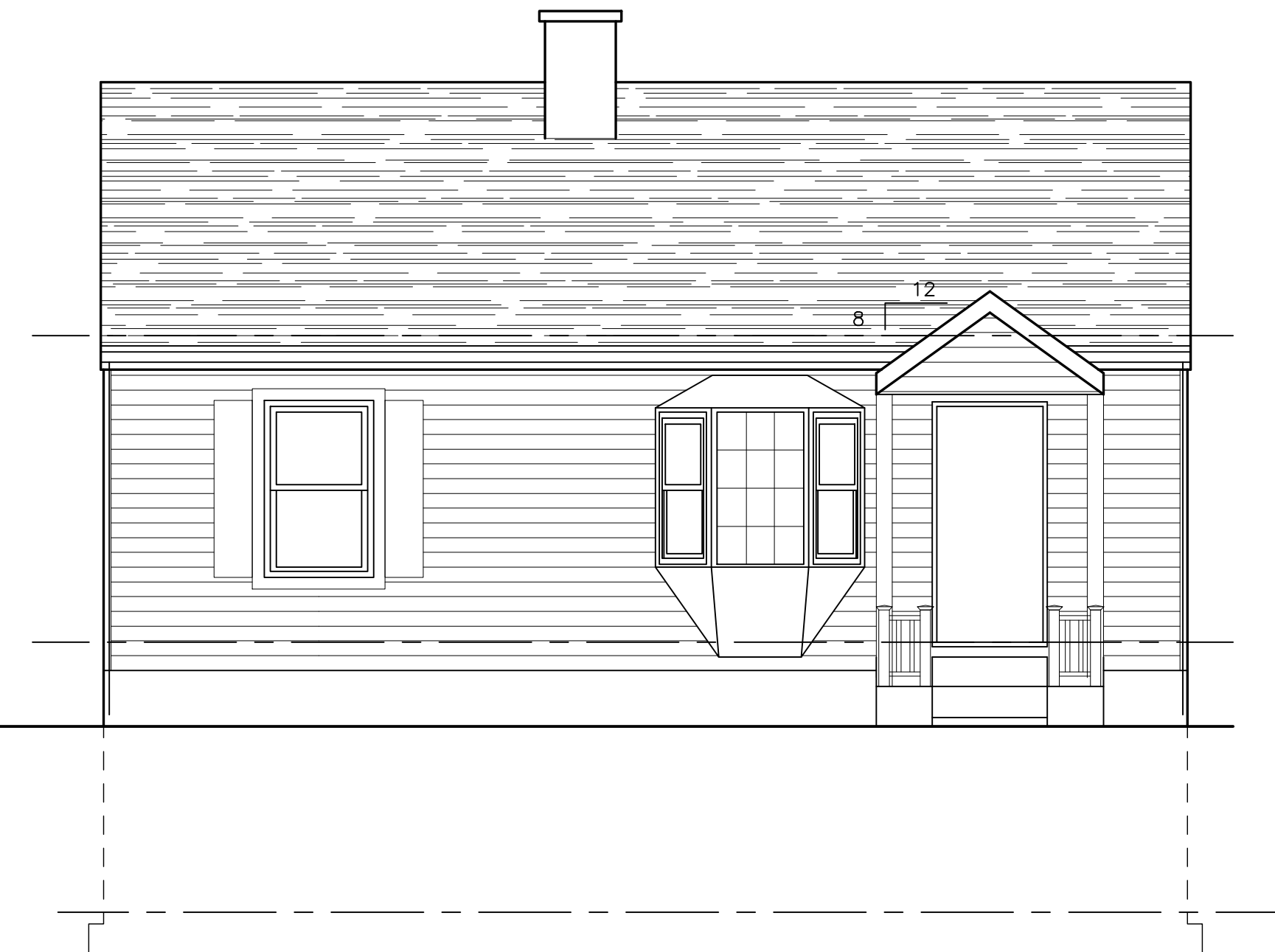
PROFESSIONAL DESIGN FIRM NO. 184.004829

CLIENT NAME:	54 Lou Ave.
ANSTANDIG	Crystal Lake, IL 60014
CLIENT REFERENCE:	815-526-3974
HOMEOWNER	815-526-3984 Fax

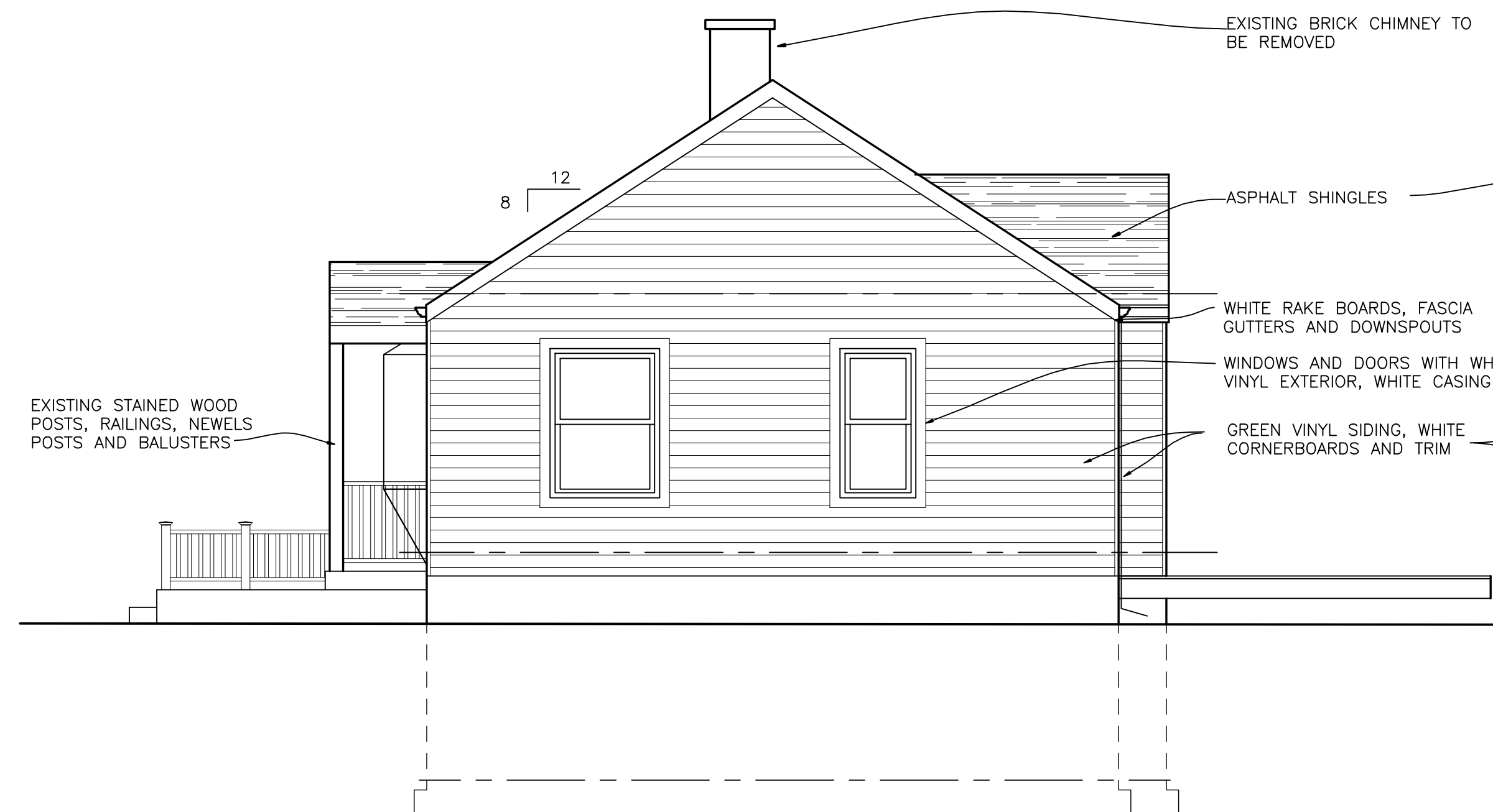
FIELD WORK COMPLETED:	SURVEY COMPLETED:	DRAWN BY:	PROJECT NO.
01-00-15	01-05-16	JJp	15-38407



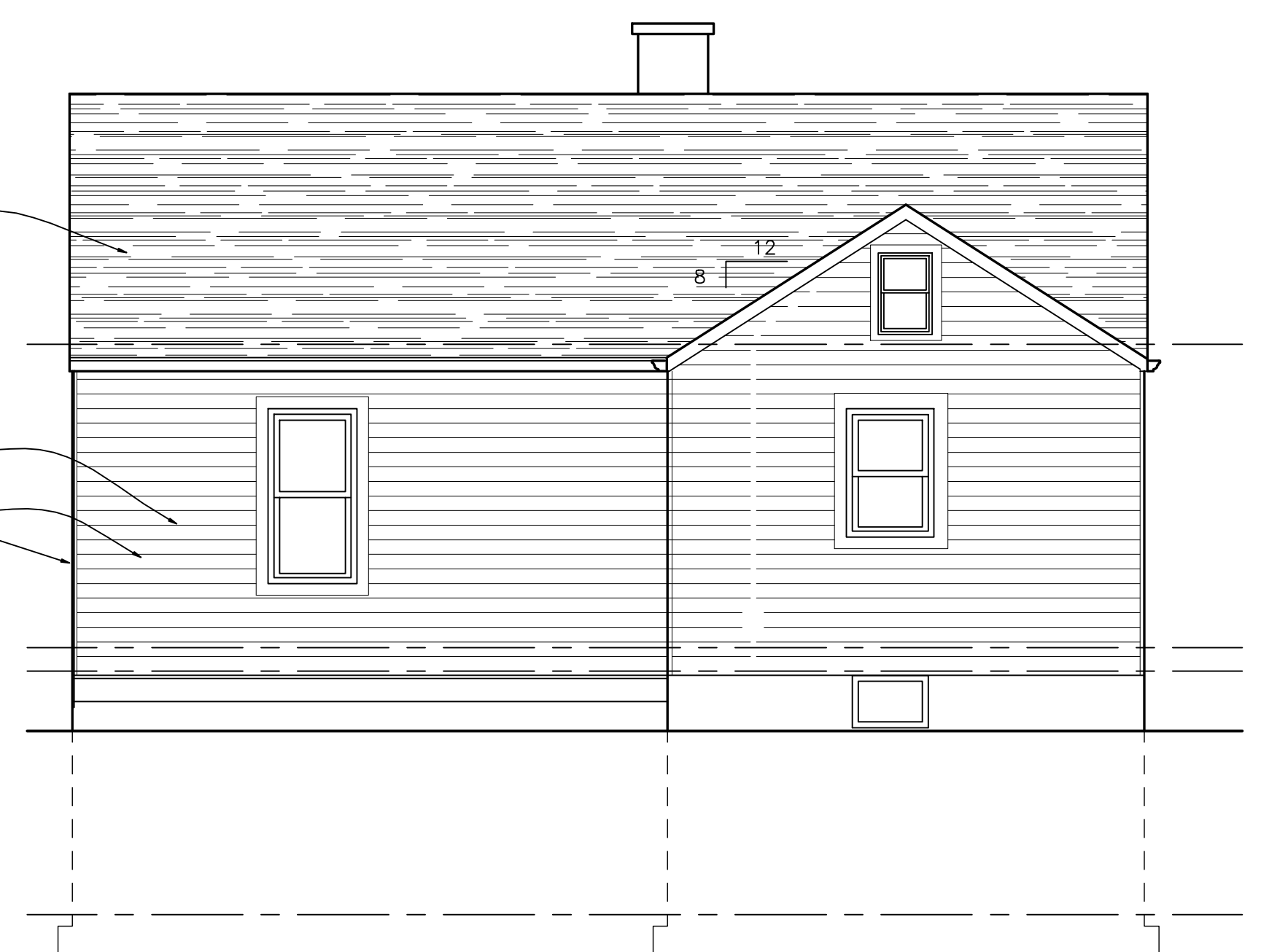
NORTH ELEVATION- EXISTING
1/4" = 1'-0"



WEST ELEVATION- EXISTING
1/4" = 1'-0"



SOUTH ELEVATION-EXISTING
1/4" = 1'-0"



EAST ELEVATION-EXISTING
1/4" = 1'-0"

NO	DATE	DESCRIPTION
01-07-16		ISSUED FOR COMMITTEES
		ISSUED FOR CONSTRUCTION
11-24-15		ISSUED FOR PERMIT
		ISSUED FOR PRICING
		ISSUED FOR REVIEW

LINEWORKS LTD
ARCHITECTS
3501 WOODHEAD DRIVE
NORTHBROOK, ILLINOIS
847-564-5280
FAX 847-564-5379
SUITE 8
60062

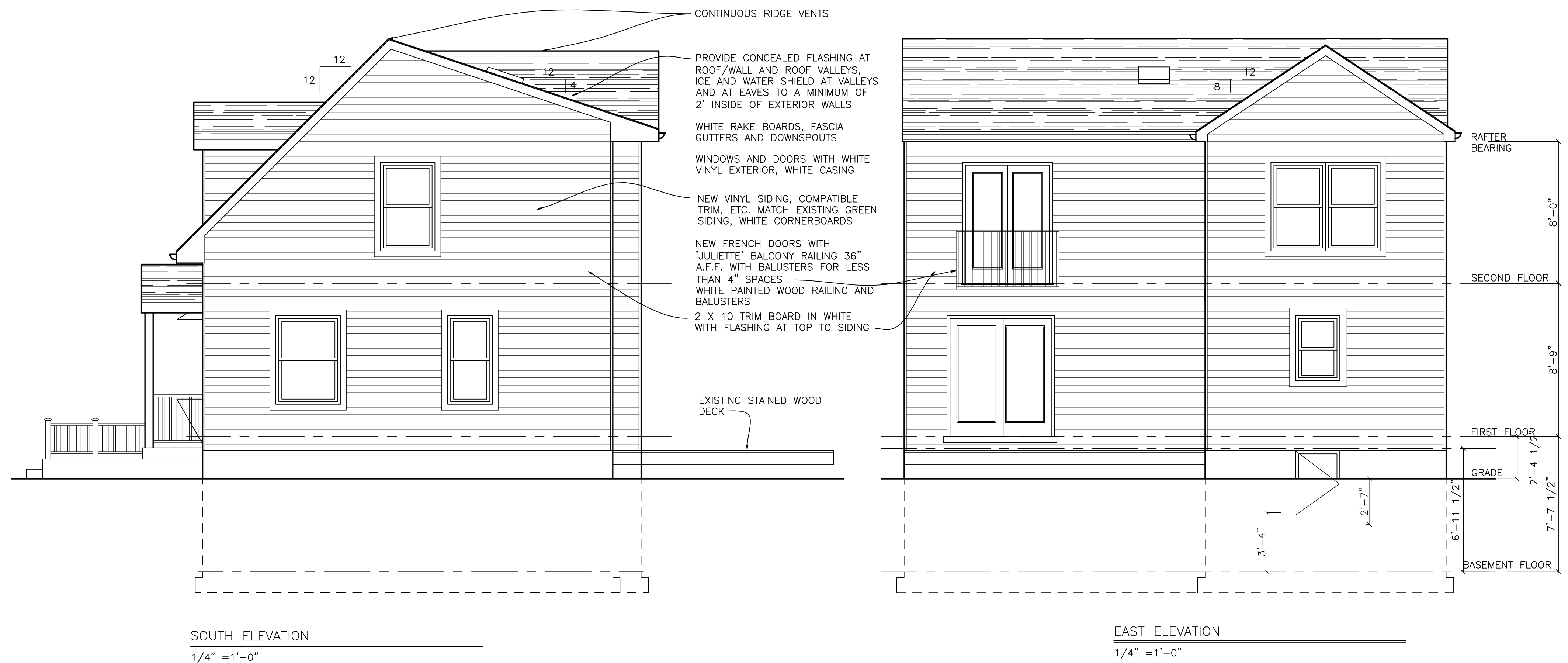
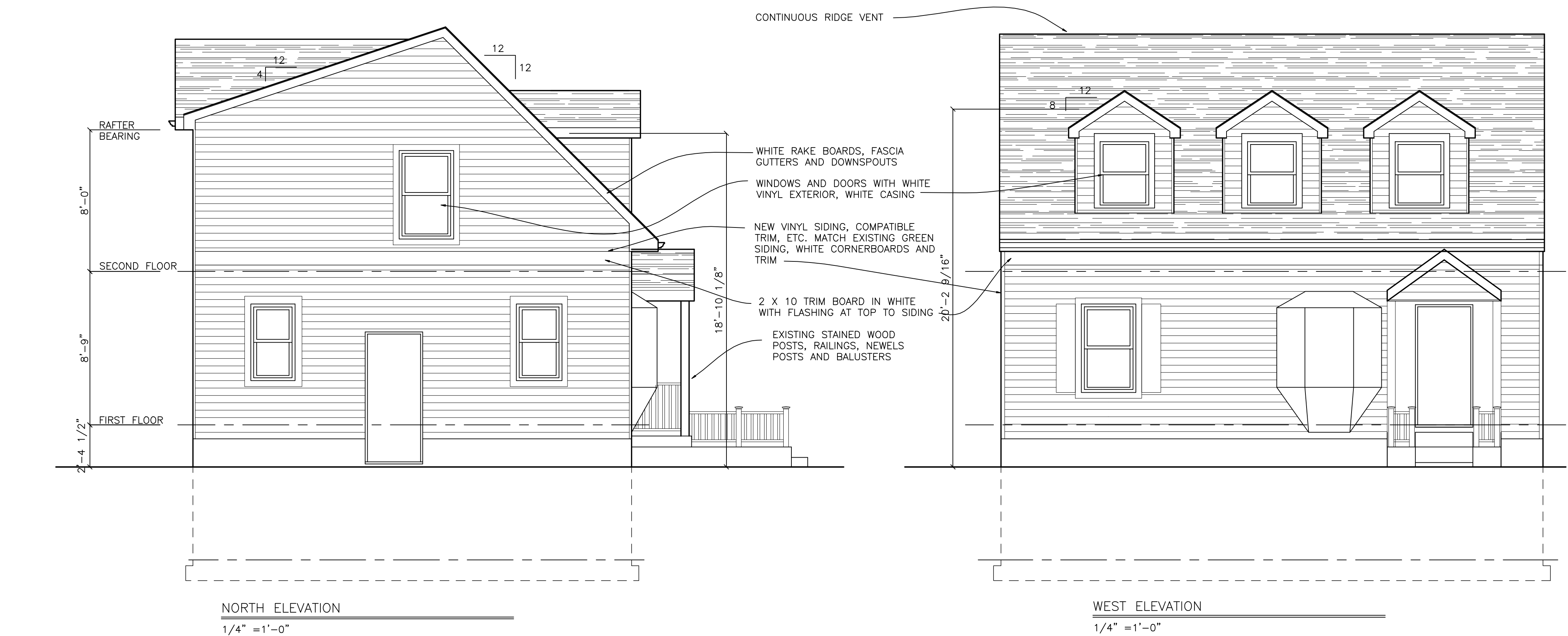
ANSTANDIG RESIDENCE
715 N. MITCHELL
ARLINGTON HEIGHTS, ILLINOIS

