



AGENDA
ZONING BOARD OF APPEALS
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
October 15, 2024
7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. 900 S. Evergreen Ave. - 9/9/24
 - B. 737 S. Vail Ave. - 9/9/24
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. ZBA#24-028 - 936 N. Chestnut Ave.
 - B. ZBA#24-029 - 606 W. Braeside Dr.
 - C. ZBA#24-030 - 326 E. Magnolia St.
 - D. ZBA#24-031 - 2000 N. Chestnut Ave.
 - E. ZBA#24-032 - 1308 N. Arlington Heights Rd.
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

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 Erin Mercado, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, emercado@vah.com or 847/368-5793.

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
ZONING BOARD OF APPEALS
PUBLIC HEARING
SEPTEMBER 9, 2024
FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 900 S. Evergreen Ave. Residence

Applicant: Daniel Poloz / Deep Scan Studio

Zoning Relief Requested:

- A 1.0-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a second story addition with a rear yard setback of 29.0 feet instead of the required 30.0 feet and an additional 2.0 feet for the eave.

Date of Publication: 8/24/24

Manner of Publication: Daily Herald

Zoning Board of Appeals ("ZBA") Members Present:

Siavelis, Drake, Jaffe, Lanaghan, O'Connor, Portera

Having heard and considered the testimony and evidence at the public hearing of September 9, 2024, the ZBA makes the following findings of fact:

The petitioner testified that the existing footprint of the home is encroaching into the required rear yard setback and that they are proposing to add a second story addition above the existing one-story home. The petitioner testified that the property is a corner lot and the front of the house is facing the exterior side yard. The petitioner testified that the home with the proposed addition meets all other zoning requirements.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

X The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and

X The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and

X The proposed variation is in harmony with the spirit and intent of this Chapter; and

 X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- A 1.0-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow a second story addition with a rear yard setback of 29.0 feet instead of the required 30.0 feet and an additional 2.0 feet for the eave.

Reason for Determination:

The petitioner is building above a non-conforming footprint and the footprint in the rear yard is not being expanded.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

 6 ayes 0 nays 1 absent 0 abstain

Date: September 9, 2024

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed from and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD

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

OF APPEALS

RE: 900 SOUTH EVERGREEN AVENUE - ZBA #24-025

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 9th day of September, 2024 at the hour of
7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
FRANK PORTERA
MICHAEL O'CONNOR
BENJAMIN JAFFE
JEFFREY LANAGHAN
THOMAS DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: All right, we're going to get this meeting started. Welcome, everyone. This is the call to order for the Zoning Board of Appeals.

Are we good?

COMMISSIONER JAFFE: Good.

COMMISSIONER O'CONNOR: Yes.

CHAIRPERSON SIAVELIS: Our September 9th meeting, 2024. Welcome, everyone.

First item of business to attend to is our roll call.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Here.

MR. MACH: Mr. Selbka.

(No response.)

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Here.

CHAIRPERSON SIAVELIS: Thank you, Derek.

Pledge of Allegiance, folks. The flag is behind you.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: Thank you very much.

Okay, next item of business, approval of the meeting minutes in draft form from the August meeting. I wasn't here so I'm going to abstain from any comments on that, but are there any proposed revisions or corrections to the draft minutes?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, do we have a motion to approve the minutes as provided to us?

COMMISSIONER DRAKE: So moved.

COMMISSIONER LANAGHAN: Second.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any abstaining and no?

COMMISSIONER JAFFE: I abstain.

CHAIRPERSON SIAVELIS: I'm abstaining as well. Let me sort that out.

Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, any abstaining?

COMMISSIONER JAFFE: Yes.

CHAIRPERSON SIAVELIS: And yes as well.

COMMISSIONER LANAGHAN: We missed you.

CHAIRPERSON SIAVELIS: Careful what you wish for.

All right, folks, let's go over some hearing procedures, okay? Some of you are not new faces, some are experienced hands, but nonetheless, we still have to go over the hearing procedures.

So, first off, if there are less than six members present, petitioners have the option to continue the meeting. It takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. All right, so we have six. So, do the math, you need to go four and two, okay.

If you are denied, a petitioner cannot reapply for an entire year, so there is a preclusive effect, okay. So, weigh your options carefully in that regard.

There are four elements necessary to establish in order for the Board to be able to grant a variance. These are the same elements that were in the paperwork that you reviewed and submitted to the Village and to Derek and his team there. The elements are as follows:

1. That the proposed use will not alter the essential character of the locality and will be compatible with the existing uses and zoning of nearby property;
2. That the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of this chapter, which is Chapter 28 of the Village's Code; and
4. That the variation requested is the minimum variation necessary to allow reasonable use of the property.

In sum, a variation is permitted only if the evidence, in the judgment of this Board of Appeals, sustains each of the four elements that I just read to you and that you've seen previously. Now, keep in mind as well that establishing these elements and providing evidence in support of these elements is your responsibility. It's not our responsibility to pull that out of you. We have in the past denied variances when the petitioner cannot establish the elements, okay? So, it is your burden to show these elements, not ours.

Okay, so more protocol and procedures. I open the agenda item and provide some introductory remarks, very, very brief introductory remarks. Then the Staff, which is essentially Derek, provides an overview of the project and variances requested. Then the applicant, or whoever is speaking on behalf of the applicant, presents its case in favor of zoning relief by way of documents or testimony. The applicant and any witnesses testifying must be sworn in under oath and must state and spell their respective names for the record.

Okay, Derek, do we have any formal opposers?

MR. MACH: We do not.

CHAIRPERSON SIAVELIS: Awesome, thank you.

We can now move then to new business, ZBA Petition #24-025, 900 South Evergreen Avenue.

Come on up, you're the next contestant. All right, have you signed in?

MR. POLOZ: Yes, I have.

CHAIRPERSON SIAVELIS: Okay, raise your right hand.
(Witness sworn.)

CHAIRPERSON SIAVELIS: All right, identify yourself as well on the record.

MR. POLOZ: I'm Daniel Poloz. I'm co-founder of Poloz & Makris Architects and Deep Scan Studio. Do you need me to spell my name?

CHAIRPERSON SIAVELIS: You've signed in so the reporter will catch it off the sign-in sheet.

MR. POLOZ: Got it.

CHAIRPERSON SIAVELIS: Okay, go ahead. Actually, you know what, it's Derek's turn.

MR. MACH: Thank you.

CHAIRPERSON SIAVELIS: My fault.

MR. MACH: The Petitioner is proposing a complete renovation and full second floor addition to an existing single-story home. The existing house and new second floor addition are encroaching one foot into the required 30-foot rear yard setback.

Therefore, they're requesting a one-foot variation from Chapter 28, Section 5.1-3.3 to allow a second story addition with a rear yard setback of 29 feet instead of the required 30 feet and an additional two feet for the eave. Thank you.

CHAIRPERSON SIAVELIS: Great. Thank you very much, Derek.

Dan, you may proceed.

MR. POLOZ: Thank you. So, we have a current one-story house. We are adding a second story to it. It is, you know, we're essentially just adding a second story right over the existing house.

When we were doing our zoning, we realized that we have, this is a corner lot, it's got a pretty unique condition. So, theoretically, you know, the south end here is used more of a backyard than kind of the west side of the lot. But there is a 12-inch encroachment of the garage into the rear yard which is the west side there. So, our intent is simply to add a second story directly over the existing house.

You know, we looked at other options for, you know, perhaps maybe, you know, taking the, you know, the second story and kind of recessing it by a foot. But we saw that that might be a little bit more, you know, wouldn't be in harmony with sort of the context and would have kind of an awkwardness to it, if you see that the first floor is already kind of encroaching and the second floor would be kind of pushed in, you know. So, we went into, you know, obviously this variance process. So, for us really, just to kind of make it work both aesthetically as well as just structurally because we'd also have to, you know, if we could kind of structurally, you know, have that recessed, it would just be a little bit of a burden on our client to just come up with a, you know, to actually pay for the additional structure to support that extra second story there.

So, you know, at this time, we're just asking for a simple 12-inch variance. The variance is in line with the character of the locality. We're not asking for any kind of, you know, change in the zoning in any way. You know, the property owners, there's a kind of existing condition that, you know, nobody really knew about as a corner lot, so you know, it has this little unique condition there. To allow for the second story to kind of proceed directly vertically above the first story would be both contextually appropriate, structurally, you know, practical, and will just look proper and in harmony with the neighborhood. In reality, it's kind of the absolute minimum that we essentially would need to make the second story happen for our client and for this project.

Also, we did have Design Commission approval on this as well, so we kind of went through that process. They have no issue, short of, of course, the variance. So, if there's any questions, we're happy to answer those.

CHAIRPERSON SIAVELIS: I have a couple of questions. Who lives in this house?

MR. POLOZ: That would be the Patels. That's Jigar Patel.

CHAIRPERSON SIAVELIS: How many folks? How many people?

MR. POLOZ: Four total. Yes, two kids, two adults.

CHAIRPERSON SIAVELIS: Okay, do you know if the homeowner or you received any feedback from neighbors in regards to the variance being sought?

MR. POLOZ: None. In terms of, if you're talking about phone calls or any kind of e-mails?

CHAIRPERSON SIAVELIS: Yes, e-mails, anything. Any sort of feedback.

MR. POLOZ: Nothing.

CHAIRPERSON SIAVELIS: What about in-person feedback?

MR. POLOZ: None.

CHAIRPERSON SIAVELIS: None, okay. Your client is basically ready to jump in here. Come on up. Come up, you can't speak from the cheap seats. You've got to sign in.

MR. PATEL: Hi, how are you doing?

CHAIRPERSON SIAVELIS: Okay.

MR. PATEL: Do I have to sign in or something?

CHAIRPERSON SIAVELIS: Yes, go ahead, sign in and we'll swear you in, and then you can answer these questions directly.

MR. PATEL: Sure.

CHAIRPERSON SIAVELIS: Right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, can you identify yourself on the record?

MR. PATEL: Yes, Jigar Patel.

CHAIRPERSON SIAVELIS: Okay, Jigar, can you answer that question or do you want me to repeat it?

MR. PATEL: No, I can answer it. So, we have spoken to all of our neighbors. Our neighbors actually across the street, Bud and Laurel are here. They're okay with the variance.

We spoke to our neighbors to the side where the variance is being asked for, the Lanweirs. We actually bought the home from them, they actually built this home and then their home that they're living in currently. They also don't have any issues with the variance. We didn't get anything in writing but we told them that, you know, we're doing this process and that, you know, this is happening.

We also spoke to the neighbors at 908, Nadine and Frank, and they're okay with the variance as well. Then some passersby around the neighborhood are all saying that, you know, they're happy for us and that it sounds like a good project.

CHAIRPERSON SIAVELIS: Any negative feedback from neighbors?

MR. PATEL: Nobody had anything negative to say. Once again, we're a family of four like Dan said. Our youngest is six and our oldest is 10, they're growing up, they're getting bigger. We need a little bit more space so we want to build up.

CHAIRPERSON SIAVELIS: And the current house has how many bedrooms?

MR. PATEL: It has three bedrooms on the main floor, but yes, we're removing two of the three bedrooms, keeping a guest bedroom down there and then the three bedrooms upstairs.

CHAIRPERSON SIAVELIS: I don't have any other questions.

COMMISSIONER LANAGHAN: No, just to verify, so it's an existing non-conforming use that you're just going straight up, you know, for you to even set it back on the second floor, you'd have to more or less tear a foot off of the existing house to meet code?

MR. POLOZ: Correct.

COMMISSIONER LANAGHAN: So, yes, I have no issues with that.

COMMISSIONER JAFFE: Derek, can you just go to the plat of survey, please?

I don't know if it's relevant, but it looks like the cross streets both say Evergreen. I think the one to the north should say Orchard, and then Evergreen running north-south, Orchard running east-west. I don't know if that's relevant to putting things on the record, but it doesn't look accurate to me unless I'm misreading it.

MR. MACH: It's a mistake.

CHAIRPERSON SIAVELIS: Good catch, yes. Somebody is paying attention and doing his homework.

COMMISSIONER JAFFE: The only guy who doesn't have his computer in front of him, too, no less.

COMMISSIONER LANAGHAN: It's not the survey --

COMMISSIONER JAFFE: What is that diagram called?

COMMISSIONER LANAGHAN: Is that the plat of survey, or is it called something else?

MR. PATEL: That's the plat of survey. We had done one when we purchased the home and it was just --

CHAIRPERSON SIAVELIS: Perhaps you should get a refund then.

MR. PATEL: Yes.

CHAIRPERSON SIAVELIS: All right, any other questions, Board members?

(No response.)

CHAIRPERSON SIAVELIS: All right, we'll go to deliberation phase right now. So, you folks can take a seat.

MR. POLOZ: Thank you.

CHAIRPERSON SIAVELIS: Okay, I can start on this. This is a very straight-forward. Existing non-conforming structure, just got testimony that directly confirms that, and it's consistent with the papers we've seen. No neighbor in opposition. Seems like a legitimate need. This is very straight-forward in my eyes.

COMMISSIONER LANAGHAN: Completely agree.

COMMISSIONER O'CONNOR: Yes, agree.

CHAIRPERSON SIAVELIS: Okay, do we have --

MR. MACH: I don't know if there's anyone in the audience.

CHAIRPERSON SIAVELIS: Oh, yes, if there's anybody in the audience who wants to make or present a comment on this or add anything else in addition to the

record?

(No response.)

approve?

CHAIRPERSON SIAVELIS: Okay, hearing none, do we have a motion to

requested.

COMMISSIONER LANAGHAN: I move to approve the variance as

COMMISSIONER JAFFE: Second.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, variance granted.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:14 p.m.)

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS
ZONING BOARD OF APPEALS
PUBLIC HEARING
SEPTEMBER 9, 2024
FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 737 S. Vail Ave. Residence

Applicant: Keith Ginnodo – Kingsley/Ginnodo Architects

Zoning Relief Requested:

- A 0.2-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 6.3 feet instead of the required 6.5 feet and an additional 1.0 feet for the eave.
- A 3.4-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.1 feet instead of the required 6.5 feet and an additional 1.0 feet for the eave.

Date of Publication: 8/24/24

Manner of Publication: Daily Herald

Zoning Board of Appeals (“ZBA”) Members Present:

Siavelis, Drake, Jaffe, Lanaghan, O'Connor, Portera

Having heard and considered the testimony and evidence at the public hearing of September 9, 2024, the ZBA makes the following findings of fact:

The petitioner testified that they are proposing to construct a second story addition above a portion of the existing single-story home. The petitioner explained that the roofline expansion above the existing single story along the north and south property line are encroaching into the required side yard setback. The petitioner explained that the footprint is not being expanded.

The petitioner testified that the plans have been shared with the neighbors. The petitioner shared a letter in support of the project.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an “X”):

- X The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and
- X The plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and
- X The proposed variation is in harmony with the spirit and intent of this Chapter; and
- X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- A 0.2-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 6.3 feet instead of the required 6.5 feet and an additional 1.0 feet for the eave.
- A 3.4-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 3.1 feet instead of the required 6.5 feet and an additional 1.0 feet for the eave.

Reason for Determination:

The petitioner is not expanding the footprint. The proposed addition is a second story expansion above a non-conforming footprint.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

6 ayes 0 nays 1 absent 0 abstain

Date: September 9, 2024

Peter Siavelis, Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed from and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD

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

OF APPEALS

RE: 737 SOUTH VAIL AVENUE - ZBA #24-026

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 9th day of September, 2024 at the hour of
7:14 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
FRANK PORTERA
MICHAEL O'CONNOR
BENJAMIN JAFFE
JEFFREY LANAGHAN
THOMAS DRAKE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: All right, the next item up for business is ZBA Petition #24-026, 737 South Vail Avenue.

But before we start, Derek?

MR. MACH: Thank you, Chairman.

The Petitioner is proposing to construct a second story addition to the existing single-story home. The roofline expansion along the north and south property line is encroaching into the required side yard setback.

Therefore, they're requesting a 0.2-foot variation from Chapter 28, Section 5.1-3.3 to allow an addition with a side yard setback of 6.3 feet instead of the required 6.5 feet and an additional one foot for the eave; as well as a 3.4-foot variation from Chapter 28, Section 5.1-3.3 to allow an addition with a side yard setback of 3.1 feet instead of the required 6.5 feet and an additional one foot for the eave. Thank you.

CHAIRPERSON SIAVELIS: Great, thank you very much, Derek.

Okay, Keith, you're up.

MR. GINNODO: Want me to swear in?

CHAIRPERSON SIAVELIS: That's true, that would be a good idea. You're here so frequently that I thought maybe we'd just have a continuous swearing in.

MR. GINNODO: To carry on, yes, just keep going.

CHAIRPERSON SIAVELIS: Yes, constantly tell the truth when you walk in the building, Keith. Do raise your right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Great, now you may proceed.

MR. GINNODO: All right, thank you very much. Our clients here, Will and Lauren, they have two young children. They've been in the house for 10 years. Similar story that you heard in the last one, growing family, needing a little bit more space.

The project is designed where the main bulk of the addition is on the second floor, held well in from the areas that we're discussing today, the variance. So, the bulk of the building is not anywhere close to impinging on the neighbors.

The unique circumstance is this one also has two non-conforming conditions, one on the north and one on the south side. South is on the right elevation here. You can see that that last window bay is basically non-conforming existing. The existing house has a hip roof, and just for aesthetic purposes, we're squaring it off with a gable to kind of tie the whole design together.

So, the house is in good keeping with the character of the neighborhood, and so the essential character has been maintained.

There's nothing about this that is unusual with respect to what would normally happen under the zoning constraints. It's simply the non-conformance and the design that we've created are carrying on a non-conformance, and we're hoping to get some relief with that.

As far as the minimum variation in the design, on the north end, I think we're asking for a sliver. I know that you can just barely see the thickened line on the edge there. On the south side, it's a little bit more substantial.

Our clients have communicated with their neighbors and have submitted a document that basically says, hey, we support this. Derek has it in his file.

The ones, the neighbors that are most immediately affected, the ones to the north and the south, have signed on to this support, including the one to the south which is the most affected.

I'm happy to take any questions.

CHAIRPERSON SIAVELIS: So, was there any, can you tell me if you have any opposition? So, in view of the fact that you have signature from four people purporting to support the variances sought, was there any opposition that you're aware of?

MR. GINNODO: I believe there has not been any, no negative comments.

COMMISSIONER JAFFE: Just a point of detail on the letter, thank you sincerely, the neighbors of 37 South Vail Avenue. Should that read 737 South Vail Avenue?

MR. GINNODO: That should, yes, typographic. You're on it today.

COMMISSIONER JAFFE: I am. Again, no computer.

CHAIRPERSON SIAVELIS: But you were looking at a hard copy paper, so you kind of bridged the gap there.

MR. GINNODO: It's 737 South Vail.

COMMISSIONER JAFFE: Noted.

CHAIRPERSON SIAVELIS: Duly noted.

So, Derek, let me, or Derek -- Keith, let me ask the question. In view of the correction that my esteemed colleague has identified, are there any opposers to the variances sought for 737 South Vail?

MR. GINNODO: None.

CHAIRPERSON SIAVELIS: Same answer.

MR. GINNODO: Correct, yes.

CHAIRPERSON SIAVELIS: Very good.

Anything further, Ben?

COMMISSIONER JAFFE: Not at this time.

CHAIRPERSON SIAVELIS: No further corrections?

COMMISSIONER JAFFE: None that I can see at the moment.

CHAIRPERSON SIAVELIS: Keep hunting for them, Ben.

COMMISSIONER JAFFE: Duly noted.

COMMISSIONER LANAGHAN: Are you aware of the Building & Life Safety comments that came through?

MR. GINNODO: Yes, yes.

COMMISSIONER LANAGHAN: As far as setbacks and openings and what have you?

MR. GINNODO: Yes, I am. So, everything is manageable from just a fire resistance construction. So, nothing out of the ordinary.

COMMISSIONER LANAGHAN: So, the windows currently planned are not an issue as far as --

MR. GINNODO: That's correct. The windows that exist presently, they're not asking for anything in addition.

COMMISSIONER LANAGHAN: Oh, true. Again it's a non-conforming existing use. Got it.

MR. GINNODO: And if they are, then I'm going to have to go down there and plead, but I think they mean the addition.

COMMISSIONER LANAGHAN: Got you.

CHAIRPERSON SIAVELIS: You'd probably want to bring Ben with you for that.

Any other questions, Board members?

(No response.)

CHAIRPERSON SIAVELIS: Any comments from the public at all on the additional points raised?

(No response.)

CHAIRPERSON SIAVELIS: Okay, and I've noticed that we need to, amongst the revised protocol, that we need to have a voice vote to close, testimony or is that just public testimony, Derek? It's one of those points that's tough --

MR. MACH: Public testimony.

CHAIRPERSON SIAVELIS: Yes, okay.

You can take a seat, Keith. While we deliberate, if we have any other further questions, we'll call you back.

Jeff, do you want to start with this?

COMMISSIONER LANAGHAN: Yes, I'll basically say it's pretty similar to the last one. You have an existing non-conforming use. The addition has nothing to do with the setbacks that we're here for. It's well-designed and it seems to be in keeping with the neighborhood. I have no problems with it.

CHAIRPERSON SIAVELIS: Anybody else?

(No response.)

CHAIRPERSON SIAVELIS: Any oppositions to it?

(No response.)

CHAIRPERSON SIAVELIS: Do we have a vote, or a motion, excuse me?

COMMISSIONER LANAGHAN: I move to approve as presented.

COMMISSIONER O'CONNOR: Second.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, variances granted.

MR. GINNODO: Thank you.

CHAIRPERSON SIAVELIS: Okay, now we'll move to our favorite segment on this meeting, public comment. Anyone wishing to speak on a subject not on the agenda may speak at this time, but of course, you're instructed or requested to limit your comments to three minutes.

(No response.)
CHAIRPERSON SIAVELIS: Seeing or hearing none, we'll move past that phase.

Do we have a motion to adjourn?
COMMISSIONER LANAGHAN: So moved.
COMMISSIONER DRAKE: Second.
CHAIRPERSON SIAVELIS: Thank you very much, Tom.
All in favor?
(Chorus of ayes.)
CHAIRPERSON SIAVELIS: Any opposed?
(No response.)
CHAIRPERSON SIAVELIS: Hearing none, we are adjourned.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:21 p.m.)



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Zoning Board of Appeals
10/15/2024

Item: ZBA#24-028 - 936 N. Chestnut Ave.

Department: Planning & Community Development

Item Description:

REQUEST

A 2.0-foot variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) and Section 5.1-3.3b to allow a deck and pergola with a side yard setback of 3.0 feet instead of the required 5.0 feet.

ATTACHMENTS:

1. Exhibits - 936 N Chestnut Ave

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 15, 2024
Date Prepared: October 9, 2024
Project Title: Filipek Residence
Address: 936 N. Chestnut Ave.

Background Information

Petition Number: ZBA #24-028
Petitioner: Kevin Erdmann / Erdmann Construction
Address: 3104 N Arlington Heights Rd
Arlington Heights IL 60004

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

Requested Action/Background Information

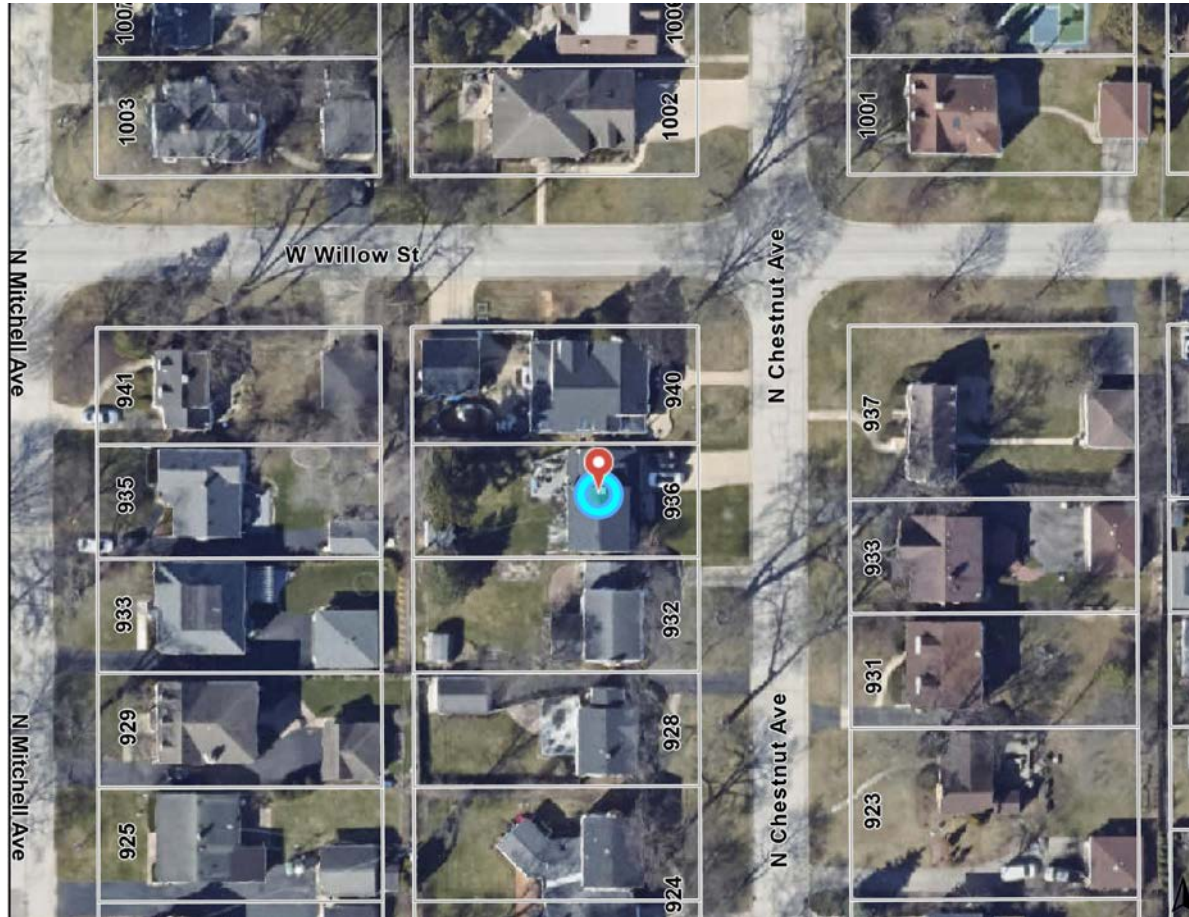
The petitioner is proposing to construct a new deck and pergola. The subject property is zoned R-3, One-Family Dwelling District and the property has a total land area of 6,250 square feet. The proposed deck and pergola encroach two feet into the required side yard setback. Therefore, the petitioner requests the following variation:

- A 2.0-foot variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) and Section 5.1-3.3b to allow a deck and pergola with a side yard setback of 3.0 feet instead of the required 5.0 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 proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/25/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/25/24	
3. Letter that was Mailed	✓	9/25/24	
4. Photographs of Sign on Property	✓	9/25/24	

Photographs of Existing Structure



Village of Arlington Heights



To: Doug Filipek, Petitioner
From: Derek Mach, Zoning Board Liaison
Department: Department of Planning and Community Development
File Number: ZBA 24-028
Project: 936 N Chestnut Avenue
Date: October 8, 2024

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

No Comments

Building and Life Safety

BLS has no objection to the ZBA application.

Engineering

Engineering has NO OBJECTION to a 2.0-foot variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) and Section 5.1-3.3b to allow a deck and pergola with a side yard setback of 3.0 feet instead of the required 5.0 feet.

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner Doug Filipek and Erdmann Exterior Designs
being the owner of the property commonly known as: 936 N. Chestnut Ave.
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a
Variation from Section _____

Chapter 28, of the Arlington Heights Municipal Code, in order to: _____

Propose the construction of a deck and an attached pergola. The existing dimensions of these structures are currently 2 feet below the stipulated side-yard setback requirement

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

Correct. We are not extending beyond the current deck and house footprint. The proposal involves a direct replacement of the existing deck with a new one of identical dimensions.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): We are requesting a setback variance for our deck and pergola due to unique circumstances, including the property's extended vacancy, which has impacted our ability to fully comply with zoning regulations. The practical constraints of the site also necessitate this deviation to optimize the use of the property.

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

Yes, we are fully aware of the setback regulations and are committed to executing this project in full compliance and with the utmost integrity.

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

The variance requested is the minimum necessary to allow reasonable use of the property, as it enables us to construct a deck and pergola that maximizes the functional and aesthetic value of the space while accommodating the practical constraints imposed by the property's layout and extended vacancy

Signed: Doug Filipek

Date: 9/2/24

Petitioner

Revised 5/1/24

LEGEND
A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

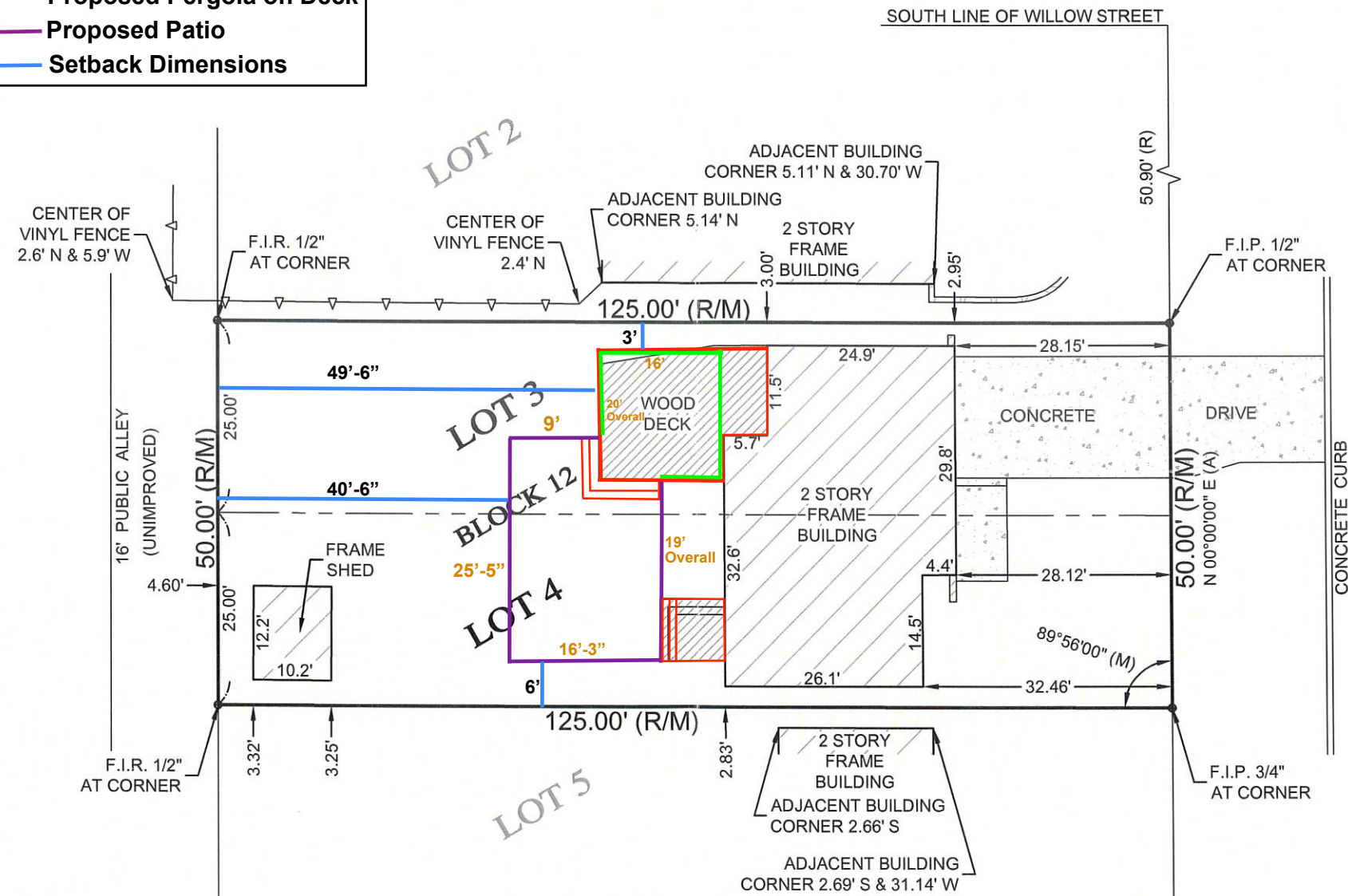
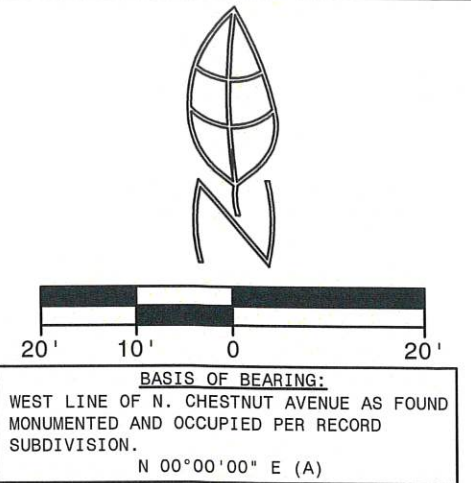
—X—X— = CHAIN LINK FENCE
—○—○— = WOOD FENCE
—□—□— = METAL FENCE
—△—△— = VINYL FENCE
- - - - = EASEMENT LINE
- - - - = SETBACK LINE
- - - - = INTERIOR LOT LINE

PLAT OF SURVEY OF

LOTS 3 AND 4 IN BLOCK 12 IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST 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.

AREA OF SURVEY:
"CONTAINING 6,250 SQ. FT. OR 0.14 ACRES MORE OR LESS"

— Proposed Deck
— Proposed Pergola on Deck
— Proposed Patio
— Setback Dimensions



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE }
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED, THIS 28TH DAY OF MARCH, A.D., 2019,
AT Lisle, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2020
ILLINOIS BUSINESS REGISTRATION NO. 184-007245



NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.

- NOTE:
- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
 - ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
 - COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
 - NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 936 N. CHESTNUT AVENUE
ARLINGTON HEIGHTS, ILLINOIS
CLIENT GARNELLO & ASSOCIATES PC
FIELDWORK DATE (CREW) 03/27/2019 (RL/SB/MH)
DRAWN BY: R.S. REVISED: JOB NO. 19-02-0185

FILIPEK DECK PROJECT SCOPE

WE ARE BUILDING A NEW DECK WITH NEW FRAMING AND CONCRETE PIERS. THERE WILL BE RAILINGS AROUND THE ENTIRE DECK AND A SINGLE BORDER ON THE ENTIRE DECK, THE DECK BOARDS WILL RUN PARALLEL TO THE HOUSE. THE DECK WILL HAVE DECK BOARDS AS SKIRTING TO THE GROUND. WE WILL ALSO BE INSTALLING AN ALUMINUM LOUVERED PERGOLA ON TOP OF THE DECK. A NEW PATIO WILL INSTALLED.

