



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
33 S. Arlington Heights Rd.
December 13, 2021
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 725 N Fernandez Ave - 11/8/21
- B. 932 N Highland Ave - 11/8/21
- C. 6 E Hawthorne St - 11/8/21
- D. 113 S Dunton Ave - 11/8/21
- E. 2315 N Arlington Heights Rd - 11/8/21

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 2315 N Arlington Heights Rd - ZBA#21-039
- B. 933 S Arlington Heights Rd - ZBA#21-041
- C. 511 W Wing St - ZBA#21-043
- D. 1015 S Highland Ave - ZBA#21-042
- E. 319 N Wilshire Ln - ZBA#21-044

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



**Zoning Board of Appeals
12/13/2021**

Item: 725 N Fernandez Ave - 11/8/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
725 N Fernandez Ave - 11/8/21 Findings	Minutes
725 N Fernandez Ave - 11/8/21 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS November 8, 2021

PETITIONER: Koclanis Residence

ADDRESS OF PROPERTY: 725 N. Fernandez Ave.

VARIATION: 5.1-3.2b (Required Minimum Yards)

A 1.0 foot variation to allow an addition with a side yard setback of 4.0 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the homeowner is proposing a single story addition that will align with the existing home. The petitioner explained that the addition will allow the homeowner to expand the kitchen.

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

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Jaffe. Thereafter, the Board voted 5-0 to approve the variance request.

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

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

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

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

ZONING BOARD

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

OF APPEALS

RE: 725 NORTH FERNANDEZ AVENUE - ZBA #21-033

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 8th day of November, 2021 at the hour of
7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
JEFFREY LANAGHAN
TOM DRAKE
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: So, welcome to tonight's meeting of the

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Zoning Board of Appeals. Tonight is November 8th, 2021. I call the meeting to order.

Derek, roll call, please.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

(No response.)

CHAIRPERSON SIAVELIS: Not here.

Okay, first item of business is approval of the minutes from the prior meeting, noting that we have two corrections. First correction on page 8 of the transcript, I assume we're going to move this document into the record, that way it will be easier for the reporter to identify here because there's no line numbers on here so we can't use call outs on them. Okay, so page eight of the record has a one word correction, and then page 12 of the record also has a one word correction regarding a street address. Pretty straight-forward.

Okay, do we have a motion? Do we have a motion to approve the minutes as revised?

COMMISSIONER LANAGHAN: I move to approve the minutes as amended.

COMMISSIONER JAFFE: Seconded.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

COMMISSIONER DRAKE: Pass. I wasn't here.

CHAIRPERSON SIAVELIS: You weren't here, okay. Okay, so that's four yeses and one abstention. Okay, so we got that over to the reporter, okay, good.

We should do the Pledge of Allegiance. By that, we got the Pledge of Allegiance out of order.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: Thank you, all right.

Okay, folks, we have five petitions slated for tonight. So, there are some hearing procedures that I want to go over and make sure everybody is familiar with.

You should have seen these in the packet and in the materials you submitted to the Village and should come as no surprise. I urge the people speaking tonight on behalf of the various petitions to be very concise with your remarks. With five petitions, we can't have ramblings and, you know, detours off into the weeds, otherwise we're going to be here way longer than we should be. So, try and stay concise and on point and answer the questions asked if it comes to that when we have questions for you.

So, let's shift gears now to the procedures. So, if there's less than

six members present, which is the situation here tonight, you the petitioner have the option to continue the meeting, continue your petition for another meeting, to the next meeting.

It takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. So, four, okay, so you've got to go four for five. If your petition is denied, you cannot reapply for an entire year, okay, so there is some jeopardy to losing and not having your petition being granted.

For each petition, we're going to have the Staff presentation which is a project overview on variance. Derek will be providing that. Then you will have a chance to speak in regards to your petition and in support of your petition.

There are four elements necessary to establish for the Board to be able to grant the variance, and they are as follows:

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 spirit and intent of Chapter 28 of the Village's Code; and
4. That the variance requested is the minimum variance necessary to allow reasonable use of the property.

So, again, a variation is granted and permitted only if the evidence, in the judgment of this Board of Appeals, sustains each of the four conditions enumerated.

As part of each presentation, there is an opportunity for the public to speak, all right, in regards to that petition. That will occur during the procedure and the public will be invited to come up to the podium and speak. We'll walk our way through that in the first one, you'll see it, it's pretty self-explanatory.

With all that in mind, let's get started. Our first petition of the night is ZBA #21-033, 725 North Fernandez Avenue.

Okay, do we not have --

MR. RUSSO: Oh, I'm sorry. I thought he was going to talk first.

CHAIRPERSON SIAVELIS: No, no, no. All right, you're going to, well, let's swear him in, then you'll give the overview, right, and then he goes.

Okay, so go ahead, identify yourself for the record and we'll swear you in.

MR. RUSSO: My name is Chris Russo with ALA Architects.

CHAIRPERSON SIAVELIS: Okay, Chris, please raise your right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, go ahead, Derek, overview.

MR. MACH: Thank you.

The Petitioner is proposing a one-story addition in the rear of the existing two-story residence. Along the south property line, the proposed addition encroaches one foot into the required side yard setback.

Therefore, the Petitioner is requesting a one-foot variation from Chapter 28, Section 5.1-3.2(b) to allow an addition with a side yard setback of four feet instead of the required five feet and an additional one foot for the eave. Thank you.

CHAIRPERSON SIAVELIS: Great.

MR. RUSSO: I don't know if you've, I'm sure you've had a chance to look at the plans. I'll just walk through the four points and how I feel that we met them.

COMMISSIONER GEISEL: Did you swear him in?

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER GEISEL: Oh, I'm sorry.

CHAIRPERSON SIAVELIS: Yes, he's sworn in.

MR. RUSSO: With regards to not altering the essential character, the addition that we're doing will be a single-story addition. What we're trying to do is we're trying to have the addition align with an existing wall that's already there. So, we think that this is in the spirit of the home, and we think that the fact that we're doing a one-story addition is in the character of the neighborhood.

With regards to the unique circumstances, when the home was previously constructed, it had conformed with the setbacks. Over time the setbacks have changed. So, what we'd like to do is just work with the existing wall as it's there.

If approved, the variation would be in harmony. So, if approved, this would allow us to maintain the existing wall. We feel that this is a modest addition. The length of the addition is about 10-foot-six, and again it's only a single-story addition.

Then the minimum variance needed for reasonable use of the property, so basically, I don't know if you've seen the original plan, but it has a very small kitchen. It also has a detached garage. The kitchen is serving as the kitchen, it's also serving as the mudroom for the home. There's no ability for them to eat in the kitchen with all the features, with using it as the mudroom.

If we're able to do this addition, it will allow for a small mudroom which is beneficial because, again, we have a detached garage that we're working with. We have winters that we have to deal with. There's kids, book bags, it actually gives a spot for all of that.

The design will also allow for an island in the kitchen. This is able to be used as an eat-in kitchen now. This is a family with multiple children. They love their home. They love the area. This is something that's needed for the home.

Mudrooms and kitchens and islands, they're standard. I mean, if we do a new home, these are just things that we build in the homes. If we're renovating a home, we're trying to solve mudroom issues and kitchen issues.

Basically, if you look at the plan, we're trying to keep this existing wall that's there. If we have to offset the wall to work with the new setbacks, we just can't get the design to work because it's actually right in the middle of the kitchen. So, we're taking a 10-foot kitchen and we're making it a 20-foot kitchen. If you take that foot out of it, a foot in a kitchen is cabinets, it's walkways, it's island space. So, we're really just hoping that you'd approve letting us maintain the existing wall, and then I'm available if you have any questions.

COMMISSIONER GEISEL: I don't for you but for the Petitioners. How many people are in the home?

MR. KOCLANIS: Five.

COMMISSIONER GEISEL: Five. So, you clearly have a need to expand. It appears that you have correspondence from your neighbor directly adjacent who is in support.

MR. KOCLANIS: Correct.

COMMISSIONER GEISEL: Did you speak with your other neighbors?

MR. KOCLANIS: Everybody has seen our sign in the front yard -- sorry.

COMMISSIONER GEISEL: I'm sorry, I should have waited.

CHAIRPERSON SIAVELIS: Yes. Identify yourself for the record.

MR. KOCLANIS: Tim Koclanis.

CHAIRPERSON SIAVELIS: Okay, Tim, raise your right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, go ahead.

COMMISSIONER GEISEL: So, please proceed.

MR. KOCLANIS: So, yes, we spoke with Bob, our neighbor to the south. He wrote into the Village and provided that he was okay with that. Everyone has seen the sign in our front yard for this meeting, asking us what's going on, and everyone is very happy that we're hopefully able to do this addition. So, no one has any complaints that they have expressed to us.

COMMISSIONER GEISEL: Very good. Thank you. I don't know if anybody else has any questions.

MR. KOCLANIS: Thanks.

COMMISSIONER LANAGHAN: I have one to the architect actually. So, you're saying you're extending out the existing wall, but yet, your survey shows it to be, what, six or so inches off. Is that a material difference there?

MR. RUSSO: It's a material difference. We were keeping the frame wall existing. We didn't extend the break.

COMMISSIONER LANAGHAN: Got you, okay.

CHAIRPERSON SIAVELIS: Okay, any other questions?

(No response.)

CHAIRPERSON SIAVELIS: All right, at this point, are there any comments from the audience in regards to this petition in particular?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, we move to the next phase, the deliberation of the Board members.

Joe, do you want to start?

COMMISSIONER GEISEL: We've got an existing non-conforming condition. We've seen these on numerous occasions. I would support this variance based upon the need and the testimony of the Petitioner.

CHAIRPERSON SIAVELIS: Yes, I think concur. A modest addition, very reasonable, makes sense. Nothing ostentatious, and he's got support of his neighbors. So, I agree, I'm in support as well.

Any other comments, gentlemen?

COMMISSIONER LANAGHAN: No, I'd agree. I mean, I think the fact that they changed the material to actually, you know, maximize the setback they could while maintaining the interior wall, I think is, you know, I think it's very sensitive. I think they did a decent job with this, looks good.

CHAIRPERSON SIAVELIS: Sounds good.

Ben, anything? No?

Do we have a motion?

COMMISSIONER DRAKE: I move approval.

COMMISSIONER JAFFE: Seconded.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, petition is granted.

MR. KOCLANIS: Thank you very much.

leave.
COMMISSIONER GEISEL: And you have no need to stay if you wish to

MR. RUSSO: Thank you.

CHAIRPERSON SIAVELIS: Sure.

(Whereupon, the public hearing on the above-mentioned
petition was adjourned at 7:11 p.m.)



Zoning Board of Appeals 12/13/2021

Item: 932 N Highland Ave - 11/8/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
932 N Highland Ave - 11/8/21 Findings	Minutes
932 N Highland Ave - 11/8/21 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS

November 8, 2021

PETITIONER: Kientoff Residence

ADDRESS OF PROPERTY: 932 N. Highland Ave.

VARIATION: 6.5-2, 5.1-3.4b, 6.5-6 (Required Minimum Yards, Maximum Impervious Surface Coverage, Height of Accessory Structures)

A 0.7 foot variance for a detached garage with a side yard setback of 2.3 feet instead of the minimum required 3.0 feet; a 4.7 foot variance for a detached garage with a rear yard setback of 0.3 feet instead of the minimum required 5.0 feet; a 133 square foot variation to allow 3,571 square feet of impervious surface coverage where 3,438 square feet is allowed; and a 0.4-foot variation to allow a detached garage with a peak height of 15.4 feet above grade where a maximum peak height of 15.0 feet is allowed.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The homeowner testified that after the home was purchased it was brought to their attention that the garage was constructed without permits. The homeowner further testified that they are trying to obtain permits after the fact; however, the garage does not meet Zoning.

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

Thereafter, a motion was made by Mr. Jaffe and seconded by Mr. Drake with a condition that the homeowner pursue sign off from the utility companies for the eave the projection or they will need to remove the eaves. Thereafter, the Board voted 5-0 to approve the variance request.

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

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

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

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

ZONING BOARD

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

OF APPEALS

RE: 932 NORTH HIGHLAND AVENUE - ZBA #21-036

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 8th day of November, 2021 at the hour of
7:11 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
JEFFREY LANAGHAN
TOM DRAKE
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, next up is ZBA Petition #21-036, 932 North Highland Avenue. We're going to change the order.

Derek, let's give the overview, then we'll swear Gary in and we'll go.

MR. MACH: Thank you.

The homeowner recently purchased the home at 932 North Highland, and it was brought to their attention that a permit was never issued for the detached garage. The new garage is encroaching into the required side and rear yard. In addition, the new garage exceeds the allowable height.

The garage eaves along the rear property line are projecting into the unimproved alley, and it should be noted that if the Zoning Board supports the variations, it does not authorize the eaves projecting over the property line into the alley. In addition, the homeowner will need the utility companies to sign off on the projection or they'll need to remove the eaves.

The Petitioner is requesting:

- A 0.7-foot variance from Chapter 28, Section 6.5-2 for a detached garage with a side yard setback of 2.3 feet instead of the minimum required three feet;
- A 4.7-foot variance from Chapter 28, Section 6.5-2 for a detached garage with a rear yard setback of 0.3 feet instead of the minimum required five feet;
- A 133 square-foot variation from Chapter 28, Section 5.1-3.4(b) to allow 3,571 square feet of impervious surface coverage where 3,438 square feet is allowed; and
- A 0.4-foot variation from Chapter 28, Section 6.5-6 to allow a detached garage with a peak height of 15.4 feet above grade where a maximum peak height of 15 feet is allowed.

Thank you, Chairman.

CHAIRPERSON SIAVELIS: Great.

All right, Gary, are you the only one speaking tonight?

MR. LIRA: No, we're both going to be speaking.

MRS. KIENTOFF: Yes.

CHAIRPERSON SIAVELIS: Okay, we'll go ladies first. Go ahead, identify yourself.

MRS. KIENTOFF: I'm Cherie Kientoff, homeowner.

CHAIRPERSON SIAVELIS: Okay, great. Right hand, please?

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay.

MR. LIRA: Gary Lira, Lira & Associates.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay.

MR. LIRA: I'll let Cherie go first with the unique situation here.

CHAIRPERSON SIAVELIS: Okay.

MRS. KIENTOFF: All right, so we bought the home in April, and after signing the contracts it was brought to our attention that the garage was actually built unpermitted. So, my husband and I are just seeking to permit the garage, go through the proper channels, make sure that it's structurally sound. The sellers told us that it was built on the same foundation and everything was fine, but here we are today because that indeed was not the case.

MR. LIRA: So, when they submitted the plans, the Building Department and Zoning Department bumped them out because it didn't meet the zoning code. So, that's where we became contacted and went through the zoning variance process to find out what's the difference between the existing and what was built there. They did not do the construction, they're kind of dealt this hand.

So, the south side setback was the original one, was at 1.86 feet. The previous which was one-foot-10.25, the previous homeowner put that at two-foot-3.25 inches on that plan. So, the new garage that's currently built is actually five inches farther away from the property line than the existing one was.

The rear setback becomes a little bit unique because you have the, what's the correct term, Derek? Is it an abandoned alley?

MR. MACH: Unimproved alley.

MR. LIRA: Unimproved alley. The existing garage, as you can see, the previous garage had a shed attached to the garage that actually was built on the unimproved alley. So, the new garage sits where the main mass of it and the previous owner eliminated that portion of the shed area. Then the height, he basically measured to the ridge, to the grade versus, I mean, ridge to the slab plus or minus a little bit instead of measuring to the grad, and that's why we have the height difference on that.

Then I think the last one is the impervious surface coverage that we're currently over by like, was it 53 square feet?

MR. MACH: 130 --

MR. LIRA: 100?

MRS. KIENTOFF: And something.

MR. LIRA: I don't have the exact.

MR. MACH: 133.

MR. LIRA: 133, sorry. 133 over what the existing garage was there. So, those are the four variances. The house is in context with the neighborhood. It's in context with the house that was improved by the previous owner. In addition to that, they had their neighbor to the south and the west look at the garage and look at the drawings, and did they not, one of them provided a letter.

MRS. KIENTOFF: Yes, I think you might have a copy of the letter that was provided by our south neighbor.

CHAIRPERSON SIAVELIS: I don't see it. Derek, it's not in the packet?

MR. MACH: I do not have a copy, but can you please summarize?

MRS. KIENTOFF: Yes. So, we like share a driveway with them. Our garages are basically right next to each other. They basically say the garage is fine, it would be a lot more work and hassle for them should we need to tear it down and rebuild it.

COMMISSIONER JAFFE: This is your neighbor to the south?

MRS. KIENTOFF: To the south, yes. Yes, to the south, and then the neighbor to the west which is, like our backyards align, they're in support of our current garage as it exists. So, yes.

COMMISSIONER JAFFE: Okay.

MRS. KIENTOFF: It's a unique situation since our garage actually already exists, yes.

COMMISSIONER JAFFE: So, just to confirm the terminology we're using,

you were saying, Gary, previous versus the new. The property owner is not doing anything besides going through the permit process. These measurements, these dimensions that you were referring to earlier were the previous owner's garage which was torn down.

MR. LIRA: Correct. Right.

COMMISSIONER JAFFE: The previous owner erected a new garage.

CHAIRPERSON SIAVELIS: Without permit.

COMMISSIONER JAFFE: Without getting a permit. The new owner comes in, buys the property, and there are four attributes of this new garage that do not conform to current code.

MR. LIRA: Correct.

MRS. KIENTOFF: That's correct.

COMMISSIONER JAFFE: All right, just like an administrative question, Derek; the piece about working with the utility company about the eaves that extended into the unimproved alley, if we were to approve that variance, one of the four, do we have to then condition that? I'm just trying to understand it. Where does the onus fall? Is it on the Village, is it on the Petitioner? Because that's something that is not within our domain, correct?

MR. MACH: The onus would be on the Petitioner. It is over their property line and encroaching in the Village right-of-way.

MRS. KIENTOFF: We have called ComEd. We found out last week when they did let us know that we would need to contact ComEd, so they told us three to five day. We were hoping that was Friday through tomorrow. So, I mean, hopefully they'll be out tomorrow then.

MR. LIRA: Yes, for an inspection, right? That they would come to do an inspection?

MRS. KIENTOFF: Yes, and to look at, you know, the power lines and where they are with the eaves currently on the garage. So, we've already contacted them but haven't heard from them yet, and they haven't been out.

MR. LIRA: ComEd will come out to take a look at the fall line of the lines to make sure where the eave is in relationship to that.

COMMISSIONER JAFFE: Then I guess maybe just something to point out with the third variance request about the impervious surface coverage, I mean, you're already over, unbeknownst to you, but just so you know, if you would ever want to do anything else to the property, it's going to exacerbate that.

MRS. KIENTOFF: Yes, got it.

COMMISSIONER JAFFE: And that's kind of sensitive.

MRS. KIENTOFF: Okay, so don't do anything else is what you're telling me.

COMMISSIONER JAFFE: You'd be back here. So, it's up to you how much you're liking this experience.

MRS. KIENTOFF: Honestly, we bought this lovely house and, you know, have ended up in this messy situation. So, we don't plan to do anything else other than hopefully correct, you know, and get this sorted.

CHAIRPERSON SIAVELIS: Yes, and you're only about three percent over if you do the math on that. Just kind of roughing, doing that math in my head, you're

basically three percent over the impervious surface coverage limit.

MR. LIRA: Correct.

CHAIRPERSON SIAVELIS: So, I mean, not a significant amount. You folks didn't do it, all right.

MRS. KIENTOFF: No.

COMMISSIONER GEISEL: Somewhat related, Derek, did you say that the abandoned alley is owned by the Village?

MR. MACH: It is, yes, just what we refer to as unimproved alley.

CHAIRPERSON SIAVELIS: Unimproved, yes, unimproved.

MR. MACH: It is, right.

COMMISSIONER GEISEL: Well, it's titled abandoned in the documents and it's written as that.

MR. MACH: It hasn't been vacated but, so it's --

CHAIRPERSON SIAVELIS: There's no access points to it like streetwise, right?

MR. MACH: No, and it's not being requested.

MR. LIRA: And if you see address 937 on Chestnut and 938 on Highland, they're both tighter than five feet, a bunch of those, and so is 933. So, look at 923 that's across.

COMMISSIONER GEISEL: Understood, but those are not in front of us.

MRS. KIENTOFF: Yes, on Chestnut.

MR. LIRA: Yes.

COMMISSIONER GEISEL: So, just for clarity though, I just want to understand who owned the land, and those homes were built somewhere in the '20s. So, we've had a hundred years where, you know, the Village has not constructed an alleyway there. There seems to be no immediate intent to be doing so.

MR. MACH: Correct.

CHAIRPERSON SIAVELIS: Yes, and then the other thing is the character of the neighborhood, I mean --

COMMISSIONER GEISEL: Well, where I was going, Peter, sorry --

CHAIRPERSON SIAVELIS: Yes, go ahead.

COMMISSIONER GEISEL: There is that additional land back there that hasn't been used in a 100 years that's not considered part of their lot; therefore, not considered in the calculations and effectively becomes, you know, a --

CHAIRPERSON SIAVELIS: Buffer.

COMMISSIONER GEISEL: -- buffer relative to that calculation. That's where I was going or trying to go.

CHAIRPERSON SIAVELIS: Okay, understood.

COMMISSIONER DRAKE: So, as it relates to that impervious surface, are there any issues with water over your neighbors or anything related to that?

MRS. KIENTOFF: No, there is not.

CHAIRPERSON SIAVELIS: Okay, if there's no other questions, let's open it up for any comments from the audience.

Anybody in the audience want to speak in regards to this petition?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, we're going to close it

down and go to deliberation phase.

So, Ben, do you want to lead deliberations?

COMMISSIONER JAFFE: I mean, yes, on the surface, I mean, obviously, I had some concerns when I saw what was going on, but then the more I understood what had happened with the history of this property, it would be a hardship if the garage needed to be demolished and re-erected to conform to code. So, yes, you got dealt a bad hand, but I understand the play and I would be comfortable moving forward again with making sure we call out on the one with the utility in the abandoned/unimproved alley.

CHAIRPERSON SIAVELIS: Unimproved. You're in support of all four variances?

COMMISSIONER JAFFE: And making sure that the property owner understands the onus is on them to fulfill variance number four.

MRS. KIENTOFF: Okay.

CHAIRPERSON SIAVELIS: Okay, understood.

Any other comments or thoughts from other members?

(No response.)

CHAIRPERSON SIAVELIS: So, I have similar sentiments, similar views as Ben does, and I certainly appreciate Joe's clarification regarding the unimproved land back there and its impact on the impervious surface coverage issue and essentially, in my eyes, alleviating those concerns, especially the 133 feet. I mean, that's not a significant amount, especially from what we've seen over the years.

COMMISSIONER GEISEL: Well, and you have Engineering who is not in favor, they never are, and I can appreciate that, you know, but the offset to that, if you will, is this additional land area that's not calculated but effectively serves as, you know, further absorption in terms of the overall impact there.

CHAIRPERSON SIAVELIS: Agreed, and I think the one other thing that we didn't really touch on and I think supports the Petitioners is the fact that the essential character of the locality and will be compatible with the existing uses and zoning of nearby property, just looking at this image, we see how many, on the screen, how many garages are really tight on the rear property lines if not over it. So, what the Petitioner is asking for is not a reach in regards to your street and your neighbors.

MRS. KIENTOFF: That's right.

CHAIRPERSON SIAVELIS: So, I think you've established that element. So, with that in mind, I definitely am in support of this petition and four variances.

So, with that in mind, do we have a motion?

COMMISSIONER JAFFE: I would motion to approve.

COMMISSIONER DRAKE: Second.

MR. MACH: Is that with the condition?

COMMISSIONER JAFFE: Do we have to call out the utility piece?

MR. MACH: I would recommend it.

CHAIRPERSON SIAVELIS: Okay, let me ask again, do we have a motion then?

COMMISSIONER GEISEL: Do we have to retire the initial motion?

COMMISSIONER LANAGHAN: Since it's been seconded, I think we probably do.

MR. MACH: There's a motion on the floor.

COMMISSIONER GEISEL: We just need to clarify it.
COMMISSIONER DRAKE: Can we amend it?
CHAIRPERSON SIAVELIS: Yes, that's what I meant. Okay, so you made the initial motion, you seconded it. Would you like to clarify procedurally where we're at?
COMMISSIONER JAFFE: I would like to amend the previous motion and restate that I would motion to approve all four variances and that the Petitioner recognizes they are responsible for working with the utility regarding the eaves.
CHAIRPERSON SIAVELIS: Do we have a second?
COMMISSIONER DRAKE: I would second that.
MR. MACH: Mr. Drake.
COMMISSIONER DRAKE: Yes.
MR. MACH: Mr. Geisel.
COMMISSIONER GEISEL: Yes.
MR. MACH: Mr. Jaffe.
COMMISSIONER JAFFE: Yes.
MR. MACH: Mr. Lanaghan.
COMMISSIONER LANAGHAN: Yes.
MR. MACH: Chairman Siavelis.
CHAIRPERSON SIAVELIS: Yes. Congratulations.
MRS. KIENTOFF: Thank you very much.
MR. LIRA: Thank you, guys. Have a good night.
MRS. KIENTOFF: Thank you.
CHAIRPERSON SIAVELIS: Have a good night.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:27 p.m.)



Zoning Board of Appeals 12/13/2021

Item: 6 E Hawthorne St - 11/8/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
6 E Hawthorne St - 11/8/21 Findings	Minutes
6 E Hawthorne St - 11/8/21 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS November 8, 2021

PETITIONER: Para Residence

ADDRESS OF PROPERTY: 6 E. Hawthorne St.

VARIATION: 5.1-3.2 (Required Minimum Yards)

A 4.1 foot variation to allow an addition with an exterior side yard setback of 32.9 feet instead of the required 37.0 feet and an additional 2.7 feet for the eaves.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that approvals were granted in May of 2020 for the variances but the project was delayed due to the pandemic and the approvals have expired. The petitioner explained that they are proposing to expand the kitchen and that the addition will be in line with the existing home.

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

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Lanaghan. Thereafter, the Board voted 5-0 to approve the variance request.

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

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

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

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

ZONING BOARD

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

OF APPEALS

RE: 6 EAST HAWTHORNE STREET - ZBA #21-037

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 8th day of November, 2021 at the hour of
7:27 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
JEFFREY LANAGHAN
TOM DRAKE
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, next item of business is ZBA Petition #21-037, 6 East Hawthorne Street.

MRS. PARA: Hi, I'm Ellen Para. I live at 6 East Hawthorne Street.

CHAIRPERSON SIAVELIS: Hold on a second. We're going to do this.

MRS. PARA: I'm so sorry.

CHAIRPERSON SIAVELIS: No, no, you're fine. No, no, no. No, no, no, I'm sorry.

MRS. PARA: My husband was like sit down, sit down. I should have listened.

CHAIRPERSON SIAVELIS: No, that's okay. You can come up and stand up there. We're going to let Derek do an overview, then we'll swear you in and away you go, okay?

Go ahead.

MR. MACH: Thank you, Chairman.

On May 11, 2020, the proposed project received approval from the Zoning Board; however, pursuant to Chapter 6, Section 202, no order of the Board permitting the erection or alteration of a building shall be valid for more than one year, unless a building permit for the project is obtained within the year that the project is started and proceeds to completion in accordance with the terms of the permit; therefore, the Petitioner is returning to the Zoning Board.

The Petitioner is proposing to construct a one-story addition to the existing home. The proposed addition is located to the southeast corner of the structure and is encroaching into the required exterior side yard setback. As part of the project, the Petitioner is also proposing to relocate the front and center within the existing bump-out along the south elevation.

The Petitioner is requesting 4.1-foot variation from Chapter 28, Section 5.1-3.2 to allow an addition with an exterior side yard setback of 32.9 feet instead of the required 37 feet, and an additional 2.7 feet for the eaves.

Thank you, Chairman.

CHAIRPERSON SIAVELIS: Great, thank you very much.

Okay, now we're going to swear you in. Can you identify yourself for the record as well?

MRS. PARA: Sure. My name is Ellen Para and I live at 6 East Hawthorne Street.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, please begin.

MRS. PARA: So, as you stated, we had petitioned back in May of 2020, and with the global pandemic our plans just became delayed. We are now in for permit and realized that we needed to again go through the ZBA hearing to request for that 4.1-foot variance.

What we're hoping to do is just expand our kitchen. The bump-out will be in line with our existing brick, and then we're just going to change our entry to kind of center it on our property.

So, we're really excited about this renovation. We feel like it honors the integrity of the existing establishment. Our neighbors, we've been chatting away about how excited we are for this, and I think that there is not someone in like, I don't

know, a mile who doesn't know that we've got this project planned, and I haven't heard any objections thus far.

CHAIRPERSON SIAVELIS: Okay, Tom, do you have anything?

COMMISSIONER DRAKE: So, I have just a couple of quick questions. I just want to clarify. This is the exact same petition that we've reviewed, nothing has changed since 2020?

MRS. PARA: No.

COMMISSIONER DRAKE: Okay, and how many people do you have living in the home?

MRS. PARA: Two, myself and my husband.

COMMISSIONER DRAKE: Okay, and you say you've spoken with neighbors and no opposition, thumbs up?

MRS. PARA: Yes.

COMMISSIONER DRAKE: Okay, and how long have you been in the home?

MRS. PARA: Two years.

COMMISSIONER DRAKE: Two years.

MRS. PARA: Yes, two years in June, so a little over two years, I guess. Yes, we love our neighborhood. Our neighbors are the kindest. We work a half mile away from our house, so we're just really excited to be a part of this community. We've been in the area for about four years now.

COMMISSIONER DRAKE: Okay, that's all I have, Mr. Chairman.

COMMISSIONER JAFFE: Could you provide a little more detail or context regarding delay?

MRS. PARA: Yes. It was just simply a concern over having contractors in our house during the global pandemic. We were concerned about the cost, and just finding a contractor took a little bit more time than we anticipated. So, now we feel like we have the right fit, we feel like we have the resources we need, and we're ready to move forward. We're in for permitting, too, so it's just a matter of, you know, time. We feel like our ducks are more in a row and we feel more comfortable with everything and how, you know, we feel like we're on the end of the global pandemic, too.

COMMISSIONER JAFFE: Okay.

CHAIRPERSON SIAVELIS: Okay, let's see. Are there any comments from the audience?

(No response.)

CHAIRPERSON SIAVELIS: Okay, let's move now to deliberation of the Board members.

COMMISSIONER DRAKE: Yes, I'll start. I think the Petitioner has really addressed all the issues that they need to petition. It's understandable that a project like this would be delayed because of the pandemic, and all their reasons were sound. There weren't any neighbor opposition. All the three Staff departments that weighed in on this also made no objections.

So, I think it looks like a very nice project for you and your husband, and I'm supportive of it.

MRS. PARA: Thank you.

CHAIRPERSON SIAVELIS: Anybody else? Any other further comments?

COMMISSIONER LANAGHAN: No, I was just going to agree with Tom. It's, you know, construction prices spiked considerably last year, so I can certainly understand having to hold off on that part of it.

CHAIRPERSON SIAVELIS: Yes, definitely.

MRS. PARA: Thank you.

CHAIRPERSON SIAVELIS: Definitely, and this is a reasonable addition.

COMMISSIONER LANAGHAN: It absolutely is, yes.

MRS. PARA: Thank you.

CHAIRPERSON SIAVELIS: Yes, understandable.

Okay, do we have a motion?

COMMISSIONER DRAKE: I move approval of the petition.

COMMISSIONER LANAGHAN: Second.

CHAIRPERSON SIAVELIS: All right.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations. Your petition is granted.

MRS. PARA: Thank you so much.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:31 p.m.)



**Zoning Board of Appeals
12/13/2021**

Item: 113 S Dunton Ave - 11/8/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
113 S Dunton Ave - 11/8/21 Findings	Minutes
113 S Dunton Ave - 11/8/21 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS November 8, 2021

PETITIONER: Wojciak Residence
ADDRESS OF PROPERTY: 113 S. Dunton Ave.
VARIATION: 5.1-3.6b (Required Minimum Yards)

A 2.3' variation to allow an addition with a side yard setback of 2.9' instead of the required 5.2' and an additional 1.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner stated that the addition is located in the rear of the home on the second floor. The petitioner explained that they are proposing a second story addition in order to create a master bedroom. The petitioner testified that the roofline is below the existing peak; therefore, it is not visible from the front. The petitioner also, testified that the eaves are matching the existing eaves and that the addition will not protrude any further than the existing home. The homeowner testified that the house has been vacant for two years.

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

Thereafter, a motion was made by Mr. Jaffe and seconded by Mr. Geisel. Thereafter, the Board voted 5-0 to approve the variance request.

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

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

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

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

ZONING BOARD

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

OF APPEALS

RE: 113 SOUTH DUNTON AVENUE - ZBA #21-038

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 8th day of November, 2021 at the hour of
7:31 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
JEFFREY LANAGHAN
TOM DRAKE
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, moving on, next petition is ZBA #21-038, 113 South Dunton Avenue.

Derek, whenever you're ready with the overview please.

MR. MACH: The Petitioner is proposing an addition to the two-story existing residence along the north property line. The proposed addition encroaches 2.3 feet into the required side yard setback.

Therefore, they're requesting a 2.3-foot variation from Chapter 28, Section 5.1-6.3(b) to allow an addition with a side yard setback of 2.9 feet instead of the required 5.2 feet, and an additional one foot for the eave.

Thank you, Chairman.

CHAIRPERSON SIAVELIS: Thank you.

All right, gentlemen, who's speaking tonight?

MR. MCCABE: Both. Go ahead, you go first as the owner. He's the owner.

CHAIRPERSON SIAVELIS: Okay, so go ahead, sir, identify yourself.

MR. WOJCIAK: Matthew Wojciak.

CHAIRPERSON SIAVELIS: Okay, Matthew, raise your right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, next.

MR. MCCABE: Kevin McCabe, IJM Group Architects.

CHAIRPERSON SIAVELIS: All right, Kevin, let's swear you in, okay? Right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Great. All right, begin.

MR. MCCABE: All right, so the addition is essentially going to be a rear second floor only addition. So, we're putting it up for a master suite, going above the existing kitchen, powder room area. We're not digging anything in the ground, it's just following the footprint of the existing first floor. That's the only area of the house that isn't two-story. It's right now an attic, so we're essentially kind of picking up the roofline and just bringing it up.

It matches the character of the house. The roof pitch, or roofline is below the existing peak, so you won't see it from behind. The overhangs are matching the existing overhang that's already there on the first floor, so it won't protrude any more than the existing first floor does right now. We're just essentially lifting it up.

CHAIRPERSON SIAVELIS: And you already have a second story on that house, the front part?

MR. MCCABE: Yes, it's the front, probably three-quarters of the house has a second story. This is just the back portion of it. I don't know if he has the site plan or any of the floor plans. You'll see, so it's really just they're remodeling the first floor. It's been vacant for --

MR. WOJCIAK: Two years.

MR. MCCABE: Two years, so it has some work to do but this makes it more livable for them to add the master suite because it does not have it at this point. So, there is the rear part of it. The first floor is the lower part with the windows that, you know, they're existing. So, that back portion, we're just going over the footprint that's already there. So, we're not asking to go in the setback more than it's already there.

CHAIRPERSON SIAVELIS: How long have you owned the house, sir?
MR. WOJCIAK: Since June.
CHAIRPERSON SIAVELIS: June, and you say it sat vacant for almost --
MR. WOJCIAK: Yes, the owner did not reside there for about two years.
CHAIRPERSON SIAVELIS: Is it like a rental property or just --
MR. WOJCIAK: I believe she attempted to rent it. I don't know if anyone ended up actually renting it.
CHAIRPERSON SIAVELIS: Okay, how many folks live in the house?
MR. WOJCIAK: We don't currently live there, but there will be two, my wife and I. We just got married on Saturday.
CHAIRPERSON SIAVELIS: Oh, hey, congratulations.
MR. WOJCIAK: Thank you.
CHAIRPERSON SIAVELIS: All right, timing is good then, I guess. Okay, good to know. Have you talked with the neighbors? I know they're going to be your new neighbors, right?
MR. WOJCIAK: Yes, yes.
CHAIRPERSON SIAVELIS: They're not your existing neighbors, but have you talked to the other folks in the neighborhood?
MR. WOJCIAK: Yes, yes. Everyone is really excited that we've moved in and kind of, they're looking forward to us kind of taking it over and redoing the lawn. I know it was a little outdated and stuff, so everyone is very happy.
CHAIRPERSON SIAVELIS: Any opposition voiced to you from the neighbors?
MR. WOJCIAK: Not that I'm aware of, no.
CHAIRPERSON SIAVELIS: Okay, so I don't have any other questions.
This is very straight-forward.
COMMISSIONER JAFFE: Yes.
COMMISSIONER LANAGHAN: Yes, I mean, they're already a non-conforming use really. The setbacks are already non-conforming, and it's going straight up.
CHAIRPERSON SIAVELIS: Yes, they're just going up.
COMMISSIONER LANAGHAN: And there's two-story everywhere else.
CHAIRPERSON SIAVELIS: Right, and the addition, the proposed addition is going to have a lower roofline.
MR. MCCABE: The existing peak as you can see on that one is already up there.
COMMISSIONER LANAGHAN: Yes.
MR. MCCABE: We're staying below it from the rear, so you won't see it from --
CHAIRPERSON SIAVELIS: It looks like you're staying below it a pretty good amount.
MR. MCCABE: Yes. We're following that because we have another roofline that, the side one that wants to kind of fight with it.
CHAIRPERSON SIAVELIS: Oh, yes, right, right.
MR. MCCABE: So, if we were to match the existing pitch, it would peak up slightly then just because the front pitch is a little bit taller and it's wider in the front than

where the rear is, so we didn't want to match the pitch and have in the back there will be like six inches sticking out.

CHAIRPERSON SIAVELIS: Yes, okay.

MR. MCCABE: So, it looks better lower, at least you don't see it.

CHAIRPERSON SIAVELIS: Okay, I understand. Makes a lot of sense overall, and your drawings are good. They're well done so it's apparent to us what you're seeking.

MR. MCCABE: Thank you.

CHAIRPERSON SIAVELIS: At this point, let me ask if there's any comments from the audience; any questions from the audience on this petition in particular?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, let's move to the deliberation phase for the Board members. I can start.

Like we just said like two minutes ago, I think this is reasonable, straight-forward, modest, makes a lot of sense, an existing nonconforming structure being put to good use, right? Family moving in, we have a family moving in now on house that sat vacant. No neighbor opposition that we're aware of. I'm in favor of it, I think it makes a lot of sense.

COMMISSIONER GEISEL: Agreed.

COMMISSIONER DRAKE: Same here.

COMMISSIONER JAFFE: Agreed.

CHAIRPERSON SIAVELIS: Do we have a motion?

COMMISSIONER JAFFE: I would move to approve as presented.

COMMISSIONER GEISEL: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, guys.

MR. WOJCIAK: Thank you, guys.

COMMISSIONER GEISEL: Good luck with the project.

MR. WOJCIAK: Appreciate it.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:37 p.m.)



**Zoning Board of Appeals
12/13/2021**

Item: 2315 N Arlington Heights Rd - 11/8/21

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2315 N Arlington Heights Rd - 11/8/21 Minutes	Minutes

ZONING BOARD

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

OF APPEALS

RE: 2315 NORTH ARLINGTON HEIGHTS ROAD - ZBA #21-039

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 8th day of November, 2021 at the hour of
7:37 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
JEFFREY LANAGHAN
TOM DRAKE
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, last but certainly not least, Petition No. ZBA #21-039, 2315 North Arlington Heights Road.

Let me call it one more time, right? Let's see. Did you get any, well, let me ask, let me call the petition again just to make sure and I'll make sure I'm really loud and clear. ZBA Petition #21-039, address is 2315 North Arlington Heights Road.

Derek, did you get any correspondence on this?

AUDIENCE MEMBER: We're past that neighborhood. They have --

CHAIRPERSON SIAVELIS: Okay, so we don't have anybody speaking on behalf and in support of this petition? Is that a no, sir? I saw you shake -- okay, no.

AUDIENCE MEMBER: I'm just kind of giving you just a little bit of --

CHAIRPERSON SIAVELIS: Okay, Derek, did you receive any communications or any attempts to correspond with the Village?

MR. MACH: No. The Petitioner fulfilled the notification requirements, so they should be aware of the meeting.

CHAIRPERSON SIAVELIS: I don't think we've had this happen in quite sometime where we have a no show without any correspondence with the Village advising us of such.

MR. MACH: Right.

CHAIRPERSON SIAVELIS: Okay, well, I mean, we don't, we're not going to move to continue it because the petition hasn't even commenced, right, hasn't even, nobody spoke on it or anything like that.

MR. MACH: Right.

COMMISSIONER DRAKE: Does it go back into the queue or what happens to it?

MR. MACH: The Petitioner will have re-notify, send the letters and --

COMMISSIONER DRAKE: Start all over again?

MR. MACH: Yes.

COMMISSIONER DRAKE: Okay.

CHAIRPERSON SIAVELIS: Do we want to check outside real quick in the hall? I mean, we're on time and on target.

MR. MACH: The Zoning Board could make a continuance to a date specific and they wouldn't have to re-notify, but --

CHAIRPERSON SIAVELIS: Let's not do that; let's let Ben real quick see if there's anybody out there. I don't want to set a date specific coming into the holidays, right, where we'd be into the December meeting, right? Between the holidays, between the Thanksgiving and Christmas and the New Year's holiday, I'm not comfortable necessarily doing that, especially with no communication to you, Derek. If the Petitioner had reached out to you and said, hey, I need more time, give me the next slot --

MR. MACH: Sure.

COMMISSIONER JAFFE: Derek, are there any other meetings or boards going on this evening? Could they be in the wrong room?

MR. MACH: There is a Committee of the Whole meeting on the third floor. If you'd like, I can go and give it a quick look.

CHAIRPERSON SIAVELIS: No, that would be obviously far afield; that's a burden for some. All right, so I think the appropriate thing to do, if we don't have any further business, is to adjourn for the evening.

AUDIENCE MEMBER: Could I just ask a question? It's about the fence that they're putting up. What's not clear is, is it a front, because there's posts already up as in waiting for the fence to go up. So, is it a side fence or are they proposing a front fence?

MR. MACH: They're proposing a fence in the front yard in front of the home. They're proposing a five-foot tall fence where three feet is the maximum height.

AUDIENCE MEMBER: Okay, but --

COMMISSIONER GEISEL: Derek, can you show them?

COMMISSIONER LANAGHAN: Looks to be wrought iron, so it looks to be a little bit --

AUDIENCE MEMBER: So, it's definitely going like parallel to Arlington Heights Road.

COMMISSIONER LANAGHAN: Correct, yes.

CHAIRPERSON SIAVELIS: Perhaps we should adjourn, and then if this gentleman would like to ask a question or two afterwards, he can talk to you, right?

COMMISSIONER LANAGHAN: Makes sense, yes.

COMMISSIONER DRAKE: Unless you want to swear him in.

COMMISSIONER JAFFE: No, I think we should adjourn.

CHAIRPERSON SIAVELIS: No, there's no live petition from this.

COMMISSIONER LANAGHAN: Since there's nobody, yes, we should adjourn.

CHAIRPERSON SIAVELIS: Okay, do we have a motion to adjourn?

COMMISSIONER DRAKE: I move that we adjourn.

