AGENDA
ZONING BOARD OF APPEALS
Commissions Room, 2nd Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
January 13, 2025
7:00 PM

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

A. 907 E. Hackberry Dr. - 12/9/24

B. 1237 N. Dunton Ave. - 12/9/24

IV. OLD BUSINESS

V. NEW BUSINESS

A. 1639 N. Yale Ct. - ZBA24-033

B. 1021 N. Stratford Rd. - ZBA24-042

C. 205 E. Euclid Ave. - ZBA24-046

D. 1427 N. Ridge Ave. - ZBA24-047

E. 2302 N. Arlington Heights Rd. - ZBA24-048

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 the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

DECEMBER 9, 2024

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: Karkowski Residence – 907 E. Hackberry Dr.

Applicant: George Karkowski

Zoning Relief Requested:

- 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.
- A 5.8-foot variation from Chapter 28, Section 10.2-11.1(b) to allow a driveway that is 27.8 feet wide where the maximum width allowed is 22 feet.

Date of Publication: 11/23/24

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 December 9, 2024, the ZBA makes the following findings of fact:

The subject property is approximately 10,378 square feet and the property is zoned R-3, One Family Dwelling District. The petitioner is proposing a 120 square foot shed that is approximately 13 feet tall located north of the residence within the side yard where sheds are only permitted in the rear yard. In addition, the petitioner expanded the driveway which exceeds the allowable width.

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 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.
- A 5.8-foot variation from Chapter 28, Section 10.2-11.1(b) to allow a driveway that is 27.8 feet wide where the maximum width allowed is 22 feet.

Reason for Determination:

The petitioner testified that the lot is irregular in shape and that the rear yard is limited for the shed placement. The Zoning Board discussed that there is neighbor support for the variance.

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: December 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 form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD
_____
_____
_____

OF APPEALS

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

RE: 907 EAST HACKBERRY DRIVE - ZBA #24-043

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 December, 2024 at the hour of 7:00 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

CHAIRPERSON SIAVELIS: So, welcome, everyone. I'm calling to order tonight's meeting of the Zoning Board of Appeals for the Village of Arlington Heights. Tonight is December 9th, 2024.

Derek, roll call please.

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: All right, thank you very much. Pledge of Allegiance is next. The flag is right there. Please stand.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: All right, moving on, Board members, have you had an opportunity, or I trust you've had an opportunity to review the draft meeting minutes from the November meeting. Assuming such, do we have any revisions, adders, comments on those draft meeting minutes?

COMMISSIONER LANAGHAN: Not having been there, I'll abstain on this one.

COMMISSIONER DRAKE: I'll abstain, too.

COMMISSIONER O'CONNOR: I have to abstain, too, I wasn't there.

CHAIRPERSON SIAVELIS: Okay, who does that leave?

COMMISSIONER JAFFE: Me and Frank.

CHAIRPERSON SIAVELIS: And me.

COMMISSIONER JAFFE: And you.

CHAIRPERSON SIAVELIS: Right, okay. In view of that, do we have a motion to amend the draft minutes as provided to us previously?

COMMISSIONER JAFFE: Motion to amend?

CHAIRPERSON SIAVELIS: I'm sorry, motion to approve. I apologize, motion to approve.

COMMISSIONER JAFFE: I move to approve the minutes as presented.

COMMISSIONER PORTERA: Second.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, motion carries.

Okay, next up, folks, we're going to talk about some hearing

procedures. There are a fair number of rules and procedures for tonight's meeting, many of which you saw in your paperwork that was submitted. There are two petitions tonight, so two petitioners.

So, if less than six members are present, a petitioner has an option to continue a meeting because it takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. If a petition is denied, a petitioner cannot reapply for an entire year, so there is a preclusive effect. So, do the math, there are six of us here, you need to go four and two to get a petition granted. Again, that is the petitioner's option to continue. Actually, the language is if less than six, so we have six, so that option is basically moot.

Okay, with that said, there are four elements necessary to establish in order for this Board to be able to grant a variation. Again, these elements were in the materials that you folks submitted as a petitioner.

1. 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;
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 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.

A variation shall be permitted only if the evidence, in the judgment of this Board of Appeals, sustains each and every one of the four conditions I just read off. Keep in mind, it is your responsibility as a petitioner, not ours as a Board, to provide evidence relating to each of the four elements and satisfying them. We have denied petitions in the past when those four elements have not been satisfied. So, it is your responsibility, not ours to do so.

So, another procedural aspect here, I will open the agenda item and provide some very brief introductory remarks. At that point, Staff will provide a presentation which is essentially a brief overview of the project and variance request; that is done by Derek. Then the applicant, you the petitioner, presents its case in favor of zoning relief by way of documents or testimony, and you'll be sworn in under oath at that point in time.

Members of the public may speak on the application.

Derek, to confirm, we have no formal registrant, correct?

MR. MACH: That is correct.

CHAIRPERSON SIAVELIS: Okay, so any person who is not formally registered may speak at this hearing but your comments are limited to three minutes. The Chair, myself, in my discretion can adjust that maximum time to provide a resident with comments or allow them to provide additional comments provided that the maximum time is applied to all speakers equally.

So, with that in mind, and by the way, there is an applicant closing. The applicant may make a closing statement and may present additional follow-up testimony or evidence at his or her discretion, and upon which the applicant closes the case for potential Board deliberation upon a motion.

All right, so with that in mind, let's proceed to the first item of new business, ZBA Petition #24-040, 1237 North Dunton Avenue.

DRAFT

Come on up, sir.

MR. WHITWORTH: I was expecting my developer to be here, but it looks like it's just me tonight.

CHAIRPERSON SIAVELIS: Okay, so before we start and get you sworn in, are you asking us or would you be interested in asking us to move you to the second slot, so --

MR. WHITWORTH: If possible. I'll give Kevin a call to see where he's at.

CHAIRPERSON SIAVELIS: Okay, take a seat.

MR. WHITWORTH: Yes.

CHAIRPERSON SIAVELIS: Okay, and I do notice there's additional other folks here so I assume they're in petition 1, or petition 2.

Okay, so let's shift to ZBA Petition #24-043, 907 East Hackberry Drive.

Okay, have you signed in?

MR. KARKOWSKI: No.

CHAIRPERSON SIAVELIS: Please do so.

MR. KARKOWSKI: Here?

CHAIRPERSON SIAVELIS: Pardon me?

MR. KARKOWSKI: Here?

CHAIRPERSON SIAVELIS: Yes. Is there two forms up there or just one?

MR. KARKOWSKI: Just one.

CHAIRPERSON SIAVELIS: Yes. Let me just, at this point in time, we're going to give Derek the opportunity to do an overview, then I'll swear you in and you'll identify yourself for the record, okay?

MR. KARKOWSKI: Thank you.

CHAIRPERSON SIAVELIS: All right, Derek, hit it.

MR. MACH: Thank you.

The Petitioner is proposing a 120 square-foot shed that is approximately 13 feet tall located north of the residence within the side yard where sheds are only permitted in the rear yard. In addition, the Petitioner expanded the driveway which exceeds the allowable width.

Therefore, the Petitioner is requesting a variation from Chapter 28, Section 6.5-2 to allow a shed in the side yard where sheds are only permitted in the rear yard. In addition, they're requesting a 5.8-foot variation from Chapter 28, Section 10.2-11.1(b) to allow a driveway that is 27.8 feet wide where the maximum width allowed is 22 feet.

Thank you, Chairman.

CHAIRPERSON SIAVELIS: Thanks, Derek.

Okay, can you identify yourself on the record?

MR. KARKOWSKI: George Karkowski.

CHAIRPERSON SIAVELIS: George, right hand, please.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, please proceed.

MR. KARKOWSKI: Sorry, it's my first time doing this. So, I just address each one of the four items?

CHAIRPERSON SIAVELIS: Yes.

MR. KARKOWSKI: Okay, so the first one, you were saying that it will not

alter the essential character of the locality and will be compatible with existing uses and zoning of nearby properties. Basically, I'm just looking to put a shed in my yard for my daughter and a second one on the way. We have just an absurd amount of stuff. I don't know if any of you have kids, it's exploding out of our garage and in our house. I just want a place to be able to put it.

Obviously, I would love to put it in my backyard, but as you can see by the shape of our lot, I have tons of space in the front yard, the side yards even, but our backyard, even without the patio and gazebo, there's not enough room to put a shed there. The only two feasible spots to put a shed are either on the left, looking at it, the left side or the right side, we're proposing on the left, or right side earlier, there I believe is the best spot to put it because it's (a) behind our fence, (b) there's a large tree directly in front of it there. That spot, it's about 50, I think it's got to be 50 or 52 feet away from the sidewalk.

In our neighborhood, our lot is the only lot that is shaped like that. On the exact opposite side of our neighborhood, there's another curve, another house that has a curve like that, but the lot is different. It's a similar shape, the front of their house, the very front of their house and including the garage is about 25 feet away from the sidewalk. So, even if they were to put a shed in their rear yard, it would be closer than ours is putting it in our side yard.

So, putting it there doesn't really affect anything in my opinion and my neighbors that I've spoken with. It's hidden by a tree, it's not very, it won't be very visual. Then I also did suggest that if the Board would like me to, to plant arborvitaes in front of it which would grow and cover it and make a screening.

The second one, the plight of the owner is due to unique circumstances. Again, the unique circumstance is the shape of our lot. I do not have room to put it in the rear yard right now. The only spot as I said is on the left. I don't want to say that six more times and bug you guys with that.

It's in harmony with the spirit and intent of the zoning with the Chapter. We believe it is, you know, we want to keep the neighborhood a nice and vital place. It's not going to stick out like a sore thumb. It's still, you know, even the other lots that are more rectangular in shape, if they were to put it in their rear yard where they could put it per the zoning code, it would still be about 50 feet away. So, we are, putting it here is almost identical with a home that wouldn't need a variance putting it in their rear yard.

This is what we need as a minimum. You know, if I can't put a shed there, I can't put it anywhere else. So, that's basically it. If it was on the other side, I might put a potential swing set for my daughter and a second one on the way. That is the biggest spot we have where she can run loose back and forth and make all sorts of play.

I also haven't addressed the driveway. You know, the driveway we have, it's me, my wife, my daughter and the second on the way, my parents live in our home so we have --

CHAIRPERSON SIAVELIS: You have six people in the house? Well, five right now plus one more on the way.

MR. KARKOWSKI: Yes. Yes, yes, so we have that.

CHAIRPERSON SIAVELIS: How many cars?

MR. KARKOWSKI: Four cars.

CHAIRPERSON SIAVELIS: Four cars.

MR. KARKOWSKI: Four cars. Not always, but most of the time, and so putting it, (a) we want to have room to be able to get me and my wife in and out of car with

a stroller, (b) we don't like parking on the sidewalk. I know you're not allowed to but we have 10 houses in our neighborhood, they all park on the sidewalk around the street. It's annoying when I have to take my daughter on a walk in a stroller. So, sure, I could park on a driveway but they're going to be hanging out, and I think everybody experiences how annoying that is. So, with this, it makes the neighborhood look better because there's no cars on the sidewalk, and the front of the our lot with how wide it is, it's barely noticeable. There's so much green space on either side where it is. It's not like the driveway is the only thing in the front.

CHAIRPERSON SIAVELIS: So, why didn't you pull a permit?

MR. KARKOWSKI: I didn't think I had to, honestly. Just as I was doing the driveway as a homeowner, I didn't think I had to.

CHAIRPERSON SIAVELIS: Are you in the trades or something?

MR. KARKOWSKI: No, no.

CHAIRPERSON SIAVELIS: You just decided to do that yourself?

MR. KARKOWSKI: Yes.

CHAIRPERSON SIAVELIS: Wow, I guess there's a first for everything.

COMMISSIONER LANAGHAN: I give you that.

CHAIRPERSON SIAVELIS: What are the materials of that?

MR. KARKOWSKI: Brick pavers.

CHAIRPERSON SIAVELIS: Brick pavers.

MR. KARKOWSKI: Yes, I did all brick pavers. I've had neighbors coming up and complimenting it when I put it in.

CHAIRPERSON SIAVELIS: Did you do the, you have a lot of brick pavers around the house.

MR. KARKOWSKI: I did it all.

CHAIRPERSON SIAVELIS: You did all that work?

MR. KARKOWSKI: Yes, I did it all. I like YouTube and I like buying tools. I bought a nice, professional compactor, I have a tile saw. I did it all. I mean, parts of it, you know, the first one that I did, it's holding well and it's all going on pretty well. I think I did it better than if I paid somebody quite frankly.

CHAIRPERSON SIAVELIS: I see side jobs in your future.

COMMISSIONER LANAGHAN: I was going to say there is that.

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER JAFFE: How long have you lived in Arlington Heights?

MR. KARKOWSKI: Well, I grew up here. I grew up, I lived by St. Viator. Then went to college, moved away, lived in Baltimore for a few years. I moved back, and my wife and I have been in this home since, 2016? 2016, yes. It will be nine years this December 15th.

COMMISSIONER JAFFE: And it didn't occur to you to contact the Village about doing that work to your driveway?

MR. KARKOWSKI: Honestly, no, I didn't think I needed to. I've seen people doing work, I haven't seen signs or inspectors or something. I didn't think I had to, honestly.

CHAIRPERSON SIAVELIS: So, did the Village come back around now to check all your handiwork, paving handiwork?

MR. KARKOWSKI: We're in the process right now. The driveway is part of that right now. Just the, there was a comment on the --

COMMISSIONER JAFFE: Impervious surface?

MR. KARKOWSKI: No, it's the Pdf they sent out. The, I'm blanking right now, it's their comment. Oh, report.

CHAIRPERSON SIAVELIS: Yes, Engineering has no issues, no objections.

COMMISSIONER LANAGHAN: Yes, I mean, the front yard is big enough, I'm sure. The impervious, it looks like it would be something of an issue.

MR. KARKOWSKI: I had to, I did get a new survey and it's calculated.

COMMISSIONER LANAGHAN: Go ahead.

MR. KARKOWSKI: I still can put about 800 square feet in.

COMMISSIONER LANAGHAN: Yes, I mean, you've got such a big front yard and you do have an odd-shaped lot.

MR. KARKOWSKI: Yes.

COMMISSIONER LANAGHAN: I completely understand that, and you say, I'm not seeing it show up on Google Earth or whatever, you have a fence over to the left side?

MR. KARKOWSKI: The whole, yes, there's a fence. I think there's a picture here.

CHAIRPERSON SIAVELIS: There is, in the front, that's where you see --

COMMISSIONER LANAGHAN: That one, yes, and how tall is that approximately?

MR. KARKOWSKI: About six-foot.

COMMISSIONER LANAGHAN: Okay.

MR. KARKOWSKI: And then I think one of the other ones show whole perimeter where it is.

COMMISSIONER LANAGHAN: Okay.

CHAIRPERSON SIAVELIS: Did you permit the fence?

MR. KARKOWSKI: Yes. Yes.

CHAIRPERSON SIAVELIS: All right.

MR. KARKOWSKI: And what started the whole thing is I went to pull a permit for the shed so, and then again, they let me know that I have to do the retroactive process for this.

CHAIRPERSON SIAVELIS: And you talked to your neighbors?

MR. KARKOWSKI: Yes. I have one of them here just to provide comments. I have some letters of support from neighbors.

CHAIRPERSON SIAVELIS: Did you give those to Derek?

MR. KARKOWSKI: Yes. Now?

CHAIRPERSON SIAVELIS: Hold up, let me just do this a little more systematically.

COMMISSIONER LANAGHAN: They're in the packet already.

CHAIRPERSON SIAVELIS: Yes.

MR. KARKOWSKI: Others, one, I have additionals.

CHAIRPERSON SIAVELIS: Yes. Yes, there's one.

MR. KARKOWSKI: Yes, I have, I just, I didn't go to all of them, I just went to some across the street. I got some additionals which I've provided, an extra here still.

COMMISSIONER LANAGHAN: We've got three of them in your packet actually.

MR. KARKOWSKI: I do?

COMMISSIONER LANAGHAN: Yes.
MR. KARKOWSKI: No, I believe you're looking at the first.
COMMISSIONER LANAGHAN: Oh, you're right, I'm sorry.
CHAIRPERSON SIAVELIS: Yes, he's just got one.
COMMISSIONER LANAGHAN: I got to make sure I'm looking at the right ones.
CHAIRPERSON SIAVELIS: Again, let's just dot our i's and cross our t's. So, the one that's in the file in front of us that we have electronically is from Lynda Berg.
MR. KARKOWSKI: Yes, and she's also here to speak.
CHAIRPERSON SIAVELIS: Okay, we don't need her assuming she can stand by her letter in support and not bother to come up if she doesn't want to, but okay, do you have additional letters of support beyond the one from Ms. Berg?
MR. KARKOWSKI: Yes.
CHAIRPERSON SIAVELIS: Okay, Derek, did you receive those prior to today?
MR. MACH: The Petitioner brought them to my attention this morning that he was going to share them this evening, but --
CHAIRPERSON SIAVELIS: Okay, okay, and --
MR. MACH: -- I don't have them yet.
CHAIRPERSON SIAVELIS: -- those are all, your representation is those letters are all in favor?
MR. KARKOWSKI: Yes.
CHAIRPERSON SIAVELIS: Nobody in opposition?
MR. KARKOWSKI: Absolutely, and then I had other neighbors after I sent the letters out, most of them stated they got my letter, they have no issue with it and it doesn't bother them.
CHAIRPERSON SIAVELIS: Okay.
COMMISSIONER DRAKE: Are those neighbors that are immediate to where your house is?
MR. KARKOWSKI: Yes, directly, I mean, the ones that I talked to the most obviously are the left, right, in front of me, so, everybody, you know, when I'm out in my driveway, I see people in front of their house and they actually have seen it. They got the letter and it doesn't bother them. They're not going to do anything. That's why, you know --
COMMISSIONER DRAKE: Okay.
CHAIRPERSON SIAVELIS: Any other questions, Board members?
(No response.)
CHAIRPERSON SIAVELIS: Okay, George, take a seat. We'll see if there's any public comment from anybody. It doesn't appear as such.
MS. BERG: Just me, I'm the neighbor right next door.
CHAIRPERSON SIAVELIS: Okay, hold on. We can't have comments from the seats, and that's what I was kind of getting at. You can come to the podium if you want, or you can just rest on your letter that you submitted.
MS. BERG: I'll come to the podium.
CHAIRPERSON SIAVELIS: Okay.
MS. BERG: Yes, no, because I want, sure, I'd be happy to.
CHAIRPERSON SIAVELIS: Sure.
MS. BERG: I'll be quick, less than three minutes, but --

CHAIRPERSON SIAVELIS: Okay.
MS. BERG: -- I happen to live right next door, okay.
CHAIRPERSON SIAVELIS: Okay, just identify yourself on the record.
MS. BERG: Lynda Berg.
CHAIRPERSON SIAVELIS: Okay, go ahead.
MS. BERG: I live right next door and the driveway is lovely and doesn't, I mean, we have huge wide lots in the front. The backyard, he is a 100 percent correct that it's wasted space over there on the side and doesn't obstruct anything, and they're great neighbors which I find the most important thing. I've lived in my house for 32 years.
CHAIRPERSON SIAVELIS: All right, excellent.
COMMISSIONER LANAGHAN: Are you on the side that would have the shed or are you on the opposite side?
MS. BERG: I'm on the driveway side.
COMMISSIONER LANAGHAN: Got you. Okay, thank you.
MS. BERG: Okay?
CHAIRPERSON SIAVELIS: Awesome, thank you very much.
MS. BERG: You're very welcome.
CHAIRPERSON SIAVELIS: Okay, Petitioner has the opportunity to come up and rebut or address those comments.
MR. KARKOWSKI: I don't think I should.
CHAIRPERSON SIAVELIS: No, exactly, there you go.
All right, so before we move to deliberations, we need a motion.
COMMISSIONER PORTERA: I'd like to move to close public testimony.
CHAIRPERSON SIAVELIS: And proceed to deliberations?
COMMISSIONER PORTERA: And proceed to deliberations.
COMMISSIONER LANAGHAN: Second.
CHAIRPERSON SIAVELIS: It's a voice vote. All in favor?
(Chorus of ayes.)
CHAIRPERSON SIAVELIS: Any opposed?
(No response.)
CHAIRPERSON SIAVELIS: Hearing none, that motion carries.
So, Frank, why don't you start us off on deliberations then?
COMMISSIONER PORTERA: Sure.
We have a Petitioner here that has made a reasonable case with neighbor support, a growing family that's lived in the Village for a long time. It sounds like he knows what he did wrong in regards to the driveway in not pulling a permit and was sure to pull a permit for the fence and the shed. So, I'm willing to retroactively grant that variance as well as the shed variance.
CHAIRPERSON SIAVELIS: Any further comments on this petition?
COMMISSIONER LANAGHAN: No, I mean, for me, there's basically two points that make this something I can support. One, the shed, actually probably three. The lot is very odd shaped, so I completely understand why there are issues here. The shed being behind the fence in a pretty good spot I think makes a ton of sense and I think that was well done. While I'm not a fan of retroactively giving permits for work that hasn't been done, or approvals, I do understand that you do have neighbors here who are in support. So, I can get behind this as well.
CHAIRPERSON SIAVELIS: Do we have a motion?

DRAFT

COMMISSIONER DRAKE: So moved.
COMMISSIONER LANAGHAN: I'll second it.
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, both variances are granted.
MR. KARKOWSKI: Thank you.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:19 p.m.)

DRAFT

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

DECEMBER 9, 2024

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: Whitworth Residence – 1237 N. Dunton Ave.

Applicant: Kevin Davis / Fairfield Homes

Zoning Relief Requested:

- A variation from Chapter 28, Section 6.5-2 to allow an addition to the detached garage (accessory structure) that is partially in the exterior side yard where detached garages are only permitted in the rear yard.

- A variation from Chapter 28, Section 6.5-3 for an accessory structure located beyond the building line for the main building and within the front yard if extended (along Olive Street), of the adjacent property to the rear (east).

Date of Publication: 11/23/24

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 December 9, 2024, the ZBA makes the following findings of fact:

The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 15,000 square feet. The petitioner is proposing to expand the existing detached garage. The proposed addition requires a zoning variation to allow a portion of the garage in the exterior side yard. Pursuant to Chapter 28, Section 6.5-2, a detached garage shall only be located in the rear yard.

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 variation from Chapter 28, Section 6.5-2 to allow an addition to the detached garage (accessory structure) that is partially in the exterior side yard where detached garages are only permitted in the rear yard.

- A variation from Chapter 28, Section 6.5-3 for an accessory structure located beyond the building line for the main building and within the front yard if extended (along Olive Street), of the adjacent property to the rear (east).

Reason for Determination:

The petitioner testified that if the garage addition was placed in the rear, it would occupy a large portion of the rear yard and would be closer to the neighbor. The Zoning Board discussed that there is neighbor support for the variance.

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: December 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 form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

ZONING BOARD
_____
_____
_____

OF APPEALS

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

RE: 1237 NORTH DUNTON AVENUE - ZBA #24-040

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 December, 2024 at the hour of 7:19 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

CHAIRPERSON SIAVELIS: Next item of business, all right, ZBA Petition #24-040, 1237 North Dunton Avenue.

You folks do not have to stay, by the way.

COMMISSIONER LANAGHAN: You're welcome to, but you don't have to.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: Thank you, Chairman.

Petitioner is proposing to expand the existing detached garage. The proposed addition requires a zoning variation to allow a portion of the garage in the exterior side yard. Pursuant to Chapter 28, Section 6.5-2, a detached garage shall only be located in the rear yard.

Therefore, they're requesting a variation from Chapter 28, Section 6.5-2 to allow an addition to the detached garage that is partially in the exterior side yard where detached garages are only permitted in the rear yard. In addition, they're requesting a variation from Chapter 28, Section 6.5-3 for an accessory structure located beyond the building line for the main building and within the front yard if extended along Olive Street of the adjacent property to the east or to the rear.

Thank you.

CHAIRPERSON SIAVELIS: Great, thanks, Derek. I think the Petitioner on the prior matter is going to hand you, Derek, those additional letters of support.

MR. MACH: Thank you.

CHAIRPERSON SIAVELIS: Okay, sir, what is your name?

MR. WHITWORTH: Joel Whitworth.

CHAIRPERSON SIAVELIS: You've signed in?

MR. WHITWORTH: Yes, I have.

CHAIRPERSON SIAVELIS: Okay, Joel, right hand, please.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, please proceed.

MR. WHITWORTH: All right, so this is our property, 1237 North Dunton. We're in a corner lot here at Olive. As you can tell, this house was originally done in 1949. There was a gut rehab I believe in 2018. We have been in the Village I believe three-and-a-half years, so September of 2021.

As you can tell, we have an extremely large driveway. We have three kids. The current garage door, currently, it's a small-width door, it's about 14 feet wide, wide wing walls. We're actually asking to pull that garage up towards the side door by approximately 10 feet, as illustrated in the documentation, which will give us more room in the garage for cars, two cars, bikes, and the having that comes with our kids.

The ability to move it into the back of the yard basically takes it away from our backyard space which we would like to be used for mostly neighborhood parties, birthday parties for the kids. Also, we're trying to make the best use of the lot size we have according to the setback that we have.

The garage will stay detached. We'll be pulling it forward or we're asking to pull it forward roughly 10 feet which will now allow us to make the door a bit wider and give us additional storage space in the back as well.

COMMISSIONER LANAGHAN: So, is your garage in the rear yard

DRAFT

currently?

MR. WHITWORTH: Yes. Currently, as you can tell from the image, the garage is currently in line with the back of the rear wall of the house.

COMMISSIONER LANAGHAN: So, technically, that would make it the rear yard, correct, Derek?

MR. MACH: That's correct, yes.

COMMISSIONER LANAGHAN: Okay.

COMMISSIONER JAFFE: So, there are two variances requested, correct? You were just kind of speaking, was it just to the first one?

Derek, weren't there two?

MR. MACH: There is another one. Per the zoning code, if we're going to extend this line, a portion of that garage could be towards Olive Street and not the front of --

MR. WHITWORTH: Right. Well, it looks like it's, probably what you're saying is it's in variation today, is that what --

MR. MACH: There is a small portion that is in front of Olive.

MR. WHITWORTH: Yes. We're not making it any wider to encroach upon Olive. We're just adding 10 feet. It looks like there's an original variance already there. It's maybe one or two feet from the neighbor's house.

CHAIRPERSON SIAVELIS: Are you saying it's an existing non-conforming in that regard?

MR. WHITWORTH: Yes.

COMMISSIONER JAFFE: So, the only work you're doing is you are extending toward Dunton?