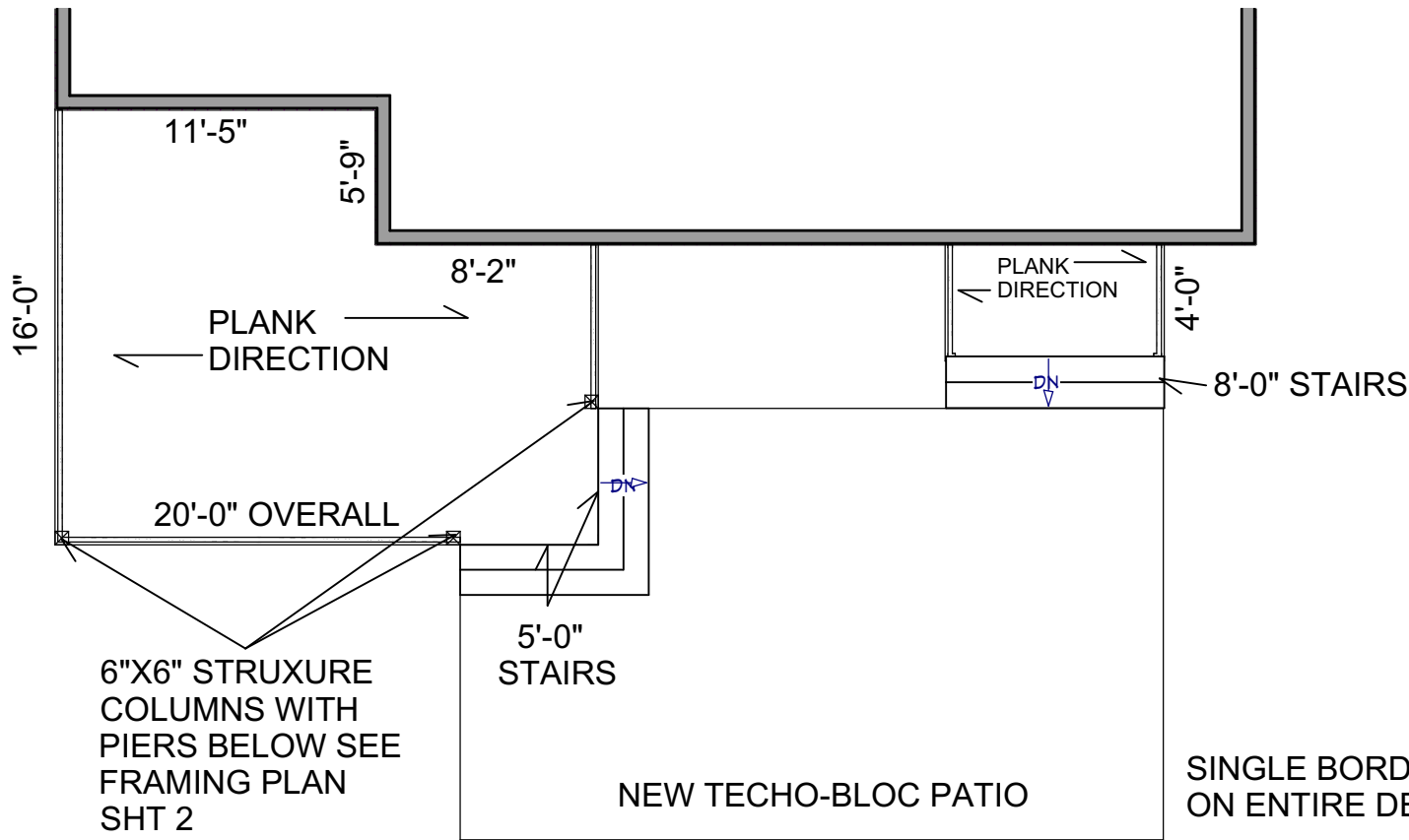
NOTES

- USE 2" X 8" TREATED FLOOR JOISTS SPACED 16" O.C.
- ALL DECKING AND TRIM WILL BE INSTALLED USING FACE SCREWS WITH CORTEX PLUGS
- INSTALL TIVACOAT JOIST PROTECTION ON ALL OF THE JOISTS AND HEADERS
- DECK/TREADS: TIMBERTECH LANDMARK -BOARDWALK
- BORDER/FASCIA/RISERS/STRINGERS/SKIRTING: TIMBERTECH LANDMARK-CASTLE GATE
- RAILS: TIMBERTECH IMPRESSIONS RAIL EXPRESS ALUMINUM WHITE RAILS WITH CLASSIC TOP RAIL.
- PROVIDE AN 8" CLEAN STONE BASE FOR THE NEW PATIO WITH A LAYER OF COMPACTED 3/4" CHIP GRAVEL TOP TO SET STONES.
- WE WILL USE GRAVEL AND 6ML BLACK PLASTIC UNDER THE DECK.
- GUARDRAIL CONSTRUCTION SHALL COMPLY WITH 2018 IRC, SECTION R312.1 & R301.5
- A GRASPABLE HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS. HAND RAIL SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURE AT THE STAIR
- R 311.7.8.1 REQUIRED HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM THE POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT, HAND RAILS SHALL BE RETURNED AND TERMINATE IN A NEWEL POST R311.7.8.4
- ALL STRUCTURAL FRAMING MATERIALS TO BE #2 GRADE OR BETTER PRESERVATIVE TREATED PER SECTION R301 USING THE WET SERVICE FACTOR DEFINED IN AWC NDS
- CUT, NOTCHED, AND DRILLED HOLES SHALL BE TREATED IN ACCORDANCE WITH SECTION R317.1.1
- ALL TREATED WOOD SHALL BE LABELED GROUND
- WHERE 2 MEMBERS ARE REQUIRED AS A NEW BEAM, BEAM PLIES SHALL BE FASTENED WITH A MINIMUM OF 2 ROWS 10D 3"X0.128" GALVANIZED NAILS 16" O.C. WITH 2 NAILS AT EACH END. BEAMS SHALL BE ALLOWED TO CANTILEVER UP TO 1/4 OF THE ALLOWABLE BEAM SPAN.
- DECK SHALL BE PROVIDED WITH LATERAL LOAD CONNECTION DEVICES A MINIMUM OF 2 PER DECK AND WITHIN 2 FEET OF EACH DECK END, EACH DEVICE SHALL HAVE A MINIMUM LOAD CAPACITY OF 1500 POUNDS.



3D RENDERINGS

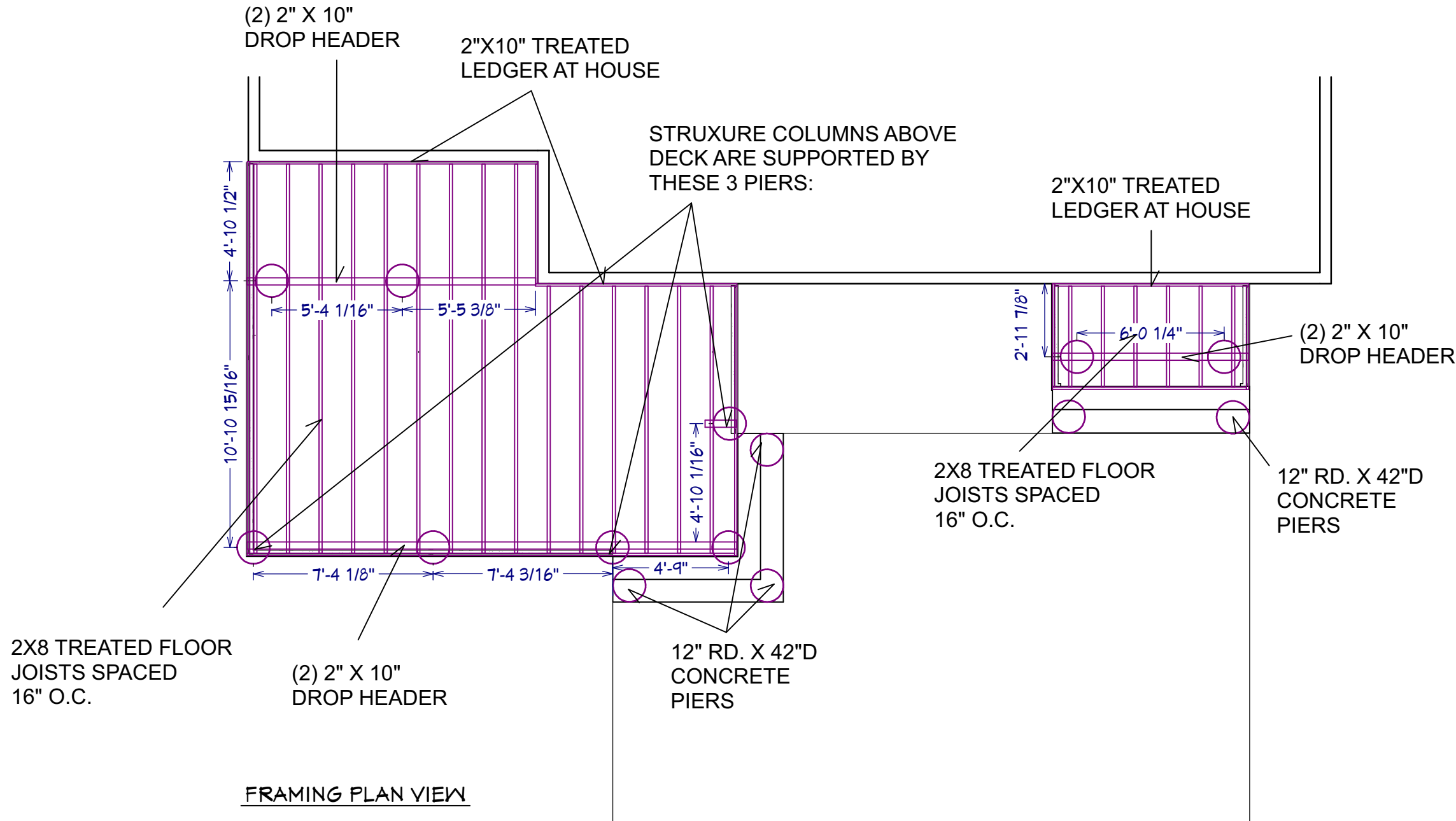
DECK HEIGHT IS 21"



FLOOR PLAN VIEW

SINGLE BORDER ON ENTIRE DECK

INSTALL STRUXURE PERGOLA ON TOP OF DECK 20'W X 11'L ATTACHED TO ROOF



FRAMING PLAN VIEW

NOTE: ALL HEADERS TO BE THROUGH BOLTED IN THE 6X6 SUPPORT POSTS AND ALL POSTS TO HAVE SIMPSON AB66 POST BASE CONNECTION TO THE PIERS. TOP OF ALL PIERS TO BE 2" ABOVE GRADE

NOTE: 1500 PSI ASSUMED PIERS

ALL PIERS THAT AREN'T LABELED: 20" RD. X 42"D CONCRETE PIERS WITH TREATED KNOTCHED 6"X6" POST AND SIMPSON AB66 POST BASE

CONCEALED FLANGE HANGERS TO BE USED ON END JOISTS AT ALL LOCATIONS

PROJECT NAME:

FILIPK RESIDENCE
936 N CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE:

8/6/2024

SCALE:

1/4" = 1'-0"

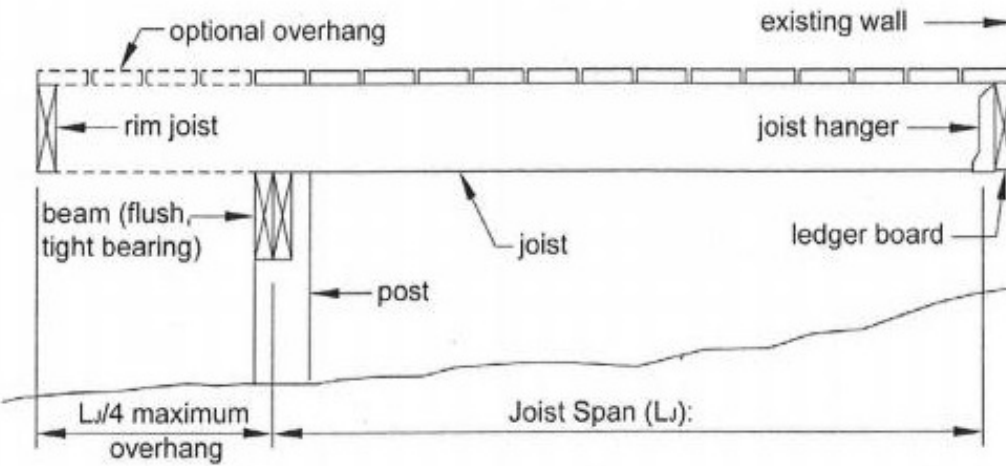
SHEET:

2

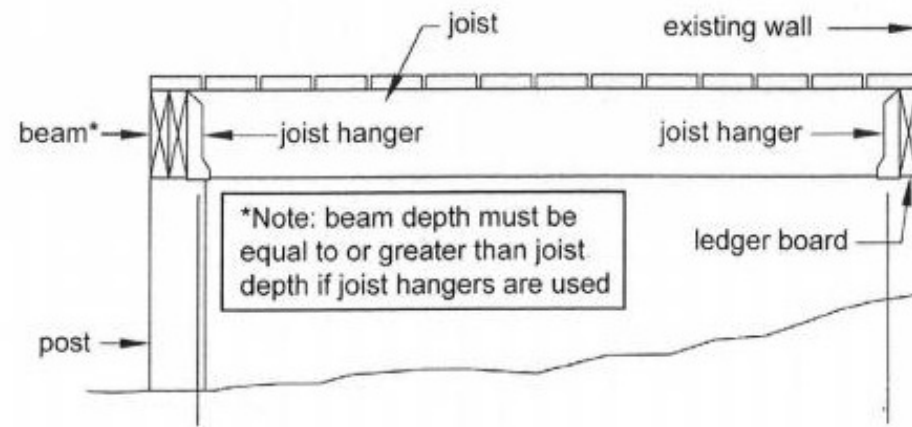
SHEET TITLE:

FRAMING PLAN

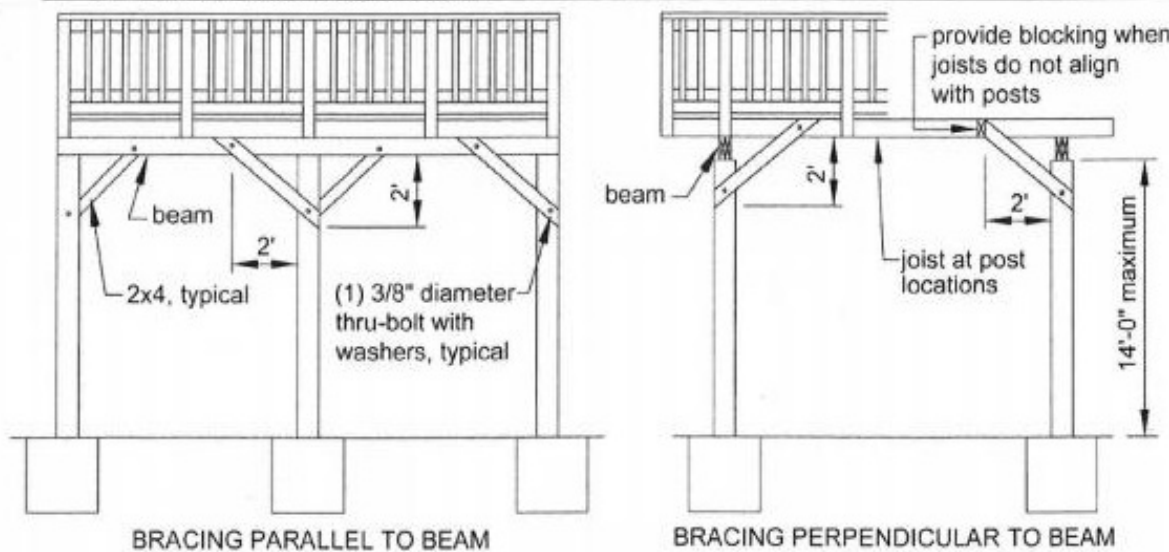
Joist Span – Deck Attached at House and Bearing Over Beam



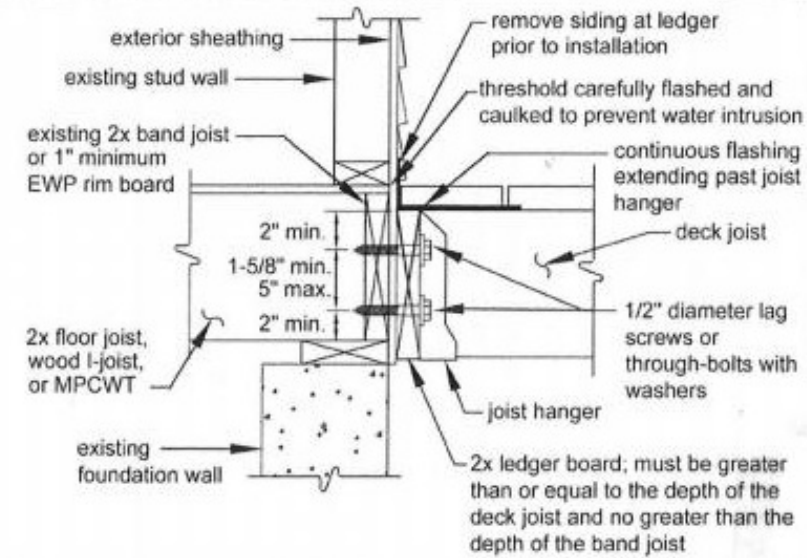
Joist Span – Joists Attached at House and to Side of Beam



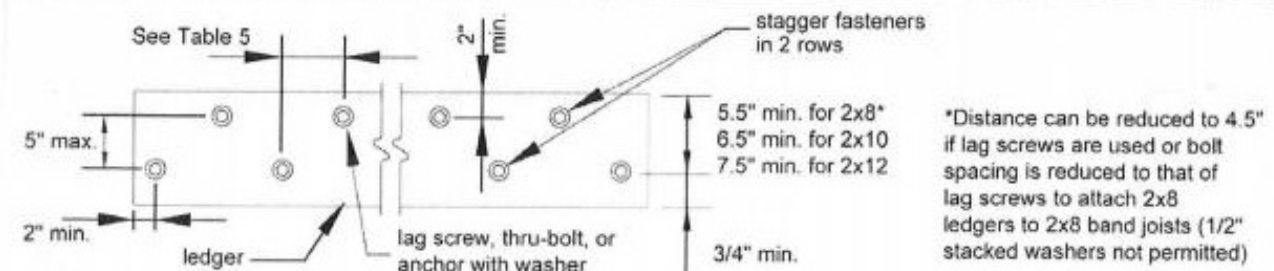
Diagonal Bracing Requirements



General Attachment of Ledger Board to Band Joist or Rim Board



Ledger Board Fastener Spacing and Clearances



Post-to-Beam Attachment

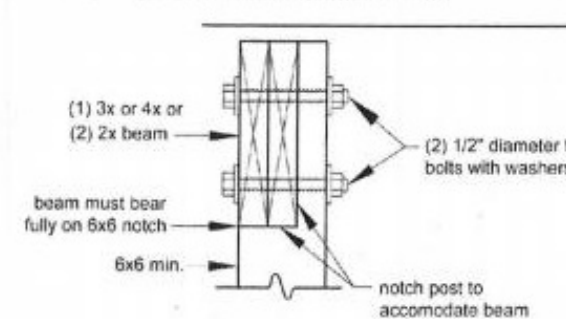
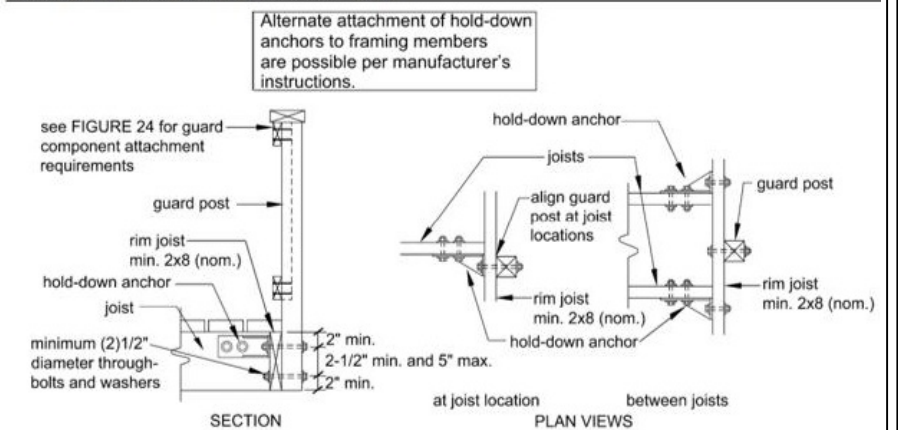
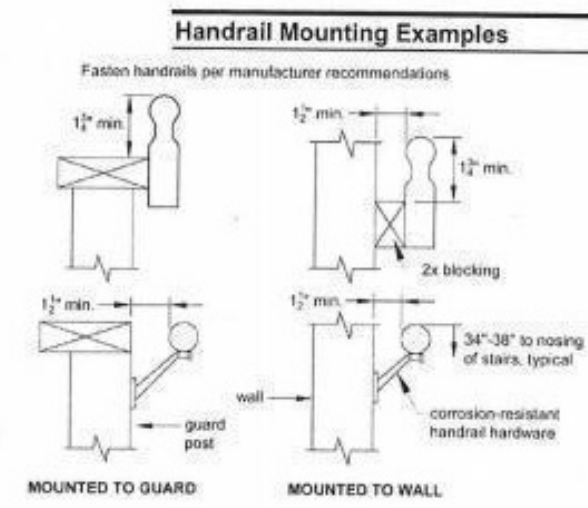
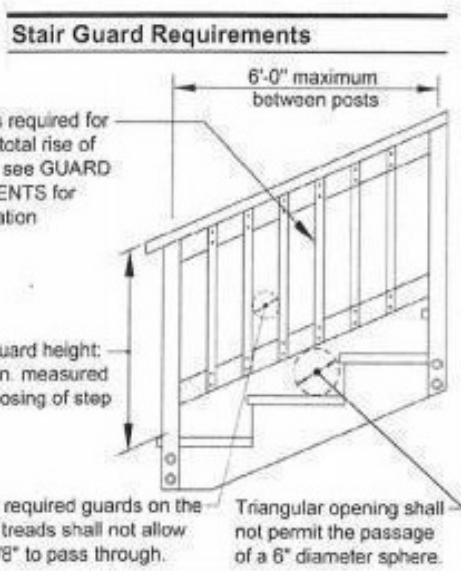
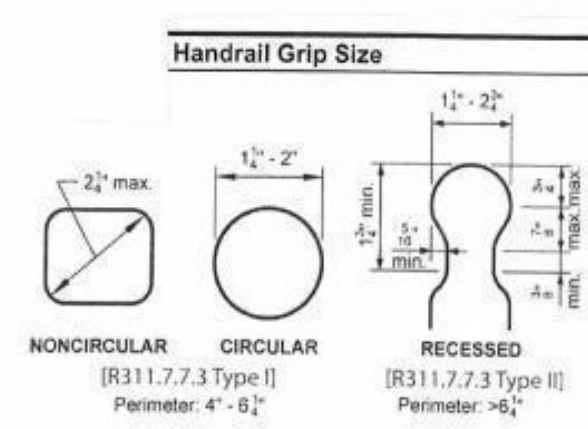
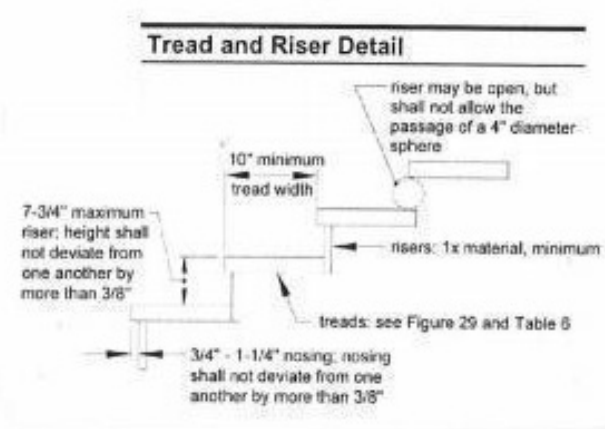
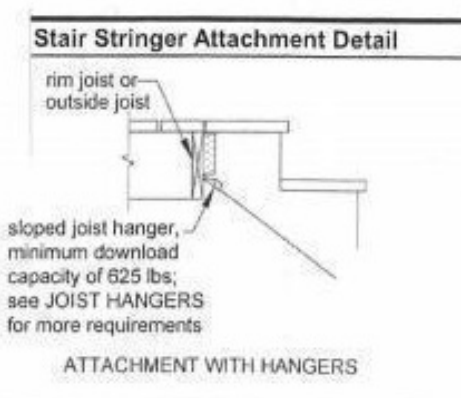
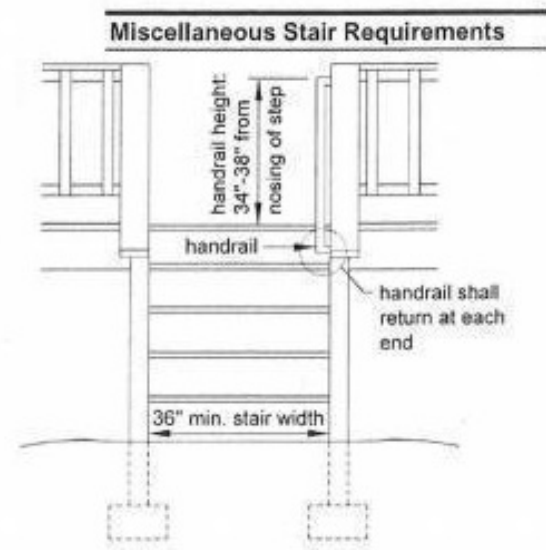
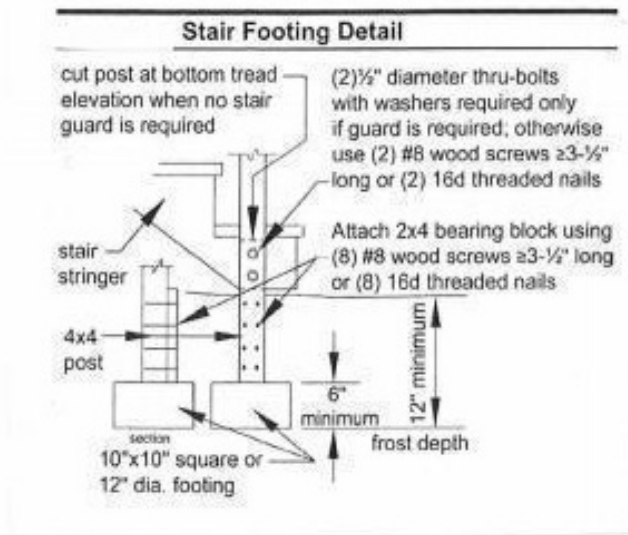


Figure 26. Guard Post to Rim Joist Example.





RAILING NOTES:

-4" MAXIMUM OPEN SPACE ON CENTER SPACING BETWEEN RAILS OR BALUSTERS ON RAILING

- GUARDRAIL CONSTRUCTION SHALL COMPLY WITH 2018 IRC, SECTION R312.1 & R301.5

-A GRASPABLE HANDRAIL SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH 4 OR MORE RISERS. HAND RAIL SHALL BE NOT LESS THAN 34" AND NOT MORE THAN 38" MEASURE AT THE STAIR

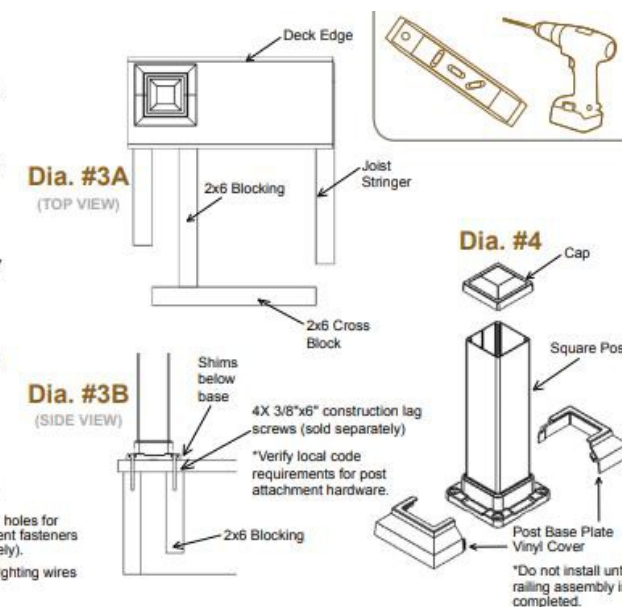
-R 311.7.8.1 REQUIRED HANDRAILS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT FROM THE POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT, HAND RAILS SHALL BE RETURNED AND TERMINATE IN A NEWEL POST R311.7.8.4

-GUARDS AT THE OPEN SIDES OF STAIRS SHALL HAVE A HEIGHT NOT LESS THAN 34" MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGE OF THE STAIRS. WHERE THE TOP OF THE GUARD AT A STAIR SERVES AS A GRASPABLE HANDRAIL, THE TOP OF THE GUARD SHALL NOT BE LESS THAN 36" AND NOT MORE THAN 38" HIGH MEASURED VERTICALLY FROM A LINE CONNECTING THE LEADING EDGE OF THE STAIRS. (2018 IRC, R312.1)

-ALL WALKING SURFACES MORE THAN 30" TO GRADE MUST HAVE GUARD RAIL

How to Secure 3" Posts to Deck

- Install proper post blocking (Dia. #3A & 3B). Use proper attachment screws or anchors shown in diagram. (Hardware for post attachment are not provided with the posts.)
- With 3/16" drill bit, pre-drill through deck boards and into blocking. (Dia. #3C)
- Drill a 5/8" hole in center of four deck screw holes for lighting wires (optional).
- Level and plumb post using shims.
- Secure posts to deck frame with suggested screws. (Dia. #3B)
- *Verify local code requirements for post attachment hardware.
- Install post caps (after panels are installed). (Dia. #4)



STAIR DETAILS

PROJECT NAME:
 FILIPEK RESIDENCE
 936 N CHESTNUT AVENUE
 ARLINGTON HEIGHTS, IL 60004

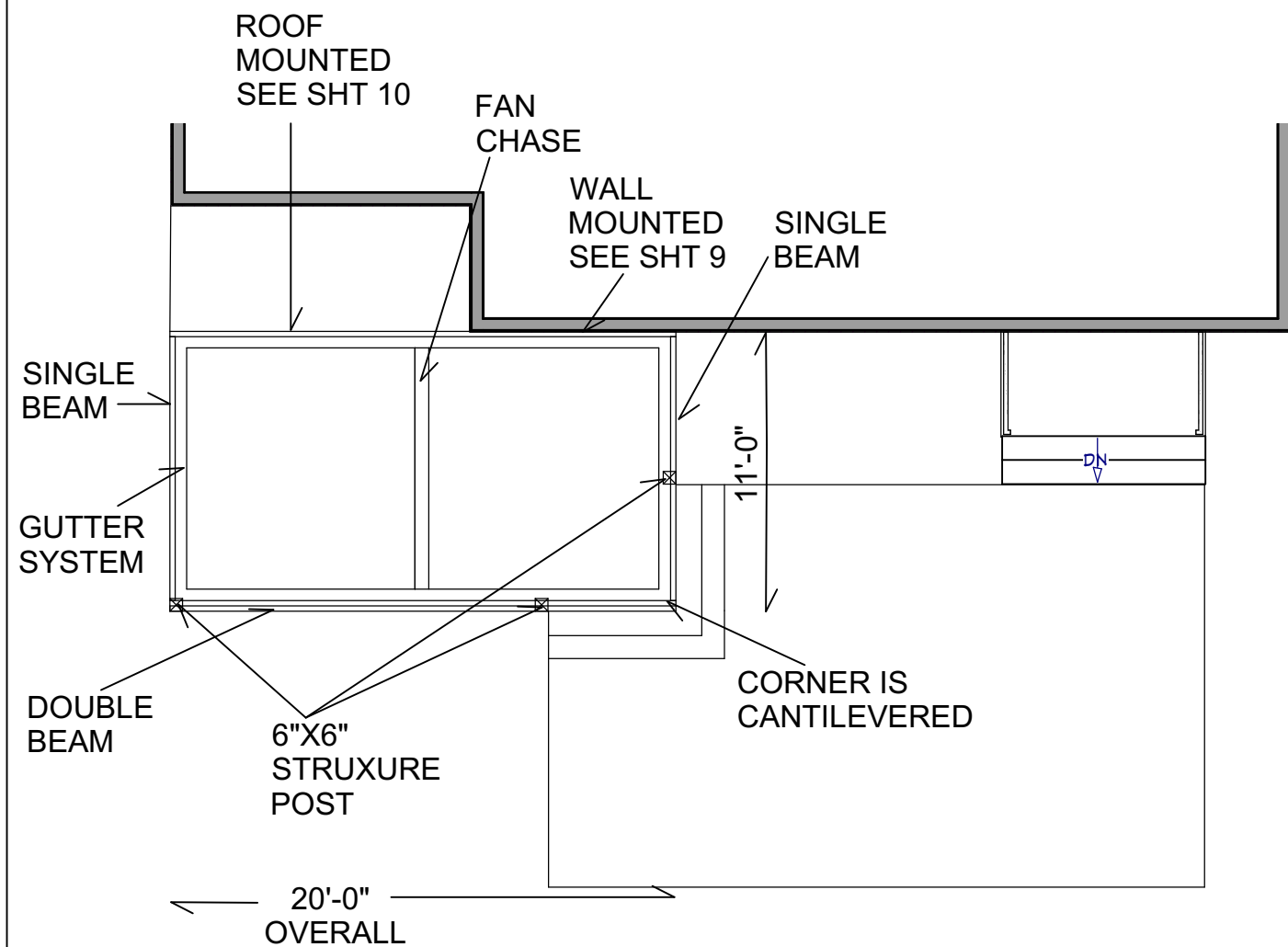
DATE:

8/6/2024

SCALE:

SHEET:

4



FLOOR PLAN VIEW

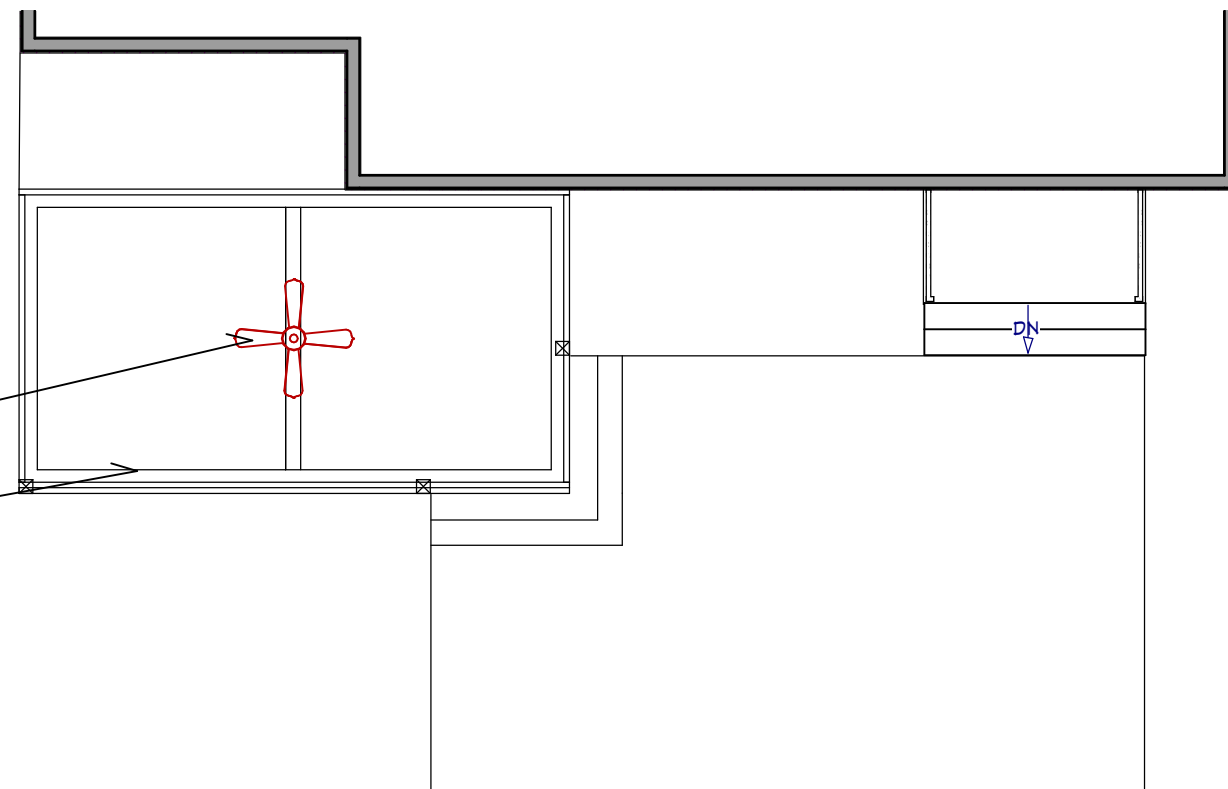
STRUXURE NOTES

- STRUXURE PIVOT 6
- WALL MOUNTED AND ROOF MOUNTED
- 11'D X 20'W X 9'H CEILING HEIGHT
- WHITE STRUXURE WITH WHITE LOUVERS
- (1) 11' FAN CHASE
- (3) 6"X6" X 9' POSTS WITH FUNCTIONAL BASE
- SOMFY 1-2 ZONE X DRIVE MOTOR
- SOMFY RAIN SENSOR
- SOMFY WIFI ADAPTER
- SOMFY 1 CHANNEL HANDHELD REMOTE