PROPOSED ADDITION
AND REMODELING
PROPOSED ELEVATIONS

THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE
USED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF LINEWORKS, LTD.
PROFESSIONAL DESIGN FIRM CORPORATION LICENSE # 184-003924

DRAWN	PROJECT
CHECKED	SHEET
	2 OF 4

A°2



NO	DATE	DESCRIPTION
01-07-16		ISSUED FOR COMMITTEES
11-24-15		ISSUED FOR CONSTRUCTION
		ISSUED FOR PERMIT
		ISSUED FOR PRICING
		ISSUED FOR REVIEW

LINEWORKS LTD

ARCHITECTS 847-564-5280
 3501 WOODHEAD DRIVE FAX 847-564-5379
 NORTHBROOK, ILLINOIS SUITE 8
 60062

ANSTANDIG RESIDENCE

715 N. MITCHELL
 ARLINGTON HEIGHTS, ILLINOIS

**PROPOSED ADDITION
 AND REMODELING
 PROPOSED ELEVATIONS**

THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE
 USED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF LINEWORKS LTD.
 PROFESSIONAL DESIGN FIRM CORPORATION LICENSE # 184-003924

DRAWN	PROJECT
CHECKED	SHEET
	4 OF 4

A 4



Item: ZBA#16-003 - Fales Residence - 746 N. Belmont Ave.

Department: Planning & Community Development

REQUEST

A 3.8 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a covered front porch with a front yard setback of 24.1 feet from the east property line instead of the minimum 27.9 feet.

ATTACHMENTS:

Description

Staff Report
Department Comments
Supporting Documents & Drawings

Type

Report
Correspondence
Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: February 8, 2016
Date Prepared: February 3, 2016
Project Title: Fales Residence
Address: 746 N. Belmont Ave.

Background Information

Petition Number: ZBA #16-003
Petitioner: Keith Ginnodo / Kingsley/Ginnodo Architects
Address: 33 N. Hickory Ave.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

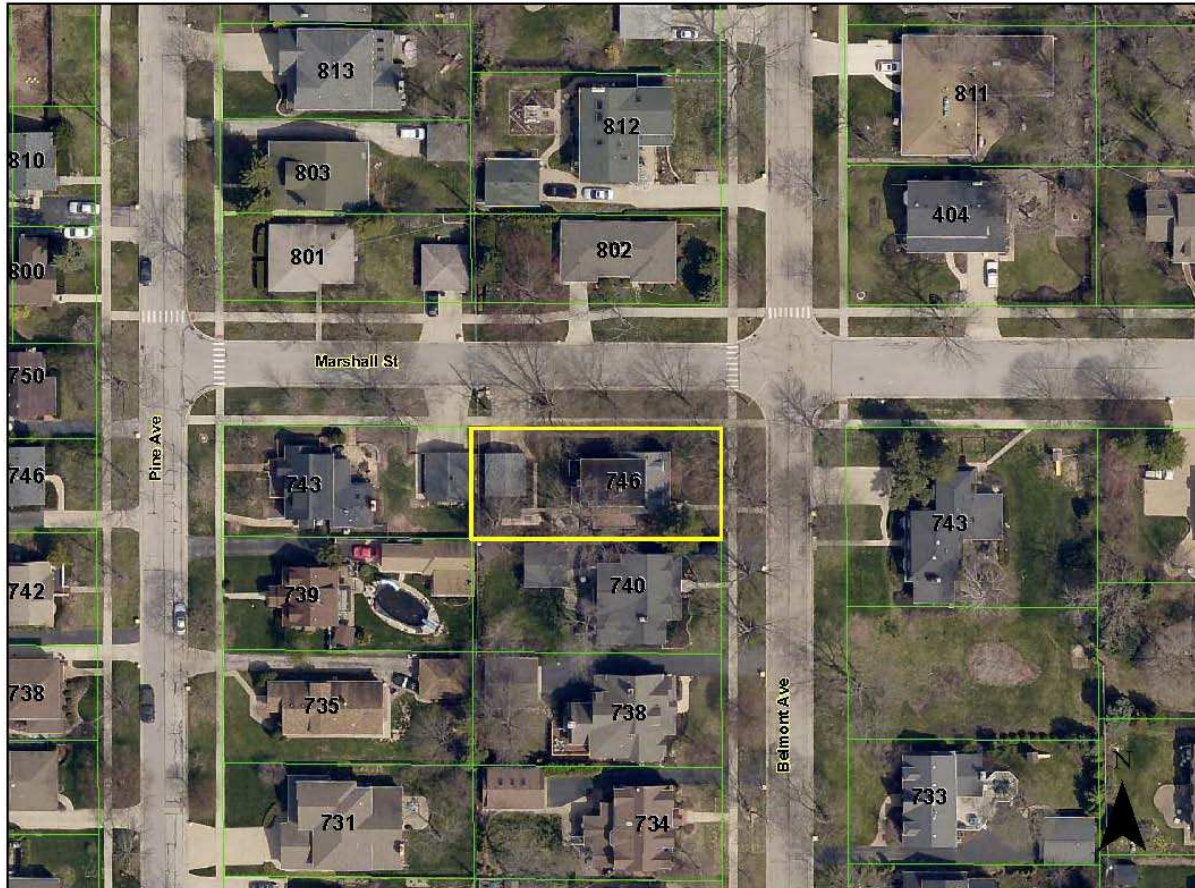
The petitioner is proposing a front porch that is setback 24.1 feet where the required front yard setback is 27.9 feet. The proposed porch is 7'-0" wide. Therefore, the petitioner requests the following variation:

- **A 3.8 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a covered front porch with a front yard setback of 24.1 feet from the east property line instead of the minimum 27.9 feet.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	1/22/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	1/22/16	
3. Letter that was Mailed	✓	1/22/16	
4. Photographs of Sign on Property	✓	1/22/16	

Photograph of Existing Structure



ZBA# 16-003

746 N Belmont - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: January 20, 2016

Completed: January 20, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 3.8 ft variance to allow a covered porch with a front yard setback of 24.1 ft from the east property line instead of the minimum 27.9 ft.

The Engineering Department has no objection to the proposed variance.

January 22, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building Services

RE: ZBA #16-003 – Fales Residence, 746 N Belmont Ave.

Building Department Comment(s):

No objection to the addition of a covered front porch.

RECEIVED
JAN 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Fales Residence

Project Address: 746 N. Belmont Ave.

ZBA #: 16-003

ZBA Hearing Date: February 8, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

C: Bill Enright, Deputy Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: January 19, 2016

- A 3.8 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a covered front porch with a front yard setback of 24.1 feet from the east property line instead of the minimum 27.9 feet.

Attached are the Petitioner's:

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

Comments: THE PROPOSED FRONT PORCH IS FAVORABLE FOR AN ADMINISTRATIVE DESIGN APPROVAL, PENDING THE OUTCOME OF THE ZBA REVIEW.

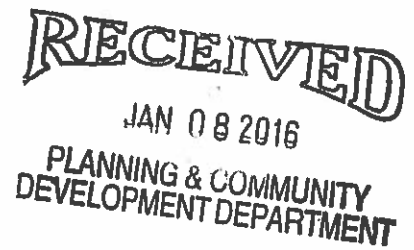
Please review, comment, and return to me no later than Friday, January 29th.

-STEVE HAUTZINGER, DESIGN PLANNER

January 8, 2016

PETITION

746 North Belmont Avenue, Arlington Heights, Illinois 60004



NOW COMES the Petitioner Melinda and David Fales being the owner of the property commonly known as: 746 North Belmont Avenue, Arlington Heights, Illinois 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from the Arlington Heights Municipal Code, Chapter 28 Zoning Regulations, Section 5.1-3.6 (Required Minimum Yards) in order to build a covered front porch with a front yard setback of 24'-0".

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

- There is no predominant front yard setback for the block.
- The existing house is set back over 30', putting it among the larger setbacks on the block.
- The requested variation is for 3.8' based upon a setback established on a longer block of 8 houses.
- The proposed porch is only 2' closer to the sidewalk than the neighbor's porch immediately to the south.
- The proposed porch is set back more than 24' from the front property line.

The existing house is on a corner lot and is exposed on two sides to the street, especially on Hickory. The existing living room windows are 11'-7" wide by almost 6' high. While they provide a good deal of natural light, the blinds need to be closed much of the time for privacy. The porch will provide a needed buffer between the interior spaces and the street. While there is the benefit of outdoor seating, without the porch the owners will need to keep their window treatments closed or will need to reduce the amount of windows into the room, reducing their natural light.

I hereby state that the following unique circumstances exist:

The house being set back as far as it is, as well as the house having public exposure on two sides allows for the addition of the porch in a way that is responsive to the neighborhood while not significantly impacting the average setback for the street.

I hereby state that the variation, if granted, will not alter the essential character of the locality. The front porch balances the design of the home, keeping the home in scale with other houses in the immediate area.

Signed: (petitioner)

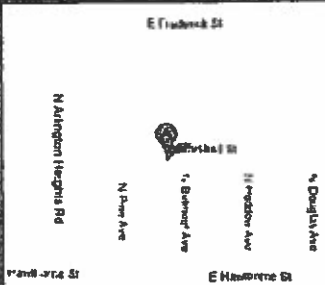
A handwritten signature in black ink, appearing to read "Melinda C. Rogge".

date: 1/5/16



Illinois Surveyors, Inc.

www.ExactaChicago.com
P (773)305-4010 • F (773)305-4011
1730 Park Street, Suite 204, Naperville, IL 60563



PROPERTY ADDRESS: 746 BELMONT AVENUE ARLINGTON HEIGHTS, ILLINOIS 60004

SURVEY NUMBER: 1301.1866

FIELD WORK DATE: 1/29/2013
1301.1866
BOUNDARY SURVEY
COOK COUNTY

REVISION DATE(S): (REV.0 1/29/2013)

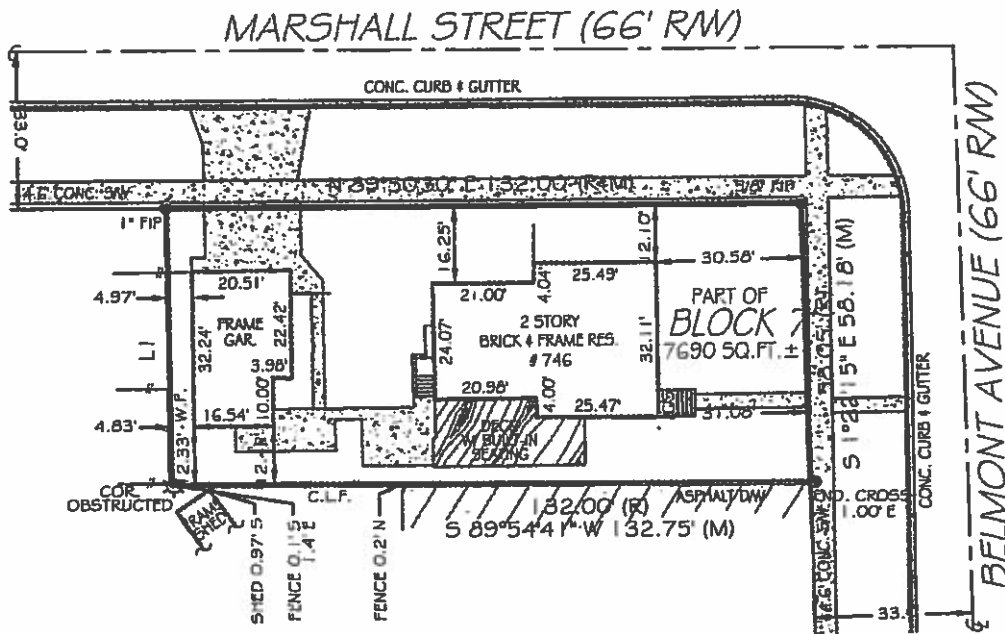
RECEIVED

JAN 08 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

THE EAST HALF OF THE NORTH 2/5THS OF BLOCK 7 (EXCEPT THE SOUTH 180.22 FEET THEREOF) IN D.W. MILLER'S ARLINGTON HEIGHTS ACRES ADDITION IN THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

TABLE:
LI N 0°37'56" W 58.05' (R&M)



STATE OF ILLINOIS } SS
COUNTY OF GRUNDY }

THIS IS TO CERTIFY THAT THIS SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 29th DAY OF JANUARY, 2013 AT 316 E. JACKSON ST. IN MORRIS, IL 60450.

Kenneth Kennedy

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2014
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE (In Feet)
1 inch = 40' ft.



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POINTS OF INTEREST
NONE VISIBLE

CLIENT NUMBER: 2463-002

DATE: 1/29/2013

BUYER: FALES

SELLER: MARTES

CERTIFIED TO: FALES; CHICAGO TITLE AND TRUST; 1ST ADVANTAGE MORTGAGE

This is page 1 of 2 and is not valid without all pages.

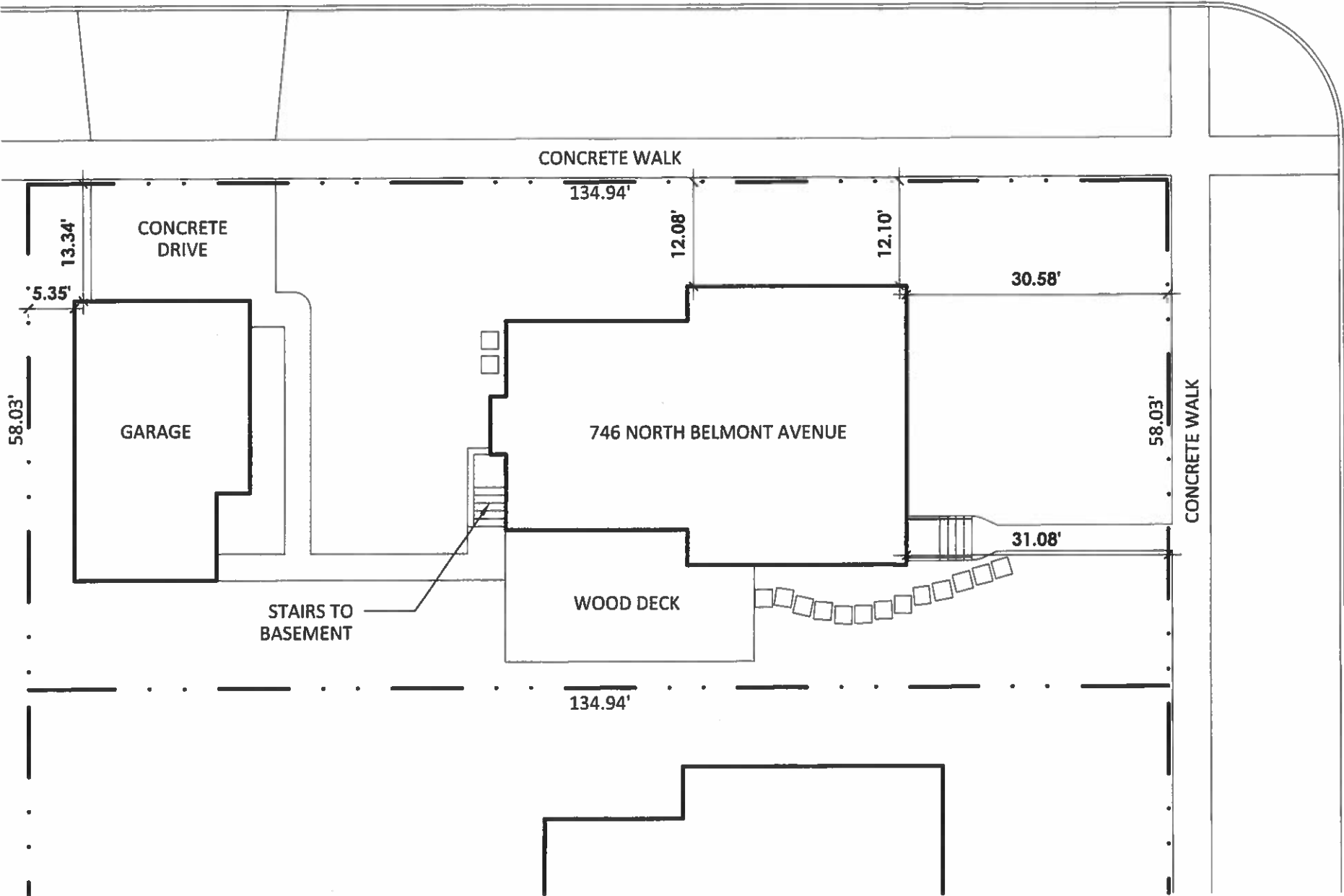
Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Illinois.