MR. WHITWORTH: Correct.

COMMISSIONER JAFFE: All right, we saw some letters in the packet. It looked like it was the same letter but just distributed with four different people?

MR. WHITWORTH: Yes, I've talked to all my neighbors about that. Correct.

COMMISSIONER JAFFE: Okay, so there's four examples of support.

MR. WHITWORTH: Correct.

COMMISSIONER JAFFE: Were there any communications or discussions you had where people expressed concern?

MR. WHITWORTH: No.

COMMISSIONER JAFFE: Okay.

CHAIRPERSON SIAVELIS: How many folks live in this house?

MR. WHITWORTH: There's five of us. My wife and three kids.

CHAIRPERSON SIAVELIS: And then once your, assuming your variances are granted, how many cars will that garage accommodate?

MR. WHITWORTH: Two.

CHAIRPERSON SIAVELIS: It's just going to be deeper?

MR. WHITWORTH: It will be deeper.

CHAIRPERSON SIAVELIS: So, more stuff to put in?

MR. WHITWORTH: Yes, bikes and deep freezers.

CHAIRPERSON SIAVELIS: How old are your kids?

MR. WHITWORTH: My oldest is seven, my middle is six, my youngest is three. So, we're at second grade, Kindergarten at Olive, and my little guy is going to go to

preschool. And the house is still, when it was original, the house was built in the 40's, so it looks, has that old character of that area of Dunton. It's not a tear-down house that has been redone on that block or whatnot.

CHAIRPERSON SIAVELIS: Okay, any other questions or comments from the Board?

COMMISSIONER LANAGHAN: Just one question. Just out of curiosity, I mean, does it, wouldn't it make more sense to go backwards and then not needed these variances?

MR. WHITWORTH: The backwards goes, if we were to go 10 feet to the back of our garage, it basically takes most of the backyard we already have today. It's a fenced-in backyard, we'd prefer to have our kids playing back there versus the busier section of Olive and Dunton that it's unfortunately becoming.

COMMISSIONER LANAGHAN: So, you did look at that.

MR. WHITWORTH: We did, correct.

COMMISSIONER LANAGHAN: And you came up with the reasons why that wouldn't work as well.

MR. WHITWORTH: And it would also keep a little bit of distance away from the neighbor's house as well so we're not encroaching on, you know, their back of the house as well.

CHAIRPERSON SIAVELIS: Okay, any further questions or comments from Board members?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, we'll see if there's any members of the public who wants to speak in regard to this petition.

(No response.)

CHAIRPERSON SIAVELIS: Okay, nothing for you then to rebut, Joel.

So, do we have a motion to close public testimony and proceed to deliberation?

COMMISSIONER PORTERA: Motion.

COMMISSIONER LANAGHAN: Second.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, we now deliberate.

Ben, please take, I noticed you're ready to commence deliberations, Ben.

COMMISSIONER JAFFE: Yes, I mean, I guess I was seeking clarification or better understanding on the second variance. Derek had pointed that out. All the criteria that the Petitioner outlined for his request to expand the size of the garage but do so closer to Dunton and not go back into what is considered his rear yard is in my opinion perfectly reasonable. Given that he solicited feedback from some of his neighbors and got four thumbs up, you know, only reinforces that there's no concerns about how that would look or affect others in the locality. So, I would be comfortable approving both variances as presented.

CHAIRPERSON SIAVELIS: All right, good.

Any other comments?

COMMISSIONER DRAKE: I agree with all that. I would just add there was no opposition from any of the three departments that make comments for us.

CHAIRPERSON SIAVELIS: Yes, that would be in the petitions, yes. Okay, very good.

Do we have a motion?

COMMISSIONER JAFFE: I would move to approve both variances as presented.

COMMISSIONER O'CONNOR: I'll 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, both variances granted.

MR. WHITWORTH: Thank you.

CHAIRPERSON SIAVELIS: Now we move to our favorite time of this evening, the public comment section or portion of the meeting.

Do we have any comments from the public on any topic, although including those not listed in this agenda but please note that your comments will be limited in time as well.

AUDIENCE MEMBER: I came here because I got a message that there will be a --

COMMISSIONER JAFFE: You've got to come up to the podium.

AUDIENCE MEMBER: -- memorandum of understanding. I got a message that it will be presented today?

COMMISSIONER JAFFE: Oh, you're in the wrong room.

MR. MACH: The, for which meeting?

CHAIRPERSON SIAVELIS: If you're talking about the Bears and the stadium, you're in the wrong room. So, you need to be in the boardroom which is upstairs.

MR. MACH: Third floor.

CHAIRPERSON SIAVELIS: Third floor.

AUDIENCE MEMBER: I would hope then that maybe I will catch it.

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER LANAGHAN: You might catch it at the right time, hopefully.

CHAIRPERSON SIAVELIS: All right, so hearing no other public commentary, do we have a motion to adjourn?

DRAFT

COMMISSIONER DRAKE: I move that we adjourn.
COMMISSIONER LANAGHAN: Second.
CHAIRPERSON SIAVELIS: All in favor?
(Chorus of ayes.)
CHAIRPERSON SIAVELIS: Any opposed?
(No response.)
CHAIRPERSON SIAVELIS: Hearing none, motion carries. We are adjourned.

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

DRAFT

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
1/13/2025

Item: 1639 N. Yale Ct. - ZBA24-033
Department: Planning & Community Development

Item Description:
REQUEST

A 10.2-foot variation from Chapter 28, Section 5.1-0.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 26.6 feet instead of the required 36.8 feet and an additional 1.0 foot for the eave.

ATTACHMENTS:
1. Supporting Documents
2. Public comments

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: January 13, 2025
Date Prepared: January 8, 2025
Project Title: Chaudhry Residence
Address: 1639 N. Yale Ct.

Background Information

Petition Number: ZBA #24-033
Petitioner: Naseer Chaudhry
Address: 1639 N. Yale Ct.
Arlington Heights IL 60004

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

Requested Action/Background Information

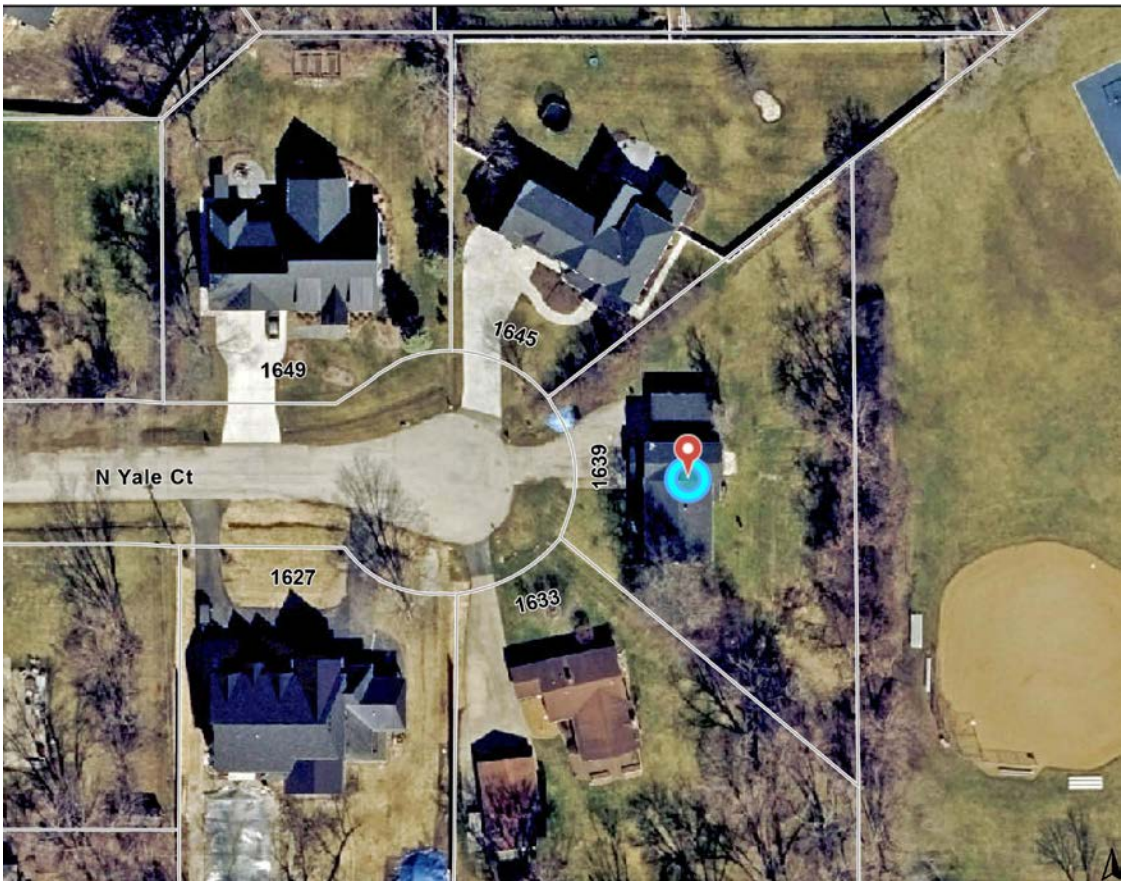
The subject property is zoned R-E, One-Family Dwelling District and the property has a total land area of approximately 24,000 square feet. The petitioner is proposing to add a front porch addition to the existing home. The proposed front porch is 6.3 feet deep by 51.0 feet in width and the proposed front yard setback is 26.6 feet; however, per code, a front yard setback of 36.8 feet is required. Therefore, the petitioner requests the following variation:

- A 10.2-foot variation from Chapter 28, Section 5.1-0.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 26.6 feet instead of the required 36.8 feet and an additional 1.0 foot 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

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	12/17/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	12/17/24	
3. Letter that was Mailed	✓	12/17/24	
4. Photographs of Sign on Property	✓	12/17/24	

Photographs of Existing Structure

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, January 13, 2025, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A 10.2-foot variation from Chapter 28, Section 5.1-0.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 26.6 feet instead of the required 36.8 feet and an additional 1.0 foot for the eave.**

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning@vgh.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

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.

Commonly known as: 1639 N. Yale Court, Arlington Heights Road, Arlington Heights IL 60004

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, Illinois 60005, (847) 368-5793 (Voice), (847) 368-5980 (Fax) or emercado@vgh.com.

Peter Siavelis, Chairman
Zoning Board of Appeals
(Published in the Daily Herald in Arlington Heights, on Saturday, December 28, 2024)
Derek Mach (847) 368-5232
Planning and Community Development
Published in Daily Herald Dec. 28, 2024 (273916)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy,
was published 12/28/2024
in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 273916

PADDOCK PUBLICATIONS, INC.
Corporate
SEAL
ILLINOIS

Village of Arlington Heights

To:	**Gary Wands / Naseer Chaudry**
From:	**Derek Mach**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-033**
Project:	**1639 N. Yale Ct.**
Date:	**January 3, 2025**

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

1. The proposed new front porch will be a nice design enhancement to the existing home.

Building and Life Safety

1. BLS has no objection to this ZBA application.

Engineering

1. Engineering has NO OBJECTION to a variation 10.2-foot variation from Chapter 28, Section 5.1-0.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 26.6 feet instead of the required 36.8 feet and an additional 1.0 foot for the eave

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 NASEER N CHAUDRY & SHAMIN CHAUDHRY

being the owner of the property commonly know as: 1639 N. YALE COURT, ARLINGTON HEIGHTS, IL 60004

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 12

Chapter 28, of the Arlington Heights Municipal Code, in order to: EXTEND/ ENLARGE COVERED PORCH AT FRONT (WEST) OF

SINGLE FAMILY HOME, PORCH ADDITION WILL ENCROACH PAST THE FRONT YARD (AVERAGE) SETBACK LINE

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): CONSTRUCTION OF THE COVERED PORCH WILL HAVE A BLACK METAL ROOF THAT COMPLIMENTS THE ARCHITECTURAL STYLE OF THE NEIGHBORING HOMES. THE PORCH WITH COLUMNS ON A STONE BASE AIMS TO SEAMLESSLY INTEGRATE WITH THE SURROUNDING PROPERTIES ENSURING CONSISTENCY IN APPEARANCE WHILE ENHANCING CURB APPEAL OF THE RESIDENCE. THE DESIGN WILL PROVIDE A FUNCTIONAL AND STYLISH OUTDOOR SPACE WHILE IMPROVING THE OVERALL VALUE AND AESTHETICS OF THE HOME.

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): IT APPEARS THE SINGLE FAMILY HOME WAS BUILT BEFORE THE CURRENT ZONING ORDINANCE WAS ADOPTED. THE BUILDING FOOTPRINT, INCLUDING THE COVERED PORCH, ENCROACHES PAST THE AVERAGE FRONT YARD SETBACK LINE WHICH DOES NOT ALLOW FOR ANY TYPE ADDITION AT FRONT OF HOME

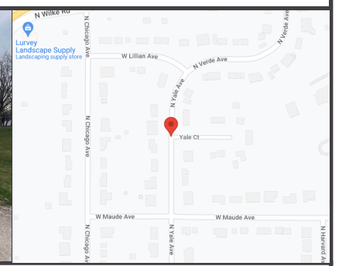
I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): THE PROPOSED PORCH AT FRONT OF HOME, LOCATED AT THE END OF THE CUL-DE-SAC, OFFERS A NEW IMPROVED LOOK NOT ONLY TO THE HOME ITSELF BUT TO THE NEIGHBORHOOD WHERE THREE OF THE FIVE HOMES ON THE CUL-DE-SAC ARE OF RECENT NEW CONSTRUCTION.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): AVERAGE FRONT YARD SETBACK FOR THE (5) PROPERTIES ON CUL-DE-SAC IS OF 36.8 FT. PROPOSED FRONT YARD SETBACK IS 26.6 FT, THIS SETBACK WILL CLEAR THE EXTENDED COVERED PORCH ADDITION.

Signed: _____ Date: 09/12/2024

Petitioner

24032669
BOUNDARY SURVEY
COOK COUNTY



PROPERTY ADDRESS:
1639 N YALE COURT, ARLINGTON HEIGHTS, ILLINOIS 60004

SURVEY NUMBER: 2403.2669

DATE SIGNED: 03/22/24 | **FIELD WORK DATE:** 3/21/2024

REVISION DATE(S):
(REV.1 3/22/2024)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS
COUNTY OF GRUNDY } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

Kenneth Kennedy

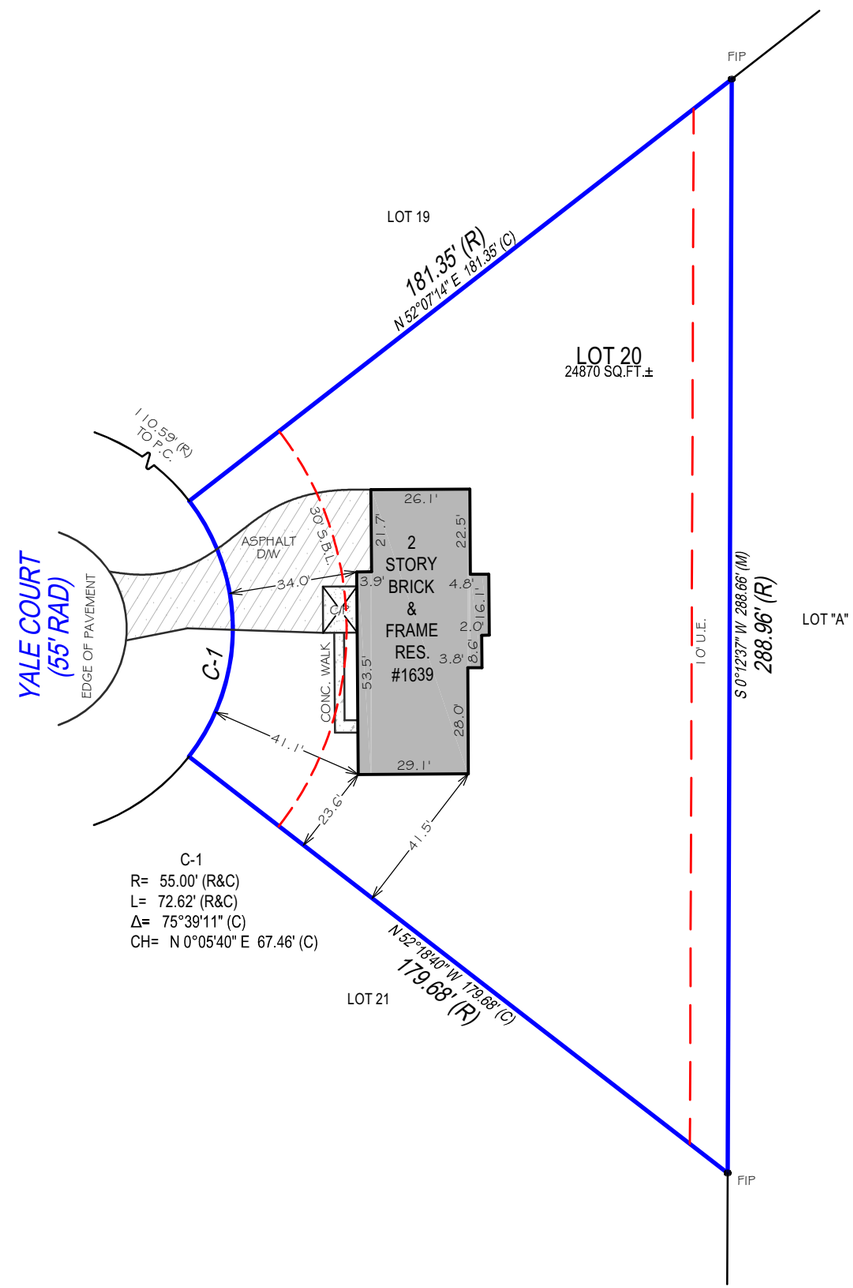
KENNETH A. KENNEDY
035-003403
PROFESSIONAL LAND SURVEYOR
MORRIS, IL
STATE OF ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 3403
LICENSE EXPIRES 11/30/2024
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

EXACTA Land Surveyors, LLC

Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS



N

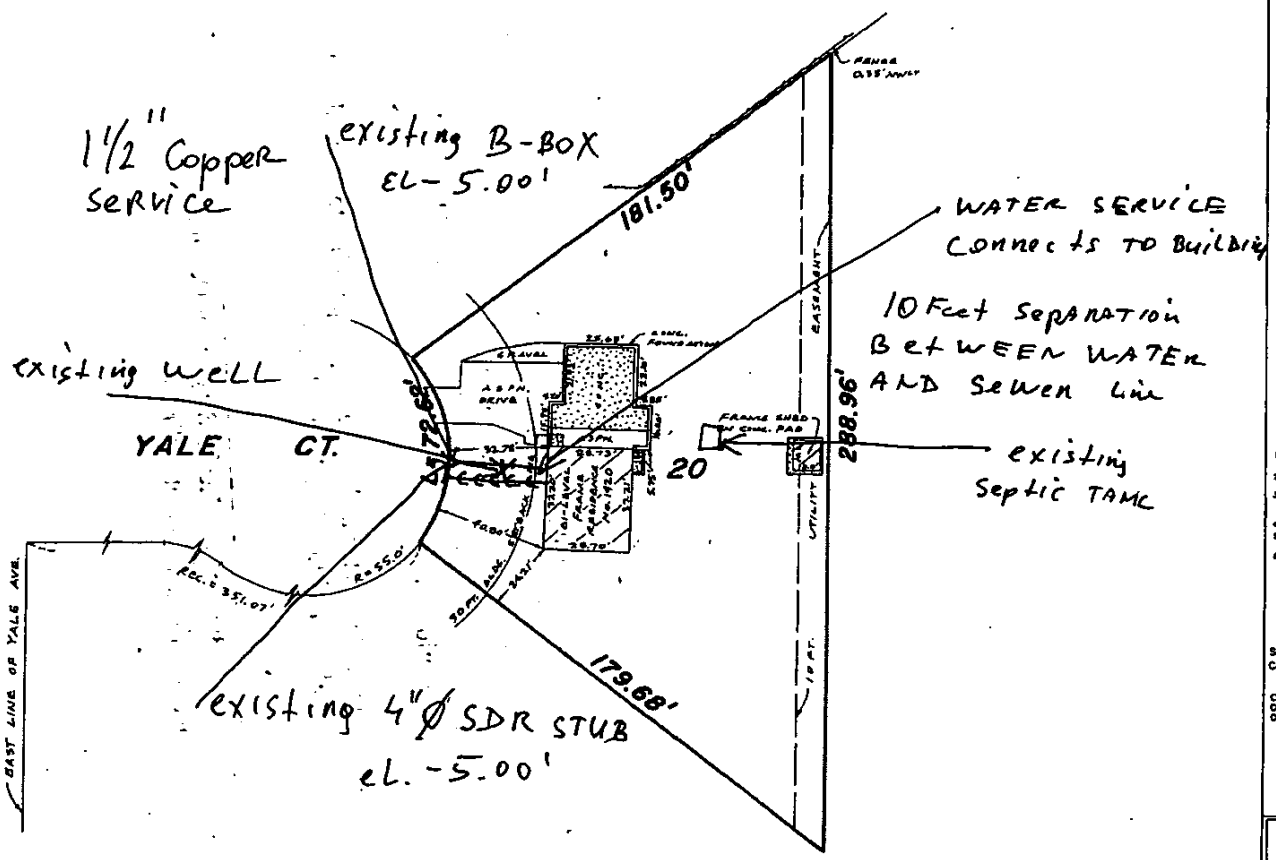
40 0 20 40
GRAPHIC SCALE (In Feet)
1 inch = 40' ft.

SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

PLAT OF SURVEY

OF

LOT 20 IN LYNWOOD SUBDIVISION UNIT 4 IN THE EAST 1/2 OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, AND IN THE WEST 1/2 OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



UPDATED ON THIS 15th DAY OF OCTOBER, 1997.

NORTH

LEGEND

	Indicates Building limits
	Indicates Chain Link fence
	Indicates Wood fence
	Indicates barbed wire fence
	Indicates Concrete Pavement
R	Indicates Radius of Curve
L	Indicates Length of Curve
Rec.	Indicates Record or deed distance
Meas.	Indicates Measured distance
IP	Indicates Iron Pipe
IR	Indicates Iron rod or rebar

IMPORTANT

1. FOR BUILDING LINES, EASEMENTS AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ZONING ORDINANCE ETC.
2. ALL DIMENSIONS ARE IN FEET AND DECIMAL PARTS THEREOF, CORRECT AT 68 FAHRENHEIT.
3. REFER LEGAL DESCRIPTION AND RECORD MEASUREMENT ON THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.
4. PLAT IS NOT VALID WITHOUT EMBOSSED SEAL.
5. WE DO NOT CERTIFY UTILITIES, THEREFORE, CONTACT UTILITIES COMPANIES BEFORE BUILDING.
6. NO MEASUREMENTS ARE TO BE ASSUMED BY SCALING.

State of Illinois } ss.
County of COOK }

WE, LIBERTY SURVEY CO., AN ILLINOIS PROFESSIONAL LAND SURVEYOR CORPORATION, DO HEREBY CERTIFY THAT SURVEY WAS MADE ON THE GROUND AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAME.

DATED AT PALATINE, ILLINOIS THIS 29th DAY OF JULY 1997.