20" DIAMETER X 42"D
CONCRETE PIERS TO GO
BELOW (3) 6"X6"
STRUXURE POSTS

(1) WHITE CEILING FAN

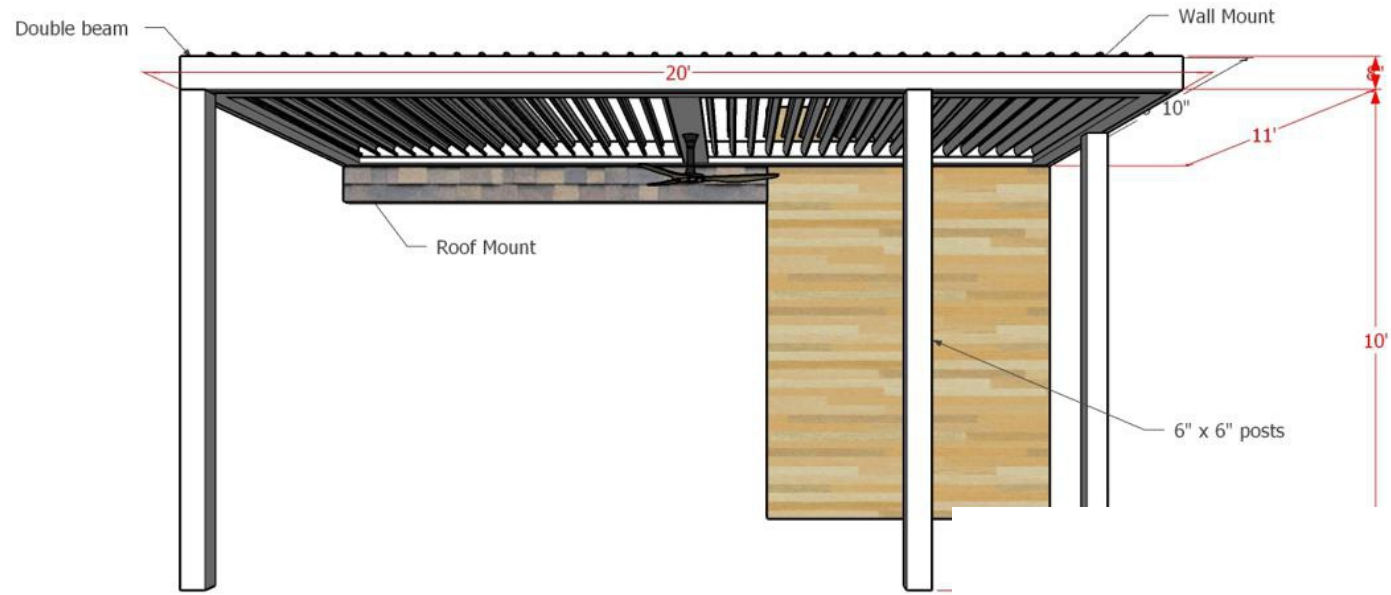
ASPECT LED RGBW
GUTTER LIGHTING



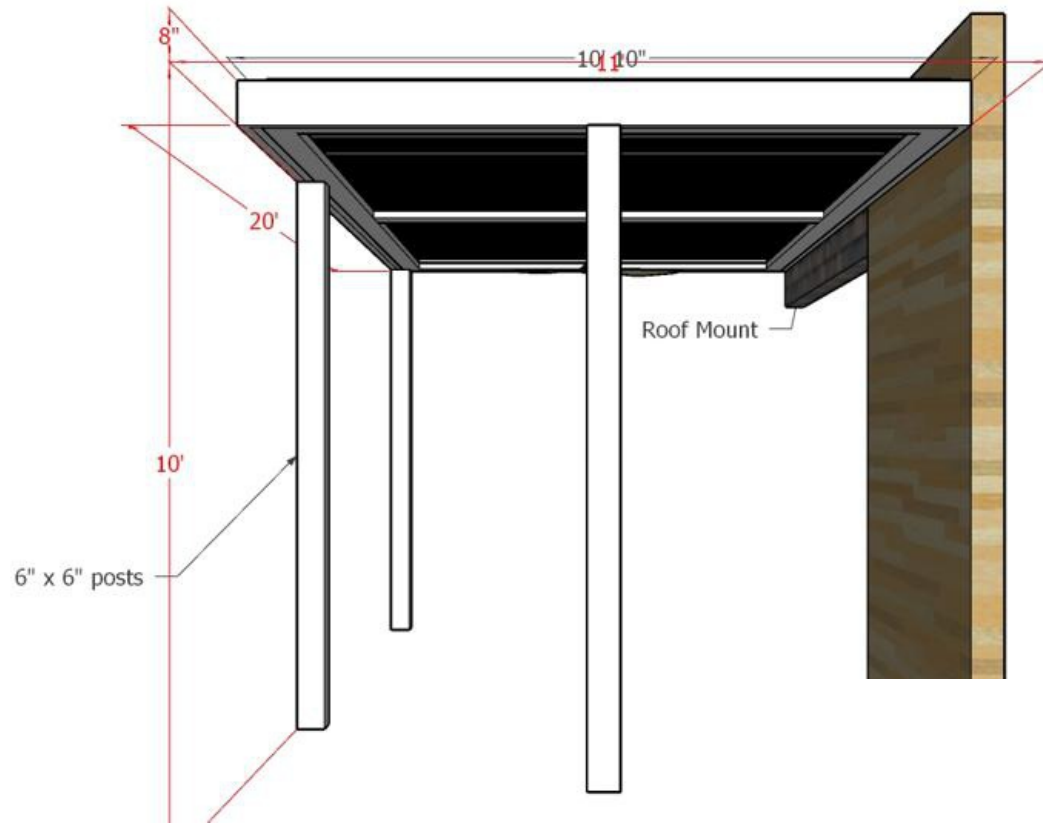
ELECTRICAL PLAN VIEW



3D RENDERING



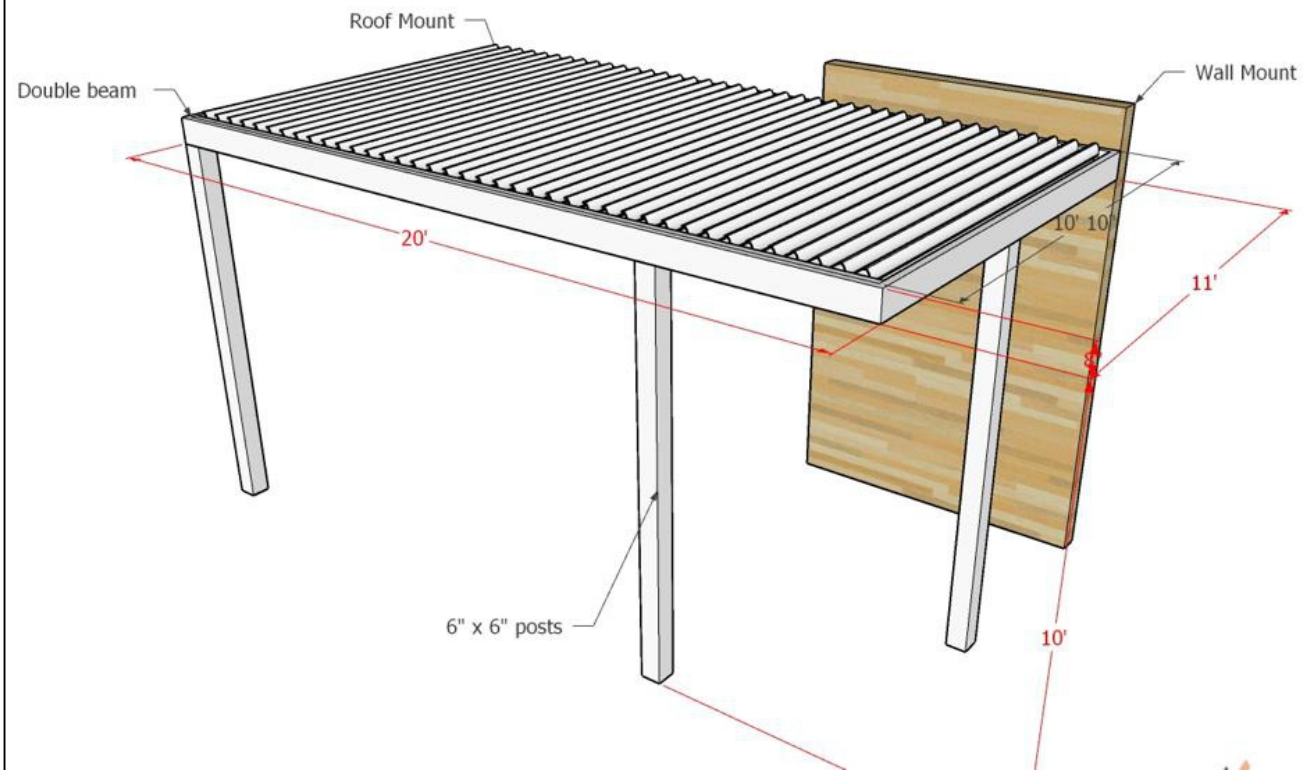
ISOMETRIC VIEW



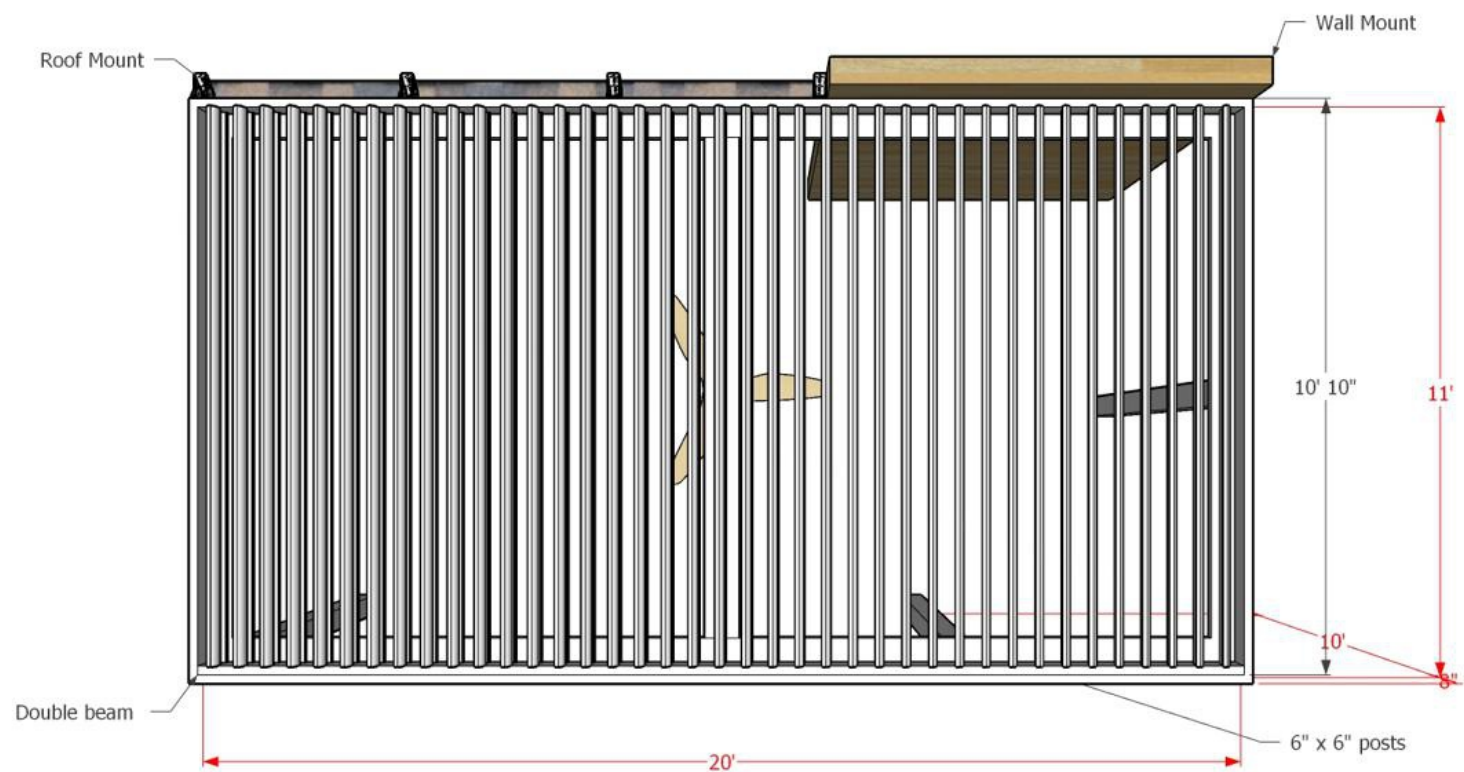
ISOMETRIC VIEW

SECTIONS

POST
8" X 8" X 3/16"
BEAM
2" X 8" X 1/4"
LOUVER
6" X 2" X 1/8"
POST BASE
8" ALUMINUM STRUXURE BASE

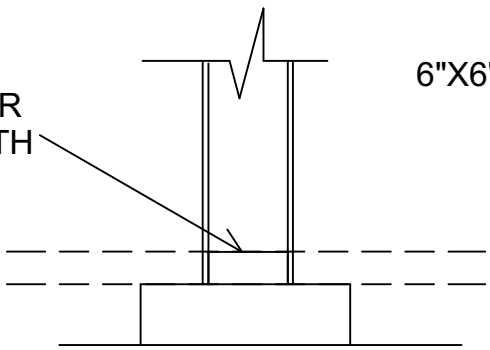


ISOMETRIC VIEW



TOP VIEW

ALUMINUM INTERNAL
CONCEALED FASTENER
BASE CONNECTOR WITH
ANCHORAGE INTO
CONCRETE. THRU-
SCREWED INTO 8"X8"
POSTS



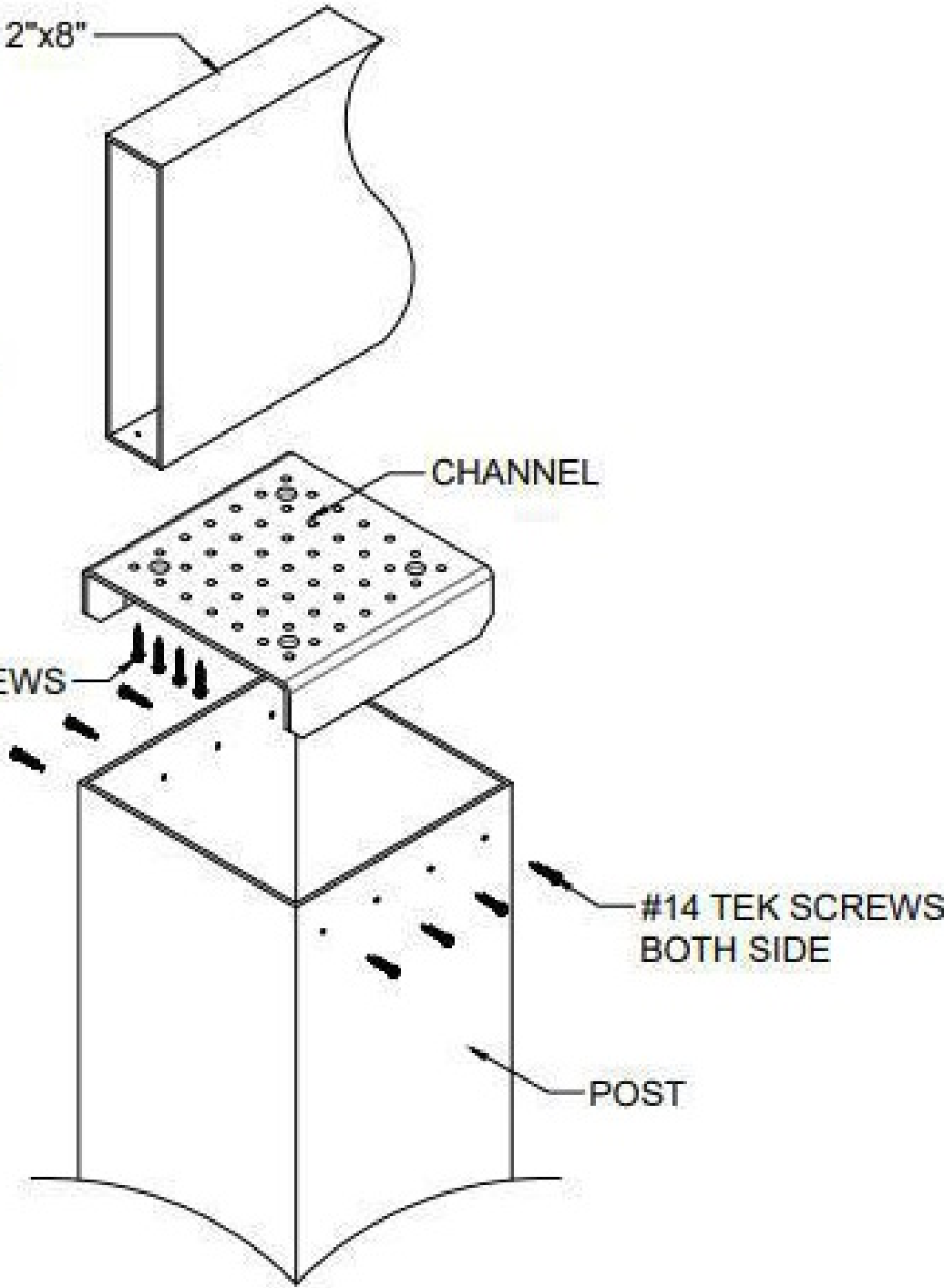
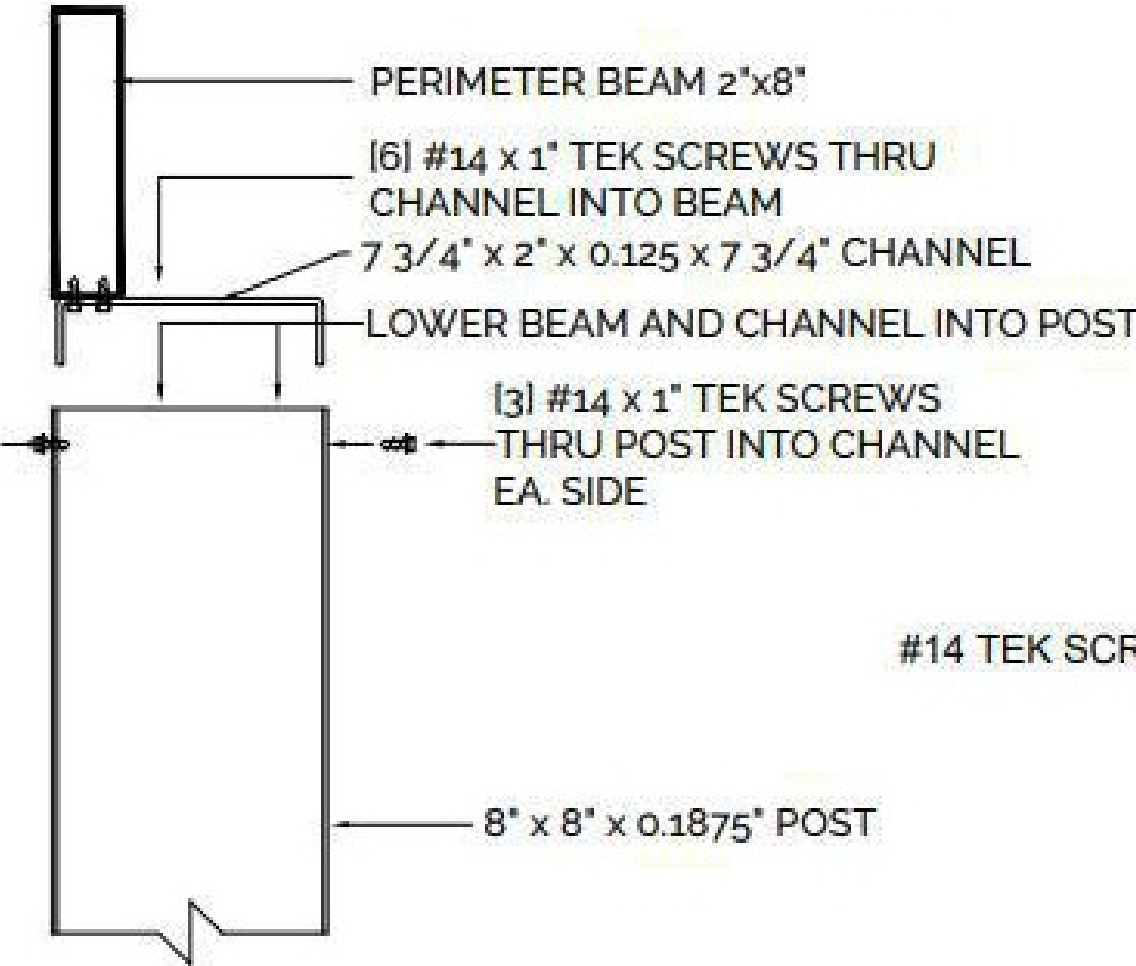
6"X6" POSTS

PATIO/PAVERS

18" DIAMETER
CONCRETE
PIER TO
FROST DEPTH

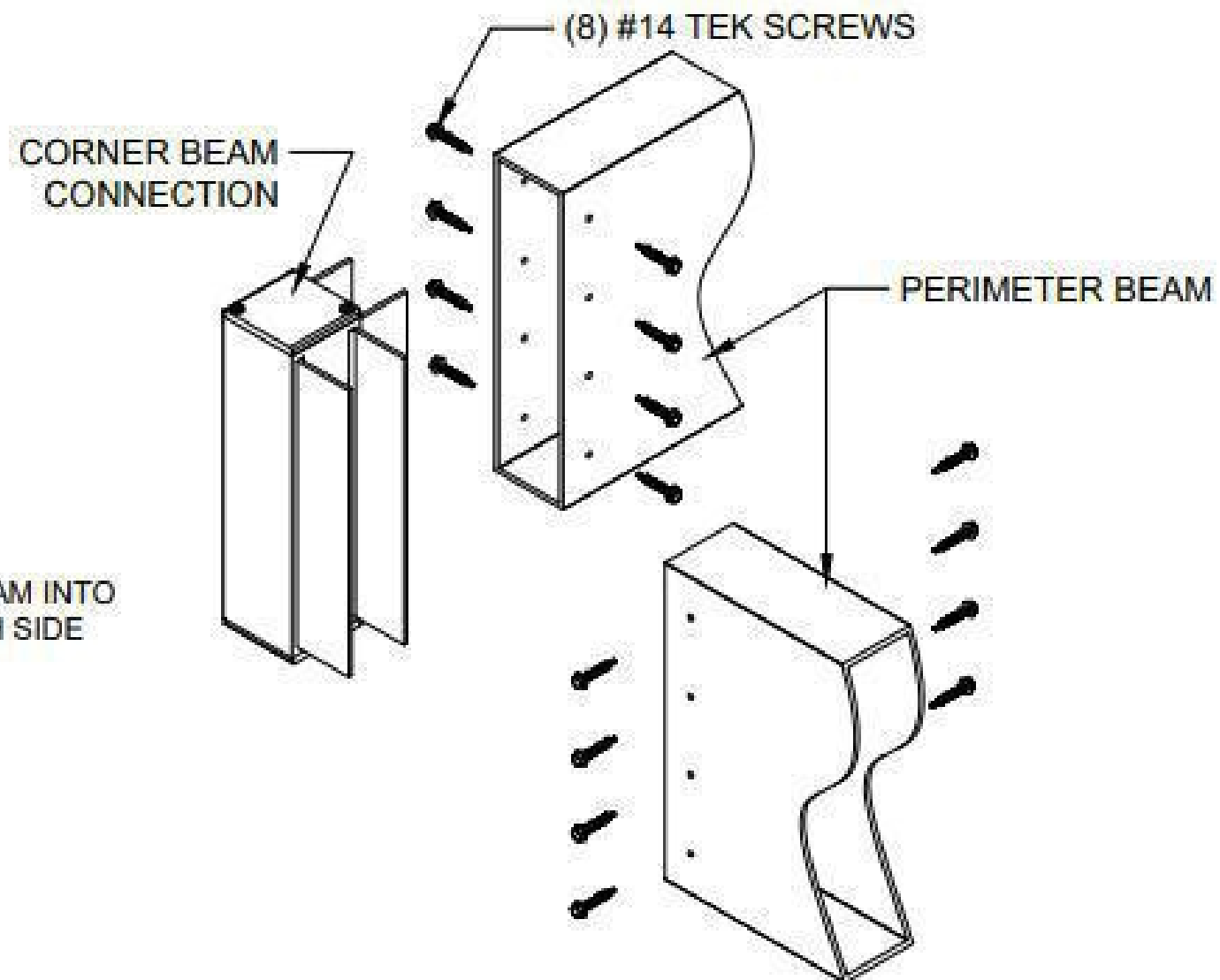
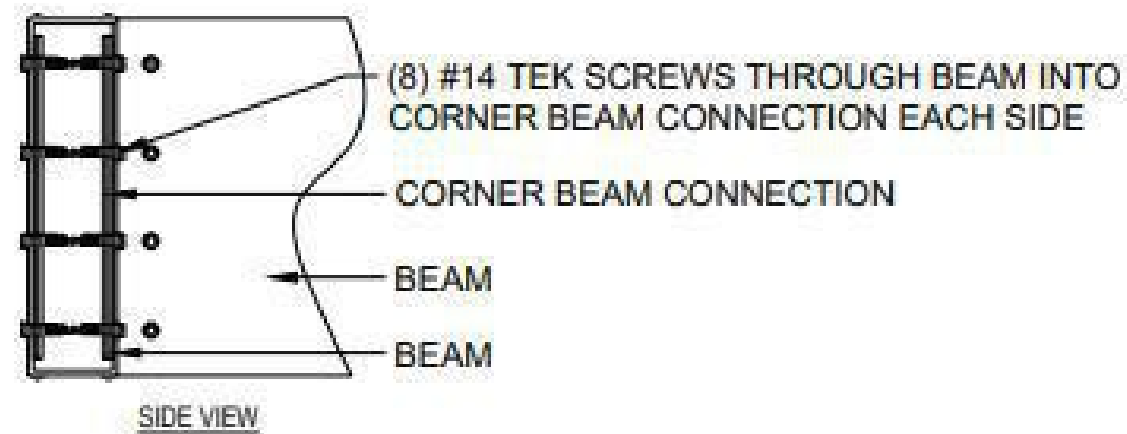
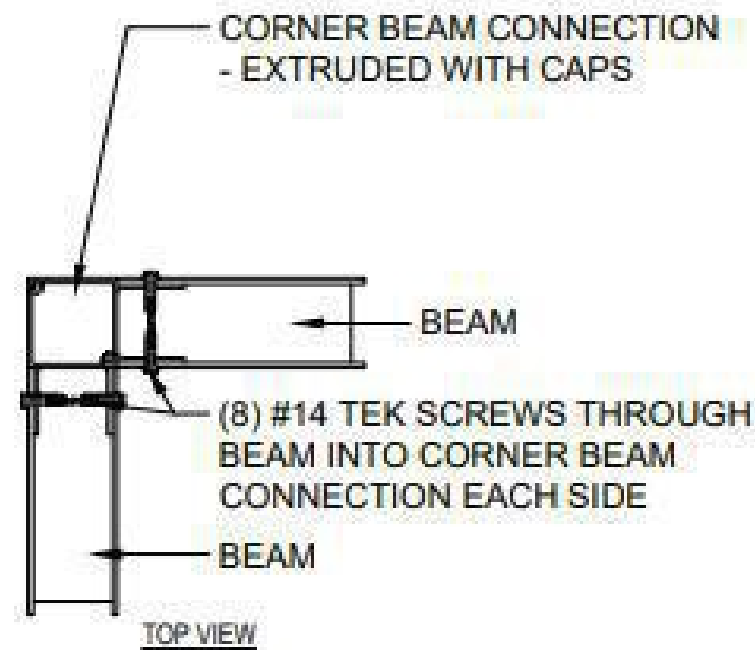
PIER-TO-POST DETAIL

PERIMETER BEAM 2"x8"



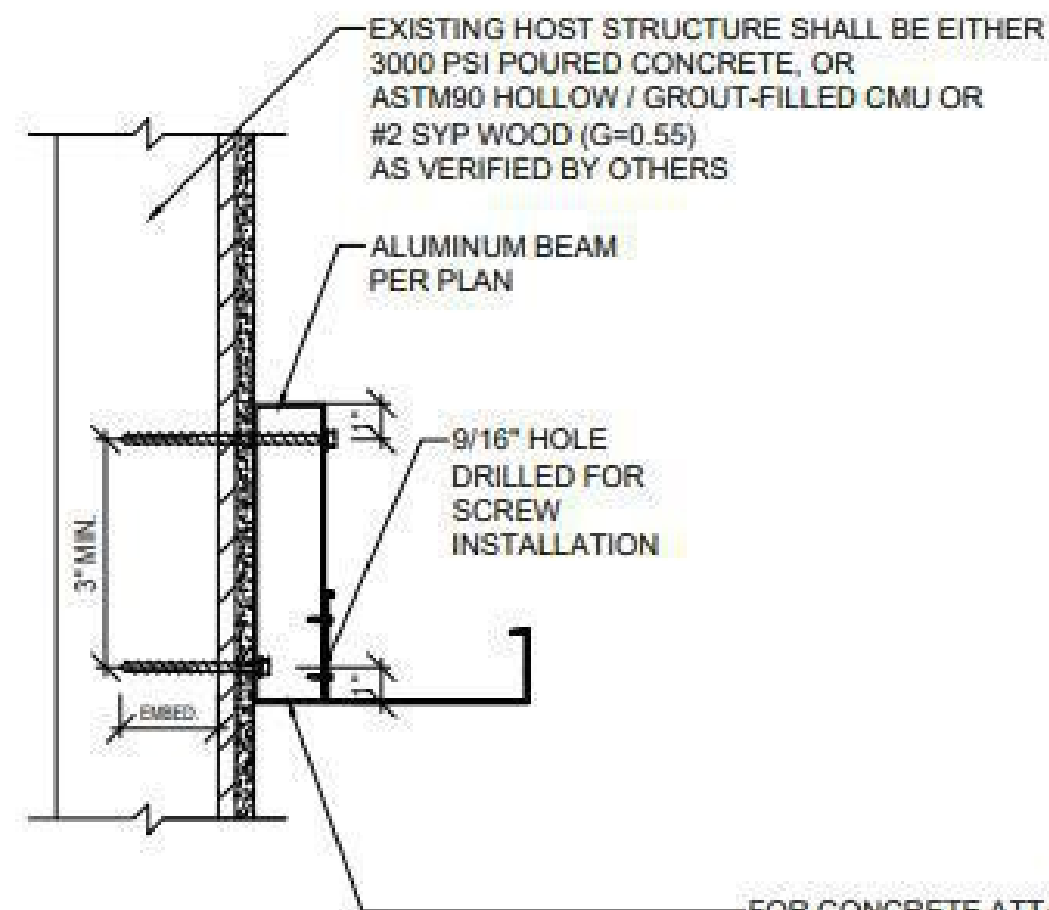
SINGLE BEAM TO 8X8 POST CONNECTION

Aluminium Type:
Louvers 6063-T5
All Other Components 6063-T6



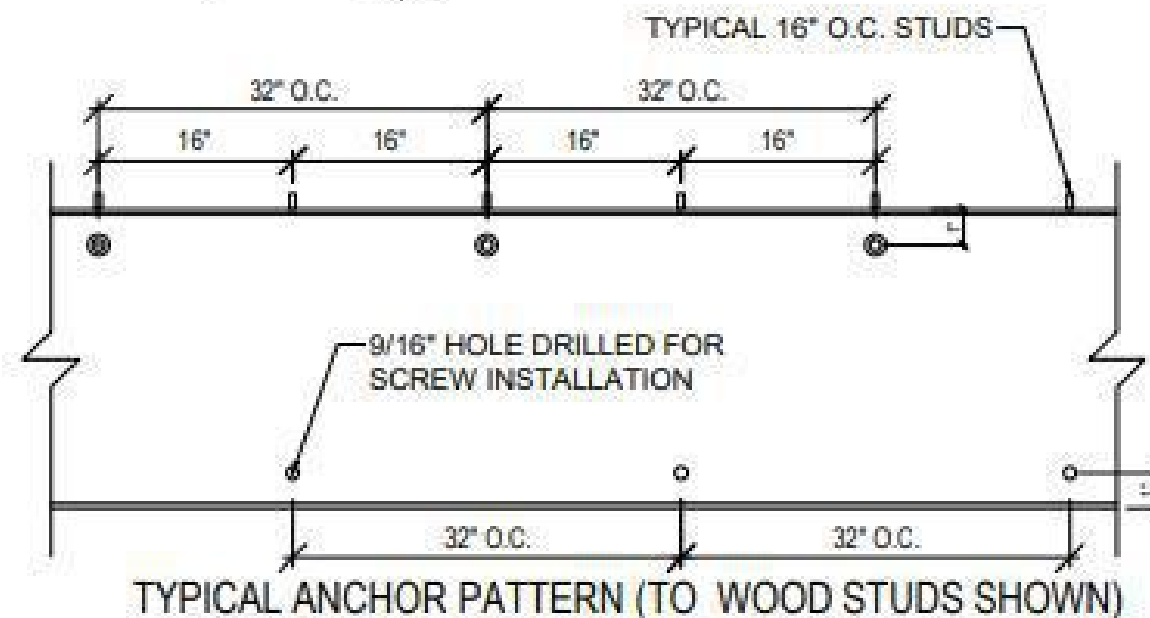
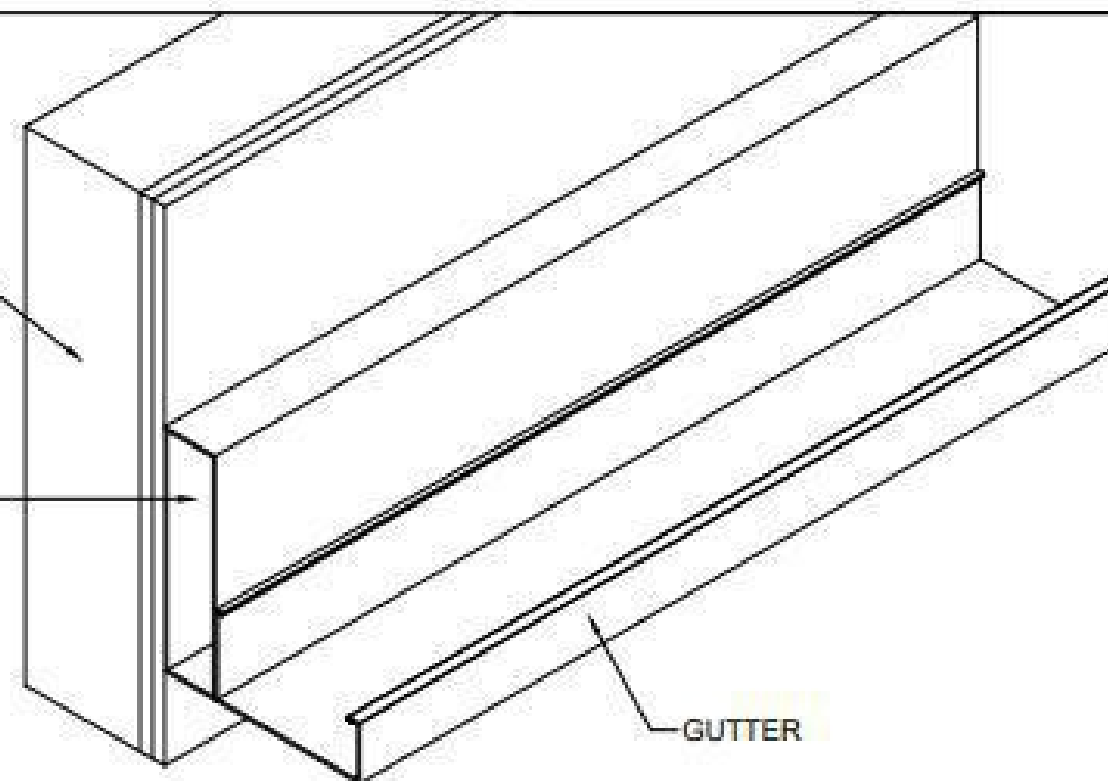
TYPICAL CORNER ASSEMBLY

Aluminium Type:
Louvers 6063-T5
All Other Components 6063-T6



HOST STRUCTURE

PERIMETER BEAM



FOR CONCRETE ATTACHMENT:

[2] 1/4" DIAM. ITW STAINLESS STEEL TAPCON INTO WALL W/ 3" EMBEDMENT AND 3" EDGE DISTANCE, SPACED 12" O.C. STAGGERED

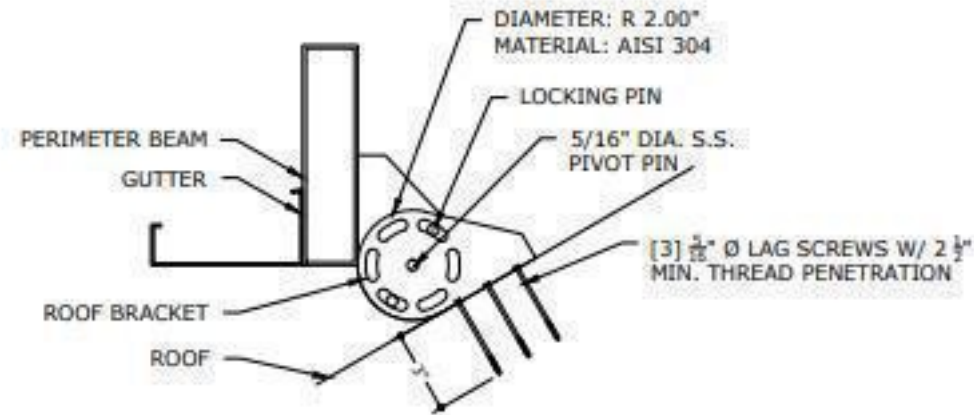
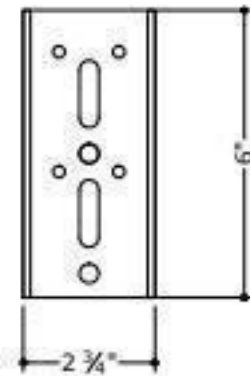
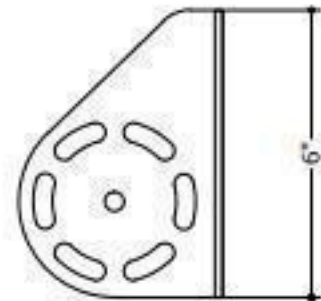
FOR WOOD ATTACHMENT:

[2] 1/4" DIAM. S.S. WOOD LAG SCREWS INTO WALL W/ 3" THREAD ENGAGEMENT AND 3/4" MINIMUM EDGE DISTANCE, SPACED 16" O.C. STAGGERED

FOR HOLLOW CMU ATTACHMENT:

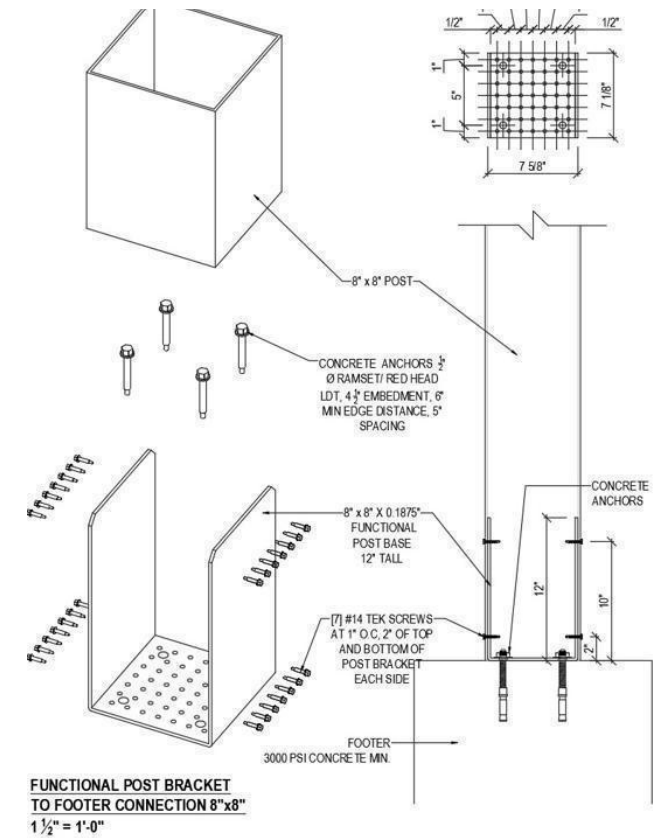
[2] 1/4" DIAM. S.S. HILTI KWIK-CON II+ INTO BLOCK FACE W/ 1-3/4" EMBEDMENT AND 3" MINIMUM EDGE DISTANCE, SPACED 12" O.C. STAGGERED

BEAM TO HOST STRUCTURE CONNECTION



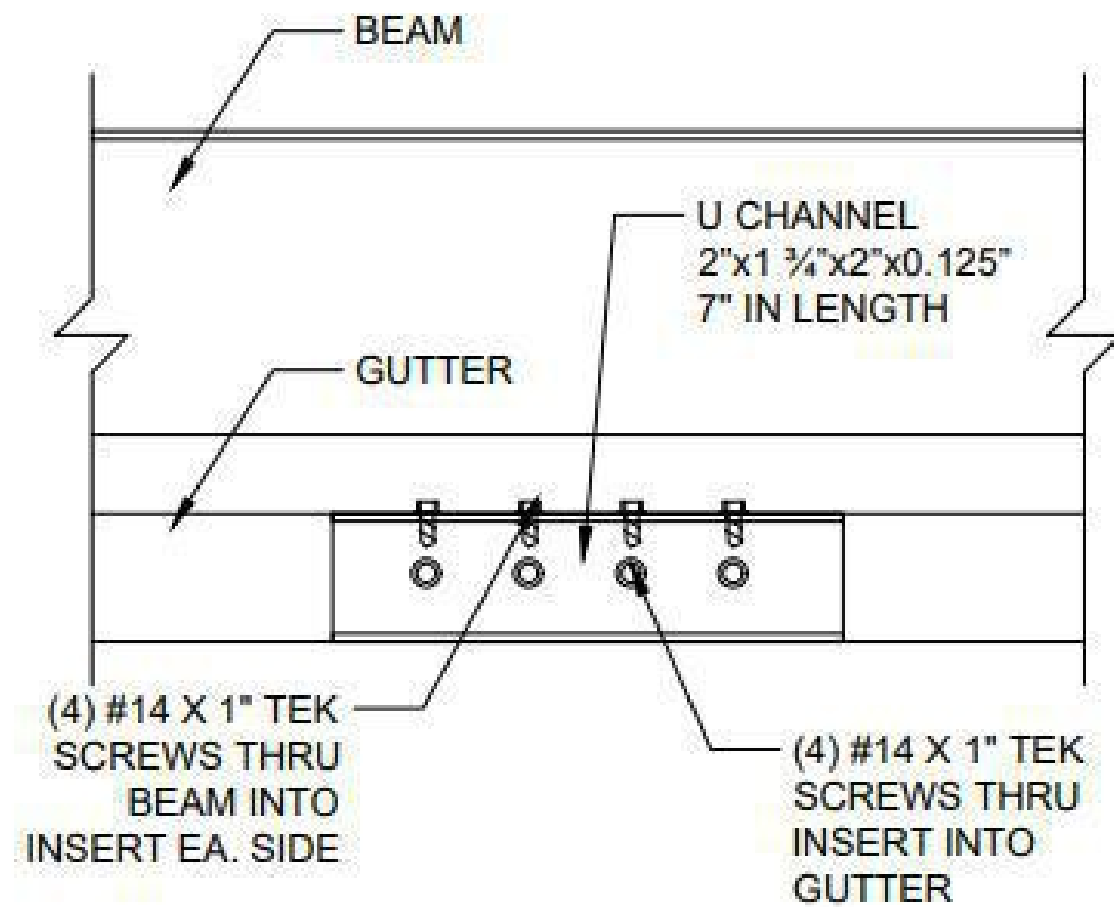
NOTE: PERIMETER BEAM ATTACHED TO PIVOT MOUNT BY [4] #14 X 1" SS TEK SCREWS. PIVOT MOUNT ATTACHED TO ROOF RAFTERS BY [3] 5/16" DIAMETER STAINLESS STEEL LAG SCREWS WITH MINIMUM 2-1/2" THREAD PENETRATION, 0.75" EDGE DISTANCE, 1.25" APART MIN., INTO SOUTHERN YELLOW PINE #2 WOOD (G=0.55) OR BETTER. PIVOTS MAY BE SPACED AT A MAXIMUM OF 48" O.C.

2 **12** **ROOF PIVOT HOST CONNECTION** **DETAIL**

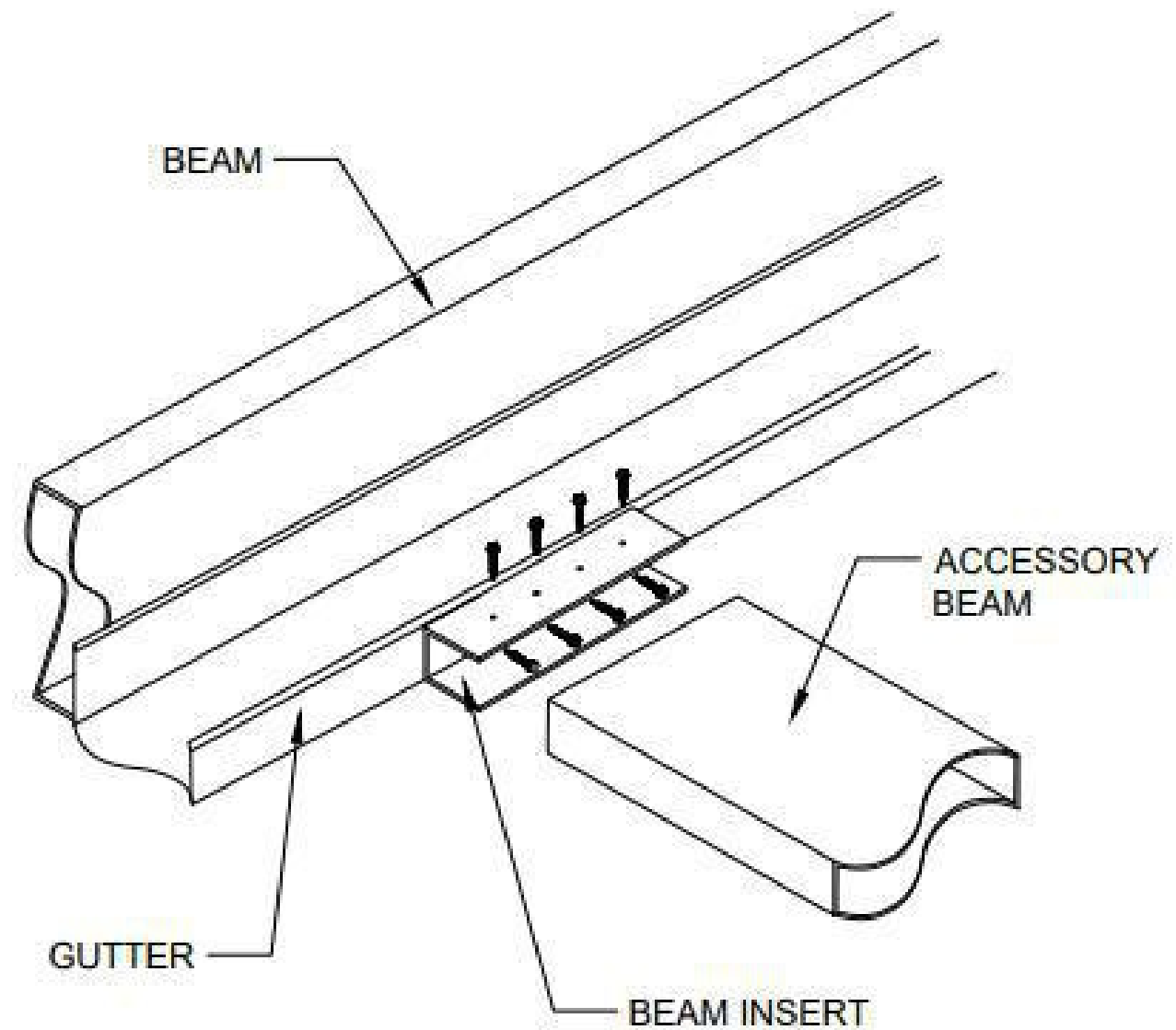


FUNCTIONAL POST BRACKET TO FOOTER CONNECTION 8"x8"
1 1/2" = 1'-0"

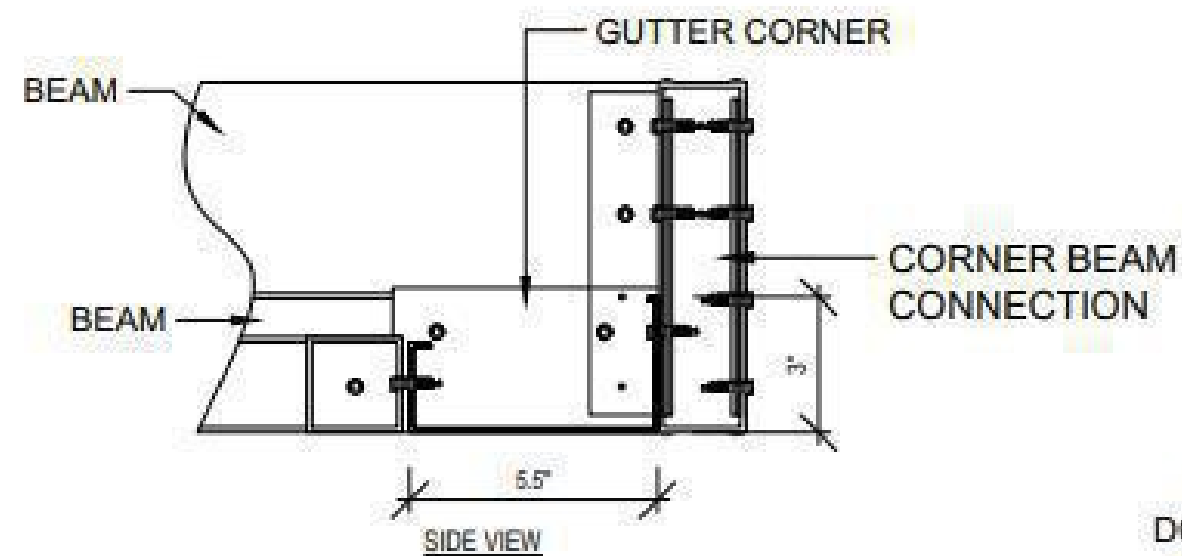
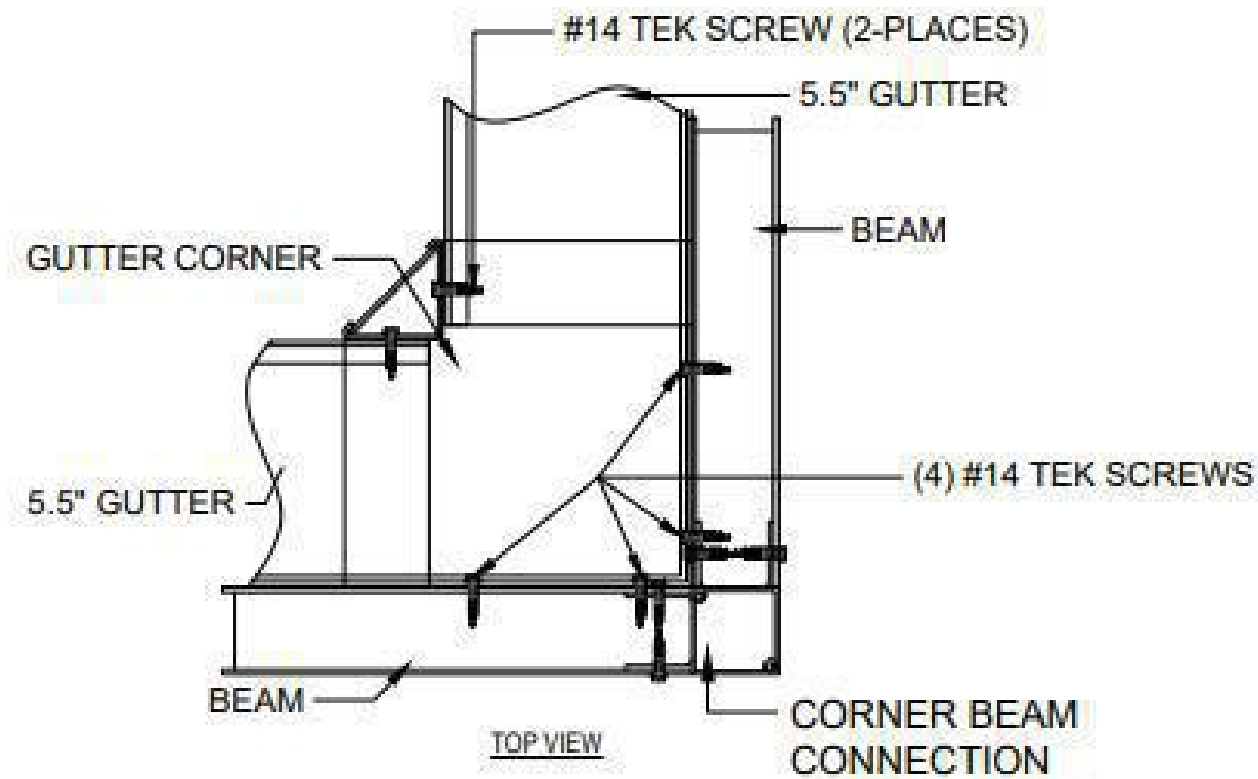
Aluminium Type:
Louvers 6063-T5
All Other Components 6063-T6



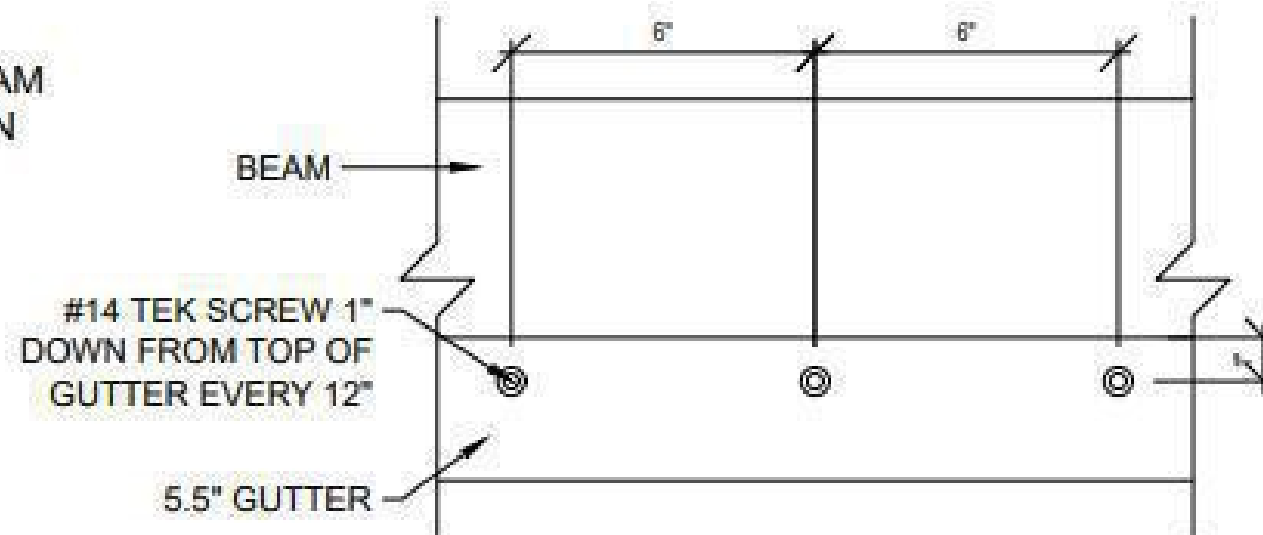
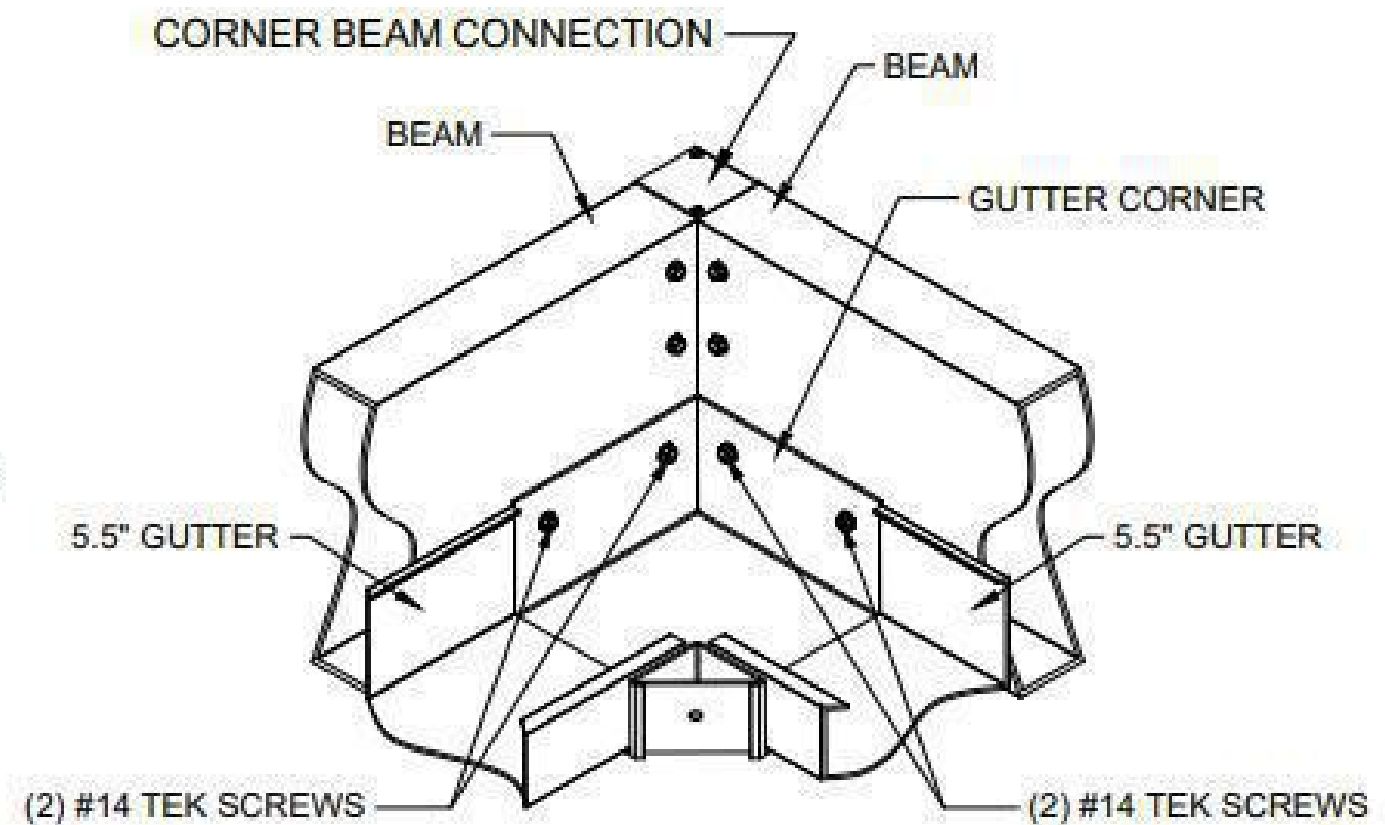
FAN BEAM CONNECTION



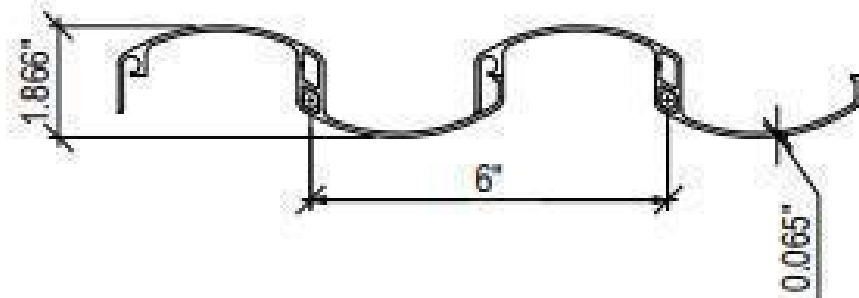
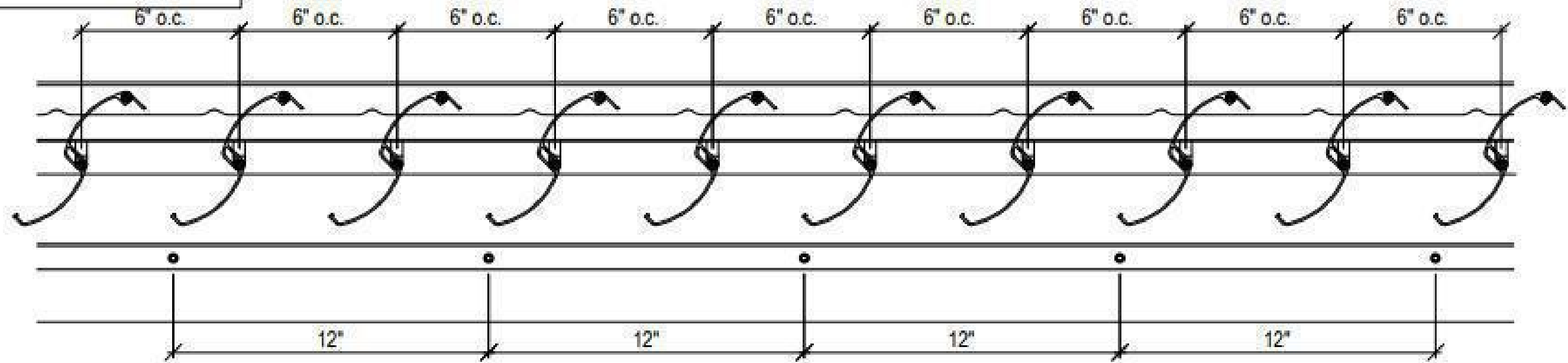
Aluminium Type:
Louvers 6063-T5
All Other Components 6063-T6



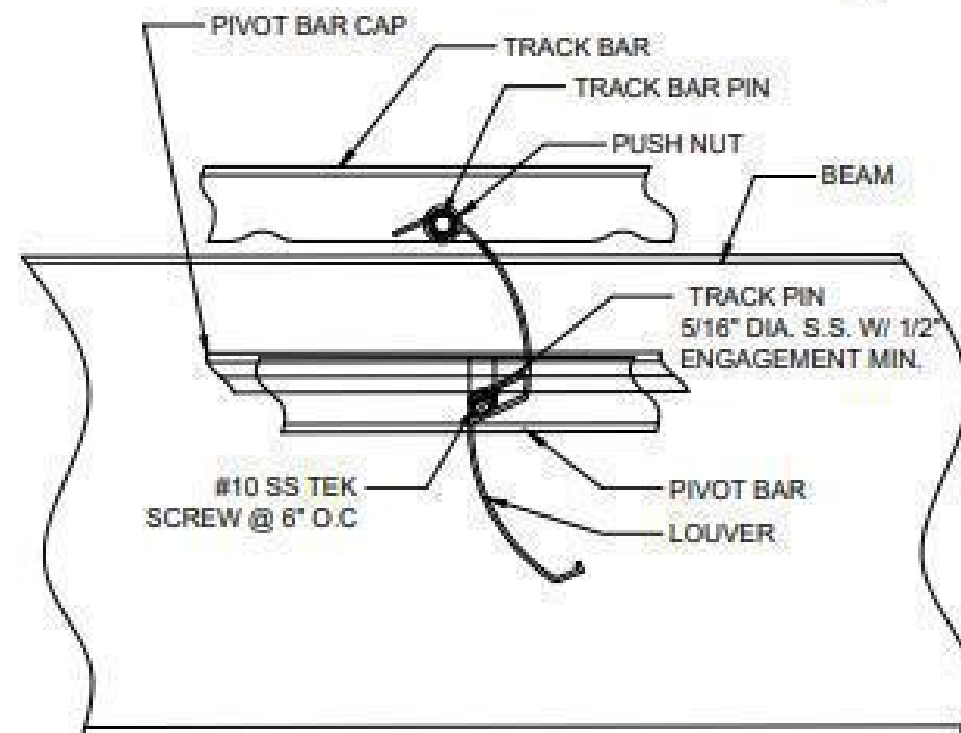
GUTTER ASSEMBLY



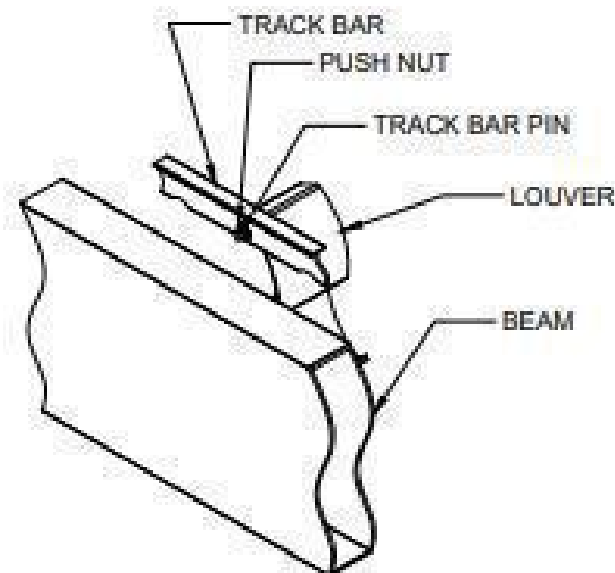
Aluminium Type:
Louvers 6063-T5
All Other Components 6063-T6



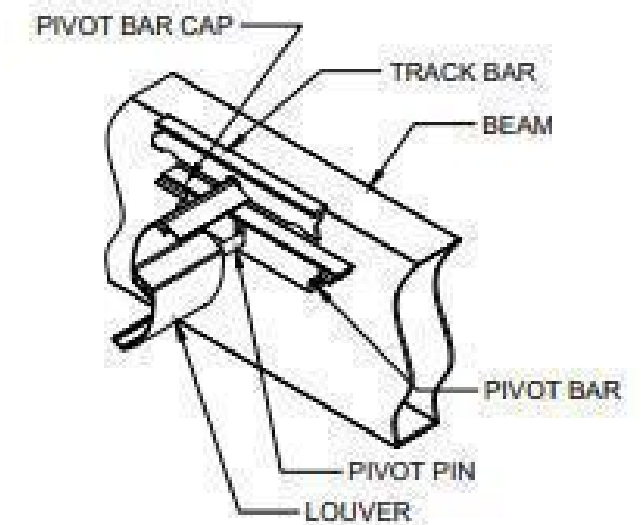
LOUVERS DETAIL



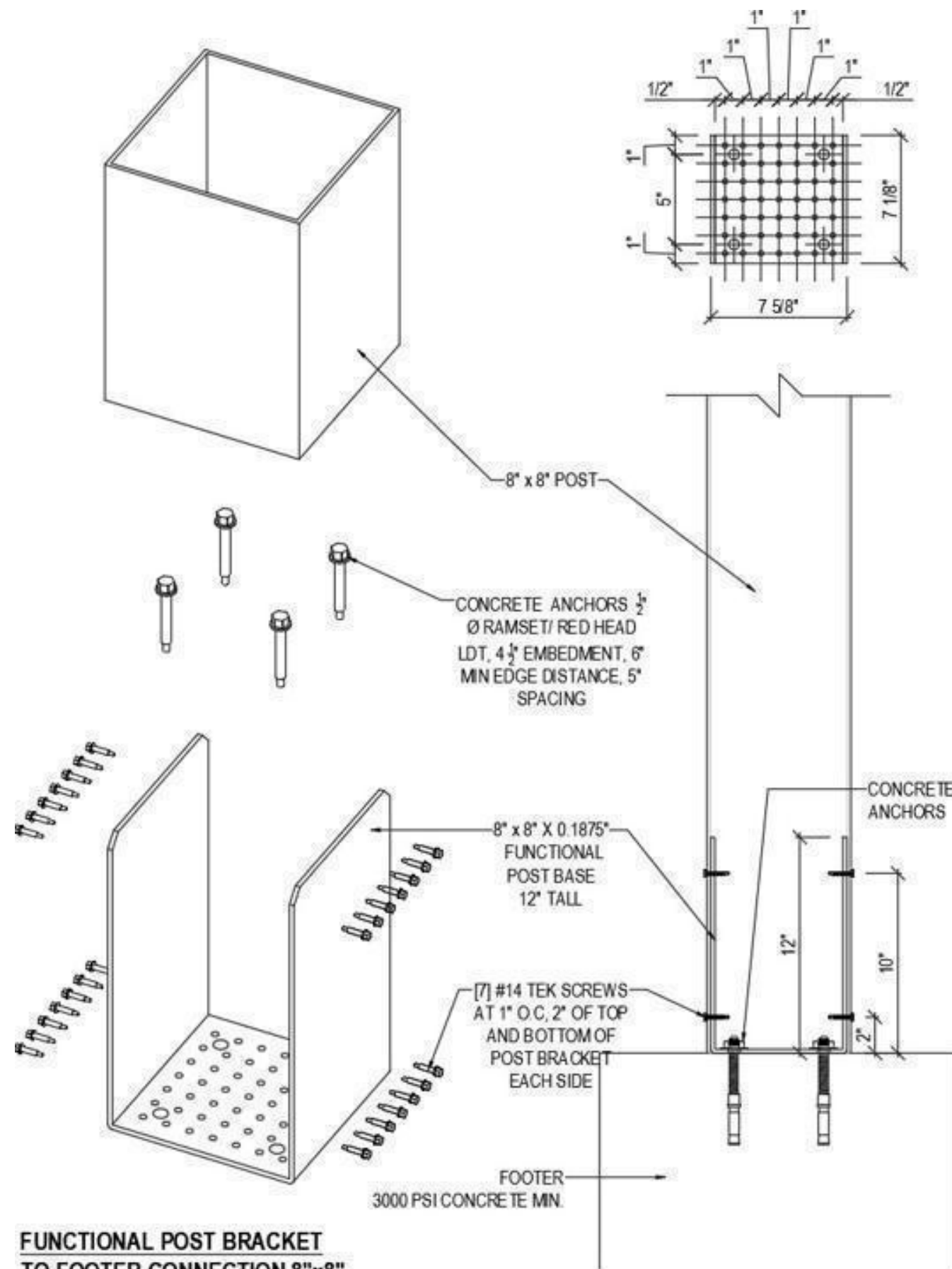
SIDE VIEW



ISOMETRIC OUT-SIDE VIEW

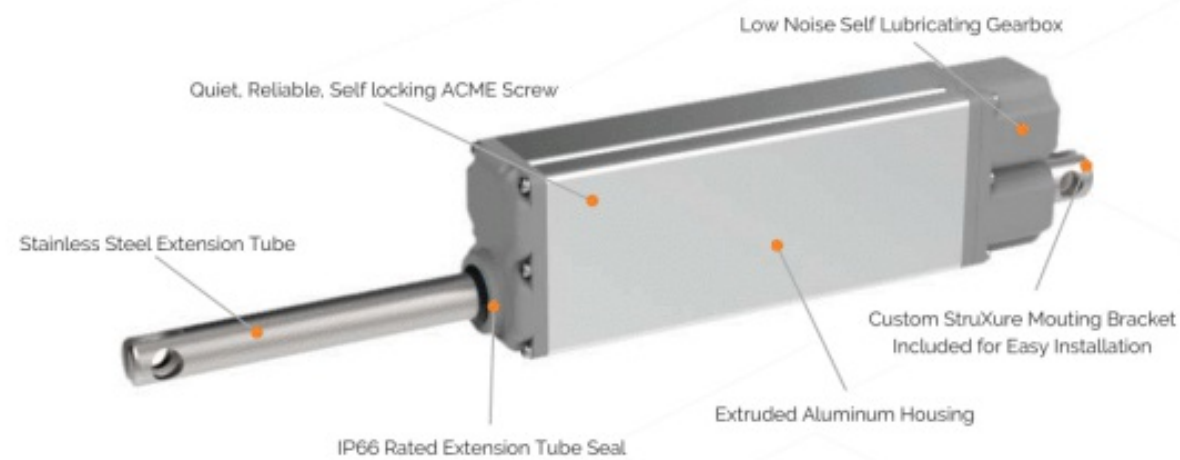


ISOMETRIC IN-SIDE VIEW



**FUNCTIONAL POST BRACKET
TO FOOTER CONNECTION 8"x8"**
1 1/2" = 1'-0"

LOUVERED ROOF MOTOR



SOMFY TECHNICAL SPECIFICATIONS		
VOLTAGE		
Input Voltage	[VDC]	24
LOAD		
Static Load (Fx), max.	[N/lbs]	2500 / 562
Dynamic Load (Fx), max.	[N/lbs]	2500 / 562
STROKE		
Stroke length, standard	[mm]	140
CURRENT		
Current consumption, rated load	[A]	1.875
GENERAL DATA		
Speed, no load	[mm/s]	3.4
Speed, rated load	[mm/s]	2.8
Operating temperature limits	[°C]	-10/+60
Service life	[Cycles]	± 10,000
Sound level	[dB(A)]	≤ 70
Lead screw type		ACME
Protection Class		IP66
Certificates		CE (EN60601-1)
Insulation		CLASS III

LOUVERED PERGOLA CONTROL



*Product dimensions: 10.59 x 8.59 x 6.96 in. / 268.99 x 218.19 x 176.78 mm
** Enclosure must be mounted in this vertical orientation.