LB# 184005763

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1730 Park Street, Suite 204, Naperville, IL 60563

MARSHALL STREET



1 EXISTING SITE PLAN
1/16" = 1'-0"

DRAWING INDEX

- EX0 EXISTING SITE PLAN
- EX1 EXISTING BASEMENT PLAN
- EX2 EXISTING FIRST FLOOR PLAN
- EX3 EXISTING SECOND FLOOR PLAN
- EX4 EXISTING ROOF PLAN
- EX5 EXISTING EAST ELEVATION
- EX6 EXISTING NORTH ELEVATION
- EX7 EXISTING WEST ELEVATION
- EX8 EXISTING SOUTH ELEVATION
- A0 SITE PLAN
- A2 FIRST FLOOR PLAN
- A3 SECOND FLOOR PLAN
- A4 ROOF PLAN
- A5 EAST ELEVATION
- A6 NORTH ELEVATION
- A7 WEST ELEVATION
- A8 SOUTH ELEVATION & SECTION
- A9 CONTEXT ELEVATIONS

NORTH BELMONT AVENUE

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DEVELOPMENT DEPARTMENT

KINGSLEY + GINNODO ARCHITECTS
33 N VICTORY AV, ARLINGTON HTS, IL 60004

EX0

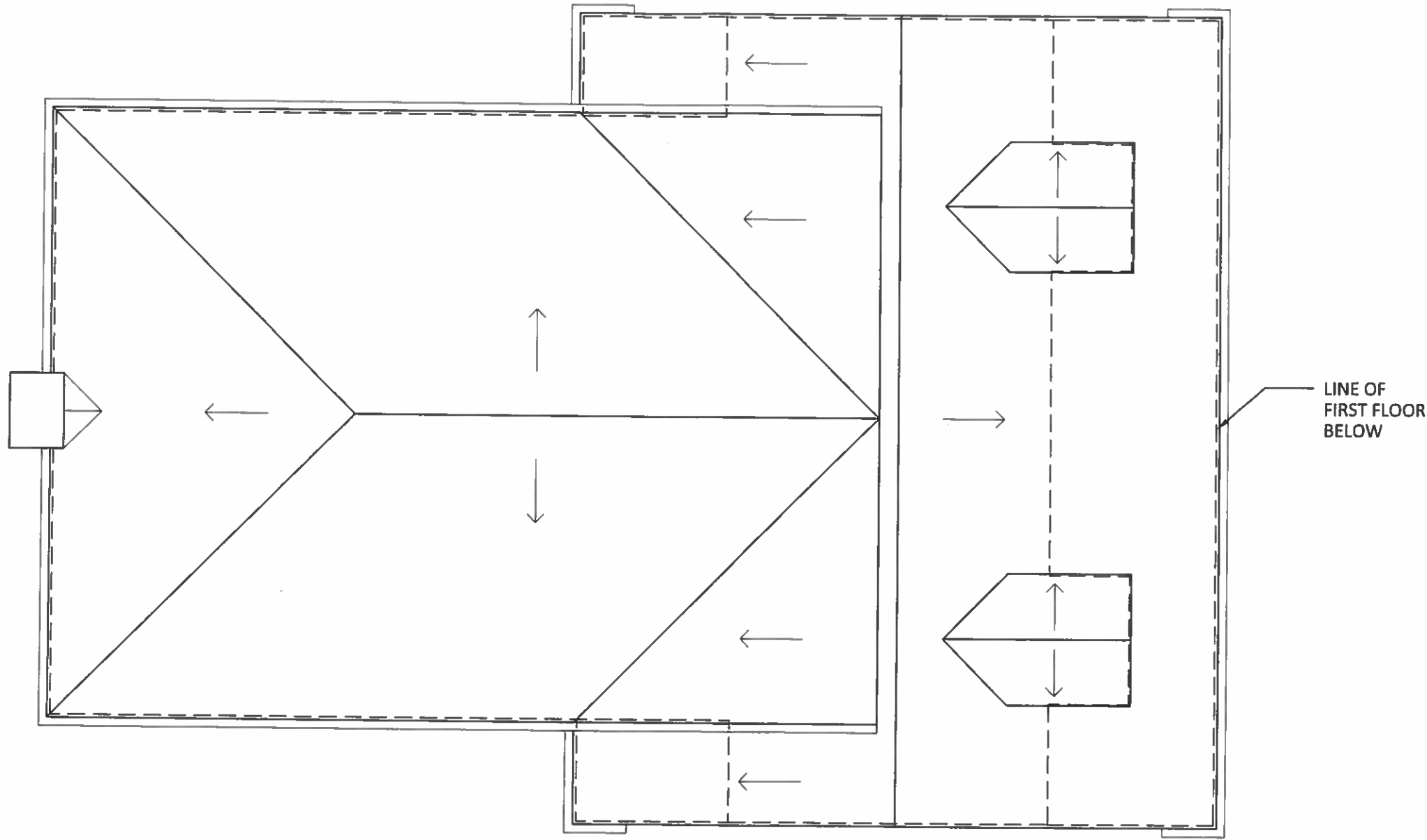
12.17.15
12.10.15
10.7.15

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DAVID AND MELINDA FALES
746 NORTH BELMONT AVENUE, ARLINGTON HEIGHTS, IL 60004

1 EXISTING ROOF PLAN
3/16" = 1'-0"



DAVID AND MELINDA FALES
746 NORTH BELMONT AVENUE, ARLINGTON HEIGHTS, IL 60004



1 EXISTING EAST ELEVATION
3/16" = 1'-0"

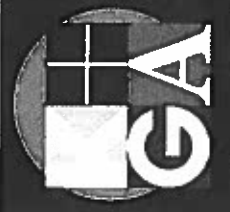


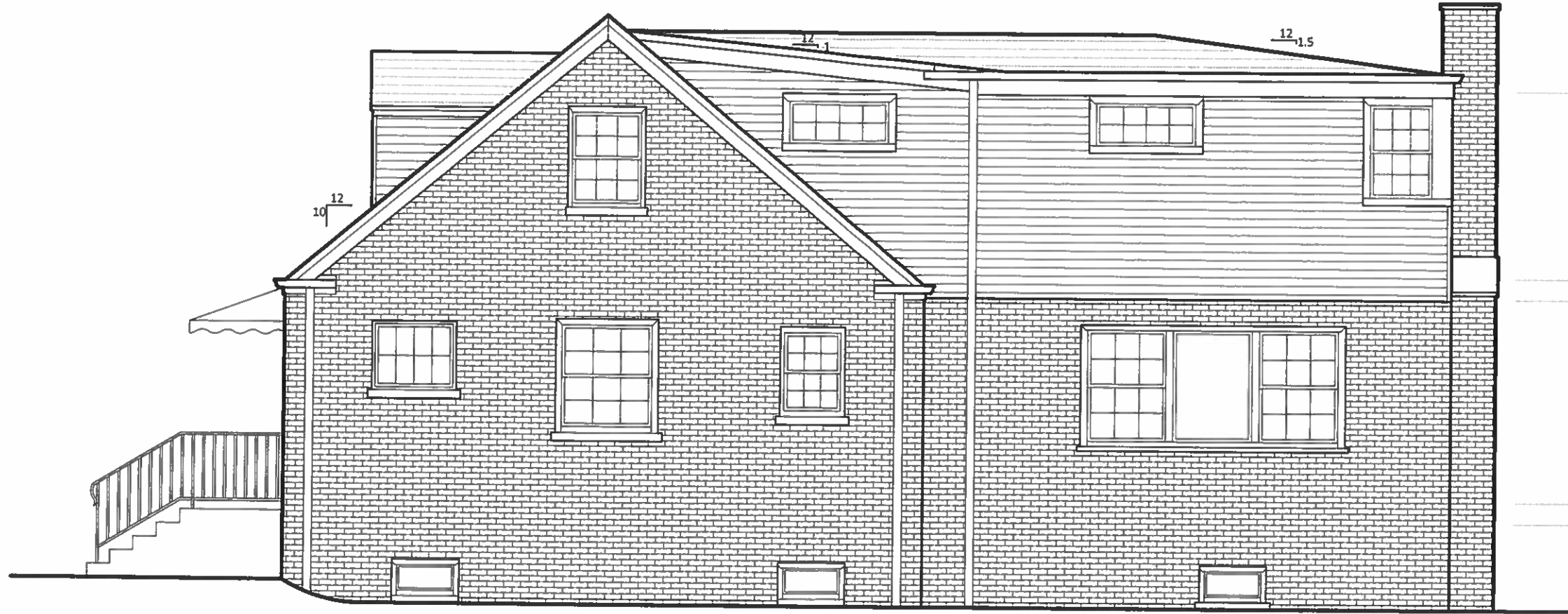
DAVID AND MELINDA FALES
746 NORTH BELMONT AVENUE, ARLINGTON HEIGHTS, IL 60004

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV, ARLINGTON HTL, IL 60004

EX5

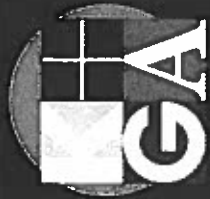
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1 EXISTING NORTH ELEVATION
3/16" = 1'-0"

DAVID AND MELINDA FALES
746 NORTH BELMONT AVENUE, ARLINGTON HEIGHTS, IL 60004

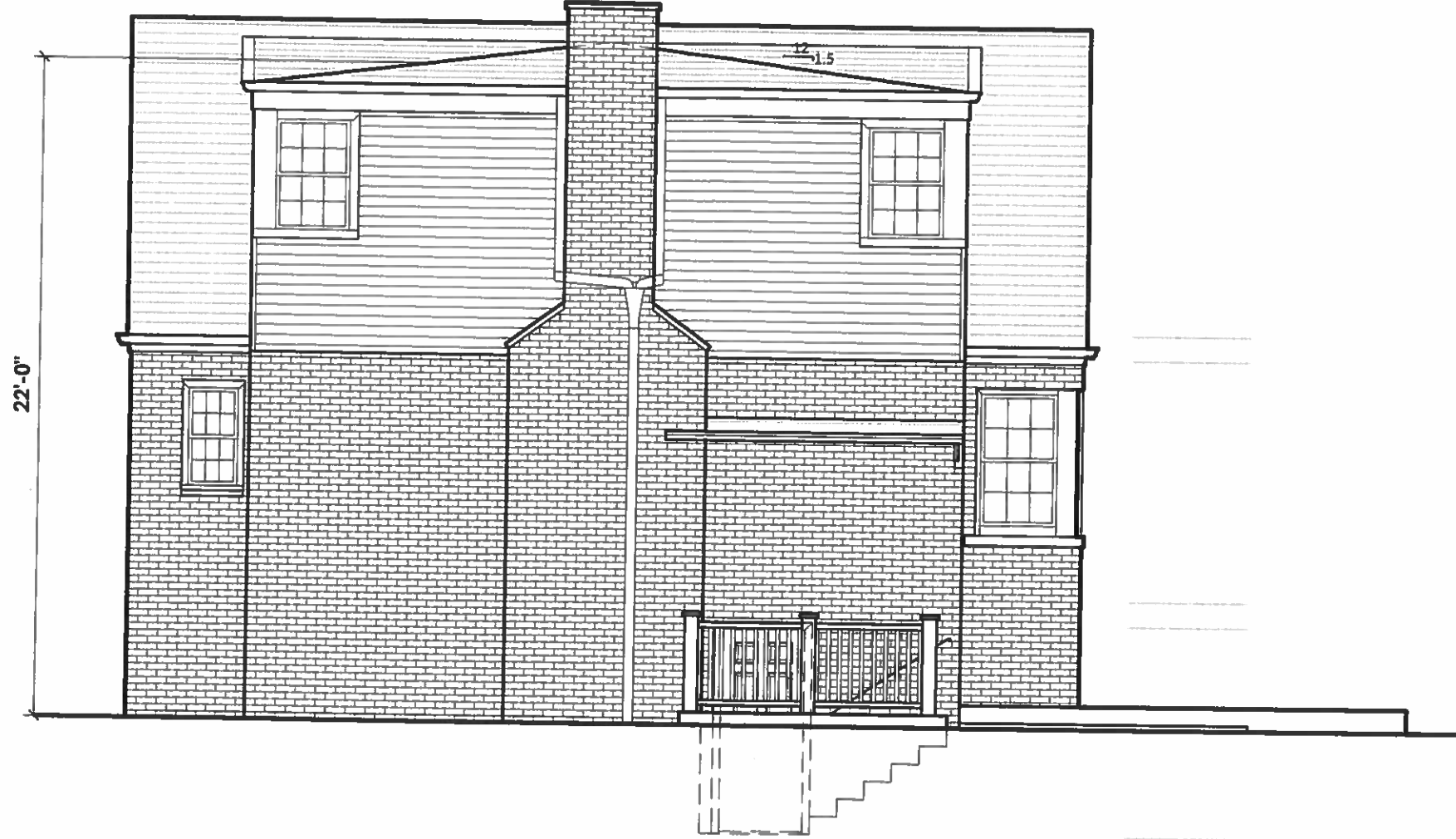


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33 N HICKORY AV., ARLINGTON HTS., IL 60004

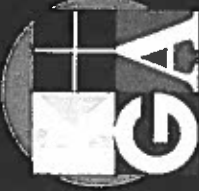
EX6

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1 EXISTING WEST ELEVATION
3/16" = 1'-0"



DAVID AND MELINDA FALES
746 NORTH BELMONT AVENUE, ARLINGTON HEIGHTS, IL 60004



KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV., ARLINGTON HTS., IL 60004

EX7

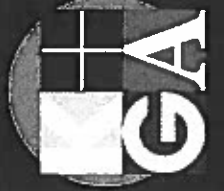
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1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"

DAVID AND MELINDA FALES
746 NORTH BELMONT AVENUE, ARLINGTON HEIGHTS, IL 60004

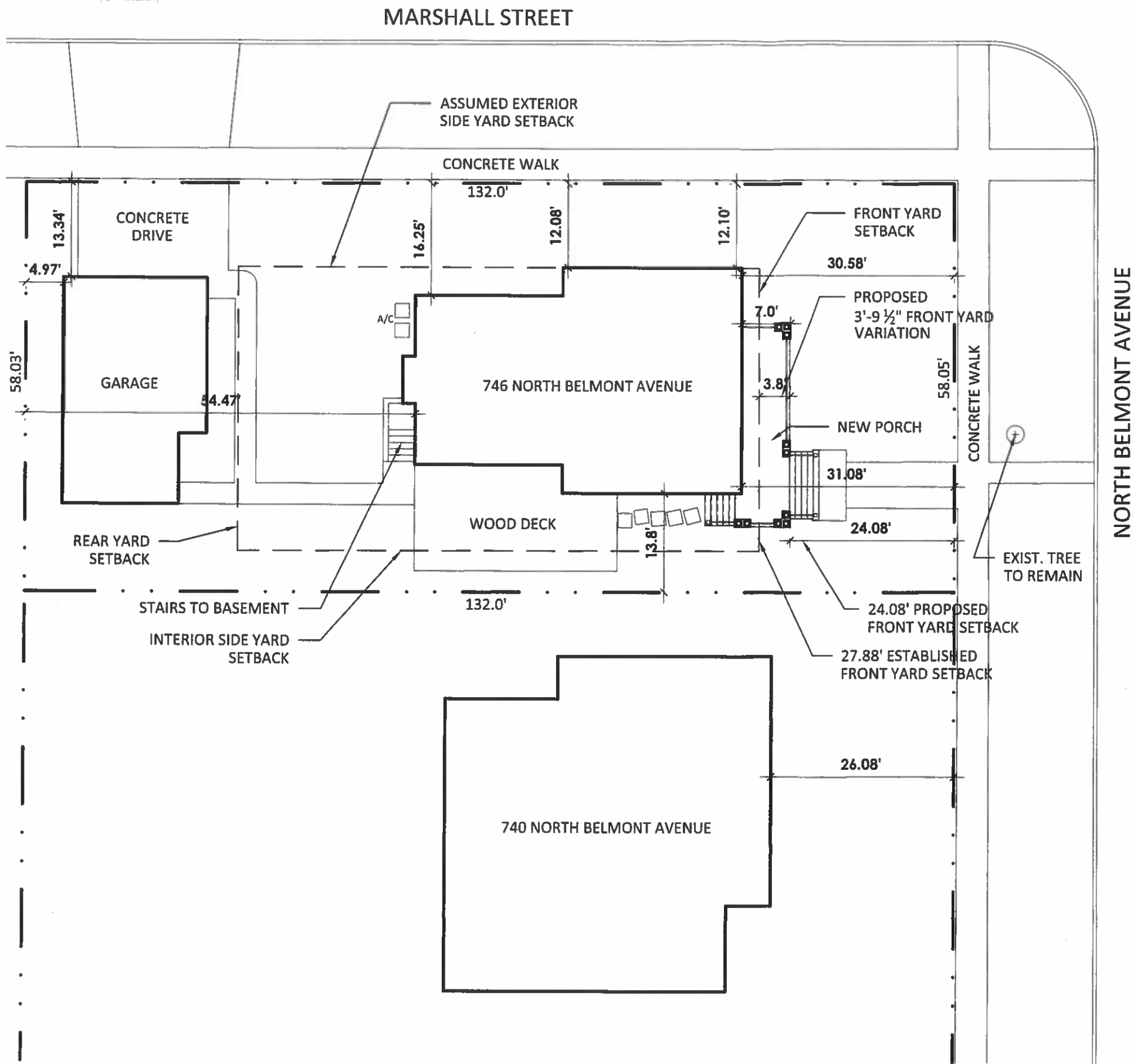


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EX8

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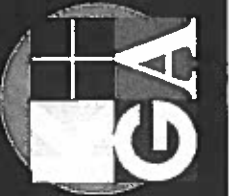
1 SITE PLAN
1/16" = 1'-0"