LIBERTY SURVEY COMPANY

BY: M. J. Rus

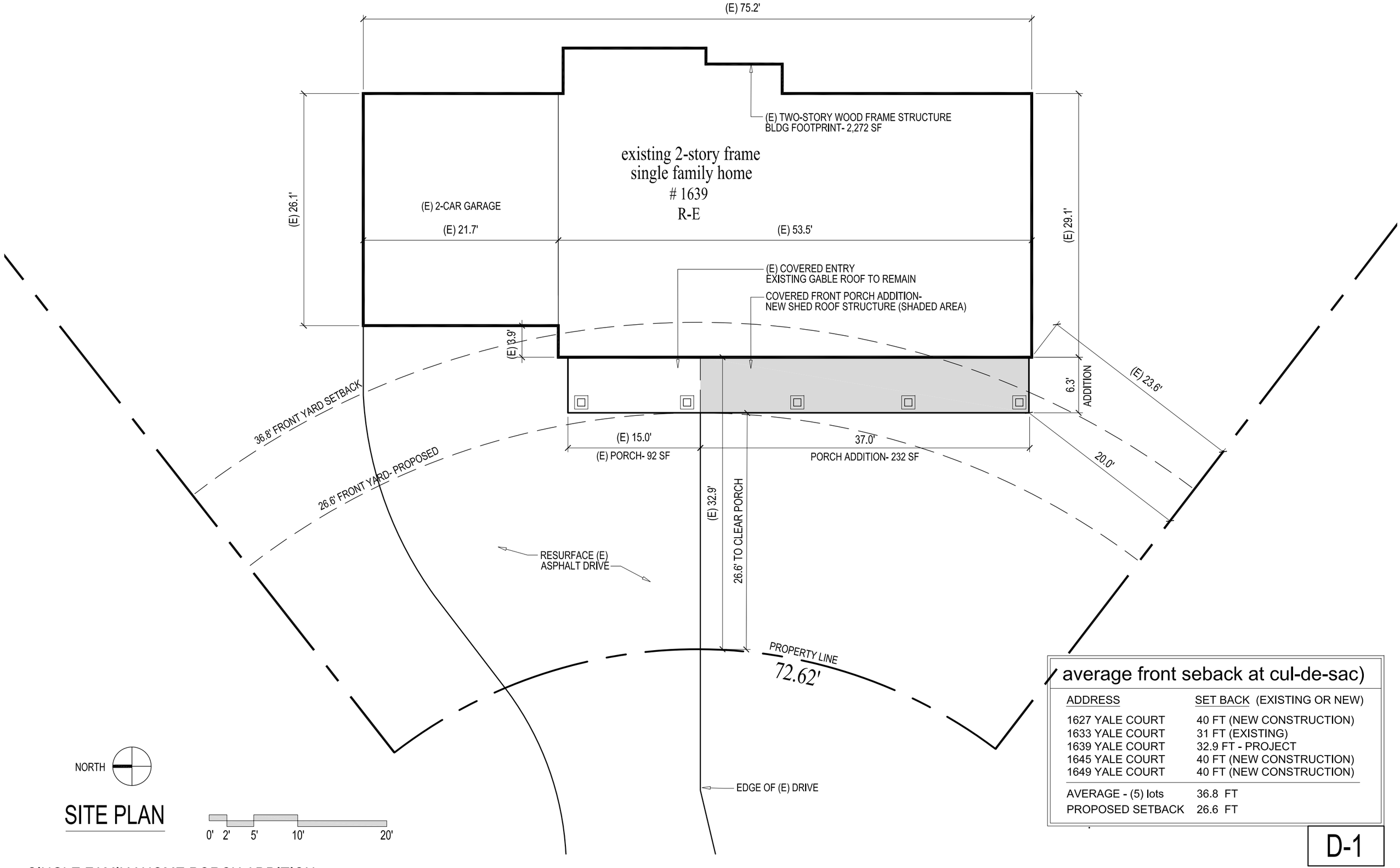
ILLINOIS PROFESSIONAL LAND SURVEYOR CORP. NO. 88

Liberty Survey Company

LAND SURVEYORS

15 E. NORTHWEST HWY., PALATINE, IL 60067 (847) 963-1025

COMMON ADDRESS: 1436 YALE CT., ARLINGTON HEIGHTS, IL	
DRAWN BY: DF	CHECKED BY: AR
FILE NO.: 97-5845	SCALE: 1" = 40'



SITE PLAN

average front seback at cul-de-sac)	
ADDRESS	SET BACK (EXISTING OR NEW)
1627 YALE COURT	40 FT (NEW CONSTRUCTION)
1633 YALE COURT	31 FT (EXISTING)
1639 YALE COURT	32.9 FT - PROJECT
1645 YALE COURT	40 FT (NEW CONSTRUCTION)
1649 YALE COURT	40 FT (NEW CONSTRUCTION)
AVERAGE - (5) lots	36.8 FT
PROPOSED SETBACK	26.6 FT

D-1

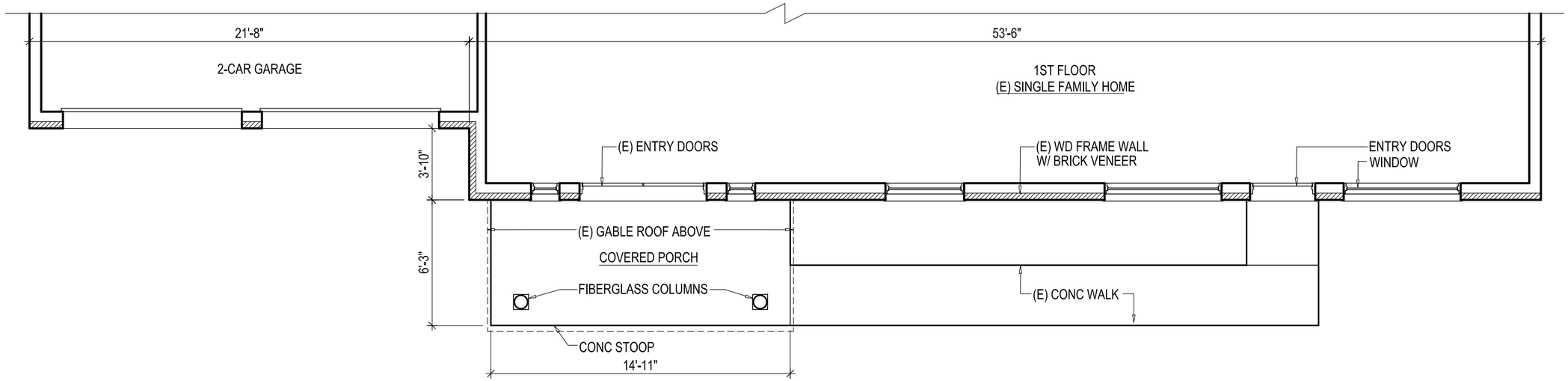
SINGLE FAMILY HOME PORCH ADDITION

ISSUED FOR DESIGN REVIEW DATE: 9-14-2024

1639 N. YALE CT. - ARLINGTON HEIGHTS, IL 60004

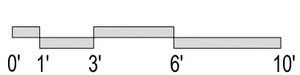
PETITION

ZONING BOARD OF APPEALS



PARTIAL FLOOR PLAN- EXISTING

WEST ELEVATION- EXISTING



D-2

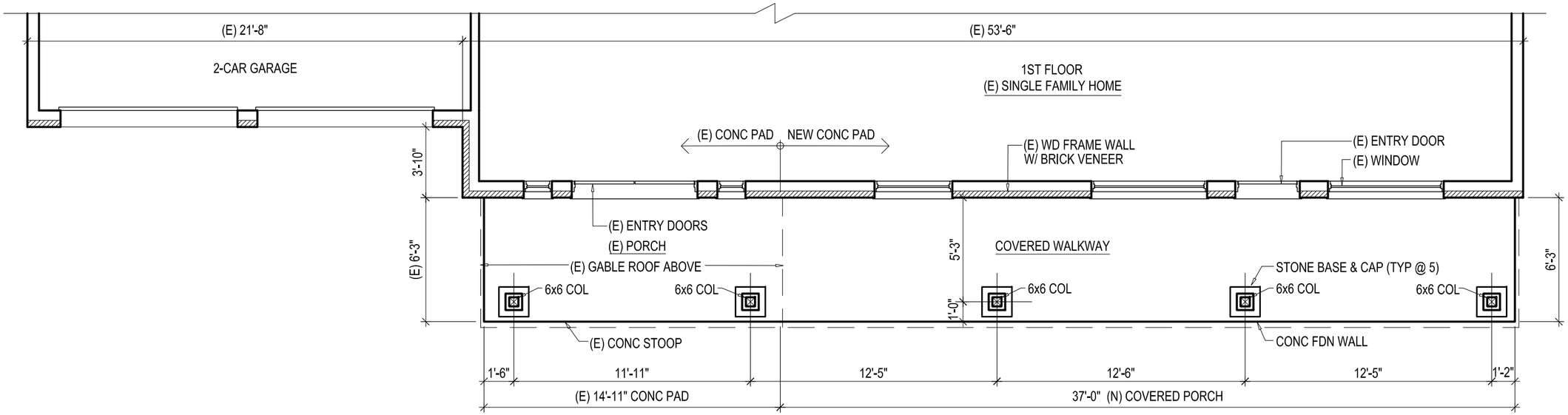
SINGLE FAMILY HOME PORCH ADDITION

ISSUED FOR DESIGN REVIEW DATE: 9-14-2024

1639 N. YALE CT. - ARLINGTON HEIGHTS, IL 60004

PETITION

ZONING BOARD OF APPEALS



PARTIAL FLOOR PLAN- PROPOSED

WEST ELEVATION- PROPOSED

0' 1' 3' 6' 10'

D-3

SINGLE FAMILY HOME PORCH ADDITION

ISSUED FOR DESIGN REVIEW DATE: 9-14-2024

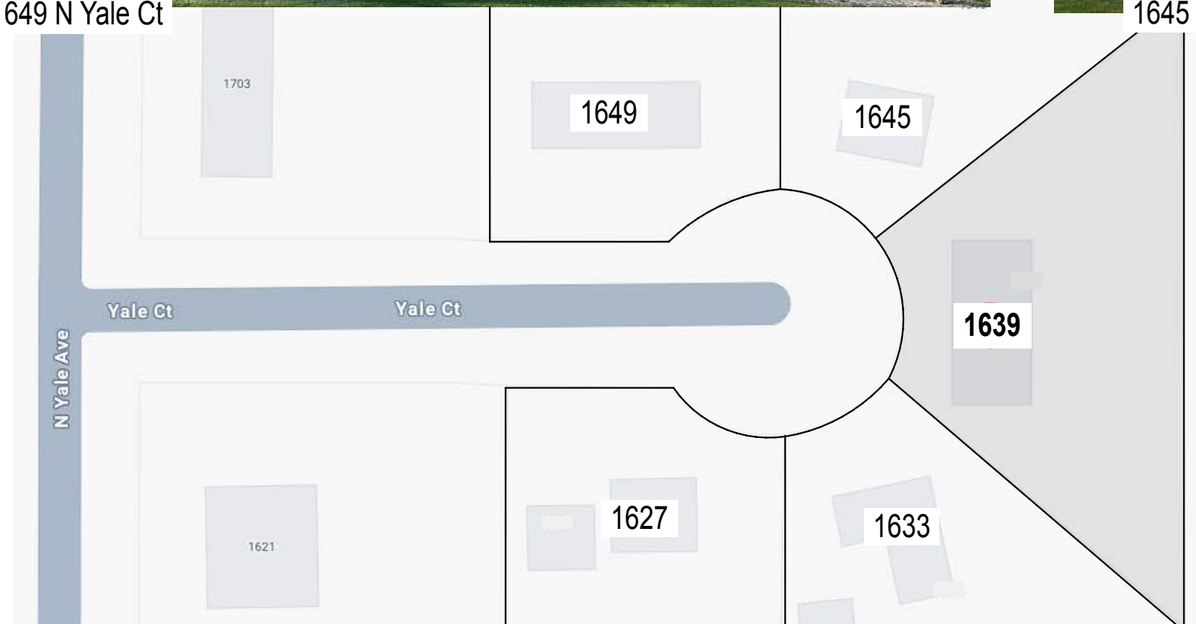
1639 N. YALE CT. - ARLINGTON HEIGHTS, IL 60004

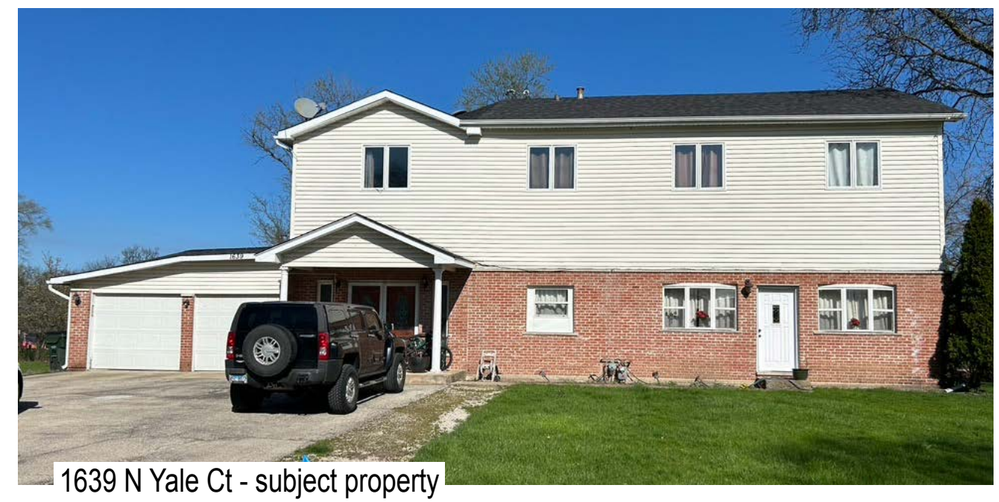
PETITION

ZONING BOARD OF APPEALS

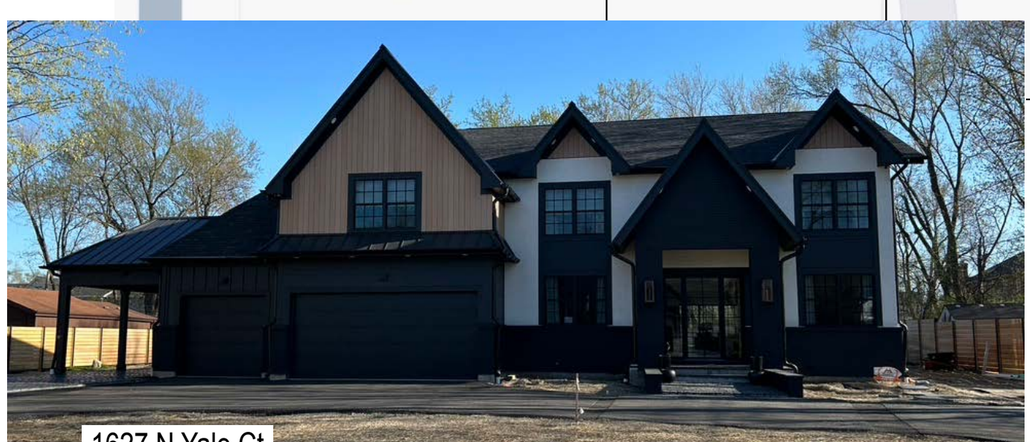
1649 N Yale Ct

1645 N Yale Ct

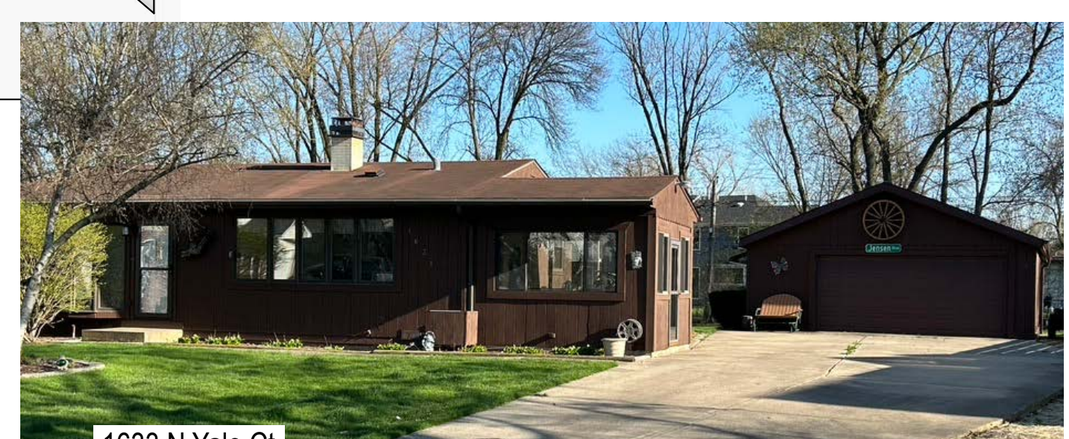




1639 N Yale Ct - subject property



1627 N Yale Ct



1633 N Yale Ct

D-4

SINGLE FAMILY HOME PORCH ADDITION

ISSUED FOR DESIGN REVIEW DATE: 9-14-2024

1639 N. YALE CT. - ARLINGTON HEIGHTS, IL 60004

PETITION

ZONING BOARD OF APPEALS

TO: 1627 N Yale Ct, Arlington Heights, IL 60004
REF: 1639 N Yale Ct, Arlington Heights, IL 60004

Dear Neighbor,

I am reaching out to inform you of some home improvement projects I am planning for my property at 1639 N Yale Ct. Specifically, I am considering adding a front porch with an overhang and replacing the old driveway to improve both the aesthetics and functionality of my home.

The new porch will be designed to complement the overall look of the neighborhood and maintain its character. Additionally, the driveway replacement will ensure a clean and updated appearance while enhancing the curb appeal of my property.

Before moving forward, I wanted to respectfully inform you of these plans and ensure that you are comfortable with the proposed changes.

Warm regards,
Naseer Chaudhry

Chris Fumino
Name (Print)

Signature

South side.

TO: 1633 N Yale Ct, Arlington Heights, IL 60004
REF: 1639 N Yale Ct, Arlington Heights, IL 60004

Dear Neighbor,

I am reaching out to inform you of some home improvement projects I am planning for my property at 1639 N Yale Ct. Specifically, I am considering adding a front porch with an overhang and replacing the old driveway to improve both the aesthetics and functionality of my home.

The new porch will be designed to complement the overall look of the neighborhood and maintain its character. Additionally, the driveway replacement will ensure a clean and updated appearance while enhancing the curb appeal of my property.

Before moving forward, I wanted to respectfully inform you of these plans and ensure that you are comfortable with the proposed changes.

Warm regards,
Naseer Chaudhry

EDWARD JENSEN
Name (Print)

Edward Jensen
Signature

11-16-2024

Noritsed.

TO: 1645 N Yale Ct, Arlington Heights, IL 60004
REF: 1639 N Yale Ct, Arlington Heights, IL 60004

Dear Neighbor,

I am reaching out to inform you of some home improvement projects I am planning for my property at 1639 N Yale Ct. Specifically, I am considering adding a front porch with an overhang and replacing the old driveway to improve both the aesthetics and functionality of my home.

The new porch will be designed to complement the overall look of the neighborhood and maintain its character. Additionally, the driveway replacement will ensure a clean and updated appearance while enhancing the curb appeal of my property.

Before moving forward, I wanted to respectfully inform you of these plans and ensure that you are comfortable with the proposed changes.

Warm regards,
Naseer Chaudhry

Jamie Knapstein
Name (Print)

Jamie Knapstein
Signature

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
1/13/2025

Item: 1021 N. Stratford Rd. - ZBA24-042
Department: Planning & Community Development

Item Description:
REQUEST

1. A 5.0-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 20.0 feet instead of the required 25.0 feet and an additional 0.5 feet for the eave.

2. A 0.3-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a second story addition with a front yard setback of 24.7 feet instead of the required 25.0 feet and an additional 0.5 feet for the eave.

3. A 1.3-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 5.9 feet instead of the required 7.2 feet and an additional 0.5 feet for the eave.

4. A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow two air conditioning compressor units in the required side yard setback along the south property line.

5. A 0.6 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow a window well encroaching into the side yard with a setback of 2.4 feet from the south property line instead of the minimum required 3.0 feet.

ATTACHMENTS:
1. Supporting Documents

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: January 13, 2025
Date Prepared: January 7, 2025
Project Title: Ciurej Residence
Address: 1021 N. Stratford Rd.

Background Information

Petition Number: ZBA #24-042
Petitioner: Michal Ciurej
Address: 1021 N. Stratford Rd.
Arlington Heights IL 60004

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

Requested Action/Background Information

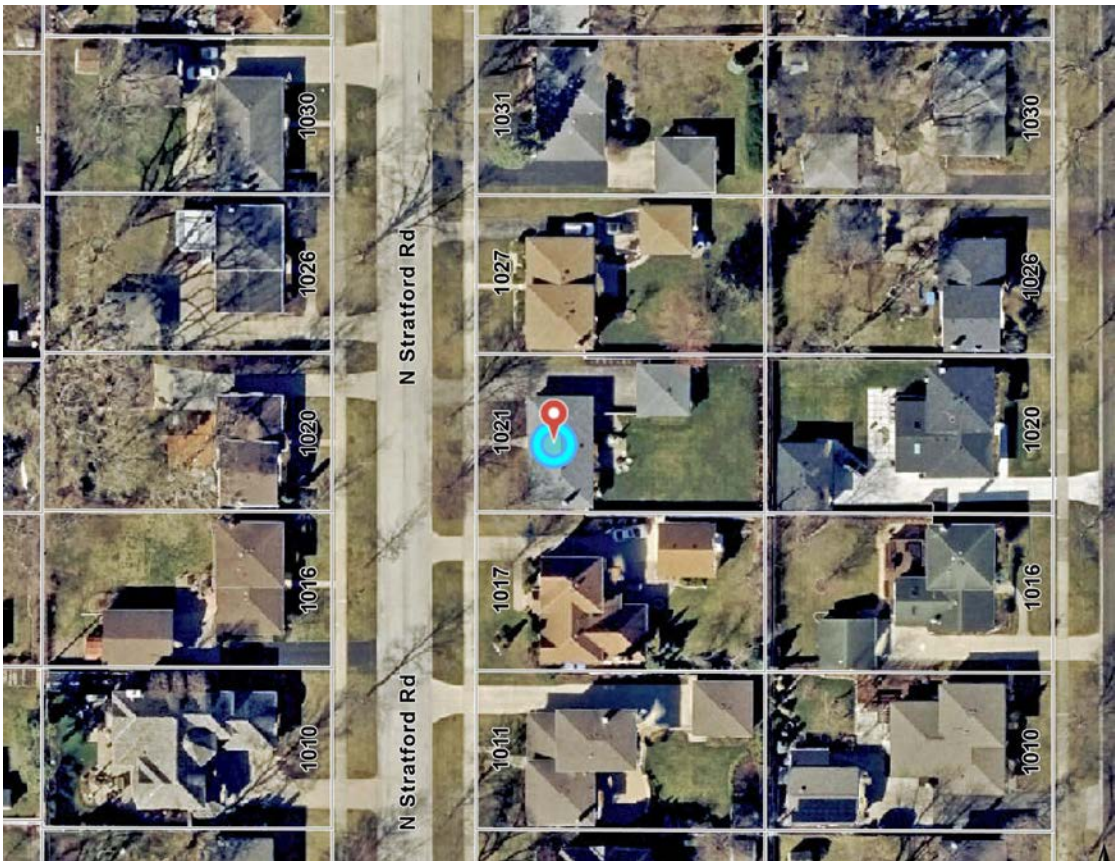
The petitioner is proposing to demolish an existing single-story residence and detached garage to build a new two-story residence and a new detached garage. The subject property is zoned R-3, One Family Dwelling District. The property has a total land area of 9,522 square feet and the proposed residence with addition will be 3,580 square feet. As part of the project the petitioner is requesting the following variations:

- A 5.0-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 20.0 feet instead of the required 25.0 feet and an additional 0.5 feet for the eave.
- A 0.3-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a second story addition with a front yard setback of 24.7 feet instead of the required 25.0 feet and an additional 0.5 feet for the eave.
- A 1.3-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 5.9 feet instead of the required 7.2 feet and an additional 0.5 feet for the eave.
- A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow two air conditioning compressor units in the required side yard setback along the south property line.
- A 0.6 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow a window well encroaching into the side yard with a setback of 2.4 feet from the south property line instead of the minimum required 3.0 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

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	12/19/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	12/19/24	
3. Letter that was Mailed	✓	12/19/24	
4. Photographs of Sign on Property	✓	12/19/24	

Photographs of Existing Structure

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, January 13, 2025, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A 5.0-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a front porch with a front yard setback of 20.0 feet instead of the required 25.0 feet and an additional 0.5 feet for the eave.**
- **A 0.3-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow a second story addition with a front yard setback of 24.7 feet instead of the required 25.0 feet and an additional 0.5 feet for the eave.**
- **A 1.3-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a side yard setback of 5.9 feet instead of the required 7.2 feet and an additional 0.5 feet for the eave.**
- **A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow two air conditioning compressor units in the required side yard setback along the south property line.**
- **A 0.6 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow a window well encroaching into the side yard with a setback of 2.4 feet from the south property line instead of the minimum required 3.0 feet.**

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning@vah.com. At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

LOT 13 IN BLOCK 6 IN FIDELITY ARLINGTON ESTATES, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSIDP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 297 FEET OF THE SOUTH 450 FEET THEREOF) ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1955, AS DOCUMENT 16340863, IN COOK COUNTY ILLINOIS.

Commonly known as: 1021 N. Stratford Road, Arlington Heights IL 60004

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, Illinois 60005, (847) 368-5793 (Voice), (847) 368-5980 (Fax) or emercado@vah.com.

Peter Siavelis, Chairman
Zoning Board of Appeals
(Published in the Daily Herald in Arlington Heights, on Saturday, December 28, 2024)
Derek Mach (847) 368-5232
Planning and Community Development
Published in Daily Herald Dec. 28, 2024 (273919)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy,
was published 12/28/2024
in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 273919

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Village of Arlington Heights

To:	**Michal Ciurej**
From:	**Derek Mach**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-042**
Project:	**1021 N. Stratford Rd.**
Date:	**January 3, 2025**

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

1. This project received Design Commission approval on December 10, 2024, with a requirement to change the left front gable and north side elevation from siding to brick.

Building and Life Safety

1. A minimum fire separation distance less than 5'-0" requires a 1-hour fire-resistance rating. Section: 2018 IBC Table R302.1(1)

Engineering

1. Engineering has NO COMMENT to a variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow two air conditioning compressor units in the required side yard setback along the south property line. Engineering is NOT IN FAVOR of 0.6-foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow a window well encroaching into the side yard with a setback of 2.4 feet from the south property line instead of the minimum required 3.0 feet.
2. NOTE: The plans (2/DC-01) state that the proposed window well is existing, but the existing window well is smaller and the new one is an egress and much bigger.

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 Michal Ciurej

being the owner of the property commonly know as: 1021 N. Stratford Rd.

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.3 & 6.6-5

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

.

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): See attached

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): See attached

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

See attached

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

Signed: _____ Date: 2024-10-31

Petitioner

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

Allow a 2nd floor addition and rear expansion of an existing house built in 1958 with non-conforming side and front setbacks. A 1.29 ft variation to the side setback and a 0.15 ft variation to the front setback is needed to allow reuse of the foundations and first floor framing of the existing house. The proposed design will also need a 6.0 ft variation to the entry portico width and a variation to locate the AC condensers in the side yard.

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 addition will preserve the existing front and side yards, extending only to the rear and 2nd floor. The exterior front and side walls will remain in the exact same locations. Additionally, the roof overhangs will be reduced from the existing 3.0 ft to 0.5ft. A similar addition has been completed on the adjacent property, and the proposed design is comparable in scale. The variation for the entry portico width is needed to create an entry that is proportionate with the rest of the façade and provides weather protection for the front door. Given the location of the proposed rear patio and the mechanical room in the basement, the most suitable place for the AC condensers is the side yard. The condensers will be screened by the existing 6.0 ft tall wood fence and proposed landscaping. The aim of the house expansion is to achieve a harmonious and elegant design that integrates seamlessly into 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):

The current home was constructed in the 1950s, prior to the adoption of the existing zoning code. We are simply asking to maintain the existing home footprint and add to the rear and 2nd floor. Our intention is to create a home that will allow us to start a family and grow into over the years. Our goal is to improve the existing architecture and create a home that will positively contribute to the look and feel of the neighborhood. The variance to the entry portico width will enhance the overall aesthetic of the house and the AC condenser placement in the side yard will not adversely affect the neighboring property, as it will be screened by a wooden fence and landscaping, but it will allow for a practical patio in the rear of the house. The adjacent property has the AC condensers situated in the side yard as well.

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

The proposed addition is in harmony with Chapter 28 and fits in well with the surrounding homes in the neighborhood. The addition will be similar in scale to the adjacent property where a similar addition was built as well as other 2 story homes nearby.

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

We are not proposing to alter the existing side and front yards, and only expand the house to the rear and add a 2nd floor. Entry portico is only wide enough to be proportionate with the rest of the facade. The AC unit will only be moved about 5 feet from its current position to accommodate the rear expansion of the house and the outdoor patio.

Variance Project Description | Home addition at 1021 N. Stratford Rd.

My wife and I purchased the home at 1021 N. Stratford Rd. in 2023 with the intention of enhancing its appearance, settling down in a great neighborhood, and starting a family. Once we saw the neighboring vicinity and all that it had to offer, we knew this was the perfect place for our future. We want our home to be functional for our growing family while also adding to the appeal of the surrounding community.