COMPONENT RATINGS AND CERTIFICATIONS		
POWER SUPPLY		
Input Voltage	[VAC]	115/230
Input Voltage Frequency Range	[Hz]	47 - 63
Output Voltage	[VDC]	24
Voltage Adjustable Range	[VDC]	21.6 - 28.8V
Current Range	[A]	0 - 14.6
Rated Power	[W]	350.4
Safety Standard	[UL Certification]	UL60950-1
POWER SUPPLY CABLE (NOT SHOWN)		
Safety Standard	[ETL Certification]	#3170291
Voltage Rating	[V]	300
Temperature Rating	[°F]	-40 to 158
ENCLOSURE		
Safety Standard	[UL Certification]	UL508A
	[File Number]	E352997
Temperature Range	[°F]	-40 to 257
Impact Resistance	[in/lb]	500
Dielectric Strength	[volts/mil]	380
UV Rating	[UL Certification]	UL 746C
Flammability Rating	[UL Certification]	UL 94



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
10/15/2024

Item: ZBA#24-029 - 606 W. Braeside Dr.

Department: Planning & Community Development

Item Description:

REQUEST

A variation from Chapter 28, Section 6.5-2 to allow a shed (accessory structure) in the side yard where sheds are only permitted in the rear yard.

ATTACHMENTS:

1. Exhibits_606 W Braeside Dr
2. Public Comment - 606 W Braeside

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 15, 2024
Date Prepared: October 9, 2024
Project Title: Collins Residence
Address: 606 W. Braeside Dr.

Background Information

Petition Number: ZBA #24-029
Petitioner: Shawn Collins
Address: 606 W. Braeside Dr.
Arlington Heights IL 60004

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

Requested Action/Background Information

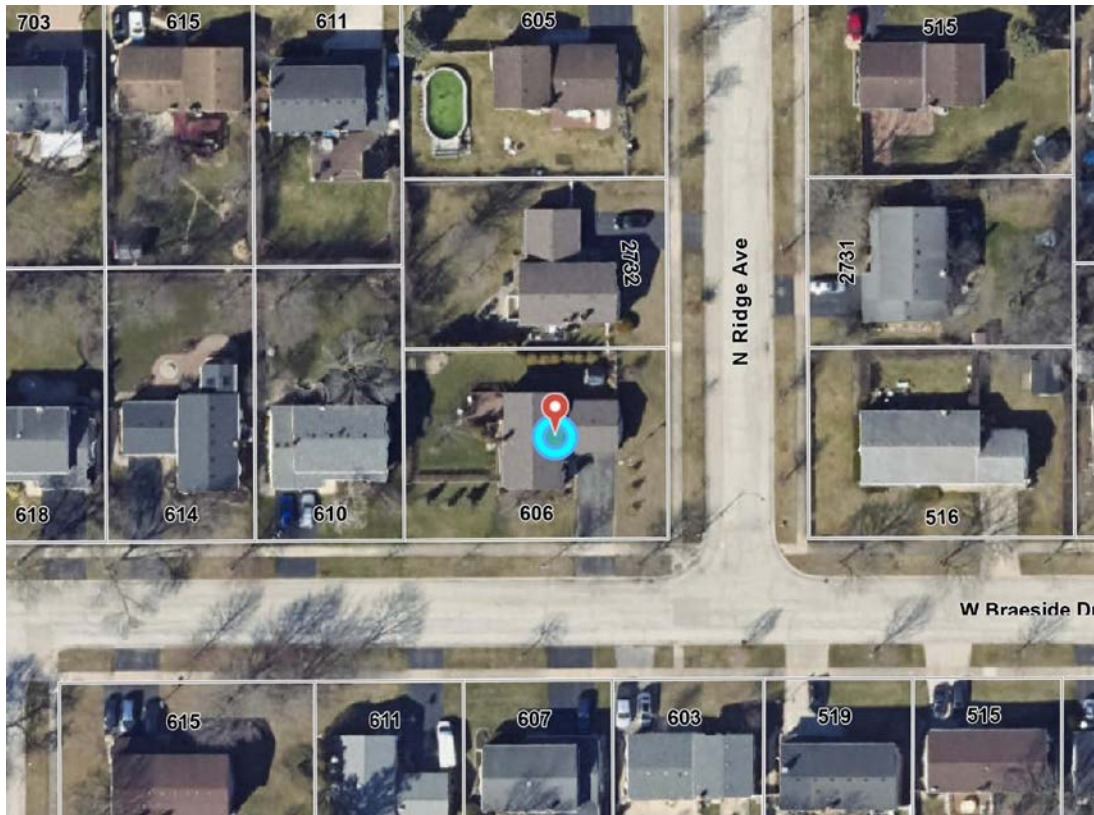
The petitioner has partially constructed a shed in the side yard where sheds are only permitted in the rear yard. The shed is 8 feet by 12 feet for a total of 96 square feet and the petitioner is requesting the following variation:

- A variation from Chapter 28, Section 6.5-2 to allow a shed (accessory structure) in the side yard where sheds are only permitted in the rear yard.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/24/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/24/24	
3. Letter that was Mailed	✓	9/24/24	
4. Photographs of Sign on Property	✓	9/24/24	

Photographs of Existing Structure



Village of Arlington Heights



To: Shawn Collins, Petitioner
From: Derek Mach, Zoning Board Liaison
Department: Department of Planning and Community Development
File Number: ZBA 24-029
Project: 606 W Braeside Drive
Date: October 8, 2024

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

No Comments

Building and Life Safety

BLS has no objection to the ZBA application.

Engineering

Engineering has NO COMMENT on the request for a variation from Chapter 28, Section 6.5-2 to allow a shed (accessory structure) in the in the side yard where sheds are only permitted in the rear yard.

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 if the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

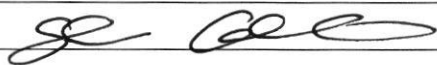
NOW COMES the Petitioner Shawn Collins
being the owner of the property commonly know as: 606 W. Braeside Dr.
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a
Variation from Section 6.5-2
Chapter 28, of the Arlington Heights Municipal Code, in order to: rebuild my
shed in its previous location - in the side/front yard
per Village Code.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): Shed has been in the existing
spot for years. The side/front yard per code is actually
in the rear of the house as house was built.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): House faces south on a corner lot with more property
on south/front of house. Rear/northwest corner of property
floods due to drainage issues throughout all homes in area.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): Issue is a literal interpretation of
code. Practical application shows front of house is on
south side which should be presentable without a shed.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Shed is in same place,
is respectful and neat and in actual rear of house.

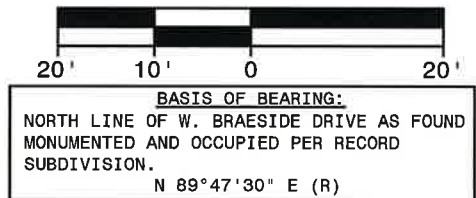
Signed: 
Petitioner

Date: 9/6/2024

LEGEND
A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

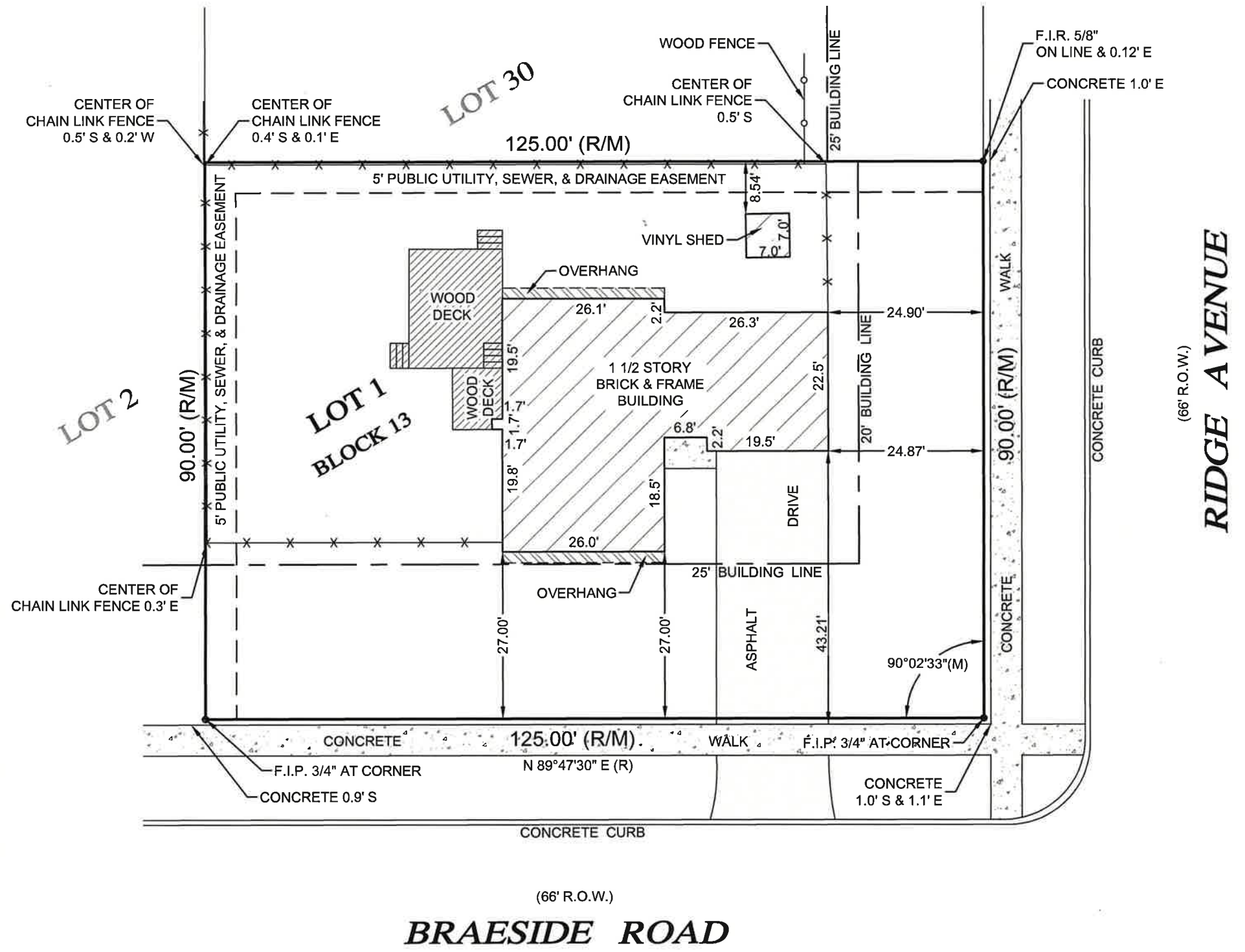
PLAT OF SURVEY OF

LOT 1 IN BLOCK 13 IN BERKLEY SQUARE UNIT 3, A SUBDIVISION OF PART
OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



AREA OF SURVEY:

"CONTAINING 11,250 SQ. FT. OR 0.26 ACRES MORE OR LESS"

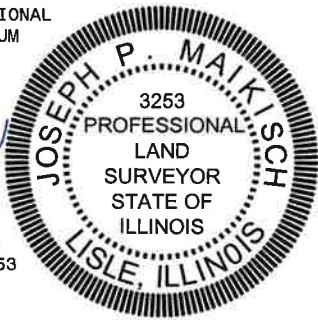


MEI
BETTER INFRASTRUCTURE
BETTER ENVIRONMENTS
BETTER LIFE!

Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE }
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND
SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL
SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM
STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE
PLAT HEREON DRAWN IS A CORRECT REPRESENTATION
OF SAID SURVEY.
DATED, THIS 13TH DAY OF JULY, A.D.
2020, AT Lisle, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2020
ILLINOIS BUSINESS REGISTRATION NO. 184-004245



NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE
BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.)
AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT
ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 606 W. BRAESIDE DRIVE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT AGNES POGORZELSKI & ASSOCIATES, P.C.

FIELDWORK DATE (CREW) 07/13/2020 (DJ)
DRAWN BY: R.S. REVISED: JOB NO. 20-06-0818

Homeowner to do all work (no contractors involved)

1. Remove existing shed
2. Level uneven ground
3. Add crushed stone as base
4. Add Treated 2x4 base with ½” plywood deck
5. Replace shed in same spot
 - a. Setback on property to go from 8.54’ to 7.5 on north side.
 - b. Setback on property to remain the same on the east side.
 - c. Height of the shed is 96”
 - d. Size of shed is 12’ x 8’ (96 square feet)

Haussner Family
2732 N Ridge Ave
Arlington Heights, IL 60004
[REDACTED]

October 1, 2024

Village of Arlington Heights
33 S Arlington Heights Rd
Arlington Heights, IL 60005

Dear Arlington Heights Village Zoning Board,

We, the owners of 2732 N Ridge Ave, are writing to you on behalf of Shawn Collins, one of the residents in our esteemed community. We hope this letter finds all council members in good health and spirits.

We would like to formally address the situation regarding our neighbor's shed placement. We understand that this matter has been brought to your attention with some concerns, and we felt it necessary to share our viewpoint.

We would like to express our full acceptance and satisfaction with the placement of the shed. The location does not in any way inconvenience or bother us, nor does it impede our view, accessibility, or infringe on our property.

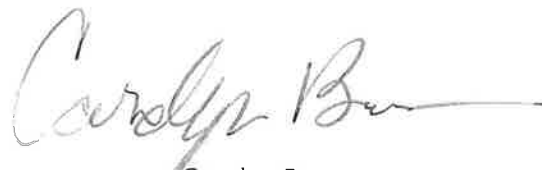
The shed, in its current location, maintains the overall aesthetic of the neighborhood and the harmony among the residents. We believe in nurturing positive relationships with our neighbors, and we are glad that this situation has given us an opportunity to demonstrate that.

We trust that this will provide a clearer picture of our stance on the matter, and we hope that it will assist you in making a fair and informed decision.

Thank you for your time and consideration in this matter.

Best regards,


John Haussner


Carolyn Boom



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
10/15/2024

Item: ZBA#24-030 - 326 E. Magnolia St.

Department: Planning & Community Development

Item Description:

REQUEST

- A variation from Chapter 28, Section 6.5-2 to allow a detached garage (accessory structure) in the side yard, where detached garages are only permitted in the rear yard.
- A variation from Chapter 28, Section 6.5-2 to allow a detached garage (accessory structure) that is encroaching into the front yard, where detached garages are only permitted in the rear yard.

ATTACHMENTS:

1. Exhibits_326 E Magnolia St

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 15, 2024
Date Prepared: October 9, 2024
Project Title: Fischer Residence
Address: 326 E. Magnolia St.

Background Information

Petition Number: ZBA #24-030
Petitioner: Andrew Fischer
Address: 326 E. Magnolia St.
Arlington Heights IL 60005

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

Requested Action/Background Information

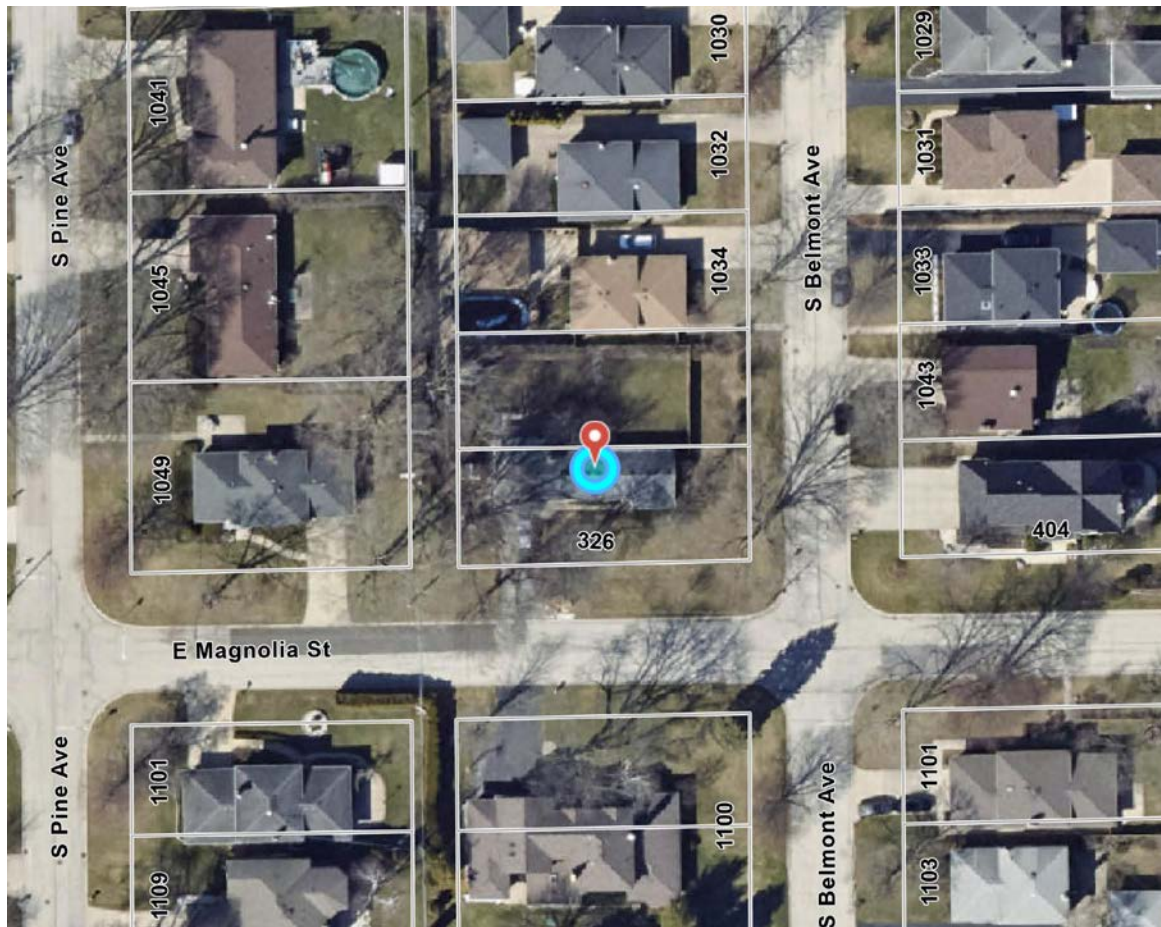
The property is zoned R-3, One Family Dwelling District and the lot is approximately 12,246 square feet. The petitioner proposes to convert the attached garage into living space and construct a new detached garage. The proposed 528 square foot detached garage is in the side yard and partially in the front yard where detached garages are only permitted in the rear yard. If the Zoning Board is supportive of the variance to allow the detached garage in the side yard, it is recommended that the garage be placed so that it does not encroach into the front yard. Pursuant to Chapter 28, on a corner lot, the smaller of the two dimensions adjacent to a street shall be considered the front yard. Therefore, the Belmont Avenue frontage is defined as the front. The petitioner requests the following variations:

- A variation from Chapter 28, Section 6.5-2 to allow a detached garage (accessory structure) in the side yard where detached garages are only permitted in the rear yard.
- A variation from Chapter 28, Section 6.5-2 to allow a detached garage (accessory structure) that is encroaching into the front yard where detached garages are only permitted in the rear yard.

Variation Review Standards

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

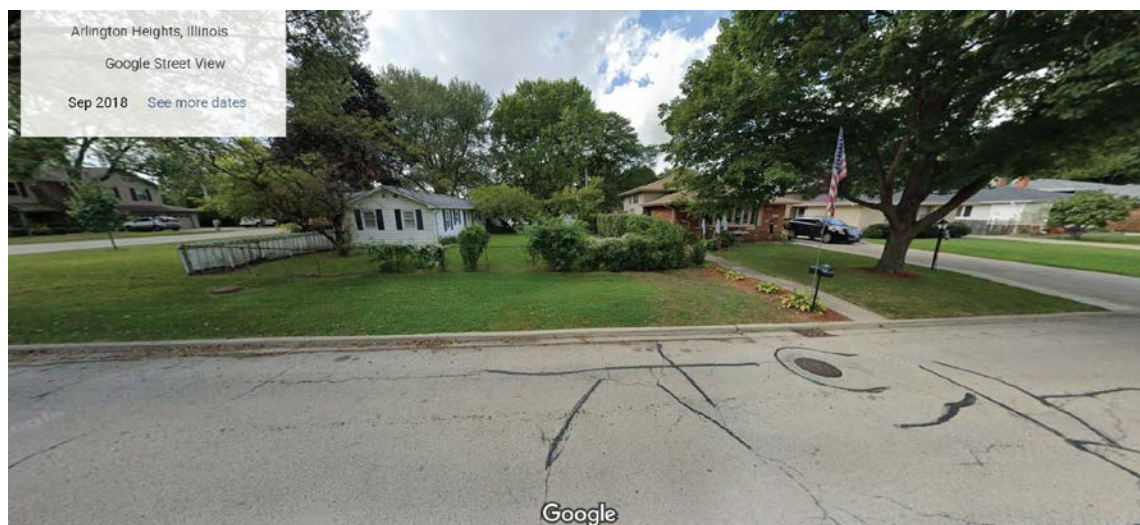
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/27/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/27/24	
3. Letter that was Mailed	✓	9/27/24	
4. Photographs of Sign on Property	✓	9/27/24	

Photographs of Existing Structure



Village of Arlington Heights



To: Andrew Fischer, Petitioner
From: Derek Mach, Zoning Board Liaison
Department: Department of Planning and Community Development
File Number: ZBA 24-030
Project: 326 E Magnolia Street
Date: October 8, 2024

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

The proposed detached garage in this prominent front yard location has a poor appearance, and it will have a negative impact on the streetscape. Almost every home on this block has a detached garage recessed in the rear yard. Placing the garage in the location as proposed is out of context with the neighborhood. This is accentuated by the proposed garage being taller than the house, and lacking design detail. The detached garage should be located in the back corner of the property, or keep the existing attached garage and build the new bedroom addition where the garage is being proposed.

Building and Life Safety

BLS has no objection to this ZBA application.

Engineering

Engineering has NO OBJECTION on the request for a variation from Chapter 28, Section 6.5-2 to allow a detached garage (accessory structure) in the in the side yard where detached garages are only permitted in the rear yard. Engineering has NO OBJECTION on the request for a variation from Chapter 28, Section 6.5-2 to allow a detached garage (accessory structure) in the in the front yard where detached garages are only permitted in the rear yard. NOTE: An existing and proposed grading plan will be required in the permit process. The side yard swale must be maintained and/or established to maintain drainage pattern along north property line.

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner Andrew Fischer

being the owner of the property commonly known as: 326 East Magnolia Street

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.5-2

Chapter 28, of the Arlington Heights Municipal Code, in order to:

Construct a garage beyond the limit of the rear yard and within the side yard of the property. The intent of adding a detached garage is to increase the livable area of the residence and will include renovation of the existing attached garage into living space.

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

The proposed detached garage location has several benefits to the neighborhood's character: minimizes additional coverage of the property to maintain open space, avoids a second story expansion to the residence, matches the street-facing character of Belmont Ave with garage access similar to that of the neighboring 404 E. Magnolia St., and avoids impacting existing mature shade trees.

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

The original residence was constructed around the 1950's, prior to the Village's current adopted ordinances. By today's setback requirements, the existing home impedes the rear yard where a detached garage would be permitted. Two large existing shade trees and the home's utility feeds also block access to the rear yard between the existing home and west-most property line.

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

This property encompasses two parcels, unified with the original construction. If a home were built on the northern parcel today, the garage would be placed in a similar location - see 1004-1013, 1020, 1024, 1043 Belmont Ave. Considering this as an overlay to the current accessory structures regulations, the proposed garage is aligned with the intent of both Sections 5.1-1.3 and 6.5-2.

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

Pursuant to the remaining setback requirements of Section 6.5-2, the proposed garage is located greater than 3 feet from the side yard property line to the north and not within the minimum front yard setback.

Signed: Andrew Fischer

Petitioner

Date: 09/06/2024

GENERAL NOTES

Andrew Fischer

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DO NOT SCALE 08/21/06

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Andrew Fischer

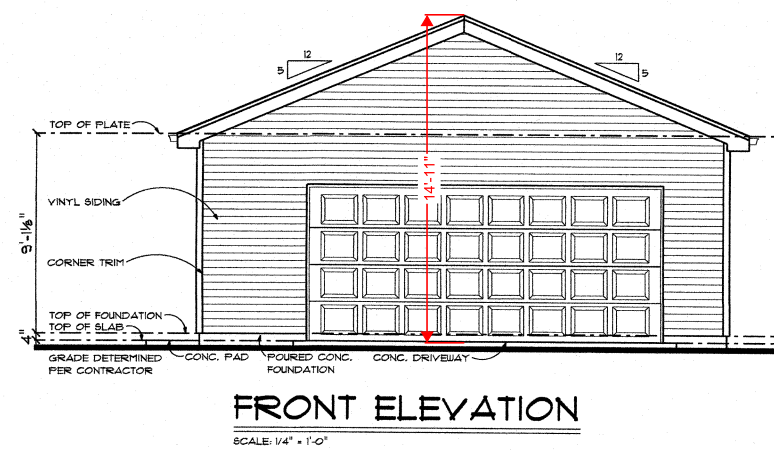
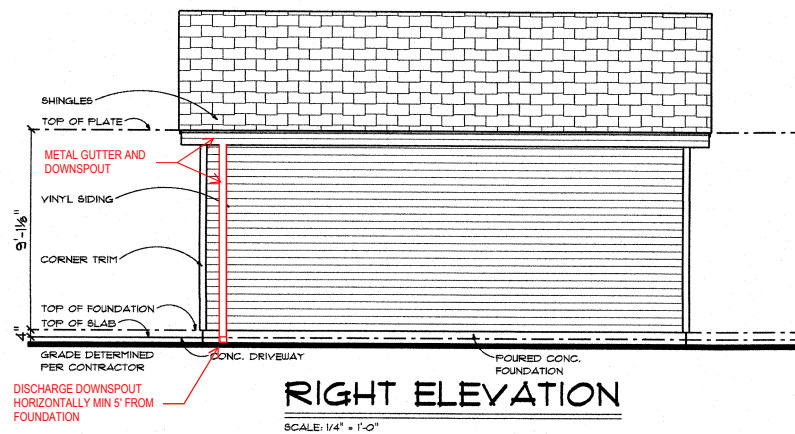
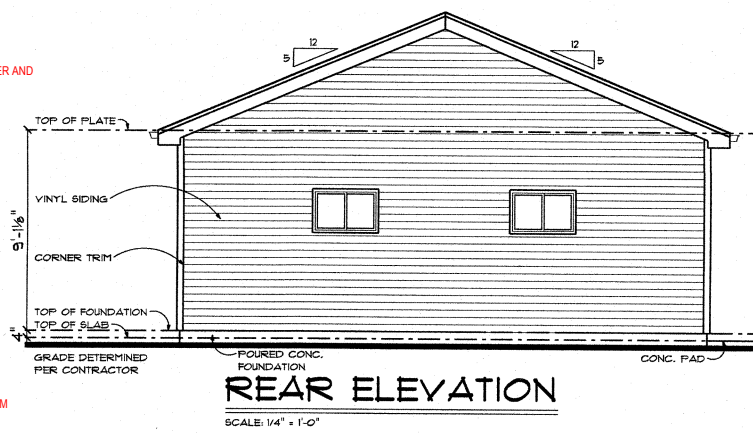
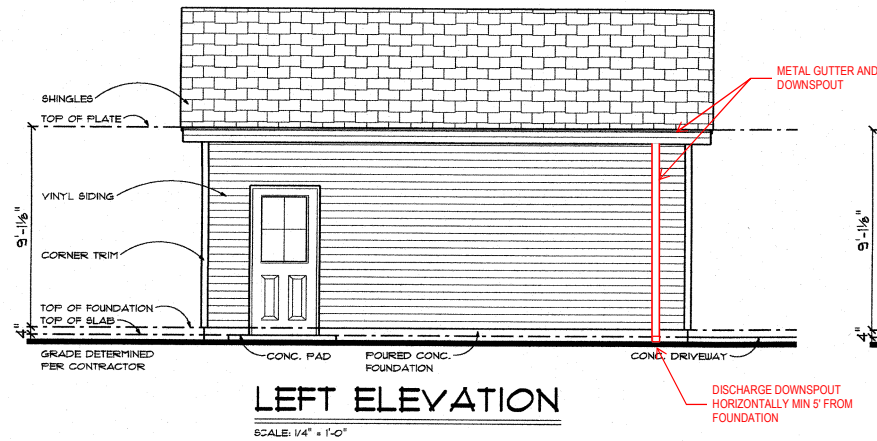


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MATERIALS NOTES
- SEE MATERIALS LIST FOR PRODUCT COMPLIANCE WITH IRC 2018 REQUIRED TESTING STANDARDS AND LABELS
- EXTERIOR CLADDING MATERIALS SHALL BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS.

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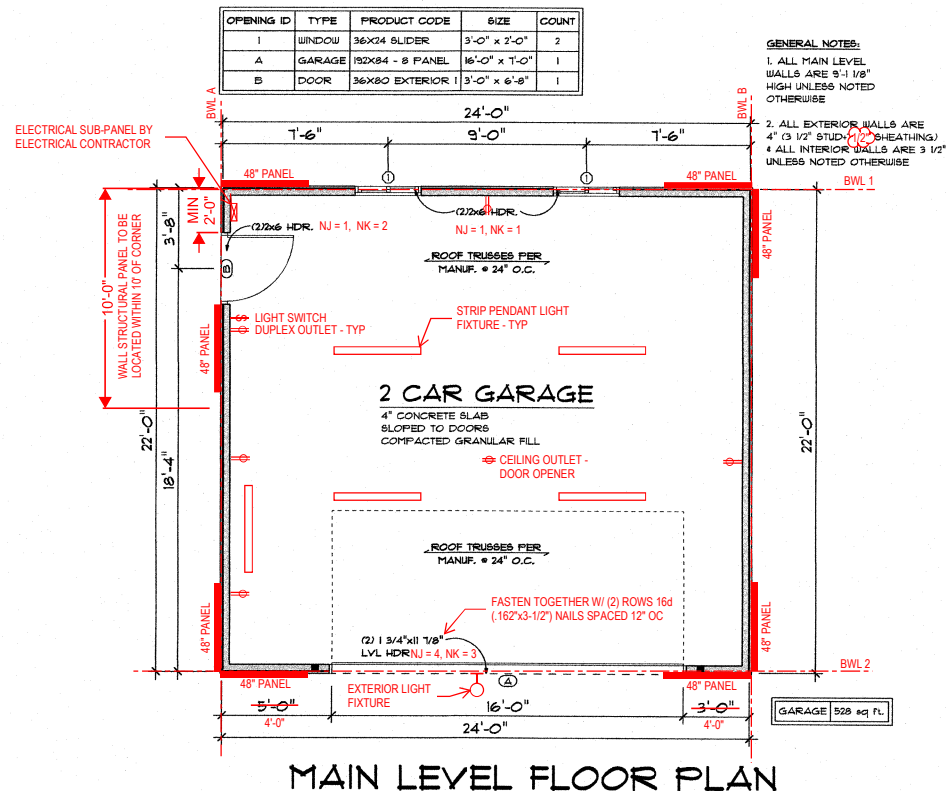
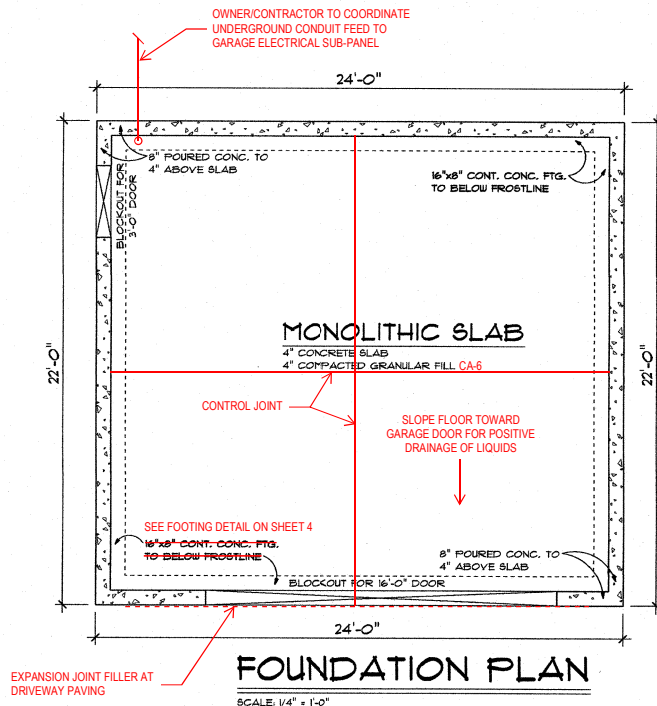
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GENERATED 8/1/2024



BRACING NOTES

CS-WYD WALL BRACING METHOD USED IN ACCORDANCE WITH IRC 2018 R602.10

THIS BRACING REVIEW DOES NOT ACCOUNT FOR INTERIOR GYPSUM BOARD FINISH TO BE USED AS PART OF THE BRACING SYSTEM.

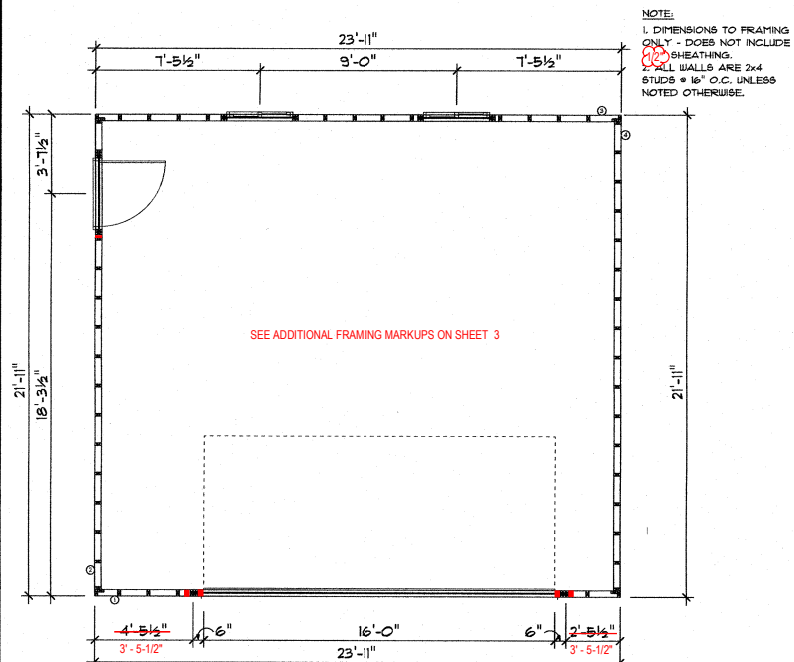
- MIN LENGTH OF BRACED WALL PANELS ALONG EACH BWL = 6' (TABLE R602.10.3(1))
- WALL SHEATHING THICKNESS SHALL BE 1/2"
- FASTEN WALL SHEATHING W/ 8d COMMON (2 1/2" X 0.131") NAILS - 6" SPACING AT PANEL EDGES, 12" SPACING IN FIELD. PROVIDE HORIZONTAL STUD BLOCKING AT PANEL SPLICES.