COMMISSIONER LANAGHAN: Seconded.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Anybody opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, motion carries. We are adjourned.

(Whereupon, the meeting was adjourned at 7:40 p.m.)



**Zoning Board of Appeals
12/13/2021**

Item: 2315 N Arlington Heights Rd - ZBA#21-039

Department: Planning & Community Development

REQUEST

1. A 2-foot variation from Chapter 28, Section 6.13-3 to allow a 5-foot tall fence in the front yard where code allows a 3-foot tall fence.
2. A variance from Chapter 28, Section 6.13-3b (Visibility) to allow a 5 foot high fence within 12 feet of the driveway where the maximum height permitted is 3 feet high.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: December 13, 2021
Date Prepared: November 3, 2021
Project Title: John Residence
Address: 2315 N. Arlington Heights Rd.

Background Information

Petition Number: ZBA #21-039
Petitioner: Jose Luna
Address: 5009 W. Lake St.
Melrose Park, IL 60160

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

Requested Action/Background Information

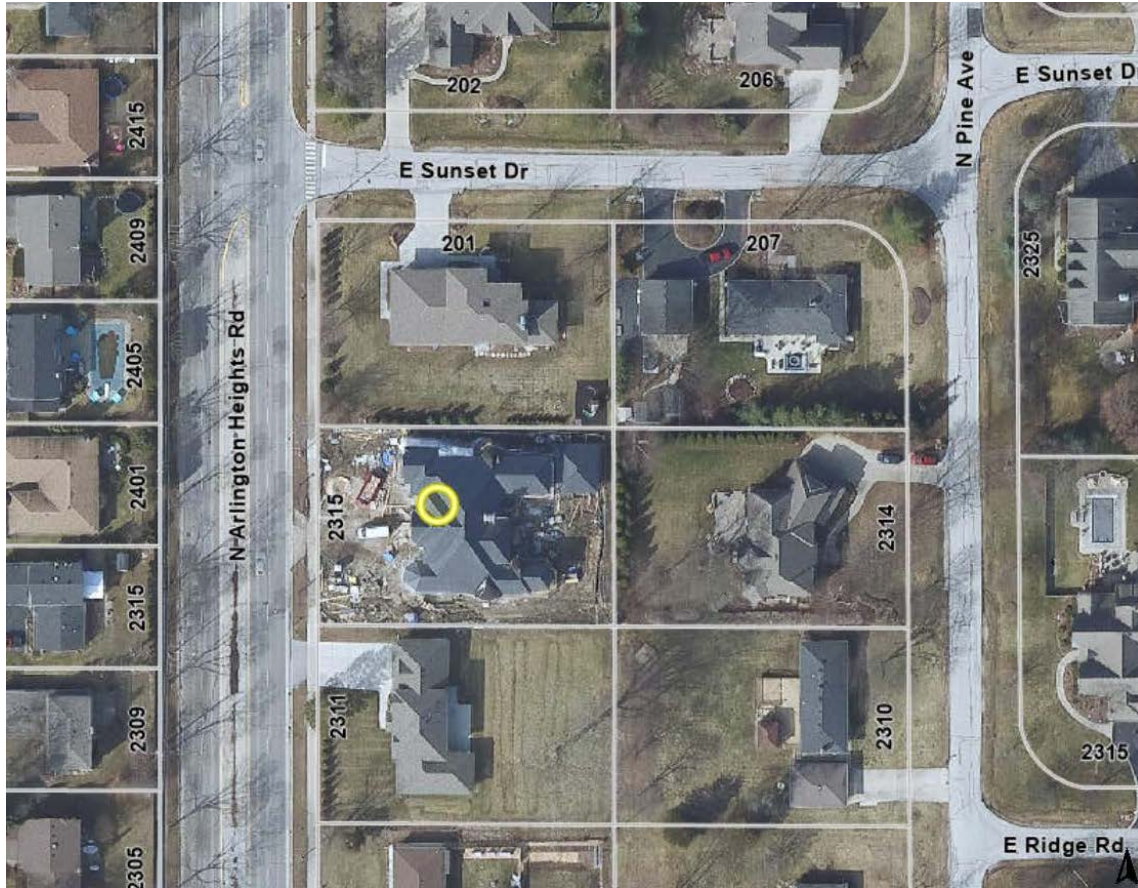
The petitioner is proposing a five-foot tall open fence in the front yard along Arlington Heights Road. However, fences in front yards are only permitted to be a maximum of three feet tall. If the Zoning Board supports the variance request, it is recommended that the fence be located outside of the 12-foot vision triangle where the driveway meets the sidewalk. Pursuant to Chapter 28, Section 6.13-3b, the fence may not exceed a height of three feet within 12 feet of the driveway. In addition, the petitioner must submit an addendum for the driveway permit since the site plan that the petitioner has provided for the fence has not been approved. Also, the site plan appears to exceed the allowable impervious surface coverage and must comply with code. The petitioner is requesting the following variations for the proposed fence:

- A 2-foot variation from Chapter 28, Section 6.13-3 to allow a 5-foot tall fence in the front yard where code allows a 3-foot tall fence.
- A variance from Chapter 28, Section 6.13-3b (Visibility) to allow a 5 foot high fence within 12 feet of the driveway where the maximum height permitted is 3 feet high.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	11/19/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/19/21	
3. Letter that was Mailed	✓	11/19/21	
4. Photographs of Sign on Property	✓	11/19/21	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: John Residence

Project Address: 2315 N. Arlington Heights Road

ZBA #: 21-039

Date: October 21, 2021

Derek:

I have reviewed the request for the following variance:

- A 2-foot variation from Chapter 28, Section 6.13-3c to allow a 5-foot tall fence in the front yard where code allows a 3-foot tall fence.

and do not have any objection to the request.

ZBA# 21-039
2315 N Arlington Heights Rd - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: October 16, 2021
Received by Planning:
Transmitted to Engineering: October 21, 2021
Completed: October 28, 2021
ZBA Meeting Date: November 8, 2021

The proposed ZBA application indicates that the petitioner is seeking:

- A 2-foot variation from Chapter 28, Section 6.13-3 to allow a 5-foot tall fence in the front yard where code allows a 3-foot tall fence.

The Engineering Division is NOT IN FAVOR to the proposed variance request for allowing a 5-foot tall fence where code allows a 3-foot tall fence. The location must comply with the twelve-foot vision triangle from the right-of-way line. In addition, a standard vehicle is 15-16ft long and the space from the roadway to the gate would not provide a proper queuing area for a vehicle to wait while the gate opens. This would leave a vehicle partially on Arlington Heights Rd and has the potential to cause accidents.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: John Residence

Project Address: 2315 N. Arlington Heights Road

ZBA #: 21-039

ZBA Hearing Date: November 8, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: October 21, 2021

- A 2-foot variation from Chapter 28, Section 6.13-3 to allow a 5-foot tall fence in the front yard where code allows a 3-foot tall fence.

Attached are the Petitioner's:

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

Comments: No comments.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than October 29, 2021.

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 Joe John

being the owner of the property commonly know as: _____

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: build a 5ft high fence
around the perimeter

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): _____

Has not been granted because we have an autistic 15 year old child

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) _____

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

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

Signed



Petitioner

Date October 16, 2021

PLAT OF TOPOGRAPHY

OF

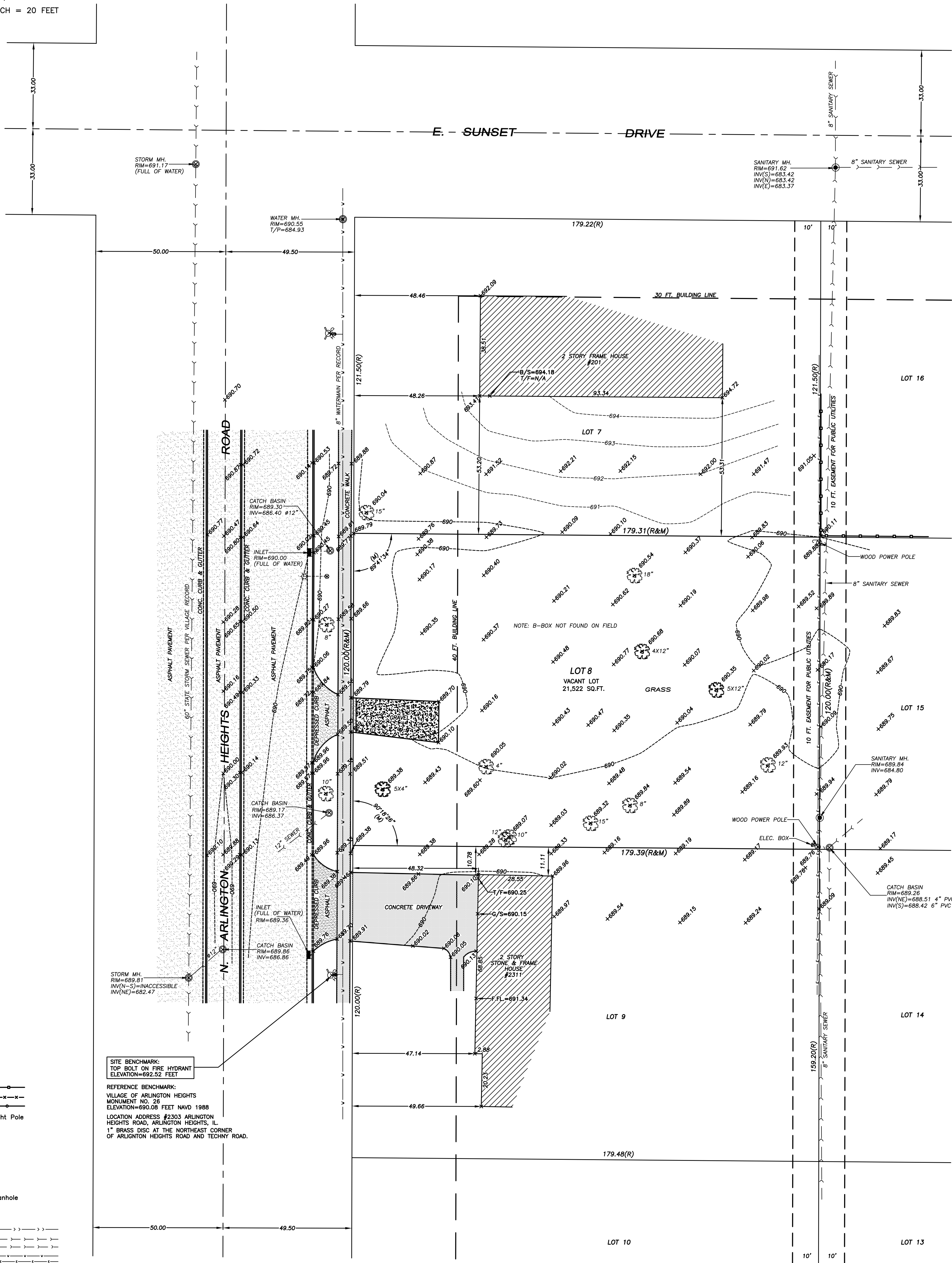
LOT EIGHT (8) IN HARRY J. ECKHARDT'S PINEGATE HIGHLANDS, BEING A SUBDIVISION OF THE SOUTH 1438 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PIN: 03-17-105-002-0000 TOTAL LAND AREA: 21,522 SQ.FT.

COMMONLY KNOWN AS: 2315 N. ARLINGTON HEIGHTS ROAD, ARLINGTON HEIGHTS, ILLINOIS 60004



SCALE: 1 INCH = 20 FEET



- LEGEND:
- N. = North
 - S. = South
 - W. = West
 - E. = East
 - T/F = Top of Foundation
 - B/S = Bottom of Siding
 - F.F.L. = Finish Floor
 - G/S = Garage Slab
 - TC = Top of Curb
 - G = Gutter
 - TW = Top of Wall
 - T/P=Top of Pipe
 - Conc. = Concrete
 - Tree
 - Wood Fence
 - Chain Link Fence
 - Iron Fence
 - Single-Arm Light Pole
 - Fire Hydrant
 - Water Valve
 - B-Box
 - Water Manhole
 - Storm Manhole
 - Catch Basin
 - Inlet
 - Sanitary/Combined Manhole
 - Wood Power Pole
 - Down Spout
 - Combined Sewer
 - Storm Sewer
 - Sanitary Sewer
 - Water Main
 - Overhead Wires

SITE BENCHMARK:
TOP BOLT ON FIRE HYDRANT
ELEVATION=692.52 FEET

REFERENCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS
MONUMENT NO. 26
ELEVATION=690.08 FEET NAVD 1988

LOCATION ADDRESS #2303 ARLINGTON
HEIGHTS ROAD, ARLINGTON HEIGHTS, IL

1" BRASS DISC AT THE NORTHEAST CORNER
OF ARLINGTON HEIGHTS ROAD AND TECHNHY ROAD.

NOTE: Location of underground utilities where not substantiated by physical evidence are taken from records normally considered reliable. No responsibility for their accuracy is assumed by the surveyor.

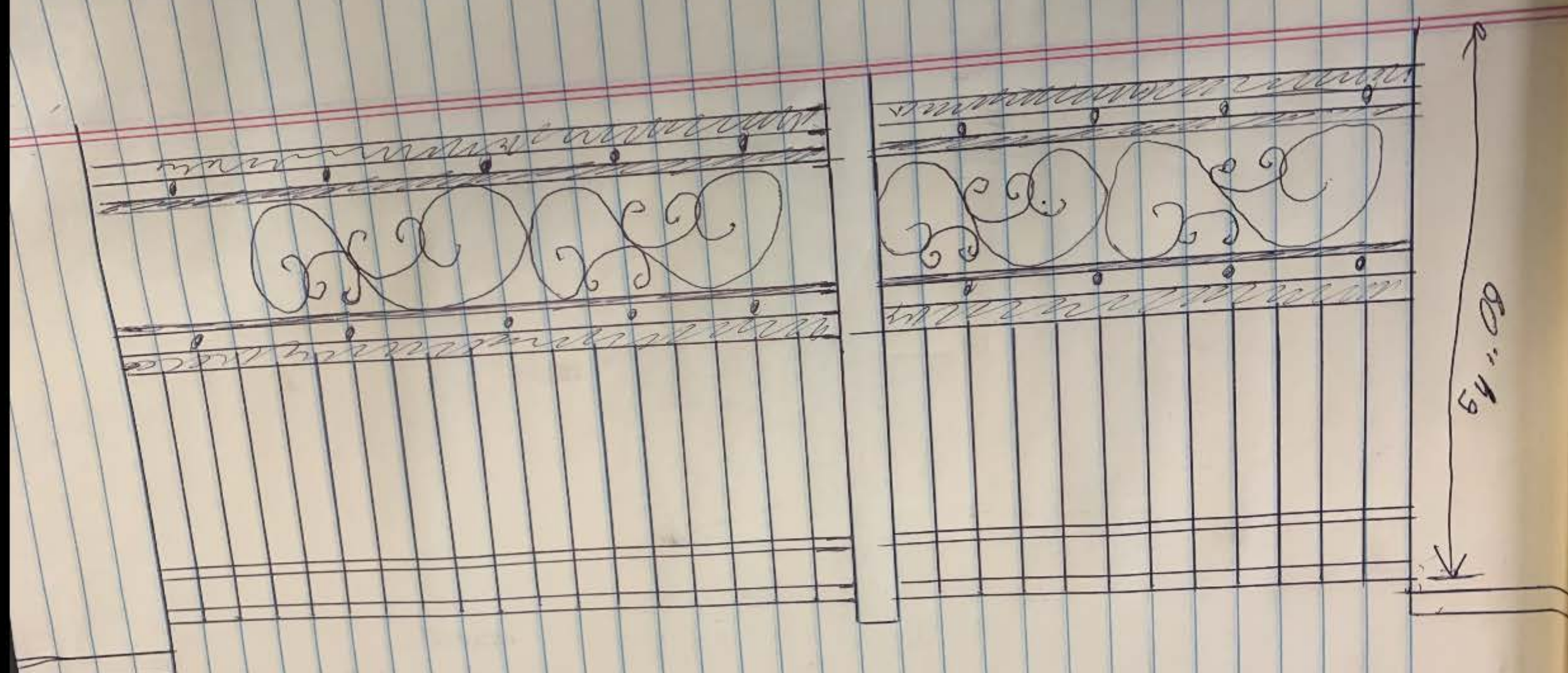
FOR LOCATION OF BURIED CABLE CALL J.U.L.I.E.
01-800-892-0123 BEFORE DIGGING

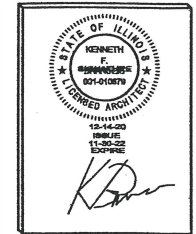
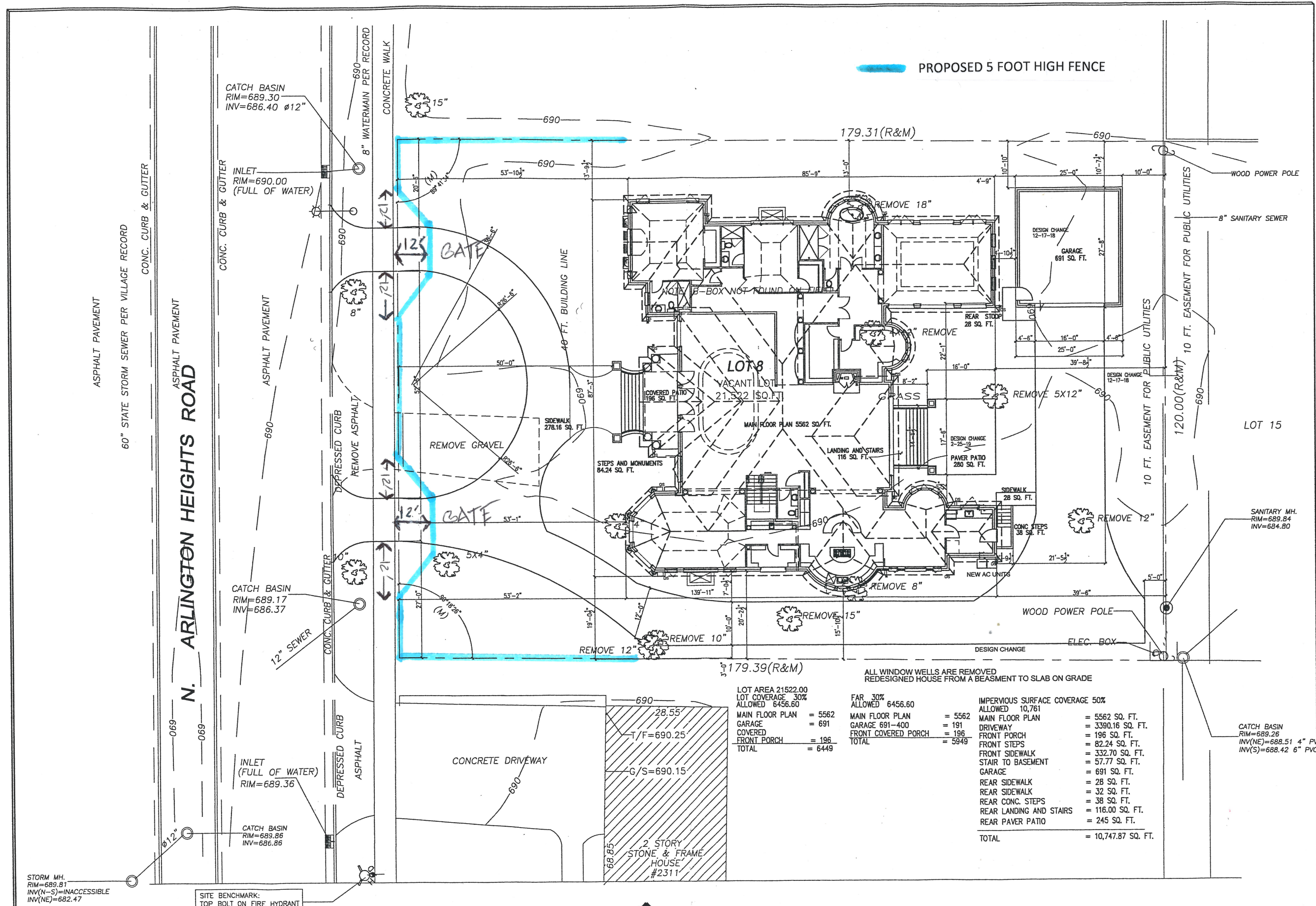
GENERAL NOTES:

- FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THE PLAT OF SURVEY REFER TO YOUR ABSTRACT, DEED, TITLE POLICY, CONTRACT AND LOCAL BUILDING LINE/SETBACK REGULATIONS.
- COMPARE ALL POINTS BEFORE BUILDING AND AT ONCE REPORT ANY DISCREPANCIES, WHICH YOU MAY HAVE FOUND, TO THIS OFFICE, BEFORE DAMAGE IS DONE.
- DIMENSIONS ARE SHOWN IN FEET AND DECIMALS AND ARE NOT TO BE ASSUMED FROM SCALING.
- BEARINGS ARE REFERRED TO AN ASSUMED MERIDIAN AND ARE USED TO DENOTE ANGLES ONLY.
- THE LEGAL DESCRIPTION NOTED ON THIS PLAT WAS PROVIDED BY THE CLIENT AND FOR ACCURACY SHOULD BE COMPARED WITH DEED AND/OR TITLE INSURANCE POLICY.

ORDER NO.: 18-181-T
ORDERED BY: JOE JOHN

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004394
CONSTRUCTION AND LAND SURVEYORS
200 WAUKEGAN ROAD, GLENVIEW, IL 60025
TEL (847) 904-7690; FAX (847) 904-7691
info@gsurvey.net www.gslandsurveying.com





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OR USED FOR ANY UNAUTHORIZED PURPOSES
WITHOUT THE WRITTEN PERMISSION
FROM JAKI BRANDeis ARCHITECTS, LTD.

JAKI BRANDeis
ARCHITECTS LTD.
LICENSE NO. 164,001,682
1800 W HAWTHORNE
LANE SUITE 9
WEST CHICAGO,
ILLINOIS 60185
PH: (830) 330-7581
FAX: (830) 662-2570

**NEW RESIDENCE FOR
JOE JOHN**
2315 N ARLINGTON HEIGHTS RD
ARLINGTON HEIGHTS, IL.

ISSUE	DATE
PERMIT	6-23-20
INSPECTION REPORT	12-14-20
COMMENTS	
10-12-20 AND 12-1-20	
LABELLED REDESIGN	

SHEET TITLE
SITEPLAN

SHEET NUMBER
A-2
2 OF 3

SITEPLAN
SCALE 1/8" = 1'-0"

PLAN THAT ADDRESSES SIGHTLINE AND QUEUING CONCERNS



Zoning Board of Appeals 12/13/2021

Item: 933 S Arlington Heights Rd - ZBA#21-041

Department: Planning & Community Development

REQUEST

A 3 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 6 foot tall solid fence in the front yard (Central Road), where code allows a 3 foot tall fence of open design.

ATTACHMENTS:

Description

Supporting Documents

Public Comment - Opposition

Type

Exhibits

Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: December 13, 2021
Date Prepared: December 7, 2021
Project Title: Hajizadeh Residence
Address: 933 S. Arlington Heights Rd.

Background Information

Petition Number: ZBA #21-041
Petitioner: Scott Henninger
Address: 800 E Northwest Hwy
Palatine IL 60074

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

Requested Action/Background Information

The petitioner is proposing to install a six foot tall solid fence in the front yard (Central Road) and along the exterior side yard (Arlington Heights Road). Pursuant to Chapter 28, the smaller of the two dimensions adjacent to a street shall be considered the front yard and for the subject property, the frontage along Central Road is defined as the front. Per the Code, the height of fences in the front yard may not exceed a height of three feet and the fence must be open in style. Along the exterior side yard, a fence must be setback five feet if the fence exceeds a height of three feet.

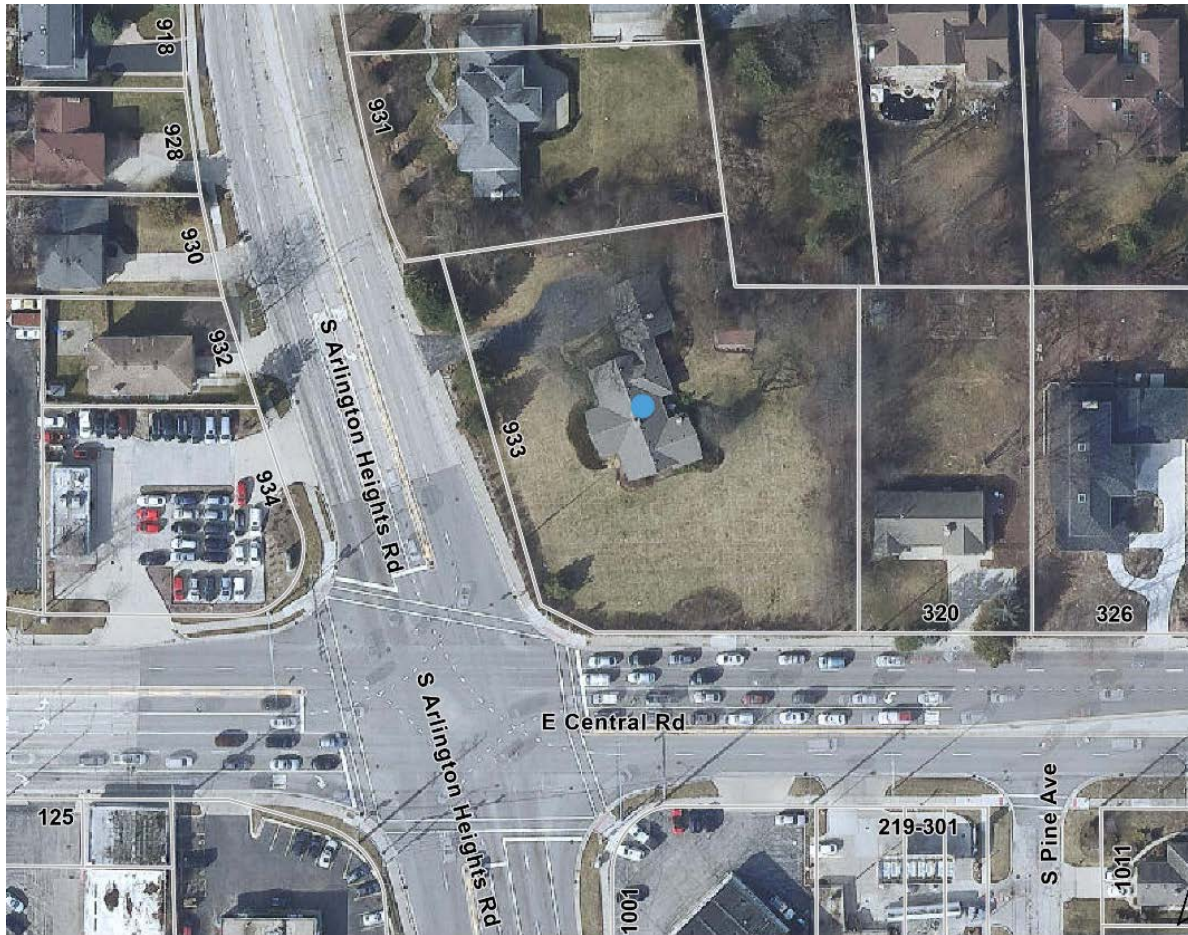
Staff has concerns with the proposed fence and the impact it will create at this corner; therefore, it is recommended that the petitioner comply with code. If the Zoning Board supports the request, it is recommended that dense landscaping be required on the street side of the fence in order to soften the appearance. In addition, the location must comply with the twelve-foot vision triangle at the corner of Central Road and Arlington Heights Road as well as adjacent to the driveway. The petitioner is requesting the following variation:

- A 3 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 6 foot tall solid fence in the front yard (Central Road), where code allows a 3 foot tall fence of open design.

Variation Review Standards

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

Map of General Vicinity

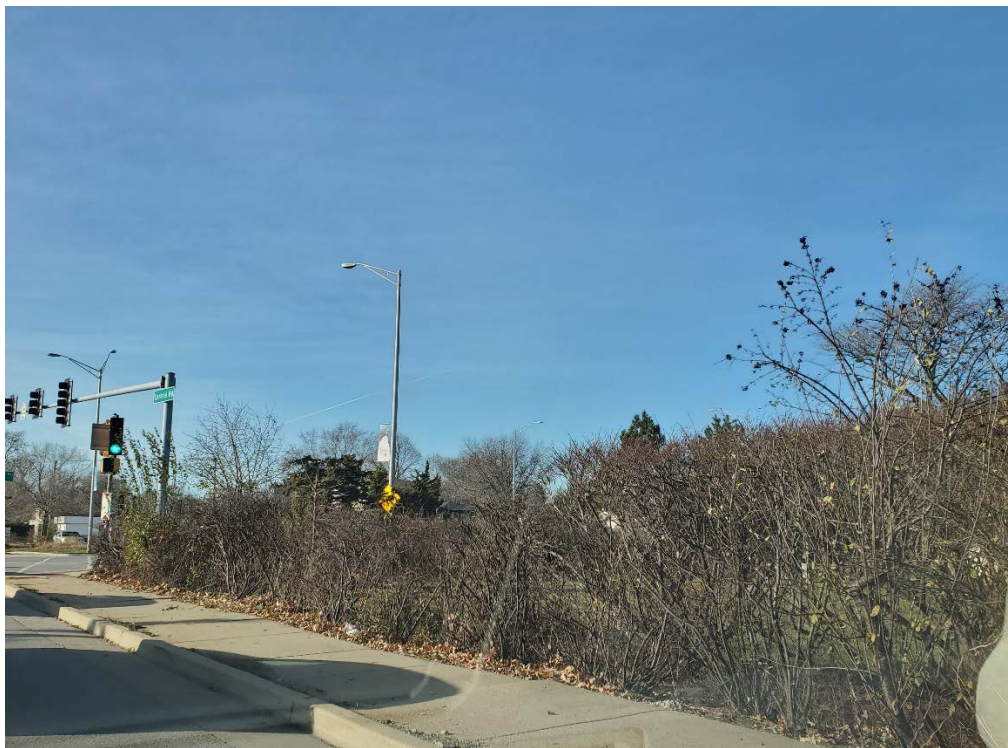


Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	11/23/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/23/21	
3. Letter that was Mailed	✓	11/23/21	
4. Photographs of Sign on Property	✓	11/23/21	

Photographs of Existing Structure







Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Plan Reviewer, Building & Life Safety Department

Project Name: Hajizadeh Residence

Project Address: 933 S. Arlington Heights Road

ZBA #: 21-041

Date: November 19, 2021

Derek:

I have reviewed the request for the following variance:

- A 3- foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 6-foot tall solid fence in the front side yard (Central Road) where code allows a 3-foot tall fence of open design.

and do not have any objection to the request.

ZBA# 21-041

933 S Arlington Heights Rd - ZBA

Rev. Eng: Briget Schwab, P.E.

cc: Mike Pagones, P.E. Village Engineer

Application Date: October 18, 2021

Received by Planning: October 27, 2021

Transmitted to Engineering: November 18, 2021

Completed: November 23, 2021

ZBA Meeting Date: December 13, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A 3-foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 6-foot-tall solid fence in the front yard (Central Road), where code allows a 3 foot tall fence of open design.

The Engineering Division has NO OBJECTION to the variance request for Location of Fences and Location of Fences- Front Yard variance request. However, the location must comply with the twelve-foot vision triangle at the corner of the corner of Central Road and Arlington Heights Rd and this must be shown on plan at time of permitting. In addition, the gate/fence should be set back at least 25' from the street to provide a space for a car to pull in and not sit on Arlington Heights Rd.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Hajizadeh Residence

Project Address: 933 S. Arlington Heights Road

ZBA #: 21-041

ZBA Hearing Date: December 13, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: November 18, 2021

- A 3 foot variation from Chapter 28, Section 6.13-3 (Location of Fences) and Chapter 28, Section 6.13-3a (Location of Fences – Front Yard) to allow a 6 foot tall solid fence in the front yard (Central Road), where code allows a 3 foot tall fence of open design.

Attached are the Petitioner's:

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

Comments: The continuous fence along the roadway raises aesthetic concerns. Consider setting the
fence back approximately 45 feet in the front yard along Central Road to align with the setback of the
adjacent homes' front yards facing Central Road. It is also recommended that continuous landscaping be
provided along the street side of the fence to soften the appearance.

- Steve Hautzinger, Design Planner

PETITION

OCT 27 2021

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

PETITION

NOW COMES the Petitioner Fariborz (Frank) Hajizadeh / Scott Henninger

being the owner of the property commonly known as: 933 S Arlington Heights Rd 60005

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section G.13

Chapter 28, of the Arlington Heights Municipal Code, in order to: build a solid, noise reducing

Fence To 6 feet above road level on Front & side streets (Central & Arlington Hts Rd)

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 fence will

reduce traffic and emergency vehicle noise for the residence. The fence will not impede any foot traffic or necessary sight lines.

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 extreme traffic noise is

unique due to 2 very busy roads and especially the proximity to the hospital.

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

The fence is intended to create a more peaceful/quiet enjoyment of this home, as traffic levels increase over time.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Having a solid, 6-foot above road level Fence will

be just enough to deflect noise while the 6 feet level conforms to allowed fence heights for side & rear yards for standard lots.

Signed: [Signature]

Date: 10-1-21

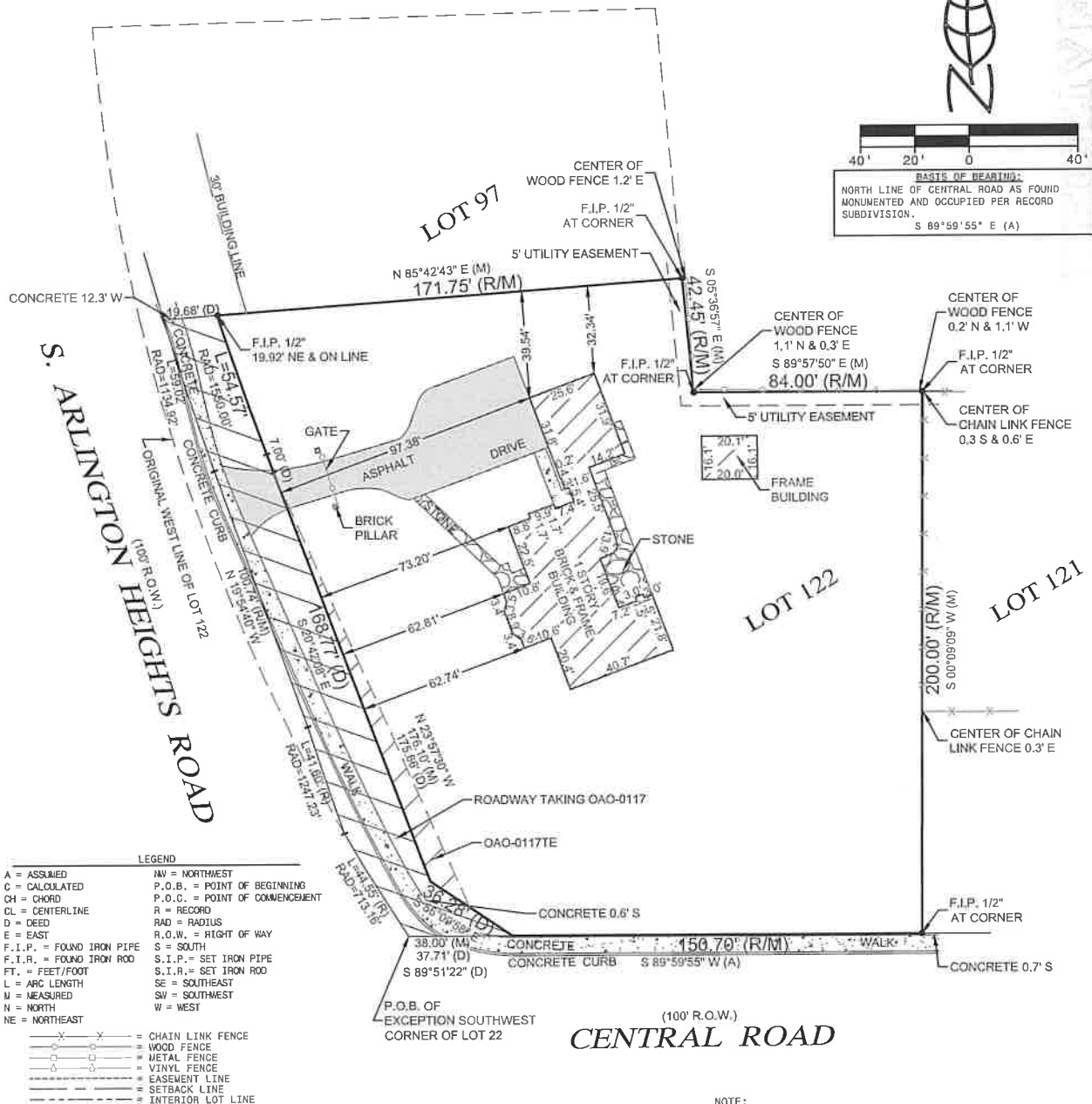
PLAT OF SURVEY

OF

LOT 122 IN RESUBDIVISION HEREINAFTER DESCRIBED, (EXCEPTING FROM SAID LOT 122 THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND : COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 122; THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOT 122, BEING A CURVED LINE, CONVEX TO THE WEST, OF 713.16 FEET IN RADIUS, HAVING A CHORD LENGTH OF 44.55 FEET ON A BEARING OF NORTH 32 DEGREES 01 MINUTES 48 SECONDS WEST, FOR AN ARC LENGTH OF 44.55 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTHWARD ALONG THE WEST LIEN OF SAID LOT 122, BEING A CURVED LINE, CONVEX TO THE WEST, OF 713.16 FEET IN RADIUS, HAVING A CHORD LENGTH OF 203.58 FEET ON A BEARING OF NORTH 22 DEGREES 02 MINUTES 04 SECONDS WEST, FOR AN ARC LENGTH OF 204.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 122 AND THE SOUTHWEST CORNER OF LOT 97, IN SAID RESUBDIVISION; THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOT 97, BEING A CURVED LINE, CONVEX TO THE WEST, OF 716.70 FEET IN RADIUS, HAVING A CHORD LENGTH OF 97.35 FEET ON A BEARING OF NORTH 9 DEGREES 56 MINUTES 03 SECONDS WEST, FOR AN ARC LENGTH OF 97.43 FEET TO A POINT BEING AN ARC LENGTH OF 12.60 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 97; THENCE SOUTHERLY ALONG A CURVED LINE, CONVEX TO THE WEST, OF 1134.92 FEET IN RADIUS, HAVING A CHORD LENGTH OF 157.29 FEET ON A BEARING OF SOUTH 16 DEGREES 22 MINUTES 19 SECONDS EAST, FOR AN ARC LENGTH OF 157.42 FEET TO A POINT OF TANGENCY, THENCE SOUTH 20 DEGREES 20 MINUTES 44 SECONDS EAST, A DISTANCE OF 100.74 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVED LINE, CONVEX TO THE EAST, OF 1247.23 FEET IN RADIUS, HAVING A CHORD LENGTH OF 41.59 FEET ON A BEARING OF SOUTH 19 DEGREES 23 MINUTES 25 SECONDS EAST, FOR AN ARC LENGTH OF 41.60 FEET TO THE POINT OF BEGINNING) IN THE RESUBDIVISION OF LOTS 95 TO 122 BOTH INCLUSIVE, IN SCARSDALE ESTATES, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE NORTH 685.4 FEET THEREOF; ALSO EXCEPTING THE EAST 40 ACRES OF THAT PART OF THE WEST HALF OF SAID SOUTHEAST QUARTER LYING SOUTH OF THE NORTH 685.4 FEET THEREOF; AND ALSO EXCEPTING THAT PART OF THE EAST HALF OF SAID SOUTHWEST QUARTER LYING WESTERLY OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD (CALLED STATE ROAD), AND SOUTH OF THE NORTH 685.4 FEET THEREOF) IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART IF ANY, FALLING IN THAT PART TAKEN FOR THE WIDENING OF ARLINGTON HEIGHTS ROAD.

AREA OF SURVEY:

CONTAINING 53,357 SQ. FT. OR 1.22 ACRES MORE OR LESS



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

STATE OF ILLINOIS) SS
COUNTY OF DUPAGE)
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT *THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY, AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 7TH DAY OF OCTOBER, A.D. 2020, AT Lisle, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2026
ILLINOIS BUSINESS REGISTRATION NO. 184-009245



NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
- PROPERTY IS SUBJECT TO DOCUMENT # 93354915 CONTAINING ROADWAY TAKINGS OAO-0117 & A TEMPORARY EASEMENT OAO-0117TE.