The current house was built in 1958 with non-conforming setbacks in the front and on one side. The goal of the proposed design is to maintain the existing foundations and first floor framing and expand the home to the rear and 2nd floor. We are not proposing to alter the existing side and front yards. A 1.29 ft variation to the side yard and a 0.15 ft variation to the front yard is needed to maintain the existing footprint of the house.

In addition to the side and front yard variance, we would like to ask for a 6.0ft variance to the front entry portico width. A wider portico will be more proportionate to the rest of the facade and will enhance the overall aesthetic of the house. We are proposing a 5ft by 16ft portico, where a 5ft by 10ft is allowed.

Lastly, the final variance we would like to ask for is to locate the AC condensers in the side yard. The current location of the AC units will interfere with the rear expansion of the house and the planned outdoor patio. The AC condenser placement in the side yard will not adversely affect the neighboring property, as it will be screened by a wooden fence and landscaping.

As such, we respectfully request that these variances be granted, allowing us to create a family home and establish our roots in Arlington Heights for many years to come.

Thank you for your time.

Sincerely,

Michal & Barbara Ciurej

PLAT OF SURVEY

by

Michael J. Emmert Surveys, Inc.

of

Property located at: 1021 N. STRATFORD ROAD

Legally described as:

LOT 13 IN BLOCK 6 IN FIDELITY ARLINGTON ESTATES, BEING A SUBDIVISION OF THE EAST HALF OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE WEST 297 FEET OF THE SOUTH 450 FEET THEREOF) ACCORDING TO THE PLAT OF SURVEY THEREOF RECORDED AUGUST 23, 1955 AS DOCUMENT 16340863, IN COOK COUNTY, ILLINOIS.

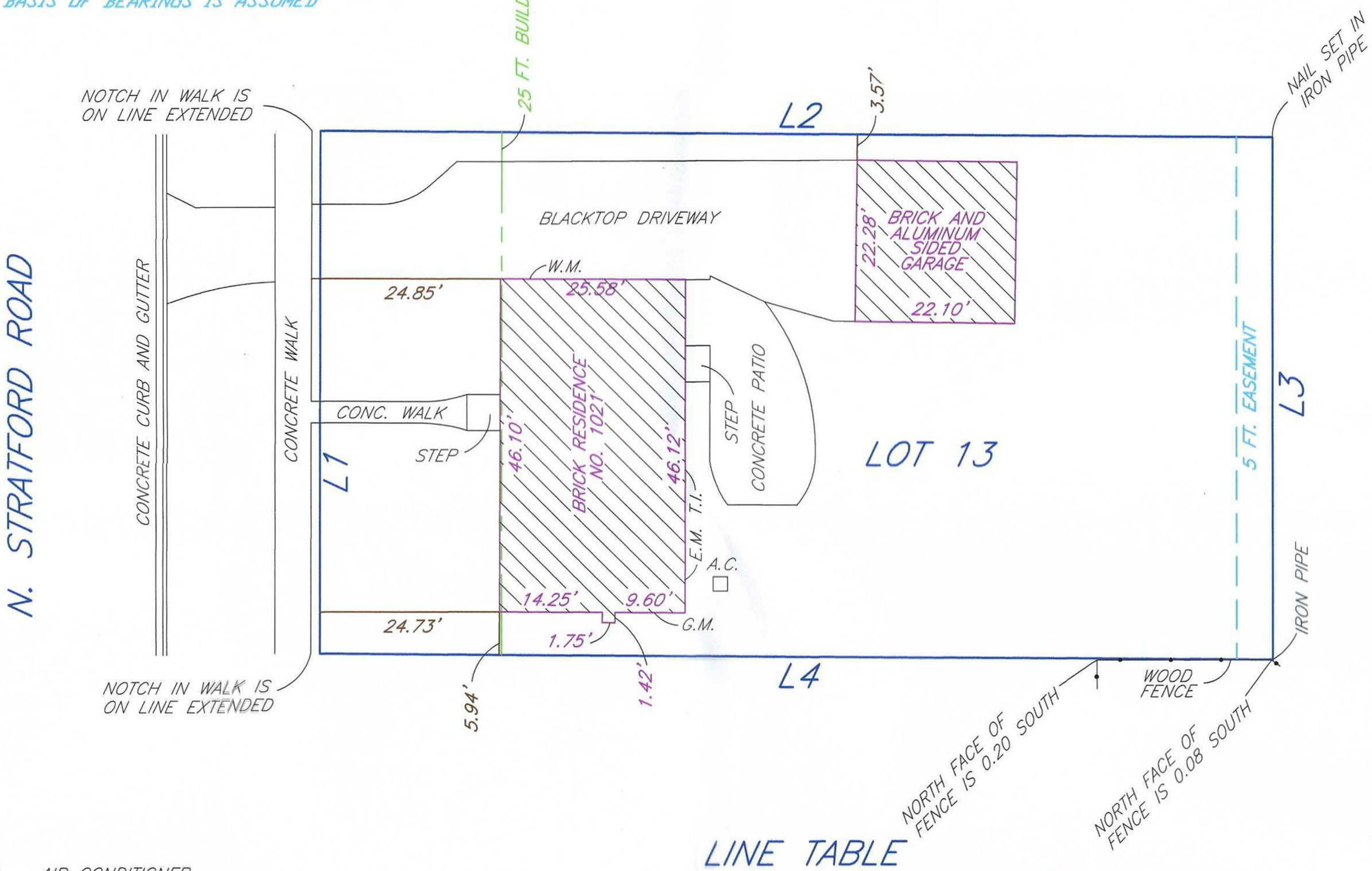
North

W E

S

0 4 8 16

1 IN. = 16 FT.
VERIFY SCALE AGAINST THIS GRAPHIC
BASIS OF BEARINGS IS ASSUMED



A.C. – AIR CONDITIONER
W.M. – WATER METER
G.M. – GAS METER
T.I. – TELEPHONE INTERFACE
C.S. – CABLE SERVICE
E.M. – ELECTRIC METER

LINE TABLE

Line	Bearing	Distance	Measure
L1	N.00°01'43"E.	72.29'	72.29'
L2	S.89°35'28"E.	-----	131.69'
L3	S.00°00'27"E.	72.29'	72.37'
L4	N.89°33'23"W.	-----	131.74'

Survey ordered by: Guy M. Karm, Attorney at Law

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.
Date of field survey: April 11, 2023

Dated this 11th day of April 2023

By: _____ President
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2024
Professional Design Firm Land Surveyor Corporation No. 184.004811

STATE OF ILLINOIS
MICHAEL J. EMMERT
No. 2499
PROFESSIONAL LAND SURVEYOR

	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

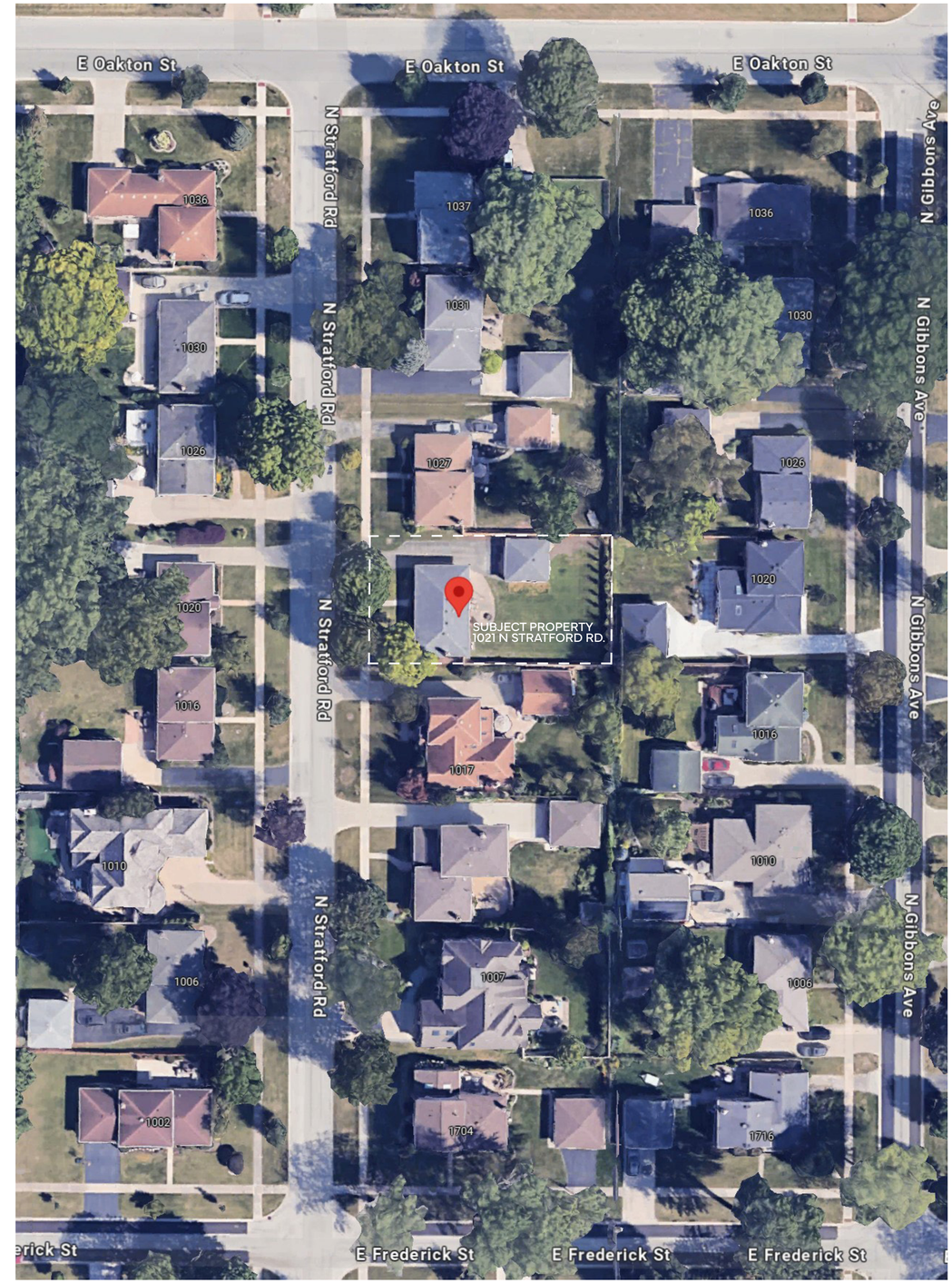
mike@mjesurveys.com
Michael J. Emmert Surveys, Inc
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383

CIUREJ RESIDENCE | ZONING BOARD OF APPEALS

REMODEL AND ADDITION

1021 N STRATFORD ROAD
ARLINGTON HEIGHTS, IL 60004

2024.10.31



MAP OF GENERAL VICINITY

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

REMODEL AND ADDITION

DESIGN REVIEW SUBMITTAL | 2024.10.28

PHOTOS OF EXISTING HOUSE

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

REMODEL AND ADDITION

DESIGN REVIEW SUBMITTAL | 2024.10.28

Proposed

Existing

Third Property North
1037 N. Stratford Rd.

Second Property North
1031 N. Stratford Rd.

First Property North
1027 N. Stratford Rd.

Subject Property
1021 N. Stratford Rd.

First Property South
1017 N. Stratford Rd.

Second Property South
1011 N. Stratford Rd.

Third Property South
1007 N. Stratford Rd.

N STRATFORD ROAD

Property Across North
1026 N. Stratford Rd.

Property Directly Across
1020 N. Stratford Rd.

Property Across South
1016 N. Stratford Rd.

CONTEXT PHOTOS

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

REMODEL AND ADDITION

DESIGN REVIEW SUBMITTAL | 2024.10.28

SINGLE FAMILY RESIDENCE REMODELING AND ADDITION

1021 N. STRATFORD RD.
ARLINGTON HEIGHTS, IL

OWNER:
MICHAL AND BARBARA CIUREJ

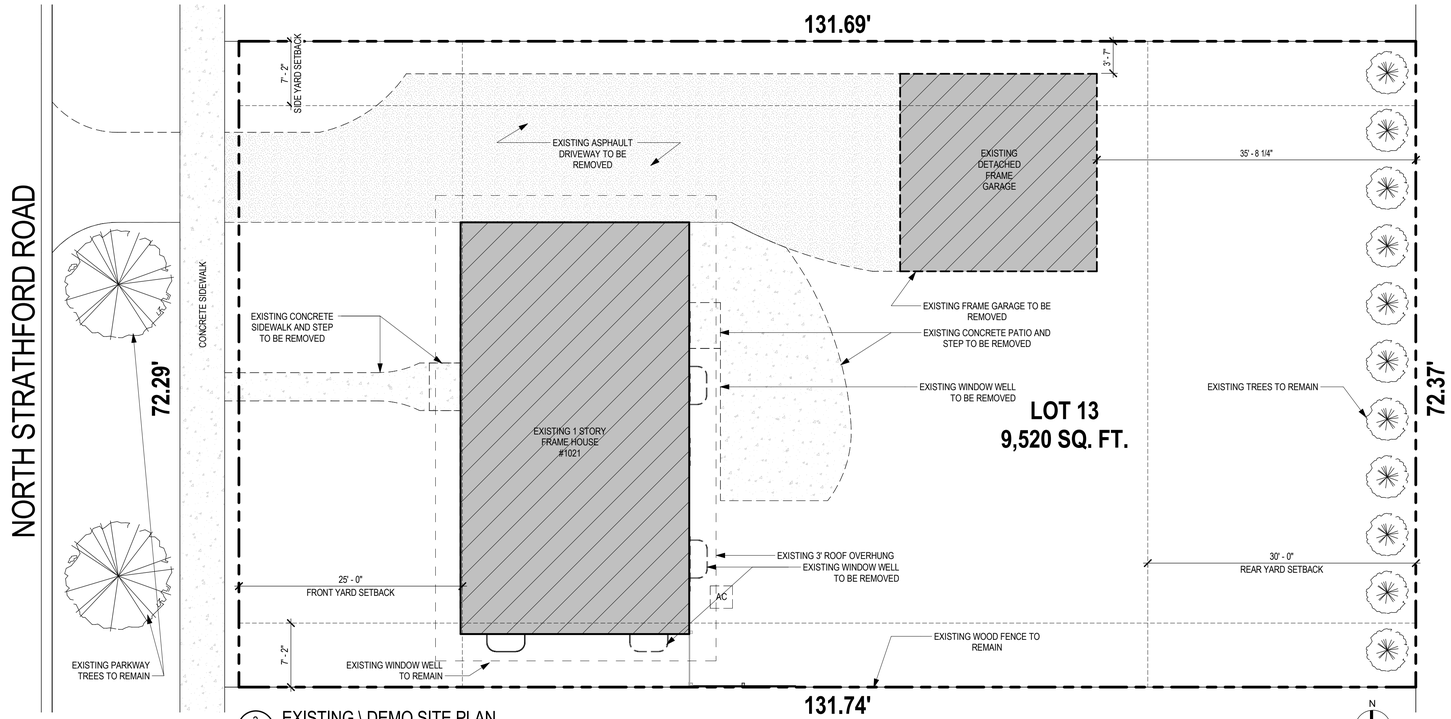
DRAWING PREPARED BY:
MICHAL CIUREJ

ZONING CALCULATIONS - R-3

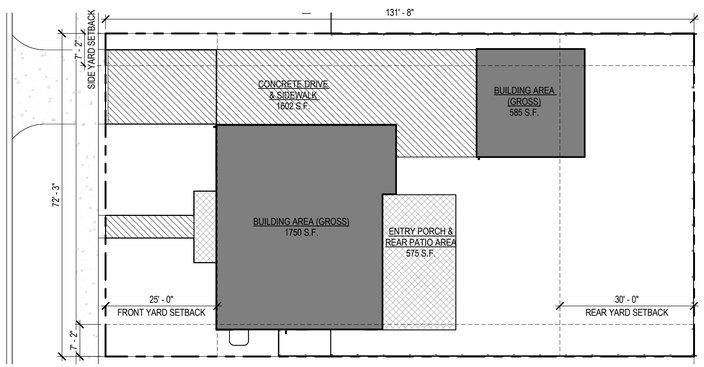
LOCATION	AREA (SQ. FT.)
LOT	9,520
MAX F.A.R. 3938+[(LA-8750)x0.4]	4,246
PROPOSED F.A.R.	3,585
MAX BUILDING LOT COVERAGE (35%)	3,332
PROPOSED LOT COVERAGE	2,335
MAX IMPERVIOUS COVERAGE (50%)	4,760
PROPOSED IMPERVIOUS COVERAGE	4,512
1ST FLOOR	1,750
2ND FLOOR	1,650
GARAGE (OVER 400 SQ. FT.)	0 (Sec. 6.5-7)
TOTAL	3,400

SETBACKS - R-3

LOCATION	REQUIRED DIMENSION	PROPOSED DIMENSION
FRONT YARD	25.00'	24.85' (EXISTING)
SOUTH SIDE YARD (10% LOT WIDTH)	7.22'	5.94' (EXISTING)
NORTH SIDE YARD (10% LOT WIDTH)	7.22'	20.25' (EXISTING)
REAR YARD	30.00'	54.33'
HEIGHT - MEAN	25'-0"	24'-9"



3 DC-01 EXISTING \ DEMO SITE PLAN
SCALE: 1/8" = 1'-0"



IMPERVIOUS SURFACE COVERAGE: 50%MAX

DRIVEWAY & SIDEWALKS	1,602 S.F.
HOUSE	1,750 S.F.
GARAGE	585 S.F.
PATIO	575 S.F.
TOTAL	**4,512 S.F. (47.39%)**

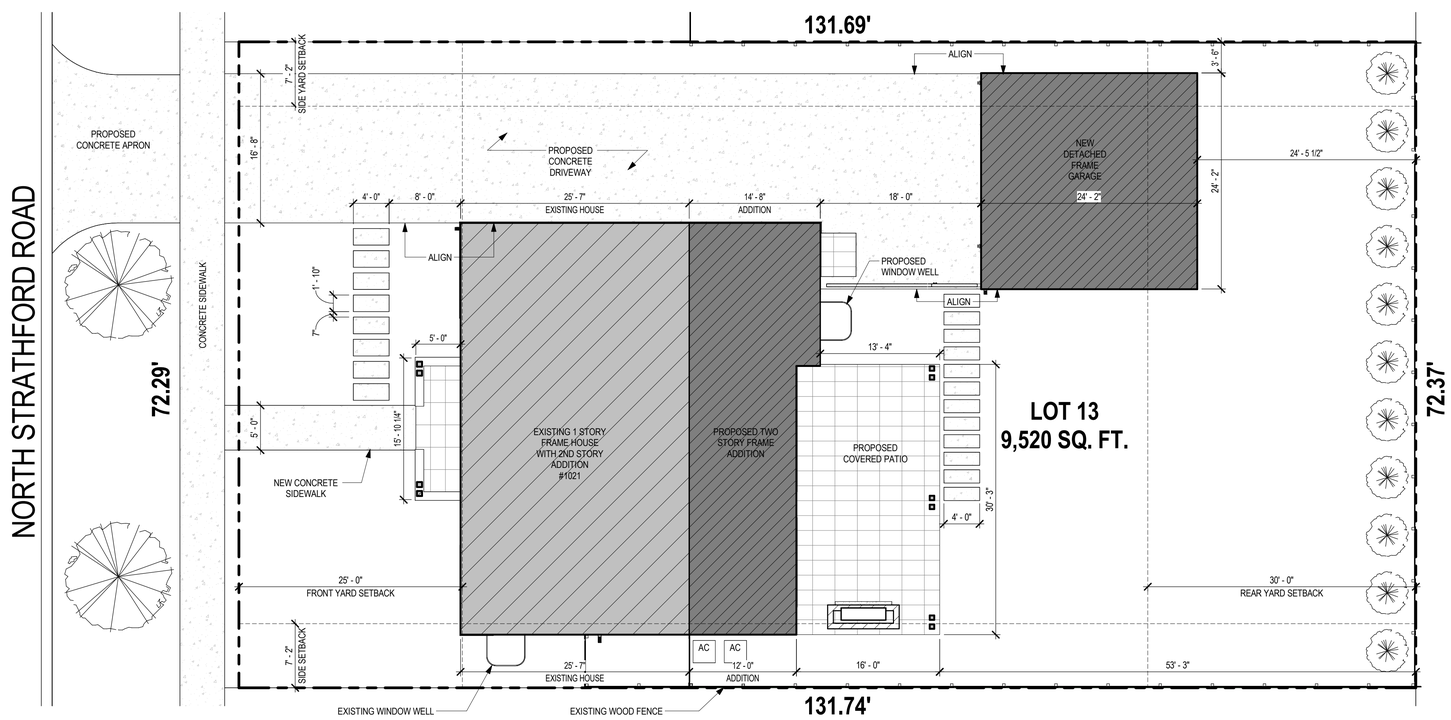
LOT COVERAGE: 35% MAX

HOUSE	1,750 S.F.
GARAGE	585 S.F.
PATIO	575 S.F.
TOTAL	**2,910 S.F. (30.56%)**

FRONT YARD COVERAGE: 50% MAX

FRONT YARD AREA:	1,807 S.F.
DRIVEWAY:	412 S.F.
SIDEWALK:	100 S.F.
ENTRY PORCH:	80 S.F.
TOTAL:	**592 S.F. (32.76%)**

1 DC-01 SITE COVERAGE PLAN
SCALE: 1/16" = 1'-0"



2 DC-01 PROPOSED SITE PLAN
SCALE: 1/8" = 1'-0"

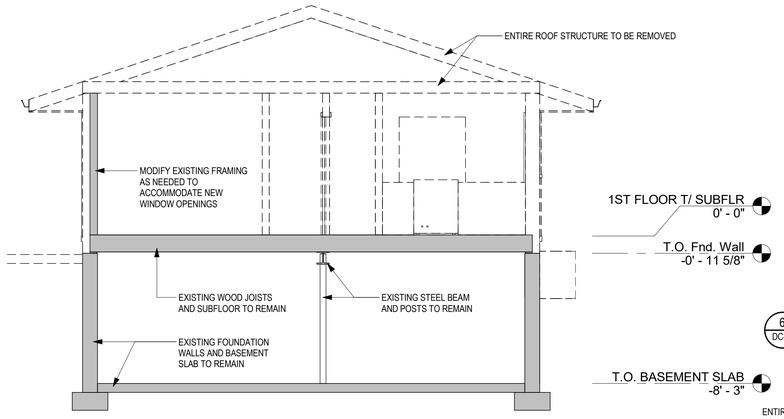
NOT FOR CONSTRUCTION

NO.:	ISSUED FOR:	DATE
1	DESIGN REVIEW	2024-10-28

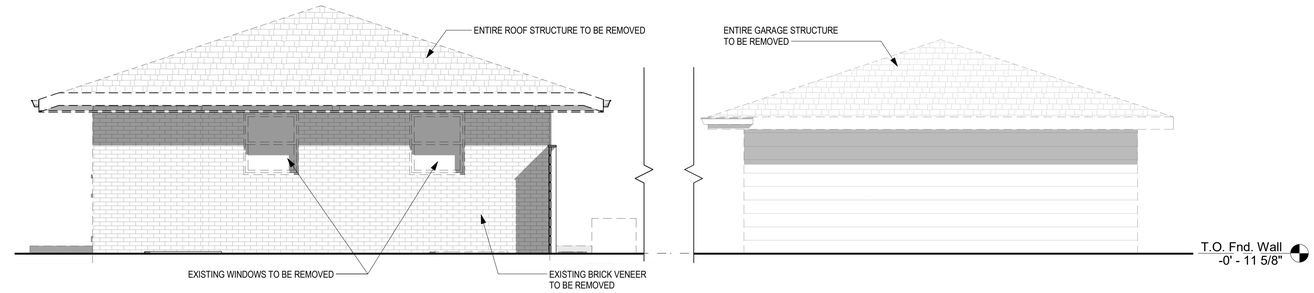
SITE PLANS

DATE: 2024-10-28

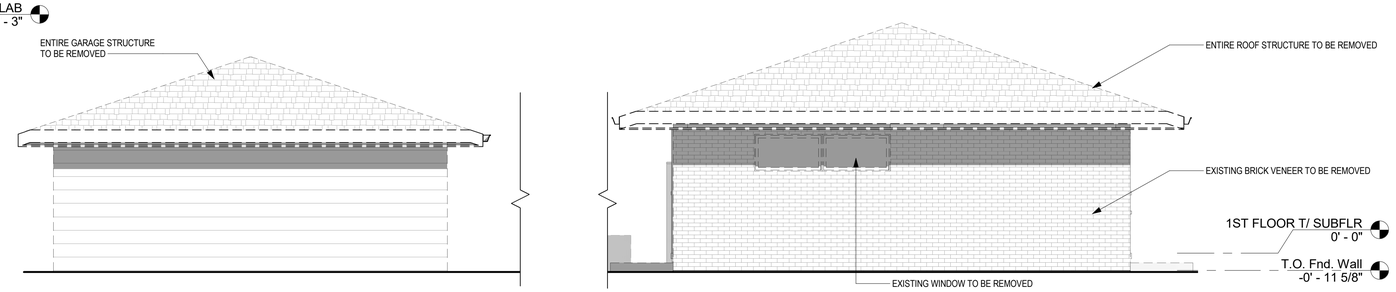
SHEET NO.: DC-01



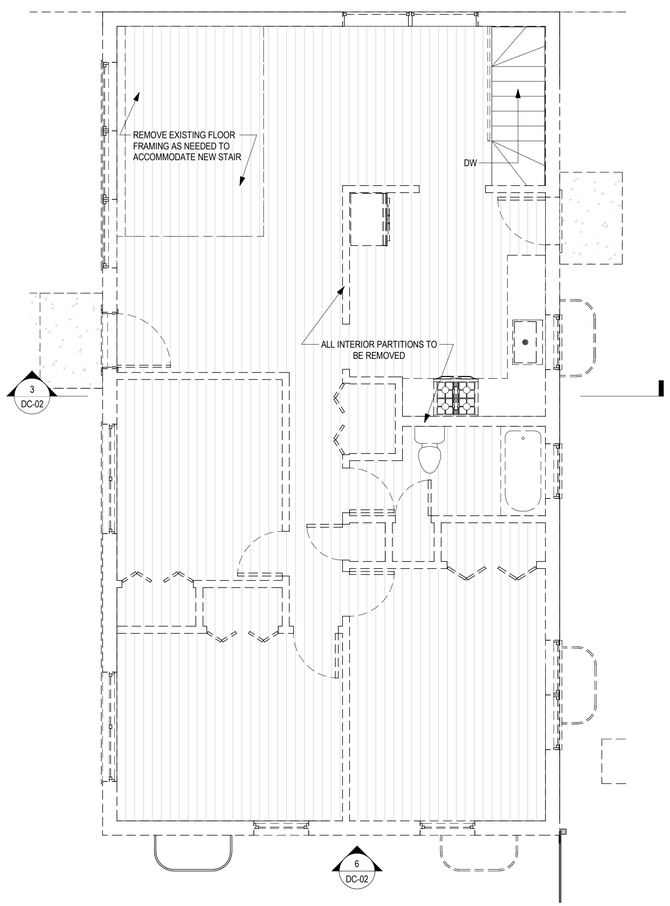
3 DC-02 EXISTING/DEMO BUILDING SECTION
SCALE: 1/4" = 1'-0"