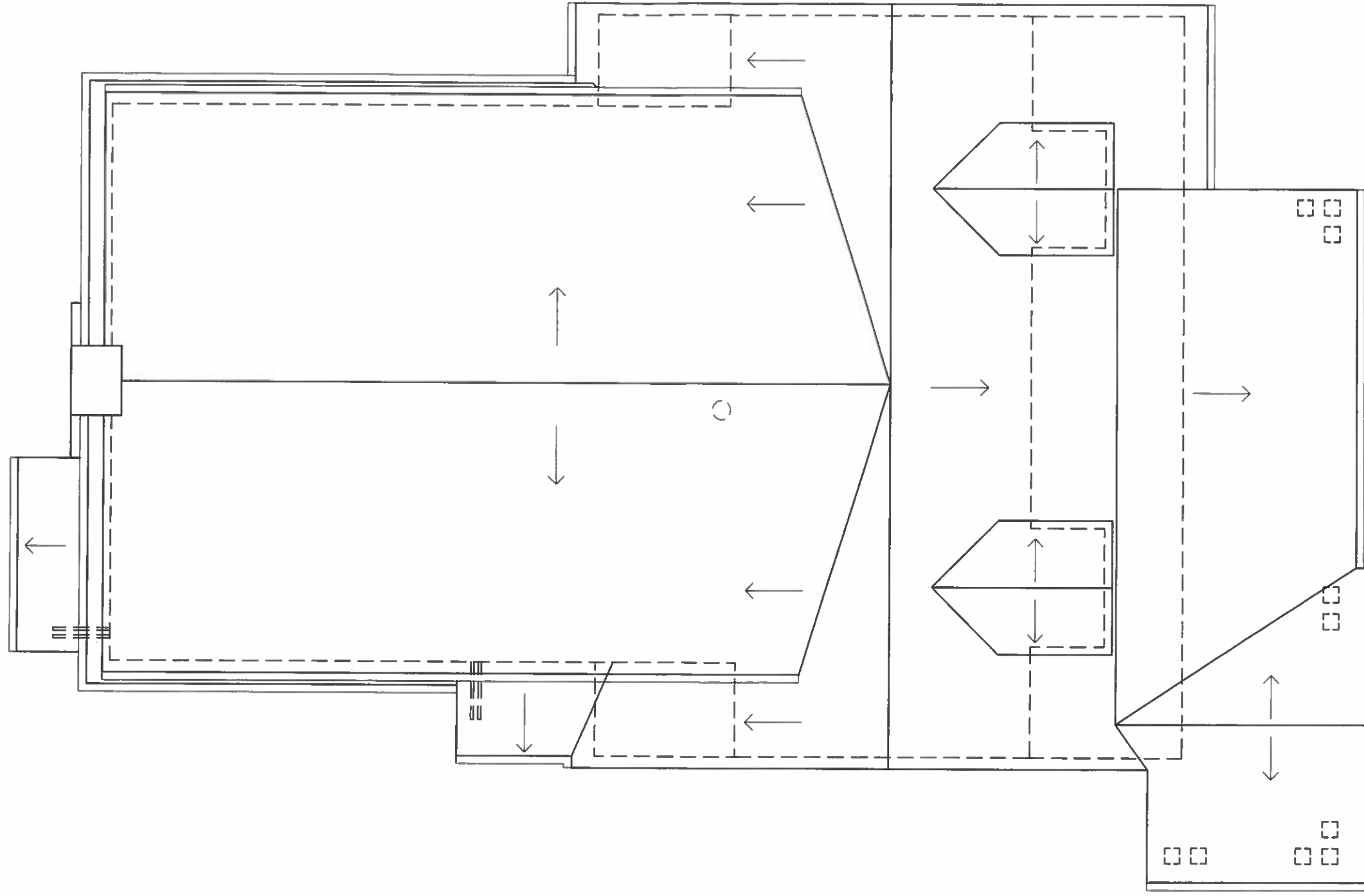
FRONT YARD SETBACKS

ADDRESS	SETBACK
746 N. BELMONT AVE.	30.58'
740 N. BELMONT AVE.	26.08'
738 N. BELMONT AVE.	31.16'
734 N. BELMONT AVE.	26.83'
726 N. BELMONT AVE.	29.17'
722 N. BELMONT AVE.	32.83'
714 N. BELMONT AVE.	31.42'
318 E. HAWTHORN ST.	15.00'
TOTAL:	223.07'

$$223.07' / 8 \text{ HOUSES} = 27.88' \\ (27'-10 \frac{1}{2}")$$

ESTABLISHED FRONT YARD SET BACK = 27.88'





1 ROOF PLAN
3/16" = 1'-0"

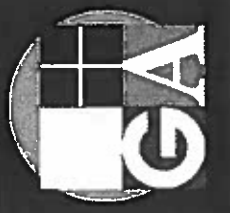
1 1/2 1/4

DAVID AND MELINDA FALES
746 NORTH BELMONT AVENUE, ARLINGTON HEIGHTS, IL 60004





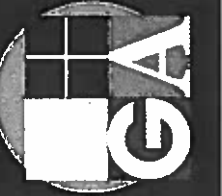
1 EAST ELEVATION
3/16" = 1'-0"

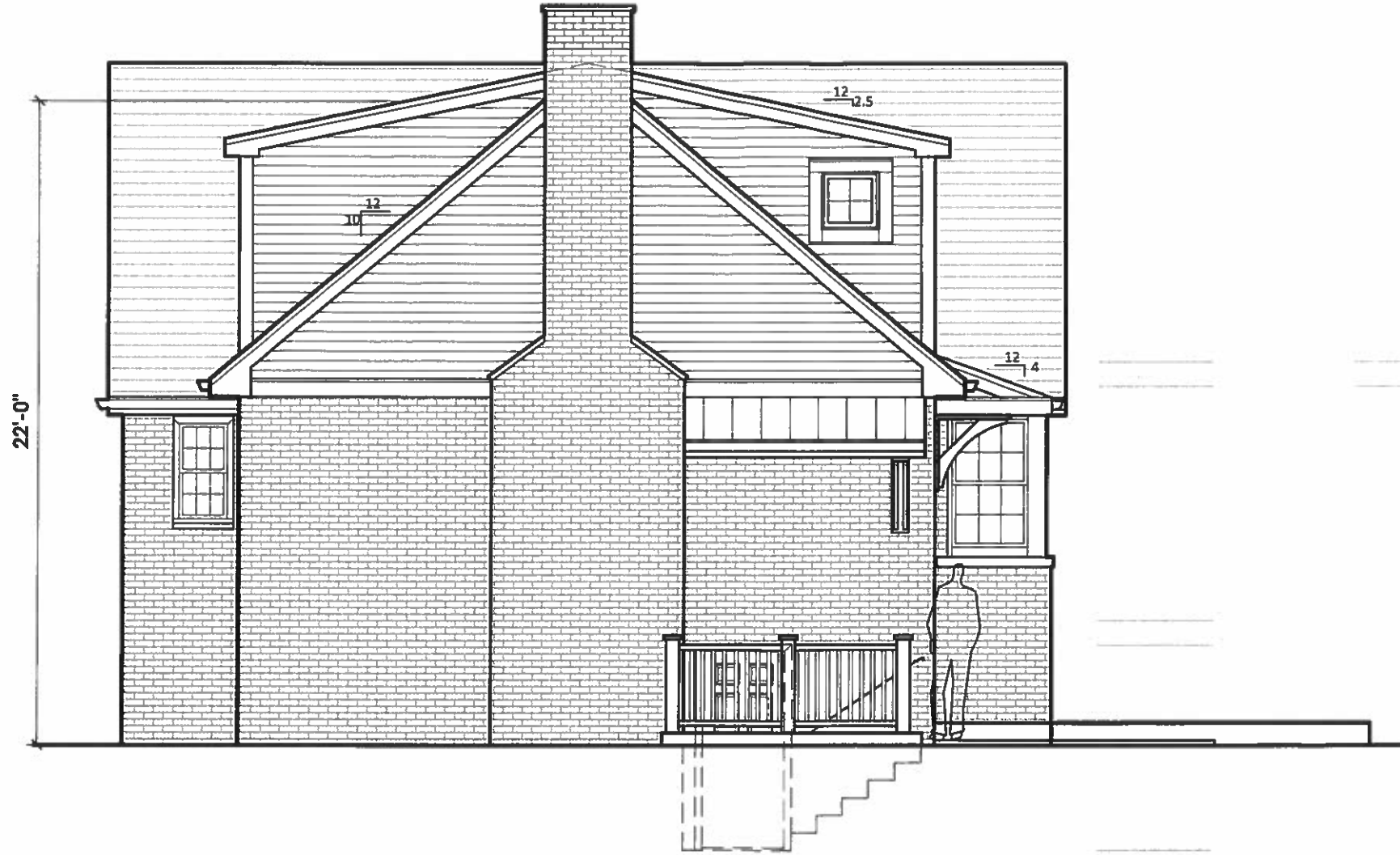


DAVID AND MELINDA FALES
746 NORTH BELMONT AVENUE, ARLINGTON HEIGHTS, IL 60004



1 NORTH ELEVATION
3/16" = 1'-0"





1 WEST ELEVATION
3/16" = 1'-0"



KINGSLEY + GINNODO ARCHITECTS
1314 HICKORY AV. ARLINGTON HTS, IL 60004

12.17.15
12.16.15
11.24.15

A7

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DAVID AND MELINDA FALES
746 NORTH BELMONT AVENUE, ARLINGTON HEIGHTS, IL 60004



1 SOUTH ELEVATION
3/16" = 1'-0"

DAVID AND MELINDA FALES

746 NORTH BELMONT AVENUE, ARLINGTON HEIGHTS, IL 60004

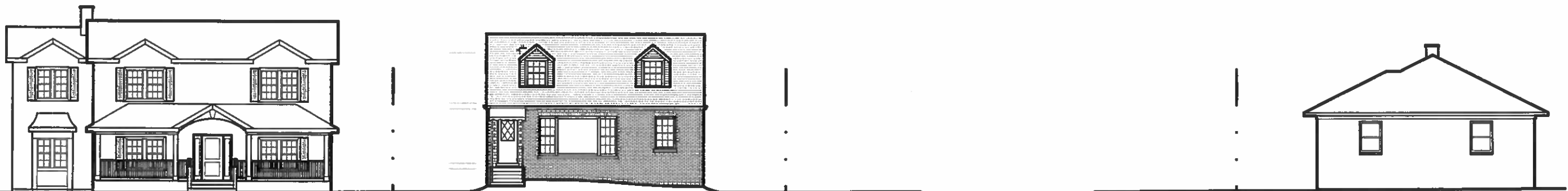


KINGSLEY + GINNODO ARCHITECTS
13 N HICKORY AV, ARLINGTON HTS, IL 60004

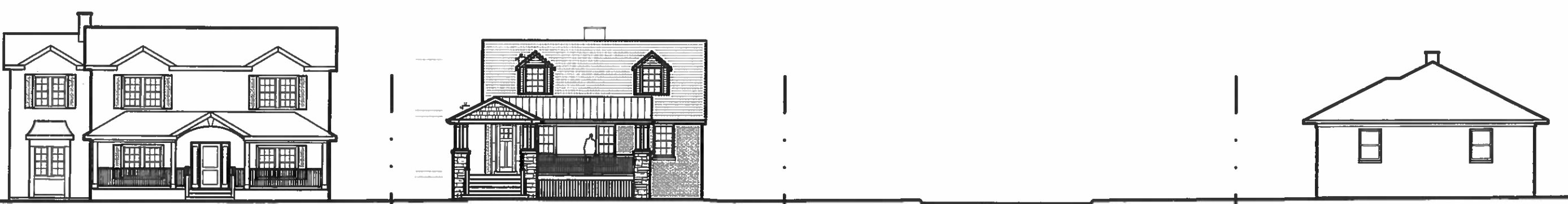
A8

12.17.15
12.14.15

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2 EXISTING CONTEXT ELEVATIONS
1/16" = 1'-0"



1 CONTEXT ELEVATIONS
1/16" = 1'-0"



DAVID AND MELINDA FALES
746 NORTH BELMONT AVENUE, ARLINGTON HEIGHTS, IL 60004



Item: ZBA#16-004 - Tavares Residence - 817 S. Chestnut Ave.

Department: Planning & Community Development

REQUEST

A 3.5 foot variation from Chapter 28, Section 6.5-2 to allow an addition with a separation of 6.5 feet from the existing detached garage where 10 feet is required.

ATTACHMENTS:

Description

Staff Report

Department Comments

Supporting Documents & Drawings

Type

Report

Correspondence

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: February 8, 2016
Date Prepared: February 3, 2016
Project Title: Tavares Residence
Address: 817 S. Chestnut Ave.

Background Information

Petition Number: ZBA #16-004
Petitioner: Keith Ginnodo / Kingsley/Ginnodo Architects
Address: 33 N. Hickory Ave.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner is proposing an addition in the rear of the home. The proposed addition is within ten feet of the existing garage. Therefore the petitioner requests the following variation

- **A 3.5 foot variation from Chapter 28, Section 6.5-2 to allow an addition with a separation of 6.5 feet from the existing detached garage where 10 feet is required.**

Variation Review Standards

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

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	✓	1/22/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	1/22/16	
3. Letter that was Mailed	✓	1/22/16	
4. Photographs of Sign on Property	✓	1/22/16	

Photograph of Existing Structure



ZBA# 16-004

817 S Chestnut - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: January 20, 2016

Completed: January 20, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 3.5 ft variance to allow an addition with a separation of 6.5 ft from the existing detached garage where 10 ft is required.

The Engineering Department has NO COMMENTS to the proposed variance as it does not appear to create a drainage issue, and would defer comment to the Building Department with regard to fire safety.

January 22, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building Services

RE: ZBA #16-004 – Tavares Residence, 817 S Chestnut Ave.

Building Department Comment(s):

When a detached garage is less than 10 feet from the house, the garage walls and ceiling are required to have 5/8-inch Type X drywall, mudded and taped.

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DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Tavares Residence

Project Address: 817 S. Chestnut Ave.

ZBA #: 16-004

ZBA Hearing Date: February 8, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

C: Bill Enright, Deputy Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: January 19, 2016

- A 3.5 foot variation from Chapter 28, Section 6.5-2 to allow an addition with a separation of 6.5 feet from the existing detached garage where 10 feet is required.

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION RECEIVED DESIGN COMMISSION

APPROVAL ON 1-26-16. - STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Friday, January 29th.

January 8, 2016

PETITION

817 South Chestnut Avenue, Arlington Heights, Illinois 60005

NOW COMES the Petitioner Beth and Brian Tavares being the owner of the property commonly known as: 817 South Chestnut Avenue, Arlington Heights, Illinois 60005 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from the Arlington Heights Municipal Code, Chapter 28, Accessory Structures, Section 6.5-7.a.iv. (Required Clearance between garage and house) in order to build a rear addition that has a 10' clearance between the walls of the existing garage and the house.

I hereby state that the following hardship would exist if the variation were not granted: By not allowing the addition to be built with 10' clearance between the walls of the two structures, it would require the addition to be too narrow and shallow for a usable interior space and would not become a viable project.