ADDRESS COMMONLY KNOWN AS 933 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

CLIENT HENNINGER PROPERTIES, LLC

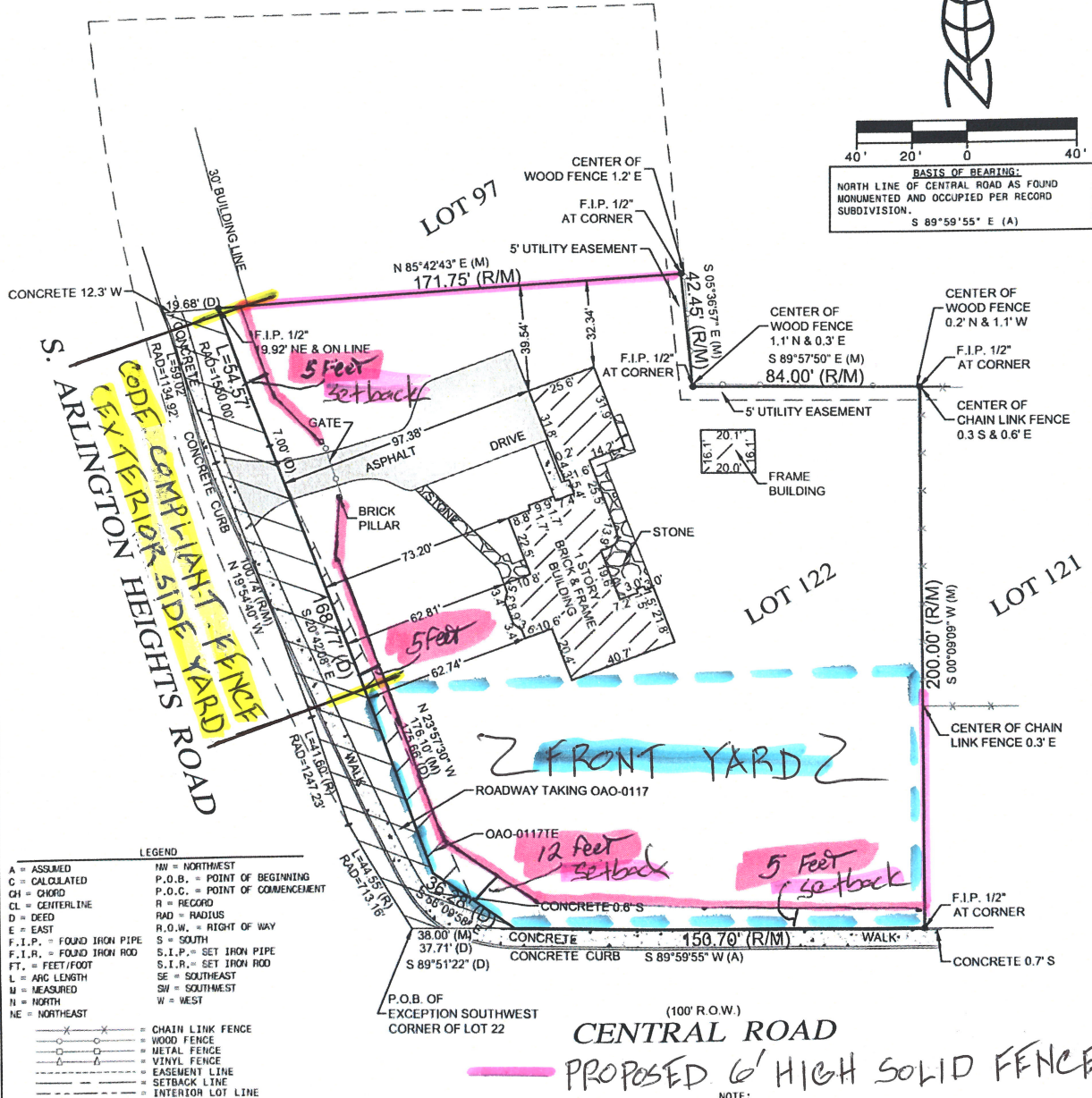
FIELDWORK DATE (CREW) 10/04/2021 (DS)
DRAWN BY: RT REVISED: 10/08/2021 JOB NO. 21-10-0017

PLAT OF SURVEY

OF

LOT 122 IN RESUBDIVISION HEREINAFTER DESCRIBED, (EXCEPTING FROM SAID LOT 122 THAT PART THEREOF FALLING WITHIN THE FOLLOWING DESCRIBED PARCEL OF LAND : COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 122; THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOT 122, BEING A CURVED LINE, CONVEX TO THE WEST, OF 713.16 FEET IN RADIUS, HAVING A CHORD LENGTH OF 44.55 FEET ON A BEARING OF NORTH 32 DEGREES 01 MINUTES 48 SECONDS WEST, FOR AN ARC LENGTH OF 44.55 FEET TO THE POINT OF BEGINNING, THENCE CONTINUING NORTHWARD ALONG THE WEST LIEN OF SAID LOT 122, BEING A CURVED LINE, CONVEX TO THE WEST, OF 713.16 FEET IN RADIUS, HAVING A CHORD LENGTH OF 203.58 FEET ON A BEARING OF NORTH 22 DEGREES 02 MINUTES 04 SECONDS WEST, FOR AN ARC LENGTH OF 204.28 FEET TO THE NORTHWEST CORNER OF SAID LOT 122 AND THE SOUTHWEST CORNER OF LOT 97, IN SAID RESUBDIVISION; THENCE NORTHWARD ALONG THE WEST LINE OF SAID LOT 97, BEING A CURVED LINE, CONVEX TO THE WEST, OF 716.70 FEET IN RADIUS, HAVING A CHORD LENGTH OF 97.35 FEET ON A BEARING OF NORTH 9 DEGREES 56 MINUTES 03 SECONDS WEST, FOR AN ARC LENGTH OF 97.43 FEET TO A POINT BEING AN ARC LENGTH OF 12.60 FEET SOUTHERLY FROM THE NORTHWEST CORNER OF SAID LOT 97; THENCE SOUTHERLY ALONG A CURVED LINE, CONVEX TO THE WEST, OF 1134.92 FEET IN RADIUS, HAVING A CHORD LENGTH OF 157.29 FEET ON A BEARING OF SOUTH 16 DEGREES 22 MINUTES 19 SECONDS EAST, FOR AN ARC LENGTH OF 157.42 FEET TO A POINT OF TANGENCY, THENCE SOUTH 20 DEGREES 20 MINUTES 44 SECONDS EAST, A DISTANCE OF 100.74 FEET TO A POINT OF CURVATURE; THENCE SOUTHERLY ALONG A CURVED LINE, CONVEX TO THE EAST, OF 1247.23 FEET IN RADIUS, HAVING A CHORD LENGTH OF 41.59 FEET ON A BEARING OF SOUTH 19 DEGREES 23 MINUTES 25 SECONDS EAST, FOR AN ARC LENGTH OF 41.60 FEET TO THE POINT OF BEGINNING) IN THE RESUBDIVISION OF LOTS 95 TO 122 BOTH INCLUSIVE, IN SCARSDALE ESTATES, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPTING THE NORTH 685.4 FEET THEREOF; ALSO EXCEPTING THE EAST 40 ACRES OF THAT PART OF THE WEST HALF OF SAID SOUTHEAST QUARTER LYING SOUTH OF THE NORTH 685.4 FEET THEREOF; AND ALSO EXCEPTING THAT PART OF THE EAST HALF OF SAID SOUTHWEST QUARTER LYING WESTERLY OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD (CALLED STATE ROAD), AND SOUTH OF THE NORTH 685.4 FEET THEREOF) IN COOK COUNTY, ILLINOIS, EXCEPT THAT PART IF ANY, FALLING IN THAT PART TAKEN FOR THE WIDENING OF ARLINGTON HEIGHTS ROAD.

AREA OF SURVEY:
CONTAINING 53,357 SQ. FT. OR 1.22 ACRES MORE OR LESS



LEGEND	
A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P. = SET IRON PIPE
FT. = FEET/FOOT	S.I.R. = SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
N = MEASURED	SW = SOUTHWEST
NE = NORTH	W = WEST
NW = NORTHWEST	
—X—X—	CHAIN LINK FENCE
—X—X—	WOOD FENCE
—X—X—	METAL FENCE
—X—X—	VINYL FENCE
—X—X—	EASEMENT LINE
—X—X—	SETBACK LINE
—X—X—	INTERIOR LOT LINE

MEI
BETTER INFRASTRUCTURE
BETTER ENVIRONMENTS
BETTER LIFE!

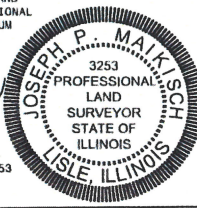
Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 7TH DAY OF OCTOBER, A.D. 2020, AT Lisle, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2020
ILLINOIS BUSINESS REGISTRATION NO. 184-002245



NOTE:

- ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
- ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
- COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
- NO DIMENSIONS SHALL BE ASSUMED BY SCALING.
- PROPERTY IS SUBJECT TO DOCUMENT # 93354915 CONTAINING ROADWAY TAKINGS OAO-0117 & A TEMPORARY EASEMENT OAO-0117TE.

ADDRESS COMMONLY KNOWN AS 933 S. ARLINGTON HEIGHTS ROAD
ARLINGTON HEIGHTS, ILLINOIS

CLIENT HENNINGER PROPERTIES, LLC

FIELDWORK DATE (CREW) 10/04/2021 (DS)
DRAWN BY: RT REVISED: 10/09/2021 JOB NO. 21-10-0017



Arlington Heights Road side



RECEIVED

OCT 27 2021

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Central Road side





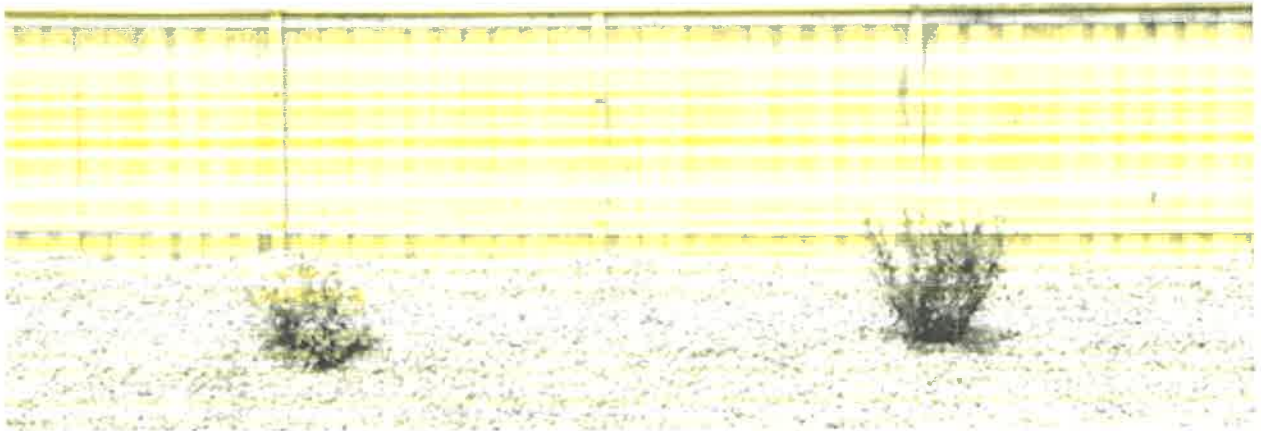
If you live on a street with heavy traffic or near a busy highway, you may love your property but still crave . The good news is that you don't need to rebuild your home with soundproof walls (though wouldn't that be nice?). Luckily, there are

Sound Barrier Fence?

Block Out Unwanted Road Sounds

By

Updated on 01/15/19



Thomas Winz / Getty Images

If you live on a street with heavy traffic or near a busy highway, you may love your property but still crave . The good news is that you don't need to rebuild your home with soundproof walls (though wouldn't that be nice?). Luckily, there are types of fences, plus a few other strategies, that work best for blocking or bouncing



From: Mary Ann Hetreed [REDACTED]
Sent: Wednesday, December 8, 2021 10:47 AM
To: Mach, Derek <dmach@vah.com>
Cc: Dennis Chaplin [REDACTED]
Subject: Proposed fencing project at 933 South Arlington Heights Road

You don't often get email from [REDACTED]. [Learn why this is important](#)

[NOTICE: This message originated outside of Village of Arlington Heights email system -- DO NOT CLICK on links or open attachments unless you are sure the content is safe.]

Dear Derek,

Thank you for the information you provided this morning.
I have lived at 808 South Beverly Lane for 37 years and walk by 933 South Arlington Heights Road most days - and have driven by there thousands of times.

I am opposed to the proposed 6 foot solid wood fence on the side and front yard of 933 South Arlington Heights Road.

I believe it will create a dangerous situation for drivers. Drivers going west on Central will be unable to see when cars coming south on Arlington Heights Road start up as the light changes, or when they turn right on red.

A 6 foot fence, even set back 5 feet from the sidewalk will block the line of sight for drivers in all vehicles, and especially in sedans and sports cars.

I hope the Zoning Board and Planning Commission do not approve the requested variance.

Thank you,

Mary Ann Hetreed
808 South Beverly Lane
Arlington Heights, Il.
[REDACTED]



Zoning Board of Appeals 12/13/2021

Item: 511 W Wing St - ZBA#21-043

Department: Planning & Community Development

REQUEST

1. A 7.5 foot variance from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a front yard setback of 14.7 feet from the north property line instead of the minimum 22.2 feet and an additional 1.0 feet for the eave.
2. A 204 square-foot variation from Chapter 28, Section 5.1-3.5a (Maximum Building Lot Coverage) to allow building lot coverage of 3,253 square-feet where 3,049 is the maximum allowed by code.
3. A 513 square-foot variation from Chapter 28, Section 5.1-3.5b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,869 square-feet where a maximum coverage of 4,356 is allowed by code.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits
ZBA Minutes - 9/9/19	Minutes

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: December 13, 2021
Date Prepared: December 8, 2021
Project Title: Holland/DoAgost Residence
Address: 511 W. Wing St.

Background Information

Petition Number: ZBA #21-043
Petitioner: Robert Flubaker
Address: 1835 Rohlwing Rd, Suite B
Rolling Meadows IL 60008

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

Requested Action/Background Information

On September 9, 2019, the proposed project received approval from the Zoning Board. Pursuant to Chapter 6, Section 202; No order of the Board permitting the erection or alteration of a building shall be valid for more than one year, unless a building permit for the erection or alteration is obtained within that year and the erection or alteration is started and proceeds to completion in accordance with the terms of such permit. Therefore, petitioner is returning to the Zoning Board since their approval is no longer valid.

The petitioner is proposing to add an addition and a new wrap-around front porch to an existing two-story house. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,712 square feet and the residence, with the proposed addition, will have approximately 3,443 square feet.

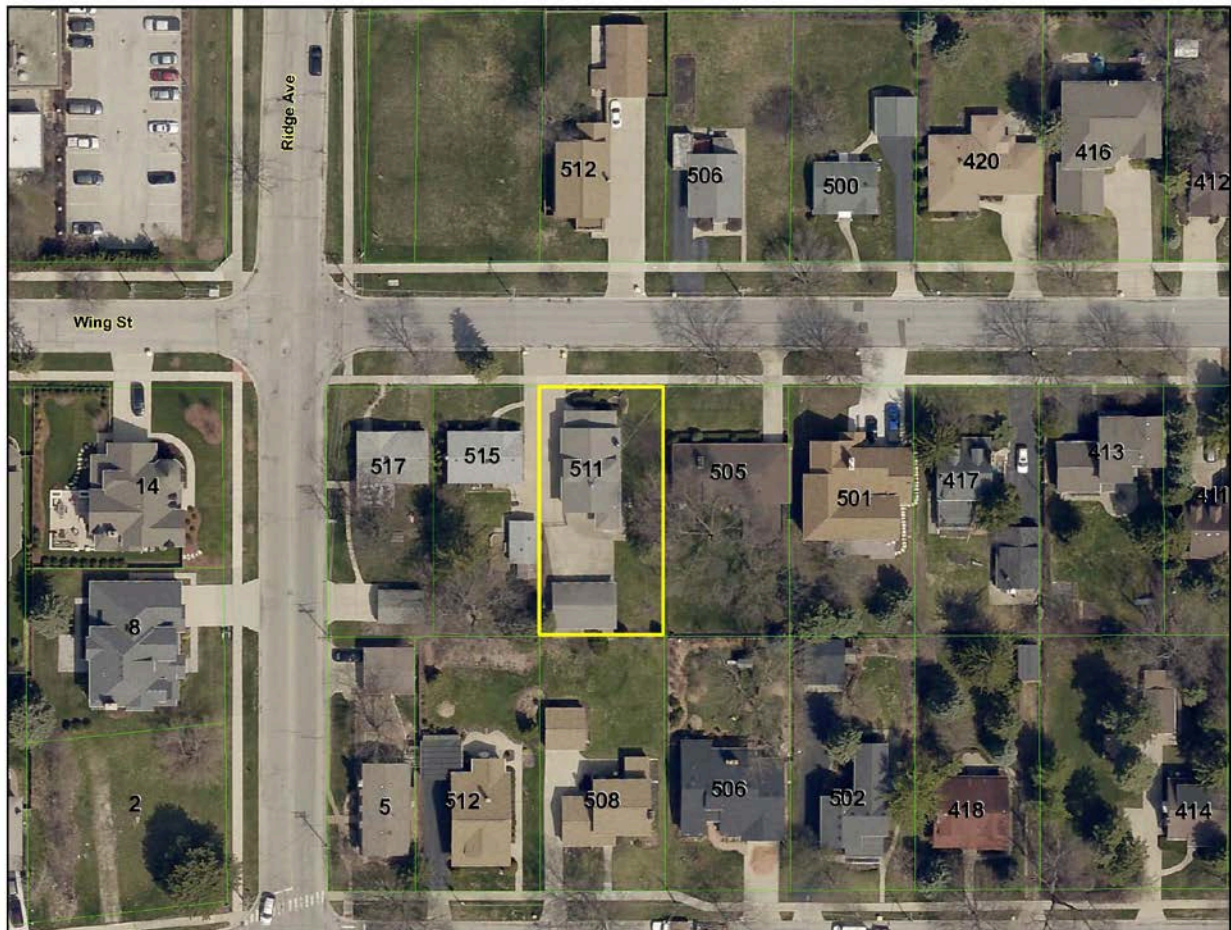
The existing enclosed front porch is encroaching into the required front yard setback and the petitioner is proposing to further expand the porch across the front and side. Additionally, as a result of the proposed modifications, the project exceeds building lot coverage as well as impervious surface coverage. Since the September 9, 2019 approval, the petitioner has reduced the request for the building lot coverage by 127 square feet and the impervious surface coverage by 79 square feet. The petitioner is requesting the following variations:

- A 7.5 foot variance from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a front yard setback of 14.7 feet from the north property line instead of the minimum 22.2 feet and an additional 1.0 feet for the eave.
- A 204 square-foot variation from Chapter 28, Section 5.1-3.5a (Maximum Building Lot Coverage) to allow building lot coverage of 3,253 square-feet where 3,049 is the maximum allowed by code.
- A 513 square-foot variation from Chapter 28, Section 5.1-3.5b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,869 square-feet where a maximum coverage of 4,356 is allowed by code.

Variation Review Standards

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

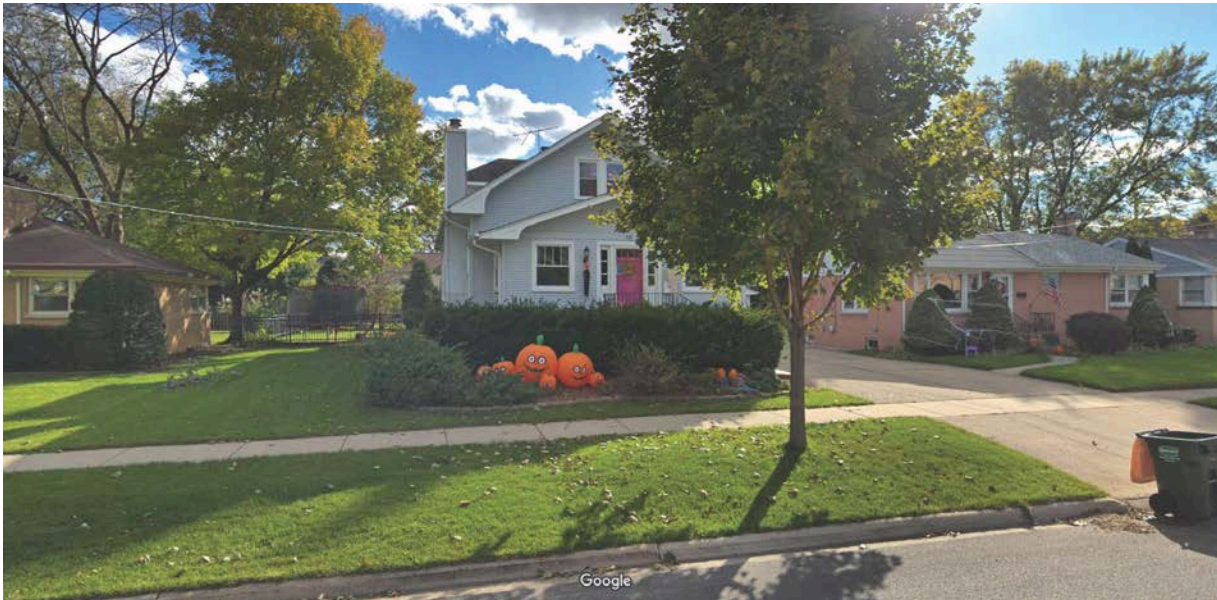
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	11/24/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/24/21	
3. Letter that was Mailed	✓	11/24/21	
4. Photographs of Sign on Property	✓	11/24/21	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Plan Reviewer, Building & Life Safety Department

Project Name: Holland & D'agosta Residence

Project Address: 511 W. Wing Street

ZBA #: 21- 043

Date: November 19, 2021

Derek:

I have reviewed the request for the following variance:

- A 7.5-foot variance from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a front yard setback of 14.7 feet from the north property line instead of the minimum 22.2 feet and an additional 1.0 feet for the eave.
- A 204 square-foot variation from Chapter 28, Section 5.1-3.5a (Maximum Building Lot Coverage) to allow building lot coverage of 3,253 square-feet where 3,049 is the maximum allowed by code.
- A 513 square-foot variation from Chapter 28, Section 5.1-3.5b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,869 square-feet where a maximum coverage of 4,356 is allowed by code.

and do not have any objection to the request.

ZBA# 21-043
511 W Wing St - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: November 5, 2021
Received by Planning:
Transmitted to Engineering: November 18, 2021
Completed: November 23, 2021
ZBA Meeting Date: December 13, 2021

The proposed ZBA application indicates that the petitioner is seeking:

- A 7.5 foot variance from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a front yard setback of 14.7 feet from the north property line instead of the minimum 22.2 feet and an additional 1.0 feet for the eave.
- A 204 square-foot variation from Chapter 28, Section 5.1-3.5a (Maximum Building Lot Coverage) to allow building lot coverage of 3,253 square-feet where 3,049 is the maximum allowed by code.
- A 513 square-foot variation from Chapter 28, Section 5.1-3.5b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,869 square-feet where a maximum coverage of 4,356 is allowed by code.

NOTE: The proposed front yard setback is consistent with existing conditions.

The Engineering Division has NO OBJECTION on the proposed variances for setback and building lot coverage, however; the Engineering Division is NOT IN FAVOR of the proposed variance for impervious surface coverage. If the variance for impervious surface coverage is granted, it is recommended that the petitioner be required to use permeable pavers for a portion of the driveway to offset the increase in impervious surface.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Holland & D'agosta Residence

Project Address: 511 W. Wing Street

ZBA #: 21-043

ZBA Hearing Date: December 13, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: November 18, 2021

- A 7.5 foot variance from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a front yard setback of 14.7 feet from the north property line instead of the minimum 22.2 feet and an additional 1.0 feet for the eave.
- A 204 square-foot variation from Chapter 28, Section 5.1-3.5a (Maximum Building Lot Coverage) to allow building lot coverage of 3,253 square-feet where 3,049 is the maximum allowed by code.
- A 513 square-foot variation from Chapter 28, Section 5.1-3.5b (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,869 square-feet where a maximum coverage of 4,356 is allowed by code.

Attached are the Petitioner's:

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

Comments: This project received Design Commission approval in 2019. The current design is

slightly modified, but it is substantially compliant with the previously approved design. Therefore,

Design Commission re-review is not required.

- Steve Hautzinger, Design Planner

PETITION

NOW COMES the Petitioner, **Robert Flubacker**, being the petitioner of the property commonly known as: **511 West Wing Street.**, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from **Section 5.1-3.2 Required Minimum Yards: Front Yard and Table 6.6-5.1 (Table of Permitted Obstructions), Section 5.1-3.4 Maximum Building Lot Coverage and Impervious Surface Coverage**, Chapter 28, of the Arlington Heights Municipal Code, in order to:

- A. Construct a raised and covered wood framed front porch encroaching approximately 7'-6" (8'-10" to the face of the gutter) into the required front yard setback of 22'-3"
- B. Construct a building addition which will exceed the allowed 3,049 s.f. building lot coverage by 204 s.f. (total building lot coverage 3,253 s.f.) of which 767 s.f. is unenclosed porches or decks.
- C. Construct a building addition with covered decks will exceed the allowed 4,356 s.f. impervious surface coverage by 513 s.f. (total impervious coverage 4,869 s.f.) of which 584 s.f. is raised unenclosed covered decks.

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 is granted:

Through substantial improvements the proposed project will be an enhancement to the historic character of the existing home and as a result be an enhancement to the neighborhood. Also, the project would increase in value substantially while maintaining the existing character. The proposed project falls well within the uses and sizes within the local area.

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:

I hereby state that the plight of the owner is due to unique circumstances. These include a detached garage with an attached carport and the necessary long driveway to serve them, home occupancy for medically challenged family member as well as our disagreement with the interpretation of the applicable sections of the codes (specifically Lot Coverage and Impervious Surface Coverage).

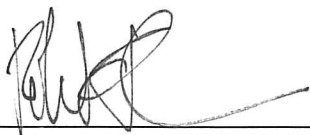
I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter:

With the exception of the building lot coverage, impervious surface request and encroachment into front yard setback, the project falls well below all the other zoning requirements. The project maintains the character of the neighborhood, while providing the desired expansion of the home the owner needs.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable

use of the property:

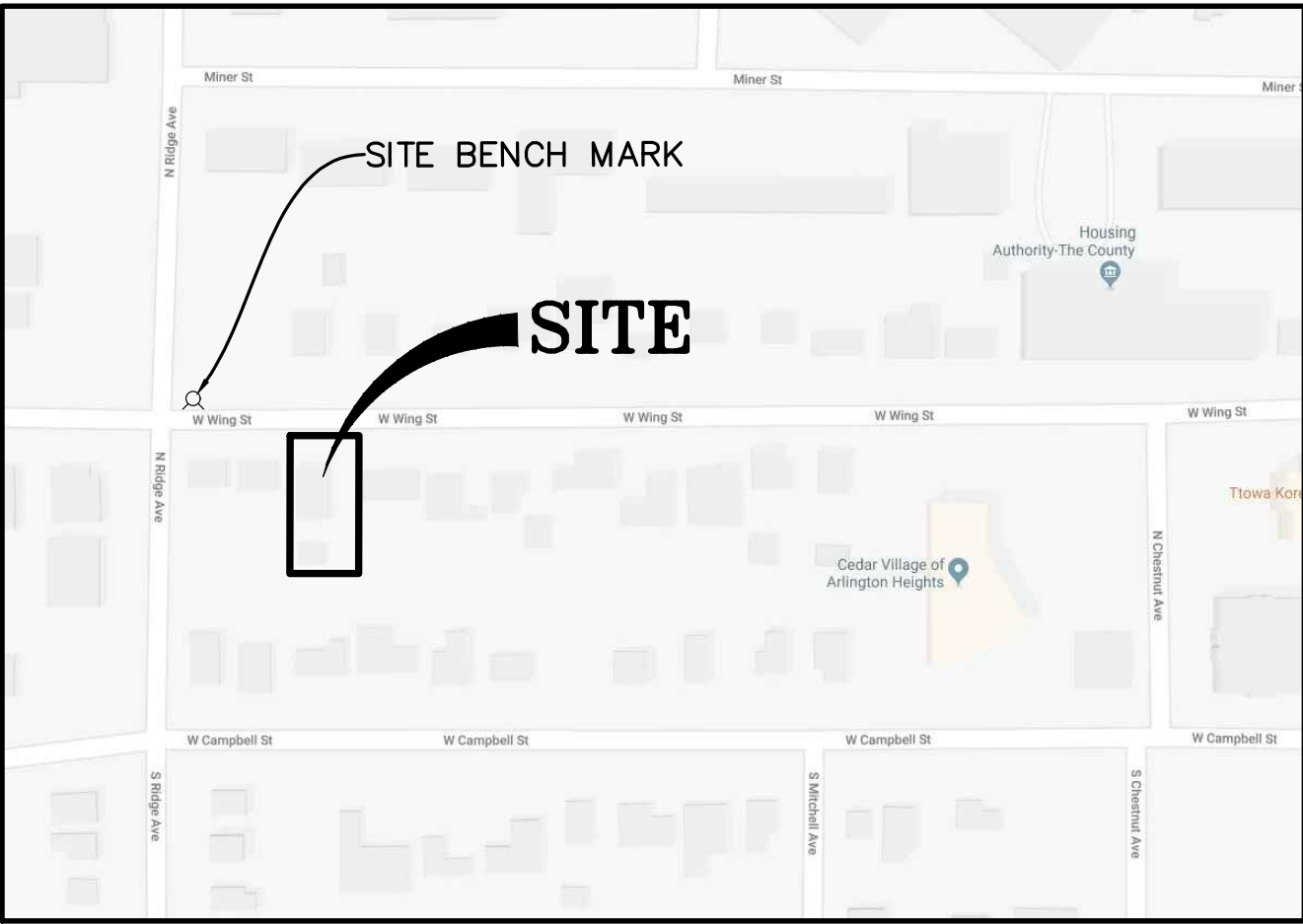
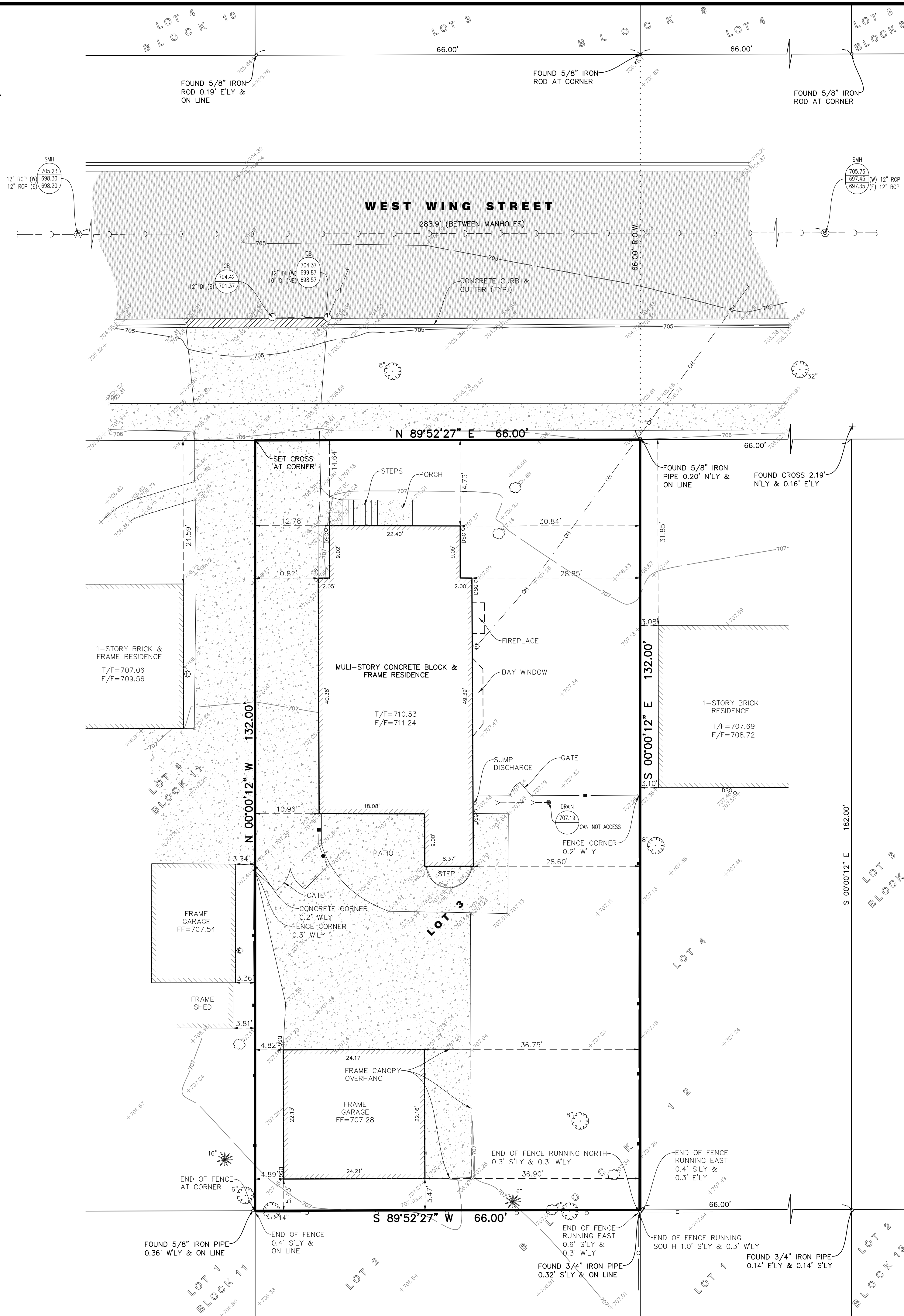
The front setback request is matching an existing setback which is not increasing an existing circumstance. In the case of the Lot Coverage and Impervious Surface Coverage the petitioner is in disagreement with the interpretation of the zoning ordinance and feels that the variation is not necessary. That said, this petition is a re-application of a previously approved zoning petition. The Lot Coverage and Impervious Surface Coverage have been reduced from that previously approved petition.

Signed:  _____ Date: 11.4.21
Petitioner

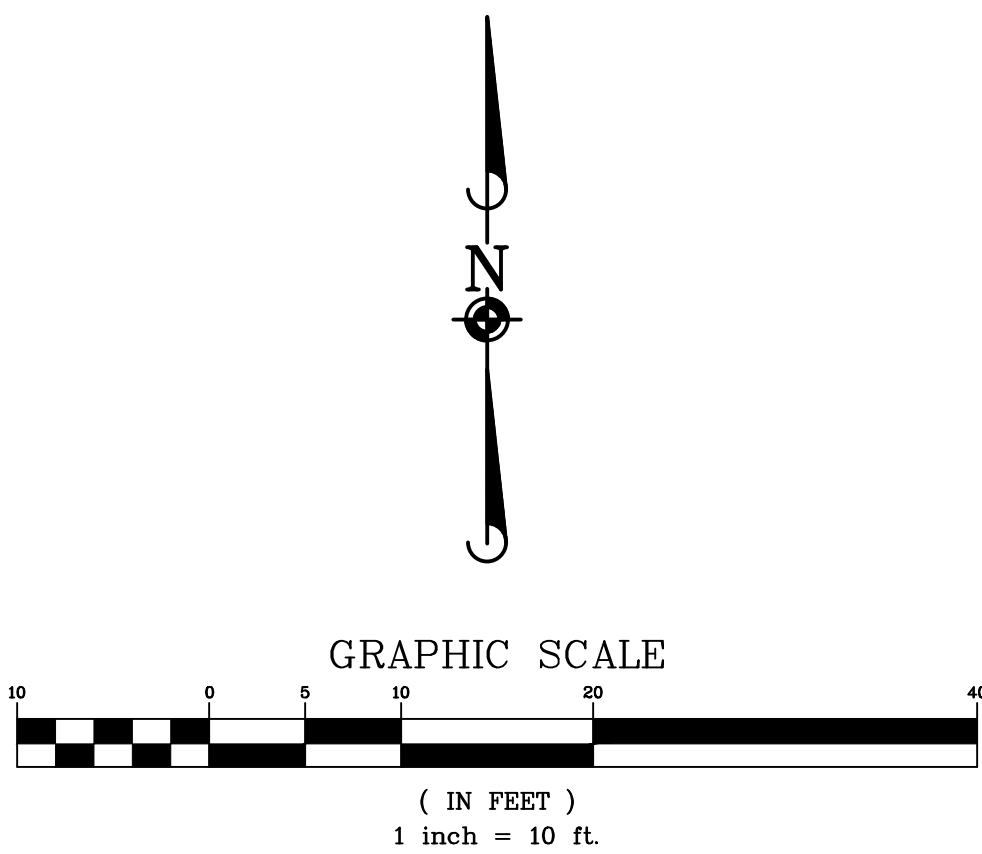
LOT 3 IN BLOCK 12 IN MINERS ADDITION TO DUNTON, BEING A SUBDIVISION OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

(50.0')	= RECORD/DEED DIMENSION
B.S.L.	= BUILDING SETBACK LINE
N.L.Y.W.L.Y	= DIRECTION (16 NORTHERLY)
R.O.W.	= RIGHT-OF-WAY
	= DEPRESSED CURB
	= METAL RAIL FENCE
	= COMBINATION SEWER LINE
	= STORM LINE
	= SANITARY LINE
	= OVERHEAD WIRES
	= STORM MANHOLE
	= STORM CATCH BASIN
	= SANITARY MANHOLE
	= COMBINATION SEWER MANHOLE
	= FIRE HYDRANT
	= VALVE BOX
	= ELECTRICAL MANHOLE
	= SIGN
	= UTILITY POLE
	= SPOT ELEVATION
	= DECIDUOUS TREE WITH TRUNK DIAMETER IN INCHES
	= CONIFEROUS TREE WITH TRUNK DIAMETER IN INCHES
	= BUSHES
	= DOWN SPOUT TO GRADE
	= 1 FOOT CONTOURS
	= POP UP DRAIN
	= RIM ELEVATION
	= INVERT ELEVATION
	= ASPHALT SURFACE
	= CONCRETE SURFACE
	= BUILDING LIMITS

1. THIS SURVEY WAS PREPARED FOR ROBERT HOLLAND.(OWNER)
2. NO EASEMENTS OR SETBACKS WERE CREATED BY THE FINAL PLAT OF SUBDIVISION RECORDED MAY 2, 1860 AS DOCUMENT NUMBER 32603. REFER TO CURRENT TITLE COMMITMENT, TITLE DOCUMENTS, ZONING OR OTHER REGULATIONS FOR SETBACK, EASEMENT OR OTHER REQUIREMENTS NOT SHOWN HEREON, IF ANY.
3. DISTANCES ARE SHOWN FROM OUTSIDE LIMITS OF CONCRETE BLOCK OR FRAME CONSTRUCTION.
4. DISTANCES ARE MARKED IN U.S. SURVEY FEET, NO DIMENSION SHALL BE ASSUMED BY SCALE. MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARENTHESIS (456.67") ARE RECORD OR DEED VALUES, NOT FIELD MEASURED. BEARINGS ARE GEODETIC, BASED ON FOUND MONUMENTATION AND OCCUPATION LOCATED AND MEASURED USING TRIMBLE'S VIRTUAL REFERENCE SYSTEM (NAD 83, ILLINOIS STATE PLANE, EAST ZONE).
5. MANHOLES, INLETS, OTHER UTILITY RIMS OR GRATES, SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH BASED ON LD MARKINGS, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. UNDERGROUND UTILITY LINES EXIST BUT ARE NOT SHOWN HEREON AND OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR EXISTING ON THE PROPERTY.
6. ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAND SCAPING, FOLIAGE, EARTH, PAVEMENT, CONCRETE OR WERE COVERED BY SUCH ITEMS AS DUMPSTERS, PALETTES, STOCK MATERIALS, EQUIPMENT, TRAILERS OR OTHER OBJECTS.
7. BY LANDSCAPING, FOLIAGE, EARTH, PAVEMENT, CONCRETE OR WERE COVERED BY SUCH ITEMS AS DUMPSTERS, PALETTES, STOCK MATERIALS, EQUIPMENT, TRAILERS OR OTHER OBJECTS.
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE. USE OF UTILITY ATLAS RECORDS, IF ANY, AND/OR CONTROLLED UNDERGROUND EXPLORATORY EFFORTS, TOGETHER WITH UTILITY COMPANY LOCATE MARKINGS IS RECOMMENDED TO DETERMINE THE EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES. CONTACT JURISDICTIONAL AGENCIES, J.U.L.I.E., D.I.G.G.E.R. OR PRIVATE UTILITY LOCATING COMPANY FOR RECORDS OR SCHEDULING A LOCATE.
9. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION AND INFORMATION PROVIDED BY THE CLIENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED. FOR OWNERSHIP, CONSULT YOUR TITLE COMPANY.
10. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.



LOCATION MAP



8,712 SQUARE FEET (0.200 ACRES), MORE OR LESS

03-30-419-003-0000

SOURCE BENCH MARK:
NGS MONUMENT WITH PID DM3898 BEING AN FLANGE-ENCASED ROD.
(SEE NGS DATA SHEET FOR A MORE DETAILED DESCRIPTION)

ELEVATION=716.90

SITE BENCH MARK:
ARROW BOLT ON HYDRANT LOCATED AT THE NORTHEAST CORNER OF
WEST WING STREET AND NORTH RIDGE AVENUE.(SEE LOCATION MAP)

ELEVATION=707.25

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

DATE SIGNED: MARCH 22, 2019

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035.003520
 LICENSE EXPIRES NOVEMBER 30, 2020
 DESIGN FIRM REGISTRATION NO. 184.005510
 LICENSE EXPIRES APRIL 30, 2019
 DATE OF FIELD WORK: FEBRUARY 28, 2019

[illegible]

SCALE: 1"=10' DATE: 03/22/19 CHECKED BY: M.S.U. DRAWN BY: V.G.
Surveyor's email: mikeu@sightonsolutions.com

"WE GET CORNERS OTHER PEOPLE CUT!"

LAND SURVEYING, 3D MAPPING AND CONSTRUCTION STAKING
SIGHT ON SOLUTIONS, INC.