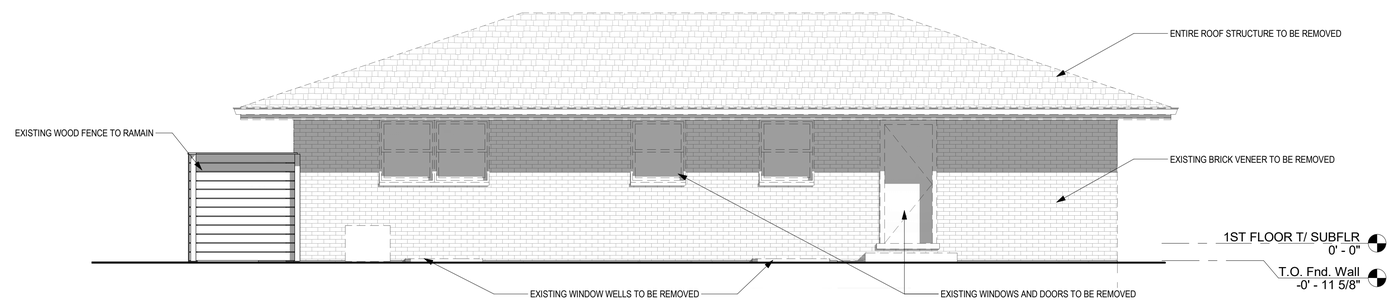
6 DC-02 EXISTING/DEMO SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



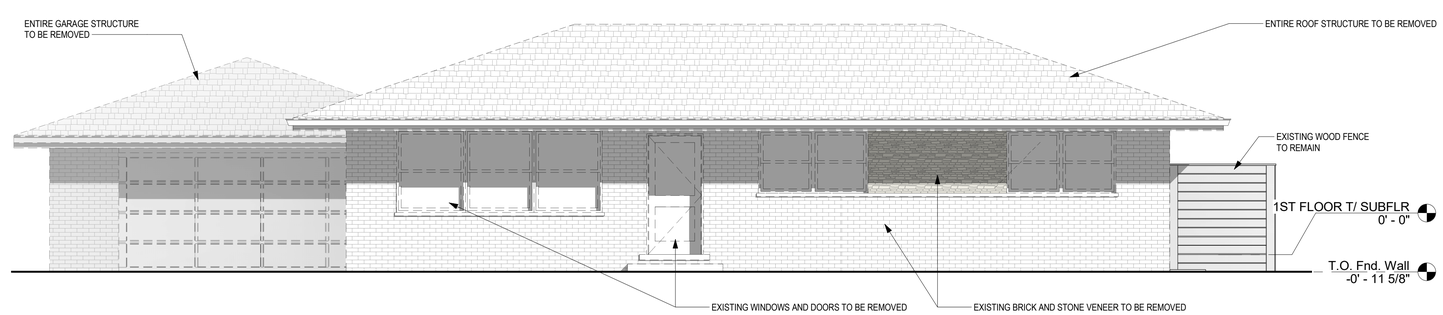
5 DC-02 EXISTING/DEMO NORTH ELEVATION
SCALE: 1/4" = 1'-0"



4 DC-02 EXISTING/DEMO FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 DC-02 EXISTING/DEMO EAST ELEVATION
SCALE: 1/4" = 1'-0"



1 DC-02 EXISTING/DEMO WEST ELEVATION
SCALE: 1/4" = 1'-0"

SINGLE FAMILY RESIDENCE REMODELING AND ADDITION

1021 N. STRATFORD RD.
ARLINGTON HEIGHTS, IL

OWNER:
MICHAL AND BARBARA CIUREJ

DRAWING PREPARED BY:
MICHAL CIUREJ

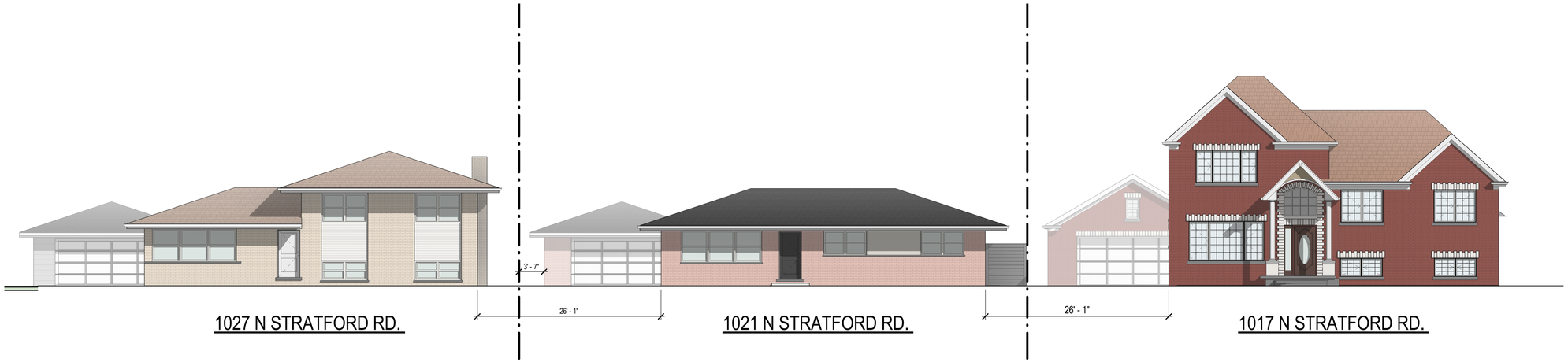
NOT FOR CONSTRUCTION

NO.:	ISSUED FOR:	DATE
1	DESIGN REVIEW	2024-10-28

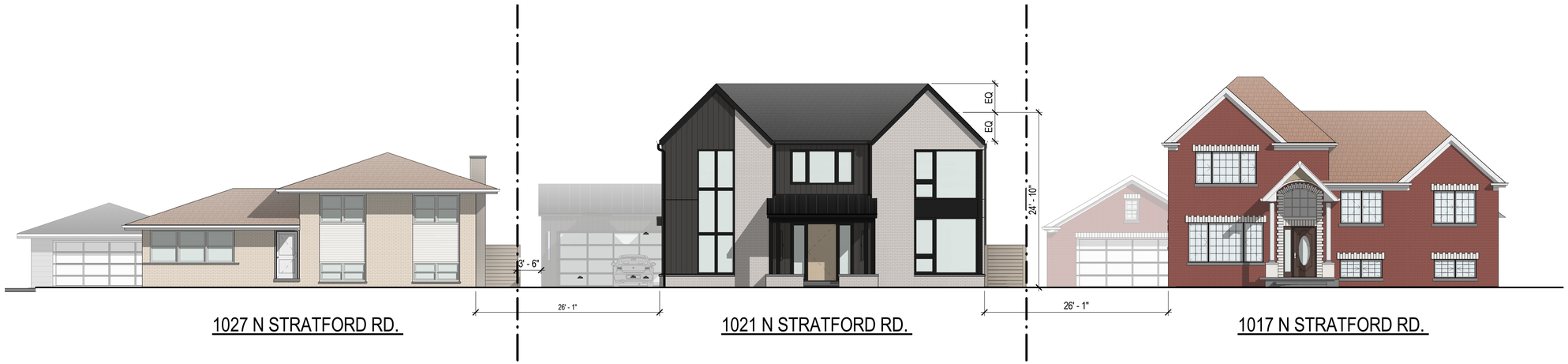
EXISTING/DEMO ELEVATIONS, PLAN AND SECTION

DATE: 2024-10-28

SHEET NO.: DC-02



2 DC-03 EXISTING CONTEXT ELEVATION
SCALE: 1/8" = 1'-0"



1 DC-03 PROPOSED CONTEXT ELEVATION
SCALE: 1/8" = 1'-0"

SINGLE FAMILY RESIDENCE REMODELING AND ADDITION

1021 N. STRATFORD RD.
ARLINGTON HEIGHTS, IL

OWNER:
MICHAL AND BARBARA CIUREJ

DRAWING PREPARED BY:
MICHAL CIUREJ

NOT FOR CONSTRUCTION

NO.:	ISSUED FOR:	DATE
1	DESIGN REVIEW	2024-10-28

CONTEXT ELEVATIONS

DATE: 2024-10-28

SHEET NO.: DC-03

3 DC-04 PROPOSED GARAGE WEST ELEVATION
SCALE: 1/4" = 1'-0"

2 DC-04 PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"

1 DC-04 PROPOSED WEST ELEVATION
SCALE: 1/4" = 1'-0"

MATERIAL LEGEND

MARK	MATERIAL	MNFR./COLOR	REMARKS
BRK	BRICK VENEER	INTERSTATE - ASH	EMPEROR 4 X 2 1/4 X 16
RFS	ROOF SHINGLES	GAF TIMBERLINE HDZ - CHARCOAL	
MTR	METAL ROOF	PAC-CLAD MIDNIGHT BRONZE	
GUT	GUTTERS & DOWNSPOUTS	PAC-CLAD MIDNIGHT BRONZE	
TRM	TRIM	HARDIE TRIM - IRON ORE	SMOOTH FINISH
SID	SIDING	HARDIE NICKEL GAP PLANKS - IRON ORE	
FCP	FIBER CEMENT PANEL	HARDIE PANEL - IRON ORE	SMOOTH FINISH
WDW	WINDOWS	OKNOPLAST - BLACK	
WDW	GARAGE DOOR	CLOPAY - BLACK/GLASS	
CST	CAST STONE	TBD - NATURAL	
MTL	METAL FENCE & GATE	TBD - BLACK	

SINGLE FAMILY RESIDENCE REMODELING AND ADDITION

1021 N. STRATFORD RD.
ARLINGTON HEIGHTS, IL

OWNER:
MICHAL AND BARBARA CIUREJ

DRAWING PREPARED BY:
MICHAL CIUREJ

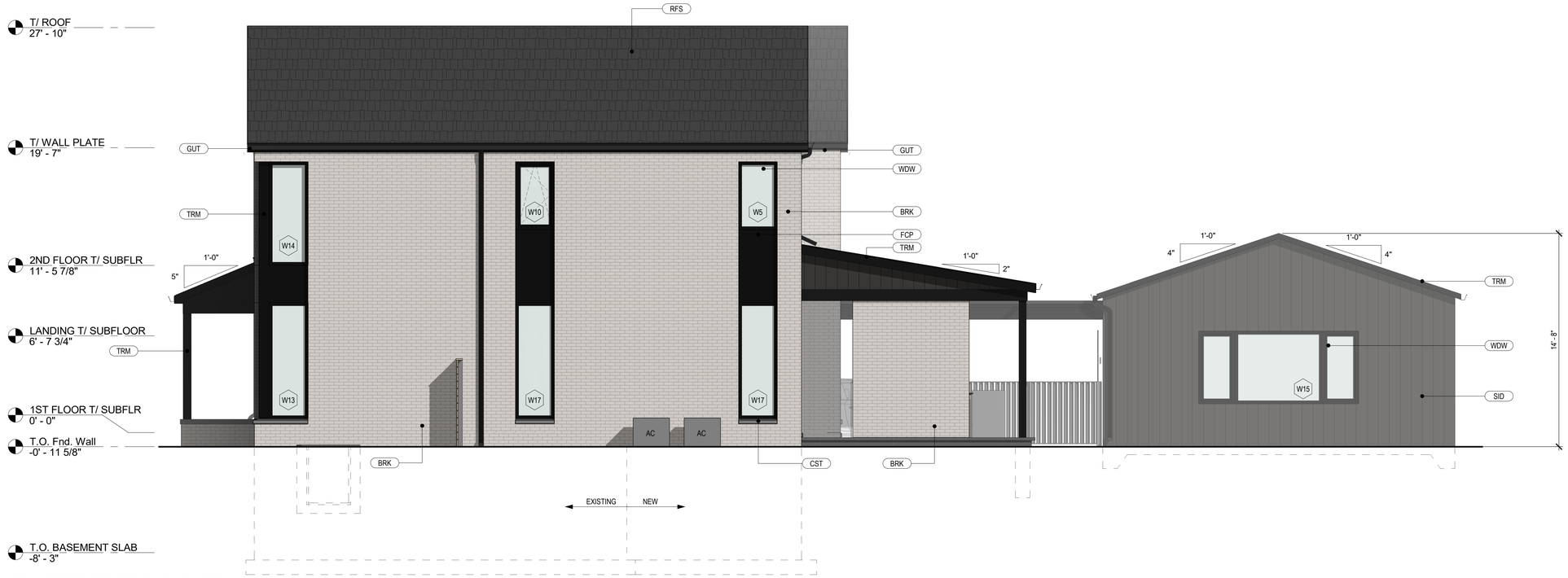
NOT FOR CONSTRUCTION

NO.:	ISSUED FOR:	DATE
1	DESIGN REVIEW	2024-10-28

EAST AND WEST BUILDING ELEVATIONS

DATE: 2024-10-28

SHEET NO.: DC-04

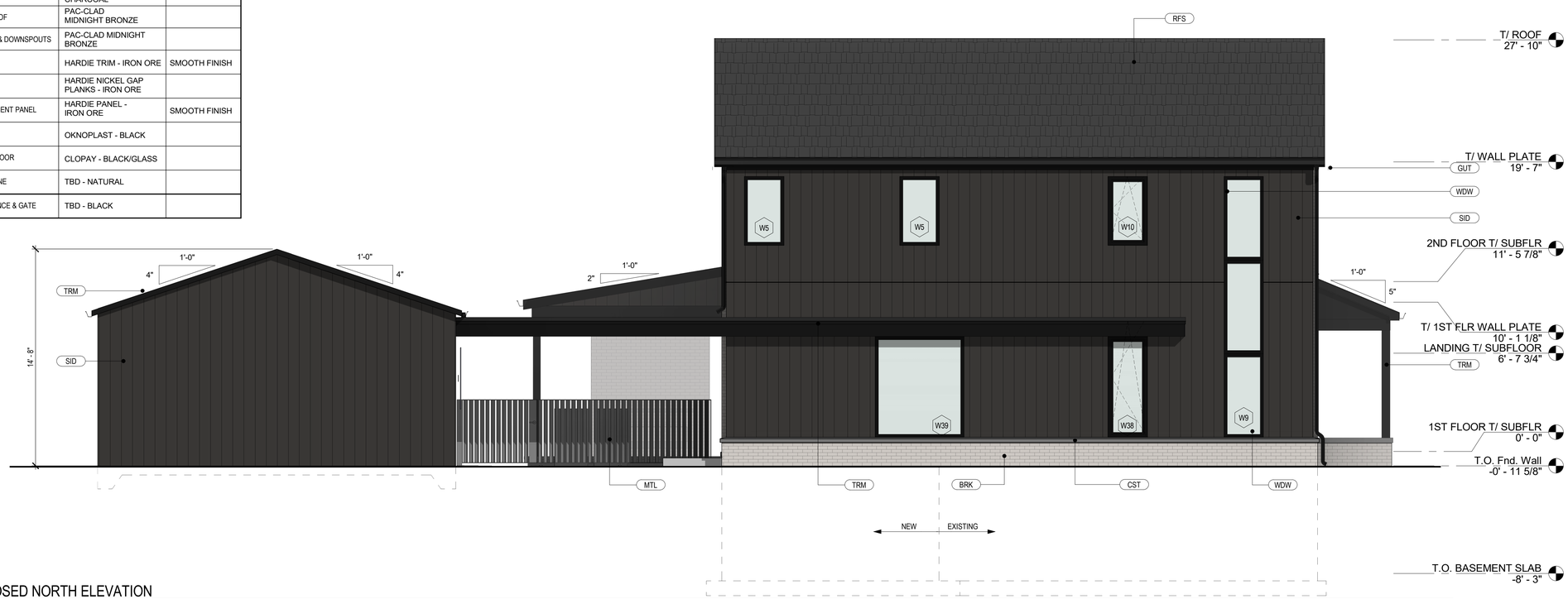


2 DC-05 PROPOSED SOUTH ELEVATION

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

MATERIAL LEGEND

MARK	MATERIAL	MNFR./COLOR	REMARKS
BRK	BRICK VENEER	INTERSTATE - ASH	EMPEROR 4 X 2 1/4 X 16
RFS	ROOF SHINGLES	GAF TIMBERLINE HDZ - CHARCOAL	
MTR	METAL ROOF	PAC-CLAD MIDNIGHT BRONZE	
GUT	GUTTERS & DOWNSPOUTS	PAC-CLAD MIDNIGHT BRONZE	
TRM	TRIM	HARDIE TRIM - IRON ORE	SMOOTH FINISH
SID	SIDING	HARDIE NICKEL GAP PLANKS - IRON ORE	
FCP	FIBER CEMENT PANEL	HARDIE PANEL - IRON ORE	SMOOTH FINISH
WDW	WINDOWS	OKNOPLAST - BLACK	
WDW	GARAGE DOOR	CLOPAY - BLACK/GLASS	
CST	CAST STONE	TBD - NATURAL	
MTL	METAL FENCE & GATE	TBD - BLACK	



1 DC-05 PROPOSED NORTH ELEVATION

SCALE: 1/4" = 1'-0" REF. SHEET:

SINGLE FAMILY RESIDENCE REMODELING AND ADDITION

1021 N. STRATFORD RD.
ARLINGTON HEIGHTS, IL

OWNER:
MICHAL AND BARBARA CIUREJ

DRAWING PREPARED BY:
MICHAL CIUREJ

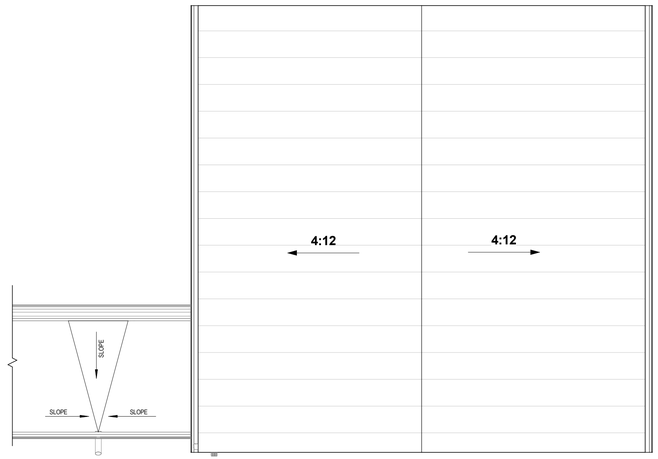
NOT FOR CONSTRUCTION

NO.	ISSUED FOR:	DATE
1	DESIGN REVIEW	2024-10-28

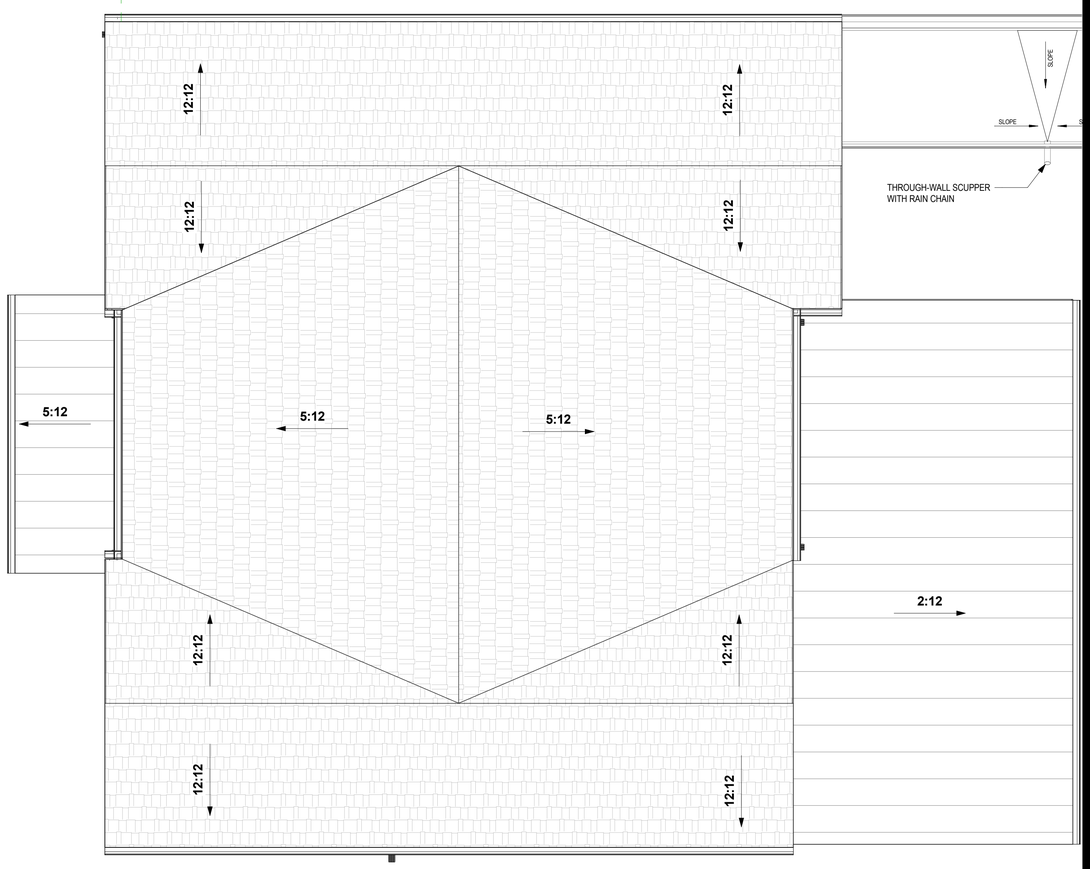
NORTH AND SOUTH BUILDING ELEVATIONS

DATE: 2024-10-28

SHEET NO.: DC-05



3 DC-07 GARAGE ROOF PLAN
SCALE: 1/4" = 1'-0"



2 DC-07 ROOF PLAN
SCALE: 1/4" = 1'-0"

[redacted]

SINGLE FAMILY RESIDENCE REMODELING AND ADDITION

1021 N. STRATFORD RD.
ARLINGTON HEIGHTS, IL

OWNER:
MICHAL AND BARBARA CIUREJ

DRAWING PREPARED BY:
MICHAL CIUREJ

NOT FOR CONSTRUCTION

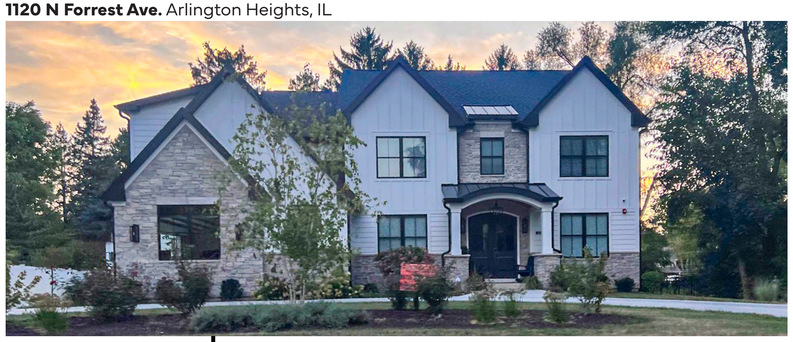
NO.:	ISSUED FOR:	DATE
1	DESIGN REVIEW	2024-10-28

2ND LEVEL FLOOR PLAN & ROOF PLAN

DATE:
2024-10-28

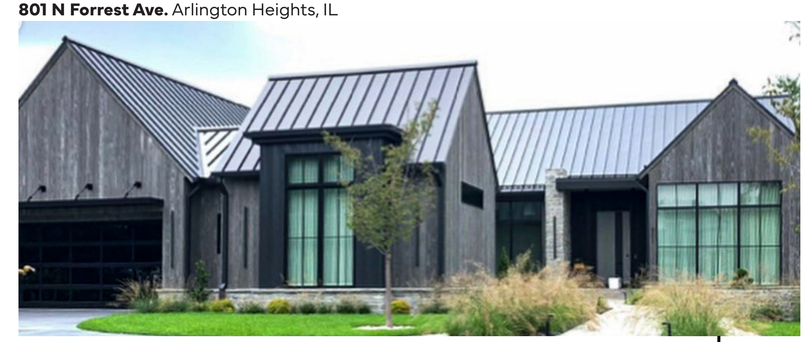
SHEET NO.:
DC-07

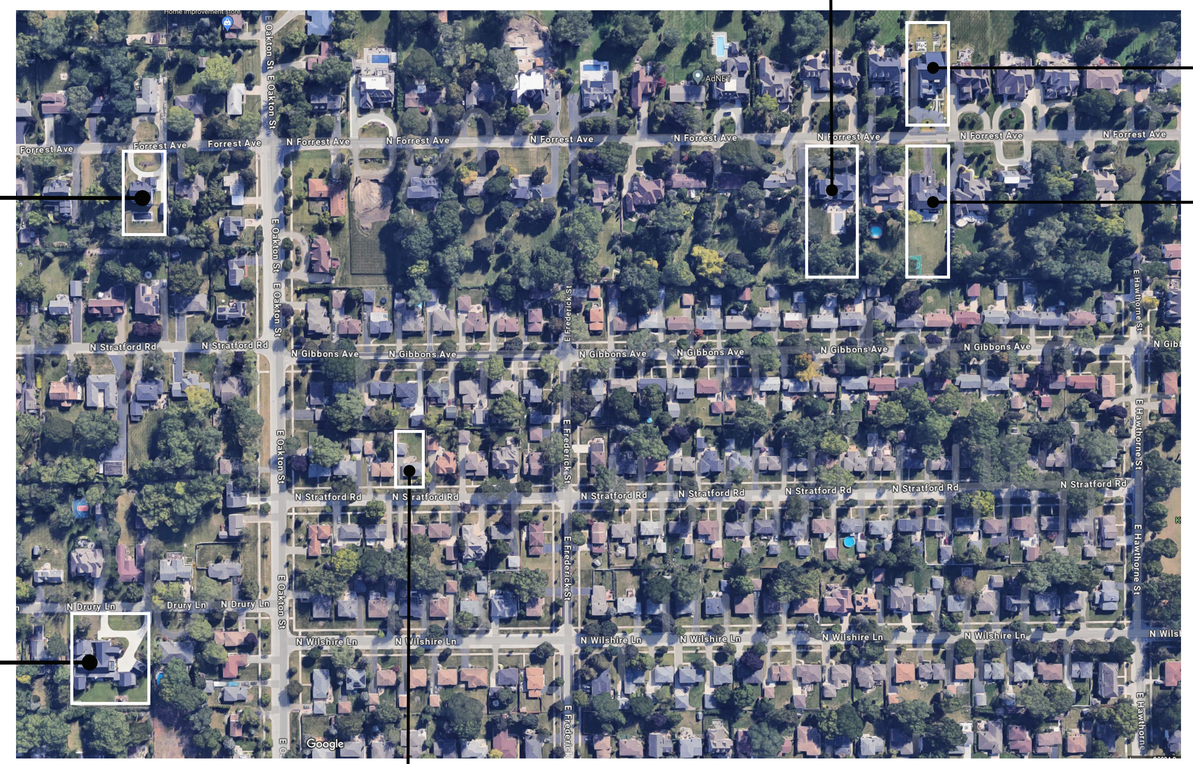
1120 N Forrest Ave. Arlington Heights, IL