I hereby state that the following unique circumstances exist: The location of the existing garage creates a smaller buildable area for any new addition to the house. The existing garage will not be altered and will remain as is.

I hereby state that the variation, if granted, will not alter the essential character of the locality. The variation/distance between the two structures is located entirely in the rear of the yard and is minimally perceptible to neighbors.

Signed: (petitioner)



date:

1/6/16

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MURRY AND MOODY, LTD.

Land Surveyors

200 S. Park (p. 100)

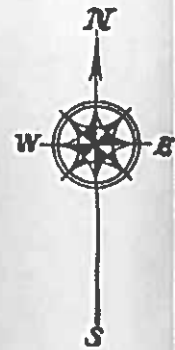
Sub. 101

Plat. No. 100000

100 E. 100

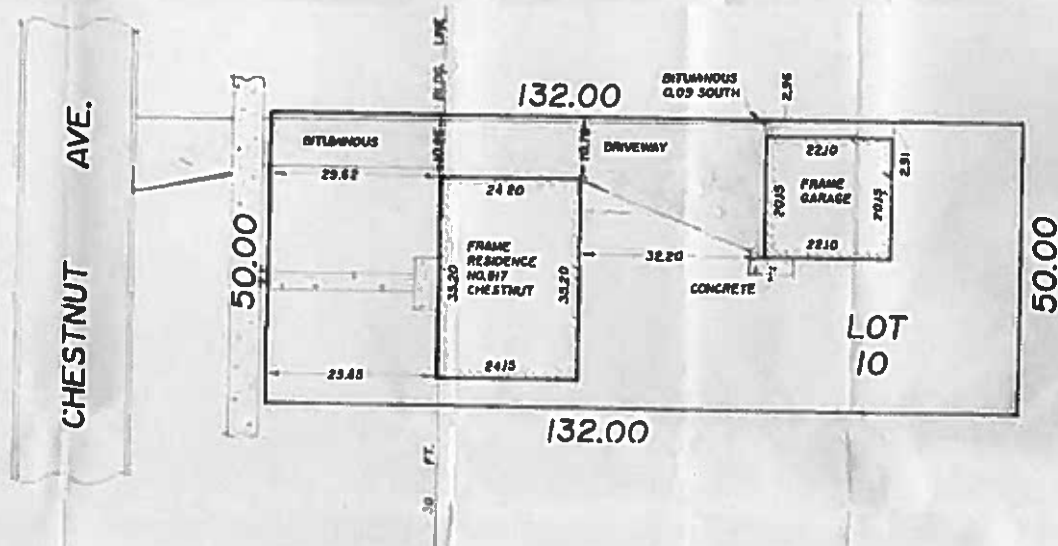
Plat. No. 100000

100 (100) 100 100



PLAT OF SURVEY OF

LOT TEN (10) IN H. ROY BERRY CO.'S LAUDMONT TERRACE, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER (1/4) OF SECTION 31 AND PART OF THE SOUTHWEST QUARTER (1/4) OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



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JAN 08 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

NOTE: ADDITIONAL ON-GRADE/LOW-GRADE IMPROVEMENTS, IF ANY, MAY NOT BE SHOWN DUE TO SNOW COVER.

LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 100° 00' 00" indicate degrees, minutes and seconds.

50.25 N 90° 00' 00" E indicates measured dimension bearing
(50.25) (N 100° 00' 00" E) indicates measured dimension bearing
(50.25 d) (N 90° 00' 00" E d) indicates deduced dimension bearing.

Bearings shown herein, if any, are based on assumed data, unless shown otherwise.

Compare your plans before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancies immediately. Building lines and easements, if any, shown herein are as shown on the recorded subdivision plat or as indicated.

108.3
23.7' back of garage to back of lot

54
78' back of house to back of lot

STATE OF ILLINOIS }
COUNTY OF McHENRY }

I, Thomas M. Murphy, Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property and that the above plat is a true and correct representation of the same.

Dated this 11th day of DECEMBER 30, 1997

Thomas M. Murphy, Professional Land Surveyor

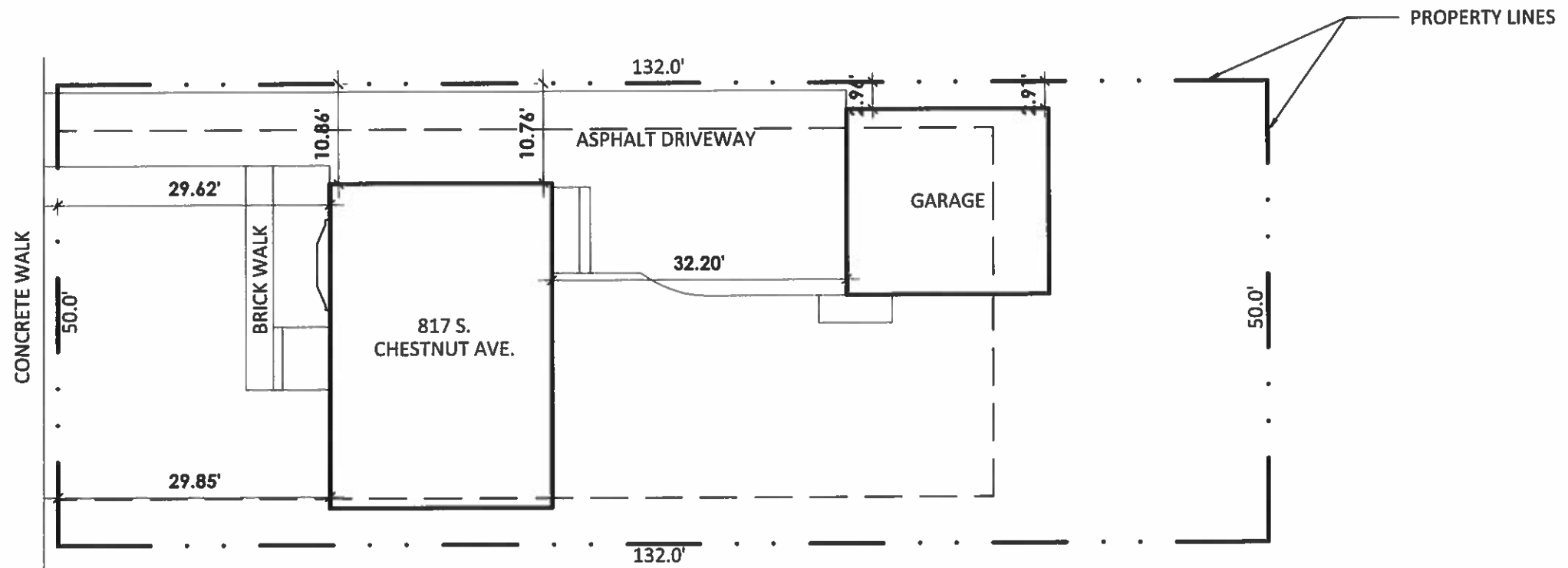
ORDER No. 97-1970 149 49

SURVEY MADE FOR

ROBINSON AND MARINO, P.C.

SCALE 1" = 20'

CHESTNUT AVENUE



DRAWING INDEX

- EX0 EXISTING SITE PLAN
- EX1 EXISTING BASEMENT PLAN
- EX2 EXISTING FIRST FLOOR PLAN
- EX3 EXISTING SECOND FLOOR PLAN
- EX4 EXISTING ROOF PLAN
- EX5 EXISTING WEST ELEVATION
- EX6 EXISTING NORTH ELEVATION
- EX7 EXISTING EAST ELEVATION
- EX8 EXISTING SOUTH ELEVATION

1 EXISTING SITE PLAN 1
1/16" = 1'-0"

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

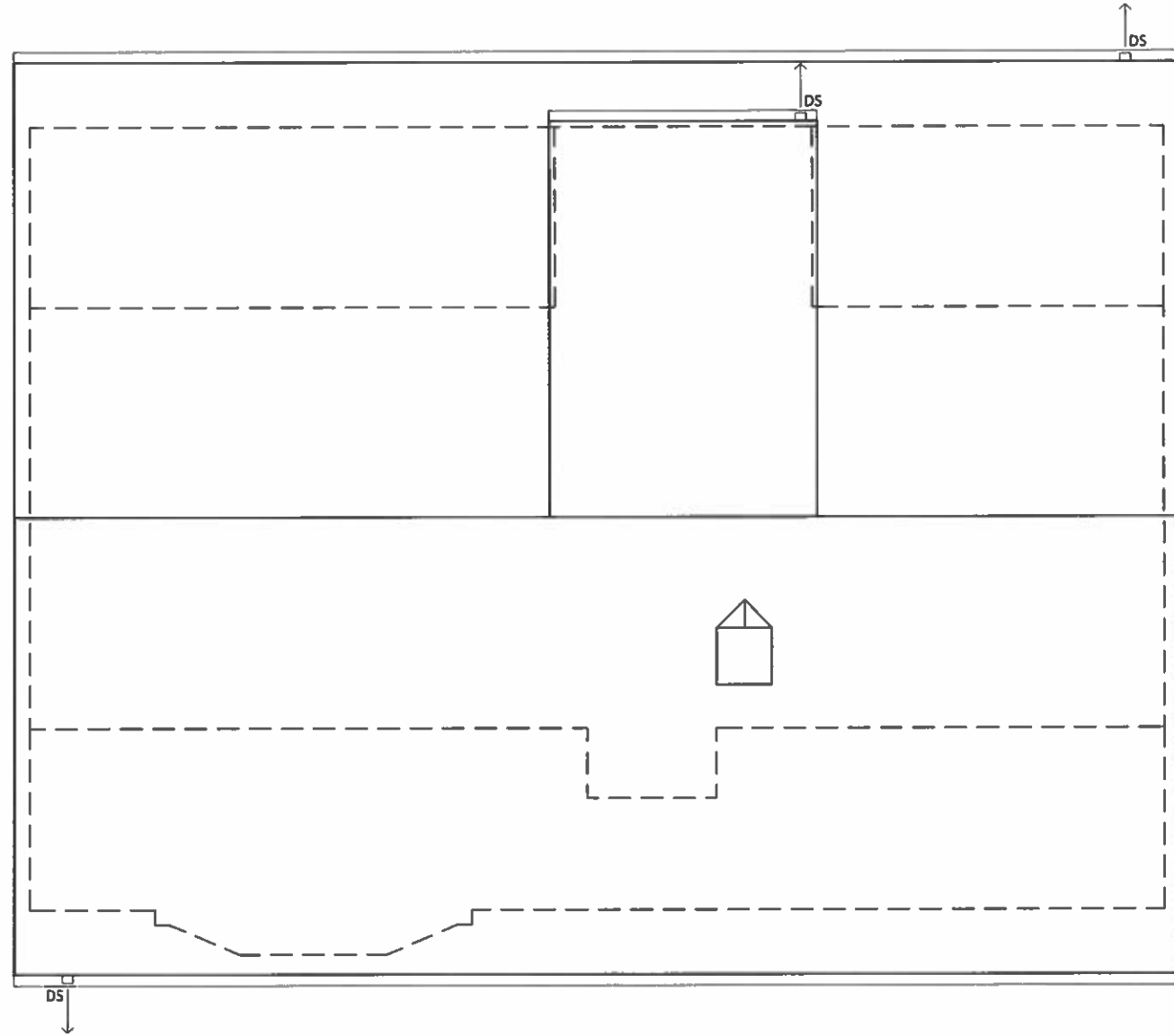
BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005



KINGSLEY + GINNODO ARCHITECTS
33 N. HICKORY AV., ARLINGTON HTS., IL 60004

EXO

8.25.15
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1 EXISTING ROOF PLAN
3/16" = 1'-0"

BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005





1 EXISTING WEST ELEVATION
3/16" = 1'-0"

BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005



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33 N HICKORY AV, ARLINGTON HTS, IL 60004

8.25.15
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EX5



1 EXISTING NORTH ELEVATION
3/16" = 1'-0"

BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005



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33 N HICKORY AV. ARLINGTON HTS. IL 60004

EX6

8.25.15

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1 EXISTING EAST ELEVATION
3/16" = 1'-0"

BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005



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33 N HICKORY AV., ARLINGTON HTS., IL 60004

EX7

8.25.15

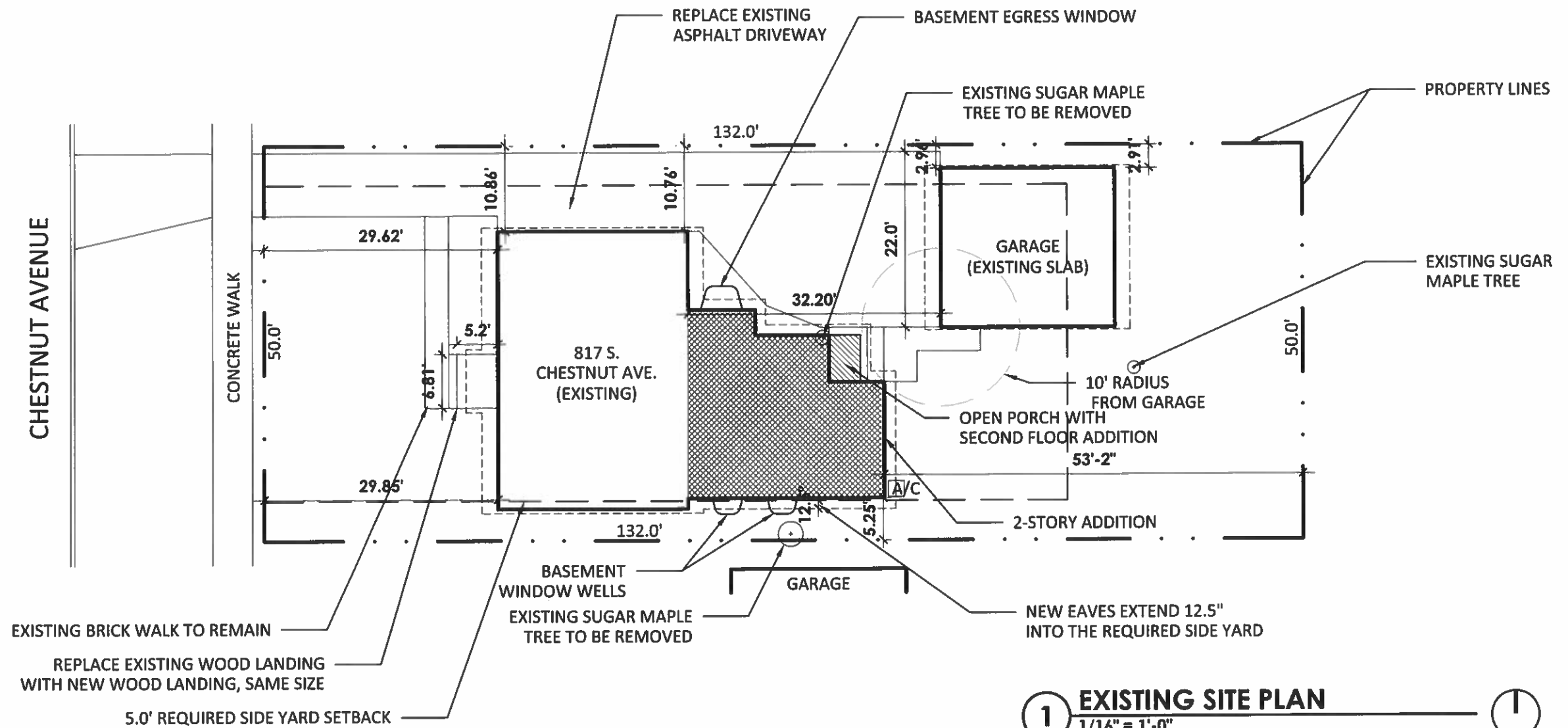
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1 EXISTING SOUTH ELEVATION
3/16" = 1'-0"

BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005





BETH AND BRIAN TAVARES

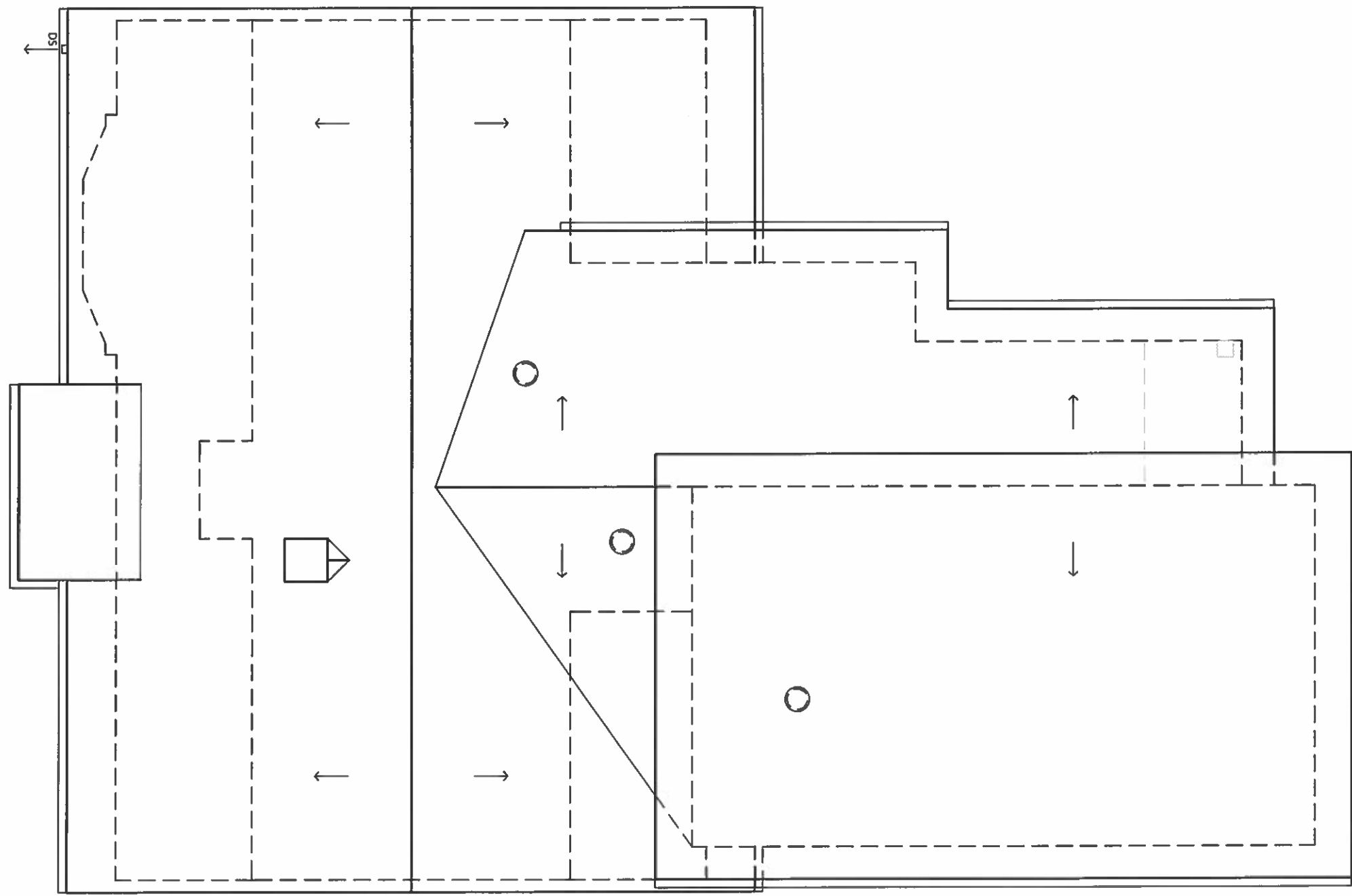
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005



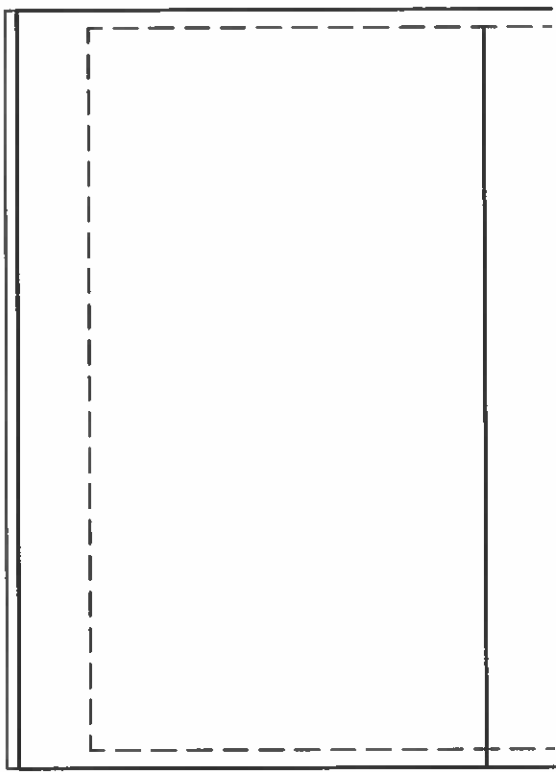
KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV., ARLINGTON HTS. IL 60004
12.16.15
12.9.15
11.18.15
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A0

1 1/2 1/4



1 ROOF PLAN
3/16" = 1'-0" 1

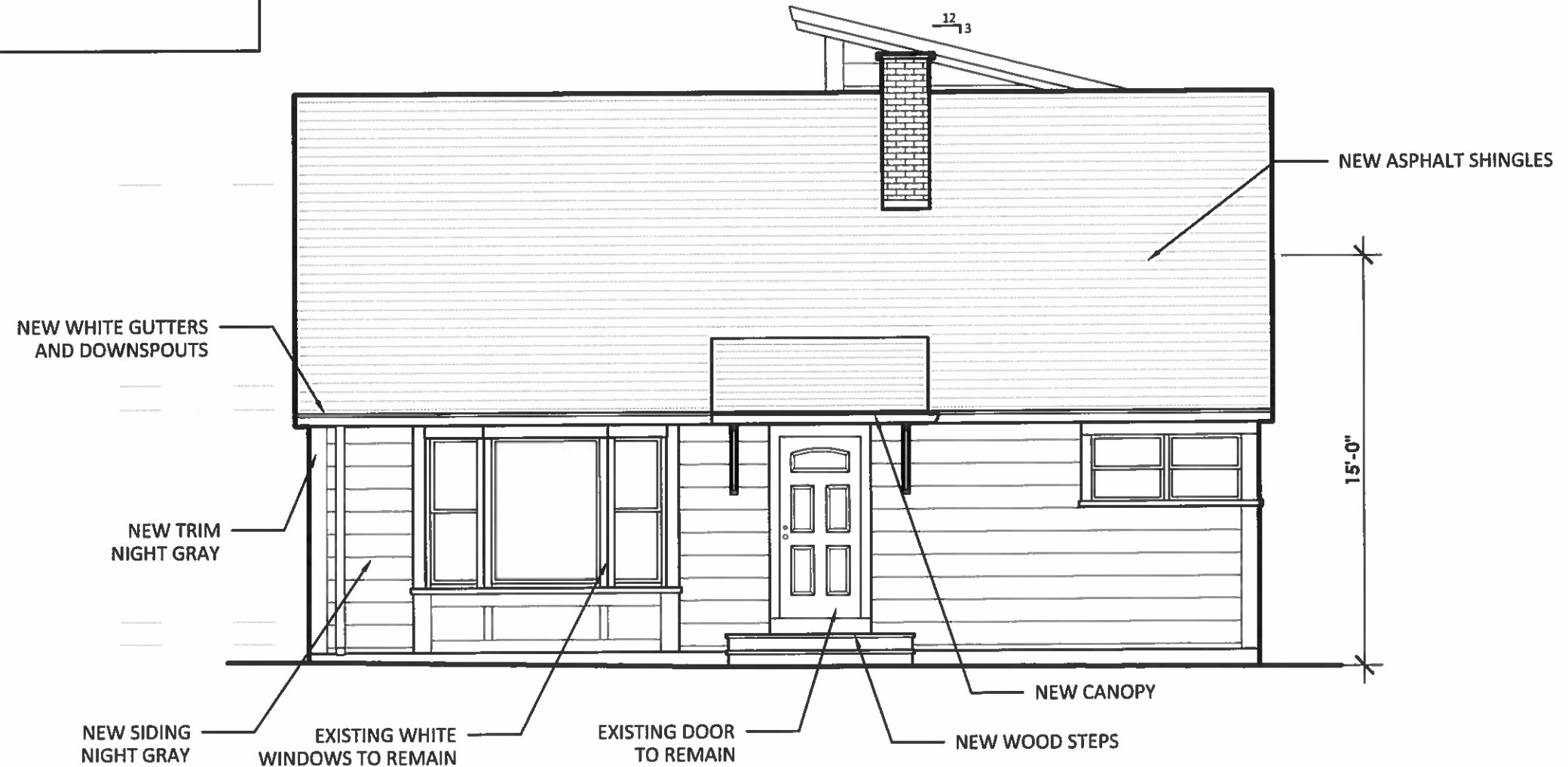


BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005



MATERIAL LIST

Siding:	Night Gray - original house Iron Gray and Charlotte's Lock - addition
Trim:	White trim - original house Gray to match siding - addition
Windows:	Fiber Cement siding by James Hardie Ebony by Marvin -addition Existing White windows - original house
Gutters/Leaders:	Prefinished aluminum White - original house Black - addition
Roof shingles:	Slate or Pewter Gray Textured asphalt, by GAF
Brick:	Existing to remain

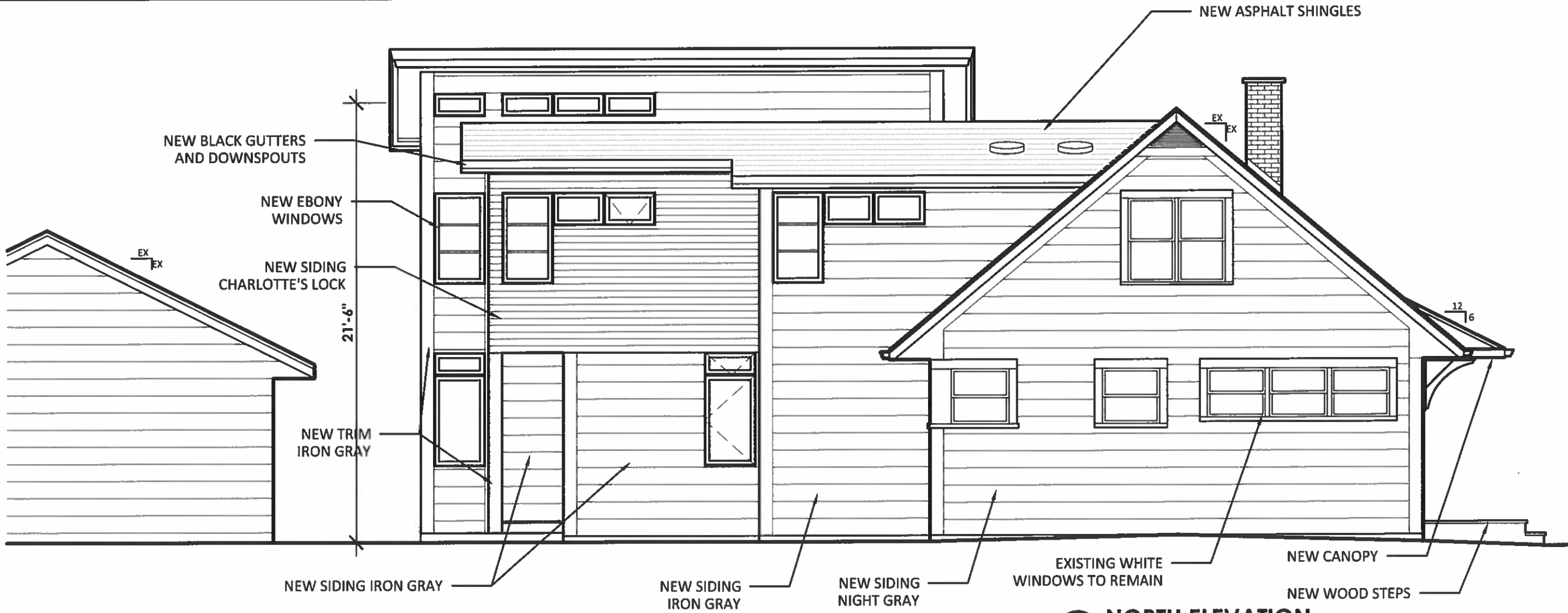


1 WEST ELEVATION
3/16" = 1'-0"



MATERIAL LIST

- Siding: Night Gray - original house
Iron Gray and Charlotte's Lock - addition
- Trim: White trim - original house
Gray to match siding - addition
- Windows: Ebony by Marvin -addition
Existing White windows - original house
- Gutters/Leaders: Prefinished aluminum
White - original house
Black - addition
- Roof shingles: Slate or Pewter Gray
Textured asphalt, by GAF
- Brick: Existing to remain



1 NORTH ELEVATION
3/16" = 1'-0"

KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HT. IL 60004

KGA

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11.02.15
10.15.15
9.27.15

A6

BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005

MATERIAL LIST

- Siding: Night Gray - original house
Iron Gray and Charlotte's Lock - addition
- Trim: White trim - original house
Gray to match siding - addition
- Windows: Ebony by Marvin -addition
Existing White windows - original house
- Gutters/Leaders: Prefinished aluminum
White - original house
Black - addition
- Roof shingles: Slate or Pewter Gray
Textured asphalt, by GAF
- Brick: Existing to remain



1 EAST ELEVATION
3/16" = 1'-0"



BETH AND BRIAN TAVARES
817 S. CHESTNUT AVENUE, ARLINGTON HEIGHTS, IL 60005

MATERIAL LIST

Siding:	Night Gray - original house Iron Gray and Charlotte's Lock - addition
Trim:	White trim - original house Gray to match siding - addition
Windows:	Fiber Cement Trim by James Hardie Ebony by Marvin -addition Existing White windows - original house
Gutters/Leaders:	Prefinished aluminum White - original house Black - addition
Roof shingles:	Slate or Pewter Gray Textured asphalt, by GAF
Brick:	Existing to remain





1 EXISTING CONTEXT ELEVATIONS
1/16" = 1'-0"



2 PROPOSED CONTEXT ELEVATIONS
1/16" = 1'-0"





Item: ZBA#16-005 - Kurzynski Residence - 614 N. Haddow Ave.

Department: Planning & Community Development

REQUEST

A 4.4 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure from 15 feet to 19.4 feet.

ATTACHMENTS:

Description

Staff Report

PC Minutes 11-5-15

Department Comments

Supporting Documents & Drawings

Type

Report

Minutes

Correspondence

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: February 8, 2016
Date Prepared: February 3, 2016
Project Title: Kurzynski Residence
Address: 614 N. Haddow Ave.

Background Information

Petition Number: ZBA #16-005
Petitioner: Joseph Sprenger / Robert Flubacker Architects
Address: 1835 Rohlwing Rd. Suite B
Rolling Meadows, IL 60008
Existing Zoning: R-3, Single-Family District

Requested Action/Background Information

The petitioner proposes to replace the existing detached garage with a new detached garage. The petitioner is requesting a 4.4 foot variation to allow an increase to the height of a new detached garage.

The subject site consists of two 66' wide parcels by 132 feet deep, located on the west side of Haddow Avenue, north of Euclid Avenue. The total area of the subject site is 17,425 square feet. There is an existing two story home located on 614 N. Haddow Avenue and 608 N. Haddow is vacant with landscaping. On November 5, 2015 the petitioner appeared in front of the Plan Commission requesting that the two parcels at 608 and 614 N. Haddow Avenue be consolidated and was requesting height variations for three accessory structures. The three accessory structures included a two story detached garage, a play house, and a studio with a pergola. The Plan Commission was not supportive of the height variations for the accessory structures and was recommending denial of the variations for the three accessory structures. The petitioner withdrew their submittal.

The petitioner revised their proposal and is returning to Zoning Board of Appeals requesting a 4.4 foot variation to allow an increase to the height of the detached garage. At this time, the petitioner is proposing a 720 square foot detached garage and is not moving forward with the other two accessory structures.

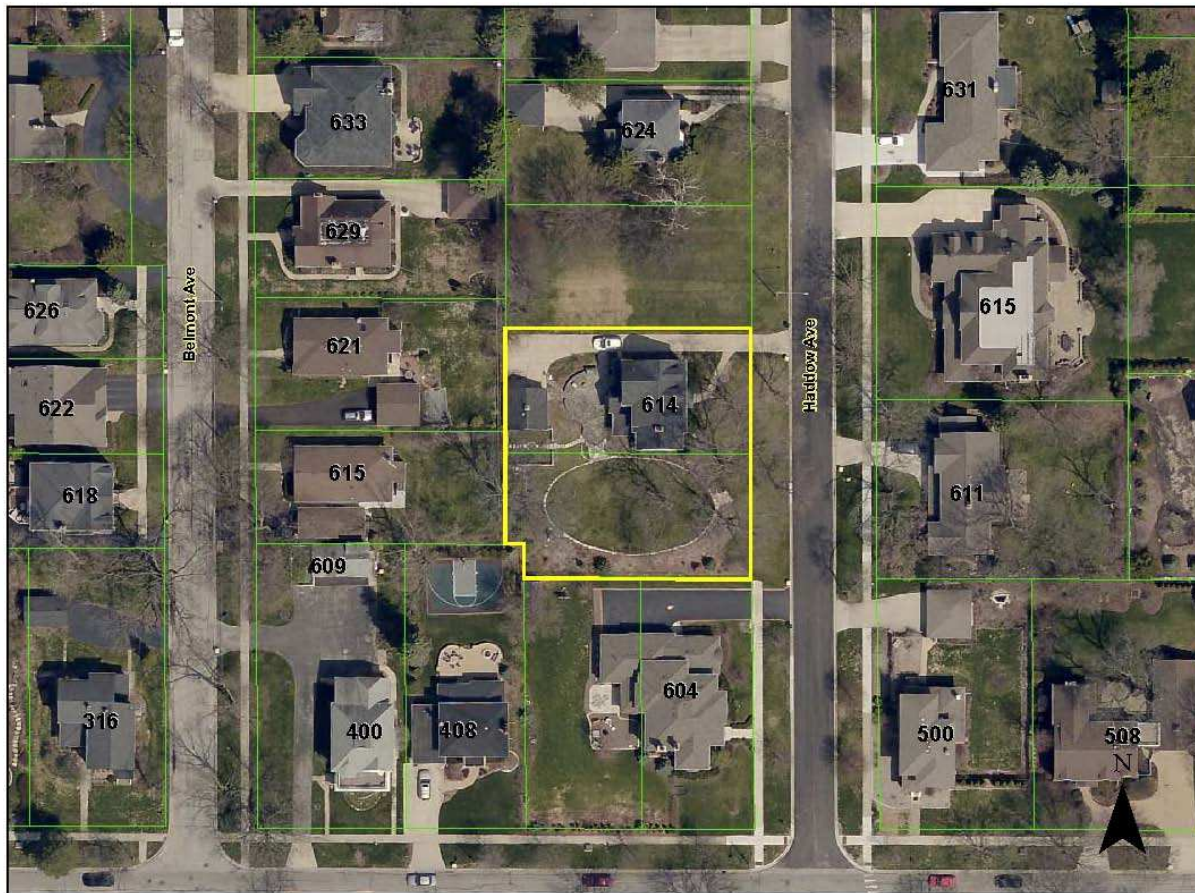
Therefore, the petitioner requests the following variation:

- **A 4.4 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure from 15 feet to 19.4 feet.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	1/21/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	1/21/16	
3. Letter that was Mailed	✓	1/21/16	
4. Photographs of Sign on Property	✓	1/21/16	

Photograph of Existing Structure



APPROVED

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PLAN

REPORT OF THE PROCEEDINGS OF A PUBLIC HEARING
BEFORE THE VILLAGE OF ARLINGTON HEIGHTS
PLAN COMMISSION

COMMISSION

RE: 608-614 N. HADDOW AVENUE - PC# 15-022
LOT CONSOLIDATION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Plan Commission Meeting taken at the
Arlington Heights Village Hall, 33 South Arlington Heights
Road, 3rd Floor Board Room, Arlington Heights, Illinois on the
5th day of November, 2015, at the hour of 9:09 p.m.