5557 CAPITAL DRIVE, LAKE ZURICH, ILLINOIS 60047
PHONE: 847.356.7539 FAX: 815.578.9647 www.sil.com

SCALE: 1"=10' DATE: 03/22/19 CHECKED BY: M.S.U. DRAWN BY: V.G.
Surveyor's email: mikeu@sightonsolutions.com

SCALE: 1"=10' DATE: 03/22/19 CHECKED BY: M.S.U.
Surveyor's email: mikeu@sightonsolutions.com

BOUNDARY & TOPOGRAPHIC SURVEY

511 W. WING STREET

ARLINGTON HEIGHTS, ILLINOIS

SHEET

1 OF **1**

SOS#: 19062

ALTERATIONS AND ADDITIONS FOR

THE D'AGOSTA / HOLLAND

RESIDENCE

511 W. WING ST.

ARLINGTON HEIGHTS, ILLINOIS

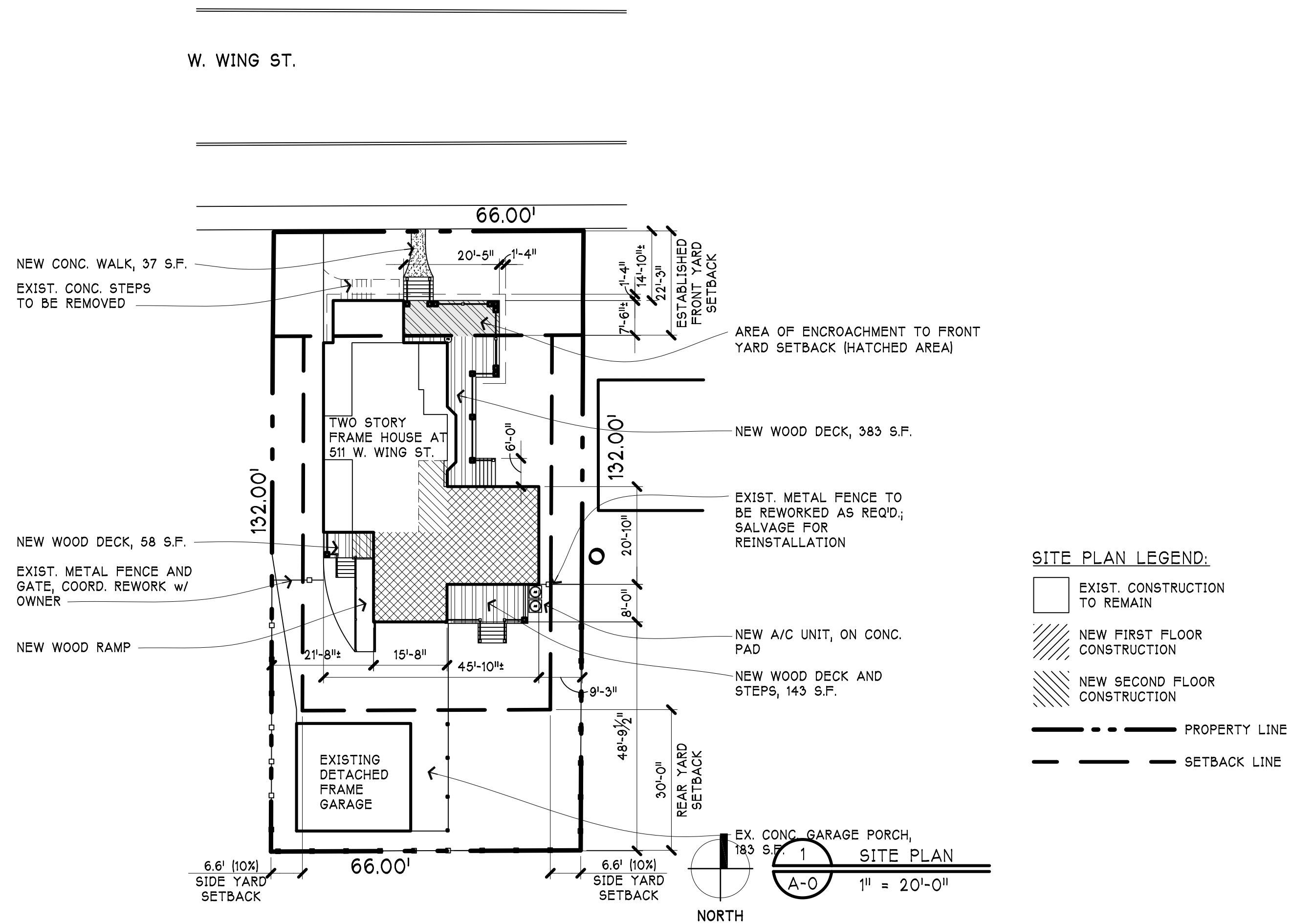
SITE PLAN

ZONING APPROVED ON
SEPTEMBER 9, 2019
ZBA#19-027

DESIGN COMMISSION
APPROVED ON
SEPTEMBER 24, 2019
DC#19-018

SITE PLAN GENERAL NOTES

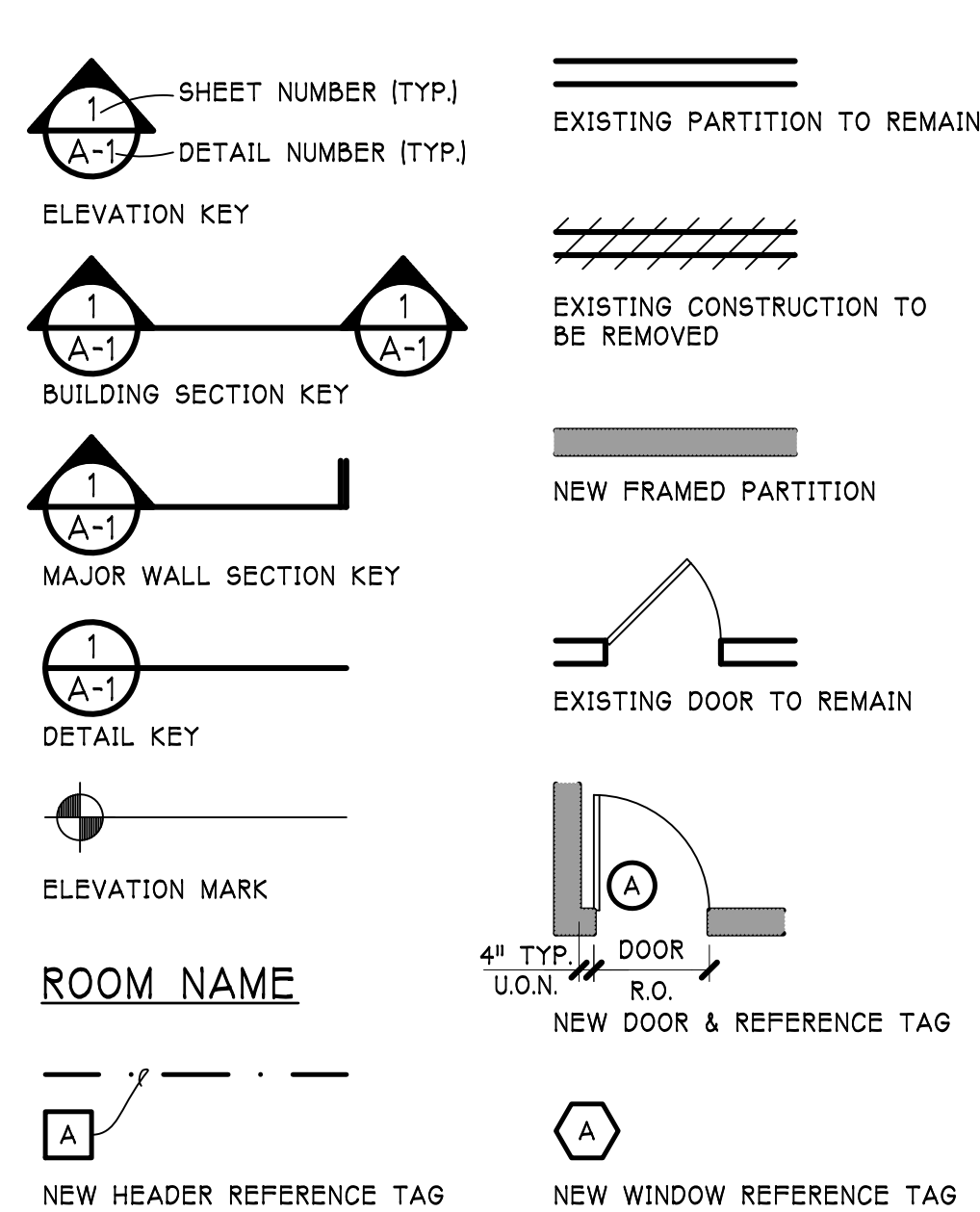
1. INFORMATION SHOWN ON THIS DRAWING IS ACCUMULATED FROM EXIST. DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION
2. VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION
3. PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES
4. PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION
5. PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQD. BY LOCAL CODES
6. VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER
7. DRIVEWAY TO BE PROTECTED DURING CONSTRUCTION



ABBREVIATIONS

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

SYMBOLS



CODE DATA

ALL CONSTRUCTION SHALL CONFORM WITH THE FOLLOWING

- 2009 INTERNATIONAL CODE COUNCIL SERIES (I.C.C.):
 - 2018 INTERNATIONAL RESIDENTIAL CODE (IRC)
 - INTERNATIONAL PROPERTY MAINTENANCE CODE (IPMC)
 - INTERNATIONAL FIRE CODE (IFC)
 - INTERNATIONAL FUEL GAS CODE (IFGC)
 - INTERNATIONAL MECHANICAL CODE (IMC)
 - INTERNATIONAL EXISTING BUILDING CODE (IEBC)
- 2018 ILLINOIS ENERGY CONSERVATION CODE w/ STATE AMENDMENTS
- 2017 NATIONAL ELECTRICAL CODE (NFPA 70)
- 2014 ILLINOIS STATE FIRE CODE
- INCLUDING ALL APPROVED LOCAL AMENDMENTS TO ALL THE ABOVE CODES EXCEPT THE ENERGY CODE

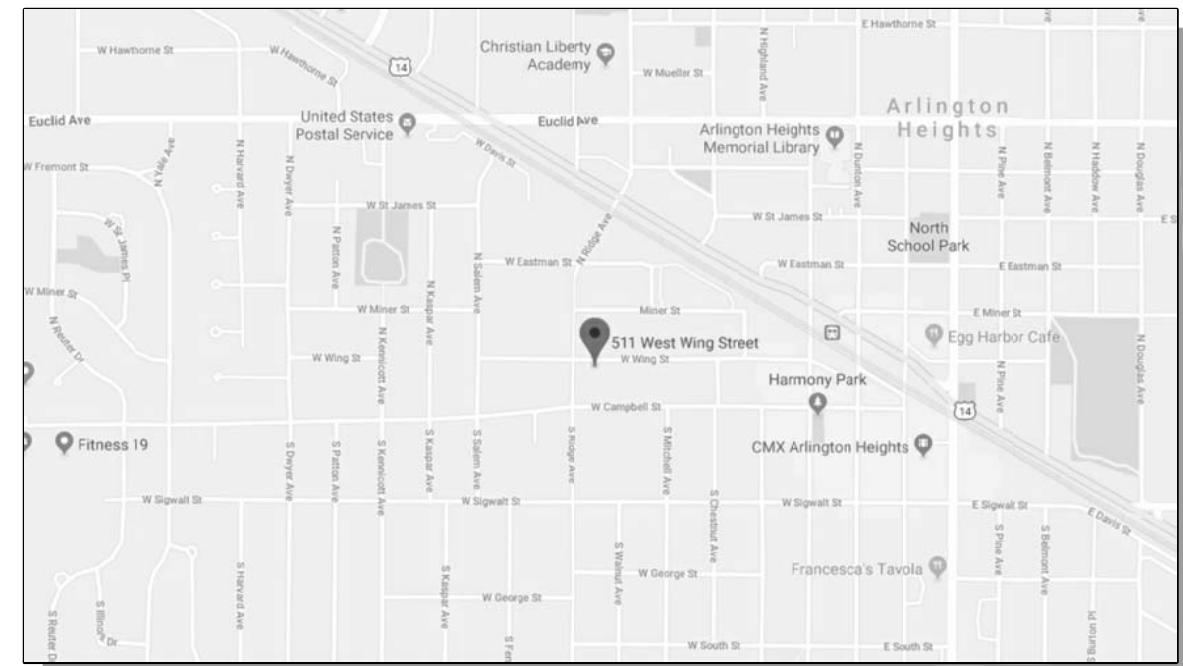
CODE REVIEW

<u>ZONING</u>		R-3	
<u>LOT AREA</u>	8,712 SQ.FT.		
<u>BUILDING AREAS</u>	<u>EXISTING</u>	<u>ALLOWED</u>	<u>PROPOSED</u>
FIRST FLOOR	1,346 SQ.FT.		1,928 SQ.FT.
SECOND FLOOR	695 SQ.FT.		1,515 SQ.FT.
EX. DETACHED GARAGE	558 SQ.FT.		558 SQ.FT.
ACCESSORY STRUCTURES (INCL. COVERED DECKS)	185 SQ.FT.		767 SQ.FT.
<u>FLOOR AREA RATIO (FAR)</u>	2,041 SQ.FT.	3,920 SQ.FT.	3,443 SQ.FT.
<u>BUILDING LOT COVERAGE</u>	2,087 SQ.FT.	3,049 SQ.FT.	3,253 SQ.FT.
<u>IMPERVIOUS SURFACE COVER.</u>	2,225 SQ.FT.	4,356 SQ.FT.	4,869 SQ.FT.
<u>BUILDING HEIGHT</u>	19'-8"	25 FT.	24'-10"

LIST OF DRAWINGS

A-0 TITLE SHEET / SITE PLAN
A-1 FOUNDATION PLAN
A-2 FIRST FLOOR PLAN
A-3 SECOND FLOOR PLAN / ROOF PLAN
A-4 EXTERIOR ELEVATIONS
A-5 EXTERIOR ELEVATIONS

LOCATION MAP



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

IL Design Firm
#184.001489

ADDITIONS AND ALTERATIONS FOR
THE D'AGOSTA / HOLLAND RESIDENCE
544 W. WYNNIC ST.

ADDITIONS AND ALTERATIONS FOR

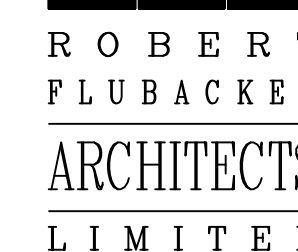
ARLINGTON HEIGHTS, ILLINOIS

Date	Description
1/5/21	ZBA

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Project Number
19011

A-0

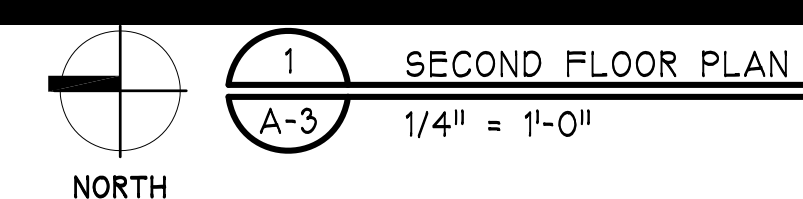
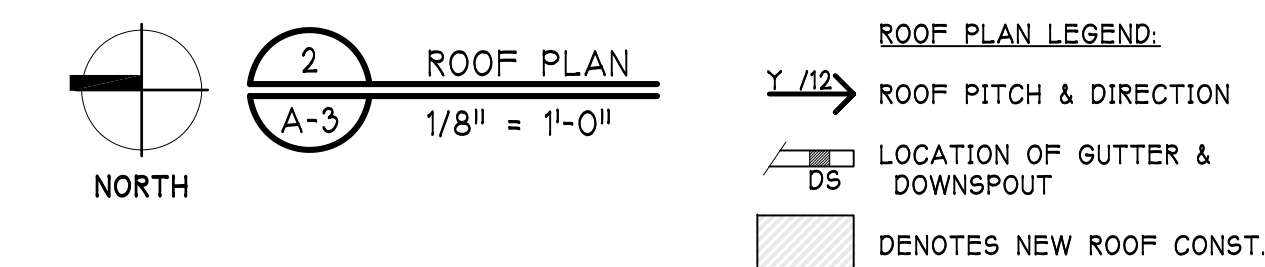


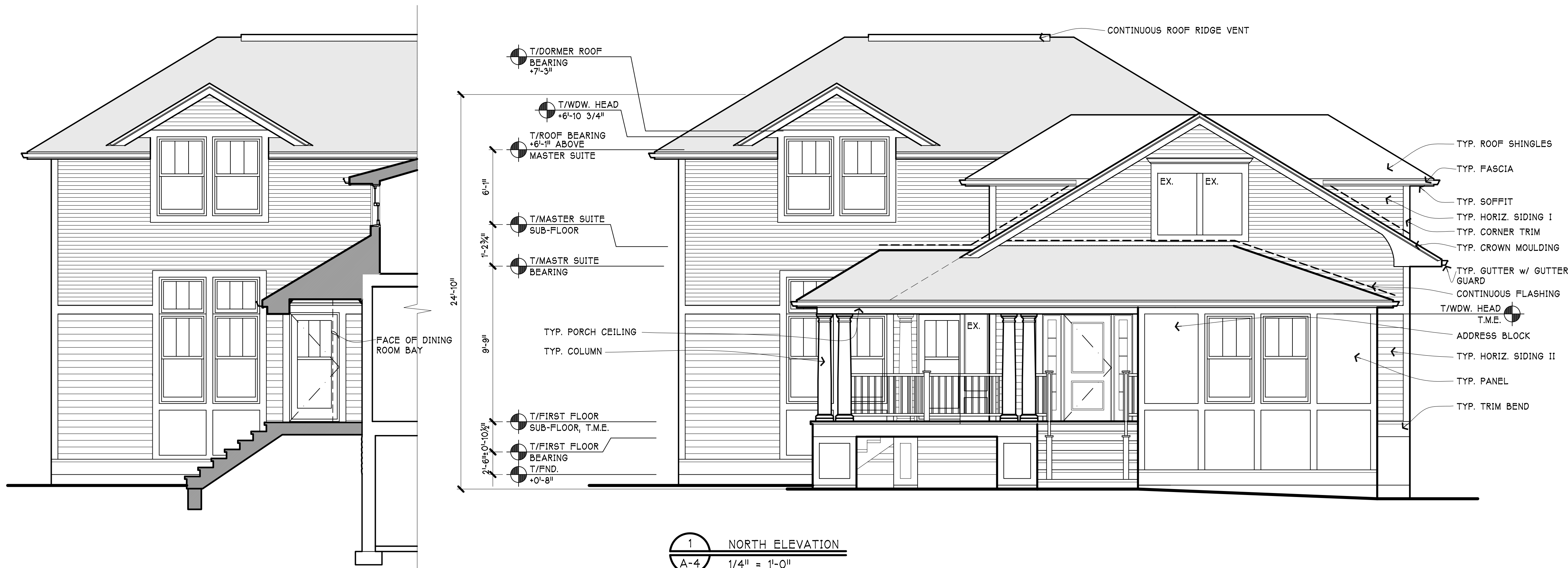
IL Design Firm
#184.001489

ADDITIONS AND ALTERATIONS FOR
POSTA / HOLLAND RE
 511 W. WING ST.
 BRINTON HEIGHTS, MISSOURI

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Project Number
19011

A-3





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

3 NORTH ELEVATION / INTERIOR
A-4 1/4" = 1'-0"



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

EXTERIOR GENERAL NOTES

1. FINISH GRADE TO BE 6" BELOW (-0'-6") TOP OF FOUNDATION (0'-0")
2. REFER TO 'ROOF PLAN' (2/A-3) FOR THE FOLLOWING;
 - ROOF PITCHES
 - TYP. OVERHANG AND RAKE DIMENSIONS
 - LOCATIONS OF GUTTERS & DOWNSPOUTS
3. ALL ROOF DOWNSPOUTS TO DISCHARGE TO GRADE TOWARDS EITHER FRONT OR REAR YARDS
4. HOUSE ADDRESS NUMBERS TO BE MIN. 6" TALL AND VISIBLE FROM THE PUBLIC WAY

■ DENOTES NEW ROOF CONSTRUCTION

ELEVATIONS MATERIAL LEGEND

MATERIAL	MANUFACTURER / DESCRIPTION	COLOR
ROOF SHINGLES	GFI TIMBERLINE HD ASPHALT ARCHITECTURAL SHINGLES (UL LISTED CLASS-C OR BETTER)	PEWTER GRAY
HORIZONTAL SIDING I	'LP SMARTSIDE', 3" EXPOSURE, SMOOTH	BOOTHBAY BLUE
HORIZONTAL SIDING II	'LP SMARTSIDE', 6" EXPOSURE, SMOOTH	BOOTHBAY BLUE
PANELS	'AZEK' OR EQUAL	WHITE
FASCIA	'LP SMARTSIDE', 6 1/2" T.M.E. SIZE	WHITE
SOFFIT	'CERTAINTEED' INVISI-VENT SOFFIT	WHITE
HORIZONTAL TRIM	'LP SMARTSIDE', 8", SMOOTH TRIM	WHITE
CORNER / WINDOW TRIM	'LP SMARTSIDE', 5", SMOOTH TRIM	WHITE
TRIM BAND	'LP SMARTSIDE', 10" TRIM w/ 1 1/2" CAP	WHITE
CROWN MOULDING	EXTERIOR CROWN, TO MATCH EXISTING	WHITE
COLUMNS	'HB&G' FIBERGLASS, PLAIN SQ, 10" SQ, PERMACAST	WHITE
PORCH CEILING	1x4, FIR, WOOD BEADBOARD CEILING	WHITE
DECKING	'IPE' 5/4" DECKING	-
RAILING, NEWEL POST, BALUSTERS	'TREX' TRANSCEND RAILING SYSTEM	WHITE
GUTTERS & DOWNSPOUTS	PRE-FINISHED ALUMINUM STANDARD GUTTERS w/ OVERSIZED DOWNSPOUTS AND CONC. SPLASHBLOCK	WHITE
GUTTERS GUARD	EZ GUTTER GUARDS, EZ LOCK	

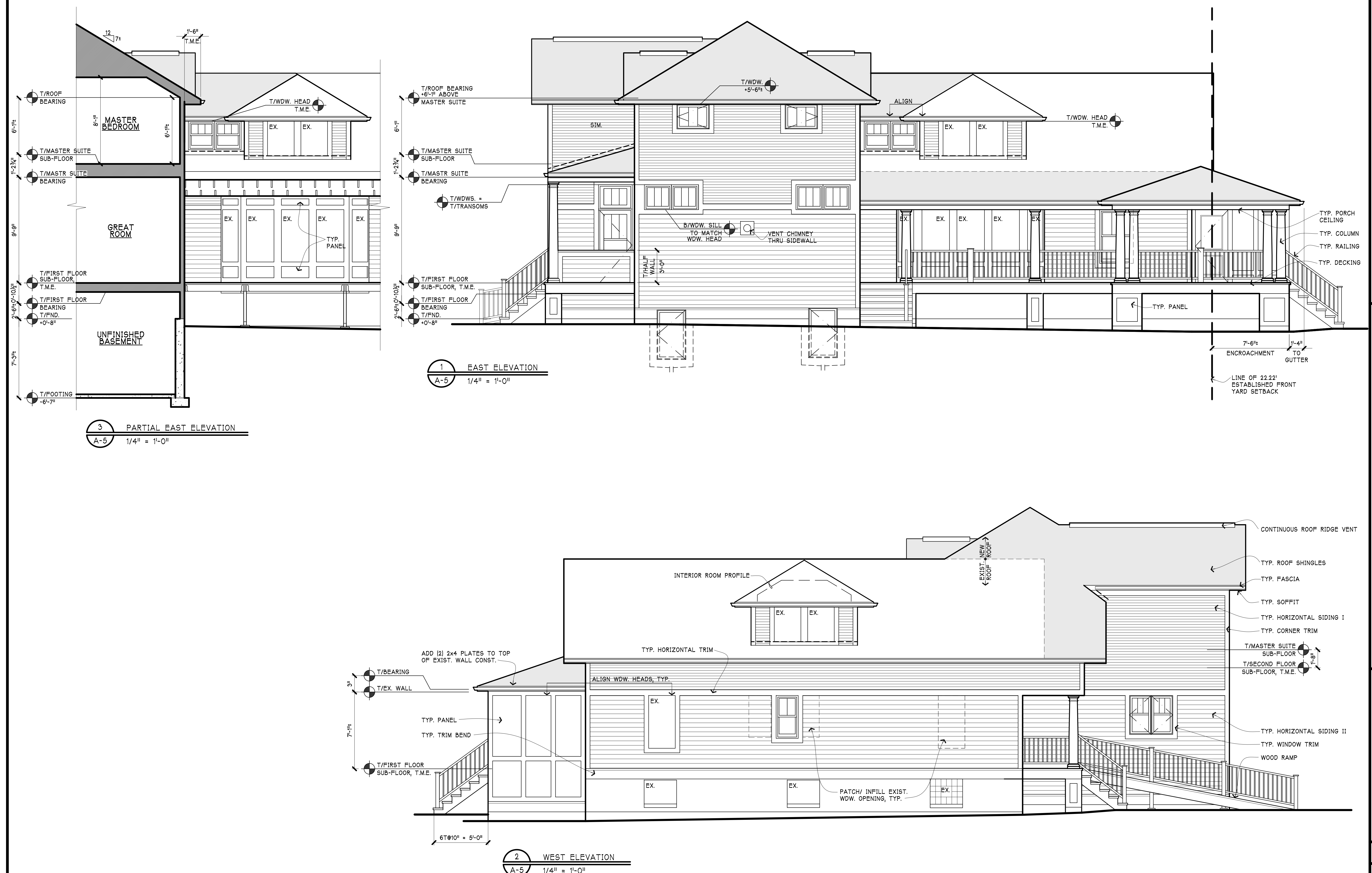
NOTE: HATCHING DENOTES NEW EXTERIOR FINISH MATERIALS. AREAS NOT HATCHED ARE EXISTING MATERIALS TO REMAIN

Date	Description
11/5/21	ZBA

THE D'AGOSTA / HOLLAND RESIDENCE

INVESTMENT, INNOVATION, AND RELATIONS

511 W. WING ST.
ARLINGTON HEIGHTS, ILLINOIS

[illegible]

APPROVED

6

ZONING BOARD

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

OF APPEALS

RE: 511 WEST WING STREET - ZBA #19-027

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 9th day of September, 2019 at the hour of
7:10 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

APPROVED

CHAIRMAN DIVITO: All right, next petition is 511 West Wing Street. You're still under oath.

MR. HOLLAND: Good evening, Bob Holland.

CHAIRMAN DIVITO: Name and address?

MR. HOLLAND: 511 West Wing Street, Arlington Heights.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. HOLLAND: I'm the Applicant and owner of the house, my wife and I. Just giving you a real brief context to the purpose of the project and I'll let Bob Flubacker relay to you all the details, et cetera.

Essentially, what we're doing is an addition to accommodate, hopefully after, my mother-in-law is moving in with us who has an advanced form of muscular dystrophy. So, we're trying to make the home accessible with a first floor master living area for her, and then ultimately, it's a genetic condition, so my sister-in-law will eventually kind of take that spot. We're trying to build this out for kind of a multi-generational approach here to stay in the house for a long time.

So, essentially, what we're trying to do is take the current first floor living area and bedroom, transform that into a living and bedroom area for my mother-in-law, with the addition then being the new living area for myself, my wife, our two kids. We have a five and a three-year-old who will school here in town. Then we're putting our bedroom then above that. So, that's basically the concept of what we're trying to do. Again, I'll let Bob give you the details. Thank you.

MR. FLUBACKER: All right, so this project, there's three variations being requested. The first is a variation on the front setback. So, as you can see in the rendering that I passed out, we are adding a front porch on the front of the house. We're actually tearing down part of an existing, I believe historically it's an enclosed old front porch. We're tearing down part of it to build the porch, and then we're adding to it. If you have the plans, the area that we're not tearing down on the front is an actual living space for the mother-in-law, and it has a door that goes directly out to that porch. So, the slightly larger area of the porch on the left side of the front of the house is kind of her outdoor living space on the front porch.

The second and third variations are controversial in my mind, and I'll go through a little bit of a discussion on it. One is for lot coverage, that we exceed the minimum percentage to the lot coverage. The second is for impervious surface exceeding the allowed area of impervious surface.

The controversial part of these is this is a first for me in the 30 years that I've been working in the Village, that a raised, elevated, unenclosed front porch has been counted in lot coverage. We have never added an area of unenclosed front porches in lot coverage at all. We happen to have about 650 square feet of covered but unenclosed porches on the project, both on the front, and then there's also a covered back porch off the rear of the house. Again, all four are covered exterior usable space, handicap accessible. On the current existing garage, there is a strange covered, kind of a carport on the side of the garage which is another 183 square feet.

So, all together, there's 800 and something square feet of covered, unenclosed porch that's being counted towards lot coverage. It's a strange thing. I have

looked through the zoning ordinance and I can't understand the basis of that in the law. They talk about what a building is, the definition of a building, and it says a space that's substantially enclosed by walls and windows and blah-blah-blah. When you go to the FAR calculations, it specifically says to count only enclosed porches. So, these porches are not counted for FAR. So, I don't understand how this thing gets brought into lot coverage. Additionally, you know, if it's the fact that it's covered a roof, should we now extend the calculation to the most extreme edges of the eaves and we can count that as well? So, that's kind of my discussion about lot coverage.

Impervious surface, it's the same thing. On the rendering, you can see we kind of accented the fact that there will be open ground below these porches. The surface, the floor surface of the porch will more than likely be spaced boards, so any rain that does happen to fall on there can go to the ground below. So, I have difficulty calling that impervious surface also. It goes back to the same comment that if it's just an area that's under a roof, our impervious surface should now go out to the edge of the eaves rather than just to the building walls.

Additionally, one of the existing situations that kind of creates a hardship is again that garage. There is that covered carport to the east side of the garage, and there's a parking space kind of as you come past the house and the driveway and turn left, there's some pavement area there that is used for parking. We want to keep that there so that we can park a vehicle, get a person out of a car in a wheelchair, and then we are adding a wheelchair ramp in the back that goes up to a third covered porch which is at the rear door to basically be under cover from where we get on the ramp all the way to the inside of the house. So, because of the ramp, that extra parking space, the area that's next to the garage, we have a lot of impervious surface that we start off with, and then I'm of mixed mind on whether the porches should be counted.

The project, now let me back up a little bit and say what the project is. As Bob mentioned, we're converting the living space in the house currently to more living space for an in-law suite or a first floor master suite for more handicap accessibility to the rest of the house, and then adding a kitchen and a great room in the back for the family. So, the preponderance of this, between the garage in the back, the long drive to the back, the extra sport next to the garage, the pavement for parking in the back, and the fact that it's a first floor master bedroom, the footprint of the whole project is larger than code would say. We do have a lot of porch but that is primarily the outside living space for a handicap person, so we didn't want to give them no flexibility on the type of living space.

With that, I'll be happy to answer any questions you might have.

COMMISSIONER JAFFE: So, thank you for the context, it helps because, you know, my attention was focused on the impervious coverage and square lot of the property. As you were going through the plans, knowing that this was going to be an issue, were there any other alternatives or modifications that you thought about or worked with the owner to try and potentially minimize the ask of the variance? Because in both of these, the square foot coverage I think is about 10 percent over, and the impervious coverage is about 13.5 percent. So, these aren't small variances, they are somewhat significant. So, I'm just trying to understand, were there any other options that were discussed or scenario?

MR. FLUBACKER: There were. One was to eliminate that extra carport on the side of the garage, which is cutting off the roof, and kind of rebuilding that side of the garage. That will eliminate, I think it's 180 or 185, something like that, square feet of both lot coverage as well as impervious surface. We could also modify that parking area in the back but, you know, I hesitate to do that because it really alters the ability to park and get somebody onto a ramp.

The reason we chose not to do the garage is that's the one thing that's been there for, you know, whatever, 50-60 years. It's not a new garage of any stretch. But that is an option.

COMMISSIONER JAFFE: Okay, thank you.

COMMISSIONER SIAVELIS: What would that do if you played through that option, Bob, to your lot coverage and your impervious surface coverage, if you made that alteration in the garage or to the garage?

MR. FLUBACKER: The area that's to the side of the garage that's in the calculation, I think it's on the worksheet, too, that you may have, is 183 square feet. The overage on the lot coverage is 331.

COMMISSIONER SIAVELIS: So, it's still 200 over approximately?

MR. FLUBACKER: About 150 over. The impervious is 592 over, so that would make that about 400 over.

COMMISSIONER GEISEL: Is there any new surface area where pervious material could be utilized in lieu of impervious?

MR. FLUBACKER: The porches. We intend to have, you know --

COMMISSIONER GEISEL: So, for example, concrete, could brick pavers be used in some areas of the patio in lieu of?

MR. FLUBACKER: I'm sure, again that pavement in the back is existing, and the driveways in all that is existing.

COMMISSIONER GEISEL: That's all existing.

MR. FLUBACKER: So, there really is no significant paving that we're adding.

COMMISSIONER GEISEL: Okay, that's --

MR. FLUBACKER: The ramp would be difficult to do in pavers.

COMMISSIONER GEISEL: No, not that, I wasn't going there. I was just looking at some of the, you know, so you're really not adding concrete per se.

MR. FLUBACKER: Right, right.

COMMISSIONER GEISEL: You're not --

MR. FLUBACKER: It's more building and whether or not the porch counts as impervious or not.

COMMISSIONER DRAKE: Bob?

MR. FLUBACKER: Yes, sir?

COMMISSIONER DRAKE: Are there any issues right now with water retention as it relates to --

MR. FLUBACKER: Petitioner or neighbors?

COMMISSIONER DRAKE: Yes, any kind of pooling?

MR. FLUBACKER: None that I'm aware of.

MR. HOLLAND: None. I talked to both neighbors on the east and west

side as well.

COMMISSIONER SIAVELIS: So, if I'm hearing you right or I heard you right and interpreted what you were saying, Bob, you are taking issue with the way lot coverage was calculated and the impervious coverage was calculated based upon that?

MR. FLUBACKER: Correct, correct.

COMMISSIONER SIAVELIS: And you're right, you're before this Board often shall we say?

MR. FLUBACKER: Yes.

COMMISSIONER SIAVELIS: Okay, if your interpretation is correct, and I'd be curious to hear from Derek what his thoughts are if he has any in regards to Bob's comments, do you need, which of these variances do you still need and what's the extent of that need if your interpretation is correct?

MR. FLUBACKER: The only variation we would require is the front variation to exceed the established front setback.

COMMISSIONER SIAVELIS: And it still would be a 7.5 foot variance, right?

MR. FLUBACKER: Yes.

COMMISSIONER SIAVELIS: Okay, so variance one, under your interpretation, would stand. Variances two and three that are set forth in our papers and in your paper or the Petitioner's paper would drop off?

MR. FLUBACKER: Yes.

COMMISSIONER SIAVELIS: So, Derek, do you have, what are your comments or thoughts in regards to Mr. Flubacker's view?

MR. MACH: I just would like to share the definition of building lot coverage. It's the area of the zoning lot occupied by the principal building or buildings and accessory buildings. We've always included covered porches as part of that calculation; open air porches we do not include as part of building lot coverage. But anything with a roof, since my involvement, we've always included as part of that calculation.

COMMISSIONER SIAVELIS: Because it has a roof, then it's factored into the lot coverage calculation, is that what you're saying?

MR. MACH: Correct, and it's part of the principal building, the porch.

MR. FLUBACKER: Which, if I may expand on that, that would then go to the argument do you include eaves? You know, if one house has a one-foot overhang and another house has a four-foot overhang, the impact, you know, in "lot coverage" is different between those two houses. But in either case, does that count?

Let me read one more thing. Here is the definition of a building in the zoning ordinance. It says any structure with substantial walls and roof securely affixed to the land and entirely separated at all sides from any other structure by space or by walls, blah-blah-blah. But it specifically says substantial walls and roof.

COMMISSIONER SIAVELIS: You have a roof but you don't have walls, is that your argument?

MR. FLUBACKER: Yes, I mean, I guess unless you're going to count the railing as a wall, but you know, that could be on a deck as well and you wouldn't call that a wall on a deck.

COMMISSIONER JAFFE: Does the property have overhead sewers, drain tiles, or is it all gravity-fed in the basement, do you know?

MR. FLUBACKER: I don't know the answer to that. Do you have --

MR. HOLLAND: Say that again?

COMMISSIONER JAFFE: Do you have a flood control system in your basement? Do you have overhead sewers? Do you have a drain tile and sump pit?

MR. HOLLAND: We have a sump pit and that's it.

MR. FLUBACKER: We will have new, we're adding a new basement so that will have drain tile and a sump pit.

COMMISSIONER JAFFE: Okay.

MR. FLUBACKER: I'm sure, you know, we're not far enough in the process, but I'm sure we'll be, if it's not going to be sewer, at least making sure it meets today's standards or the line or whatever.

COMMISSIONER JAFFE: Right, just trying to, again the scenario this out. I know the property to your, is it your west, is it a shared driveway?

MR. HOLLAND: Correct.

COMMISSIONER JAFFE: Right, so trying to --

MR. HOLLAND: It's adjoining so, in essence, shared. Their side and our side, it's right on top of each other.

COMMISSIONER JAFFE: There's no grass in the middle?

MR. HOLLAND: Correct, it's pavement all the way through. Right.

COMMISSIONER SIAVELIS: So, why don't you talk to us a little bit more about the necessity of these porches? As to your mother-in-law, right? Can you provide some explanation and testimony as to why you think these porches are necessary?

MR. HOLLAND: Sure. Short of, so she has, you know, a desire to get outside. Short of going back through the house and down the back into the driveway, going out to the front porch, we're going to have a separate doorway for her out of her living area onto that front porch. So, if she can get through that door, then she can maneuver without even going through the house, out the main back door and down the ramp. We're trying to give her some, you know, kind of independence on that front to be able to do it herself.

COMMISSIONER SIAVELIS: So she can move out to the front to the street as well as the back.

MR. HOLLAND: And just get outside literally. But all of the above, being able to go out front and kind of participate in what's going on, you know, as the kids go to the front and side yards, and still in touch with the majority of the yard and be --

COMMISSIONER LANAGHAN: So, is that this area over here is where she's going to be coming out of? And I'm pointing, but it's --

MR. HOLLAND: Yes, that's where --

COMMISSIONER LANAGHAN: Yes, I was trying to figure out what this area was here.

MR. HOLLAND: That's exactly right.

COMMISSIONER SIAVELIS: Your lot's 60, 60-wide, right?

MR. HOLLAND: I believe so, yes.

COMMISSIONER SIAVELIS: So, you're not on the smaller 50-foot wide lot.

MR. HOLLAND: There's still quite a bit of room east towards the other lot line of the house.

MR. FLUBACKER: And we pushed the addition back. We actually studied a whole bunch of different options. One, having a new two-car garage where that grid space is in the front, and then adding behind that. It really destroys the kind of historic character of this house, so we tried to push the addition farther back and activated that side yard as a, you know, more of kind of enclosed private outdoor space in the front.

COMMISSIONER SIAVELIS: And you -- I'm sorry, go ahead, Bob.

MR. FLUBACKER: And just minimize the impact on the street of the change.

COMMISSIONER SIAVELIS: And you're contemplating your mother-in-law being outside on that front porch like watching the kids when they're --

MR. HOLLAND: Absolutely. Absolutely.

CHAIRMAN DIVITO: Any other questions for the Petitioner? If there's anyone else in the audience who wishes to speak on this petition, come on up. Swear through the same swearing in process. Have you had the chance to sign in?

MR. MEERSMAN: Yes, sir.

CHAIRMAN DIVITO: All right. Name and address for the record?

MR. MEERSMAN: My name is Donald Meersman, 420 West Wing.
(Witness sworn.)

MR. MEERSMAN: Please approve my neighbor's request. I'm across the street, down here. It's dry as a bone. I talked to the other neighbors. There doesn't seem to be any kind of drainage problems. They're putting in giant sewers, all of the neighborhood, we all know about that.

He's doing it for his family. He's committed to the neighborhood. Please approve his request. That would be an improvement to the neighborhood and a benefit to the community.

CHAIRMAN DIVITO: How long have you been in the neighborhood?

MR. MEERSMAN: Forty years, and counting. Please approve this request.

CHAIRMAN DIVITO: Okay, thank you. Anyone else who wish to speak?
Name and address please.

MR. LAMKIN: Eric Lamkin, 501 West Wing.
(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. LAMKIN: We live two doors east. So, just personally, we think this would be a welcome addition to have that done that way. We understand and completely agree even without the situation that the choices that they're making make sense and would look beautiful. So, we're completely for it.

As far as water drainage goes, I highly doubt that will ever be an issue. Our house has a lower basement than most of the rest of our neighbors, and I think we take on most of the water. We've yet to ever have a water issue in our backyard as we pump out. I mean, we have a basement that's four feet lower than our other basement. So, I mean, I always joke that we lower the water table for everybody else, and honestly, we have no water in our backyard even after the heaviest of rains.

So, I don't think any of the changes they're going to make are going to affect any of that either. So, we're fully supportive of it, I hope you guys vote yes.

Thank you.

CHAIRMAN DIVITO: I think there's only one left.

MRS. LAMKIN: Hi, Heather Lamkin, 501 West Wing Street.

(Witness sworn.)

MRS. LAMKIN: As my husband has said, we fully support their decision and what they're doing. We appreciate their family. They have been great neighbors. They have been great additions to the neighborhood. So, we'd love to have them be able to maintain their home they lived in in 20 years and continue to be great neighbors.

Thank you.

CHAIRMAN DIVITO: Thank you.

MRS. LAMKIN: We've been there 12 years.

CHAIRMAN DIVITO: Thank you. All right, I think we exhausted the audience, so we'll close it down to Board discussion.

COMMISSIONER SIAVELIS: Yes, I can go first. I think that, frankly, this petition is one of the reasons why we're here as a Board, right? When we looked at this, when I looked at the papers first, I was like, wow, these are pretty significant reaches on the variances. But Petitioner and his architect did a really good job explaining to us the needs, okay, of the Petitioner. They're extremely unique circumstances, and they're noble reasons for doing so. So, I think, and then we have the neighborhood support.

To me, I think this is a resounding yes. I'm in support of all three variances.

COMMISSIONER GEISEL: I would agree. They're big asks, but given the fact that there's, you know, not additional, you know, patio, driveway, et cetera, being added to the project that would otherwise have impact, and the demonstrated need, I would support the request.

CHAIRMAN DIVITO: I mean, this, Bob always does a great job of doing this, but he hit every single one of the elements necessary to do any type of petition of this sort.

COMMISSIONER LANAGHAN: Yes, I'd agree. You know, I applaud you for trying to keep your family together. I think it's a great reason. I, like the rest of the Board it sounds like, had serious reservations coming into this. But having kind of heard the reasons behind it, and I tend to agree with Bob on the covered porch concepts, but it doesn't give any water problems, so I think it's good.

CHAIRMAN DIVITO: So, with all that, is there a motion?

COMMISSIONER SIAVELIS: I'll move.

COMMISSIONER JAFFE: Seconded.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

COMMISSIONER SIAVELIS: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Congrats.

MR. FLUBACKER: Thank you very much.

MR. HOLLAND: Thank you.

CHAIRMAN DIVITO: All right. That was the last two business agenda items. Is there a motion to adjourn?

MR. MACH: Just everyone should have received a memo from the Village Manager regarding boards and commissions.

COMMISSIONER SIAVELIS: You want to do this on the record? As part of it?

MR. MACH: Well, sure. I just want to make sure you all received it. If you have any comments, please let us know.

CHAIRMAN DIVITO: I have received it. So, is there a motion to adjourn?

COMMISSIONER DRAKE: So moved.

COMMISSIONER GEISEL: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:35 p.m.)



**Zoning Board of Appeals
12/13/2021**

Item: 1015 S Highland Ave - ZBA#21-042

Department: Planning & Community Development

REQUEST

A 0.6-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 15.6 feet above grade where a maximum peak height of 15.0 feet is allowed.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: December 13, 2021
Date Prepared: December 7, 2021
Project Title: Carlson-Nofsinger Residence
Address: 1015 S. Highland Ave.

Background Information

Petition Number: ZBA #21-042
Petitioner: Kevin Purdom – JRC Design Build
Address: 1275 E Davis St
Arlington Heights IL 60005

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

Requested Action/Background Information

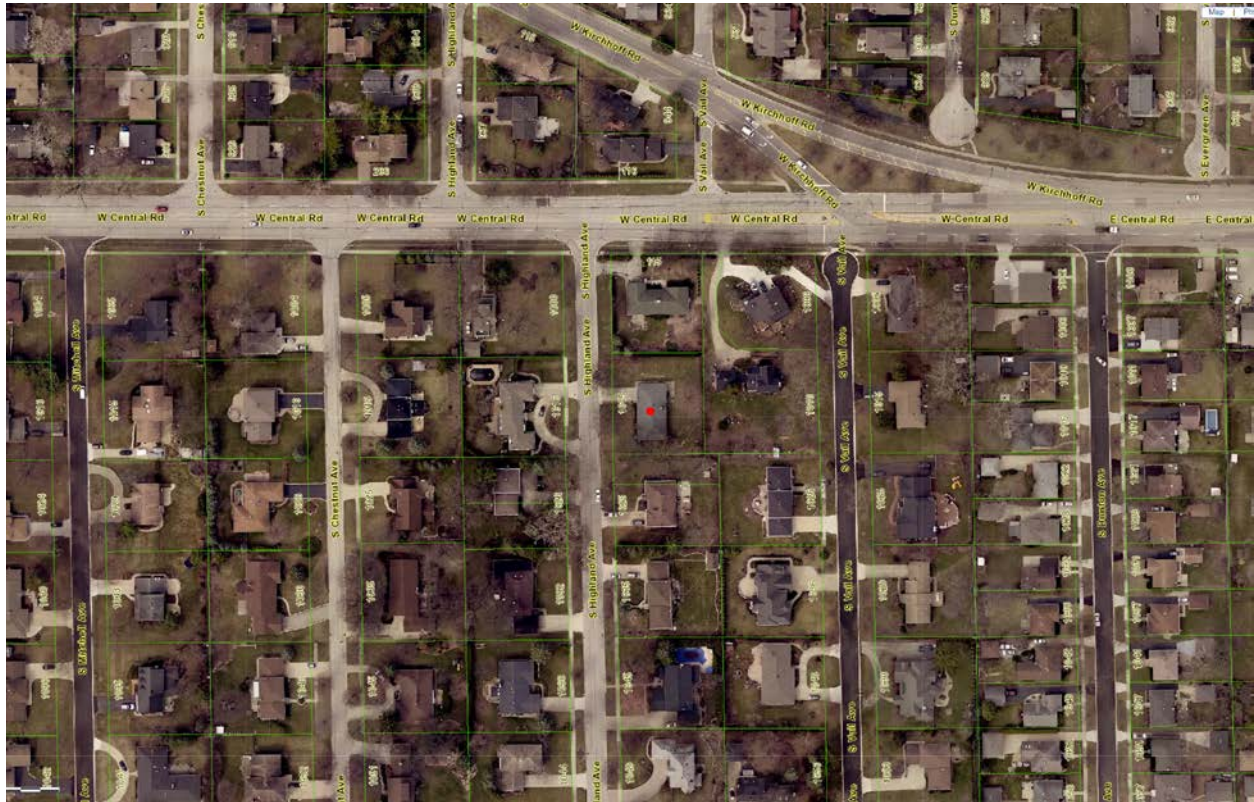
The subject property is zoned R-3 – Residential Single-Family District. The petitioner built a new detached garage in the rear of their home, and added a new driveway to access the garage. On June 14, 2021 the Zoning Board granted a variation for the driveway width. The garage has been constructed; however, the height of the garage exceeds what is allowed per Code. Therefore, the petitioner is requesting the following variation:

- A 0.6-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 15.6 feet above grade where a maximum peak height of 15.0 feet is allowed.