ABBREVIATIONS

BWL: BRACED WALL LINE
 MIN: MINIMUM
 MAX: MAXIMUM
 NJ: NUMBER OF JACK STUDS SUPPORTING HEADER AT EACH END
 NK: NUMBER OF KING STUDS BRACING OPENING AT EACH JAMB
 OC: ON CENTER
 WSP: WALL STRUCTURAL PANEL

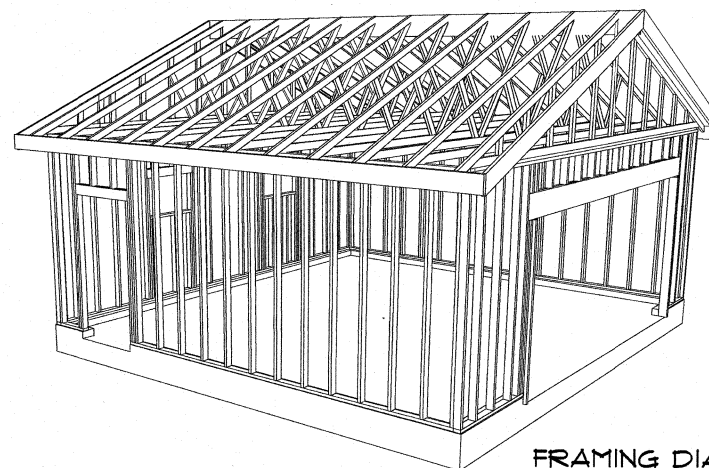
FASTENING SCHEDULE

CONNECTION	FASTENING	LOCATION
SIGN	0.120" SHANK DIAMETER W/0.131" HEAD @ 16" OC OR PER MANUFACTURERS INSTRUCTIONS	
WALL SHEATHING	8d NAILS (131"x2-1/2") @ 12" OC TOP 8d NAILS (131"x2-1/2") @ 6" AT PANEL EDGES	FACE NAIL
RAFTER TO TOP PLATE	SIMPSON H1 HURRICANE TIE	
RIDGE BEAM TO COLLAR TIE	SIMPSON H1 HURRICANE TIE	
COLLAR TIE TO RAFTER	(3) 16d NAILS (162"x3-1/2")	FACE NAIL
CEILING JOIST TO RIDGE BEAM	(3) 16d NAILS (0.148" x 3")	PER JOIST, TOE NAIL
CEILING JOIST TO TOP PLATE	(3) 8d NAILS (131"x2-1/2")	PER JOIST, TOE NAIL
BLOCKING BETWEEN CEILING JOISTS OR RAFTERS	(3) 8d NAILS (131"x2-1/2")	TOE NAIL
TOP / SOLE PLATE TO STUD	(2) 16d NAILS (135"x3-1/2") (2x4)	END NAIL
DOUBLE TOP PLATES	(2) 10d NAILS (126"x3") @ 16" OC (12) 10d NAILS (126"x3") EACH SIDE OF SPLICE OR LAP	FACE NAIL
BUILT-UP STUDS	16d NAILS (126"x3") @ 12" OC	FACE NAIL
ABUTTING STUDS AT CORNERS	16d NAILS (135"x3-1/2") @ 12" O.C.	FACE NAIL
STUD TO STUD (NOT AT BRACED WALL PANELS)	16d NAILS (162"x3-1/2") @ 24" O.C.	FACE NAIL
BUILT-UP HEADER (2x TO 2x W/ 1/2" SPACER)	16d NAILS (162"x3-1/2") @ 16" O.C.	FACE NAIL
STUD TO TOP OF HEADER	(4) 10d NAILS (135"x3")	TOE NAIL
HEADER TO KING STUD	(3) 16d NAILS (135"x3-1/2") INTO EACH HEADER MEMBER	END NAIL
BUILT-UP BEAMS-2PLY	16d NAILS (162"x3-1/2") @ 12" OC FROM ONE SIDE	FACE NAIL



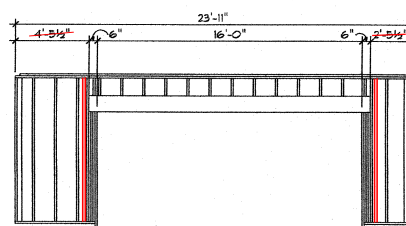
MAIN LEVEL FRAMING PLAN

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

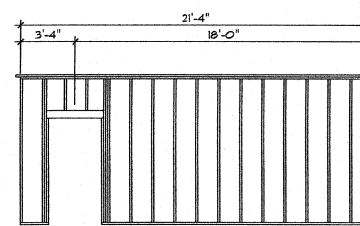


FRAMING DIAGRAM

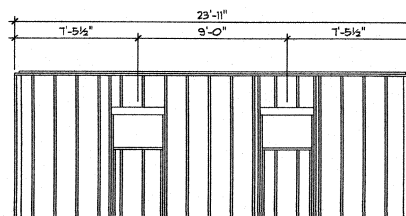
NOT TO SCALE



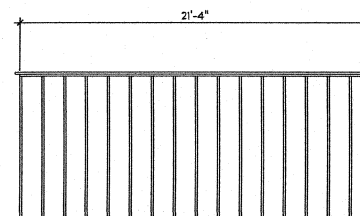
2x4 WALL NO. 1
VERIFY ALL ROUGH OPENINGS BEFORE FRAMING



2x4 WALL NO. 2
VERIFY ALL ROUGH OPENINGS BEFORE FRAMING



2x4 WALL NO. 3
VERIFY ALL ROUGH OPENINGS BEFORE FRAMING



2x4 WALL NO. 4

WALL PANELS

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

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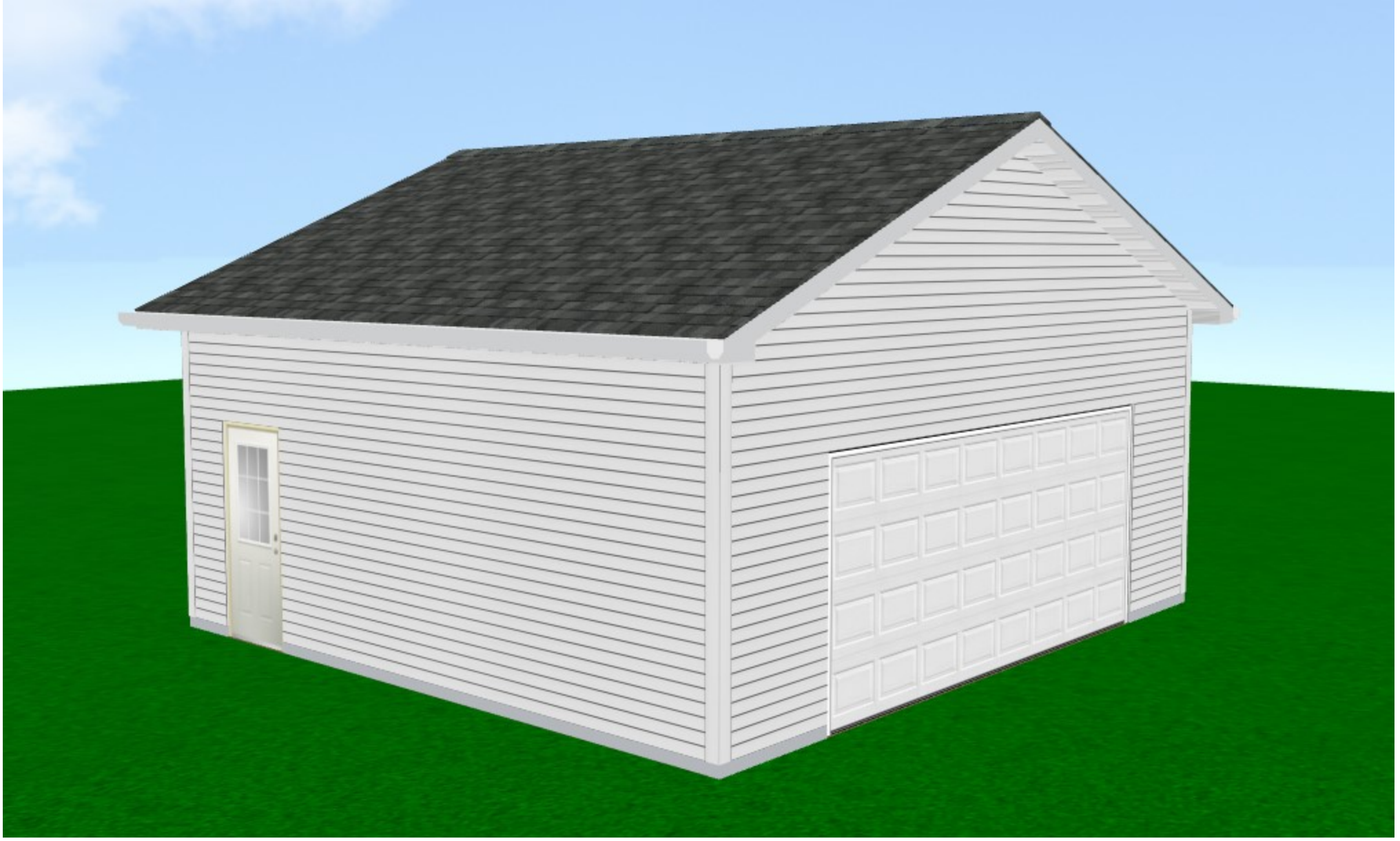


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SHEET
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FISCHER RESIDENCE

24009

326 MAGNOLIA STREET
ARLINGTON HEIGHTS, IL 60005

ISSUED FOR: CONSTRUCTION DOCUMENTS

DATE: 09-05-2024

CERTIFICATIONS



EXPIRES 04-30-2025

SHEET INDEX

A1	COVER SHEET
A2	SITE PLAN
A3	BEDROOM SUITE FLOOR PLAN
A4	ELEVATIONS & SECTIONS
A5	STRUCTURAL PLAN & DETAILS

CONTACT INFORMATION

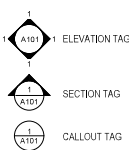
CLIENT
ANDREW FISCHER
ANDREW.FISCHER1@GMAIL.COM
323.363.5029

ARCHITECT
FATHOMS DESIGN, PLLC
TAYLOR@FATHOMS.DESIGN
630.447.3466

ABBREVIATIONS

@	AT
#	NUMBER
AFF	ABOVE FINISHED FLOOR
CONC	CONCRETE
CLR	CLEAR
CMU	CONCRETE MASONRY UNIT
DN	DOWN
DBL	DOUBLE
ELEC	ELECTRICAL
ENG	ENGINEERED
ERR	EXISTING TO BE RELOCATED
ETR	EXISTING TO REMAIN
EXIST	EXISTING
FF	FINISHED FLOOR
GYP	GYPSUM BOARD
HM	HOLLOW METAL
MAX	MAXIMUM
MDF	MEDIUM DENSITY FIBERBOARD
MIN	MINIMUM
NC	NOT IN CONTRACT
NOM	NOMINAL
NJ	NUMBER OF JACK STUDS
NK	NUMBER OF KING STUDS
OC	ON CENTER
OFCC	OWNER FURNISHED CONTRACTOR INSTALLED
PT	PAINT
SAN	SANITARY
TYP	TYPICAL
TI	TOP OF
UND	UNLESS NOTED OTHERWISE
VIF	VERIFY IN FIELD
WD	WOOD

DRAWING SYMBOLS



APPLICABLE CODES

INCLUDING VILLAGE OF ARLINGTON HEIGHTS AND STATE OF ILLINOIS ADOPTED AMENDMENTS:
2021 ILLINOIS ENERGY CONSERVATION CODE (IECC)
2018 INTERNATIONAL EXISTING BUILDING CODE (IEBC)
2018 INTERNATIONAL FIRE CODE (IFC)
2018 INTERNATIONAL FUEL GAS CODE (IFGC)
2018 INTERNATIONAL MECHANICAL CODE (IMC)
2018 INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
2017 NATIONAL ELECTRIC CODE (NEC)
2018 ILLINOIS ACCESSIBILITY CODE (IAC)
2015 NFPA 101 - LIFE SAFETY CODE (LSC)
2014 STATE OF ILLINOIS PLUMBING CODE

GENERAL NOTES

- NOTE #S ARE LISTED BY SHEET.
- DIMENSIONS PROVIDED ARE DIAGRAMMATIC AND SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY DIMENSIONS IN THE FIELD AND COORDINATE FINAL FIXTURE LOCATIONS WITH THE OWNER.
- THE ARCHITECT IS NOT RESPONSIBLE FOR METHODS OF CONSTRUCTION OR INADVERTENT ERRORS/OMISSIONS.
- NO CONSTRUCTION SUPERVISION IS PROVIDED BY THE ARCHITECT FOR THIS PROJECT.
- THE CONTRACTOR OR OWNER SHALL OBTAIN REQUIRED PERMITS UPON BUILDING DEPARTMENTS COMPLETION OF REVIEW AND APPROVAL OF PERMIT DRAWINGS.
- THE CONTRACTOR SHALL REVIEW DRAWINGS FOR ACCURACY PRIOR TO BEGINNING WORK AND SHALL NOTIFY THE ARCHITECT OF ANY DISCREPANCIES FOUND. CONTRACTORS SHALL BE RESPONSIBLE FOR ALL COSTS INCURRED DURING CONSTRUCTION SHOULD CHANGES BE REQUIRED FOR DISCREPANCIES OF WHICH THE ARCHITECT WAS NOT NOTIFIED.
- CONTRACTOR SHALL BE RESPONSIBLE FOR MATERIAL AND FINISH SELECTION WITHIN THE SPECIFIED VARIABLES STATED WITHIN THE CONTRACT DOCUMENTS.
- FINISHES AND COLORS TO BE APPROVED BY OWNER PRIOR TO PURCHASING.
- ALL MATERIALS, SUPPLIES AND EQUIPMENT TO BE INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S INSTRUCTIONS AND PER LOCAL CODES AND REQUIREMENTS.
- THE ELECTRICAL LAYOUTS ARE FOR REFERENCE ONLY. ELECTRICAL SYSTEM SHALL BE DESIGNED BY ELECTRICAL CONTRACTOR.
- MECHANICAL LAYOUTS AND CALCULATIONS ARE FOR REFERENCE ONLY. MECHANICAL SYSTEM SHALL BE DESIGNED BY MECHANICAL CONTRACTOR.
- CONTRACTOR TO PATCH EXISTING CONSTRUCTION IMPACTED BY WORK WITH LIKE MATERIALS FOR A CONSISTENT FINISHED APPEARANCE.

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REVISIONS

#	REVISION	DATE
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PROJECT

PROJECT NAME:
FISCHER RESIDENCE

PROJECT ADDRESS:
326 MAGNOLIA STREET
ARLINGTON HEIGHTS, IL
60005

PROJECT NUMBER:
24009

ISSUED FOR:
CONSTRUCTION DOCUMENTS

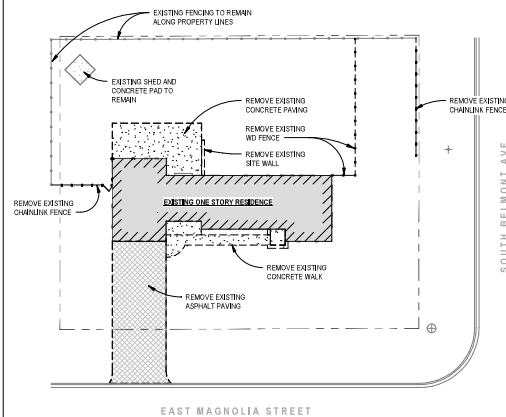
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COVER SHEET

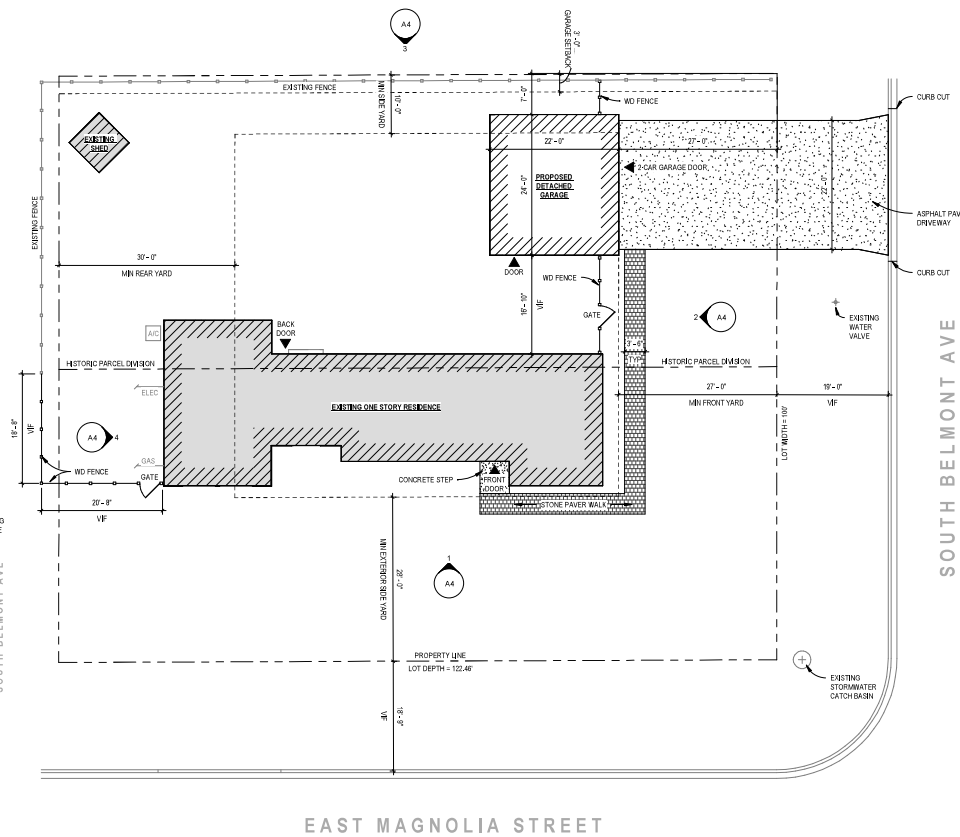
A1

LOCATION MAP

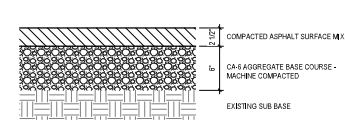
VICINITY MAP



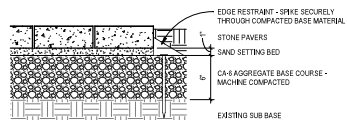
1 | SITE DEMOLITION PLAN
SCALE: 1" = 20'-0"



2 | SITE PLAN
SCALE: 1" = 10'-0"



4 | TYP ASPHALT PAVING SECTION
SCALE: 1 1/2" = 1'-0"



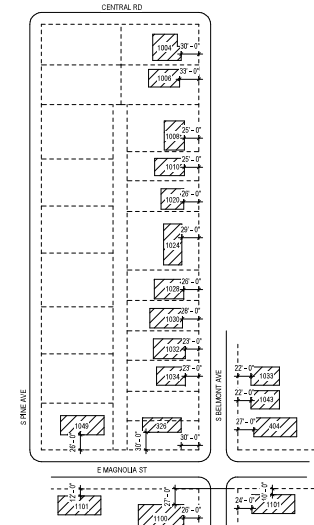
5 | TYP PAVER WALK SECTION
SCALE: 1 1/2" = 1'-0"

SITE NOTES

1. SEE SEPARATE PRE-DESIGNED PLANS FOR DETACHED GARAGE DETAILS.
2. VERIFY GARAGE FINISH FLOOR ELEVATION IN THE FIELD W/ EXISTING GRADE PRIOR TO INSTALLATION OF CONCRETE.
 - A. GRADE SHALL BE MIN 6" BELOW TYPICAL CURB
 - B. GRADE SHALL SLOPE AWAY FROM GARAGE TYPICAL CURB MIN 6" RISE WITHIN THE FIRST 10'.
 - C. DRIVEWAY SLOPE TO MATCH EXISTING GRADE WITH POSITIVE DRAINAGE AWAY FROM GARAGE STRUCTURE - MIN 2% SLOPE
3. OWNER / CONTRACTOR SHALL CONTACT JLLC PRIOR TO DIGGING.

ZONING DATA

USE DISTRICT =	R-1
LOT TYPE =	CORNER
PROPERTY AREA =	12,245 SF
FLOOR AREA (FAR) <u>ALLOWABLE</u>	
3.062 * (0.71245 - 8.1750) X 0.26 =	3,979 SF
<u>PROPOSED</u>	
RESIDENCE =	1,600 GSF
BASEMENT =	0 GSF
ATTIC =	0 GSF
DETACHED GARAGE =	<u>203 GSF</u>
TOTAL =	2,193 SF
<u>LOT COVERAGE</u>	
<u>ALLOWABLE</u>	
12,245 X 0.30 =	3,673 SF
<u>PROPOSED</u>	
RESIDENCE =	1,600 GSF
DETACHED GARAGE =	508 GSF
TOTAL =	2,108 SF
<u>IMPERVIOUS SURFACE COVERAGE</u>	
<u>ALLOWABLE</u>	
FULL PROPERTY =	6,122 SF
FRONT-YIELD SIDE YARDS: 4.53 X 0.50 =	2,714 SF
<u>PROPOSED (INCLUDING SETBACK TO FRONT PROPERTY)</u>	
RESIDENCE =	1,600 GSF
DETACHED GARAGE =	508 GSF
SHED =	53 GSF
TOTAL =	2,161 SF
FRONT-YIELD SIDE YARD:	
TOTAL =	840 SF
<u>MINIMUM SETBACKS</u>	
FRONT (AND AVERAGE) =	27' SEE (STUD)
REAR YARD (10% LOT (WIDTH) =	16' 0"
EXTENSION SIDE YARD (AVERAGE) =	26' SEE (STUD)
ADJACENT STRUCTURE =	3'
<u>MAXIMUM HEIGHTS</u>	
PRINCIPAL STRUCTURE =	25'
ADJACENT STRUCTURE =	10'



3 | SETBACK MAP
SCALE: 1" = 100'-0"



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#	REVISION	DATE
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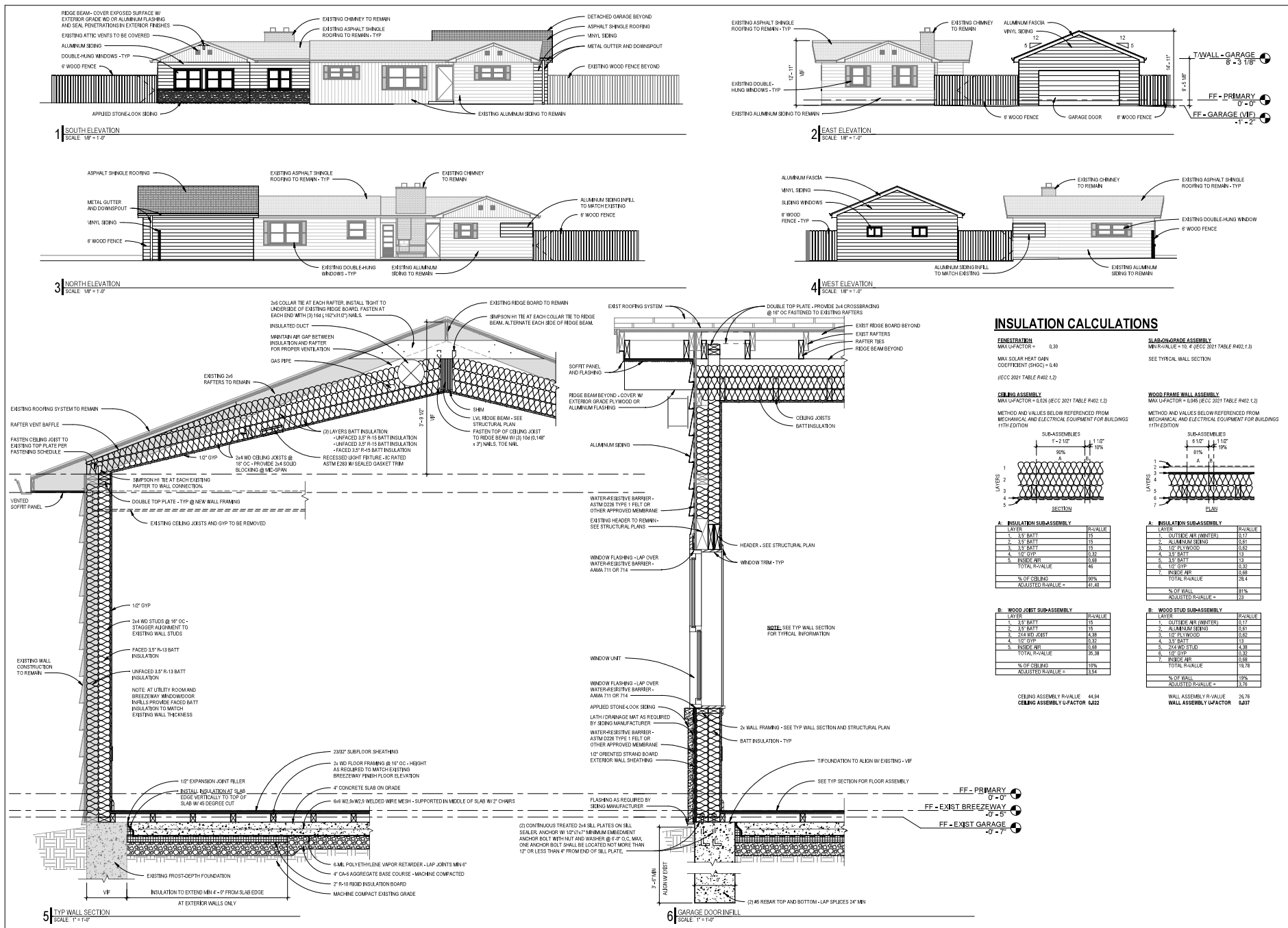
PROJECT NUMBER:
24009

ISSUED FOR:
CONSTRUCTION DOCUMENTS

ISSUED ON:
09-05-2024

SITE PLAN

A2



INSULATION CALCULATIONS

FOOTING ASSEMBLY

MAX U-FACTOR = 0.30

MIN R-VALUE = 10, 4 (IECC 2021 TABLE R602.1.3)

SEE TYPICAL WALL SECTION

CEILING ASSEMBLY

MAX U-FACTOR = 0.08 (IECC 2021 TABLE R602.1.3)

MIN R-VALUE = 10, 4 (IECC 2021 TABLE R602.1.3)

SEE TYPICAL WALL SECTION

WOOD STUD SUB-ASSEMBLY

MAX U-FACTOR = 0.08 (IECC 2021 TABLE R602.1.3)

MIN R-VALUE = 10, 4 (IECC 2021 TABLE R602.1.3)

SEE TYPICAL WALL SECTION

SLAB ON GRADE ASSEMBLY

MAX U-FACTOR = 0.08 (IECC 2021 TABLE R602.1.3)

MIN R-VALUE = 10, 4 (IECC 2021 TABLE R602.1.3)

SEE TYPICAL WALL SECTION

WOOD FRAME WALL ASSEMBLY

MAX U-FACTOR = 0.08 (IECC 2021 TABLE R602.1.3)

MIN R-VALUE = 10, 4 (IECC 2021 TABLE R602.1.3)

SEE TYPICAL WALL SECTION

WOOD STUD SUB-ASSEMBLY

MAX U-FACTOR = 0.08 (IECC 2021 TABLE R602.1.3)

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SEE TYPICAL WALL SECTION

WOOD STUD SUB-ASSEMBLY

MAX U-FACTOR = 0.08 (IECC 2021 TABLE R602.1.3)

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SEE TYPICAL WALL SECTION

WOOD STUD SUB-ASSEMBLY

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SEE TYPICAL WALL SECTION

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MIN R-VALUE = 10, 4 (IECC 2021 TABLE R602.1.3)

SEE TYPICAL WALL SECTION

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REVISIONS

REVISION DATE

PROJECT

PROJECT NAME:

FISCHER RESIDENCE

PROJECT ADDRESS:

325 MAGNOLIA STREET
ARLINGTON HEIGHTS, IL
60005

PROJECT NUMBER:

24009

ISSUED FOR:

CONSTRUCTION DOCUMENTS

ISSUED ON:

08-05-2024

ELEVATIONS & SECTIONS

A4



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
10/15/2024

Item: ZBA#24-031 - 2000 N. Chestnut Ave.

Department: Planning & Community Development

Item Description:

REQUEST

A 13.1-foot variation from Chapter 28, Section 5.1-2.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 26.9 feet instead of the required 40.0 feet and an additional 2.0 feet for the eave.

ATTACHMENTS:

1. Exhibits_2000 N Chestnut Ave

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 15, 2024
Date Prepared: October 9, 2024
Project Title: Mulac Residence
Address: 2000 N. Chestnut Ave.

Background Information

Petition Number: ZBA #24-031
Petitioner: Katrina Mulac
Address: 2000 N. Chestnut Ave.
Arlington Heights IL 60004

Existing Zoning: R-2 – Residential Single-Family District

Requested Action/Background Information

The subject property is zoned R-2, One Family Dwelling District. The property is 48,511 square feet in size and contains a mid-century single-family home. As the property was developed prior to annexation into the Village (subject property was annexed in 1971), the existing lot line boundary includes a portion of land used as Chestnut Avenue on the east and an unimproved section of LaSalle Street on the north.

Pursuant to Chapter 28:

On a corner lot, the smaller of the two dimensions adjacent to a street shall be considered the front yard. Therefore, the Chestnut Avenue frontage is defined as the front yard and Lasalle Street is the exterior side yard.

Pursuant to Chapter 28, Section 5.1-2.3:

Exterior Side Yard: In all residential districts where lots comprising 40% or more of the frontage between two intersection streets are developed with buildings having a yard of more than 10 feet in depth adjacent to the street, the average of such yards shall establish the minimum exterior side yard for the entire frontage. A minimum exterior side yard of 10%, with a minimum of 10 feet, shall be required for all lots. In no case, shall an exterior side yard of more than 40 feet be required. Therefore, the required setback along Lasalle Street for the subject property is 40 feet.

The petitioner is proposing an addition to the existing home on the north side of the structure. The proposed addition is setback 26.9 feet from the north property line along Lasalle Street and the existing home is setback 45.9 feet. Per code, 40 feet is the maximum required setback along the exterior side yard (Lasalle Street). The existing LaSalle Street right of way is 40 feet in width. In a residential neighborhood, the typical right of way is 66 feet which includes the street and parkway. The Public Works & Engineering Department previously requested a 26 foot dedication in order to complete the 66 foot right of way. Therefore, if the right of way is expanded in the future, the proposed addition would be less than one foot from the property line. This portion of Lasalle Street is an important east/west connection for the area. The resulting location of the home with the addition would severely limit the possibility of future right of way dedication or public improvements and the granting of the variance would essentially prohibit future expansion of the right of way. The Public Works & Engineering Department and the Department of Planning & Community Development have concerns with the impact of the proposed addition to a possible future right of way expansion and are not in favor of the variance request.

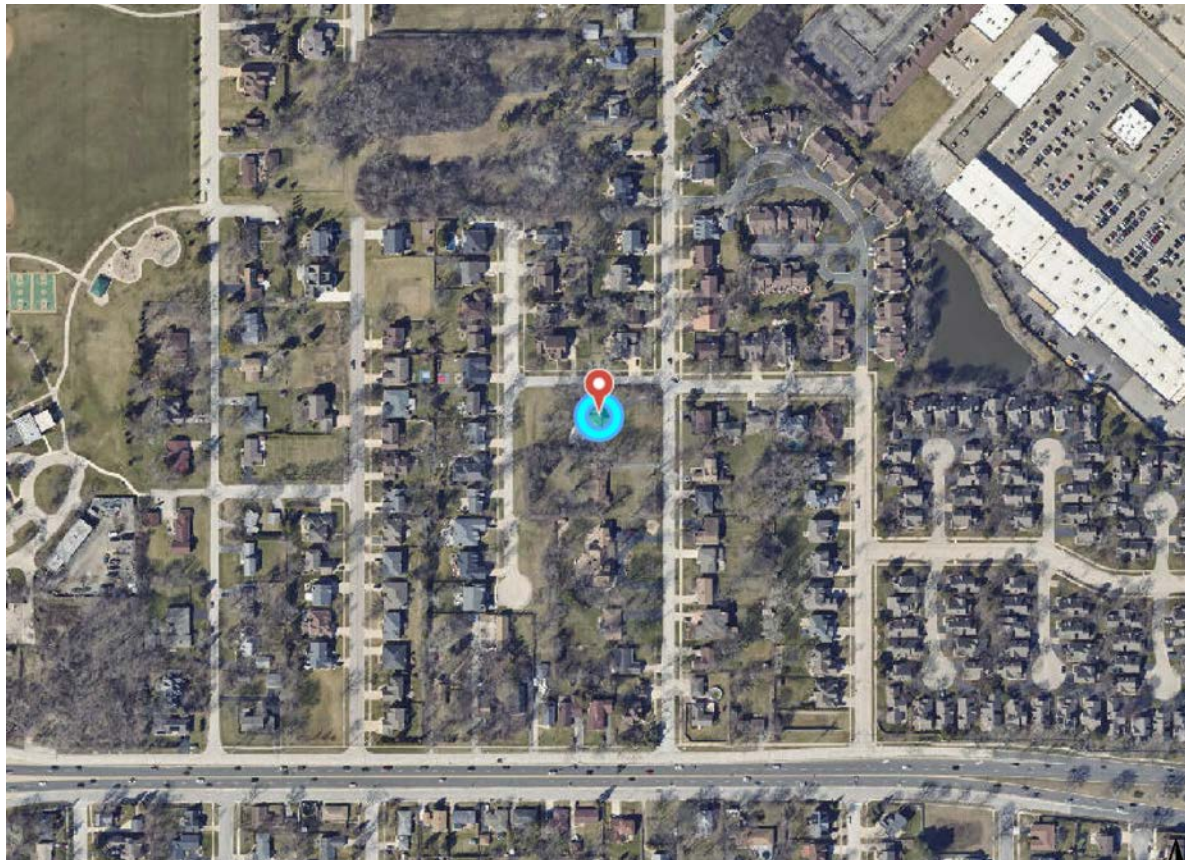
The petitioner is requesting the following variance:

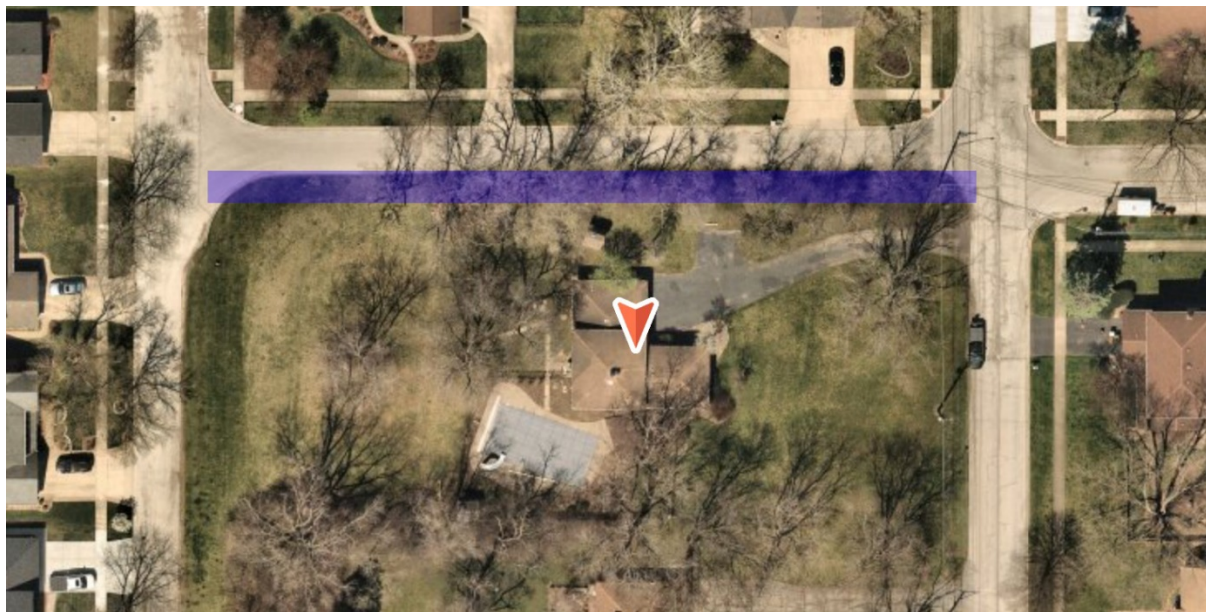
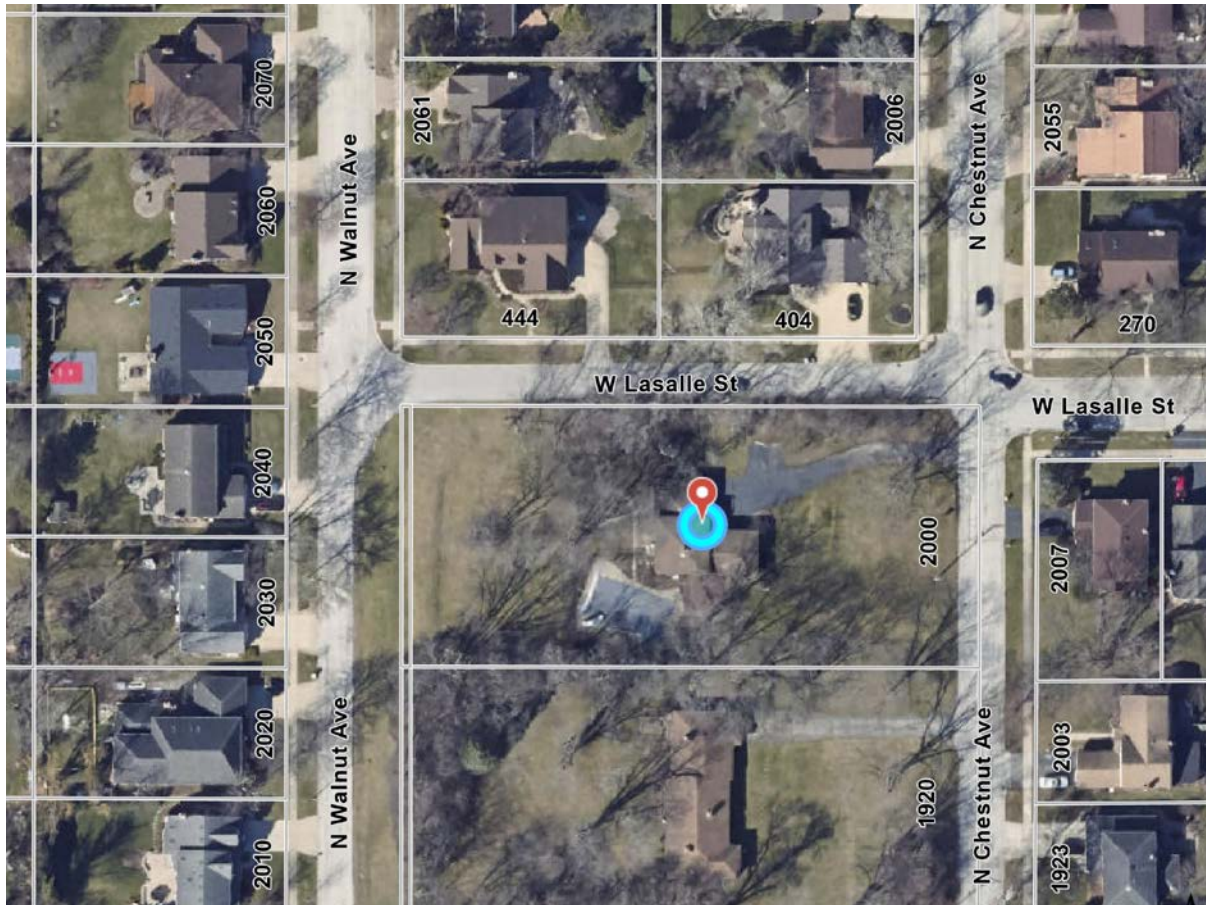
- A 13.1-foot variation from Chapter 28, Section 5.1-2.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 26.9 feet instead of the required 40.0 feet and an additional 2.0 feet for the eave.