MEMBERS PRESENT:

JOE LORENZINI, Chairman
LYNN JENSEN
TERRY ENNES
BRUCE GREEN
GEORGE DROST
JOHN SIGALOS
JAY CHERWIN

ALSO PRESENT:

BILL ENRIGHT, Deputy Director

CHAIRMAN LORENZINI: Okay. The next item on the agenda is Public Hearing PC# 15-022, 608-614 North Haddow Avenue, Lot Consolidation. Have all the proper notices been given?

MR. ENRIGHT: Yes.

CHAIRMAN LORENZINI: Is the Petitioner here?

MR. KURZYNSKI: Yes.

CHAIRMAN LORENZINI: Please step forward and raise your right hand, I'll swear you in.

(Witnesses sworn.)

CHAIRMAN LORENZINI: Thank you. Who, both of you will be speaking?

MR. FLUBACKER: Yes.

CHAIRMAN LORENZINI: Would you please give your name and spell it for the court reporter?

MR. FLUBACKER: My name is Bob Flubacker, F-l-u-b-a-c-k-e-r, and I'm the architect for the project.

MR. KURZYNSKI: Terry Kurzynski, last name K-u-r-z-y-n-s-k-i, and I'm the owner of 614 North Haddow.

CHAIRMAN LORENZINI: Has the Petitioner read the conditions and do you agree with them in the Staff report?

MR. FLUBACKER: Yes.

MR. KURZYNSKI: Yes.

CHAIRMAN LORENZINI: Okay. Will the Petitioner give us a brief presentation? Just one at a time please.

MR. FLUBACKER: Let me do a quick overview and then Terry will kind of describe why we are where we are. What the project is consisting of is three accessory structures or potentially four. One is a three-car detached garage with a storage workshop space above it. A second is a second detached garage workshop that has a basement and a second floor studio above it. A third is a separate detached playhouse. The fourth, which I'm a little confused on is a pergola that's between the garage and the garage workshop for the area calculation of coverage in the rear yard, it's been included as an accessory structure.

The variations that are requested primarily deal with the height of the structures and the area of the structures beyond the limits that are currently in the code. I will be happy to address that after Terry's presentation. There are some other minor variations but I think those are more or less acceptable with the Staff.

CHAIRMAN LORENZINI: Thank you.

MR. KURZYNSKI: Yes. Hi, Terry. There's a current garage structure and it's an angled garage. That current garage is 19 feet. My original intent was, my wife can't pull in my garage, it's small as far as for getting SUVs in, so I just have a third sports car

in that garage right now. That's all it's used for with storage. There is storage above it though and that's valuable storage because I don't have storage in the basement. So, the original intent was to move that garage to the south and create a new three-car garage that my wife can drive straight into and retain that other structure.

The kids clubhouse which would be in the far corner, there is a neighborhood, or the neighbor shed is three feet from the property line, so that kids clubhouse, we just want it three feet from the property line like the other structure is across the line. It makes the most sense.

Garage C which is the three-car garage which drives straight in, you know, in the initial meeting I had back in the summertime, I had mentioned the fact that a lot of people store things in their garages and everything is hanging over the cars. That's not how I want to actually store my vehicles. So, nice vehicles, garage only for the cars, storage elsewhere. So, I have actually in the house built a kids storage. If you see, there's a little kids storage facility right off the house for their stuff so they're not walking into the garage.

Then the second floor on structure C which would be the storage for everything someone would normally keep inside of a garage would be above there. Then structure B is really for working on the cars. So, if you can see, between the two, B and C, are actually sliding doors. You actually, you know, can slide those out to work on a vehicle in structure B. So, even though I think the Staff was considering that just an ancillary building, that's actually, in my mind it's a garage, it's how we're building it, to be used as a garage to work on cars.

The basement, that is really for a jam center. I'm a drummer. I have a, you know, neighborhood band. So, really to keep the noise down to the neighborhood, put it down there. We've got cement over the top, cement walls, and they won't hear a thing, so I can jam in the basement, you know, without disrupting the neighborhood. Then the studio above is really just to, you know, retain the current storage that's in the current garage that I have but possibly make it a little bit more usable from that perspective.

I do recognize that when I went to Bob with this, you know, he says that structure B likely would have to be rebuilt. But keep in mind, it's currently a 19-foot two-car garage right now. That's it, that's the narrative.

MR. FLUBACKER: The handouts that I gave you, the larger sheet are drawings of the existing garage, and the photograph is of the current rear elevation of the existing house. I gave those to you to show that both the existing garage as well as the existing structure of the house have steep roof pitches, and the design proposal

that we have in front of you has roof pitches to match those existing roof pitches.

CHAIRMAN LORENZINI: You can have a seat. Staff report please?

MR. ENRIGHT: Staff is fully supportive of the plat of consolidation bringing these two lots adjoining to provide 132 feet of frontage which is consistent with the other lots on their block. So, we don't see this as being out of the ordinary for this particular neighborhood. So, we're fully supportive of the consolidation.

The variations that they're seeking, three relate to height for each of the three structures that they want to build, the accessory, the garage, the studio and the playhouse. We're not concerned with the playhouse. The only part of the playhouse that exceeds the height requirement is kind of the center architectural element that sticks up. But the other two actually have second floors so they're more substantial in terms of the height and massing of the height rather. So, we're not supportive of those variations.

They are also seeking a variation for the size of the accessory structure for the studio as well as the detached garage. In addition, the code only allows for 40 percent of the required rear yard. The required rear yard is the rear 30 feet from lot line to lot line, so side to side, just the last 30 feet of the property. You're only allowed to do up to 40 percent of that area in building coverage, so they're about 197 feet above that with the three accessory structures.

Currently, the main house, and I did a rough estimate, is about, has a footprint of about 1,700 square feet roughly. I know they're building an addition. The footprint of the three accessory structures that they're seeking has a footprint of about 1,594 square feet. So, the three accessory structures are very similar in footprint to the main structure, the main house.

The Village has recently gone through changes to our code with respect to accessory structures because it is a pretty big issue in the community. People have concerns over drainage, number one, but also bulk and massing in the rear of yards. So, there is, you know, we hear a lot from the community about, and you may not hear it from the neighbors here but it is an issue community-wide with how much are accessory structures.

So, the Plan Commission was very involved in those recent changes to regulate the number, for instance, of accessory structures where we made it a little more flexible to allow up to four accessory structures for larger lots like this one would be if combined and kept the 300 square-foot accessory structure requirement. Because as you recall, we were looking to maybe even restricting that more to get it down to maybe 200 square feet. But the will of the Plan

Commission and ultimately the Village Board was that they felt that the 300 square-foot was suitable and the limit of three or four depending on your lot size.

So, you know, we don't believe that the variation has been justified. That's why Staff can't support most of the variations requested except for again the height of the playhouse because we feel that that's just a small element of the roof that pops up above the 15 feet requirement. But again we're fully supportive of the lot consolidation. If the variations are approved, Staff would recommend that the variations only apply to the structures that are before the Plan Commission tonight and that there is additional landscaping provided to the west or on the west property line to help screen some of the structures.

So, having said that, that would conclude the report.

CHAIRMAN LORENZINI: Thank you. Do we have a motion to include the Staff report into the public record?

COMMISSIONER JENSEN: I so move.

CHAIRMAN LORENZINI: Second?

COMMISSIONER ENNES: I'll second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Thank you. Okay, let's go to questions. Commissioner Green, would you like to start this one?

COMMISSIONER GREEN: Mr. Flubacker, maybe you can tell me, what is this landscaped thing all about? This oval, what is that?

MR. FLUBACKER: I have a Google Earth view. There is a stone oval that's set in the grass that creates a landscape feature on that piece of property. It's about two feet wide, the stones are six inches thick-eight inches thick, and set in an oval and it creates a --

COMMISSIONER GREEN: Like an ice skating rink in the wintertime or something?

MR. FLUBACKER: No, I don't believe that's the use.

MR. KURZYNSKI: It's landscaped actually all around that oval.

MR. FLUBACKER: Yes.

MR. KURZYNSKI: So, there's a good \$100,000 plus spent on just landscaping around that oval.

MR. FLUBACKER: It's got an English garden feel around it.

COMMISSIONER GREEN: Excuse me, Mr. --

MR. KURZYNSKI: Kurzynski, yes.

COMMISSIONER GREEN: Kurzynski. How much landscaping

is around? You said, you just brought up a dollar amount. How much are you saying is around this? Did you say there's --

MR. KURZYNSKI: I was told there was \$100,000 spent on the landscaping around that oval in the back of the property from the prior owner.

COMMISSIONER GREEN: I guess my concern as an architect here is all these accessory buildings, it's just, they're all over the place and there's variations required for all of them. Why don't you just attach these things to your house?

MR. FLUBACKER: Well, the only way really to attach the garage to the house would be to go at a perpendicular angle to the back of the house, attach it to the back and go at a 90 degree angle, which does not solve the original problem that we were hired to address.

COMMISSIONER GREEN: I guess I'm looking at it from just a project standpoint. With the lot consolidation, bring the driveway in on the other side and rotate this thing around and attach it over here. You won't be blocking the view and you'll have everything that you want because you can go, the sky is almost the limit as far as if you attach it to the house. You don't have to ask for all these variations, you can get the space, you can get your basement, you can get your bathrooms, you can get bedrooms, whatever you want, if you attach it to the house. I think you have an opportunity here because you now have two lots, twice the area to play with.

MR. FLUBACKER: Well, to the south --

COMMISSIONER GREEN: I enjoy a challenge, so to me this would be a challenge to get this to work and still have your backyard meet code without so many buildings in the backyard.

MR. FLUBACKER: Well, we studied that solution and it dramatically drives the cost of this renovation because all of the contextural space within the building is on the opposite side of the building. So, if we had a garage, we'd be coming in to the living room instead of coming in by the kitchen or the mud room or the rear entry to the house. Adding to the rear of that --

COMMISSIONER GREEN: No, no, here. I'm not going to design it for you, but what I'm saying is if I'm looking at this thing, if you came in on the, what is it, on the new property --

MR. FLUBACKER: The south side.

COMMISSIONER GREEN: On the south side of this and pulled in towards the north and attached back in the mud room and the kids storage and all of this, created your little man cave in the back there and brought the driveway possibly in between the two lots or someplace. You would have everything you would want, maintain your setbacks, and get even more space if you so desire.

MR. FLUBACKER: Well, let me address this on a couple

of levels because there's a lot of comments that you've made there that some of them are not relevant to the discussion. For instance, the three-car garage could go exactly where it is without a variation. The variations for that are for the height of the roof and for the space on the second floor.

COMMISSIONER GREEN: Okay. But that's a big variation to ask for when there are other solutions to achieve just that. So, a variation is when you're up against the wall and you can't make something else work.

MR. FLUBACKER: Let me finish my point. The middle building, there is a small variation on footprint size beyond the 300 square feet. It is exactly the same size as the existing garage. The roofline of that building is exactly the same height as the existing garage. So, that building is in essence the existing garage.

The roof pitch on the three-car garage is to match that same roof pitch. So, it's a contextual decision rather than being forced to put a 4-12 roof pitch on it, which would be completely out of character with the existing house. So, once that roof pitch is steeper, there's space up there that we would like to take advantage of. Additionally, we're trying to articulate the roof line a little to make this less objectionable to the neighbors.

So, the idea that we're doing this because this is the easy way to do it is not a correct statement. The playhouse seems to not be an issue. I would argue that by putting the driveway on the south side of the house and coming around, we're taking a significant amount of open grass area and paving it that we don't need to do. We're dramatically changing the coverage of the lot by doing that and destroying the relationship between the house and the yard space that currently exists in the property.

MR. KURZYNSKI: Yes, it's like a park right now.

COMMISSIONER GREEN: Okay. I guess what I'm saying is that if I had trouble with the, obviously with the hardship requirement that you're trying to meet here, I don't see the hardship. I think this is something that is created because of what you're looking to get here or something. In other words, I see other solutions to this and I have a hard time granting variations if there are other solutions available to it. I think that's, as I've always approached this being on the Commission for years and years, is that a last resort will give you a variation. But I don't see this as, I see solutions here that could be made architecturally that would not require all these variations. The lot coverage and the driveway, it's a question of possibly moving them from one area to the other. What you add here, you take away there, you gain green space right back again.

So, I'm just telling you I have trouble with all these variations and I don't see the hardship requirements being met,

I agree with Staff. But I do think there are solutions to what you're trying to achieve and you can achieve them in even a better way I think by attaching them to your house. That's my only comment.

CHAIRMAN LORENZINI: Thank you. Commissioner Ennes?

COMMISSIONER ENNES: I'm passing right now.

CHAIRMAN LORENZINI: Okay. Commissioner Jensen?

COMMISSIONER JENSEN: I'm going to pass as well.

CHAIRMAN LORENZINI: Commissioner Drost?

COMMISSIONER DROST: The playhouse, is that, we went through sort of a discussion on tree houses and size of the tree houses, what their use is. Is this going to have a use that could be like a guest house and that it could, you know, facilitate overnight guests?

MR. KURZYNSKI: No, it's for the kids. They're four and six, this is for them to play in.

COMMISSIONER DROST: Yes, but they're going to grow up, aren't they?

MR. KURZYNSKI: Yes.

MR. FLUBACKER: Well, there's no washroom facility in it and there is no cooking facility in it.

COMMISSIONER DROST: Yes, as far as the, it's very generous of you to provide that kind of amenity for your children.

MR. KURZYNSKI: Yes. I don't see how else to use that structure.

COMMISSIONER DROST: Okay, all right. I have no further comment.

CHAIRMAN LORENZINI: Commissioner Sigalos?

MR. KURZYNSKI: Is it over the top? Yes, you know but --

COMMISSIONER SIGALOS: My only question is regarding electric, water and gas. Will that be, I see where you have this power room, which may get relocated in the garage but that's going to be, it's not going to be the case with the new structure?

MR. FLUBACKER: If we can, we will. If not, we'll rebuild it.

COMMISSIONER SIGALOS: Is electric, water and gas brought to any of these other structures?

MR. FLUBACKER: Yes, there will be electric to everything and there will be sewer and water to the middle structure. So, that will all come from the house.

COMMISSIONER SIGALOS: So, only electric to the garage, only electric to the children's playhouse?

MR. FLUBACKER: All three structures will have electric.

COMMISSIONER SIGALOS: Okay. I don't have anything

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further right now.

CHAIRMAN LORENZINI: Commissioner Cherwin?

COMMISSIONER CHERWIN: I'll await public comments, thanks.

CHAIRMAN LORENZINI: I have no comments at this point. Does there anybody from the public have any comments or questions?

AUDIENCE MEMBER: We support it.

CHAIRMAN LORENZINI: Okay. We'll close the public hearing portion.

MR. KURZYNSKI: These are some of the neighbors.

CHAIRMAN LORENZINI: With that, Commissioners, any final questions and possible recommendation? Anybody have any more questions?

COMMISSIONER DROST: I'll make the motion then. Whatever it is, all for the kids, and you can never do enough for them.

A motion to recommend to the Village Board of Trustees approval of PC# 15-022, a Preliminary Plat of Consolidation for 608-614 North Haddow Avenue, and the following variation for the playhouse:

- * A 5.8-foot Variance from Chapter 28, Section 6.5-6, *Accessory Buildings*, to allow an increase to the maximum height of an accessory structure (playhouse) from 15 feet to 28.8 feet;**

And denial of the other variations for PC# 15-022, as the Petitioner has not justified the variations based on the criteria for granting said variations.