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	✓	11/29/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/29/21	
3. Letter that was Mailed	✓	11/29/21	
4. Photographs of Sign on Property	✓	11/29/21	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Plan Reviewer, Building & Life Safety Department

Project Name: Carlson-Nofsinger Residence

Project Address: 1015 S. Highland Ave

ZBA #: 21- 042

Date: November 19, 2021

Derek:

I have reviewed the request for the following variance:

- A 6-foot variance from Chapter 28, Section 6.5-6 (Height Accessory Structure in Required Rear Yards) to allow a detached garage with a peak height of 15.6 feet above grade where the maximum peak height of 15.0 feet is allowed.

and have the following comment:

1. The garage is required, based on the size of more than 600 square feet, a full spread footing and foundation walls.

ZBA# 21-042
1015 S Highland Ave - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: November 3, 2021
Received by Planning:
Transmitted to Engineering: November 18, 2021
Completed: November 23, 2021
ZBA Meeting Date: December 13, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A 0.6-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 15.6 feet above grade where a maximum peak height of 15.0 feet is allowed.

The Engineering Division has NO COMMENT to the proposed variance request for allowing an increase to maximum height of an accessory structure.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Carlson-Nofsinger Residence

Project Address: 1015 S. Highland Avenue

ZBA #: 21-042

ZBA Hearing Date: December 13, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: November 18, 2021

- A 0.6-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 15.6 feet above grade where a maximum peak height of 15.0 feet is allowed.

Attached are the Petitioner's:

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

Comments: The proposed garage has a large scale that is out of proportion with the existing house. The 10' tall x 20' wide garage door is unusually large for a residential garage. The design of detached garages is always encouraged to match or complement the main house. A better design for the detached garage would be to match the wall height of the existing house as well as the roof pitch and hipped roof form (instead of a gable roof) to match the house for a more cohesive appearance.

- Steve Hautzinger, Design Planner

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 JRC Design Build

being the owner of the property commonly know as: 1015 S Highland Ave

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.5-6

Chapter 28, of the Arlington Heights Municipal Code, in order to: Build a detached garage with a peak height of 15'-6"
where 15'-0" is the maximum allowed height.

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): Other than the height requirement all other zoning regulations have been met or had a variance accepted by the village.

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 homeowners are looking to get a few extra inches of storage in the garage and since this project has started already under an approved permit, the extra height was added.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The garage has been approved fro permit and the only change to the project is a slight increase in height which still maintains all the character that was approved previously.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): This is the minimum required amount as it has already been built to this size and would create a financial and timeline strain on the homeowners who would like to have the garage ready for winter.

Signed: 
Petitioner

Date: 11/03/2021

GENERAL REQUIREMENTS

A. CONTRACTOR shall furnish contractor's liability insurance, workers' compensation, disability insurance for all employees, subcontractors and other people involved in that project, including the following:

- 1. claims under workers' compensation, disability benefit and other similar employee benefit acts which are applicable to the Work to be performed.
- 2. claim for damages because of bodily injury, occupational sickness or disease, or death of the employees related to the Work to be performed.
- 3. claim of damages because of bodily injury, sickness, or death of any person other than the Contractor's employees.
- 4. claims for damages insurable by usual personal injury liability coverage.
- 5. claims for damage, other than to the Work itself, because of injury to or destruction of tangible property, including loss of use resulting therefrom.

Contractor shall furnish the labor, materials, tools, necessary to complete the work as shown and as reasonably implied by the drawings, specifications, notes and required by any code with jurisdiction to complete the scope of work for a complete and properly finished job. Contractors proceed with the understanding and agreement that a satisfactory job is obtainable with the information as provided.

B. The General Contractor is solely responsible for dimensional accuracy. All differences in anticipated dimensions or conditions shall be immediately submitted in writing to the architect prior to the commencement or continuation of work or the Contractor shall be solely responsible for same.

C. Any deviation from these plans and specifications without prior written consent of the Architect shall be the responsibility of the Contractor and will nullify and void any architectural certification pertaining to this project.

D. All Subcontractor work shall be of quality to pass inspections by local authorities, lending institutions, Architect or Contractor. Any one or all of the above mentioned inspectors may inspect workmanship at any time, and any corrections needed to enhance the quality of building will be done immediately.

E. All Manufactured articles, materials and equipment shall be applied, installed, erected, used, cleaned and conditioned in strict accordance with manufacturers specifications.

F. All alternates are at the option of the owner and shall be at the owners request, constructed in addition to or in lieu of the typical condition.

G. All Contractors, Subcontractors, Suppliers and Fabricators shall be responsible for the content of the Construction Documents, and for the supply and design of appropriate materials and shall insure that all work is done in a professional workman like manner by skilled mechanics and shall insure that all work is done in a professional workman like manner by skilled mechanics and shall replace any materials or items damaged by Subcontractors performance. Subcontractors and suppliers are hereby notified that they are to confer and cooperate fully with each other during the course of construction to determine the exact extent of overlap of each others work and to successfully complete the execution of the Work.

1. All work shall comply with the following:

- A. The Local Building Code. Applicable Local, State, County and Federal Codes, Ordinances, Laws, Regulations and Protective Covenants governing the site of work.
- B. Before final Construction Documents are issued for construction, they shall be submitted to all governing building agencies to insure their compliance with all applicable local and national codes. If code discrepancies in the Construction Documents appear, the Architect shall be notified of such discrepancies in writing by the Contractor or building official, and allowed to alter the Construction Documents so as to comply with governing codes before construction begins.
- C. Upon receipt of approval from the governing official, approved final Construction Documents shall be submitted to the Contractor by the Architect.
- D. If code discrepancies are discovered during the construction process, the Architect shall be notified in writing and allowed ample time to remedy said discrepancies.

GENERAL NOTES:

1.CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, ALL DIMENSIONS, ELEVATIONS, GRADING ON THE FIELD BEFORE ANY WORK PROCEEDING, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.

2. REQUIREMENTS AND DESIGN DATA SHALL BE FOLLOWED ENTIRELY, REGARDLESS OF WHETHER THEY ARE GIVEN BY BOTH THE SPECIFICATIONS AND DRAWINGS OR BY EITHER ONE ONLY.

3. SHOP DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC. SHALL BE REVIEWED BY STRUCTURAL ENGINEER ONLY FOR CONFORMANCE WITH DESIGN CONCEPT. NO WORK SHALL BE STARTED WITHOUT SUCH REVIEW.

4. CONTRACTORS TO ASSUME FULL RESPONSIBILITY, UNRELIEVED BY REVIEW OF SHOP DRAWINGS AND BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION, FOR THE FOLLOWING:

- a) COMPLIANCE WITH CONTRACT DOCUMENTS.
- b) DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS.
- c). FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, SCAFFOLDING, BRACING, ERECTION, FORMWORK, ETC.)
- d) COORDINATION OF THE VARIOUS TRADES.
- e) SAFE CONDITIONS AT THE JOB SITE.

5. UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES ON DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.

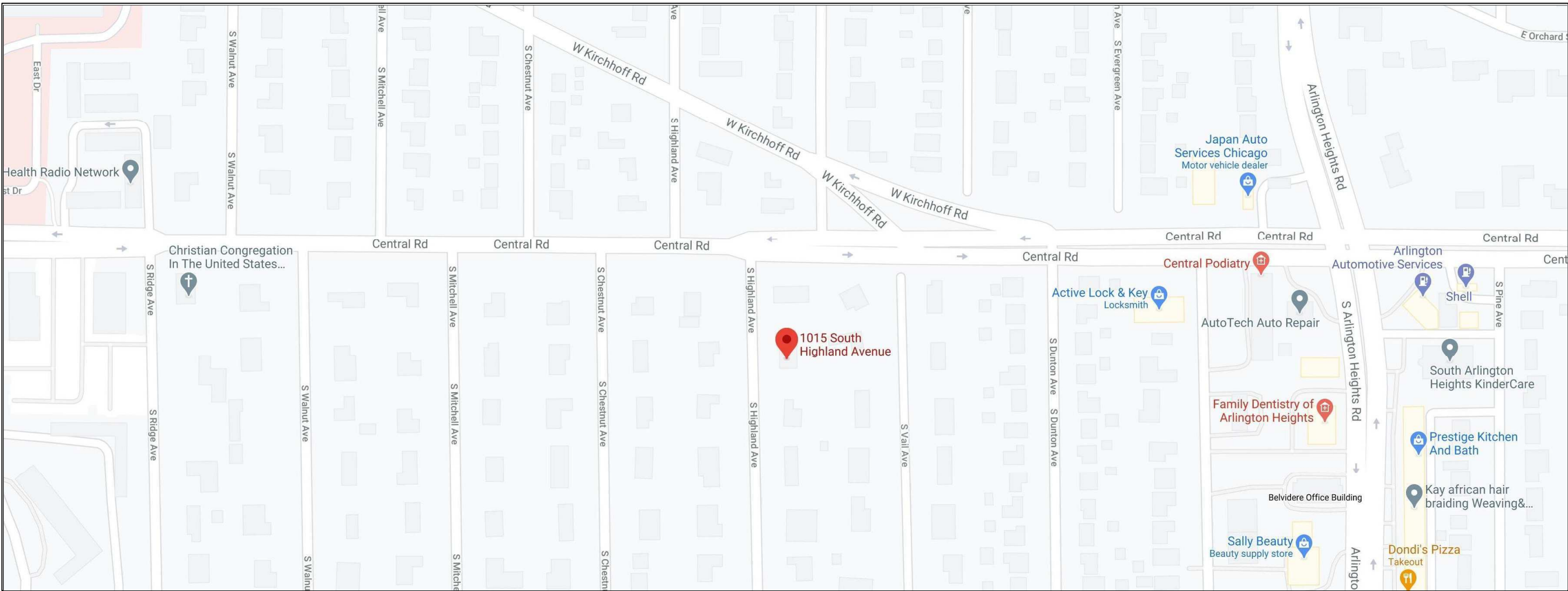
6. DESIGN LOADS, ALLOWABLE STRESSES AND STRUCTURAL CAPACITIES ARE BASED ON THE APPLICABLE BUILDING CODE, INCLUDING LOCAL AMENDMENTS, IN FORCE AT THE LOCATIONS OF THE BUILDING.

7. SUBMIT LOCATION AND SPACING OF CONSTRUCTION JOINTS IN CONCRETE SLABS AND WALLS TO THE STRUCTURAL ENGINEER FOR REVIEW.

8. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING TO THE STRUCTURE CAPABLE OF RESISTING A FULL WIND LOAD UPON THE BUILDING UNTIL THE ENTIRE ROOF DECK IS CONNECTED TO THE ROOF STRUCTURE.

MARK & CAROL NOFSINGER RESIDENCE
NEW DETACHED GARAGE

1015 S. HIGHLAND AVE. ARLINGTON HEIGHTS, ILLINOIS



BUILDING CODE SUMMARY

- 2018 International Building Code (IBC)
- 2018 International Residential Code (IRC)
- 2018 International Mechanical Code (IMC)
- 2018 International Energy Conservation Code (IECC)
- 2018 International Fuel Gas Code (IFGC)
- 2018 International Plumbing Code (IPC)
- 2018 International Fire Code (IFC)
- 2018 International Property Maintenance Code (IPMC)
- 2017 National Electrical Code (NEC)
- 2018 International Swimming Pool and Spa Code

INDEX OF DRAWINGS

- CS-1.0 GENERAL INFORMATION
- CS-2.0 GENERAL SPECIFICATIONS
- A-1.0 EXISTING AND PROPOSED SITE PLAN WITH DETAILS AND NOTES
- A-2.0 PROPOSED GARAGE PLANS WITH DETAILS AND NOTES
- A-3.0 PROPOSED ELEVATIONS WITH DETAILS AND NOTES
- A-4.0 PROPOSED SECTIONS WITH DETAILS AND NOTES

GENERAL NOTES

APPROVED PLANS SHALL BE ON SITE FOR ALL INSPECTIONS.

A. GENERAL

- 1. REFER TO CIVIL, STRUCTURAL, MECHANICAL, ELECTRICAL, AND PLUMBING DRAWINGS FOR ADDITIONAL GENERAL NOTES, ABBREVIATIONS, AND SYMBOLS.
- 2. DETAILS SHOWN ARE TYPICAL IN NATURE AND ARE INDICATIVE OF PROFILES AND TYPES REQUIRED FOR THE WORK. REMAINDER OF THE WORK IS SIMILAR IN CHARACTER TO THESE DETAILS.
- 3. MATERIALS AND SYSTEMS NOTES ARE TYPICAL IN NATURE AND APPLY TO MULTIPLE DRAWINGS. NOTES ON ANY ONE DRAWINGS ARE TO APPLY TO ALL OTHER SIMILAR MATERIALS AND SYSTEMS UNLESS NOTED OTHERWISE.
- 4. ELEVATIONS REFERENCED ON ARCHITECTURAL DRAWINGS ARE TOP OF SLAB LEVELS UNLESS NOTED OTHERWISE.
- 5. COORDINATE FLOOR AND WALL PENETRATIONS, SLEEVES AND MECHANICAL SHAFT WITH TRADE'S CONTRACTORS, INCLUDING BUT NOT LIMITED TO, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION CONTRACTORS.
- 6. THE HANDICAP ACCESSIBILITY AND PARKING REQUIREMENTS SHALL FOLLOW THE AMERICAN NATIONAL STANDARDS INSTITUTE, ANSI 117.1 AND THE ILLINOIS ACCESSIBILITY CODE.
- 7. THE GENERAL CONTRACTOR SHALL COORDINATE ALL CIVIL, MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION SYSTEM.-GENERAL TO SUBMIT DWGS. TO THE VILLAGE FOR REVIEW.

B. FIRE RATINGS

- 1. A FIRE RATING INDICATED FOR A WALL OR PARTITION IS FOR THE ENTIRE LENGTH AND HEIGHT OF THE WALL.
- 2. FIRE RATINGS INDICATED MUST COMPLY WITH THE UNDERWRITERS LABORATORIES TESTS AND AS ACCEPTABLE BY THE APPLICABLE BUILDING CODES AND REGULATIONS.
- 3. FIRE STOP OPENING IN THE FLOOR SLAB AND/OR RATED WALLS, INCLUDING SPACES BETWEEN SLAB EDGE AND EXTERIOR WALL, SPACES BETWEEN DUCTS, CONDUITS, PIPING AND OTHER PENETRATIONS, (EXCEPT WHEN COMPLETELY ENCLOSED BY FIRE RATED CONSTRUCTION) TO MAINTAIN THE CONTINUITY OF THE FIRE RATING OF FLOOR OR WALL CONSTRUCTION AND TO PREVENT THE PASSAGE OF SMOKE.

C. DIMENSIONING

- 1. ALL DIMENSIONS ARE IN FEET-INCHES UNLESS NOTED OTHERWISE.
- 2. DIMENSIONS GOVERN. DO NOT SCALE DRAWINGS.
- 3. VERIFY DIMENSIONS IN THE FIELD BEFORE PROCEEDING WITH THE WORK. NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
- 4. EXTERIOR WALLS ARE DIMENSIONED TO THE EXTERIOR FINISHED FACE OF WALL UNLESS NOTED OTHERWISE.
- 5. INTERIOR WALLS AND PARTITIONS ARE DIMENSIONED TO ONE FINISHED FACE UNLESS NOTED OTHERWISE.
- 6. DOORS ARE LOCATED BY THEIR JAMB DETAIL RELATIVE TO ADJACENT WALLS AND PARTITIONS. DOOR OPENING ARE DIMENSIONED TO THE STRIKE OR HINGE FACE OF THE DOOR FRAMES.
- 7. STAIR, ELEVATORS AND MECHANICAL SHAFTS ARE DIMENSIONED TO THEIR CLEAR OPENINGS.

D. PARTITION NOTES

- 1. EXTEND PARTITIONS TO THE UNDERSIDE OF THE STRUCTURAL DECK OR FRAMING ABOVE UNLESS SHOWN OR NOTED OTHERWISE.
- 2. MOVEMENT CONTROL: PROVIDE FOR VERTICAL MOVEMENT AT HEAD OF ALLOMU AND GYPSUM BOARD CONSTRUCTION AS INDICATED ON THE DRAWINGS AND NOTES.

E. MISCELLANEOUS

- 1. SEAL EXTERIOR JOINTS AROUND DOORS, WINDOWS AND LOUVER FRAMES AND AT PENETRATIONS OF MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION ELEMENTS TO PREVENT THE AIR AND WATER LEAKAGE.
- 2. ISOLATE DISSIMILAR METALS EFFECTIVELY FROM EACH OTHER TO PREVENT ELECTROLYTIC ACTION.
- 3. ANCHOR AND REINFORCE CONCRETE CURBS AS SHOWN ON STRUCTURAL DRAWINGS.
- 4. COORDINATE SIZES AND LOCATIONS OF EQUIPMENT BASES AND HOUSEKEEPING PADS.
- 5. PROVIDE ACCESS PANELS AS REQUIRED FOR MECHANICAL, ELECTRICAL, PLUMBING AND FIRE PROTECTION EQUIPMENT.

ARCHITECT'S STATEMENT
OF COMPLIANCE

THIS IS CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY SUPERVISION AND TO THE BEST OF MY KNOWLEDGE CONFORM TO THE VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

SIGNATURE: _____
REGISTRATION
EXPIRATION DATE: 11 / 2022

THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF AND SHALL NOT BE RESPONSIBLE FOR DEMOLITION, EXCAVATION, FIELD SURVEY, LEGAL LIMITATIONS, ZONING, EASEMENTS, BOUNDARIES AND COUNTERS OF THE SITE, ANY UTILITY LOCATIONS FOR THE SITE OF THE PROJECT, LOCATION OF NEW BUILDING, DIMENSIONS AND NECESSARY DATA WITH RESPECT TO THE SITE AND EXISTING BUILDING.

THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES, OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE WORK, SINCE THESE ARE SOLELY THE CONTRACTOR'S OR OWNER'S RESPONSIBILITY UNDER THE CONTRACT FOR CONSTRUCTION. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE CONTRACTOR'S SCHEDULES OR FAILURE TO CARRY OUT THE WORK IN ACCORDANCE WITH THE CONTRACT DOCUMENTS. THE ARCHITECT SHALL NOT HAVE CONTROL OVER OR CHARGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTORS, OR THEIR AGENTS OR EMPLOYEES, OR OF ANY OTHER PERSONS PERFORMING PORTIONS OF THE WORK.



PROFESSIONAL DESIGN FIRM UOI 184-00672
POLOZ & MAKRIS
ARCHITECTS, LTD.
820 DAVIS ST. (SUITE 120)
EVANSTON, ILLINOIS 60201
E-mail: polozarchitects@gmail.com
Website: WWW.POLOZARCHITECTS.COM

MARK & CAROL NOFSINGER
NEW DETACHED GARAGE
1015 S. HIGHLAND AVE.
ARLINGTON HEIGHTS,
ILLINOIS

GENERAL INFORMATION

Revisions	Date
1 Feasibility Report	08.15.20
2 Revised Feasibility Report	08.20.20
3 Bid Set	04.22.21
4 Village of AH Revisions - Set 1	07.26.21



SIGNATURE: _____
DATE: 9/17/20
DRAWN BY: D.P.P.
CHECKED BY: P.N.P.
DWG

CS-1.0

THE FOLLOWING SPECIFICATIONS ARE GENERAL AND CERTAIN SECTIONS MAY OR MAY NOT APPLY, BASED ON THE SCOPE OF THE PROJECT. IT IS THE OWNERS, GENERAL CONTRACTORS, AND OR CONSTRUCTION MANAGERS RESPONSIBILITY TO REVIEW THESE SPECIFICATIONS FOR ALL APPLICABLE SECTIONS. ALL NON APPLICABLE SECTIONS ARE TO BE DISREGARDED.

1.0 GENERAL REQUIREMENTS:

These conditions are a part of the specifications and apply to the work of the Builder and all sub-contractors. All materials and fixtures throughout shall be of first quality. ~~Do not scale drawings, use figured dimensions only.~~ Contact Architect immediately with any conflicting dimensions. Each contractor shall carry ample public liability insurance and insurance to protect the Owner from any and all claims under the Workmen's Compensation Act. The GC (General Contractor) / CM (Construction Manager) shall carry ample insurance during the progress of the work to protect him/her self and the Owner from loss through damage by fire, tornado, etc. or loss by theft, vandalism, etc. That insurance will be paid for by Owner, secured by GC / CM with Certificates to all parties. All work shall be executed in strict accordance with the building ordinance requirements and to the satisfaction of the Building Commissioner of the Municipality. Each and every trade shall be responsible for their workmen and equipment meeting all government health and safety standards for the building trades. Each and every trade shall be responsible for the delivery and unloading of their materials at the job site and the protection of the same from all conditions as necessary. It shall be the duty and responsibility of each contractor and subcontractor to arrange with other trades so that his own work may proceed without interruption and in conjunction with and in harmony with every other trade.

The GC / CM shall guarantee all work under this contract. Guarantee shall be for a period of one year from occupancy or final payment of contract, whichever shall occur first. Occupancy shall mean acceptance of project. Should any defect develop during said period of guarantee due to improper workmanship the defect shall be made good by the GC / CM without expense to the Owner. The GC / CM will leave the building clean at completion. The entire house shall be thoroughly cleaned and professional window cleaners shall clean all windows prior to occupancy.

Prior to the execution of the work, the GC / CM will request the most recent set of drawings, issued for Construction from the Architect for distribution to the sub-contractors. GC / CM to insure that the submitted proposal includes all revised items

2.0 WOOD:

This Contractor will provide all labor and materials required to complete the carpentry work as shown on the building plans. All framing lumber will be per plan. All other framing lumber will be kiln dried Douglas Fir, Spruce, or Hemlock #2 or better. Exterior house walls will be 2 x 6 studs, 16" on center, or as per plans. All subfloors will be 3/4" T&G plywood glued and screwed. All non-habitable attic storage areas indicated with decking to be 3/4" T & G plywood, glued and nailed with ring shank nails. All walls that back up to attic areas will be sheeted with 1/2" Tuff-R. Roof sheathing to be as indicated on drawings.

All joists to have bridging at maximum intervals of 6'-0" o.c. Provide double joists under all parallel partitions and tub / whirlpool areas.

All framing lumber installation to comply with the local Building Code.

CLOSETS: All shelving in closets to be per plans – Verify With Owner.

CABINETRY: Cabinetry is to be provided by Contractor with extent of cabinetry indicated on cabinetry drawing plans or as per Owner/Contractor Agreement.

COUNTERS: Counters to be as per plan – Verify With Owner.

For solid surface counters, provide solid surface counters fabricated in one piece with integral backsplashes unless otherwise noted – Verify With Owner.

For stone counters, see section 9.0 FINISHES.

STAIRS: Steps, newel posts, and railings at porches and stoops to be per plans. All samples to be submitted to the Owner for approval prior to fabrication and construction.

3.0 JOINT SEALANTS:

This Contractor is to provide and install exterior and interior joint sealants that establish and maintain watertight and airtight continuous joint seals without staining or deteriorating joint substrates. The following sealant types are to be used: Exterior areas – polyurethane sealants, interior non wet areas – acrylic sealants, Interior wet areas – silicone, fungus resistant.

Verify that all surfaces are ready to receive sealant work. Clean and prime all joints that are to receive sealants as per manufacturer's recommendations. Remove loose materials and foreign matter, which might impair adhesion of sealant. Verify that joint backing and release tapes are compatible with sealants. Measure joint dimensions and size material to achieve required width / depth ratios. Install joint backing to achieve a neck dimension no less than 1/3 the joint width. Provide Bond Backer where joint backing is not used.

Apply sealants within recommended application temperature ranges. Install sealants which are free of air pockets, foreign embedded matter, ridges, and sags. Tool joints concave unless noted otherwise. Clean work and adjacent soiled surfaces. Repair or replace defaced or disfigured finishes caused by this work. Protect sealants until cured.

4.0 THERMAL & MOISTURE PROTECTION (comply with 2018 IECC)

INSULATION: The exterior 2x6 walls will be insulated with R- 21 fiberglass batt insulation with kraft vapor barrier = R-17.1. All exterior joist ends are to be insulated with R-32 batts. The uppermost exposed ceiling of the flat areas are to be insulated with 12", R-38, Kraft faced fiberglass batts and R-11 blown-in insulation for a total value of R-49. Proper vents to be installed at eaves and ridges to satisfy local Municipality venting requirements. First floor exposed ceilings will be insulated with R-38, with 11 1/2" fiberglass batts with integral Kraft vapor barrier. Uppermost ceilings without attic access, and upper level overhangs will be insulated with R-38 fiberglass batts with integral Kraft vapor barrier and continuous air baffles. All interior partitions surrounding Bathrooms, Powder rooms, Study / Dens and any other partitions indicated on the plans to be sound insulated with 3 1/2" fiberglass batts. Full thick fiberglass sound batts to be installed in all first floor ceiling assemblies under second floor habitable rooms. All plumbing lines in the 1st and 2nd floor walls and ceilings will be sound insulated. All voids around doors and windows and between floors, are to be filled with polycel foam or fiberglass batt insulation. The Insulation Contractor will meet all standards of this specification and will take maximum care to eliminate any air infiltration in all areas and provide a continuous and thorough insulation job. Backer board will be installed by GC / CM as deemed necessary by insulation contractor to stop all air infiltration.

5.0 DOORS, WINDOWS & SKYLIGHTS (comply with 2018 IECC)

DOORS: All doors to be per plans or schedule. All pre-hung door units are to be thoroughly examined by the carpenter before installation so that defective units are not installed. All door frames to be KD and mitered on job site. After installation all units are to be gone over and checked for sharp edges and splintered top or bottom conditions and, if found, sanded and rounded off clearly. Door supplier to comply with AWI architectural woodwork quality standards. All exterior doors to be supplied and installed with high quality weatherstripping and ADA compliant bumper thresholds.

GARAGE DOORS: The garage doors will be per exterior elevations and provided & installed by GC / CM.

WINDOWS & FRENCH DOORS: Windows shall be glazed Low E insulating thermopane, unless noted otherwise. All screens, window hardware, etc. furnished by window company will be installed at the completion of the job. Contractor to verify all window and hardware finishes prior to placement of order.

6.0 INSTALLATION OF WINDOWS & FRENCH DOORS: (Comply with 2018 IECC)

A qualified installer, approved by the manufacturer, is to install all windows and French doors.

Install windows level, plumb, square, true to line, without distortion or impeding thermal movement, anchored securely in place to structural support, and in proper relation to wall flashing and other adjacent construction.

Set sill members in bed of sealant or with gaskets, as indicated, for weathertight construction.

Separate aluminum and other corrodible surfaces from sources of corrosion or electrolytic action at points or contact with other materials by complying with requirements specified in "Dissimilar Materials", Paragraph in Appendix B in AAMA/NWWDA 101/I.S.2.

Adjust operating sashes and ventilators, screens, hardware, and accessories for a tight fit at contact points and weather stripping for smooth operation and weathertight closure. Lubricate hardware and moving parts.

Protect window surfaces from contact with contaminating substances resulting from construction operations. In addition, monitor window surfaces adjacent to and below exterior concrete and masonry surfaces during construction for presence of dirt, scum, alkaline deposits, stains, or other contaminants. If contaminating substances do contact window surfaces, remove contaminants immediately according to manufacturer's written recommendations.

SKYLIGHTS: This Contractor is to provide unit skylights as shown per plans. Unit skylights to be manufactured by Velux and are to include the "ComfortPlus" glazing option. Install unit skylights as per manufacturer's written instructions. Coordinate unit skylight installation with installation of substrates, vapor retarders, roof installation, roofing, and flashing as required to ensure that each element of the work performs properly and that combined elements are waterproof and weathertight.

General Note for section 8.0 DOORS, WINDOWS & SKYLIGHTS: Mis-installed items or un-verified finishes will be the sole responsibility of this Contractor.

7.0 FINISHES:

GYPSUM WALLBOARD: This Contractor will furnish all labor and materials to drywall the project as follows: All gypsum wallboard will be 5/8" SW type pre-filled with durabond 90. Garages and Mechanical rooms and all other areas required by the local Municipal codes and or ordinances to be fire rated are to have 5/8" type "X" fire code gypsum wallboard. Detached garage walls to be 1/2" SW gypsum wallboard.

All walls and ceilings installed with screws only. No nails permitted. Cementitious board will be used at all wet areas, green board to be used for remainder of bathroom walls and ceiling. All work will be taped and sanded by experts in this field and left in condition for priming by the painting contractor.

TILE: Provide and install tile floors set over 1/2" cementitious board with base as indicated on plans. All tiled walls and ceilings will be set in adhesive over cementitious board. This Contractor to provide and install sub tops for tiled counters. All tile to be selected by Owner.

WOOD FLOORING: This Contractor will provide and install the finish wood flooring. Wood flooring to be unfinished 2 1/4" clear red oak flooring and will be nailed directly to subfloor in all areas where hardwood floors are called out. Oak floor will be stained and finished with 3 coats of polyurethane sealer. All hardwood floor supply registers to match hardwood floor. Coordinate with Mechanical Contractor for locations and sizes.

STONE TILES: Provide and install selected stone wall and flooring finishes over 1/2" cementitious board. All stone counter material to be minimum 3/4" slabs set on sub-tops provided.

Set stone to comply with requirements indicated on the drawings. Install anchors, supports, fastners, and other attachments necessary to secure stone in place. Shim and adjust anchors, supports, and accessories to set stone accurately in locations indicated, with uniform joints of standard sizes and with edges, joints, surfaces, and faces aligned smoothly according to established relationships and standard tolerances. Provide and install appropriate fillers and polyseam sealers at all edges, joints, surfaces, and faces.

PAINTING: This Contractor will furnish all labor and materials to execute the painting required for the project as follows:

All paint will be Benjamin Moore. All paint selections per Owner for interior and exterior applications.

Apply one (1) coat of exterior stain or paint primer before trim is installed on all six (6) sides and one (1) exterior final field finish coat of stain or latex house paint to the exterior woodwork at completion.

Garage overhead doors, fabricated in wood, will receive one (1) coat of exterior stain or paint primer and one (1) exterior final field finish coat of stain or latex house paint. Garage walls and ceilings will receive one (1) coat of drywall primer and one (1) coat of latex finish paint. Exposed structural steel within garages will receive one (1) coat of finish paint.

Interior woodwork will receive one (1) coat of stain or paint primer and two (2) coats of alkyd enamel finish coat or one (1) coat of stain and one (1) finish coat of polyurethane sealer. GC will putty all nail holes and hand sand between coats.

All interior walls and ceilings will receive one (1) coat of drywall primer and two (2) coats of latex finish paint. All wall and ceiling finish point will cover thoroughly.

Exposed masonry steel lintels to be painted to match adjacent masonry.

Basement: Structural steel and steel window frames will receive finish point to cover thoroughly.

Decking: All exterior wood decking materials to be sealed, stained, or painted on all six (6) sides. Verify finish and installation requirements with Architect.

Remove hardware and hardware accessories, plates, machined surfaces, light fixtures, and similar items already installed that are not to be painted. If removal is impractical or impossible because of size or weight of the item, provide surface-applied protection before surface preparation and painting.

Protect work of other trades, whether being painted or not, against damage from painting. Correct damage by cleaning, repairing or replacing, and repainting as approved by Architect.

8.0 MECHANICAL AND PLUMBING:

HEATING, COOLING AND SHEET METAL: This Contractor will provide all labor and materials to provide and install the HVAC work. The complete heating and cooling system will be designed, sized and zoned by a qualified, Illinois licensed, Mechanical Engineer. All heating work shall be performed in strict accordance with applicable current published standard requirements and recommendations of the National Fire Protection Association, the American Standards Association, the Society of Mechanical Engineers and local Municipal codes. Provide heating and cooling units and design system capable of heating and cooling dwelling in accordance with section R303.6 of the International Residential Code and all applicable local codes.

All ductwork to be galvanized sheet metal. All heating outlets shall be perimeter type and shall have returns high on inside walls. Adequate supply and return ducts shall be installed in the basement. Duct work outlets shall be laid out in such a way to insure even draft free heating in all areas. GC / CM and HVAC Contractor to verify all supply locations in order to coordinate hardwood supply register installations.

The heating system units will consist of 90% eff. Carrier or equal, gas furnace(s) with electronic flue damper(s). Each furnace will be equipped with April Aire humidifier with remote controls. An Air Filtration System will be provided for each furnace unit. Each zone will have its own thermostat with battery back-up. Mechanical Engineer to provide location of thermostats.

Air conditioning unit(s) will consist of Carrier or equal electric air condenser unit(s).

FIREPLACES: Prefabricated fireplace unit(s) and flue(s) to be provided and installed as per locations shown on plans.

EXHAUST FANS: Vent bath and clothes dryer exhaust fans through the roof and kitchen exhaust directly thru the exterior wall, whenever possible. When not possible, notify Architect.

RADIANT HEAT SYSTEM: Radiant heat system for the floors to be boiler fed, sized, and designed by an Illinois licensed Mechanical Engineer. The system is to be a fin tube, below floor system unless special provisions have been made to provide mudset, in which case, wirsbo tubing is to be utilized.The below floor fin tube system is to include fiberglass batt insulation blankets with foil backing installed between joists. Radiant heat system is to be installed as per locations shown on the plans. Each radiant heat zone to be connected to separate and dedicated pumps. Radiant heat system is to include the addition of propylene glycol for freeze protection for areas that have a potential for freezing.

PLUMBING: This Contractor will furnish and install all plumbing materials and labor required for the completion of the job as per building plans, Illinois State Plumbing Code, and local municipal building codes.

9.0 ELECTRICAL:

ELECTRIC: This Contractor will furnish all labor and materials to complete the electrical work. This Contractor shall also include all switches, outlets, recessed light fixtures, cabinet lighting and any other non-decorative light fixtures in his base contract. GC / CM to verify all fixtures locations prior to installation with Owner. Decorative light fixtures to be provided per allowance as per Allowance section.

All electric work will be done in compliance with the local Municipal building codes All appliances, sump pumps, computer locations, etc., to be on separate circuits.

All wiring will be in thin wall metal conduit.

THE FOLLOWING SPECIFICATIONS ARE GENERAL AND CERTAIN SECTIONS MAY OR MAY NOT APPLY, BASED ON THE SCOPE OF THE PROJECT. IT IS THE OWNERS, GENERAL CONTRACTORS, AND OR CONSTRUCTION MANAGERS RESPONSIBILITY TO REVIEW THESE SPECIFICATIONS FOR ALL APPLICABLE SECTIONS. ALL NON APPLICABLE SECTIONS ARE TO BE DISREGARDED.

GARAGE HEATER INFO:

Reznor 45,000 BTU Gas Fired Unit Heater Natural Gas

Model: UDAP-45 Item Number: 46968

Specifications

General Information

Product Line	UDAP
Heat Exchanger Material	Aluminized Steel
Fuel Type 	Natural Gas
Vent Type 	Power Vent
Configuration 	Horizontal
Mount Type	Suspended

Performance

Heating Capacity	37000 BTU
Maximum Input Capacity 	45000 BTU
Thermal Efficiency	83 %
Maximum Air Flow	629 CFM
Minimum Air Flow	629 CFM

Electrical Data

Voltage	115 Volts
Phase	1
Frequency	60 Hz

NOTE: Manufacturer's Installation instructions are included in Heater Specifications Set.

1.1

1.4



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**MARK & CAROL NOFSINGER
NEW DETACHED GARAGE**

1015 S. HIGHLAND AVE.
ARLINGTON HEIGHTS,
ILLINOIS

GENERAL SPECIFICATION

Revisions		Date
1	Feasibility Report	08.15.20
2	Revised Feasibility Report	08.20.20
3	Bid Set	04.22.21
4	Village of AH Revisions - Set 1	07.26.21



SIGNATURE: _____

DATE: 9/17/20

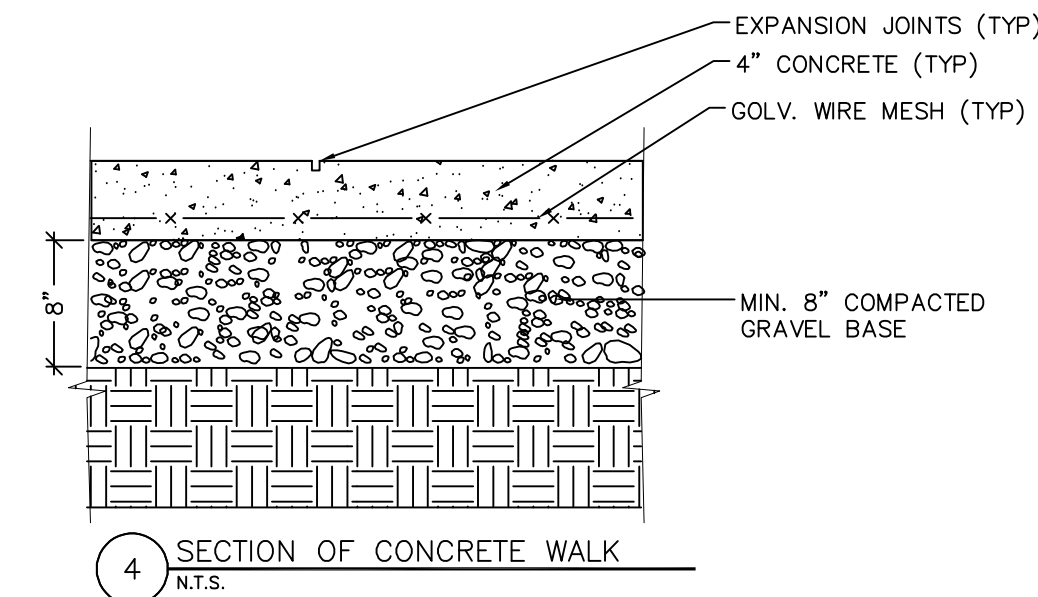
DRAWN BY: D.P.P.
CHECKED BY: P.N.P.