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

Map of General Vicinity





Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/25/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/25/24	
3. Letter that was Mailed	✓	9/25/24	
4. Photographs of Sign on Property	✓	9/25/24	

Photographs of Existing Structure





Village of Arlington Heights



To: Katrina Mulac, Petitioner
From: Derek Mach, Zoning Board Liaison
Department: Department of Planning and Community Development
File Number: ZBA 24-031
Project: 2000 N Chestnut Avenue
Date: October 8, 2024

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

Based on Engineering's comments regarding the dedication of the northern 26-feet of the lot to complete a 66-foot ROW for future LaSalle Street widening, it is recommended that the proposed addition be redesigned to comply with the required 40-foot setback. This will provide an appropriate 14-foot setback after dedication of the northern 26-feet.

Building and Life Safety

BLS has no objections to this ZBA application

Engineering

Engineering IS NOT IN FAVOR of the request for a 13.1-foot variation from Chapter 28, Section 5.1-2.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 26.9 feet instead of the required 40.0 feet and an additional 2.0 feet for the eave as the current ROW exists. The resulting location of the house would severely limit the possibility of future ROW dedication or public improvements. NOTE: As per the meeting prior to the ZBA review with the Village Engineer and Planning, the Village requested the dedication of the north 26' of the property along LaSalle St to complete the 66' ROW and allow the eventual completion of a full LaSalle Street public improvements. The property owner was not amenable to this request, as it would trigger more restrictive zoning variance requirements and/or require a complete redesign of the proposed addition. The Village also requested the dedication of 33' ROW along Chestnut Ave to complete a 66' Village ROW. The property owner was amenable to this request.

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 if the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner KATRINA MULAC
being the owner of the property commonly known as: 2000 N CHESTNUT AVE
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a
Variation from Section 5.1-2.3C

Chapter 28, of the Arlington Heights Municipal Code, in order to: TO BUILD GARAGE ADDITION
A VARIATION FROM REQUIRED 40' TO 26.84' FOR THE EXTERIOR SIDE SETBACK IS NEEDED

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): SFR THIRD CAR GARAGE ADDITION IN A RESIDENTIAL NEIGHBORHOOD WHERE THREE CAR GARAGES ARE TYPICAL AND THE SETBACK REQUESTED IS TYPICAL IN THE NEIGHBORHOOD.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): BECAUSE OF THE UNIQUE CHARACTERISTICS OF THIS PROPERTY, BEING THE ONLY PROPERTY ON THE BLOCK, THE CODE REQUIRES A 40FT SETBACK WHICH IS OUT OF CHARACTER WITH THE NEIGHBORHOOD.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): THE PURPOSE OF THE CODE IS TO PREVENT HOMEOWNERS FROM BUILDING UP TO THE LOT LINE. WE WILL BE 26.84FT FROM THE LOT LINE AND THAT IS CONSISTENT WITH OTHER HOMES IN THE SURROUNDING AREA.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): TO ALLOW A 3RD GARAGE WITHOUT SUBSTANTIAL REDESIGN OF THE EXISTING GARAGE STRUCTURE IT IS MOST EFFICIENT TO ENCROACH ON THE SIDE YARD SLIGHTLY.

Signed:

Petitioner

Katrina Mulac

Date:

9/5/2024

Revised 5/1/24

Scope of work as listed below:

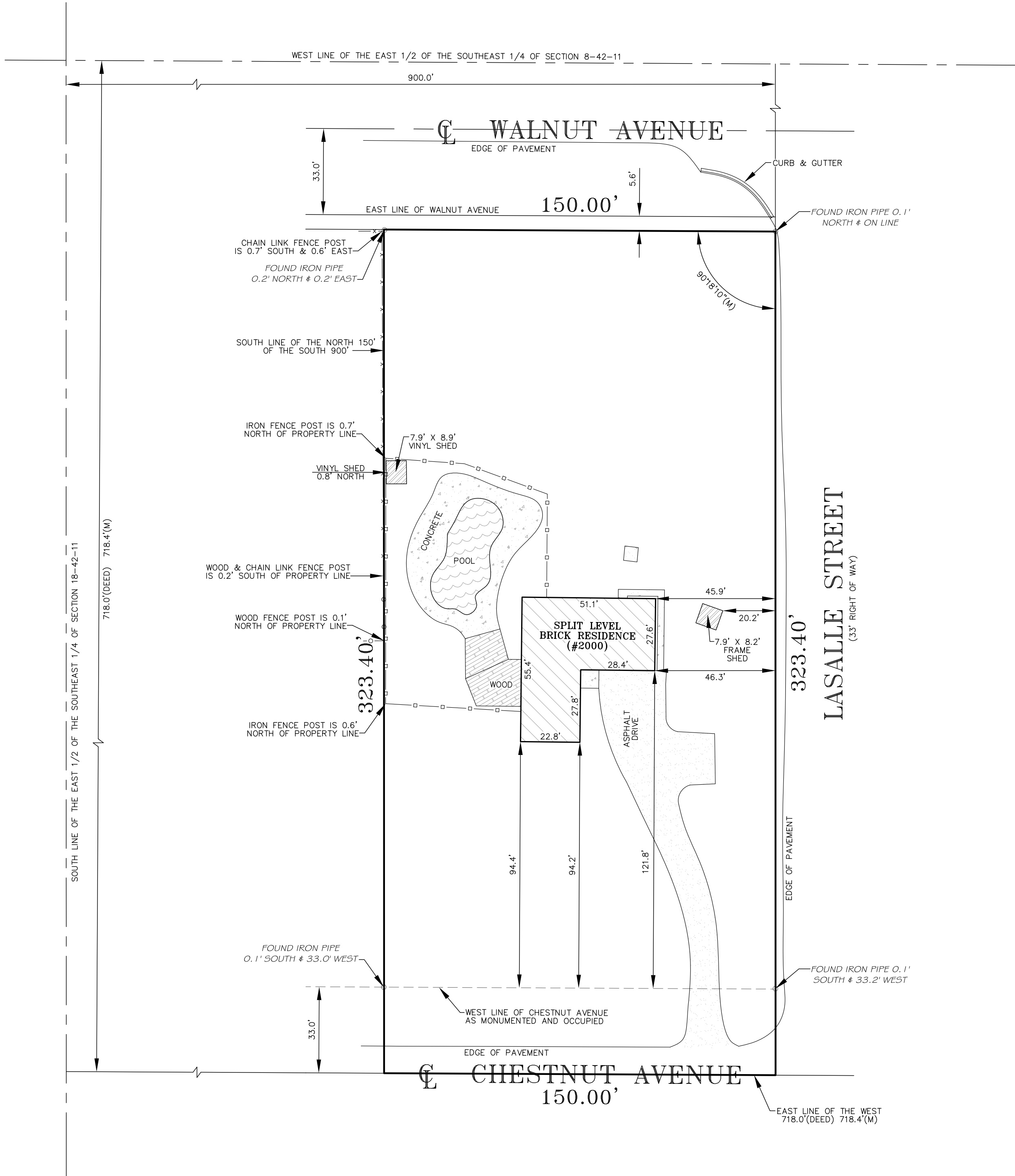
- 1st floor addition 220 sf, new foyer and mud room
- 2nd floor addition - 880 sf, new master bedroom, master bath, walk-in closet, and laundry
- 3 Season room addition – 538 sf
- Garage addition – 1266 sf
- 1st floor interior remodel to open floor concept for kitchen, dining and sitting room, relocate powder room/remodel
- Lower level remodel to reconfigure layout and remove masonry chimney
- Upper level remodel to reconfigure bedrooms and bath refinish bath
- Exterior Remodeling : match existing brick and add new cement board siding and stone veneer to design a modern prairie style home
- Site work shall include relocate shed, new garage apron, new stoop, and landing at rear
- Work shall include: excavation, concrete work, framing, roofing, siding, masonry work, replacement of doors & windows, all new interior finishes. All new plumbing, electrical, mechanical to meet code and follow architectural plans approved by the village.



PLAT OF SURVEY

OF

THE NORTH 150 FEET OF THE SOUTH 900 FEET OF THE EAST 323.40 FEET OF THE WEST 718 FEET OF THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE CENTER LINE OF PALATINE ROAD IN COOK COUNTY, ILLINOIS.



NOTE:
COMPREHENSIVE TITLE POLICY OR SUBDIVISION PLAT NOT AVAILABLE AT TIME OF SURVEY. REVISED SURVEY AVAILABLE UPON REQUEST AFTER RECEIPT OF ABOVE ITEMS.

LEGEND

(R/M) - RECORD / MEASURED
L - ARC LENGTH
R - RADIUS
CH - CHORD

AREA = 48,510 SQ. FT.
MORE OR LESS

PREPARED FOR: KATRINA MULAC
JOB ADDRESS: 2000 N. CHESTNUT AVE., ARLINGTON HEIGHTS, IL
JOB NO.: 24-05-0018

NEKOLA SURVEY, INC.

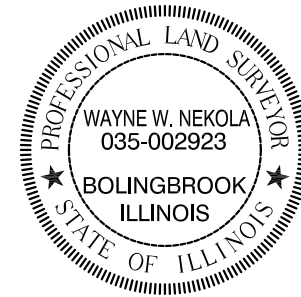
PROFESSIONAL LAND SURVEYING SERVICES
WWW.NEKOLASURVEY.COM
400 N. SCHMIDT RD., STE. 203
BOLINGBROOK, ILLINOIS 60440
(630) 226-1530 PHONE (630) 226-1430 FAX
DESIGN FIRM NO. 184.005564

☐ - "X" IN BOX INDICATES THE HEREON DRAWN PLAT WAS ORDERED AS A NON MONUMENTED SURVEY.

NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. FIELD MONUMENTATION OF CRITICAL POINTS SHOULD BE ESTABLISHED PRIOR TO COMMENCEMENT OF ANY AND ALL CONSTRUCTION. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON REFER TO YOUR DEED, ABSTRACT, TITLE POLICY, CONTRACTS AND LOCAL BUILDING AND ZONING ORDINANCES. FENCE LOCATIONS ARE MADE TO CENTER OF POSTS UNLESS OTHERWISE NOTED.



30 15 0 30
SCALE: 1" = 30'



FIELD WORK COMPLETED ON THE 20TH DAY OF MAY, 2024.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

NEKOLA SURVEY INC. DOES HEREBY CERTIFY THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 22ND DAY OF MAY, 2024.

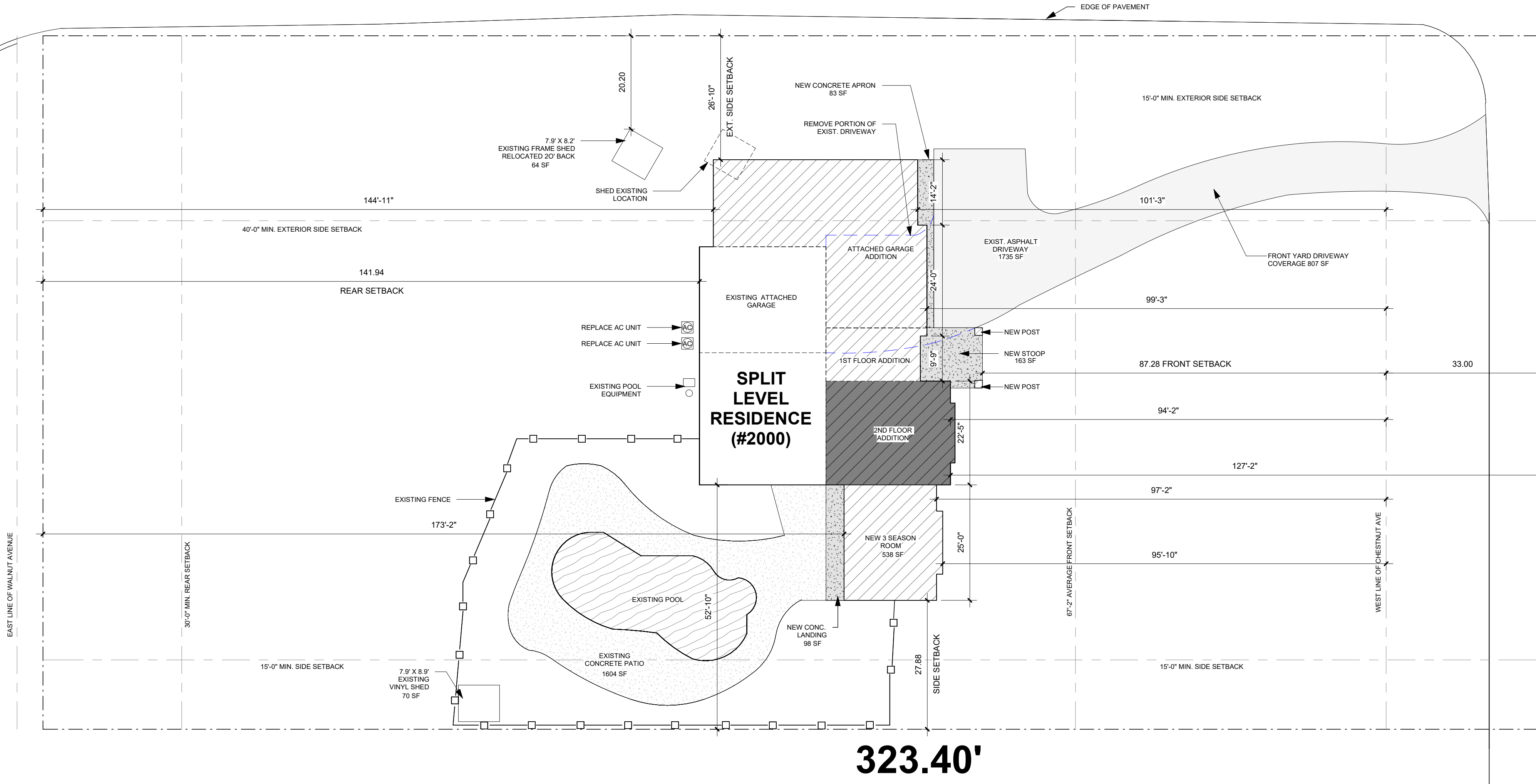
Wayne W. Nekola
IPLS No. 2923
LICENSE RENEWAL DATE: 30 NOVEMBER 2024.

© COPYRIGHT NEKOLA SURVEY INC. 2024 "ALL RIGHTS RESERVED"

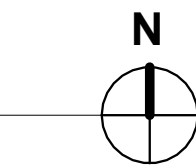
1 SITE PLAN.
1/16" = 1'-0"

WALNUT AVENUE

150.00'



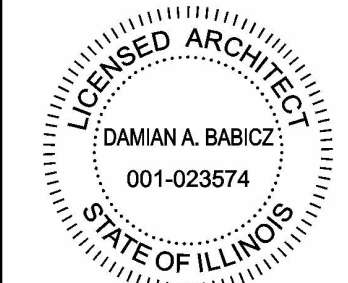
323.40'



ZONING DATA

ZONING DISTRICT:	R-2
LOT AREA:	48,510 SQ. FT.
EXISTING LOWER LEVEL	795 SQ. FT.
EXISTING 1ST FLOOR	641 SQ. FT.
1ST FLOOR ADDITION	220 SQ. FT.
EXISTING GARAGE	603 SQ. FT.
GARAGE ADDITION	1,247 SQ. FT.
EXISTING UPPER LEVEL	795 SQ. FT.
2ND FLOOR ADDITION	880 SQ. FT.
MEAN HEIGHT:	22'-0"
FRONT SETBACK:	87.28'
EXTERIOR SIDE SETBACK:	26.86'
INTERIOR SIDE SETBACK:	27.88'
REQUIRED REAR SETBACK:	141.94'

INTERIOR / EXTERIOR REMODEL & ADDITION TO EXISTING SPLIT
LEVEL SINGLE FAMILY RESIDENCE
2000 N CHESTNUT AVE
ARLINGTON HEIGHT, IL 60004



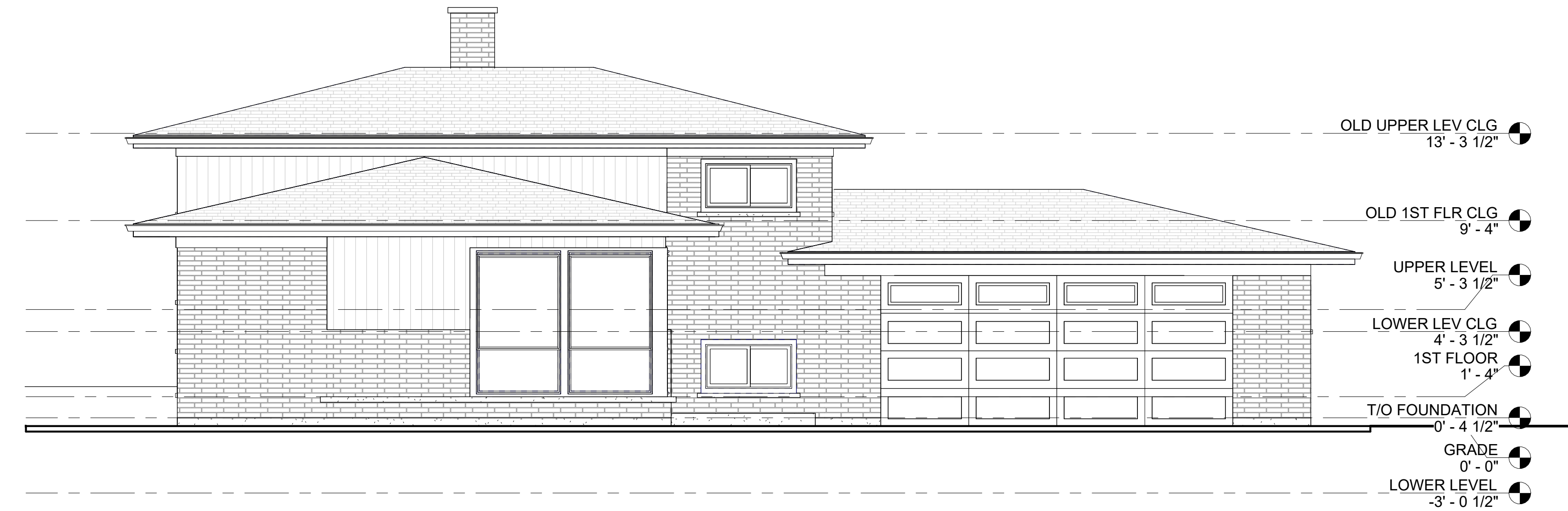
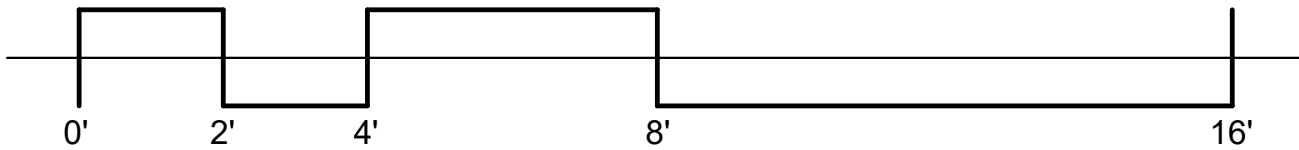
DATE: 09-06-2024

PROJECT: #24-037 DB

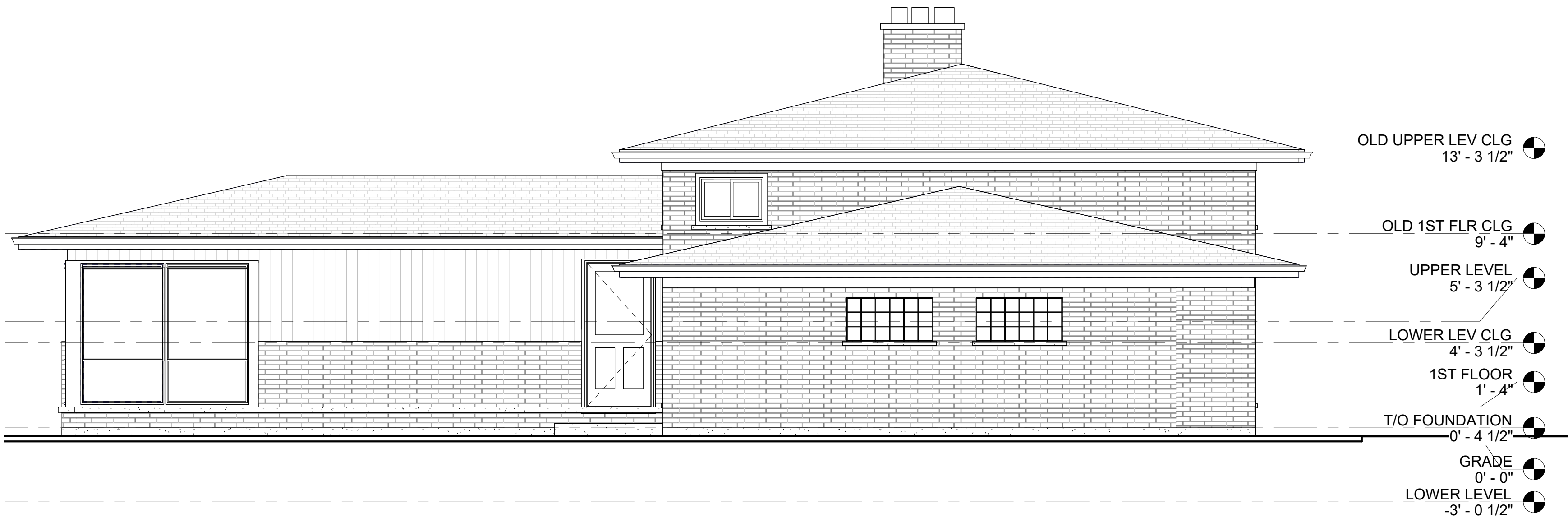
SHEET NO. A100

BAU Design & Development
1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb2@gmail.com

ISSUED FOR PERMIT
07-14-2024
ZBA
09-06-2024

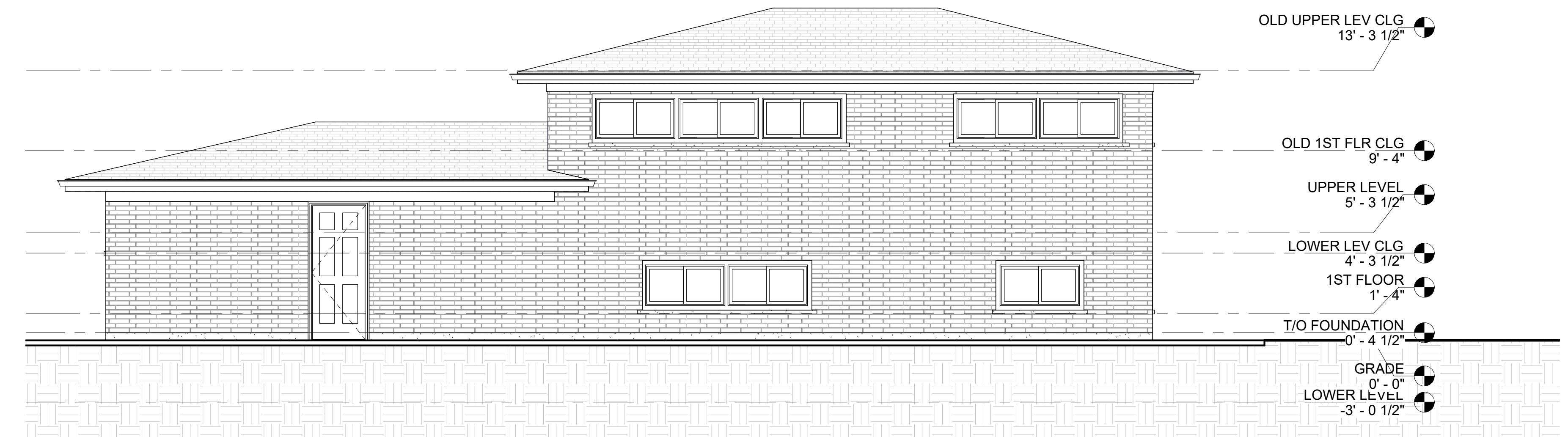


② EXIST. EAST ELEVATION
1/4" = 1'-0"



① EXIST. NORTH ELEVATION
1/4" = 1'-0"

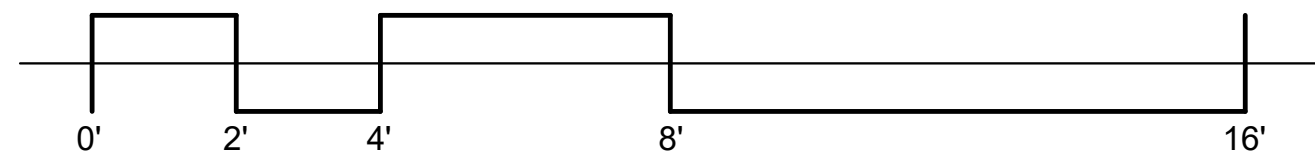
EXISTING ELEVATIONS

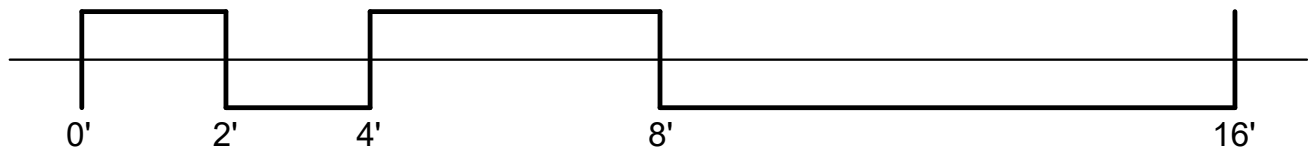


① EXIST. WEST ELEVATION
1/4" = 1'-0"

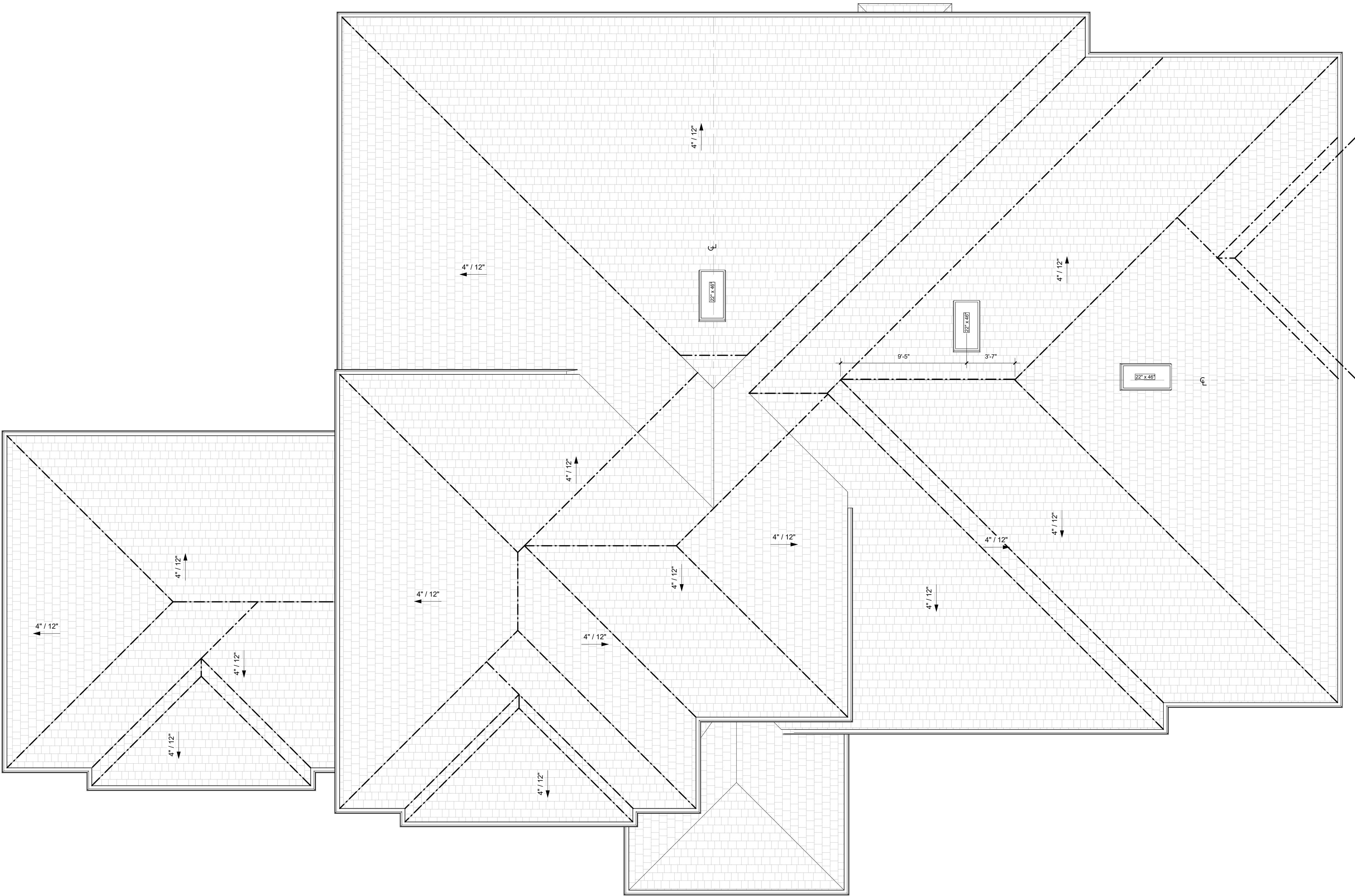


② EXIST. SOUTH ELEVATION
1/4" = 1'-0"



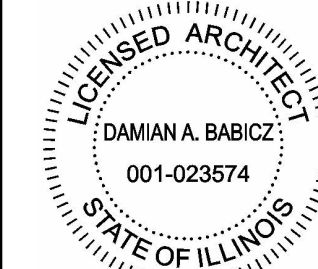


1 ROOF PLAN.
1/4" = 1'-0"



PROPOSED ROOF PLAN

COPYRIGHT BAU DESIGN & DEVELOPMENT



DATE: 09-06-2024

PROJECT: #24-037 DB

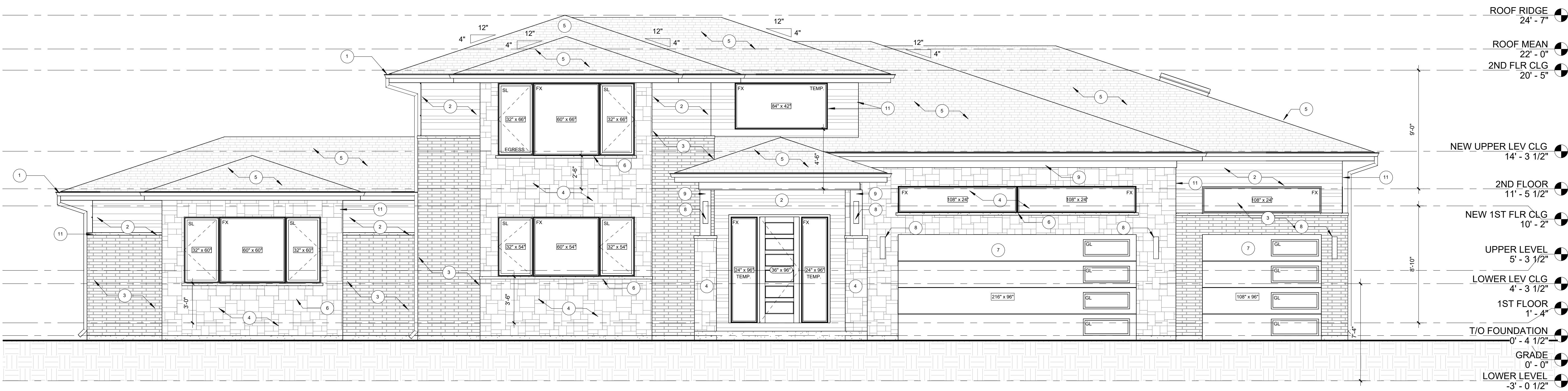
SHEET NO.