This approval is contingent upon compliance with the conditions detailed in the Staff Development Committee report dated October 29, 2015 and the following:

- 1. Submittal of a Final Plat of Consolidation.**
- 2. A Design Commission application must be submitted for the proposed addition to the existing home.**
- 3. If the variations are approved, then additional landscaping shall be provided along the rear property line to screen the accessory structures.**
- 4. If the variations are approved, then the variations shall only apply to the structures requested within this petition.**
- 5. Compliance with all federal, state, and Village regulations and policies.**

CHAIRMAN LORENZINI: Is there a second?

COMMISSIONER ENNES: I'll second that.

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COMMISSIONER SIGALOS: Second.
CHAIRMAN LORENZINI: Commissioner Ennes.
COMMISSIONER SIGALOS: That's fine.
CHAIRMAN LORENZINI: Roll call vote please.
MR. ENRIGHT: Commissioner Drost.
COMMISSIONER DROST: Aye.
MR. ENRIGHT: Commissioner Ennes.
COMMISSIONER ENNES: Aye.
MR. ENRIGHT: Commissioner Cherwin.
COMMISSIONER CHERWIN: Yes.
MR. ENRIGHT: Commissioner Green.
COMMISSIONER GREEN: Yes.
MR. ENRIGHT: Commissioner Jensen.
COMMISSIONER JENSEN: Yes.
MR. ENRIGHT: Commissioner Sigalos.
COMMISSIONER SIGALOS: Yes.
MR. ENRIGHT: Chairman Lorenzini.
CHAIRMAN LORENZINI: Yes.
MR. ENRIGHT: I didn't miss any name? Okay.
CHAIRMAN LORENZINI: Well, you guys have a unanimous approval. The next step, Bill?
MR. ENRIGHT: This will go to the Village Board the first Monday in December.
CHAIRMAN LORENZINI: Thank you. Okay, congratulations. Good luck with everything. Any other business?
MR. ENRIGHT: Only that we do not have a Plan Commission hearing later this month. We will though have a Plat & Subcommittee meeting on November 18th at 6:30 p.m. We have three projects. We moved it up to the 18th because the following Wednesday is the night before Thanksgiving. So, hopefully we'll have enough for Plat & Sub that night. I think we will based on your response if we had a hearing that night when we have Plat & Sub.
COMMISSIONER GREEN: Are we back to Wednesdays, Bill?
MR. ENRIGHT: Yes, we are.
MR. FLUBACKER: Mr. Chairman?
CHAIRMAN LORENZINI: Yes?
MR. FLUBACKER: Can I make a comment?
CHAIRMAN LORENZINI: Sure.
MR. FLUBACKER: On behalf of the owner, I'd like to withdraw the petition and not send it to the Village Board.
CHAIRMAN LORENZINI: Okay.
MR. ENRIGHT: Okay. If you could follow it up with a written letter addressed to myself would be fine.
MR. FLUBACKER: Okay.
MR. ENRIGHT: Thank you.

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CHAIRMAN LORENZINI: All right, any other business? If not, then a motion to adjourn?

COMMISSIONER DROST: I'll make the motion to adjourn.

CHAIRMAN LORENZINI: Second?

COMMISSIONER GREEN: Second.

CHAIRMAN LORENZINI: All in favor?

(Chorus of ayes.)

CHAIRMAN LORENZINI: Opposed?

(No response.)

CHAIRMAN LORENZINI: Adjourned.

(Whereupon, the meeting was adjourned
at 9:30 p.m.)

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I, ROBERT LUTZOW, depose and say that I am a direct record court reporter doing business in the State of Illinois; that I reported verbatim the foregoing proceedings and that the foregoing is a true and correct transcript to the best of my knowledge and ability.

BEFORE ME THIS _____ DAY OF _____
_____, A.D. 2015.

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ZBA# 16-005

614 N Haddow - ZBA

Rev. Eng: Nanci Julius, P.E.

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

Submitted: January 20, 2016

Completed: January 20, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 4.4 ft variance to allow an increase to the maximum height of an accessory structure from 15 ft to 19.4 ft.

The Engineering Department has NO COMMENTS to the proposed variance.

January 22, 2016

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building Services

RE: ZBA #16-005 – Kurzynski Residence, 614 N Haddow Ave.

Building Department Comment(s):

This review recognizes the height of the neighbor's house at the back of the property is between 5-6 feet higher than the subject garage. However, it is suggested that the petitioner inform the neighbor of the proposed project prior to the Zoning Board of Appeals hearing on February 8, 2016.

RECEIVED
JAN 25 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kurzynski Residence

Project Address: 614 N. Haddow Ave.

ZBA #: 16-005

ZBA Hearing Date: February 8, 2016

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

C: Bill Enright, Deputy Director of Planning and Community Development
Steve Hautzinger, Design Planner

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: January 19, 2016

- A 4.4 foot variance from Chapter 28, Section 6.5-6 (Accessory Buildings) to allow an increase to the maximum height of an accessory structure from 15 feet to 19.4 feet.

Attached are the Petitioner's:

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

Comments: _____

THE PROPOSED GARAGE IS NICELY DESIGNED TO MATCH

Please review, comment, and return to me no later than Friday, January 29th.

THE EXISTING HOUSE. IT IS RECOMMENDED TO ADD A
WINDOW ON THE NORTH ELEVATION.

STEVE HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner, **Terry Kurzynski**, being the owner of the property commonly known as: **614 N. Haddow Ave.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from, **Section 6.5-6**, Chapter 28, of the Arlington Heights Municipal Code , in order to:

Construct a detached frame garage in the rear yard. The request is a height variation of 4 feet-5 inches above the maximum 15 foot allowed height.

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

- To accommodate today's taller vehicles (Mercedes-Benz Sprinter is 7 feet-10-1/2 inches tall) an 8 foot tall overhead door is needed. This requires 9 foot bearing at the walls, which raises the building and roof 1 foot from a typical 8 foot bearing.
- The steep 10:12 pitch of the garage roof designed is to match the main gable at the existing house roof.
- Due to the nature of both the existing neighborhood structures as well as the existing buildings on the subject property a steep roof pitch is more consistent with existing conditions.

I hereby state that the following unique circumstances exist:

- The existing neighborhood structures (historic district) and existing buildings on the subject property have a majority of steep roof pitches.
- The homes to the rear of the subject property are all elevated above the subject property by at least 5 to 6 feet, minimizing the impact of the height variation.
- The existing home has no storage or workshop space available.

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 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: _____

1/8/16

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JAN 08 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY

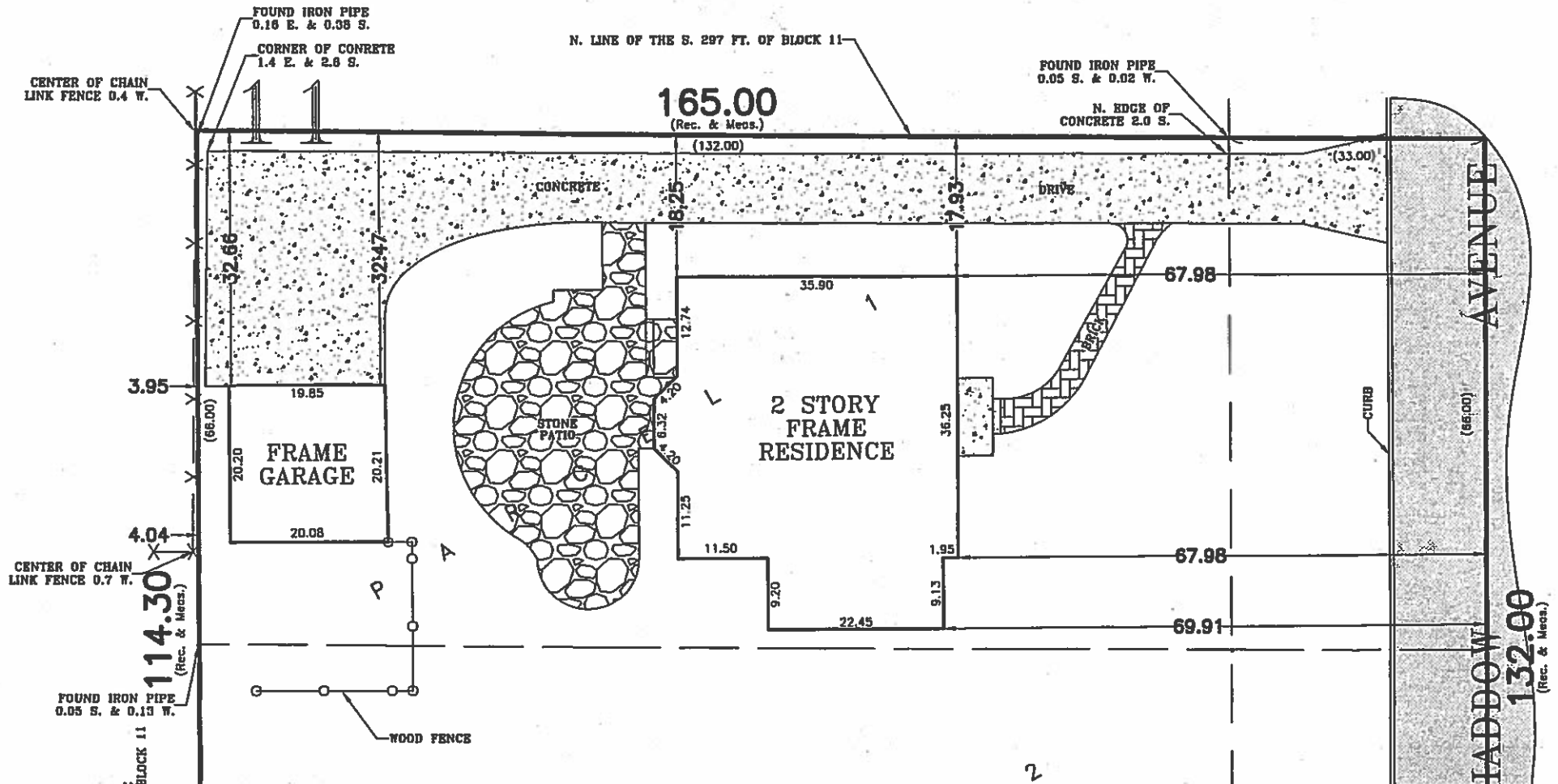
PARCEL 1: THE NORTH 66 FEET OF THE SOUTH 297 FEET OF THE EAST 185 FEET OF BLOCK 11 IN D. W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 66 FEET OF THE SOUTH 231 FEET OF THE EAST 165 FEET OF BLOCK 11, MEASURED FORM THE THE CENTER OF STREET, (EXCEPT THE WEST 9 FEET OF THE SOUTH 17.7 FEET OF SAID TRACT), IN D. W. MILLER'S ARLINGTON HEIGHTS ACRE ADDITION IN THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 614 N. HADDOW AVENUE, ARLINGTON HEIGHTS, ILLINOIS

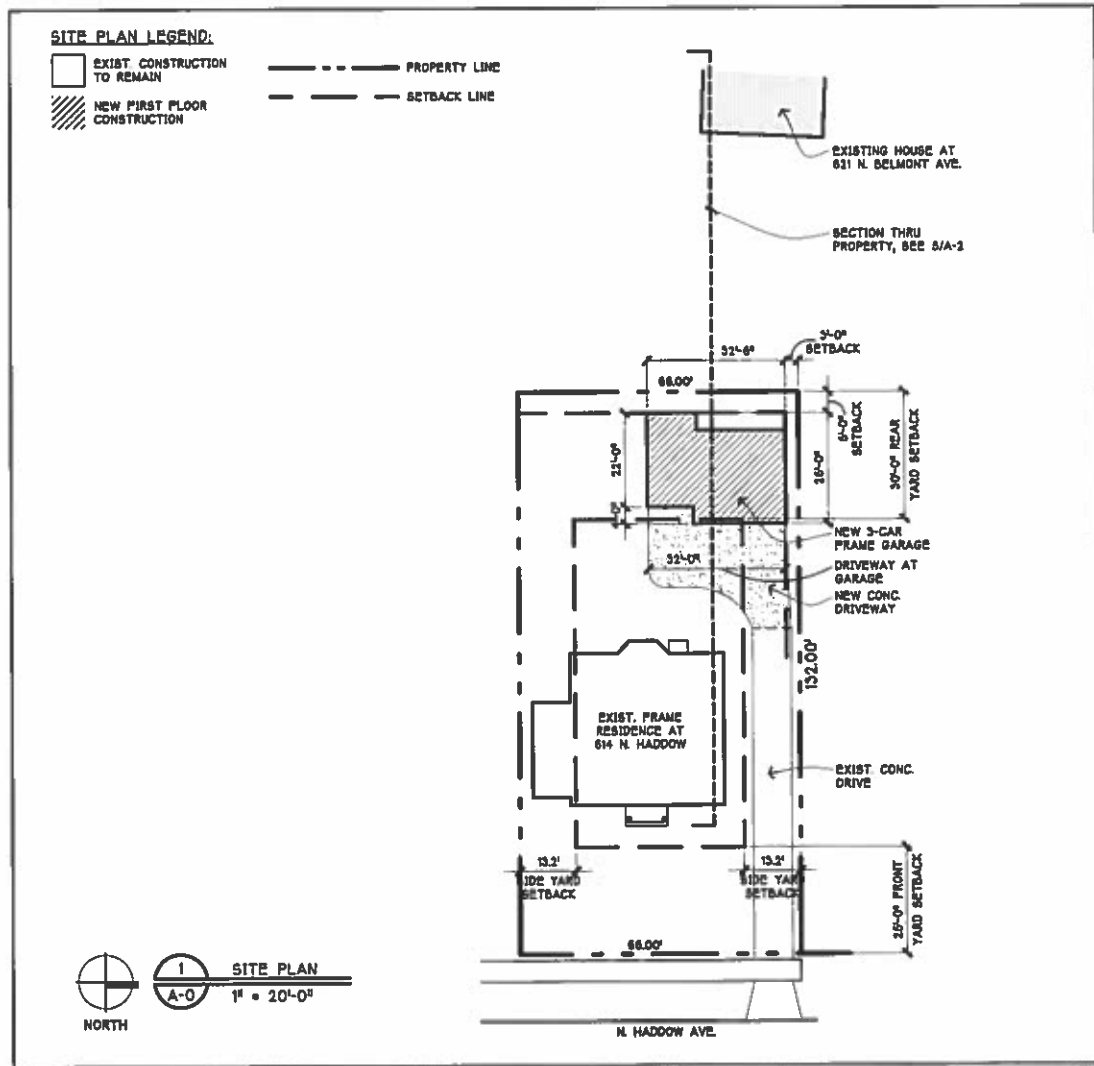


SCALE: 1"=20'



**ALTERATIONS AND ADDITIONS FOR
THE KURZYNSKI
RESIDENCE
614 N. HADDOW AVE.
ARLINGTON HTS., ILLINOIS**

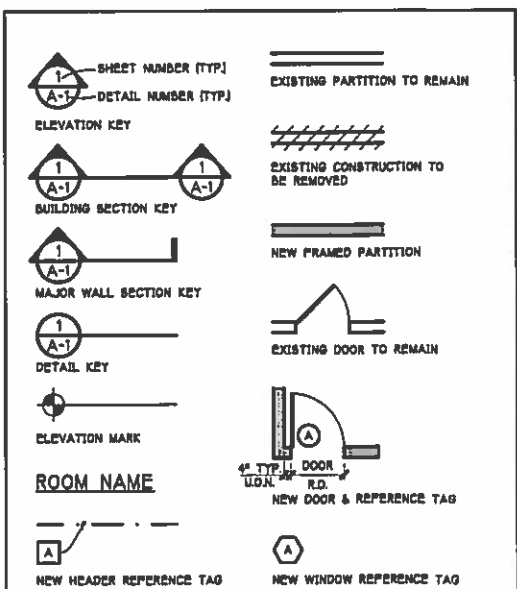
SITE PLAN



ABBREVIATIONS

[illegible]

SYMBOLS



BUILDING DATA

ZONING R-3 SINGLE FAMILY
LOT AREA 6,712 SQ.FT.
LOT COVERAGE
TOTAL ALLOWED = 3,048 SQ.FT.

CAR
TOTAL ALLOWED = 3,820 SQ.FT.

LIST OF DRAWINGS

A-0 TITLE SHEET / SITE PLAN
A-1 GARAGE FOUNDATION PLAN / GARAGE FLOOR PLAN
A-2 GARAGE EXTERIOR ELEVATIONS / SITE GRADING SECTION

LOCATION MAP



RFA

**ROBERT
FLUBACKER
ARCHITECTS
LIMITED**

1635-B Rohlfing Rd.
Rolling Meadows,
Illinois 60008
847-704-3200

ALTERATIONS AND ADDITION FOR
THE KURZYNSKI RESIDENCE
614 N. HADDOW AVE.
ARLINGTON HEIGHTS, ILLINOIS

[illegible]

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ALTERATIONS AND ADDITION FOR
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