DWG

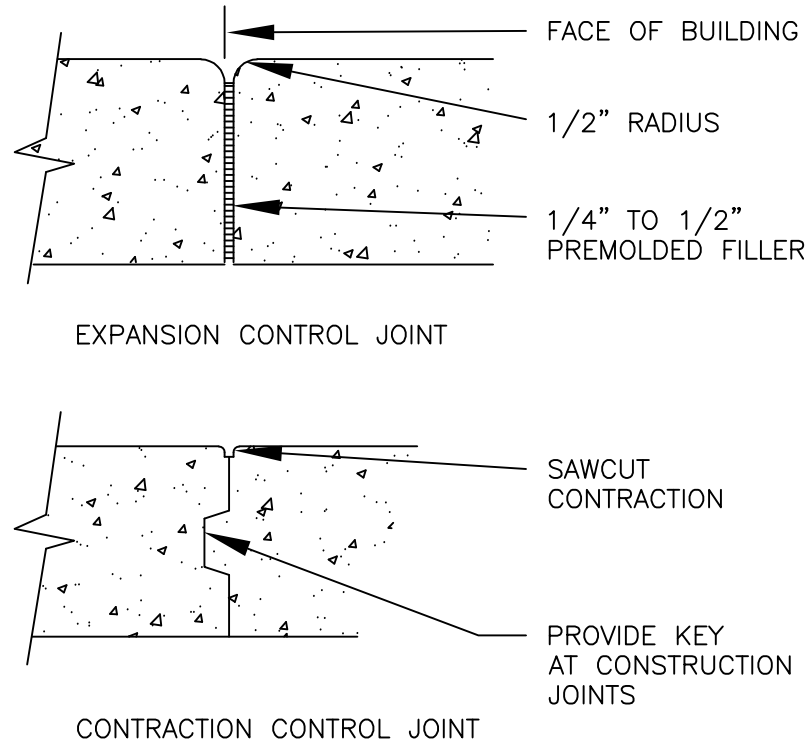
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SITE DATA FOR DETACHED GARAGE:			
DESCRIPTION	ORDINANCE	EXISTING	PROPOSED
Total Lot Area	Over 10,000 SF	15,890 SF	--
Detached Garage Square Footage	720 SF (Max.)	--	720 SF
Detached Garage Height	15 Feet (Max.)	--	15 Feet
Accessory Structure Side Yard Setback	3 Feet (Min.)	--	11' - 5"
Accessory Structure Rear Yard Setback	5 Feet (Min.)	--	12' - 8"
Accessory Structure Prime Structure Setback	10 Feet (Min.)	--	10' - 0"
Percentage of Rear Yard Occupied by Accessory Structure:	NOT more than 40% of the rear yard	102 SF or 1.5% of 7030 SF	822 SF or 11.7% of 7030 SF

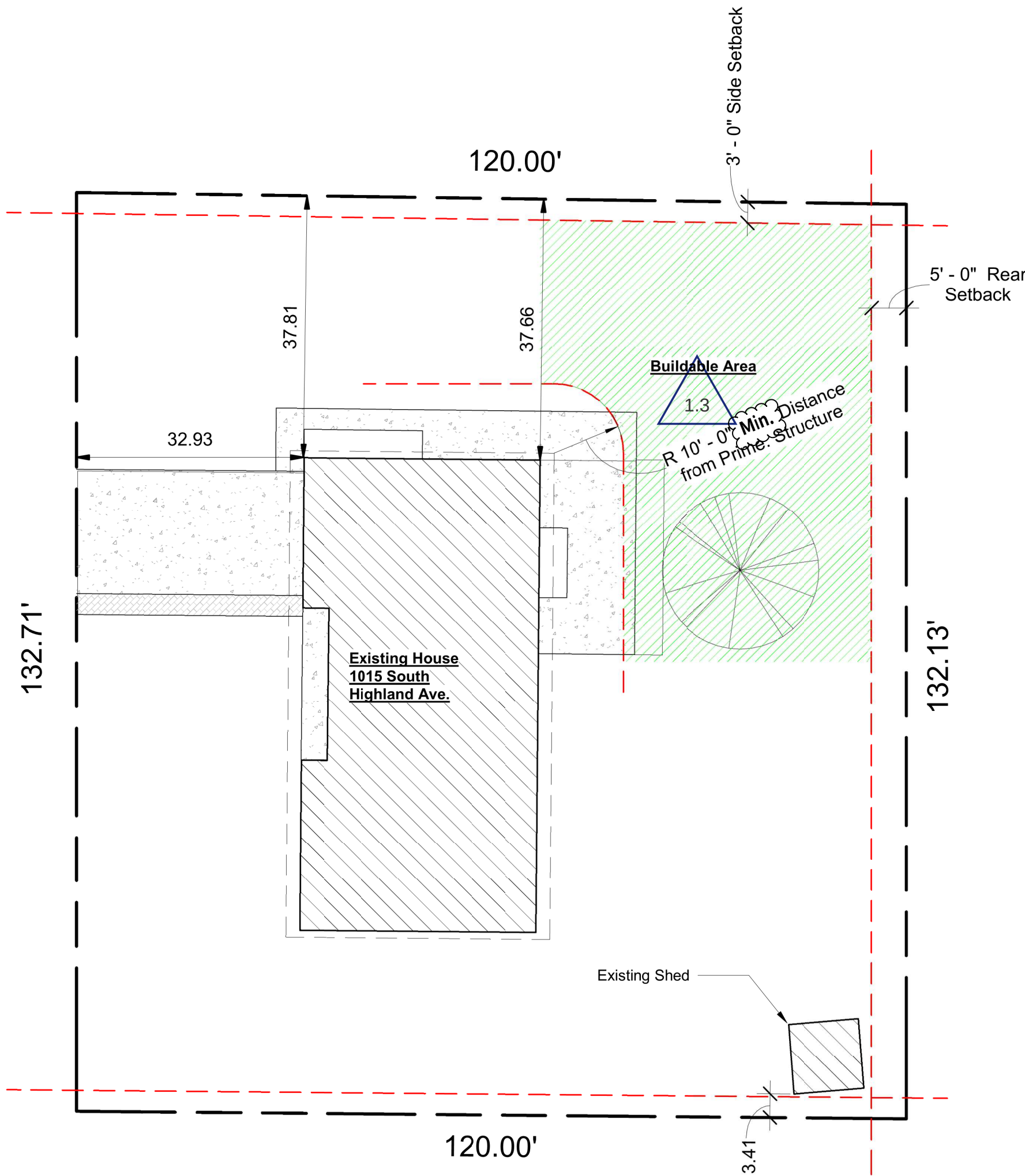
SITE IMPERVIOUS SURFACE CALCULATIONS (50% Max.):			
DESCRIPTION	TOTAL % OF 15,890 SF LOT	EXISTING	PROPOSED
Existing House	14.16 %	2,250 SF	--
Existing Driveway & Pavers	4.33 %	689 SF	--
Existing Concrete Patio	4.10 %	630 SF	--
Existing Concrete Entry	0.53 %	85 SF	--
Existing Shed	0.62 %	102 SF	--
New Detached Garage	4.53 %	--	720 SF
New Patio Extension	4.53 %	--	108 SF
New Concrete Driveway and Walkway	11.57 %	--	1,840 SF
TOTAL IMPERVIOUSNESS:	40.50% (or) 6,445 SF - Total	3,777 SF	2,668 SF



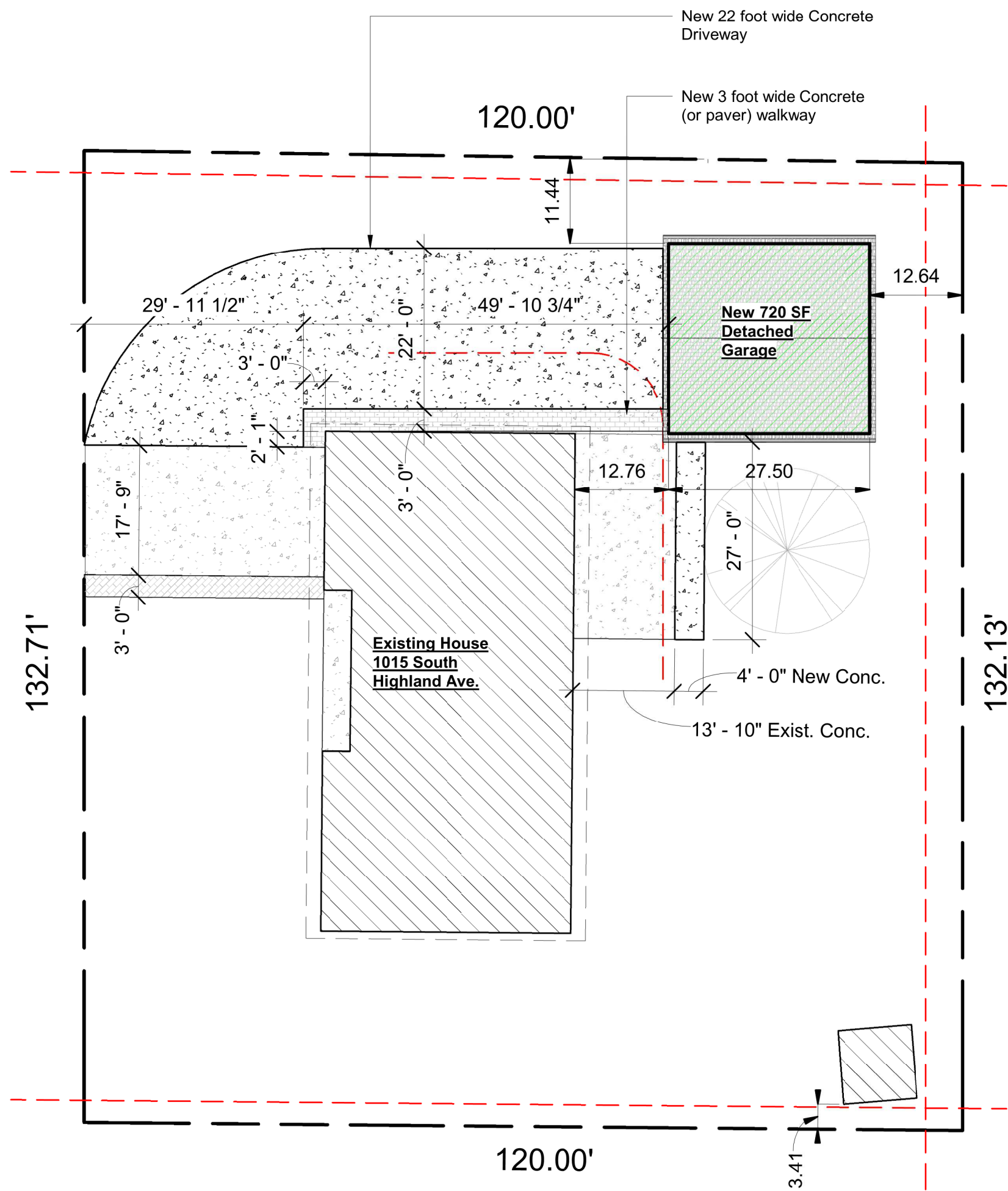
NOTE:
1. SET EXPANSION JOINTS AT ALL P.C.C. P.T.C. 8' ON EITHER SIDE OF ANY FRAMES. AND AT 8' MAX. INTERVALS.



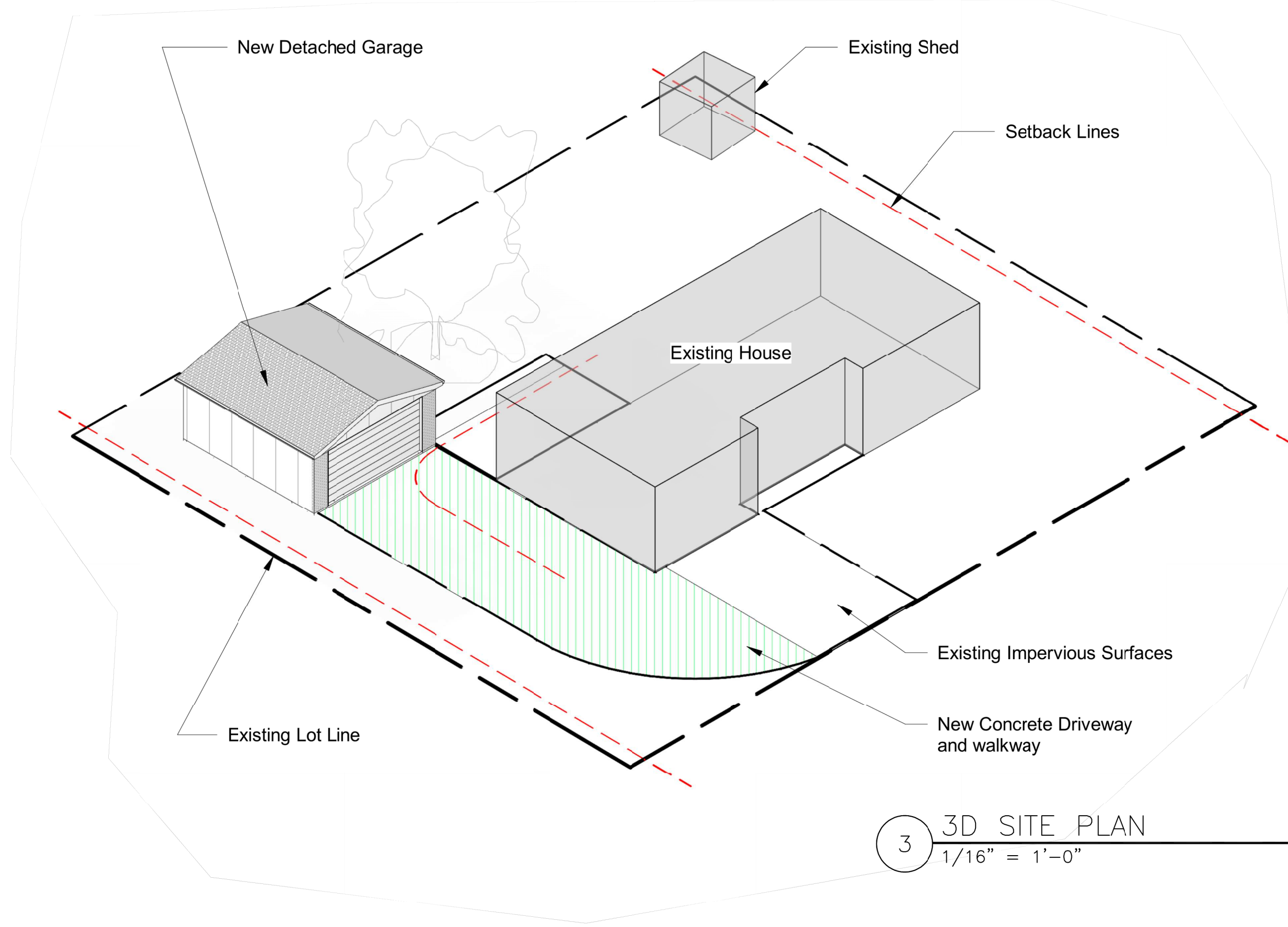
SURVEY INFORMATION:
LOT DIMENSIONS TAKEN FROM ORIGINAL SURVEY
ALL LOT LINES, SETBACK LINES, UTILITY EASEMENT, ARE TO BE LOCATED ON THE SITE BEFORE WORK STARTS. CONTRACTOR IS SOLE RESPONSIBLE FOR COMPLIANCE WITH SETBACKS AND EASEMENTS. ANY DISCREPANCIES WITH PLAN DIMENSIONS ARE TO BE REPORTED TO ARCHITECT IMMEDIATELY. CONTRACTOR AGREES TO COMPLY WITH THIS DIRECTIVE AND FURTHER AGREES TO HOLD ARCHITECT HARMLESS FOR REMEDIAL ACTION DUE TO HIS FAILURE TO COMPLY.



1 Site Plan - Existing
1/16" = 1'-0"



2 Site Plan - Proposed
1/16" = 1'-0"



3 3D SITE PLAN
1/16" = 1'-0"

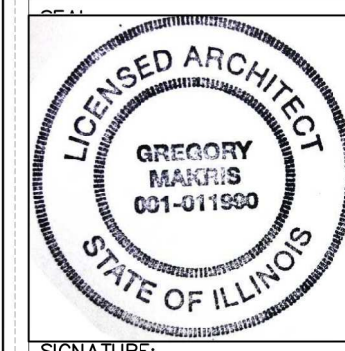


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NEW DETACHED GARAGE
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ILLINOIS

EXISTING & PROPOSED
SITE PLAN
AND NOTES

Revisions	Date
1 Feasibility Report	08.15.20
2 Revised Feasibility Report	08.20.20
3 Construction Bid Set	04.22.21
4 Village of AH Revisions - Set 1	07.26.21



SIGNATURE: _____
DATE: 9/17/20
DRAWN BY: D.R.P.
CHECKED BY: P.N.P.
DWG

GENERAL NOTES:

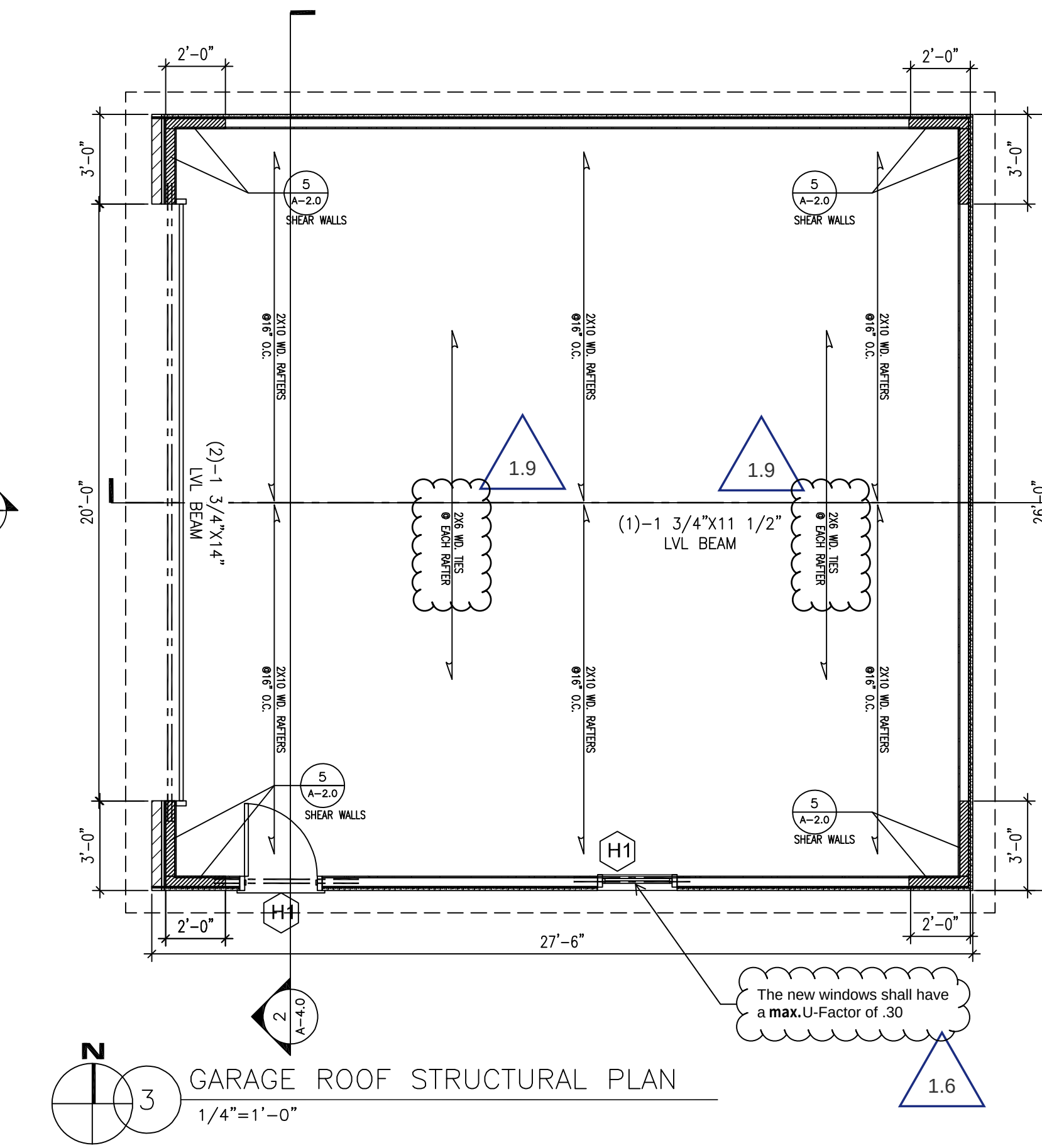
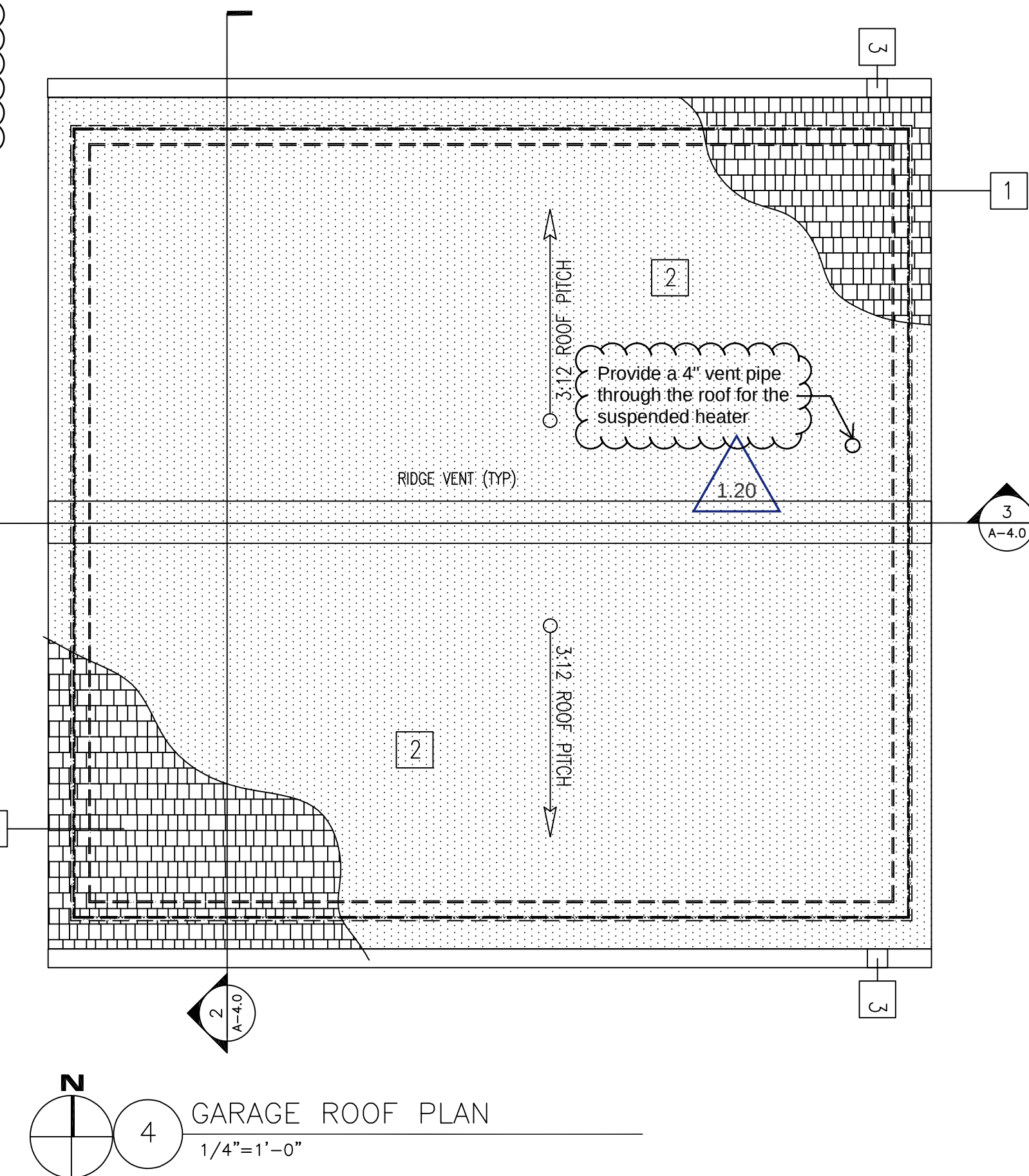
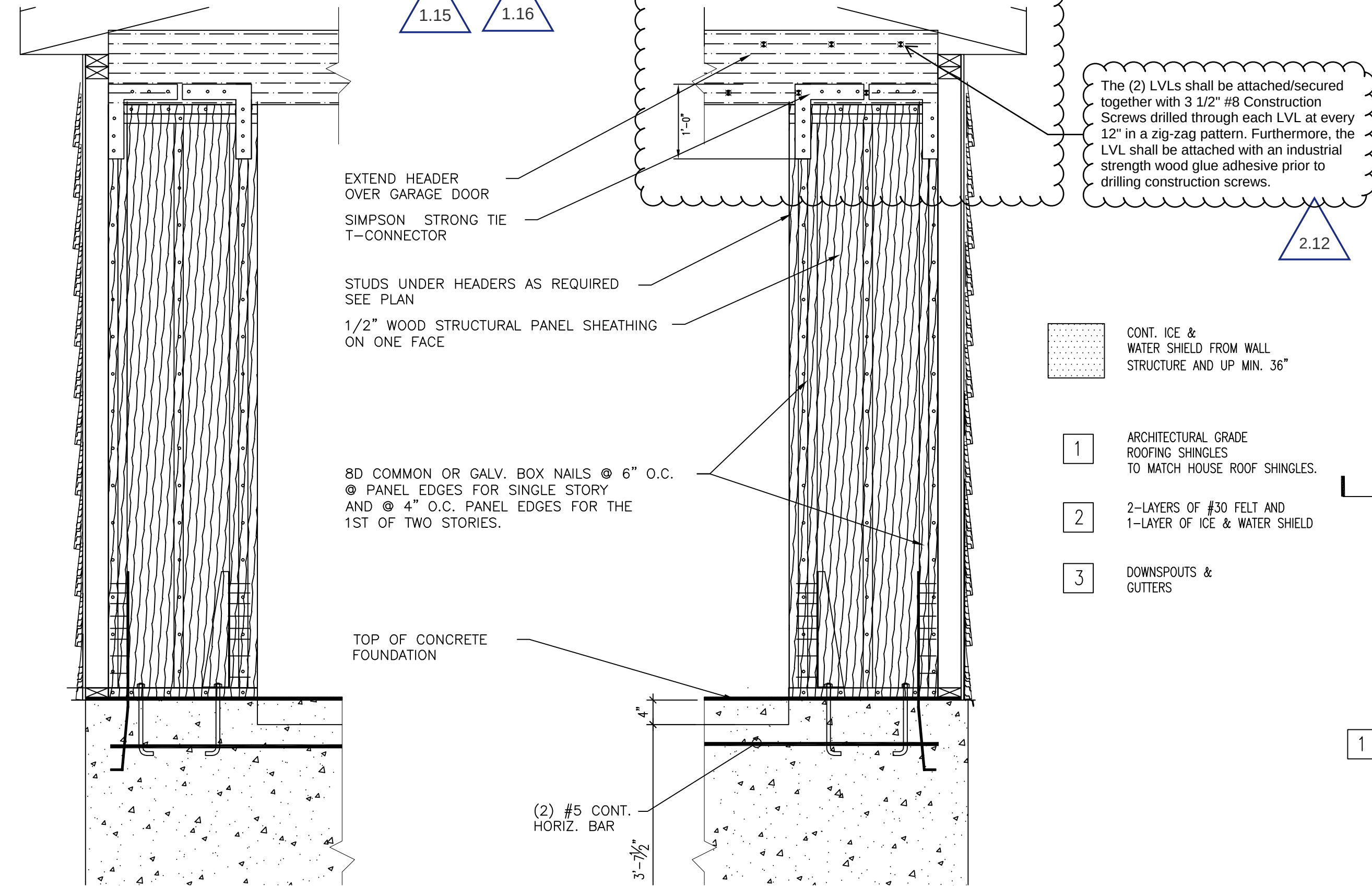
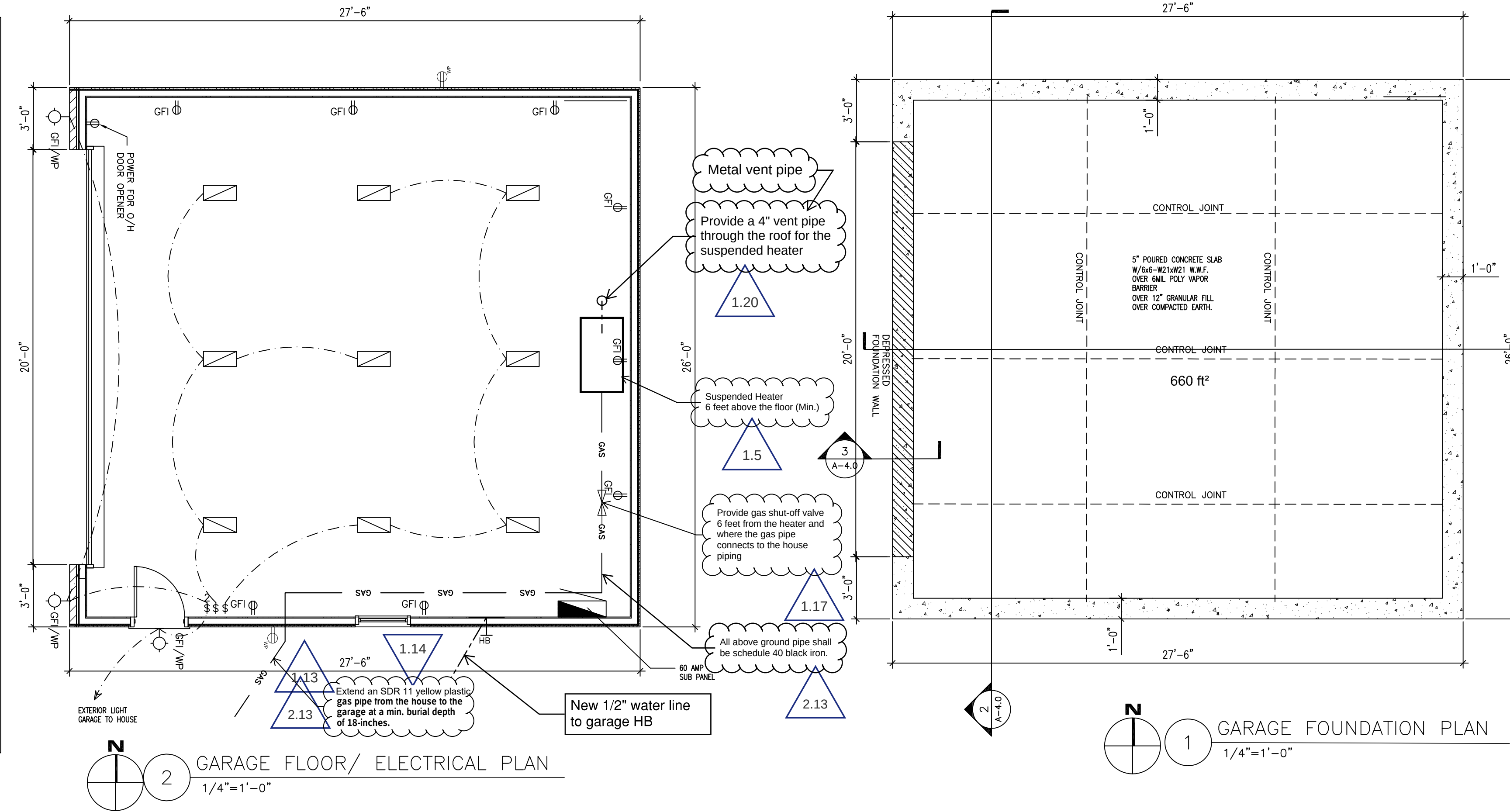
1. REQUIREMENTS AND DESIGN DATA SHALL BE FOLLOWED ENTIRELY, REGARDLESS OF WHETHER THEY ARE GIVEN BY BOTH THE SPECIFICATIONS AND DRAWINGS OR BY EITHER ONE ONLY.
2. CONTRACTOR SHALL VERIFY EXISTING CONDITIONS, ALL DIMENSIONS, ELEVATIONS, GRADING ON THE FIELD BEFORE ANY WORK PROCEEDING, NOTIFY THE ARCHITECT OF ANY DISCREPANCIES.
3. SHOP DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC. SHALL BE REVIEWED BY STRUCTURAL ENGINEER ONLY FOR CONFORMANCE WITH DESIGN CONCEPT. NO WORK SHALL BE STARTED WITHOUT SUCH REVIEW.
4. CONTRACTORS TO ASSUME FULL RESPONSIBILITY, UNRELIEVED BY REVIEW OF SHOP DRAWINGS AND BY SUPERVISION OR PERIODIC OBSERVATION OF CONSTRUCTION, FOR THE FOLLOWING:
 - a) COMPLIANCE WITH CONTRACT DOCUMENTS.
 - b) DIMENSIONS TO BE CONFIRMED AND CORRELATED ON THE JOB SITE AND BETWEEN INDIVIDUAL DRAWINGS OR SETS OF DRAWINGS.
 - c) FABRICATION PROCESSES AND CONSTRUCTION TECHNIQUES (INCLUDING EXCAVATION, SHORING, SCAFFOLDING, BRACING, ERECTION, FORMWORK, ETC.)
 - d) COORDINATION OF THE VARIOUS TRADES.
 - e) SAFE CONDITIONS AT THE JOB SITE.
5. UNLESS OTHERWISE NOTED, ALL DETAILS, SECTIONS, AND NOTES ON DRAWINGS ARE INTENDED TO BE TYPICAL FOR SIMILAR SITUATIONS ELSEWHERE.
6. DESIGN LOADS, ALLOWABLE STRESSES AND STRUCTURAL CAPACITIES ARE BASED ON THE APPLICABLE BUILDING CODE, INCLUDING LOCAL AMENDMENTS, IN FORCE AT THE LOCATIONS OF THE BUILDING.
7. SUBMIT LOCATION AND SPACING OF CONSTRUCTION JOINTS IN CONCRETE SLABS AND WALLS TO THE STRUCTURAL ENGINEER FOR REVIEW.
8. CONTRACTOR SHALL PROVIDE TEMPORARY BRACING TO THE STRUCTURE CAPABLE OF RESISTING A FULL WIND LOAD UPON THE BUILDING UNTIL THE ENTIRE ROOF DECK IS CONNECTED TO THE ROOF STRUCTURE.
9. SHOP DRAWINGS PREPARED BY THE CONTRACTORS, SUPPLIERS, ETC. SHALL BE REVIEWED BY STRUCTURAL ENGINEER ONLY FOR CONFORMANCE WITH DESIGN CONCEPT. NO WORK SHALL BE STARTED WITHOUT SUCH REVIEW.

MECHANICAL NOTES:

1. Normac fittings shall be used at each end of the gas pipe transitions from above grade to below grade and back to above grade.
2. The gas pipe shall enter the garage above grade and shall be Schedule 40 black iron pipe to the garage heater.
3. A minimum 18 AWG yellow tracer wire listed for direct burial shall be installed in the same trench as the gas pipe.
4. The gas pipe trench shall be backfilled with at least 12 inches of sand after the underground inspection has been approved.
5. The garage heater shall be at least 6 feet above the floor, or as specified by the manufacturers installation instructions.

CONVENTIONAL FRAMING AND FURRING

1. JOISTS MAY BE SUPPORTED BY OR FRAMED INTO A STEEL BEAM. EACH JOIST SHOULD BE TOE NAILED TO THE WOOD PLATE AND SHOULD BE BOLTED AT 24 in. (610mm) ON CENTERS, THROUGH EITHER THE BEAMS' WEB OR ITS FLANGE.
2. THE SILL PLATE OVER A FOUNDATION WALL SHOULD BE SECURELY ANCHORED AND SHOULD BE SEPARATED FROM THE FINISHED GRADE BY AT LEAST 8 in. (200mm).
3. JOISTS' GRADES SHOULD BE SELECTED FOR THE SPECIFIC DESIGN CONDITIONS. SEVERAL COMBINATIONS OF JOIST SIZE AND SPACE SATISFY THE GIVEN REQUIREMENTS. A DEEPER JOIST AT GREATER SPACING IS GENERALLY PREFERRED, PROVIDED, THAT THE SUBFLOOR AND THE CEILING FINISH ARE SELECTED TO SPAN THE GREATER SPACING.
4. THE LAP SHOULD NOT BE LESS THAN 4 in. (100mm), AND THE OVERHANG OF EITHER JOIST BEYOND THE EDGE OF THE GIRDER OR BEAM SHOULD NOT EXCEED 12 in. (305mm).
5. A SINGLE HEADER CAN BE USED IF THE DIMENSION OF THE OPENING ALONG THE HEADER IS LESS THAN 4 ft. (1220mm); A SINGLE TRIMMER CAN BE USED TO SUPPORT A SINGLE HEADER WHEN THE OPENING IS NEED THE END OF THE JOIST SPAN AND LESS THAN 4 ft. (1220mm) LONG. TAIL JOISTS SHORTER THAN 6 ft. (1800mm) SHOULD BE CONNECTED TO HEADERS WITH THREE 16d END NAILS AND TWO 10d TOE NAILS.
6. WHEN FRAMING OPENINGS LARGER THAN 4 ft. (1220mm) BY 4 ft. (1220mm), BOTH THE TRIMMERS AND HEADERS SHOULD BE DOUBLED. CONNECTIONS BETWEEN HEADERS AND TRIMMERS SHOULD BE MADE WITH FRAMING ANCHORS, JOISTS HANGERS, OR LEDGER STRIPS.
7. WHERE NOTCHING OR DRILLING TO A GREATER EXTENT IS NECESSARY, THE WEAKENED JOIST SHOULD BE REINFORCED WITH SCABS ON BOTH SIDES OR BY ADDING ANOTHER JOIST.
8. WALL, ROOF, AND CEILING FRAMING LUMBER SHOULD BE OF THE PROPER GRADE FOR THE INTENDED USE, GRADED BY A RECOGNIZED GRADING AUTHORITY. ITS MOISTURE CONTENT IS IMPORTANT IN THE PERFORMANCE OF APPLIED FINISHES, AND SHOULD BE AS NEAR AS POSSIBLE TO THE EQUILIBRIUM MOISTURE CONTENT FOR THE PARTICULAR AREA.
9. LUMBER SHEATHING BOARDS BENEATH WALL SHINGLES SHOULD BE SEASONED TO A MOISTURE CONTENT BETWEEN 12% AND 18%. THEY SHOULD BE FREE FROM LOOSE KNOTS AND LARGE KNOTHOLES.
10. WHEN NON WOOD SHEATHING IS USED THAT DOES NOT PROVIDE CORNER BRACING, SUCH AS FIBERBOARD AND GYPSUM BOARD, THE CORNERS OF A BUILDING MUST BE BRACED.
11. ALL LVL'S SHALL BE SERIES 560 (VERIFY W/SPECIFICATIONS)
12. ALL FRAMING SHELL BE DIMENSION LUMBER AND AT 16IN. O.C.
13. ALL ROOF SHEATHING SHALL BE 5/8 IN. EXT. GRADE PLYWOOD (OSB)



5 WALL SECTION (SHEARING METHOD)
3/4" = 1'-0"

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

3 GARAGE ROOF STRUCTURAL PLAN
1/4"=1'-0"

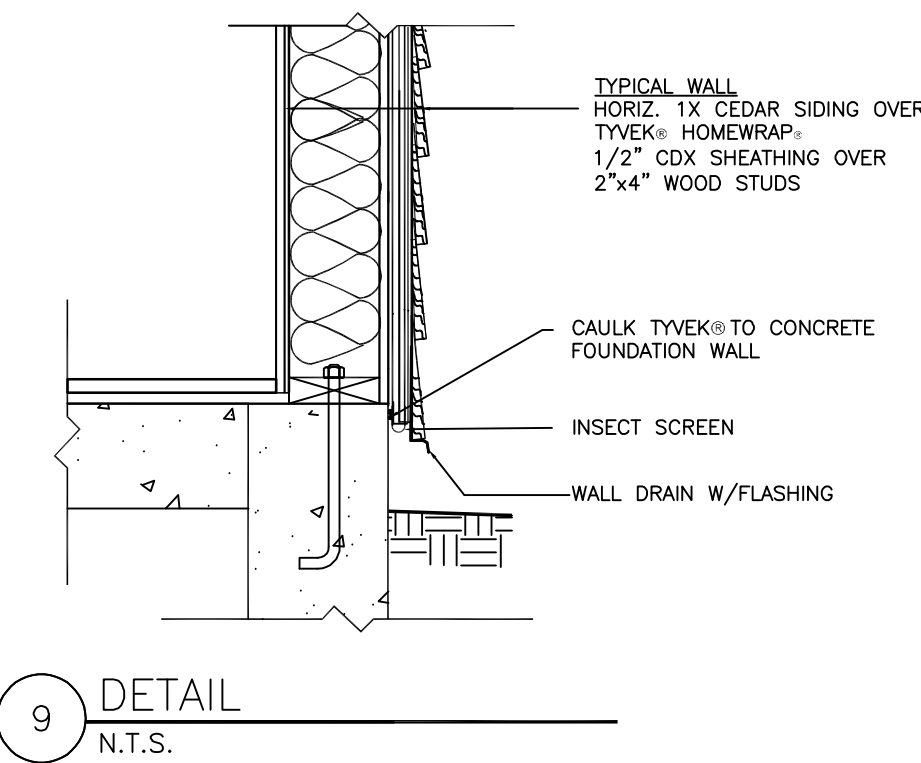
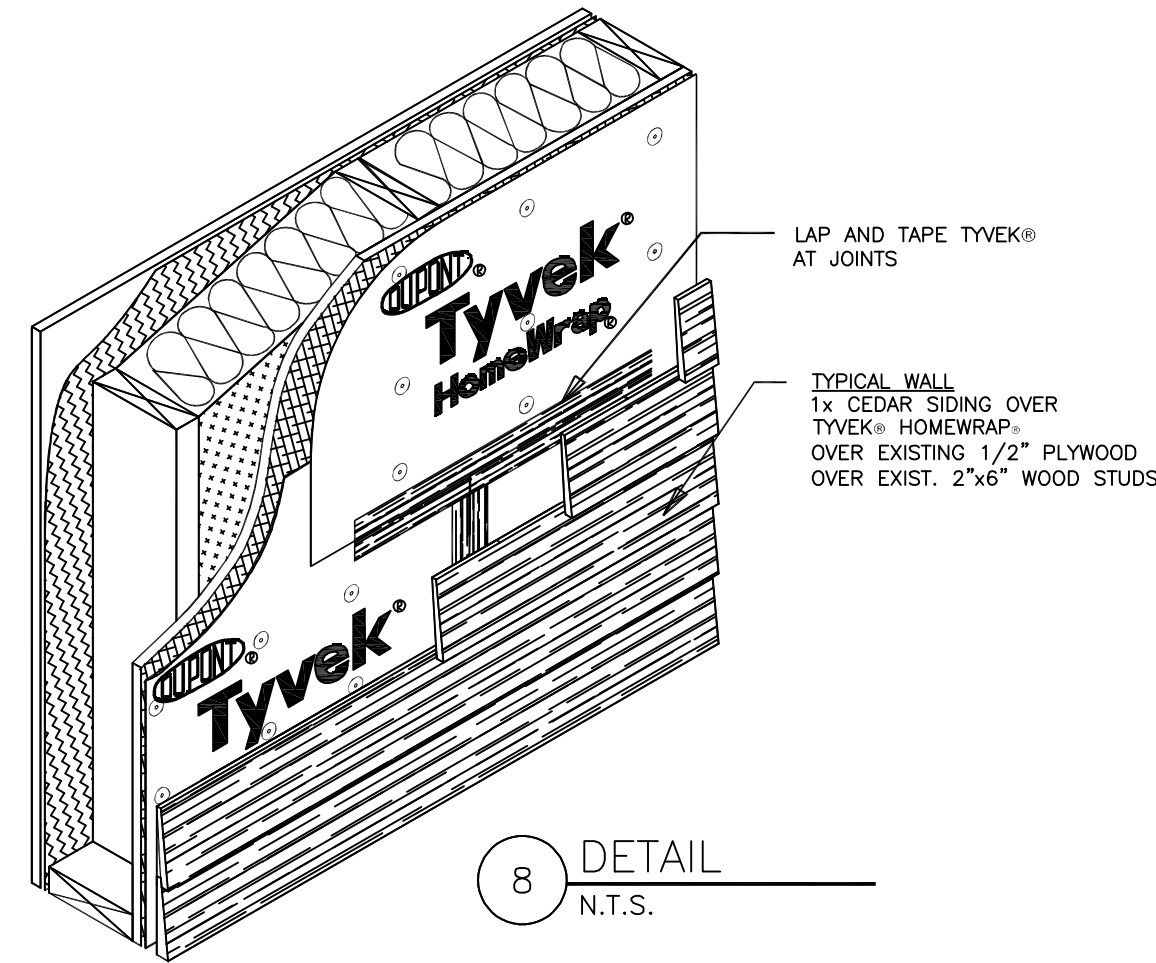
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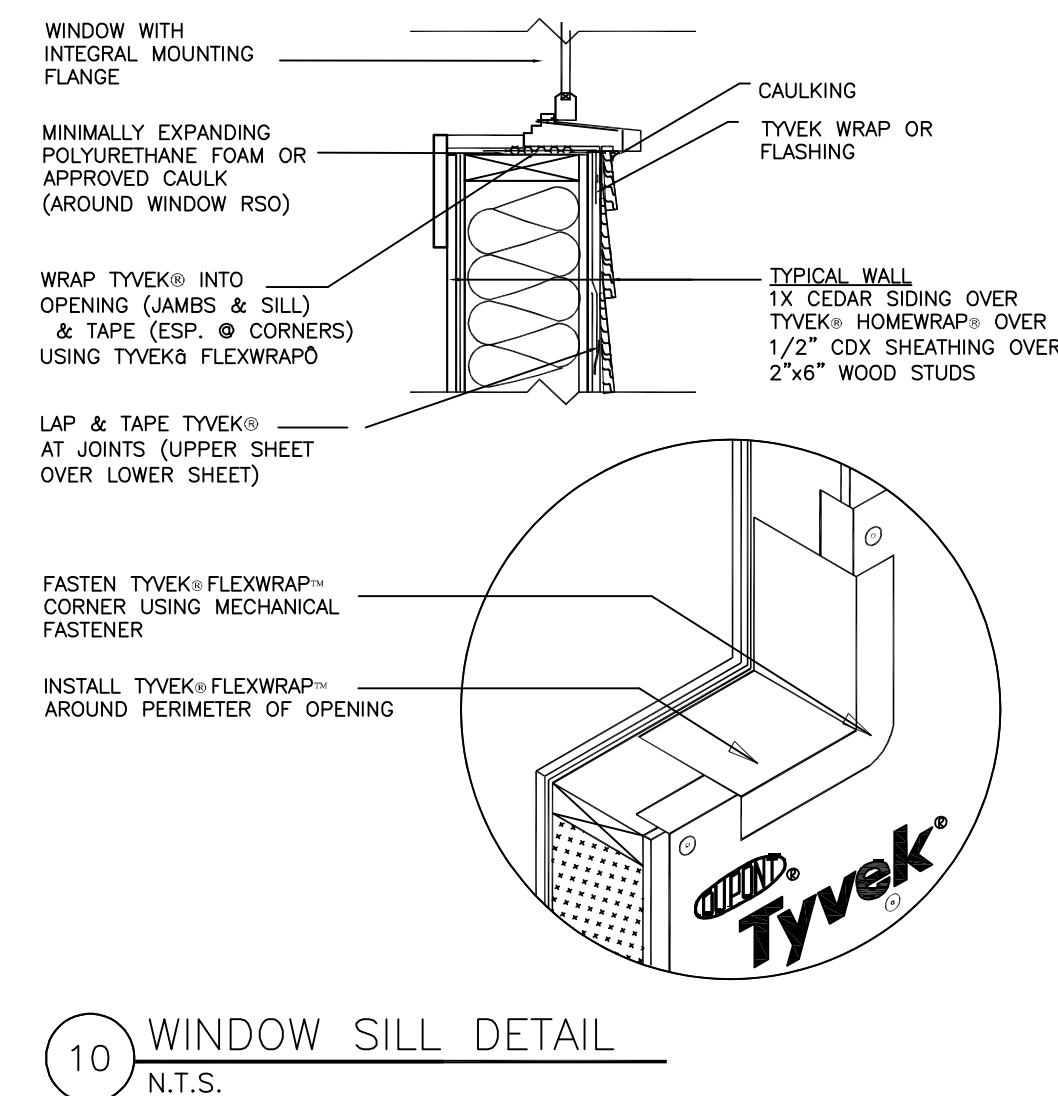
FOUNDATION PLAN,
FLOOR PLAN,
STRUCTURAL PLAN,
ROOF PLAN

Revisions	Date
1 Feasibility Report	08.15.20
2 Revised Feasibility Report	08.20.20
3 Construction Bid Set	04.22.21
4 Village of AH Revisions - Set 1	07.26.21

LICENSED ARCHITECT
MARKRIS
031-011960
STATE OF ILLINOIS
SIGNATURE: _____
DATE: 9/17/20
DRAWN BY: D.P.P.
CHECKED BY: P.N.P.
DWG
A-2.0



*SEAL ALL TYVEK® JOINTS AND PENETRATIONS WITH APPROVED TAPE.
(ex. DUPONT CONTRACTOR TAPE)
*FASTEN TYVEK® TO SHEATHING WITH LARGE HEAD NAILS
OR USE NAILS WITH LARGE PLASTIC WASHER HEADS (ex. DUPONT WRAPCAPS)
*LOCAL LAWS, ZONING, AND BUILDING CODES VARY AND
THEREFORE GOVERNS OVER MATERIAL SELECTION AND DETAILING SHOWN BELOW.