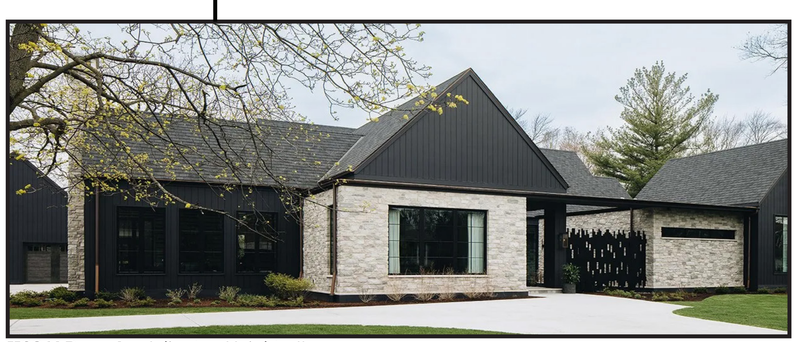


828 N Forrest Ave Arlington Heights, IL

801 N Forrest Ave. Arlington Heights, IL







1128 N Drury Ln. Arlington Heights, IL

1021 N Stratford Rd. Arlington Heights, IL (Subject property)

732 N Forrest Ave. Arlington Heights, IL

NEIGHBORHOOD ARCHITECTURE INSPIRATION

REMODEL AND ADDITION

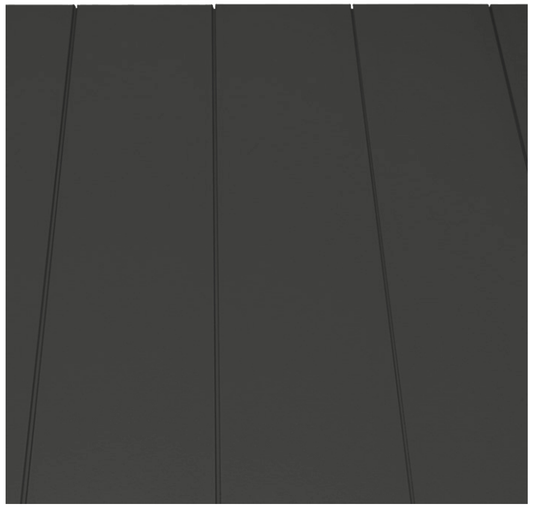
CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

DESIGN REVIEW SUBMITTAL | 2024.10.28

March 2022 Color of the Month

SW 7069

Iron Ore

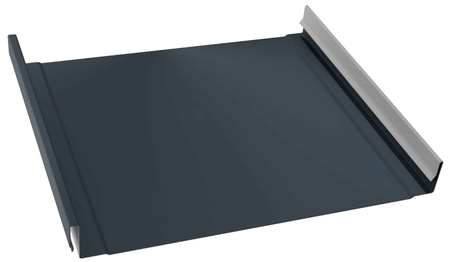


HARDIE NICKLE GAP SIDING - IRON ORE

GUTTERS - MIDNIGHT BRONZE

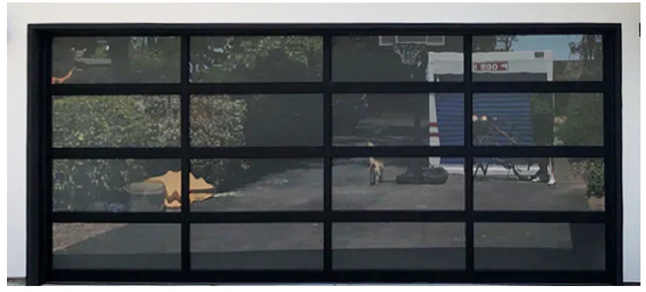
GAF TIMBERLINE HDZ - CHARCOAL

OKNOPLAST - BLACK

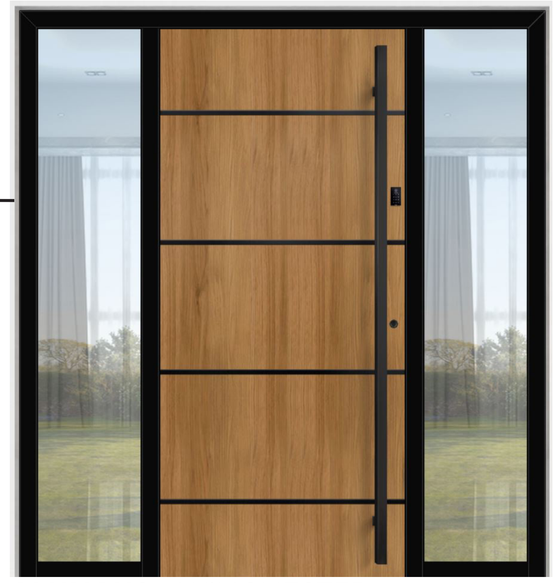


PAC-CLAD - MIDNIGHT BRONZE

INTERSTATE BRICK - ASH



CLOPAY - BLACK



ALUHAUS - WINCHESTER

3D RENDERING

REMODEL AND ADDITION

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

DESIGN REVIEW SUBMITTAL | 2024.10.28

3D RENDERING

REMODEL AND ADDITION

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

DESIGN REVIEW SUBMITTAL | 2024.10.28

3D RENDERING

REMODEL AND ADDITION

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

DESIGN REVIEW SUBMITTAL | 2024.10.28

3D RENDERING

REMODEL AND ADDITION

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

DESIGN REVIEW SUBMITTAL | 2024.10.28

3D RENDERING

REMODEL AND ADDITION

CIUREJ RESIDENCE | 1021 N. STRATFORD RD.

DESIGN REVIEW SUBMITTAL | 2024.10.28

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
1/13/2025

Item: 205 E. Euclid Ave. - ZBA24-046
Department: Planning & Community Development

Item Description:
REQUEST

A 7.5-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 22.5 feet instead of the required 30.0 feet.

ATTACHMENTS:
1. Supporting Documents

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: January 13, 2025
Date Prepared: January 7, 2025
Project Title: Van Liew/Gust Residence
Address: 205 E. Euclid Ave.

Background Information

Petition Number: ZBA #24-046
Petitioner: Collins Van Liew & Kirstie Gust
Address: 205 E. Euclid Ave.
Arlington Heights IL 60004

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

Requested Action/Background Information

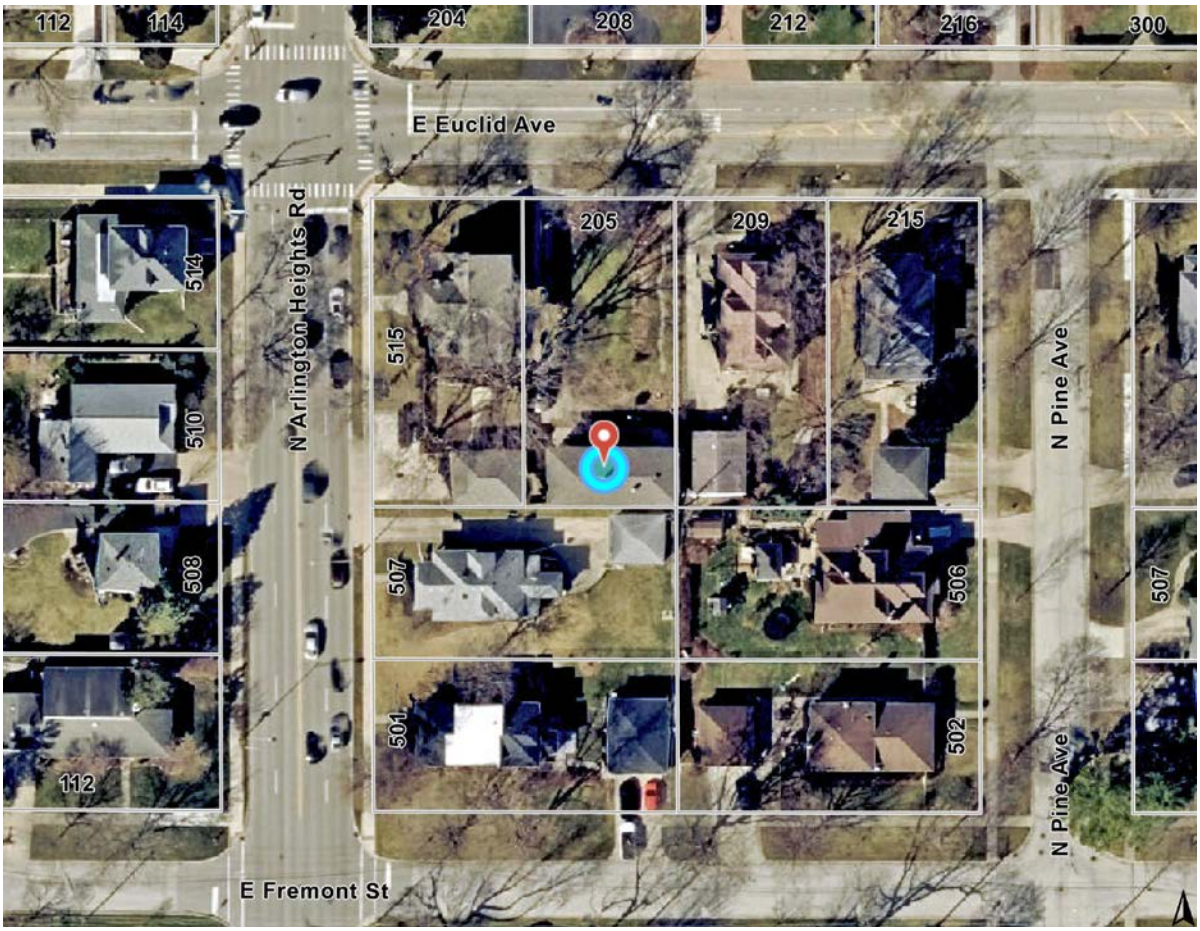
The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,778 square feet and the residence with the addition will be approximately 3,711 square feet. The existing home is setback near the rear property line and the petitioner is proposing an addition in the front of the home. A portion of the proposed addition is encroaching into the 30-foot required rear yard setback. Therefore, the petitioner is requesting the following variation:

- A 7.5-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 22.5 feet instead of the required 30.0 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

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	12/18/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	12/18/24	
3. Letter that was Mailed	✓	12/18/24	
4. Photographs of Sign on Property	✓	12/18/24	

Photographs of Existing Structure

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, January 13, 2025, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A 7.5-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 22.5 feet instead of the required 30.0 feet.**

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning@vah.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 3 in Block 1 in Sherman E. Pate's Addition to Arlington Heights, in Section 29, Township 42 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as: 205 E. Euclid Avenue, Arlington Heights Road, Arlington Heights IL 60004

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, Illinois 60005, (847) 368-5793 (Voice), (847) 368-5980 (Fax) or emercado@vah.com.

Peter Siavelis, Chairman
Zoning Board of Appeals
(Published in the Daily Herald in Arlington Heights, on Saturday, December 28, 2024)
Derek Mach (847) 368-5232
Planning and Community Development
Published in Daily Herald Dec. 28, 2024 (273923)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy,
was published 12/28/2024
in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 273923

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Village of Arlington Heights

To:	**Collins Van Liew & Kirstie Gust**
From:	**Derek Mach**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-046**
Project:	**205 E. Euclid Ave.**
Date:	**January 3, 2025**

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

1. The proposed design has a traditional character and style that fits well with the existing neighborhood. This project is favorable for an Administrative (Staff) design approval, pending the outcome of the ZBA review.

Building and Life Safety

1. BLS has no objection to this ZBA application.

Engineering

1. Engineering has no objection to the 7.5-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 22.5 feet instead of the required 30.0 feet. Note: An existing and proposed grading plan will be required for the addition given the existing detention area on the lot and we need to confirm that there will be no adverse effects for neighboring properties.

PETITION

NOW COMES the Petitioner Collins Van Liew and Kirstie Gust (Van Liew)

being the owner of the property commonly know as: 205 E Euclid Ave

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-0.3 d

Chapter 28, of the Arlington Heights Municipal Code, in order to: build an addition in front of the existing two-story single-family home. The existing structure currently sits 2.19 feet from the rear property line, with a width of between 21.36 and 22.08 feet, for a maximal width of 24.27 feet; entirely within the rear setback.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): All houses in the locality are single family homes and this home will maintain that status. It is currently the furthest set back home in the area and the proposed addition will bring the front of the house to a more appropriate distance from the street.

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 home, built in 1925 as a carriage house likely in order to offer a location to stable horses for the former Arlington Race Course is, to the owners' knowledge, the only remaining structure related to the race course. The owners are committing to maintaining this essential aspect of Arlington Heights history.

Additionally, the owners' situation has shifted in a number of key ways since the time of purchase in 2020. Namely, the following:

1. The two children are now requesting their own rooms

2. While the home has three bedrooms currently, in order to enter any room in the upstairs (excluding the master bathroom), you must pass first through the master bedroom.

3. The owners are now consistently hosting out of town guests, including extended family, business partners, and representatives from organizations which they charitably give to, and there is no longer space to host these guests.

4. One of the owners' parents is in late-stage Alzheimer's and upon that parent's passing the owners are expecting the other parent to be spending significantly more time with the owners.

5. The owners have a strong commitment to their local schools and church and are planning for a comfortable and safe space to host youth from Arlington Heights and surrounding villages in order to build into their lives over the next decade or longer.

6. The owners would like to have a garage as they have had difficulty with cars getting stuck in the driveway and would like the convenience of not having to de-ice their vehicles every day.

Finally, the owners are committed to fiscal and environmental responsibility. They found that a complete teardown of the existing property and rebuild would be cost prohibitive when they received estimates for this work at $50K for tear down and $650K for rebuild. The estimate for an addition has been roughly $200K to $250K. In the event of a tear down, they estimate the existing structure would produce 194K pounds in concrete waste and 11K pounds in lumber waste, not including drywall, plaster, steel, and copper.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The addition is in full compliance with the village's building code, height requirements, lot coverage, and has been discussed with a representative from the design commission. Adding to the front of the building will drastically improve the esthetic of the neighborhood, bringing the existing roof line and front façade to the standards expected by the neighborhood.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The owners initially worked with designers to build a home to extend the eastern wall of the existing structure. This suggestion was discarded as it was determined to be beyond the minimum variance necessary in order to resolve the plight of the owners as outlined above.

As it currently stands, the property is no longer adequate for its reasonable use. It was originally designed to accommodate at most three people and four horses. Given that the owners have four members in their family and are planning to significantly invest in the community of Arlington Heights over the next several decades, the current structure cannot be reasonably used.

The property is surrounded by three neighbors garages and sits behind (to the south of) a large water retention area. In the event that the water retention area is built on, it is very likely that run off will begin to degrade our eastern neighbors' driveway and foundation and western neighbor's foundation. Additionally, this water retention area is currently an open space that does not restrict natural light for our neighbors and building a similarly sized structure in the middle of the yard would drastically impact this. The proposed addition will not restrict or cause any of the issues listed above.

Signed: Collin Van J Date: 11/12/24

Petitioner

Zoning Board of Appeals

Re: 205 E Euclid Ave, Arlington Heights, IL 60004

Project Description:

This request is to construct an addition onto the existing structure of 205 E Euclid Ave, Arlington Heights, IL 60004.

The original purpose of the structure was a carriage house, likely to support the race course. While it was converted to a full residence in the late 1930s the layout was subject to the stable locations, the conversion was awkward, and conducted without an eye for design, both internal and external.

This project will resolve both the floorplan and design issues to which this property is currently subject.

X Collins Van Liew

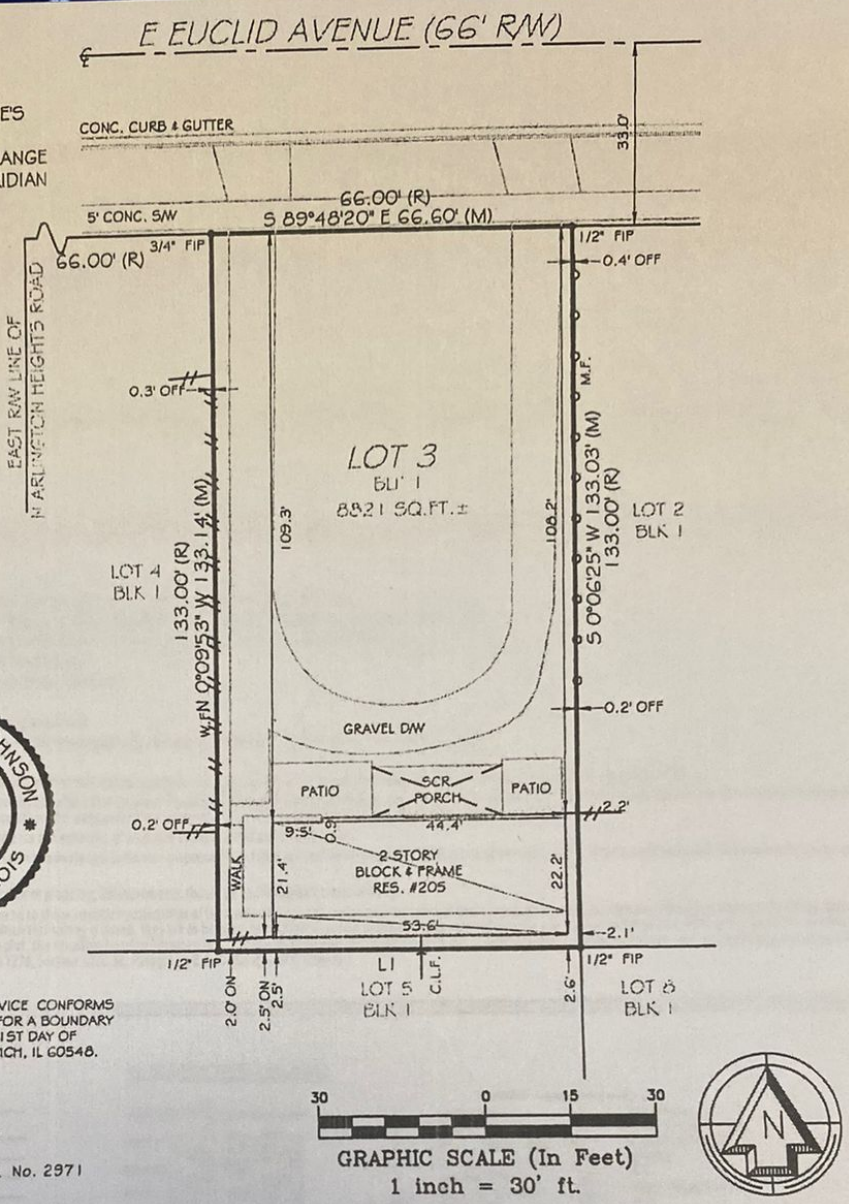
Collins Van Liew

Signed by: 91ca94d1-d1a8-423f-9028-6fbaa332c123

2010.3736
BOUNDARY SURVEY
COOK COUNTY

LOT 3 IN BLOCK 1 IN SHERMAN E. PATE'S ADDITION TO ARLINGTON HEIGHTS, IN SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

TABLE:
L1 N 89°54'00" W 65.97' (M)
66.00' (R)



STATE OF ILLINOIS
COUNTY OF LaSALLE } SS

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 21ST DAY OF OCTOBER, 2020 AT 1568 HOLIDAY DRIVE, SANDWICH, IL 60548.

ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2020
EXACTA LAND SURVEYORS
PROFESSIONAL DESIGN FIRM 184008059-0008

30 0 15 30
GRAPHIC SCALE (In Feet)
1 inch = 30' ft.

THE ABOVE SURVEY IS A PROFESSIONAL SERVICE IN COMPLIANCE WITH THE MINIMUM STANDARDS OF THE STATE OF ILLINOIS. NO IMPROVEMENTS SHOULD BE MADE ON THE BASIS OF THIS PLAT ALONE. PLEASE REFER ALSO TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES. COPYRIGHT BY EXACTA ILLINOIS SURVEYORS. THIS DOCUMENT MAY ONLY BE USED BY THE PARTIES TO WHICH IT IS CERTIFIED. PLEASE DIRECT QUESTIONS OR COMMENTS TO EXACTA ILLINOIS SURVEYORS, INC. AT THE NUMBER IN THE BOTTOM RIGHT CORNER.

CLIENT NUMBER:
DATE: 10/21/20
BUYER: MIOYM EQUITIES, INC
SELLER: DONALD H HELFERS
CERTIFIED TO: MIOYM EQUITIES, INC;

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

POINTS OF INTEREST
NONE VISIBLE

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THE cara PROGRAM
transforming lives...
www.thecaraprogram.org

EXACTA LAND SURVEYORS, LLC
LB# 184008059
316 East Jackson Street, Morris, IL 60450
P: 779.305.4011
Please remit payment to: 1500 West 3rd Street, MZ130 | Cleveland, OH 44113

PLAT OF SURVEY

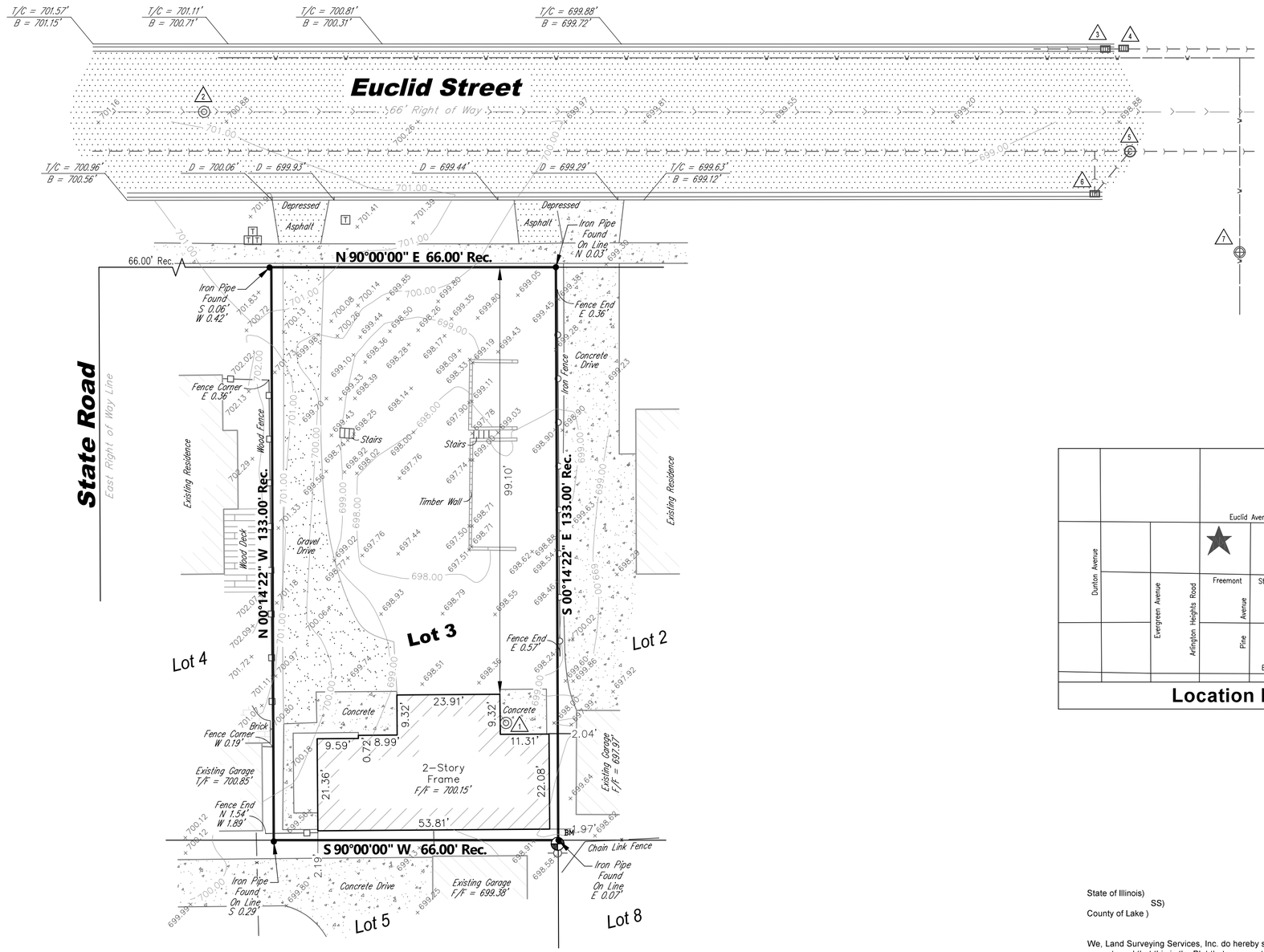
WITH TOPOGRAPHY

N

Scale: 1" = 20'

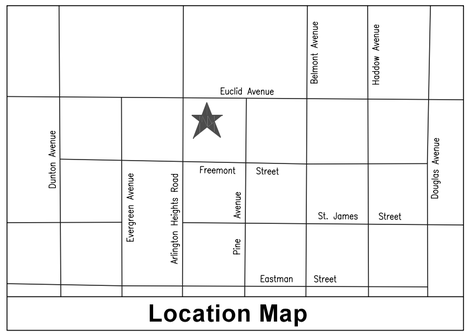
LOT 3 IN BLOCK 1 IN SHERMAN E. PATE'S ADDITION TO ARLINGTON HEIGHTS, IN SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN IN COOK COUNTY, ILLINOIS.