A106

INTERIOR / EXTERIOR REMODEL & ADDITION TO EXISTING SPLIT
LEVEL SINGLE FAMILY RESIDENCE
2000 N CHESTNUT AVE
ARLINGTON HEIGHT, IL 60004

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Design & Development
1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb2@gmail.com

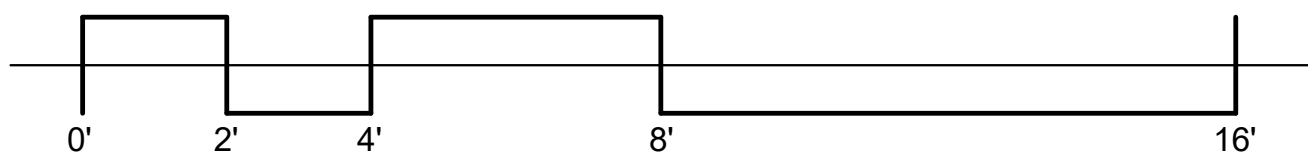
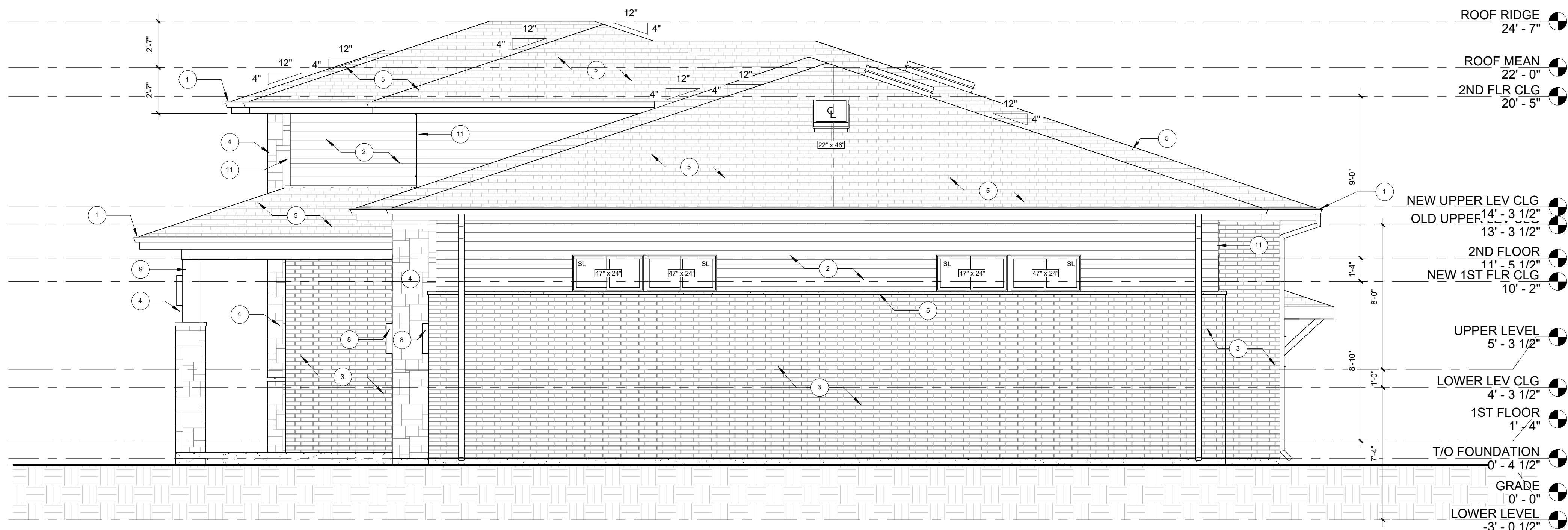
ISSUED FOR PERMIT
07-14-2024
ZBA
09-06-2024



KEY NOTES

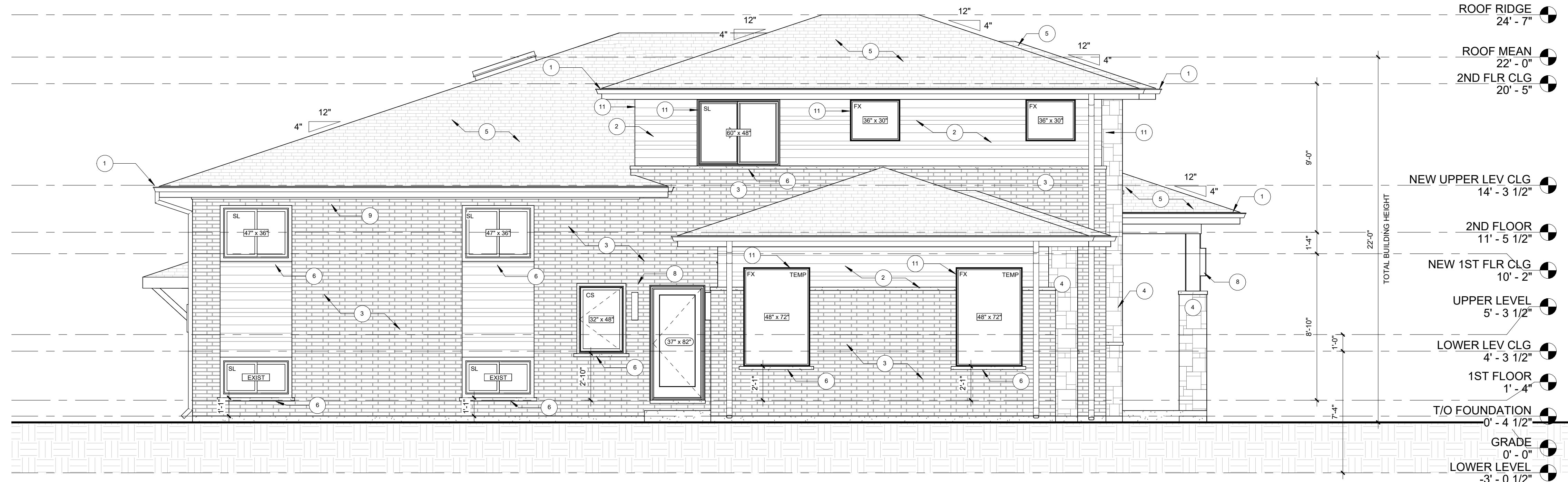
FOR ALL ELEVATION DRAWINGS

- NEW BLACK ALUMINUM PRE-FINISHED FASCIA, SOFFIT, GUTTERS & DOWNSPOUTS
- MIDNIGHT SOOT BLACK, ALTERNATING HARDIE BOARD SMOOTH SHIPLAP SIDING PATTERN: (2) 6" LAP & (2) 3" LAP IN SEQUENCE
- BELDEN BRICK, 505 BARK, NORMAN SIZE, 1/3" STAGGERED
- BUECHEL STONE: INDIANA DIMENTIONAL STONE FULL VENEER
- NEW ARCHITECTURAL ROOF SHINGLES (CHARCOAL), GAF
- LIMESTONE OR CAST CONCRETE SILL
- HOMEDEPOT, CLOPAY, CANYON RIDGE MADERN GARAGE DOOR
- WAYFAIR, MODEL# W005273914, OUTDOOR WALL LIGHTING, ALUMINUM, MATTE BLACK, OUTDOOR ARMED SCENCE
- MIDNIGHT SOOT BLACK, HARDIE BOARD SMOOTH TRIM BOARD
- 32" x 80" PREMIUM, 6-PANEL STEEL FRONT DOOR SLAB, BLACK PAINT
- CAP INDUSTRIES PRE-FINISHED ALUMINUM HARDIE BOARD PANEL ENDS. (FOR TRIMLESS CONTEMPORARY LOOK) SEE PROFILES ABOVE

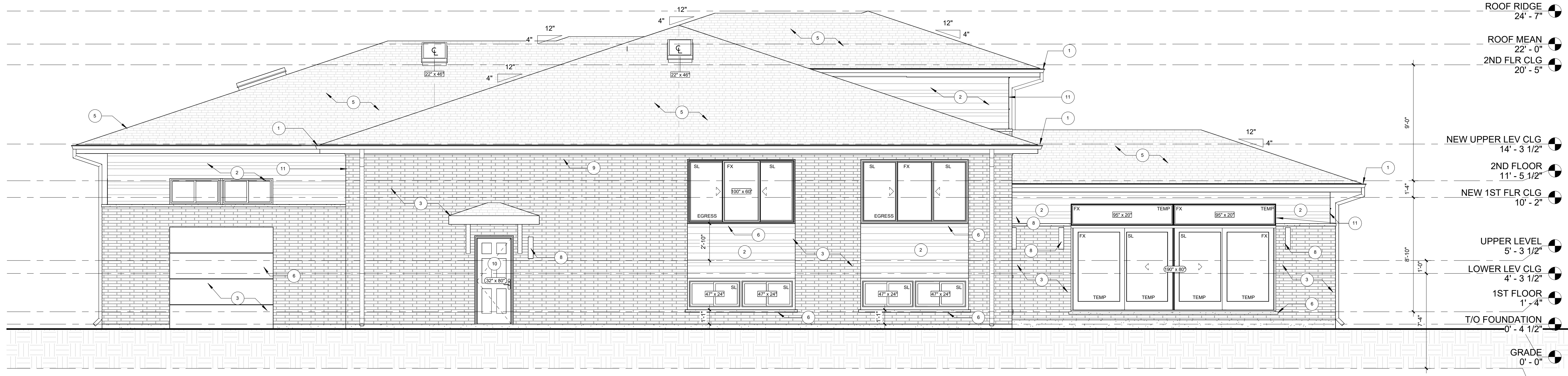


KEY NOTES FOR ALL ELEVATION DRAWINGS

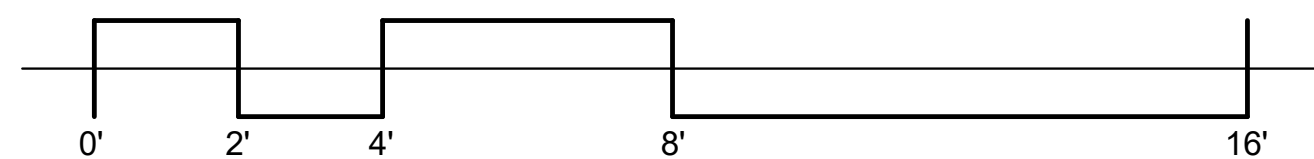
1. NEW BLACK ALUMINUM PRE-FINISHED FASCIA, SOFFIT, GUTTERS & DOWNSPOUTS
2. MIDNIGHT SOOT BLACK, ALTERNATING HARDIE BOARD SMOOTH SHIPLAP SIDING PATTERN: (2) 6" LAP & (2) 3" LAP IN SEQUENCE
3. BELDEN BRICK, 505 BARK, NORMAN SIZE, 1/3" STAGGERED
4. BUECHEL STONE: INDIANA DIMENTIONAL STONE FULL VENEER
5. NEW ARCHITECTURAL ROOF SHINGLES (CHARCOAL), GAF
6. LIMESTONE OR CAST CONCRETE SILL
7. HOMEDEPOT, CLOPAY, CANYON RIDGE MADERN GARAGE DOOR
8. WAYFAIR ,MODEL# W005273914 ,OUTDOOR WALL LIGHTING, ALUMINUM, MATTE BLACK, OUTDOOR ARMED SCOSCE
9. MIDNIGHT SOOT BLACK, HARDIE BOARD SMOOTH TRIM BOARD
10. 32" x 80" PREMIUM, 6- PANEL STEEL FRONT DOOR SLAB, BLACK PAINT
11. CAP INDUSTRIES PRE-FINISHED ALUMINUM HARDIE BOARD PANEL ENDS. (FOR TRIMLESS CONTEMPORY LOOK) SEE PROFILES ABOVE

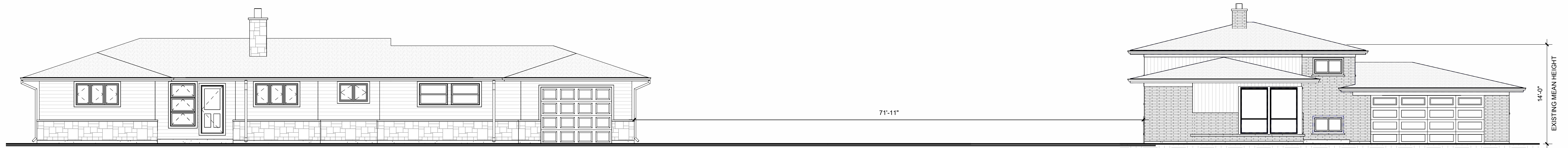


1 SOUTH ELEVATION
1/4" = 1'-0"

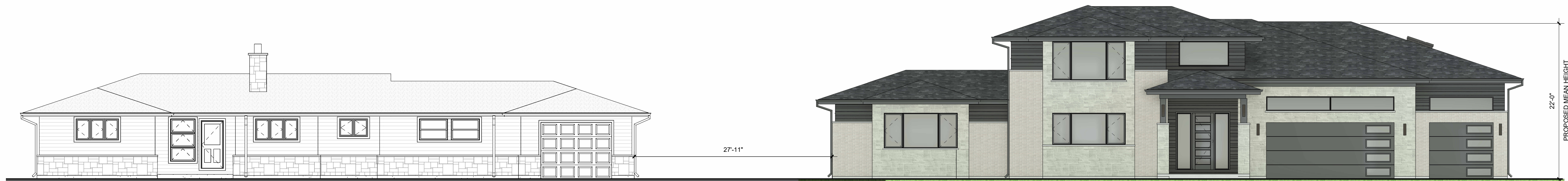


2 WEST ELEVATION
1/4" = 1'-0"

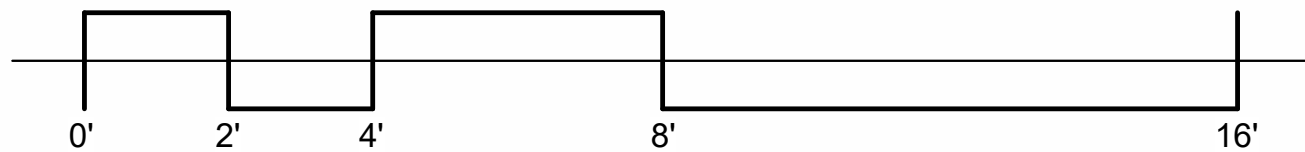


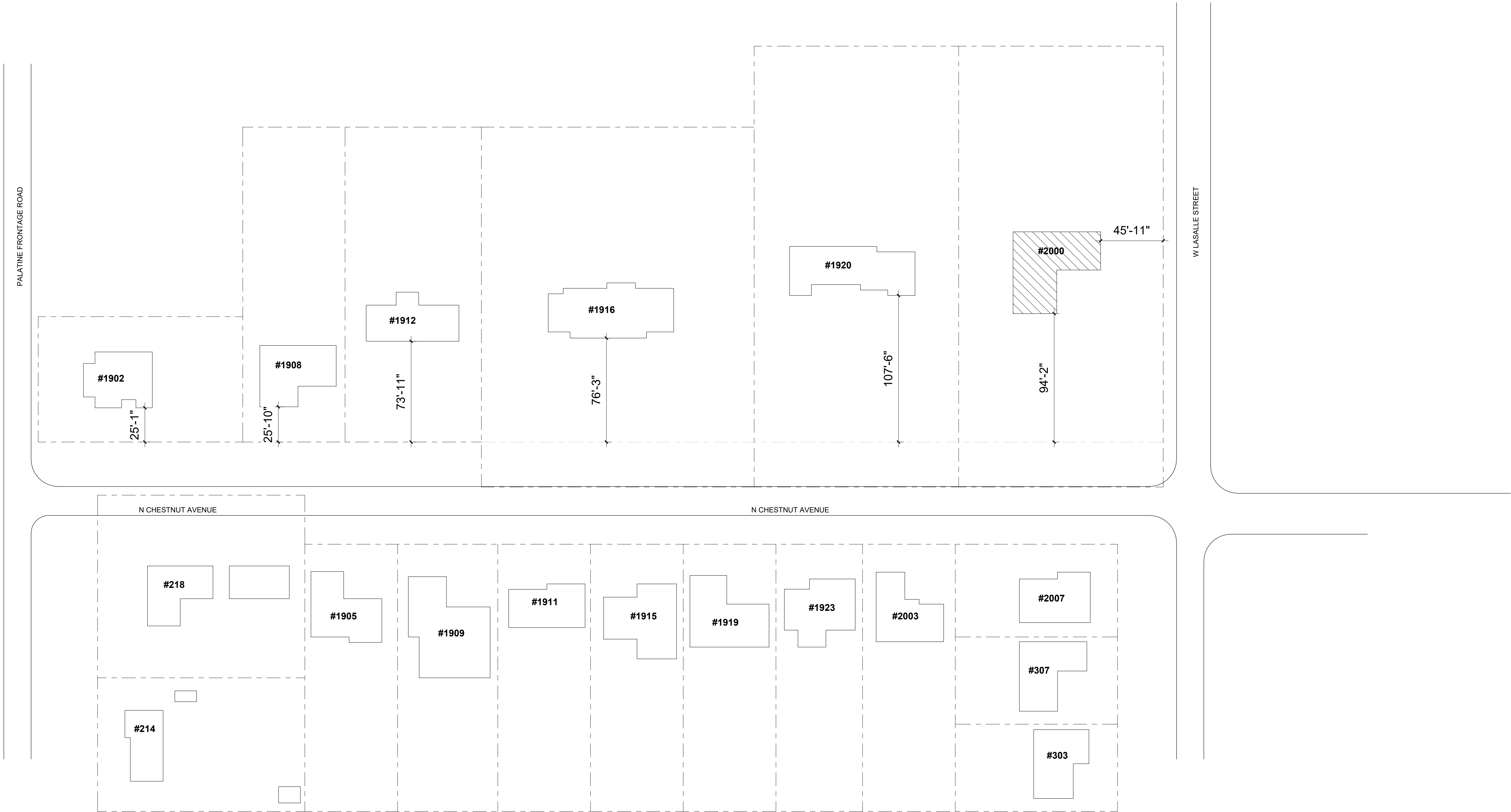


② EXISTING FRONT ELEVATION
1/8" = 1'-0"

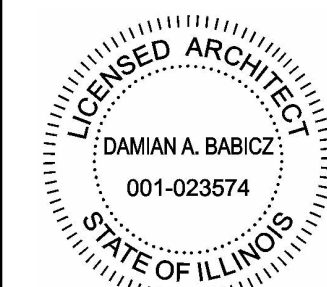


① PROPOSED FRONT ELEVATION
1/8" = 1'-0"





AVERAGE FRONT SETBACK CALCULATION		
2000 N CHESTNUT AVE (EXISTING)		94' - 2"
1920 N CHESTNUT AVE		107' - 6"
1916 N CHESTNUT AVE		76' - 3"
1912 N CHESTNUT AVE		73' - 11"
1908 N CHESTNUT AVE		25' - 10"
1902 N CHESTNUT AVE		25' - 1"
TOTAL		402' - 9"
DIVIDE BY TOTAL # OF LOTS		6
AVERAGE		67'-2"



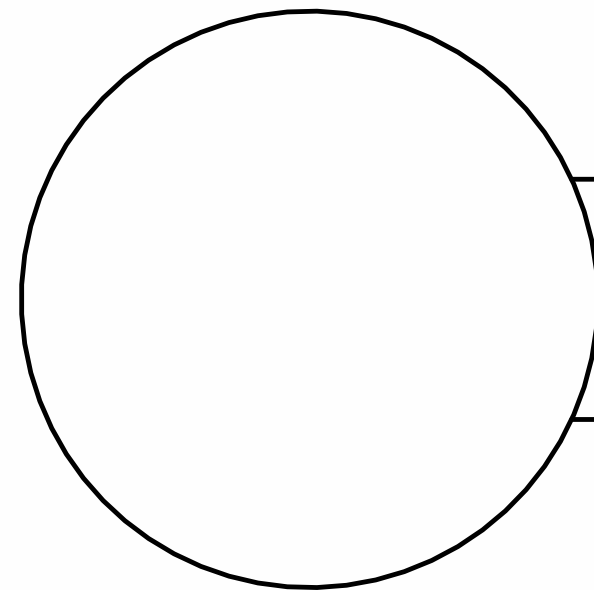
DATE: 09-06-2024
PROJECT: #24-037 DB
SHEET NO:

A110

INTERIOR / EXTERIOR REMODEL & ADDITION TO EXISTING SPLIT
LEVEL SINGLE FAMILY RESIDENCE
2000 N CHESTNUT AVE
ARLINGTON HEIGHT, IL 60004

BAU
Design & Development
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Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb2@gmail.com

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ZBA
09-06-2024



N Walnut



1902 N Chestnut



1908 N Chestnut



1912 N Chestnut



1916 N Chestnut



1920 N Chestnut



Subject Property
2000 N Chestnut

W Lasalle

N Chestnut



1923 N Chestnut



2003 N Chestnut



2007 N Chestnut

ISSUED FOR PERMIT
07-14-2024

ZBA
09-06-2024

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb2@gmail.com

BAU
Design & Development

INTERIOR / EXTERIOR REMODEL & ADDITION TO EXISTING SPLIT
LEVEL SINGLE FAMILY RESIDENCE
2000 N CHESTNUT AVE
ARLINGTON HEIGHT, IL 60004

DATE:
09-06-2024

PROJECT:
#24-037 DB

SHEET
NO.
A111

2000 N CHESTNUT AVE - MATERIAL SCHEDULE

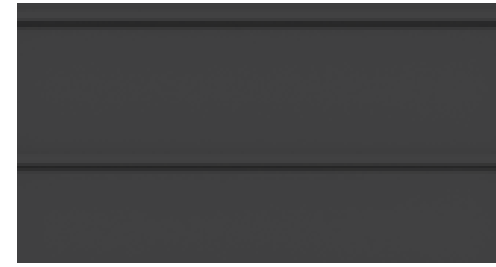
<u>ITEM</u>	<u>MATERIAL</u>	<u>MANUFACTURER</u>	<u>COLOR</u>
BRICK	CLAY	BELDEN BRICK	505 BARK
STONE	veneer	BUECHEL STONE	FOND DU LAC LEDGE BUFF
SIDING	CEMENT BOARD	JAMES HARDIE	MIDNIGHT SOOT BLACK
ROOF	ASPHALT SHINGLES	TIMBERLINE	CHARCOAL
GUTTERS/TRIM/FASCIA	ALUMINUM	MASTIC	BLACK
WINDOWS	VINYL/WOOD	PELLA	BLACK
GARAGE DOOR	INSULATED ALUMINUM	AMMAR	BLACK



ITEM: BRICK
MANUFACTURER: BELDEN BRICK
MATERIAL: CLAY
COLOR: 505 BARK



ITEM: STONE
MANUFACTURER: BUECHEL STONE
MATERIAL: VENEER
COLOR: FOND DU LAC LEDGE BUFF



ITEM: SIDING
MANUFACTURER: JAMES HARDIE
MATERIAL: : CEMENT BOARD
COLOR: MIDNIGHT SOOT BLACK



ITEM: ROOF
MANUFACTURER: TIMBERLINE
MATERIAL: ASPHALT SHINGLES
COLOR: CHARCOAL



ITEM: GUTTERS/TRIM/FASCIA
MANUFACTURER: MASTIC
MATERIAL: ALUMINUM
COLOR: DARK BRONZE



ITEM: GARAGE DOOR
MANUFACTURER: AMMAR
MATERIAL: INSULATED ALUMINUM
COLOR: DARK BRONZE



ITEM: WINDOWS
MANUFACTURER: PELLA
MATERIAL: VINYL/WOOD
COLOR: DARK BRONZE



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Zoning Board of Appeals
10/15/2024

Item: ZBA#24-032 - 1308 N. Arlington Heights Rd.

Department: Planning & Community Development

Item Description:

REQUEST

A 22-foot variation from Chapter 28, Section 10.2-11.1(b) to allow a driveway that is 44 feet wide where the maximum width allowed is 22 feet.

ATTACHMENTS:

1. Exhibits_1308 N Arlington Heights Rd

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 15, 2024
Date Prepared: October 9, 2024
Project Title: Chaudry Residence
Address: 1308 N. Arlington Heights Rd.

Background Information

Petition Number: ZBA #24-032
Petitioner: Naseer Chaudry
Address: 1639 N. Yale Ct.
Arlington Heights IL 60004

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

Requested Action/Background Information

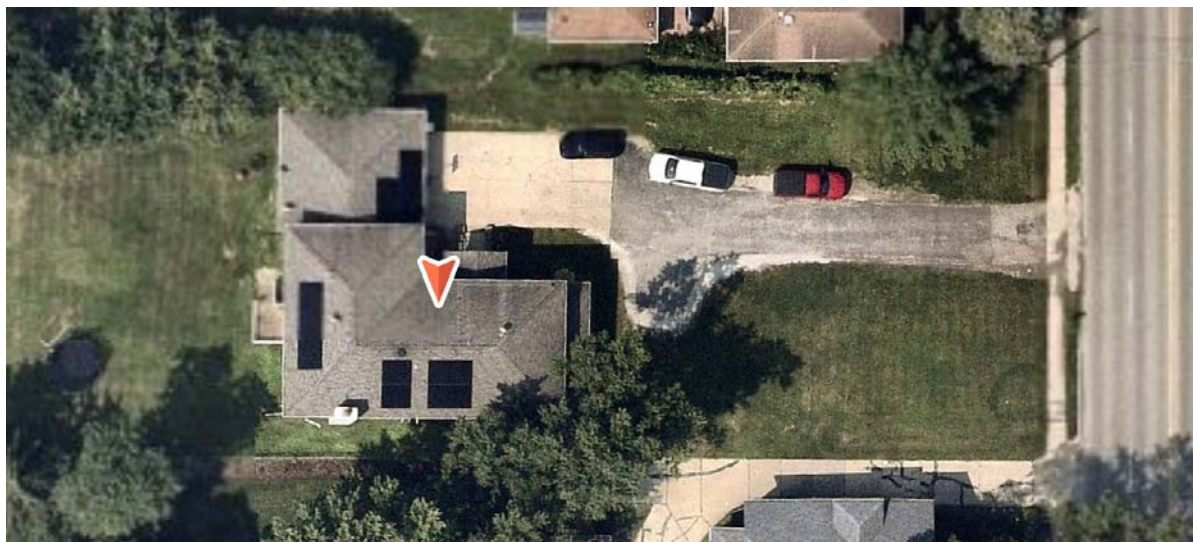
The subject property is zoned R-3, One Family District. The petitioner is proposing to increase the width of the driveway which exceeds what is allowed per code. The petitioner is proposing to widen the main portion of the drive to 27 feet where the maximum allowed is 22 feet. In addition, there is a parking/turn around area near the home that is 44 feet in width. Therefore, the petitioner requests the following variation:

- A 22-foot variation from Chapter 28, Section 10.2-11.1(b) to allow a driveway that is 44 feet wide where the maximum width allowed is 22 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 proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

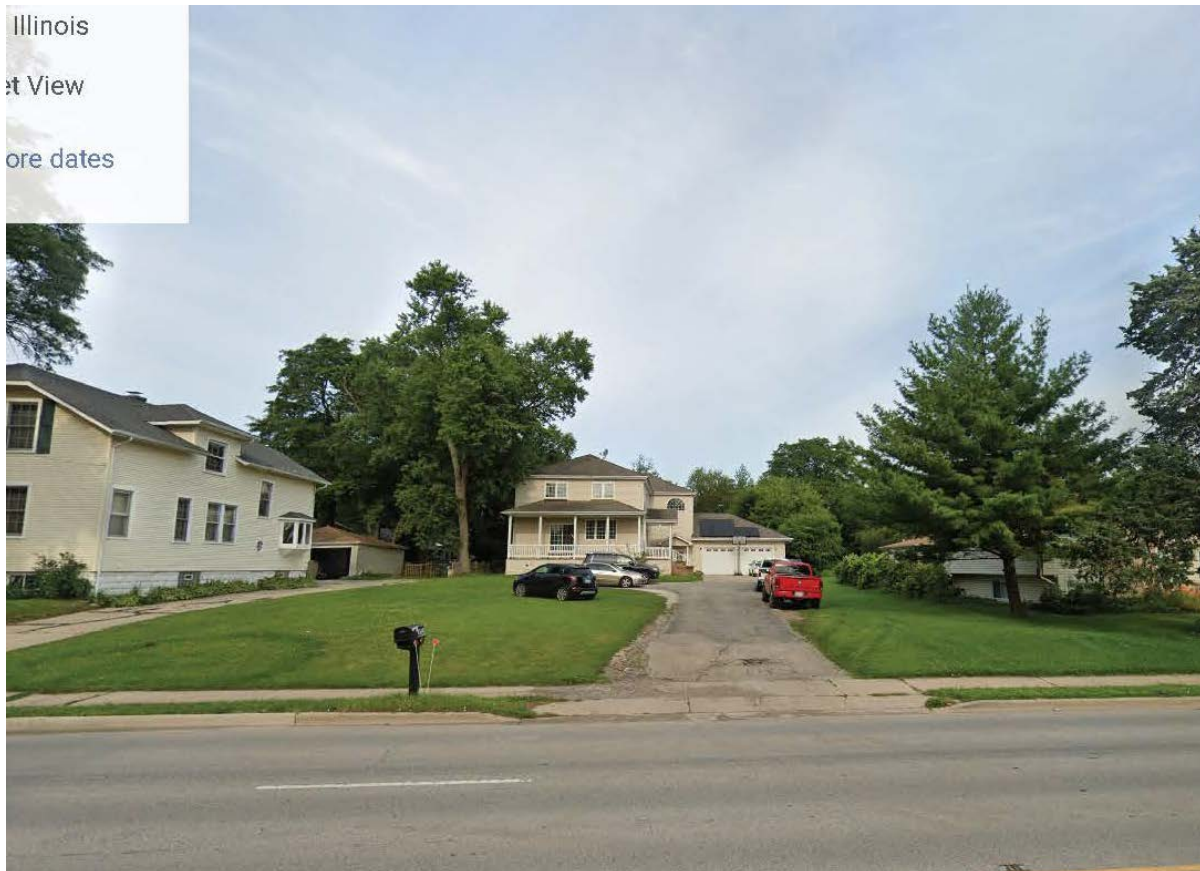
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/27/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/27/24	
3. Letter that was Mailed	✓	9/27/24	
4. Photographs of Sign on Property	✓	9/27/24	

Photographs of Existing Structure



Village of Arlington Heights



To: Naseer Chaudhry, Petitioner
From: Derek Mach, Zoning Board Liaison
Department: Department of Planning and Community Development
File Number: ZBA 24-032
Project: 1308 N Arlington Heights Road
Date: October 8, 2024

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

No Comments

Building and Life Safety

BLS has no objection to this ZBA application.

Engineering

Engineering has NO OBJECTION to the request for a 22-foot variation from Chapter 28, Section 10.2-11.1(b) to allow a driveway that is 44 feet wide where the maximum width allowed is 22 feet

Our driveway currently does not provide sufficient space for cars to turn around, which forces vehicles to back out onto Arlington Heights Road. This situation poses a significant safety hazard due to the high volume of traffic on the road, making it difficult for drivers to safely exit our property. Widening the driveway would allow vehicles to turn around within the property and exit in a forward-facing direction, greatly reducing the risk of accidents.

We believe that this modification will not only benefit us as homeowners but also contribute to the overall safety of the community. We would appreciate it if you could consider our request.

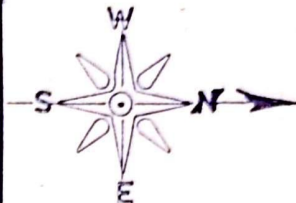

Naseer A Chaudhry


PLAT OF SURVEY

SIEVERTSEN SURVEY SERVICE

215 SOUTH RIDGE AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60005
OF

THE SOUTH 88 1/2 FEET OF THE NORTH 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE WEST 1/2 OF THE SOUTHWEST 1/4 THEREOF, AND THE SOUTH 4 ACRES OF THE EAST 1/2 OF THE SOUTHWEST 1/4 THEREOF) IN COOK COUNTY, ILLINOIS.

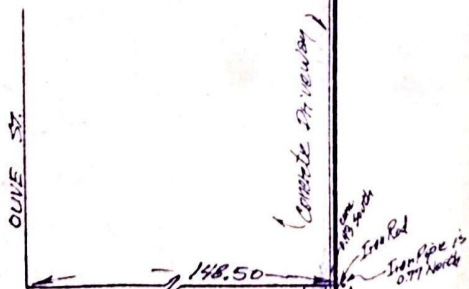


—330.25—

—297.25—
(296.70 to 297.80)

—297.25—

—330.25—



FOR DANIEL SEITZER,
SCALE: 1" = 20 FT. BOOK

Compare description in this plat with your deed, abstract or certificate of title, also compare all points before starting any excavating or building. It is requested should any discrepancy be found, report same to our office at once. Building lines and easements shown only where they are so recorded in the maps; otherwise refer to your deed, abstract or zoning board.

ORDER NO. 12983 N. ARLINGTON HTS. RD.

UPDATE STATE AUGUST 14, 2003
FOR NASEER CHAUDHRY
By SIEVERTSEN SURVEY SERVICE
Edward A. Sievertsen

UPDATE STATE AUGUST 14, 2003
FOR NASEER CHAUDHRY
By SIEVERTSEN SURVEY SERVICE
Edward A. Sievertsen



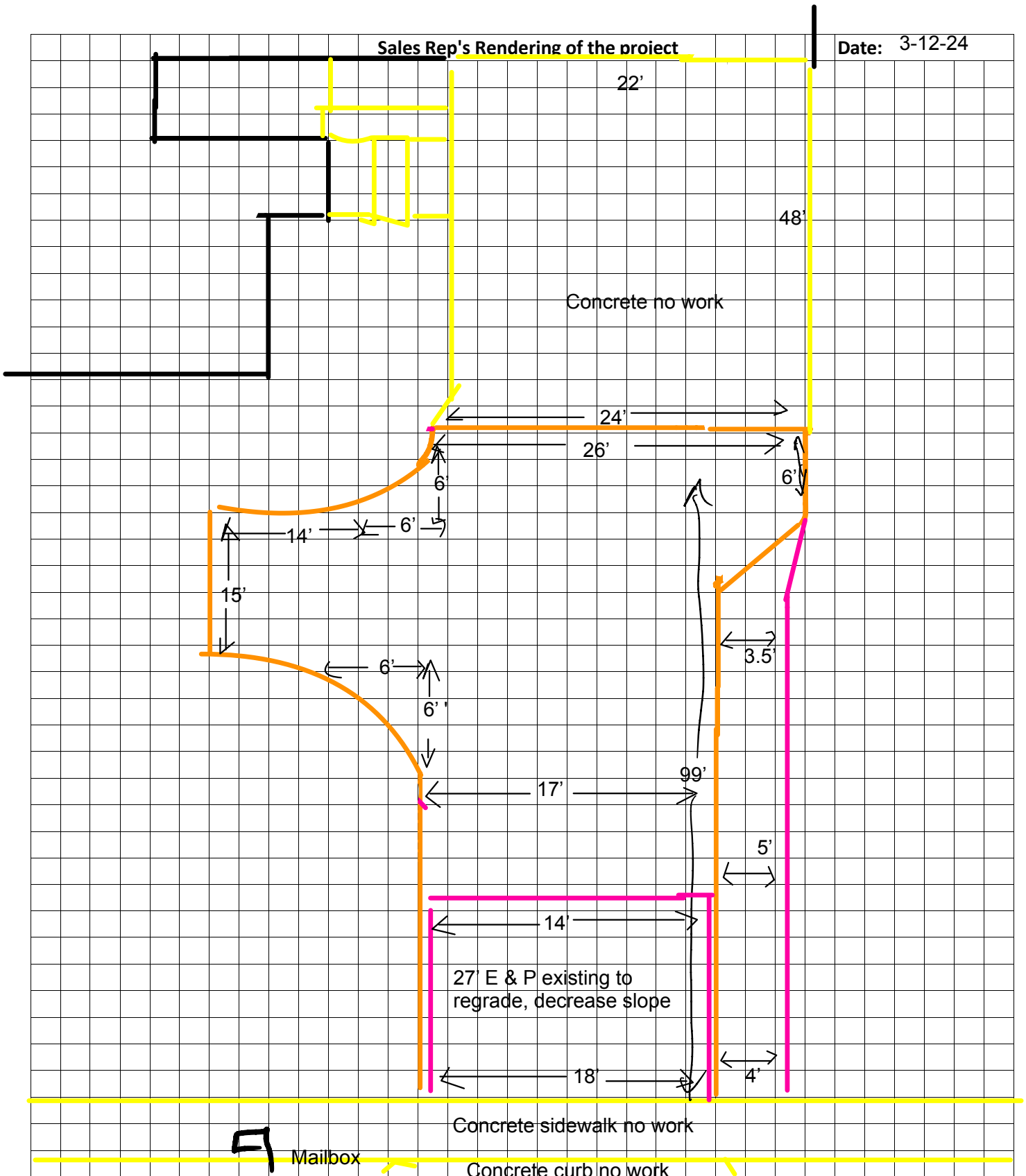
State of Illinois
County of Cook
I, Edward A. Sievertsen, a Registered Illinois Land Surveyor, do hereby certify that I have surveyed the property described above, and that the plat shown hereon is a correct representation of said survey.

THIS 7th DAY OF OCTOBER, 2002 A.D.

Edward A. Sievertsen
Registered Land Surveyor #1738

Sales Rep's Rendering of the project

Date: 3-12-24



Project Sketch

* Include all dimensions *

* Aprons must be separate *

* Include all items sold *

Orange - R&R
 Pink - Excavate & Pave
 Red - PVC, Trench Drain, Downspout
 Green - Misc. Items
 Yellow - No work
 Blue - Culvert
 Purple - Steel Edge

- * If multiple versions exist, date last revised must be put on top right corner EACH TIME !
- * Driveway R&R - Measure from R.O.W. to street and Garage to R.O.W
- * Include any special notes: Level of Gates, pipe for gatepin, leave 1/2 low @ garage, taper over low concrete walkway
- * Skid-Handwork required for all jobs that less than 9' wide
- * Wheel Barrel required for all jobs less than 7' wide