1	Sanitary Manhole 1 RIM = 697.92' NW Metal = 695.42'
2	Sanitary Manhole 2 RIM = 701.00' E Metal = 605.00'
3	Storm Inlet 3 RIM = 698.76' E Metal = 696.26' W Metal = 696.26'
4	Storm Inlet 4 RIM = 698.80' E Metal = 696.10' W Metal = 696.10'
5	Combo Manhole 5 RIM = 698.57' E Conc. = 685.87' SW Metal = 694.03' W Conc. = 685.87'
6	Storm Inlet 6 RIM = 698.20' N Metal = 693.80' NE Metal = 693.20'
7	Water Manhole 7 RIM = 697.98' N Metal = 693.68' S Metal = 693.68'



LEGEND

- Found Monument
- Water Manhole
- Utility Pole
- Sanitary Manhole
- Combo Manhole
- Inlet
- Telephone Ped.
- F/F Finished Floor
- T/F Top of Foundation
- T/C Top of Curb
- B Bottom of Curb
- D Depressed Curb
- Spot Grade
- 698.00 Contour
- Storm Line
- Sanitary Line
- Water Line



Location Map

Surveyor Notes:

1. Field Work Completed on 2-26-2024
2. Prepared for Conintento, LLC.
3. Site Address: 205 E. Euclid Avenue, Arlington Heights, IL 60004
4. Pin No.: 03-29-304-002
5. The easements shown hereon are provided from the use of the recorded subdivision plat.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. This plat was prepared without the aid of a title commitment. Refer to a current title commitment for any building lines or easements not shown on this plat.
8. The utilities as shown on this drawing were developed from visible observations and underground utility map provided by the village.
9. All building dimensions and ties are to the current siding material and not to the foundation.
10. All boundary corners found at time of field work.
11. Bearings are assumed.
12. Benchmark - On Site

    Nail on north face of utility pole located at the southeast corner of property (as shown on survey).
    Elevation = 699.72' (NAVD88)

13. Benchmark - Offsite

    Disk located at the northwest corner of Euclid Avenue and Dryden Avenue.
    Elevation = 678.82' (NAVD88)

State of Illinois)
SS)
County of Lake)

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

Given under my hand and seal this 29th day of February, A.D. 2024, at Lake Zurich, Illinois.

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

Illinois Professional Land Surveyor Number 3323
License Expiration Date 11-30-24

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

STATE OF ILLINOIS
GLORIA JEAN KOTER
035-003323
REGISTERED LAND SURVEYOR

Drafted By: ER Field Work By: DH	Date
Revision	Date

Land Surveying Services, Inc.
1182 Heather Drive Lake Zurich, Illinois 60047
Ph. (847)847-1079 Fax. (847)847-1279
Professional Design Firm License No. 184-003632

Field Work Completed: 2-26-2024	Scale: 1" = 20'	Date: 2-29-2024

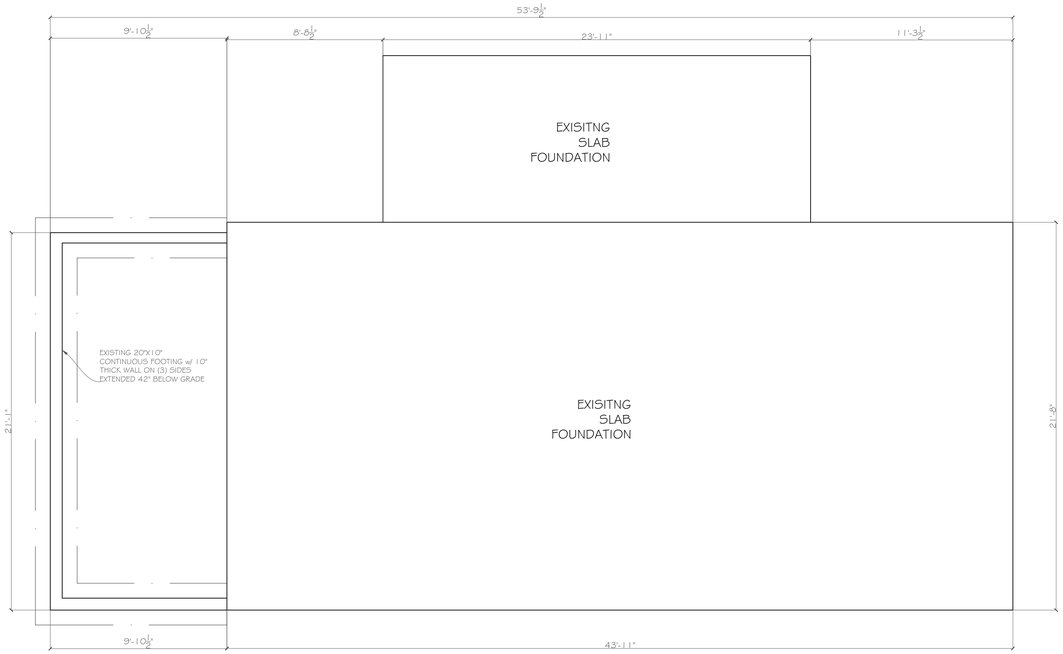
Site Address:

205 E. Euclid Avenue
Arlington Heights, Illinois

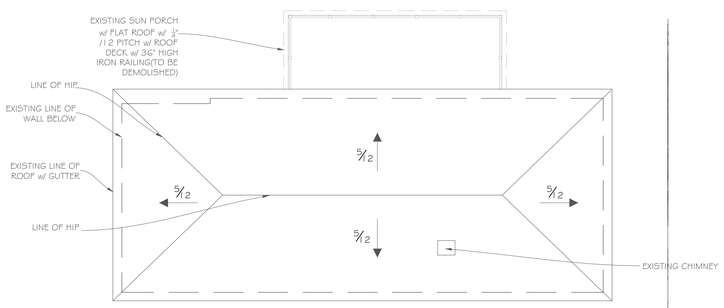
Job Number
LS240143

Sheet Number
SURVEY

Sheet Name
PLAT OF SURVEY
WITH TOPOGRAPHY



EXISTING FOUNDATION PLAN
Scale: ¼"= 1'

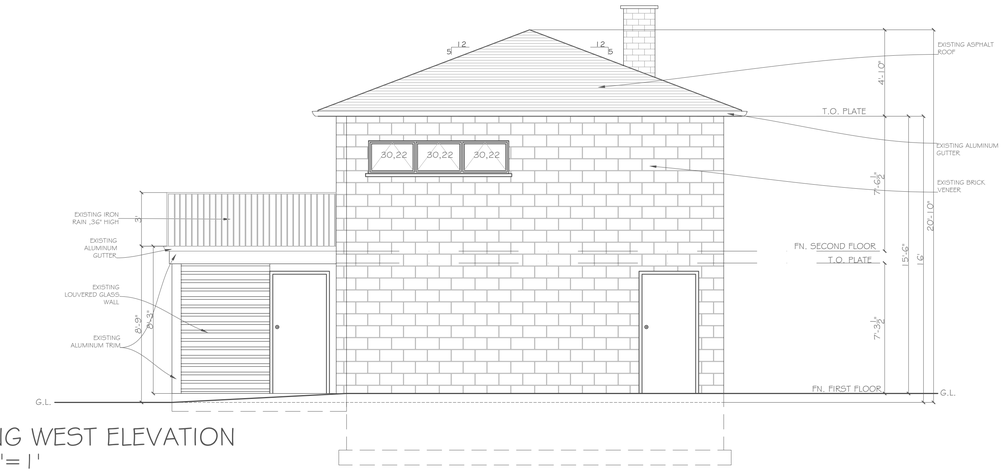


ROOF PLAN
Scale: ⅛"= 1'

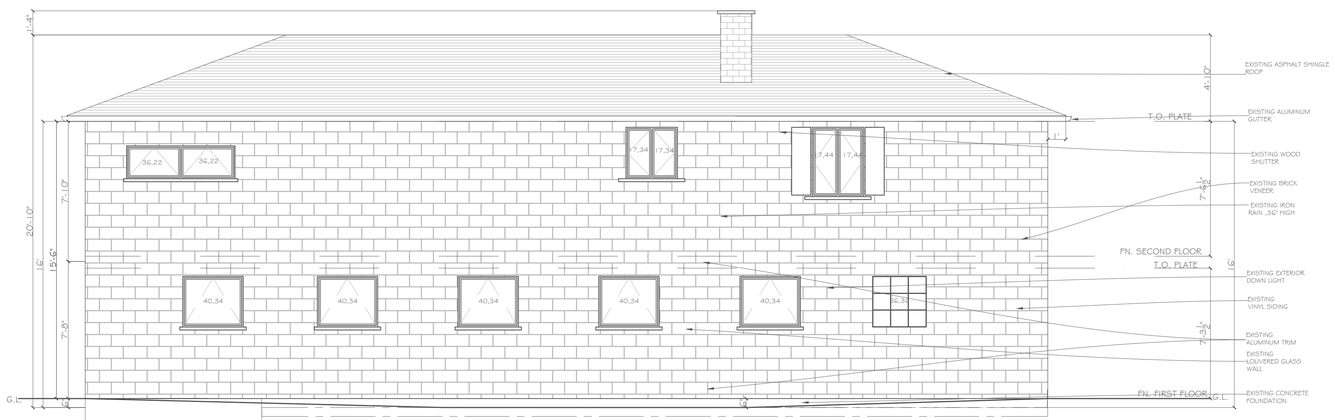
[redacted]

ADDRESS: 205 E Euclid Ave, Arlington Heights, IL 60004	1 DRAWING NO.	10/25/2024 DATE.	LAKESHORE BUILDERS RESTORATION	DRAWING NAME: EXISTING PLANS
CLIENT: Kristie & Collins Van Liew	36X24 SHEET	YES CHECKED.		

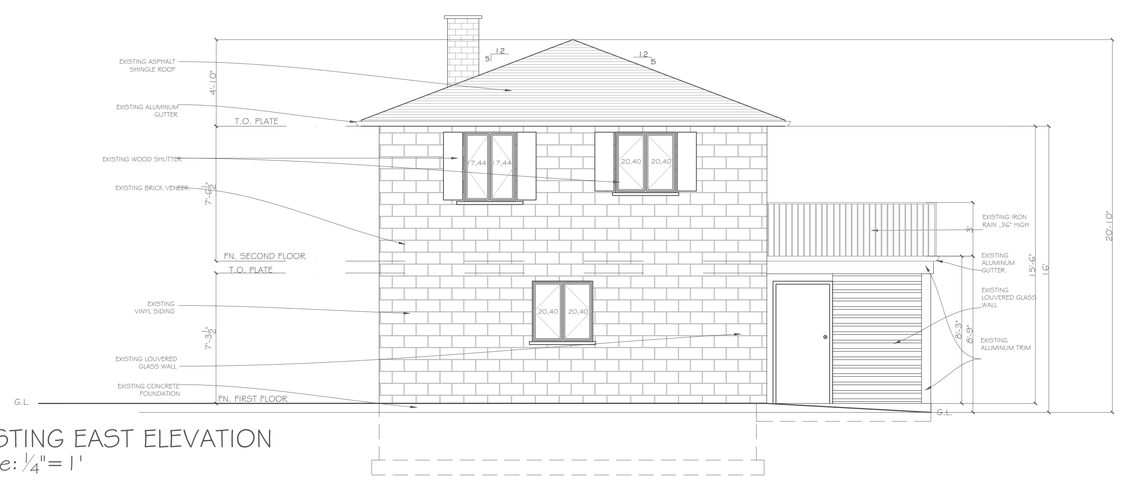
EXISTING FRONT ELEVATION
Scale: ¼"= 1'



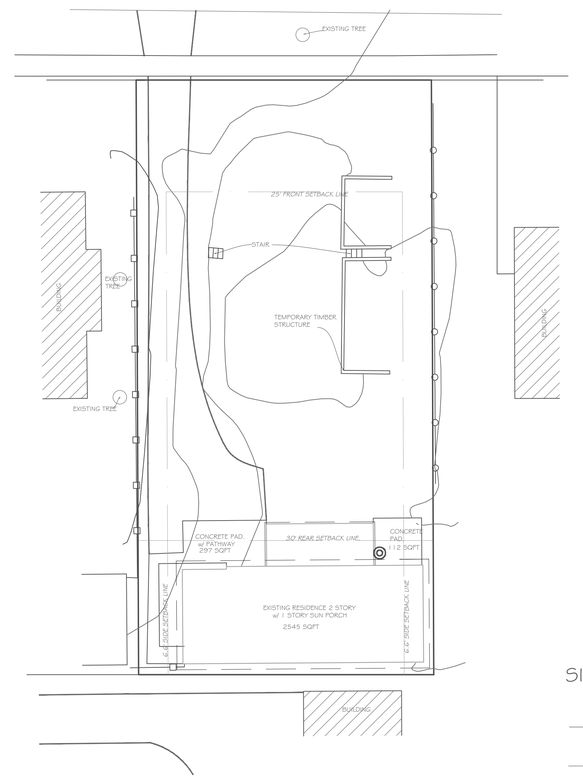
EXISTING WEST ELEVATION
Scale: ¼"= 1'



EXISTING BACK ELEVATION
Scale: ¼"= 1'



EXISTING EAST ELEVATION
Scale: ¼"= 1'



EXISTING SITE PLAN
Scale: 1/16 "= 1'

SITE LEGEND

WALL LINE

ROOF LINE w/ GUTTER

ADDRESS: 205 E Euclid Ave, Arlington Heights, IL 60004	DRAWING NO. 2	DATE. 10/25/2024	LAKESHORE BUILDERS RESTORATION	DRAWING NAME: EXISTING ELEVATIONS & SITE PLAN
CLIENT: Kristie & Collins Van Liew	SHEET 36X24	CHECKED. YES		

[redacted]

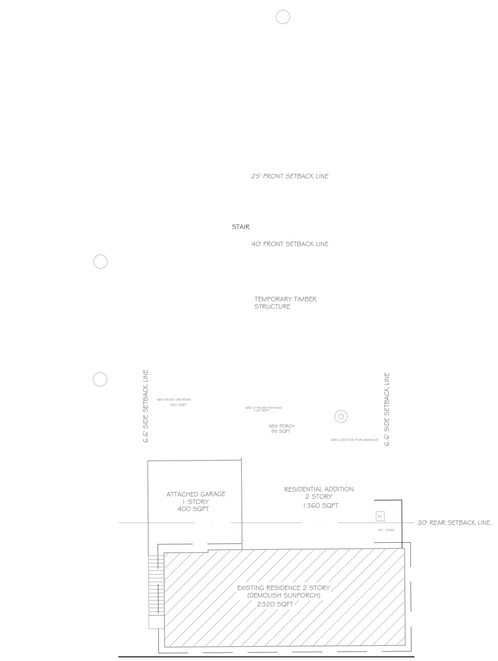
5/12 4/12

4/12

4/12 5/12

4/12

NEW ROOF PLAN



NEW SECOND FLOOR PLAN
Scale: ¼"= 1'

WALL LEGEND

- EXISTING WALL TO REMAIN
- EXISTING WALL AND CONSTRUCTION TO BE REMOVED TO CREATE NEW OPENING
- NEW WALL CONSTRUCTION 2X4 OR 2X6 STUD WALL

WALL NOTES:
1. ALL INTERIOR WALLS TO BE 2X4 WOOD STUDS AT 16 O.C. W/½ GYP. BRD. EACH SIDE, 4½" TOTAL THICKNESS UNLESS OTHERWISE NOTED OR DIMENSIONED ON PLAN
2. ALL DRYWALL TO HAVE RADIUS CORNER

FLOOR NOT
1. 22X30
2. 7 ¾ MA
3. EACH FT. WIT ABOVE
4. ALL WI DOOR
5. SKYLIG AND LA SPAN C MINIMU
6. ALL EX DOORS ½" DEAD DEVICE GRADE ENTRY
7. BATHR OUTSID EXCHAN THE OU
8. ELECTR SHALL

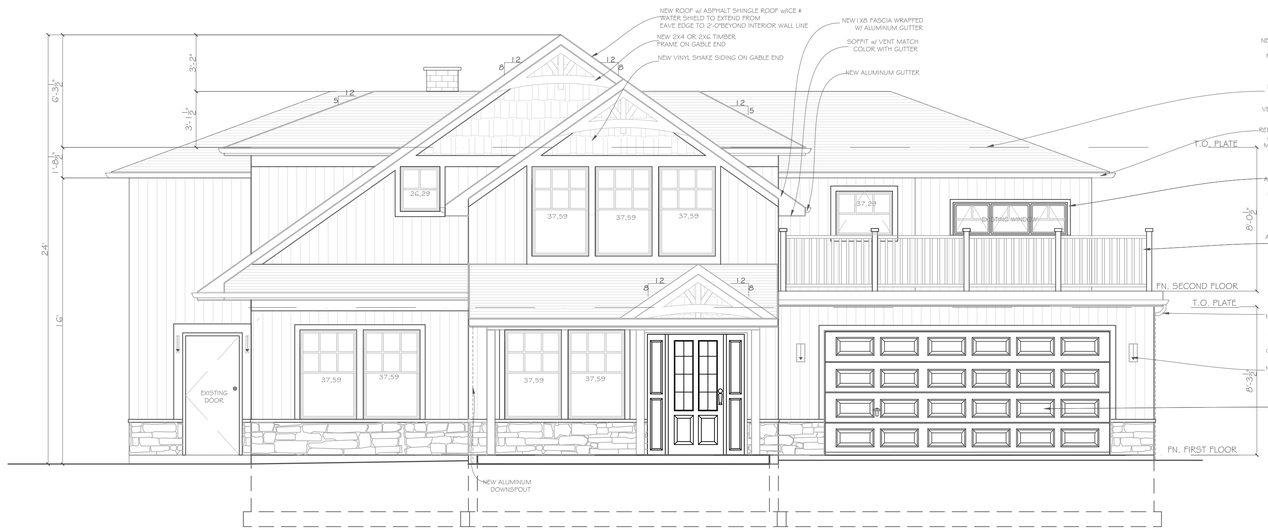
NEW SITE PLAN
Scale: 1/16 "= 1'

SITE LEGEND

- WALL LINE
- ROOF LINE w/ GUTTER

ADDRESS: 205 E Euclid Ave, Arlington Heights, IL 60004	DRAWING NO. 4	DATE. 10/25/2024	LAKESHORE BUILDERS RESTORATION
CLIENT: Kristie & Collins Van Liew	SHEET 36X24	CHECKED. YES	

DRAWING NAME: PROPOSED PLANS



NEW FRONT ELEVATION
Scale: ¼"= 1'

NEW WEST ELEVATION
Scale: ¼"= 1'

NEW BACK ELEVATION
Scale: ¼"= 1'

NEW EAST ELEVATION
Scale: ¼"= 1'

MATERIAL SCHEDULE

REF.	ITEM	MATERIAL	MANUFACTURER	COLOR
1	ROOF	ASPHALT	CERTAINTEED LANDWORK	WEATHERED WOOD
2	WINDOWS	VINYL	CONTINENTAL	WHITE
3	STONE	NATURAL STONE	SEMCOSTONE	BROOKHAVEN RANDOM HEIGHT
4	SIDING	COMPOSITE CLADDING	ALCLAD	STORM
5	SHAKE-SIDING	VINYL	CLOPAY	SHADED GRAY
6	GUTTER & DOWNSPOUT	ALUMINUM	MASTIC	WHITE
7	SOFFIT	ALUMINUM	MASTIC	
8	TRIM & FASCIA	VINYL	MASTIC	WHITE
9	GARAGE DOOR	STEEL	CLOPAY	ULTRA GRAIN MEDIUM
10	SUN TUNNEL(SKYLIGHT)	ALUMINUM FRAME, TEMPERED GLASS DOME	VELUX	BLACK

FOUNDATION LEGEND

EXISTING FOUNDATION

NEW FOUNDATION

ADDRESS: 205 E Euclid Ave, Arlington Heights, IL 60004	DRAWING NO. 5	DATE. 10/25/2024	LAKESHORE BUILDERS RESTORATION
CLIENT: Kristie & Collins Van Liew	SHEET 36X24	CHECKED. YES	DRAWING NAME: PROPOSED ELEVATIONS

EXISTING CONTEXT ELEVATION

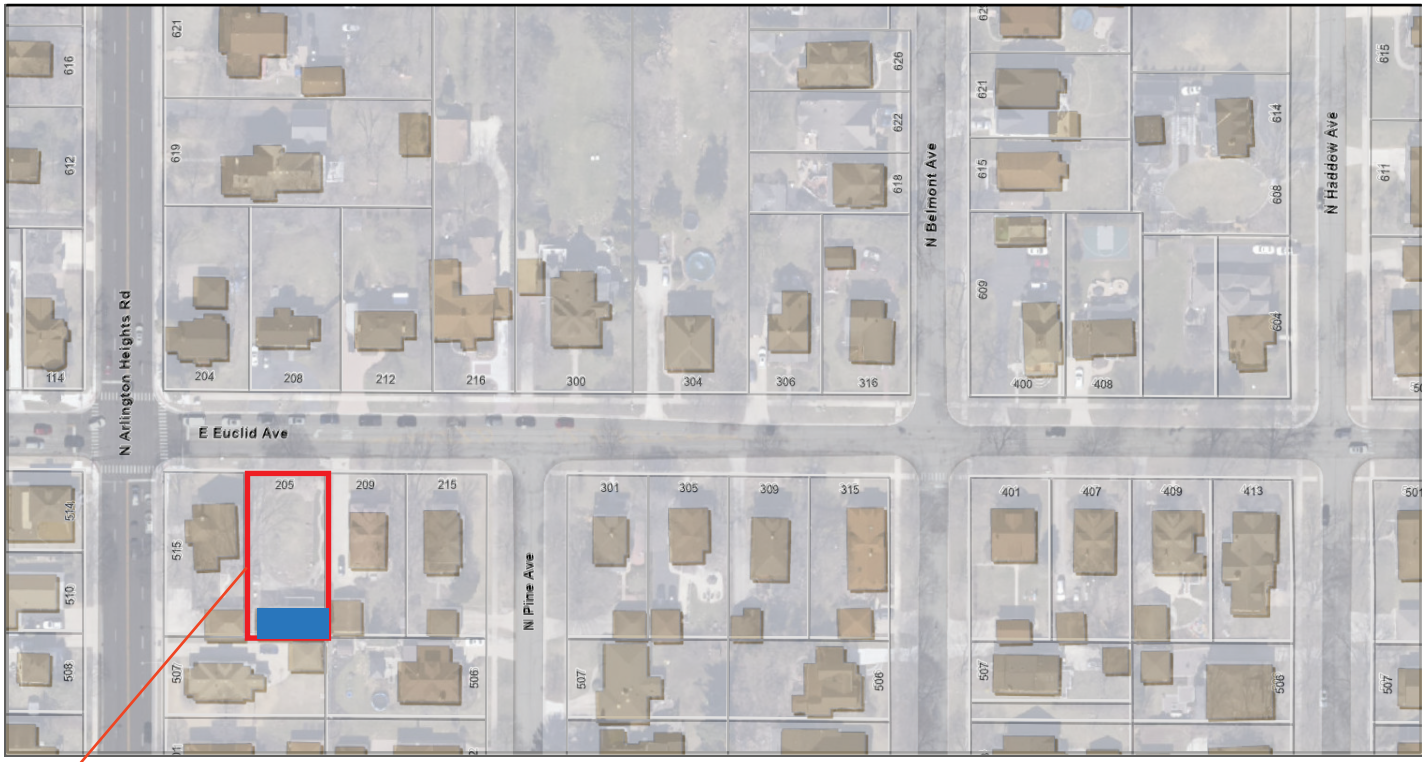
Scale: 1/8"= 1'

PROPOSED CONTEXT ELEVATION

Scale: 1/8"= 1'

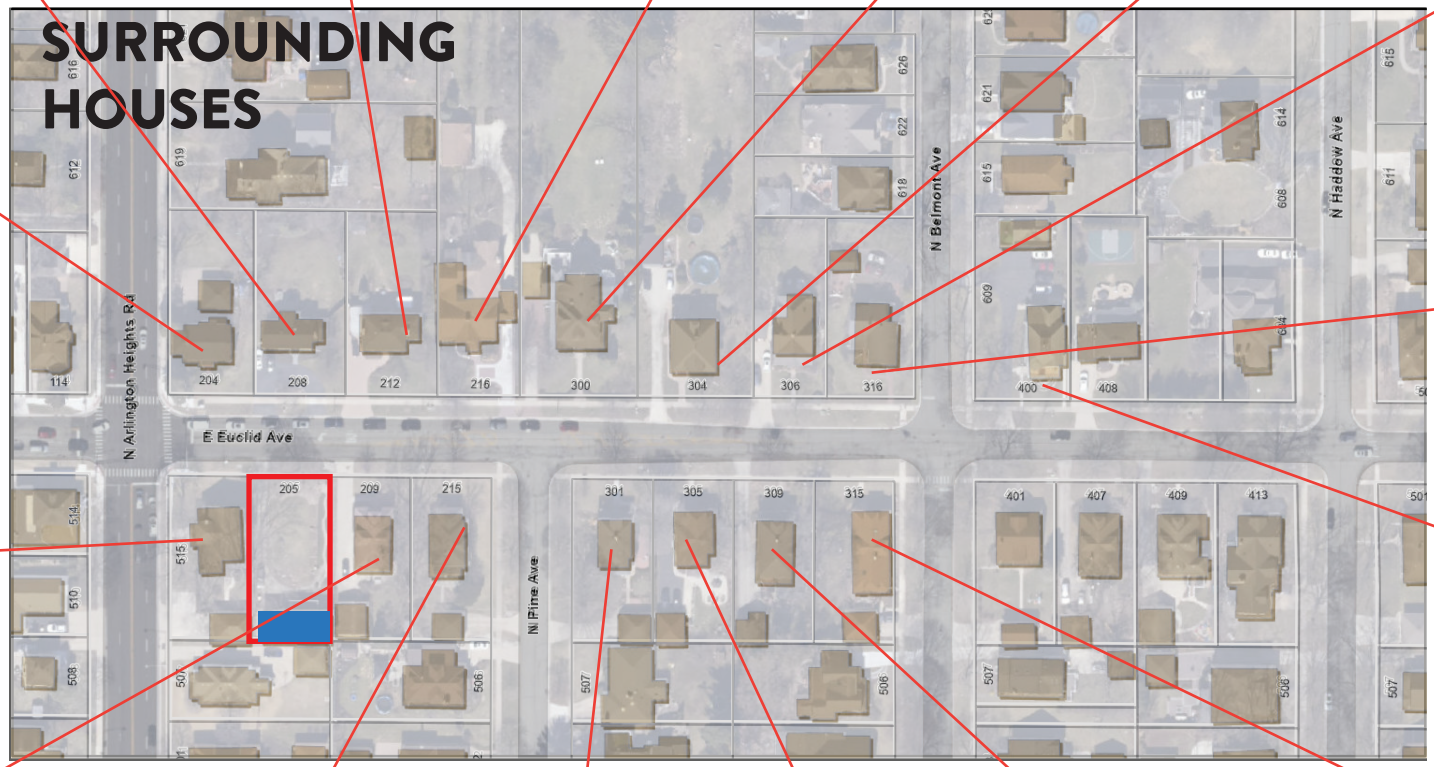
ADDRESS: 205 E Euclid Ave, Arlington Heights, IL 60004	6 DRAWING NO.	9/16/2023 DATE.	LAKESHORE BUILDERS RESTORATION	DRAWING NAME: CONTEXT STUDY
CLIENT: Kristie & Collins Van Liew	36X24 SHEET	YES CHECKED.		

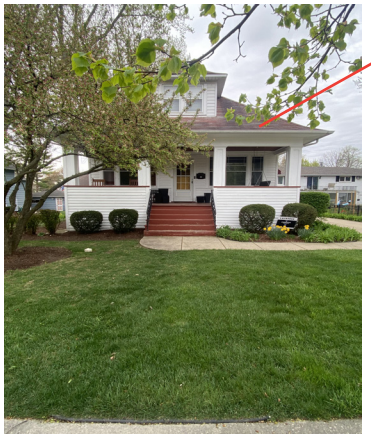
NEIGHBORHOOD ANALYSIS



205 E Euclid Ave, Arlington Heights, IL 60004

SURROUNDING HOUSES





Home Entry: Most of the homes in the block have one story element to the front elevation and roadside elevation. Either an entry porch, one story gable roof, scaled down roof line or projected bays.

Roof Deck: Their are example of roof deck over garage. Railing example: both composite and custom wood rail.

Building Mass: Houses are either two story or three story. Monotony is broken down with the use of dormer, change in roofline, trims and details, porches, gables and change of materials on the facades. There is one house on the opposite side of the property which has flat front facade and one continious roof-line with attached garage.

Roof Style and Pitch: Most of the houses has high pitch to bring the roof line down to one story on the front elevation. Also use of dormer to accommodate second story space in prevalent.

Home Exterior Styles and details:

Older houses has dormers, open porches, and window shutters. Exterior materials are brick, stone, vinyl and engineered wood. They have lots of exterior details.

Brick Bunglow

Four square home with front porch

Colonial

Newer or renovated houses have change of materials or color between change of floor. The design are to match historic look of the neighborhood. Also there are wide trims between transitions.

Window Styles: Most of the windows are double hung windows with slim mullions . Window grids are most common feature around the block and neighborhood. There are dormers and bay windows used to break building mass. All Casement windows have grid. Most of the windows are grouped together on a facade and wide trims are used around them.

note: Modernist brick houses don't have window grids.

Garage: There are both attach and detach garages on the block.

1. Attached garage on the front facade

2. Attached porte-cochere

3. Attached on the side elevation.

4. New house, attached on the front.

5. Recessed on the side elevation.

6. Detached, on the rear.

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
1/13/2025

Item: 1427 N. Ridge Ave. - ZBA24-047
Department: Planning & Community Development

Item Description:
REQUEST

1. A fence variation from Chapter 28, Section 6.13-3(a) (Location of Fences, Front Yard) to allow a 6-foot tall fence to be constructed in the front yard (Thomas Street frontage), where fencing in the front yard shall not exceed a height of 36-inches.

2. A variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 6 foot fence to be constructed along the property line (Ridge Avenue) with no streetside landscaping where a 5-foot setback is required.

ATTACHMENTS:
1. Supporting Documents

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: January 13, 2025
Date Prepared: January 8, 2025
Project Title: 1427 N. Ridge Ave.
Address: 1427 N. Ridge Ave.

Background Information

Petition Number: ZBA #24-047
Petitioner: Cris Papierniak – VAH Public Works
Address: 222 N. Ridge Ave.
Arlington Heights IL 60005

Existing Zoning: P-L – Public Land

Requested Action/Background Information

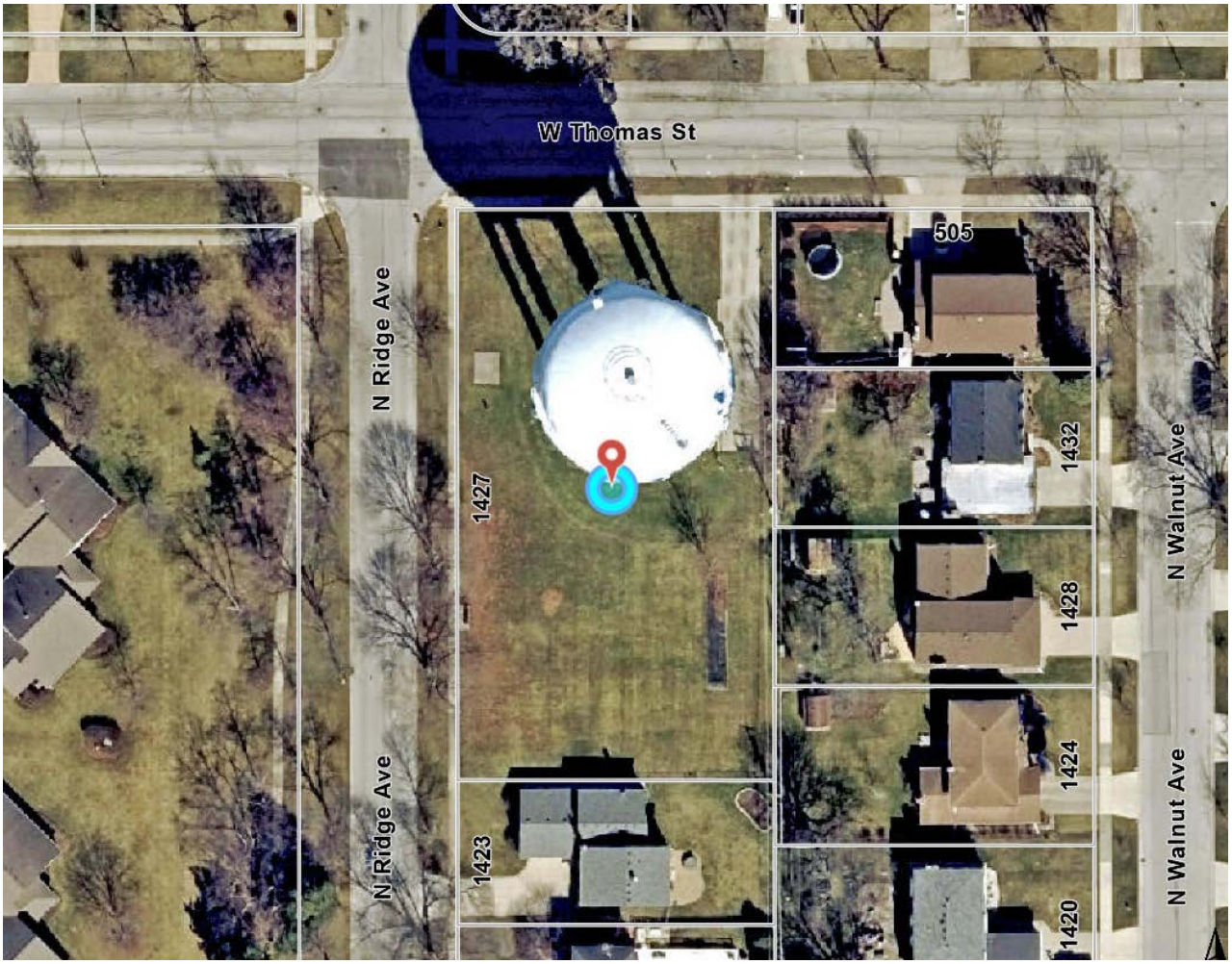
The Village is proposing a six-foot metal fence around the perimeter of the water station. The subject property is zoned P-L, Public Land and is located at the southeast corner of Ridge Avenue and Thomas Street. The petitioner is proposing a six-foot-tall open fence in the front yard (Thomas Street) where code limits the height of fences to an open three-foot-high fence. In addition, the petitioner is proposing a six-foot-tall open fence located along the exterior side yard (Ridge Avenue); however, per code, fencing within the corner side yard of a corner lot that is taller than 36-inches is required to be at least 5-feet from the perimeter of the lot. Therefore, the petitioner requests the following variations:

- A fence variation from Chapter 28, Section 6.13-3(a) (Location of Fences, Front Yard) to allow a 6-foot-tall fence to be constructed in the front yard (Thomas Street frontage), where fencing in the front yard shall not exceed a height of 36-inches.
- A variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 6-foot fence to be constructed along the property line (Ridge Avenue) with no streetside landscaping where a 5-foot setback is required.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	21/19/24	
2. List of Property Owners Within 250 feet of Subject Property	✓	12/19/24	
3. Letter that was Mailed	✓	12/19/24	
4. Photographs of Sign on Property	✓	12/19/24	

Photographs of Existing Structure

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, January 13, 2025, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A fence variation from Chapter 28, Section 6.13-3(a) (Location of Fences, Front Yard) to allow a 6-foot tall fence to be constructed in the front yard (Thomas Street frontage), where fencing in the front yard shall not exceed a height of 36-inches.**
- **A variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 6 foot fence to be constructed along the property line (Ridge Avenue) with no streetside landscaping where a 5-foot setback is required.**

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning@vgh.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 17, 18, 19 and 20 in Block 4 in North West Highlands, a Subdivision of the East ½ of the South East ¼ (Except 2 acres in the South East corner) in Section 19, Township 42 North. Range 11, East of the Third Principal Meridian, Cook County, Illinois.

Commonly known as: 1427 N Ridge Avenue, Arlington Heights IL 60004

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, Illinois 60005, (847) 368-5793 (Voice), (847) 368-5980 (Fax) or emercado@vgh.com.

Peter Siavelis, Chairman
Zoning Board of Appeals
(Published in the Daily Herald in Arlington Heights, on Saturday, December 28, 2024)
Derek Mach (847) 368-5232
Planning and Community Development
Published in Daily Herald Dec. 28, 2024 (273925)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs

Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy,
was published 12/28/2024
in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 273925

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Village of Arlington Heights

To:	**Chris Papierniak**
From:	**Derek Mach**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-047**
Project:	**1427 N. Ridge Ave.**
Date:	**January 6, 2025**

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

1. If possible, it would be a nice enhancement to set the fence back a few feet and install landscape shrubs in front of the fence along the public sidewalk.

Building and Life Safety

1. BLS has no objection to this ZBA application.

Engineering

1. Engineering has no objection to a fence variation from Chapter 28, Section 6.13-3(a) (Location of Fences, Front Yard) to allow a 6-foot-tall fence to be constructed in the front yard (Thomas Street frontage), where fencing in the front yard shall not exceed a height of 36-inches.
2. Engineering has no objection to a variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 6-foot fence to be constructed along the property line (Ridge Avenue) with no streetside landscaping where a 5-foot setback is required.

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 Village of Arlington Heights, Department of Public Works

being the owner of the property commonly know as: 1427 N. Ridge Avenue

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.13-3

Chapter 28, of the Arlington Heights Municipal Code, in order to: Install a six foot tall decorative metal fence in the front and exterior side yard along the property line where the maximum height allowed is 3 feet.

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 site is a water station and the proposed fence is a metal (aluminum) fence. The style of the fence is similar to other fences in a residential district.

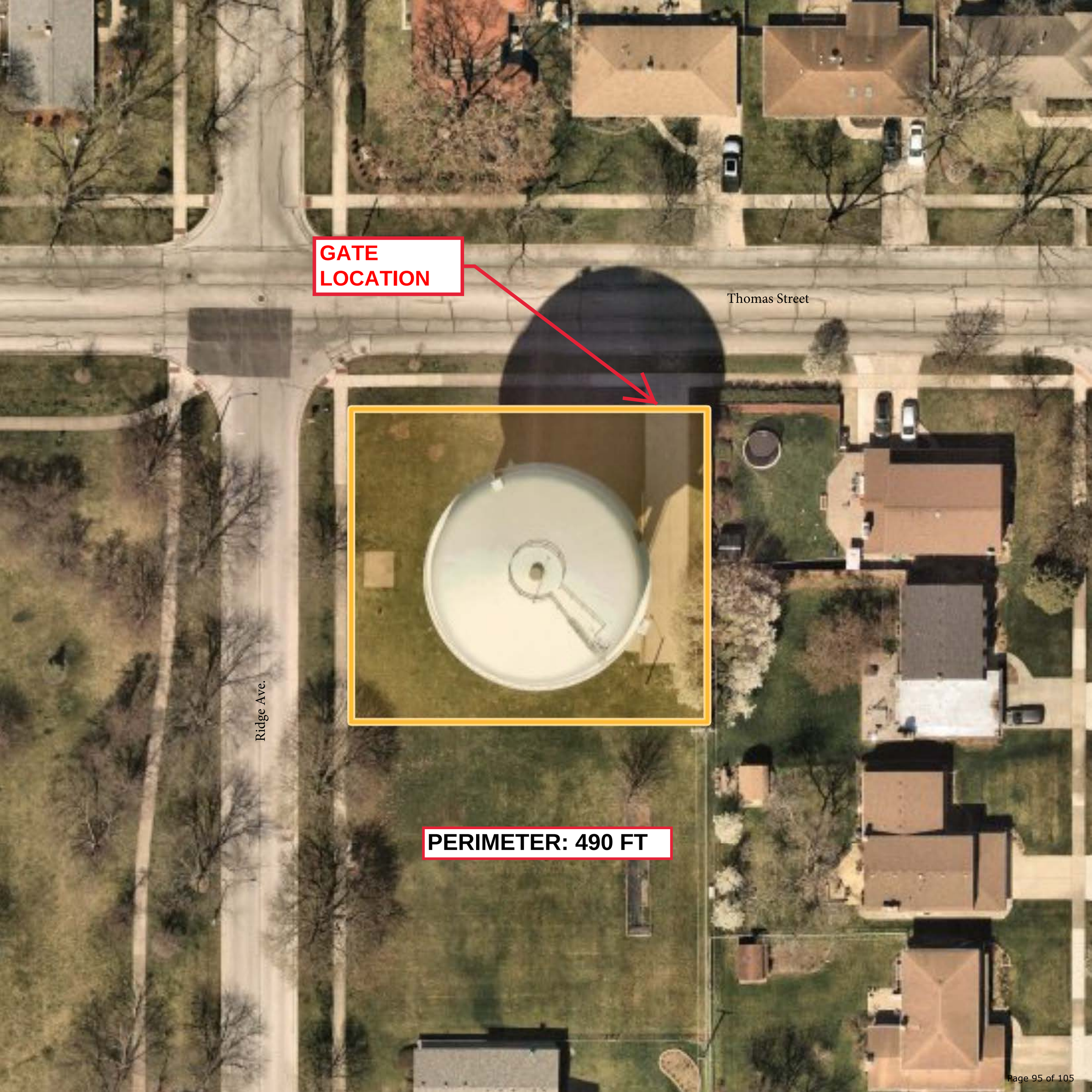
I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The property is a water station that supports the Village's infrastructure.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The variance is the for the fence height and is the minimum recommended height for security purposes.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The six foot tall fence is recommended per the Risk and Resiliency government standards.

Signed: Scott Schweda Date: 11/20/24

Petitioner


GATE
LOCATION
Thomas Street
Ridge Ave.
PERIMETER: 490 FT

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
1/13/2025

Item: 2302 N. Arlington Heights Rd. - ZBA24-048
Department: Planning & Community Development

Item Description:
REQUEST

1. A fence variation from Chapter 28, Section 6.13-3(a) (Location of Fences, Front Yard) to allow a 6-foot tall fence to be constructed in the front yard (Appletree Lane frontage), where fencing in the front yard shall not exceed a height of 36-inches.

2. A variation from Chapter 28, Section 6.13-3(b)(2) & 6.13-3(c)(1) (Location of Fences, Corner Lot & Exterior Side Yards), to allow a 6 foot fence to be constructed along the property line (Ridge Avenue) with no streetside landscaping where a 5-foot setback is required.

ATTACHMENTS:
1. Supporting Documents

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: January 13, 2025
Date Prepared: January 7, 2025
Project Title: 2302 N. Arlington Heights Rd.
Address: 2302 N. Arlington Heights Rd.

Background Information

Petition Number: ZBA #24-048
Petitioner: Cris Papierniak – AH Public Works
Address: 222 N. Ridge Ave.
Arlington Heights IL 60005

Existing Zoning: P-L – Public Land

Requested Action/Background Information

The Village is proposing a six-foot metal fence around the perimeter of the water station. The subject property is zoned P-L, Public Land and is located at the southwest corner of Arlington Heights Road and Appletree Lane. The petitioner is proposing a six-foot-tall open fence in the front yard (Appletree Lane) where code limits the height of fences to an open three-foot-high fence. In addition, the petitioner is proposing a six-foot-tall open fence located along the exterior side yard (Arlington Heights Road); however, per code, fencing within the corner side yard of a corner lot that is taller than 36-inches is required to be at least 5-feet from the perimeter of the lot. Therefore, the petitioner requests the following variations:

- A fence variation from Chapter 28, Section 6.13-3(a) (Location of Fences, Front Yard) to allow a 6-foot-tall fence to be constructed in the front yard (Appletree Lane frontage), where fencing in the front yard shall not exceed a height of 36-inches.
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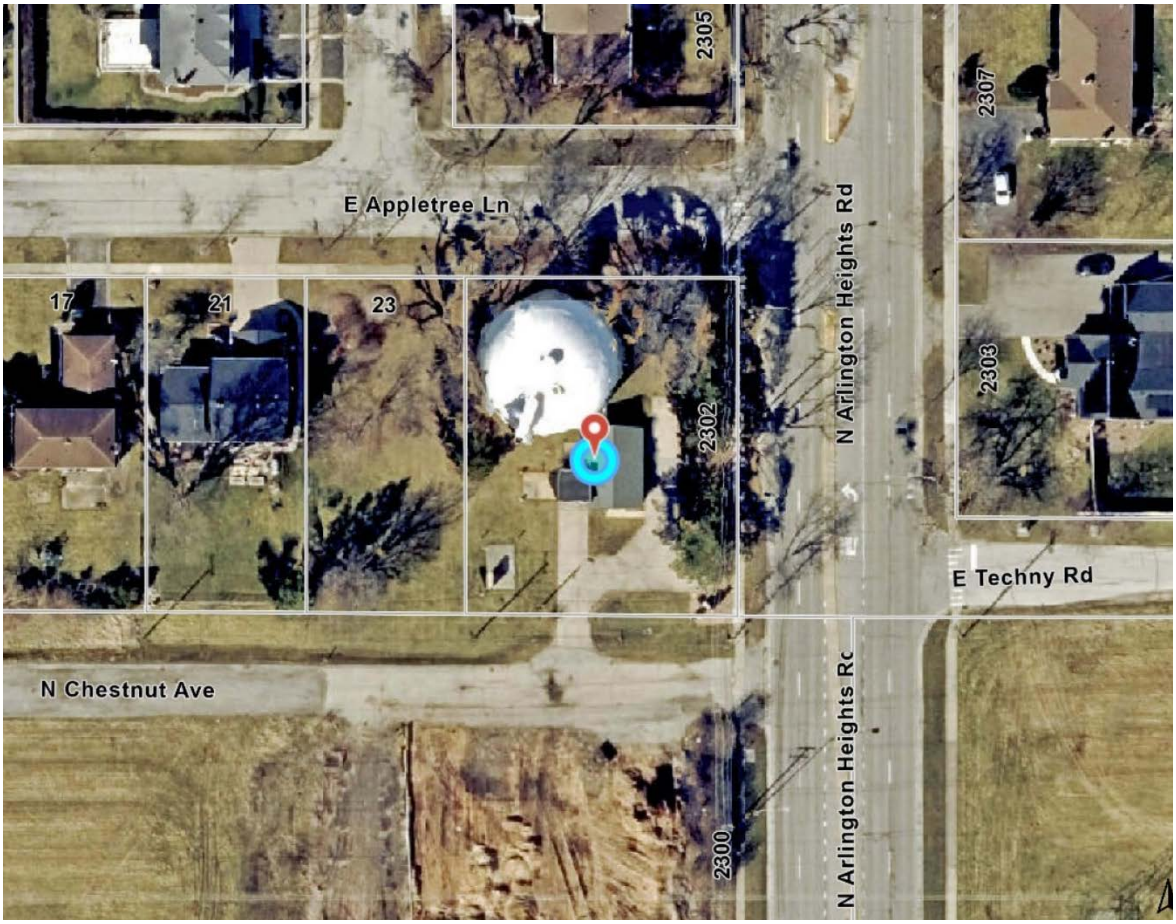
Variation Review Standards

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

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	12/19/24	
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Photographs of Existing Structure

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Lot 54 in Chatelaine Subdivision Unit No. 1, being a subdivision of part of the West Half of the Northwest Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, in the Village of Arlington Heights, Cook County Illinois.

Also

The West 150.00 feet of the East 166.50 feet of the South 150.00 feet of the West Half of the Northwest Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 2302 N. Arlington Heights Road, Arlington Heights IL 60005

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Peter Siavelis, Chairman
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(Published in the Daily Herald in Arlington Heights, on Saturday, December 28, 2024)
Derek Mach (847) 368-5232
Planning and Community Development
Published in Daily Herald Dec. 28, 2024 (273927)

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Northwest Suburbs

Daily Herald

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BY _____
Designee of the Publisher of the Daily Herald

Control # 273927

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Village of Arlington Heights

To:	**Chris Papierniak**
From:	**Derek Mach**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-047**
Project:	**1427 N. Ridge Ave.**
Date:	**January 6, 2025**

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

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Signed: Scott Schweda Date: 11/20/24

Petitioner

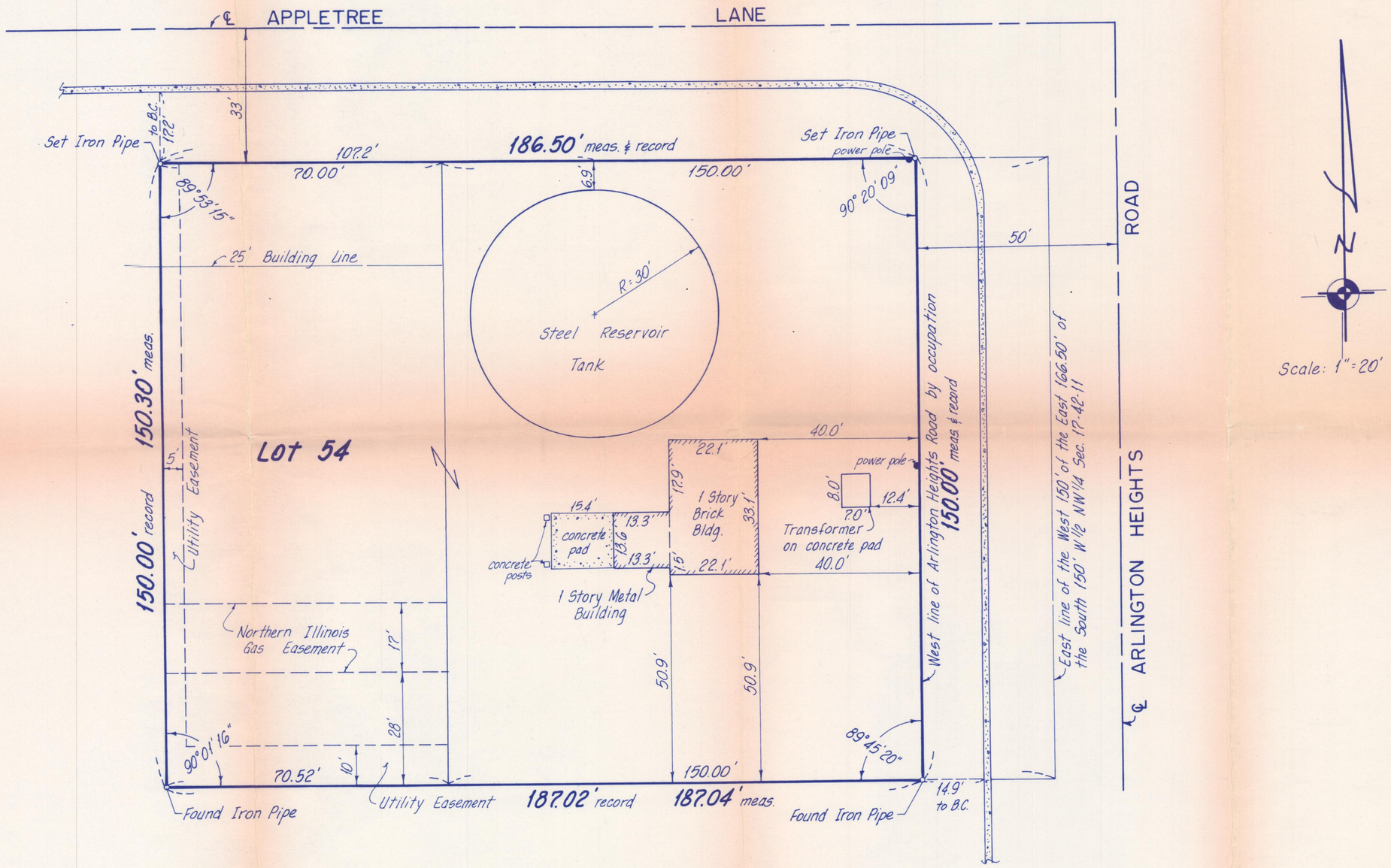
PLAT OF SURVEY

Of

Lot 54 in Chatelaine Subdivision Unit No. 1, being a subdivision of part of the West Half of the Northwest Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, in the Village of Arlington Heights, Cook County, Illinois.

Also

The West 150.00 feet of the East 166.50 feet of the South 150.00 feet of the West Half of the Northwest Quarter of Section 17, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.



Prepared For:
The Village of Arlington Heights

State of Illinois
County of Cook

Midwest Consulting Engineers, Inc., hereby certifies that the above described property has been surveyed under the direction of an Illinois Registered Land Surveyor and that this plat is a correct representation of said survey.

Dated this 21ST day of February, 1991.

David D. O'Brien
Illinois Registered Land Surveyor No. 2545

Midwest Consulting Engineers, Inc.
5151 North Harlem Avenue
Chicago, Illinois 60656
(312) 792-1100

JOB NO. 1180

Appletree Ln.
Arlington Heights Rd.
PERIMETER: 485 FT
GATE
LOCATION