NOTES:

ICE PROTECTION

1. PROVIDE ICE PROTECTION FOR ASPHALT SHINGLED ROOFS THAT CONSIST OF A SELF-ADHERING POLYMER MODIFIED BITUMEN SHEET, WHICH SHALL BE USED IN LIEU OF NORMAL UNDERLAYMENT AND SHALL EXTEND FROM THE EAVES TO A POINT AT LEAST 24" INSIDE OF EXTERIOR WALL LINE OF THE BUILDING.
2. OSB SHEATHING IS NOT ALLOWED FOR FLOOR AND ROOF CONSTRUCTION.
3. PROVIDE COLLAR TIES WHERE NECESSARY FOR ROOF RAFTERS.
4. PROVIDE R-5 & R-49 INSULATION ON ROOF - SEE SECTIONS.
5. ROOF DESIGN CRITERIA SHALL BE AS FOLLOWS:
30 POUNDS PER SQUARE FOOT ROOF LOAD
20 POUNDS PER SQUARE FOOT (MINIMUM) LOAD FOR ATTIC STORAGE AREAS.

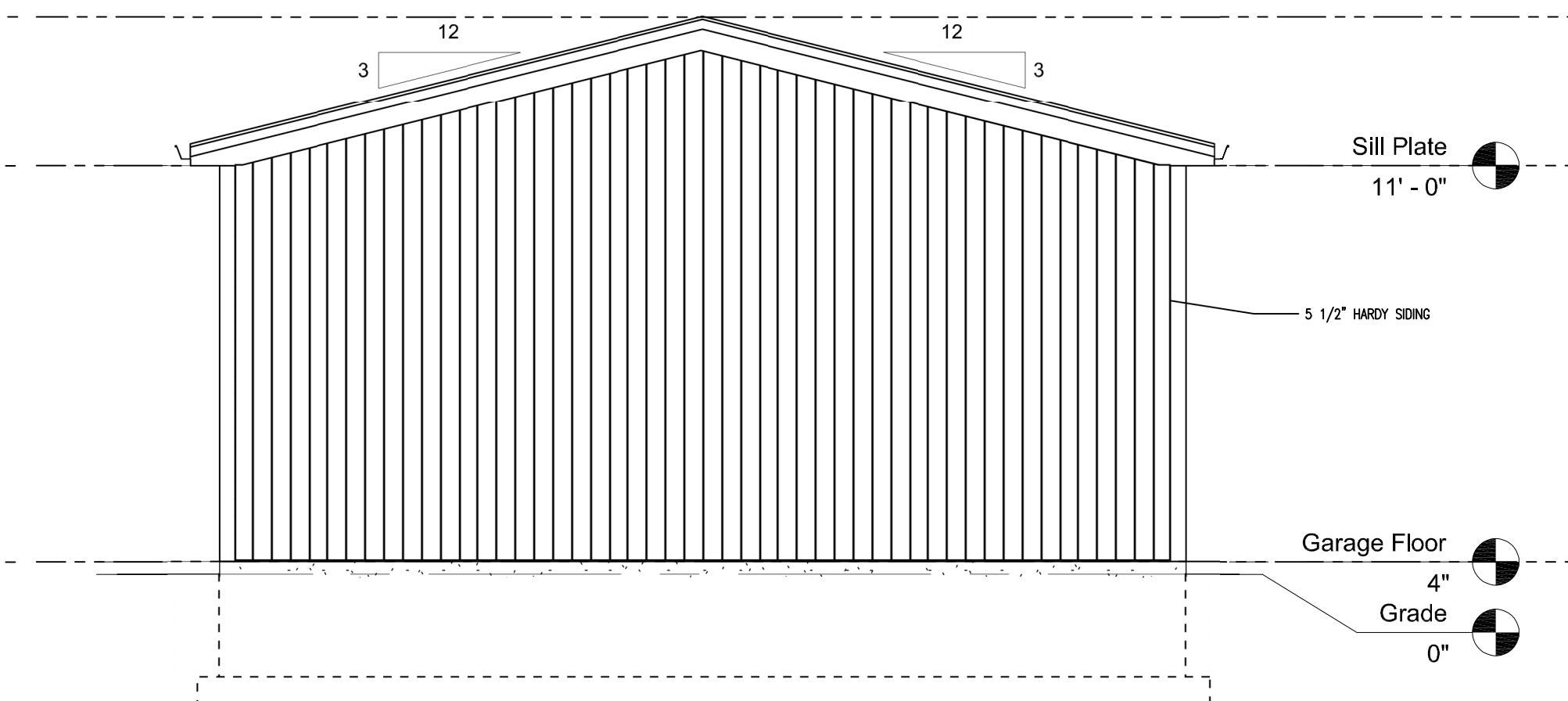
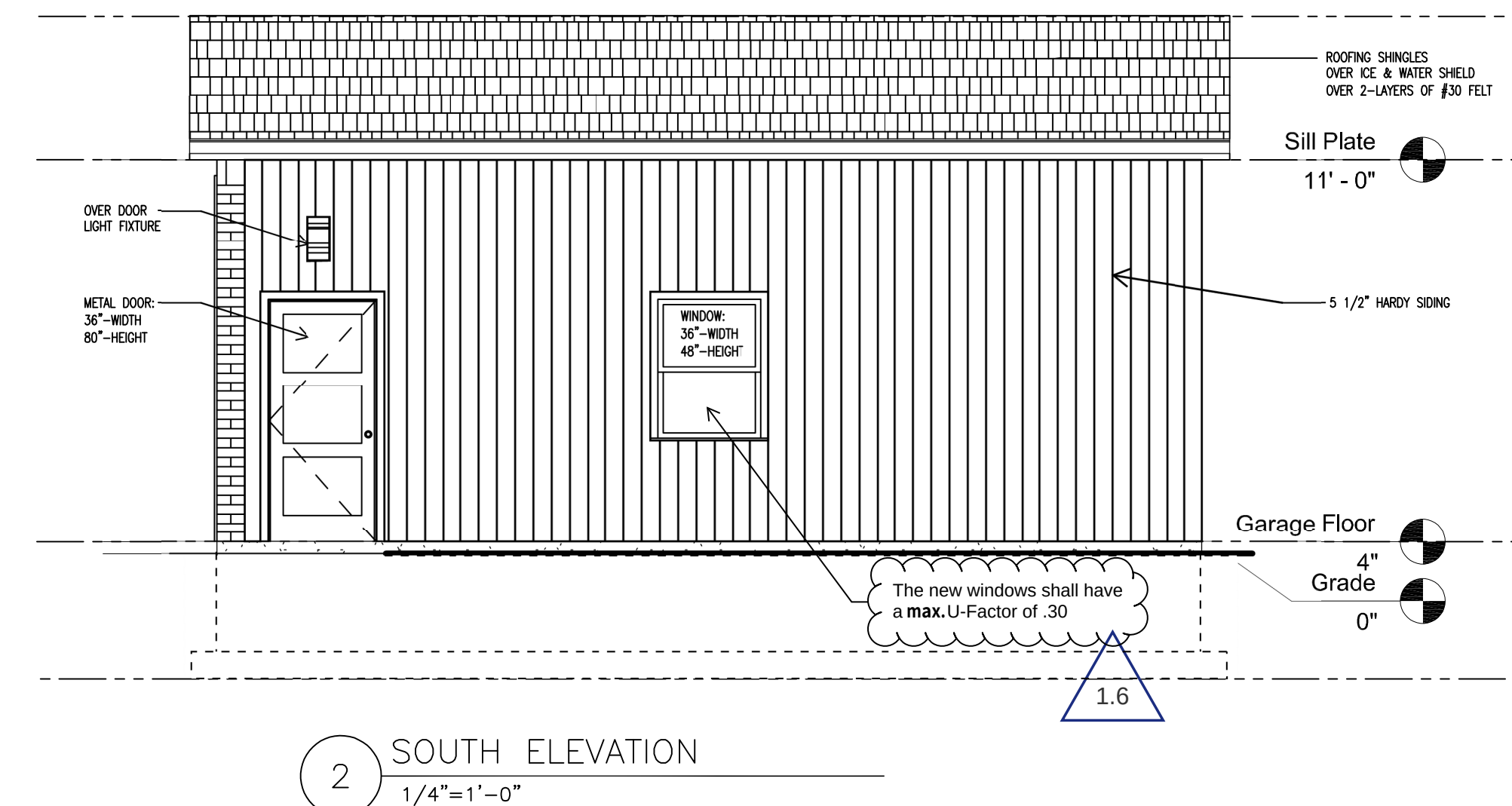
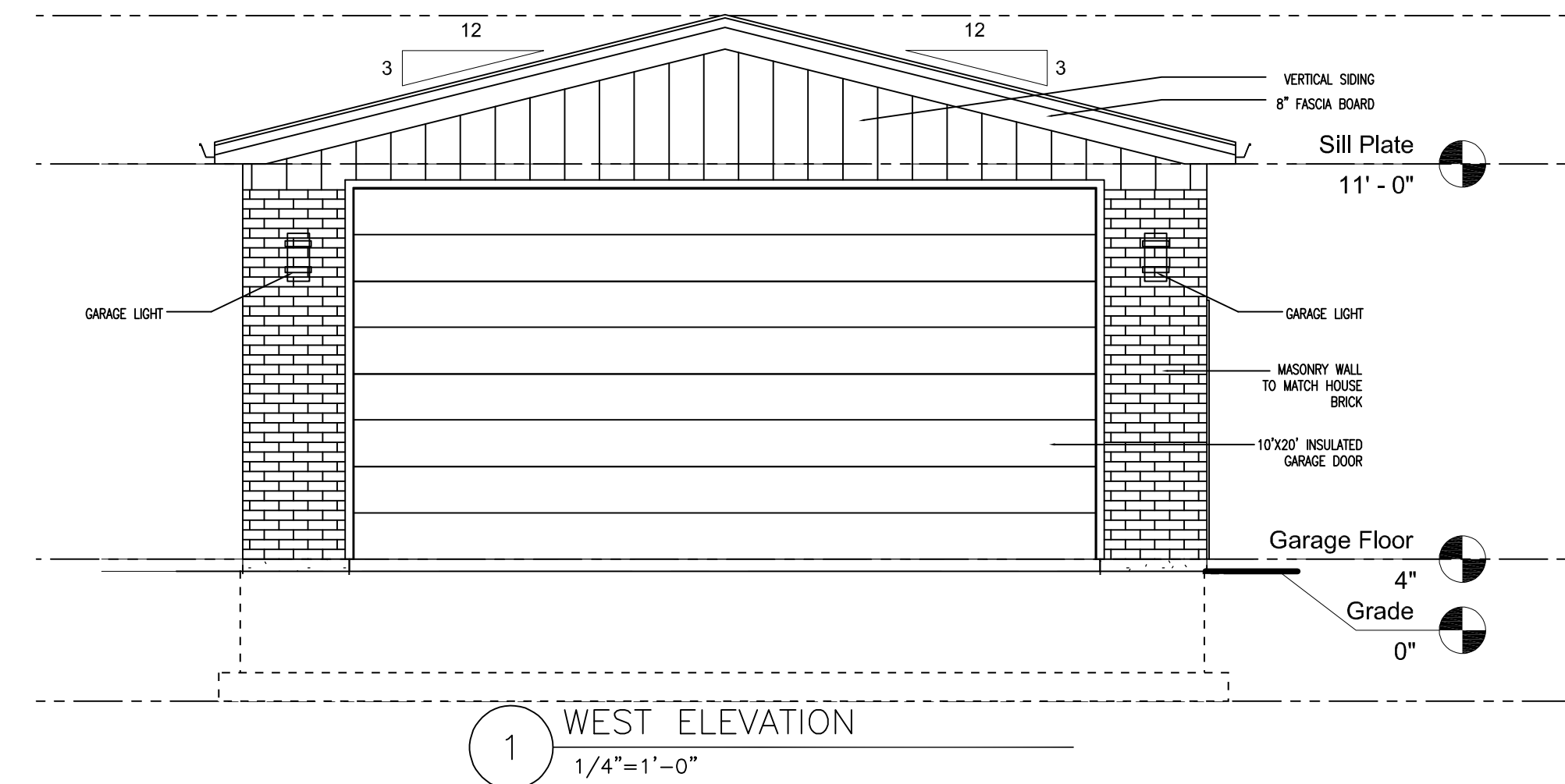
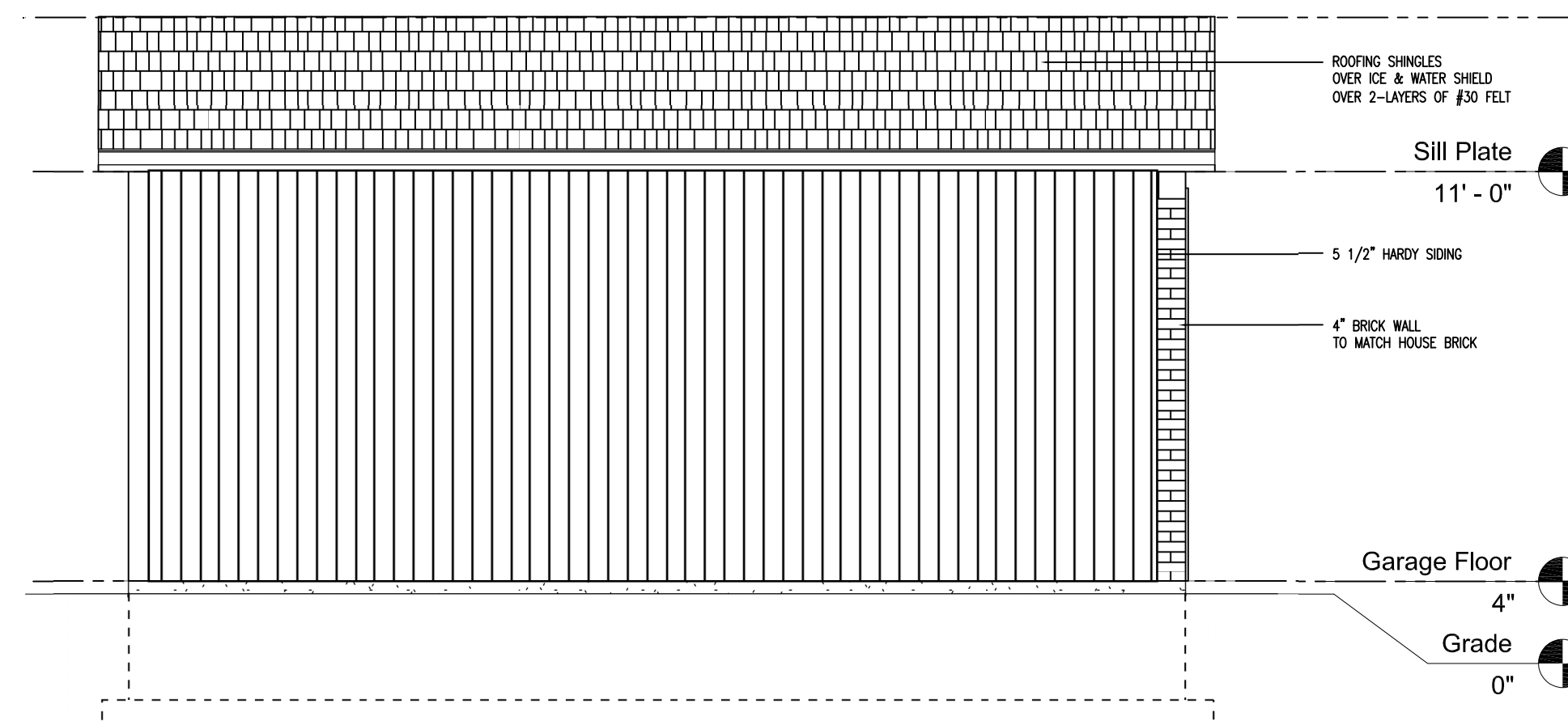
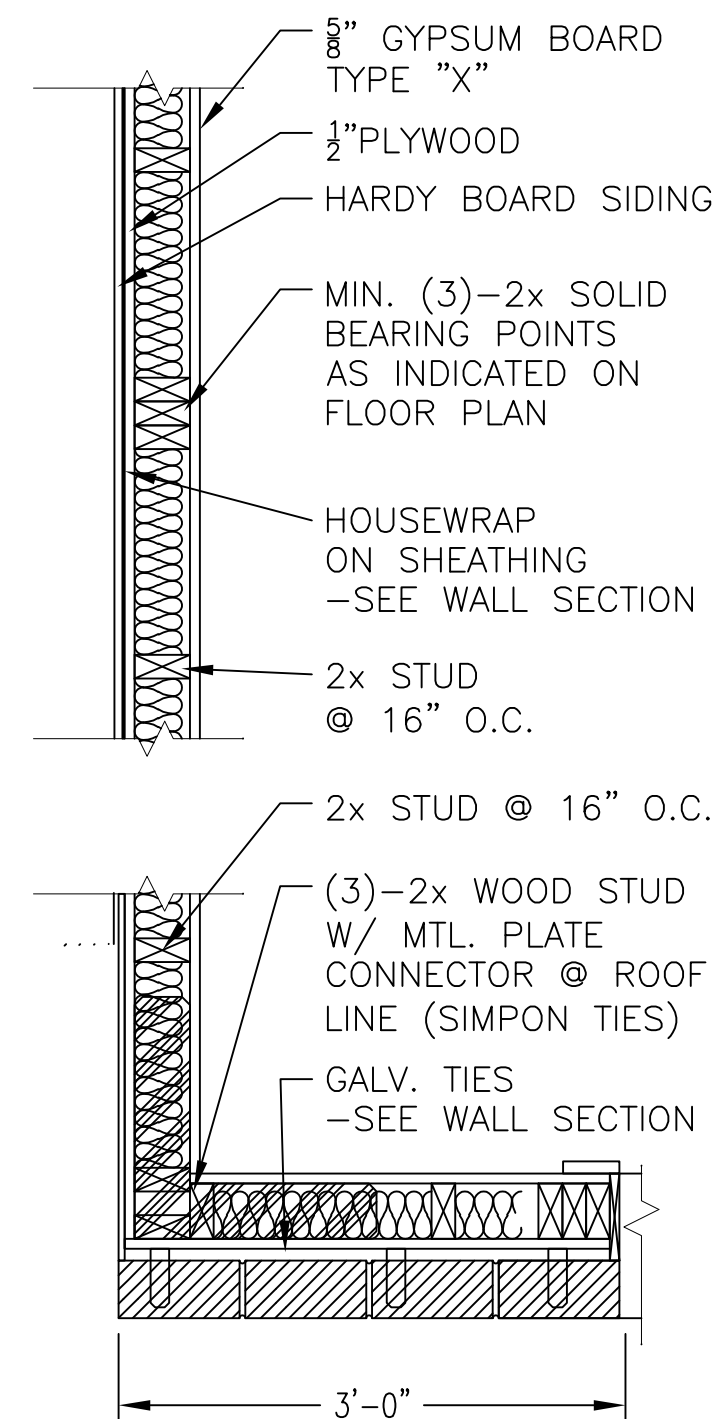
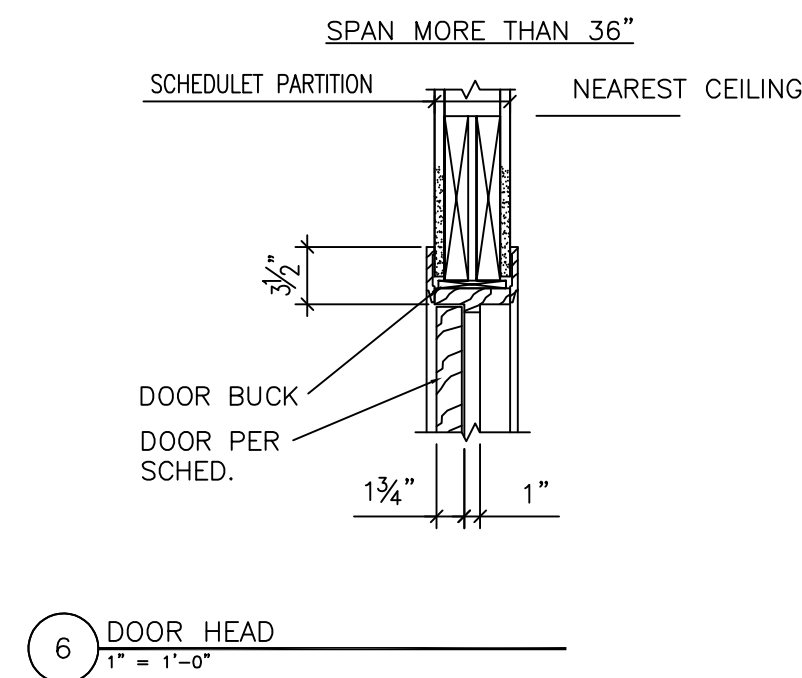
FLASHING

1. FLASHING SHOULD BE INSTALLED AT THE FOLLOWING VULNERABLE LOCATIONS:
 1. AT THE BASE OF A WALL
 2. UNDER THE SILLS OF WALL OPENINGS
 3. OVER THE HEADS OF WALL OPENINGS
 4. AT FLOOR LINES
 5. BENEATH COPINGS
 6. WHERE MASONRY PENETRATES A ROOF SURFACE
2. FLASHING SHOULD BE PROVIDED UNDER HORIZONTAL MASONRY SURFACES SUCH AS SILLS AND COPINGS, AT INTERSECTIONS OF MASONRY WALLS AND HORIZONTAL SURFACES SUCH AS ROOFS AND CHIMNEYS, OVER THE HEADS OF OPENINGS SUCH AS DOORS AND WINDOWS, AND AT FLOOR LINES (DEPENDENT ON THE TYPE OF CONSTRUCTION).
3. SILL FLASHING SHOULD BE PLACED UNDER AND BEHIND EVERY SILL. THE ENDS OF SILL FLASHING SHOULD EXTEND BEYOND THE SIDES OF AN OPENING AND TURN UP AT LEAST 1 in. (25.4mm) INTO THE WALL.

4. SILLS SHOULD SLOPE AND PROTECT FROM THE WALL TO DRAIN WATER AWAY FROM THE BUILDING AND TO PREVENT STAINING. IF THE UNDERSIDES OF SILLS DO NOT SLOPE, A DRIP NOTCH SHOULD BE PROVIDED OR THE FLASHING MAY BE EXTENDED AND BENT DOWN TO FORM A DRIP.
5. HEAD FLASHING SHOULD BE PLACED OVER ALL OPENINGS EXCEPT THOSE COMPLETELY PROTECTED BY OVERHANGING PROJECTIONS. AT STEEL LINTELS THE FLASHING SHOULD BE PLACED UNDER AND BEHIND THE FACING MATERIAL, WITH ITS OUTER EDGES BENT DOWN OVER THE LINTEL TO FORM A DRIP.
6. WHEN FLASHING IS TO BE LAID ON OR AGAINST MASONRY, THE SURFACE OF THE MASONRY MUST BE SMOOTH AND FREE FROM PROJECTIONS THAT WOULD PUNCTURE THE FLASHING MATERIAL OR DESTROY ITS EFFECTIVENESS.

STEEP ROOFING

1. FLASHING MUST BE INSTALLED WHERE ROOFS INTERSECT OTHER ROOFS, WALLS, AND PROJECTIONS TO WEATHER SEAL THE ROOF FROM LEAKAGE.



PROFESSIONAL DESIGN FIRM LCH 184-00672
POLOZ & MAKRIS
ARCHITECTS, LTD.
820 DAVIS ST. SUITE 120
EVANSTON, ILLINOIS 60201
E-mail: polozarchitects@gmail.com
Website: WWW.POLOZARCHITECTS.COM

MARK & CAROL NOFSINGER
NEW DETACHED GARAGE
1015 S. HIGHLAND AVE.
ARLINGTON HEIGHTS,
ILLINOIS

ELEVATIONS,
DETAILS

Revisions	Date
1 Feasibility Report	08.15.20
2 Revised Feasibility Report	08.20.20
3 Construction Bid Set	04.22.21
4 Village of AH Revisions - Set 1	07.26.21



SIGNATURE: _____
DATE: 9/17/20
DRAWN BY: D.P.P.
CHECKED BY: P.N.P.
DWG

A-3.0



PROFESSIONAL DESIGN FIRM LCH184-00672
**POLOZ & MAKRIS
ARCHITECTS, LTD.**
820 DAVIS ST. (SUITE 120)
EVANSTON, ILLINOIS 60201
E-mail: polozarchitects@gmail.com
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**MARK & CAROL NOFSINGER
NEW DETACHED GARAGE**
1015 S. HIGHLAND AVE.
ARLINGTON HEIGHTS,
ILLINOIS

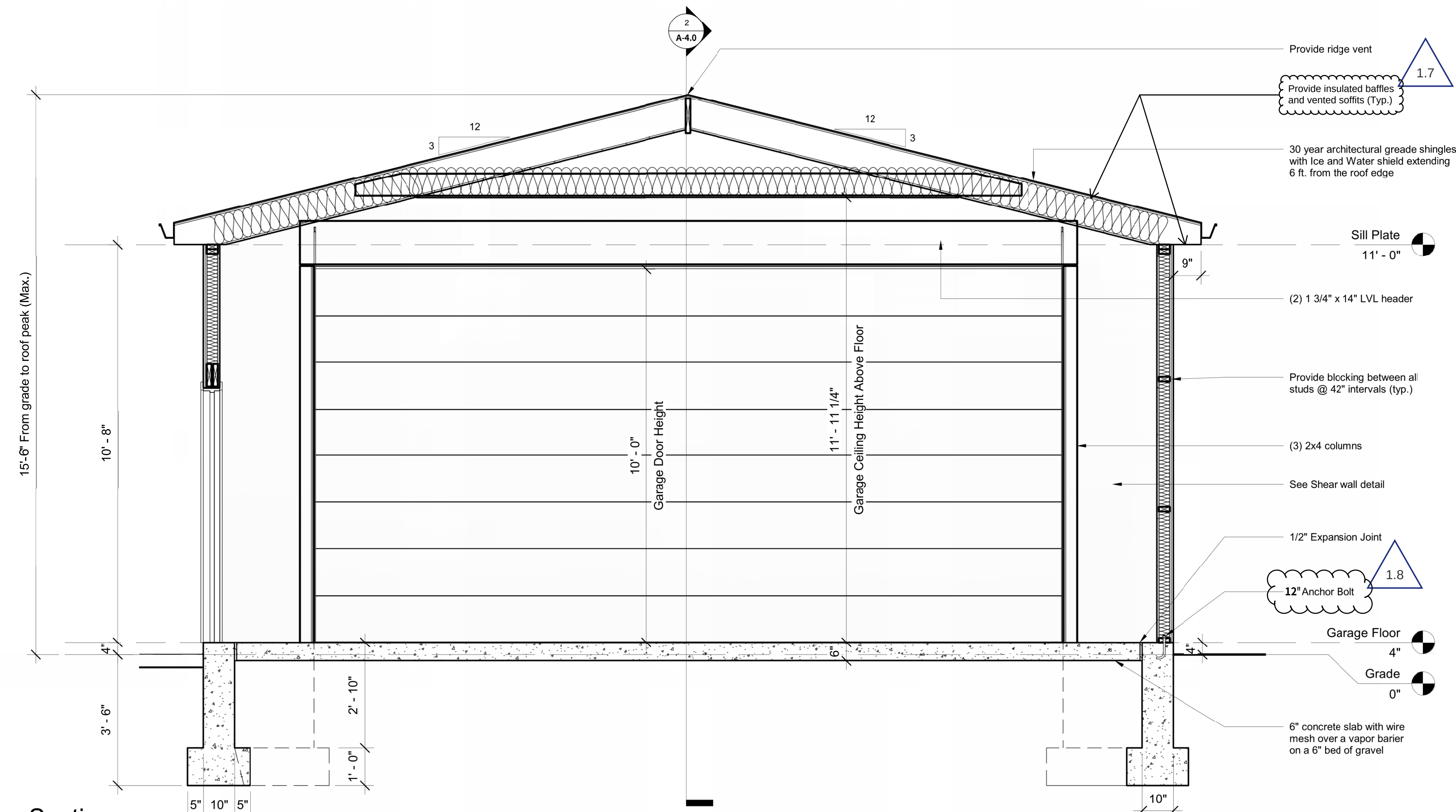
**BUILDING SECTION,
WALL SECTION,
DETAILS**

Revisions	Date
1 Feasibility Report	08.15.20
2 Revised Feasibility Report	08.20.20
3 Construction Bid Set	04.22.21
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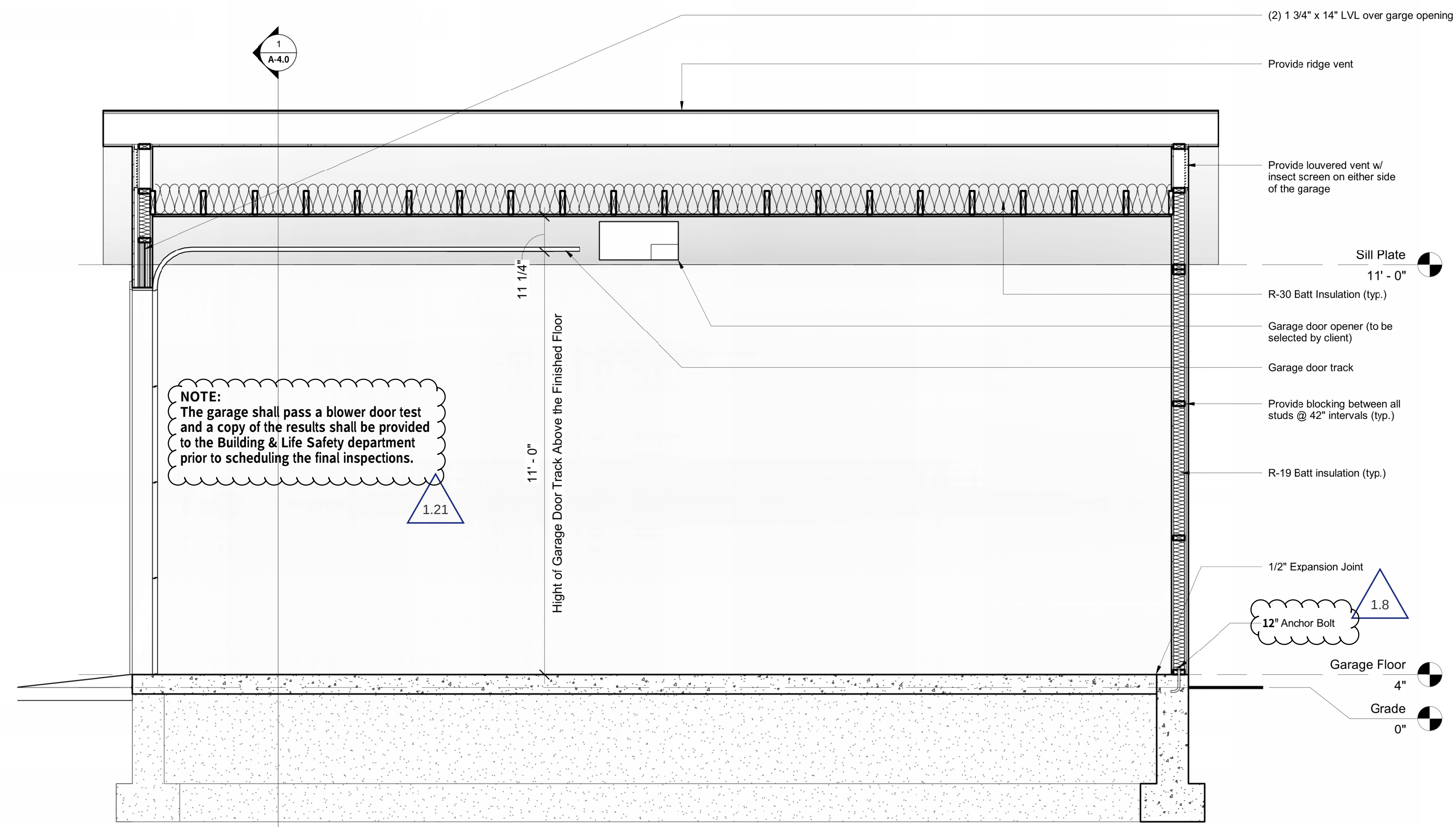


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DWG

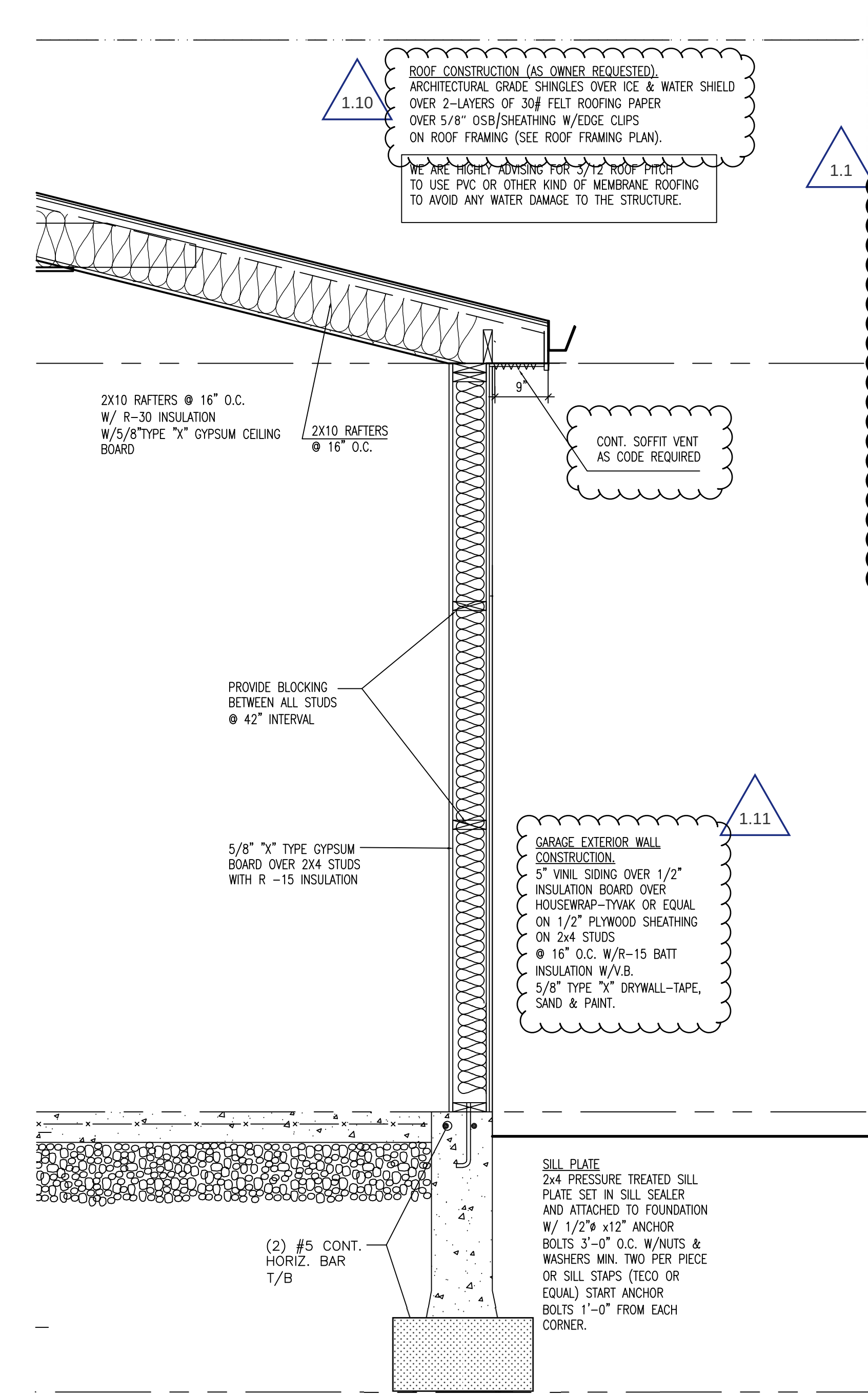
A-4.0



1 Section
1/2" = 1'-0"



2 Section
1/2" = 1'-0"



3 WALL SECTION
3/4" = 1'-0"







**Zoning Board of Appeals
12/13/2021**

Item: 319 N Wilshire Ln - ZBA#21-044

Department: Planning & Community Development

REQUEST

A 0.6 foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 6.0 feet instead of the required 6.6 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: December 13, 2021
Date Prepared: December 8, 2021
Project Title: Eagan Residence
Address: 319 N. Wilshire Ln.

Background Information

Petition Number: ZBA #21-044
Petitioner: Kevin Purdon – JRC Design Build
Address: 1275 E. Davis St.
Arlington Heights IL 60005

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

Requested Action/Background Information

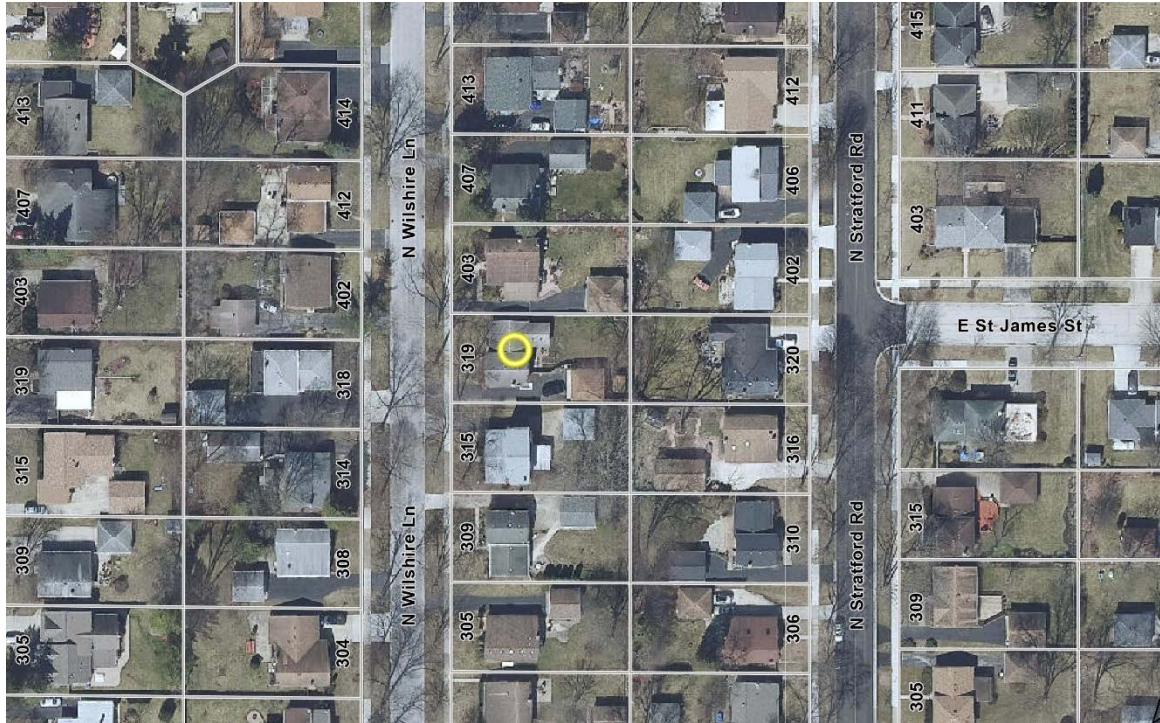
The petitioner is proposing a second story addition to the existing two-story residence. The subject site is zoned R-3, One Family Dwelling District. The property has a total land area of 8,708 square feet and the proposed residence with the addition will be approximately 2,377 square feet. Along the north property line, the proposed addition encroaches 0.6 feet into the required side yard setback; therefore, the petitioner is requesting the following variation:

- A 0.6 foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 6.0 feet instead of the required 6.6 feet and an additional 1.0 feet for the eave.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	11/29/21	
2. List of Property Owners Within 250 feet of Subject Property	✓	11/29/21	
3. Letter that was Mailed	✓	11/29/21	
4. Photographs of Sign on Property	✓	11/29/21	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Plan Reviewer, Building & Life Safety Department

Project Name: Eagan Residence

Project Address: 319 N. Wilshire Avenue

ZBA #: 21- 044

Date: November 19, 2021

Derek:

I have reviewed the request for the following variance:

- A 0.6-foot variance from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 6.0 feet instead of the required 6.6 feet and an additional 1.0 feet for the eave.

and do not have any objection to the request.

ZBA# 21-044
319 N Wilshire Ave - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: November 3, 2021
Received by Planning:
Transmitted to Engineering: November 18, 2021
Completed: November 23, 2021
ZBA Meeting Date: December 13, 2021

The proposed ZBA application indicates that the petitioner is seeking:

A 0.6 foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 6.0 feet instead of the required 6.6 feet and an additional 1.0 feet for the eave.

The Engineering Division has NO OBJECTION to the variance request for side yard setback.

NOTE: Proposed addition will extend from existing footprint of house which is nonconforming.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Eagan Residence

Project Address: 319 N. Wilshire Avenue

ZBA #: 21-044

ZBA Hearing Date: December 13, 2021

To: Mike Pagones, Village Engineer
Jorge Torres, Director of Building and Life Safety

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

From: Derek Mach, Landscape Planner

Transmitted On: November 18, 2021

- A 0.6 foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a side yard setback of 6.0 feet instead of the required 6.6 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: This project received an Administrative (Staff) design approval on October 7, 2021.

- Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than December 1, 2021.

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.)

5.1-3.3b

Build a second story addition in line with the existing

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with

Building this variance will be more compatible with the essential character of the locality as it works better with existing house rather than offsetting 7.2" and creating a less streamlined design.

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 unique circumstance is that the existing house is already nonconforming so in order to build an addition we will require a variance.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): This design is in harmony with of the intent of the chapter as it still conforms to all the other regulations but would actually be less compatible if the design were to follow the exact zoning code.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): This is the minimum required amount as it only extends to the existing building line and no further (other than eave) We looked at inseting the addition and creating a new roofline that wraps the other end of the wall, but this limited the sf of the addition and made the addition look less like it was designed together and more of a later add on.

Signed: 
Petitioner

Date: 11/03/2021

PROJECT DATA

PROJECT LOCATION:	319 N WILSHIRE
ZONING DISTRICT:	R-3
LOT AREA:	8,708 SF
PIN:	03-28-308-010-0000
MAX LOT COVERAGE:(35%)	3,047 SF
PROPOSED LOT COVERAGE:	1771 SF
MAX FAR: [.45]	3,918 SF
PROPOSED FAR:	2,013
MAX IMPERVIOUS COVERAGE (50%)	4,354 SF
PROPOSED IMPERVIOUS COVERAGE:	3,809 SF
MAX BUILDING HEIGHT:	25'-0"
PROPOSED BUILDING HEIGHT:	21'-6"
LOCATION AREAS: BASEMENT MAIN FLOOR SECOND FLOOR ADDITION	591 SF 625 SF 590 SF 643 SF
GARAGE	555 SF
TOTAL GROSS BUILDING SIZE:	2,449 SF

APPLICABLE CODES

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:

BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE, 2018
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2018 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS

ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.

MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.

ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.

ENERGY CODE COMPLIANCE NOTES

1. ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS. CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR: 0.30
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR: 0.55
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49 (BLOWN)
MIN. FRAME WALL R-VALUE: 20 OR 13+5
ACTUAL WALL R-VALUE: 21 (BATT)
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE: N/A
MIN. BASEMENT R-VALUE: 15/19
ACTUAL BASEMENT R-VALUE: 21
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS. SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.

2. ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2018 IECC REQUIREMENTS. ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM. ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.

3. ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.

4. ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMANGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ	FLOOD HAZARDS CHAPTER 15 OF VILLAGE CODE	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND- BORNE DEBRIS ZONE		WTHRNG	FROST LINE DEPTH	TERMITE					
25	115	NO	NO	NO	b	SEVERE	42"	MOD -TO- HEAVY	-4	YES	NOV 6 2000	2000	47.6

DESIGN CRITERIA

FLOOR	
SLEEPING ROOMS	40# LL - 10# DL
OTHER ROOMS	40# LL - 10# DL
VEH. GARAGES	50# LL - 10# DL
WALL	
	60# PLF OR ACTUAL LOAD
	20 PSF WIND 0'-20' HEIGHT
	25 PSF WIND 21'-29' HEIGHT
	30 PSF WIND 30' HEIGHT AND ABOVE

CEILING	
UNHAB W/O STOR	10# LL - 10# DL
UNHAB LIM STOR	20# LL - 10# DL
HAB W/ FIX STAIR	30# LL - 10# DL

WIND SPEED	115 MPH 3 SECOND GUST & 89 NOMINAL
------------	------------------------------------

ROOF	30# LL (SNOW) - 10# DL (ALL SLOPES)
------	-------------------------------------

CATHEDRAL	30# LL - 15# DL (ALL SLOPES)
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EXT DECK	40# LL - 10# DL
----------	-----------------

EXT BALCONY	40# LL - 10# DL
-------------	-----------------

STAIRS	40# LL + 300# CONCENTRATED LOAD
--------	---------------------------------

GUARD & HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
-------------------	---

FROST DEPTH	42" (3'-6")
-------------	-------------

STRUCTURAL FRAMING LUMBER
BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)
GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER

MANUFACTURER - TRUS-JOIST
PRODUCT - LVL HEADERS & BEAMS MICRO-LAM

5. PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.

6. ALL DUCTWORK SHALL BE ADEQUATELY SEALED. ALL SUPPLY DUCTWORK IN UNCONDITIONED ATTIC TO HAVE R-8 INSULATION. ALL OTHER DUCTWORK TO HAVE R-6 INSULATION. HVAC CONTRACTOR SHALL PROVIDE EITHER POST-CONSTRUCTION OR ROUGH-IN TEST OF TOTAL AIR LEAKAGE FOR DUCT SYSTEMS.

7. ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.

8. ALL ACCESS HATCHES/DOORS TO UNCONDITIONED SPACE SHALL BE INSULATED & WEATHERSTRIPPED.

9. AT LEAST 90% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.

10. FURNACE: +90% AFUE
WATER HEATER: +95% AFUE
A/C: 13+ SEER
SHGC: 0.27 OR BTR

11. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE NO MORE THAN 0.3 CFM PER SF, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SF.

ADDITION TO 319 N WILSHIRE



ABBREVIATIONS

A.B.	ANCHOR BOLT	DWGS.	DRAWINGS	LAV.	LAVATORY		
ABV	ABOVE	D.S.	DOWNSPOUT	LL	LIVE LOAD	SHT	SHEET
A.C.	AIR CONDITIONING	D.W.	DISHWASHER	LP	LOW POINT	SHWR	SHOWER
ACOUS.	ACOUSTIC	EA.	EACH	MAX.	MAXIMUM	SHTG	SHEATHING
ADJ.	ADJUSTABLE	EX.	EXISTING	MC	MEDICINE CABINET	SIM	SIMILAR
A.F.F.	ABOVE FINISH FLOOR	EIFS	EXTERIOR INSULATION	MECH	MECHANICAL	SL	SLIDING
ALUM.	ALUMINUM		FINISH SYSTEM	MED	MEDIUM	SPEC	SPECIFICATION
ALT.	ALTERNATE	EXP.	EXPANSION	MIN	MINIMUM	SQ	SQUARE
A.P.	ACCESS PANEL	ELECT.	ELECTRICAL	MISC	MISCELLANEOUS	SF	SQUARE FOOT
APPROX.	APPROXIMATE	ELEV.ELEVATION		ML	MICROLAM	SS	SANITARY SUMP
ARCH.	ARCHITECTURAL	EQUIP.	EQUIPMENT	MO	MASONRY OPENING	STD	STANDARD
@	AT	EQUIV.	EQUIVALENT	MRBL	MARBLE	STL	STEEL
BD	BOARD	E.W	EACH WAY	MTL	METAL	STOR	STORAGE
BI	BUILT-IN	FD	FLOOR DRAIN	MW	MICROWAVE	STRUCT	STRUCTURE
BLDG	BUILDING	FE	FIRE EXTINGUISHER	NIC	NOT IN CONTRACT	SUSP	SUSPENDE
BOT.	BOTTOM	FF	FINISH FLOOR	NO	NUMBER	T & B	TOP AND BOTTOM
B/	BOTTOM OF	FIN.	FINISH	NOM	NOMINAL	T/	TOP OF
BRG.	BEARING	FIXT	FIXTURE	NTS	NOT TO SCALE	TEL	TELEPHONE
BRG. PL.	BEARING PLATE	FLR	FLOOR	O	OVEN	T & G	TONGUE AND GROOVE
B.U.R.	BUILT UP ROOFING	FLSHG	FLASHING	OA	OVERALL	THK	THICK
CRPT	CARPET	FDN	FOUNDATION	OC	ON CENTER	TJI	TRUST JOIST
CABT	CABINET	FO	FACE OF	OPP	OPPOSITE	TOP	TOP OF PLATE
C.I.	CAST IRON	FS	FOOTING SUMP	OPT.	OPTIONAL	TV	TELEVISION
C.J.	CEILING JOISTS	FTG	FOOTING	PERF.	PERFORATED	TYP	TYPICAL
C.J.T.	CONSTRUCTION JOINTS	FURN	FURNACE	PL	PLATE	UC	UNDER COUNTER
CL	CENTERLINE	GA	GAUGE	P LAM	PLASTIC LAMINATE	UON	UNLESS OTHERWISE NOTED
CLG.	CEILING	GALV	GALVANIZED	PLYVD	PLYWOOD	VCT	VINYL COMPOSITION TILE
CL.	CLOSET	GFI	GROUND FAULT	PSF	POUNDS PER SQUARE FOOT	VERT	VERTICAL
C.M.U.	CONCRETE MASONRY UNIT		INTERRUPT		POUNDS PER SQUARE INCH	VIF	VERIFY IN FIELD
	CASED OPENING	GLU-LAM	GLUE LAMINATED	PSI	POLYVINYLCHLORIDE	W/	WITH
C. O	COLUMN	GYP.	GYPSUM	PVC	QUARRY TILE	WC	WATER CLOSET
COL.	CONCRETE	HD	HEAD	QT	RADIUS	WIC	WALK IN CLOSET
CONC.	CONCRETE	HDR	HEADER	R	ROOF DRAIN	WD	WOOD
CONST.	CONSTRUCTION	HT	HEIGHT	RD	ROD AND SHELF	WDO	WINDOW
CONT.	CONTINUOUS	HM	HOLLOW METAL	R & S	RECESSED	WH	WATER HEATER
C.T.	CERAMIC TILE	HP	HIGH POINT	REC	REFRIGERATOR	W/O	WITHOUT
C.W.	COLD WATER	HORZ	HORIZONTAL	REF	REGULAR	WP	WATERPROOF
DEMO.	DEMOLITION	HTG	HEATING	REIN	REINFORCE	WT	WEIGHT
DIA.	DIAMETER	HVAC	HEATING VENTILATE	RM	ROOM	WWF	WELDED WIRE FABRIC
DIAG.	DIAGONAL		AIR CONDITIONING	RO	ROUGH OPENING		
DIM.	DIMENSION	INSUL.	INSULATION	RR	ROOF RAFTERS		
DISP.	DISPOSAL	INT.	INTERIOR	SECT	SECTION		
DIV.	DIVISION	L	LINEN	SHLV	SHELVES		
DL	DEAD LOAD	LAM.	LAMINATE				
DN.	DOWN						

SHEET INDEX - ARCHITECTURAL

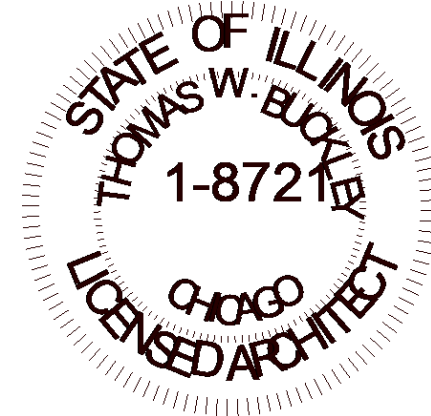
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A0.1	PLAT OF SURVEY	09/22/2021
A0.2	EXISTING DRAWINGS	09/22/2021
A1.0	SITE PLAN	11/03/2021
A2.0	BASEMENT/MAIN	10/06/2021
A2.1	MAIN/BEDROOMS	11/03/2021
A2.2	NEW ADDITION	11/03/2021
A3.0	ROOF PLAN	10/06/2021
A4.0	NEW ELEVATION	11/03/2021
A5.0	WALL SECTIONS/DETAILS	10/06/2021
A7.0	SPECIFICATIONS	10/06/2021
MEP	MEP NOTES & DETAILS	10/06/2021



1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2822
EMAIL: JIMJRCDB@GMAIL.COM
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ADDITION TO EAGAN RESIDENCE
319 N WILSHIRE
ARLINGTON HEIGHTS, IL 60004

DATE	11/03/2021
ISSUE DATE	
09/22/2021	1 - PERMIT
10/06/2021	3 - PERMIT COMMENTS
11/03/2021	4 - ZBA REVISION



THOMAS BUCKLEY
ARCHITECT

5145 Wedge Ct E
Bradenton, FL 34203
TEL. 847-310-9530 e-mail: tom@thomasbuckleyarchitect.com

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.

Thomas Buckley

CERT. NO. 001.006721
EXP 11-30-2022 DATE 11/03/2021

SHEET TITLE
COVER SHEET

SHEET NUMBER

A0.0

Plat of Survey *by* Central Survey LLC

Legal Description	Area
Lot 10 in Block 3 in Arlington Acres, being a Subdivision of part of the Northwest ¼ of the Southwest ¼ of Section 28, Township 42 North, Range 11 East of the Third Principal Meridian, according to the plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on November 23, 1955 as Document Number 1636246. Commonly Known as: 319 N. Wilshire Lane, Arlington Heights, Illinois	8,708 Sq. Ft.



Decimal/Inch Conversions		
0.01" = 1/8"	0.08" = 1"	0.58" = 7"
0.02" = 1/4"	0.17" = 2"	0.67" = 8"
0.03" = 3/8"	0.25" = 3"	0.75" = 9"
0.04" = 1/2"	0.33" = 4"	0.83" = 10"
0.05" = 5/8"	0.42" = 5"	0.92" = 11"
0.06" = 3/4"	0.50" = 6"	1.00" = 12"

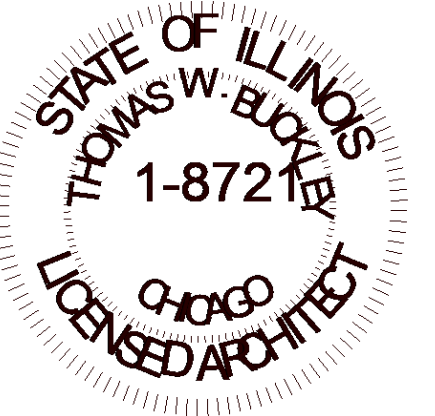
Order Number:	319K
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Dated this 10th day of September 2020 *William R. Webb*
 William R. Webb P.L.S. #2190 (exp.11/30/2022) Professional Design Firm Land Surveying LLC (#184.005417)

A0.1

ADDITION TO EAGAN
RESIDENCE
319 N WILSHIRE
ARLINGTON HEIGHTS, IL
60004

DATE 09/22/2021
ISSUE DATE 09/22/2021 1 - PERMIT



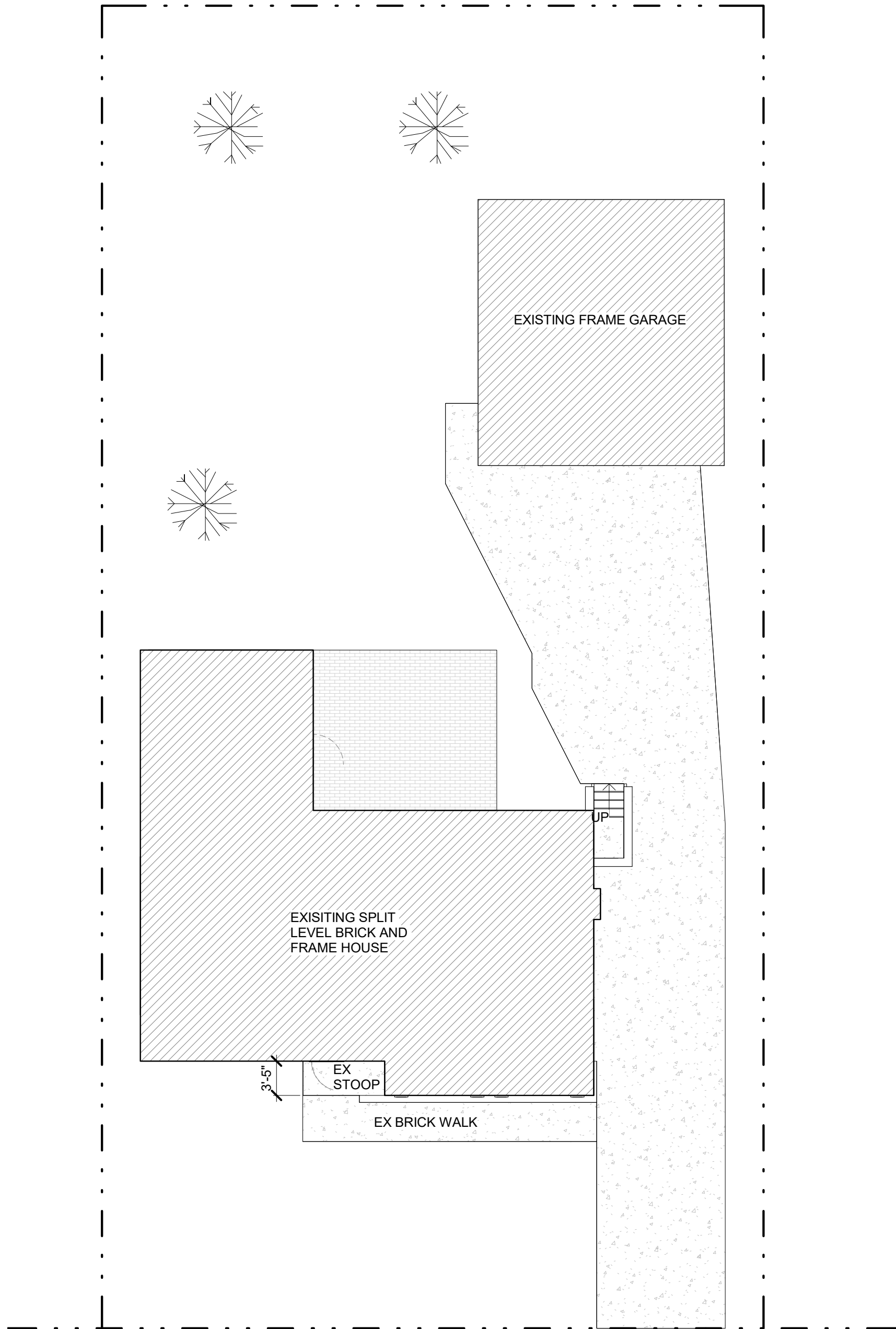
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ORDINANCES.
Thomas Buckley
CERT. NO. 001.006721 DATE 09/22/2021
EXP 11-30-2022

SHEET TITLE
EXISTING DRAWINGS

SHEET NUMBER

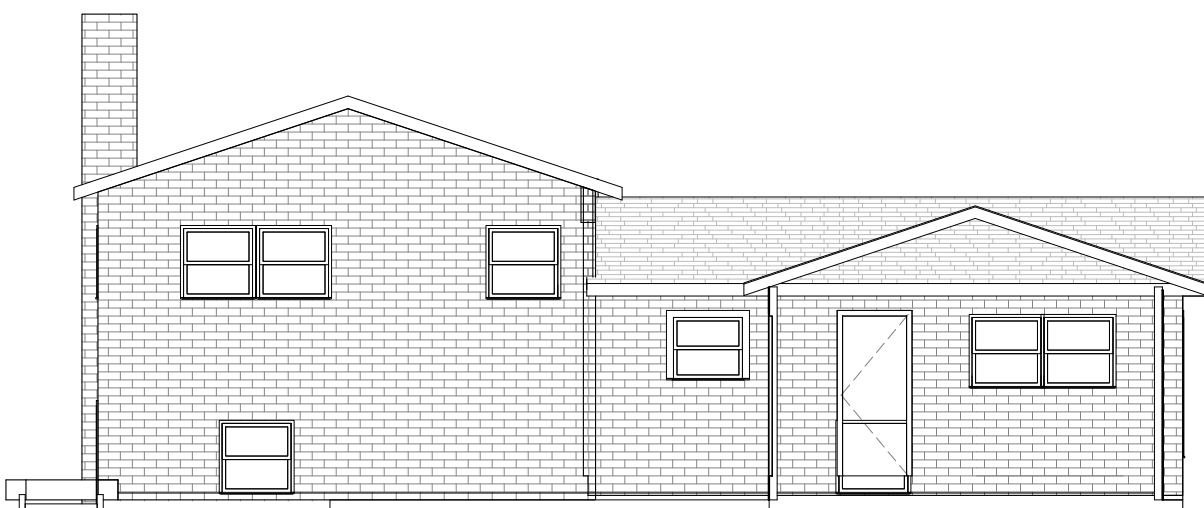
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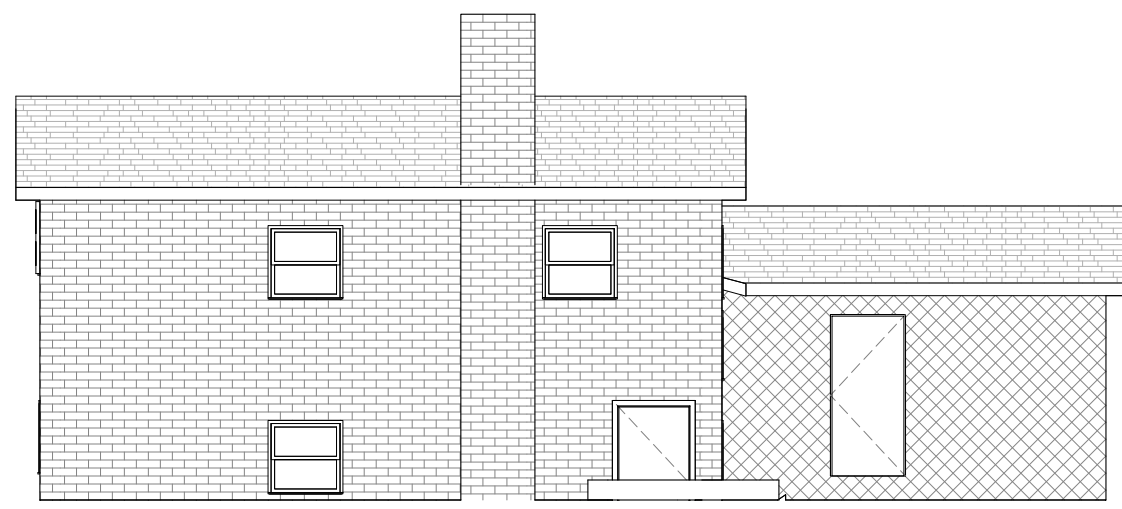
1 EXISTING SITE PLAN
A0.2 1" = 10'-0"



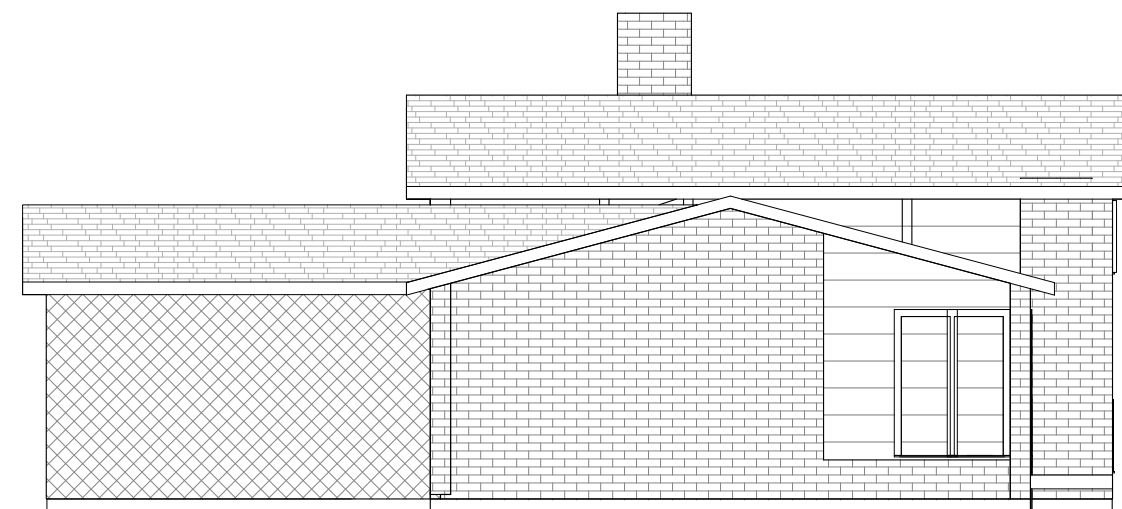
2 WEST ELEVATION - EXISTING (FRONT)
A0.2 1/8" = 1'-0"



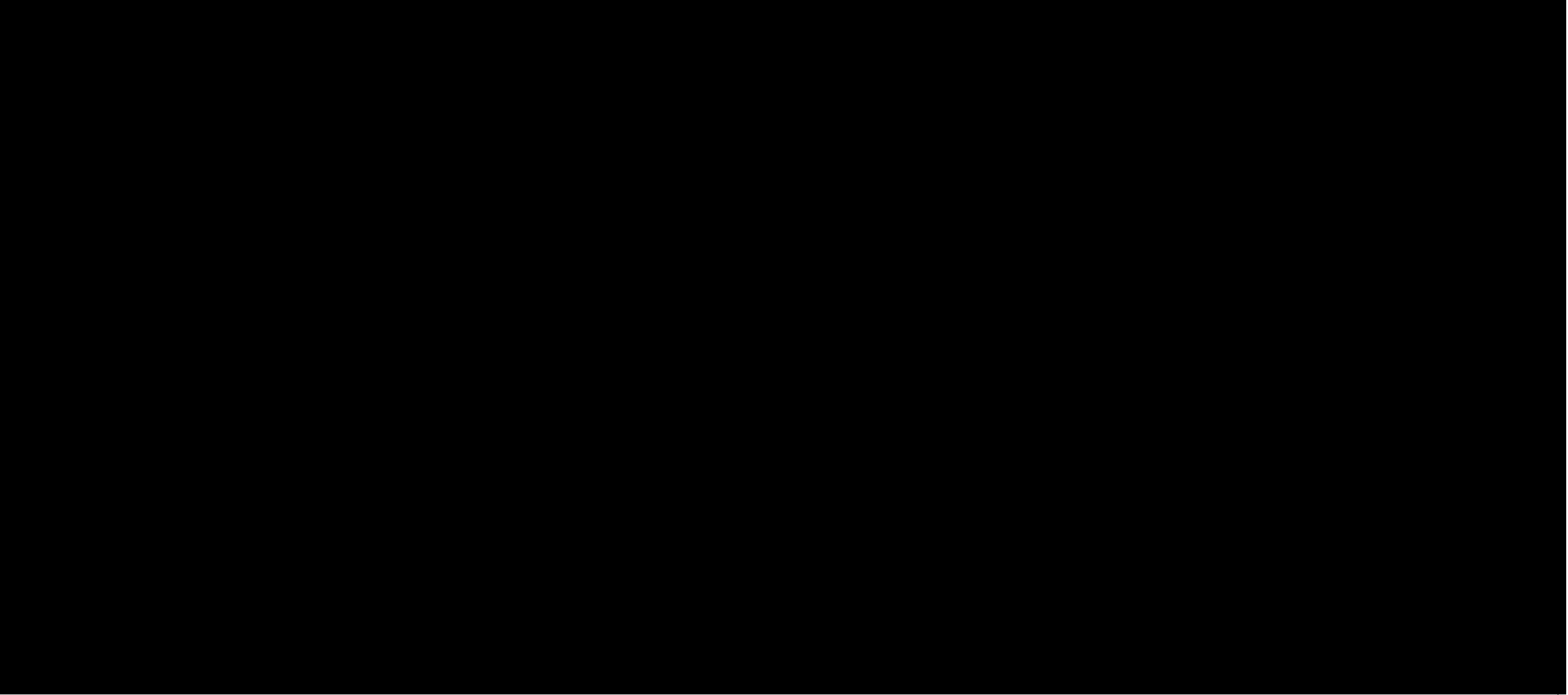
4 EAST ELEVATION - EXISTING (REAR)
A0.2 1/8" = 1'-0"



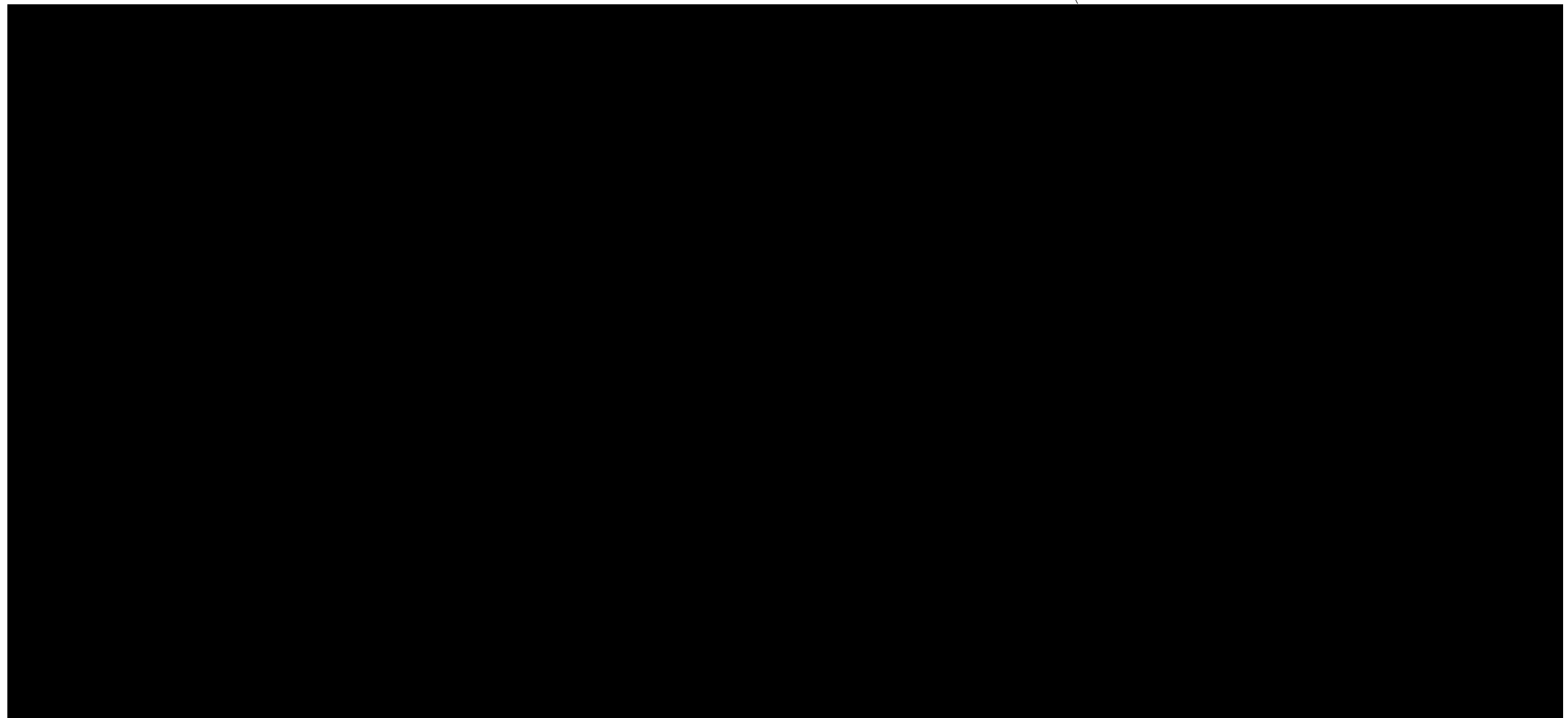
3 SOUTH ELEVATION - EXISTING (SIDE)
A0.2 1/8" = 1'-0"



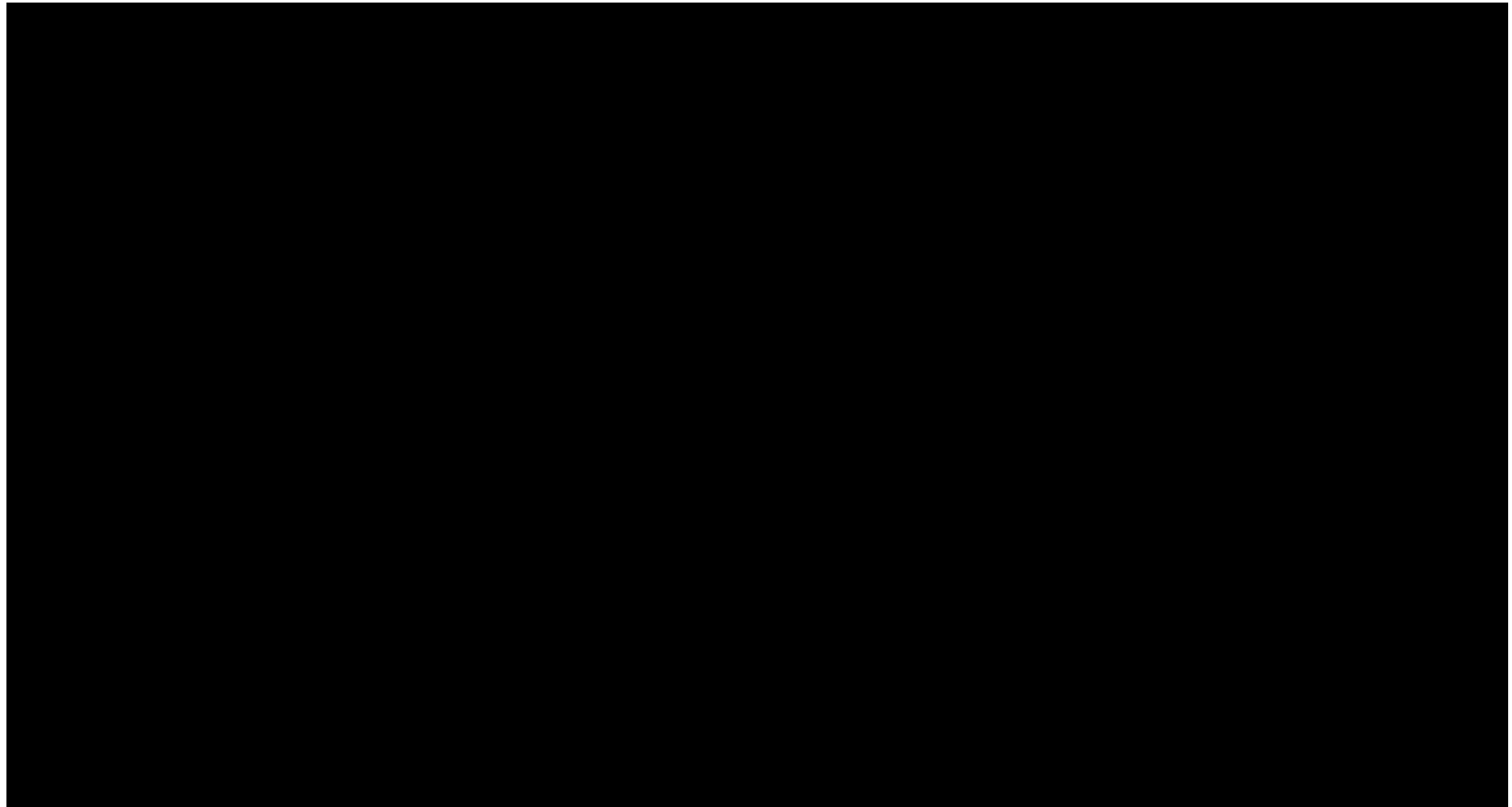
5 NORTH ELEVATION - EXISTING (SIDE)
A0.2 1/8" = 1'-0"



6 EXISTING BEDROOM FLOOR PLAN
A0.2 1/8" = 1'-0"



7 EXISTING MAIN FLOOR PLAN
A0.2 1/8" = 1'-0"

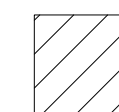
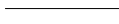


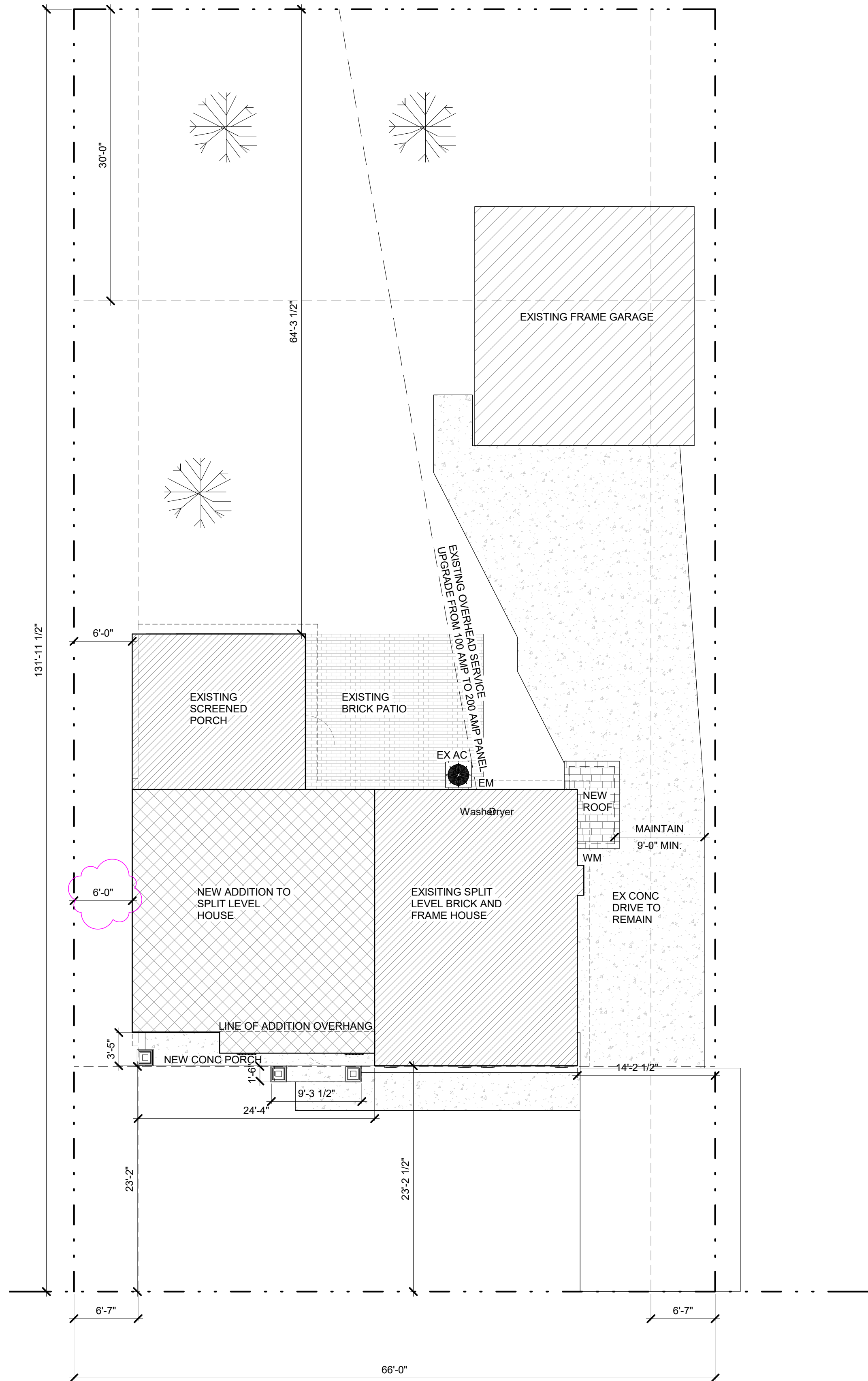
8 EXISTING BASEMENT FLOOR PLAN
A0.2 1/8" = 1'-0"

SITE SETBACKS (R-3)	REQUIRED	PROPOSED
FRONTYARD	25'-0"	EX
EXTERIOR SIDE YARD	6.6'	6.6'
INTERIOR SIDEYARD 10% LOT WIDTH	6.6'	EX.
REARYARD	30'-0"	EX.
HEIGHT - MEAN	25'-0"	21'-6"

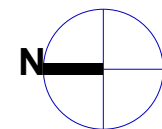
SITE PLAN LEGEND & NOTES

- INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
- VERIFY LOCATIONS OF ALL UTILITES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
- PROVIDE REQUIRED WORK TO ACCOMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES.
- PROTECT EXSITING LANDSCAPING DURING CONSTRUCTION, TO GREATEST EXTENT POSSIBLE.
- PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQ'D BY LOCAL CODES.
- VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.
- CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WIHT THE WORK. ANY DISCREPANCIES IN FILD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
- PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
- STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOUR NOTICE IS REQUIRED.
- THE HOUSE SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
- CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
- ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
- ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE FRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'-0". PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
- TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
- PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
- PROVIDE AND MAINTAIN A 5'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
- ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOCE THE PROTECTIVCE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.
- ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING FOR EVERY 1" OF TREE DIAMETER. MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.

-  NEW FIRST CONSTRUCTION
-  PROPERTY LINE
-  SETBACK LINE
-  EXISTING CONTOUR TO REMAIN
-  EXISTING CONTOUR REMOVED
-  NEW CONTOUR



1
A1.0
PROPOSED - SITE PLAN
1/8" = 1'-0"



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EMAIL: JIMJRCDB@GMAIL.COM
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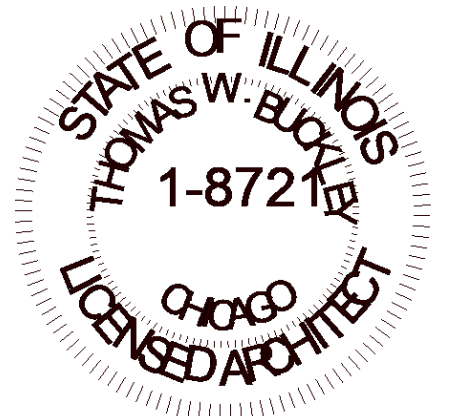
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SHEET TITLE
SITE PLAN

SHEET NUMBER

A1.0

MINIMUM SHEETMETAL THICKNESSES FOR SINGLE DWELLING UNITS			
DUCT SIZE	GALVANIZED STEEL		APPROX. ALUMINUM B+S GAUGE
	MINIMUM THICKNESS (INCHES)	EQUIVALENT GALVANIZED GAUGE NO.	
ROUND DUCTS + ENCLOSED RECT. DUCTS			
14" OR LESS	0.013	30	26
OVER 14"	0.016	28	24
EXPOSED RECT. DUCTS			
14" OR LESS	0.016	28	24
OVER 14"	0.019	26	22

M1507.3.1 SYSTEM DESIGN
THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED TO PROVIDE SUPPLY VENTILATION.

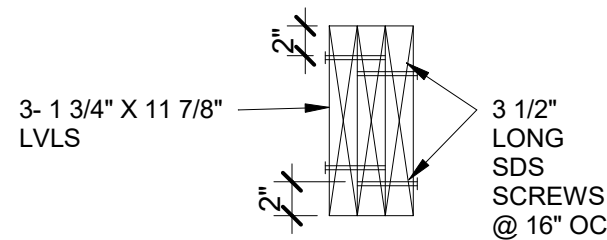
M1507.3.2 SYSTEM CONTROLS
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

M1507.3.3 MECHANICAL VENTILATION RATE
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1507.3.3(1).

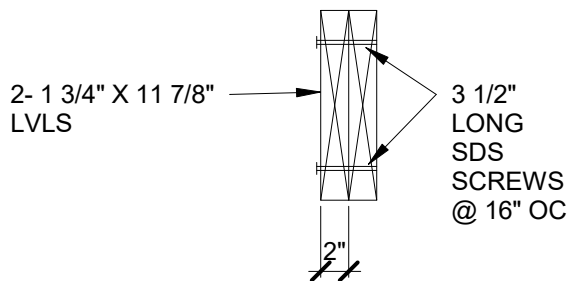
EXCEPTION: THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM IS PERMITTED TO OPERATE INTERMITTENTLY WHERE THE SYSTEM HAS CONTROLS THAT ENABLE OPERATION FOR NOT LESS THAN 25-PERCENT OF EACH 4-HOUR SEGMENT AND THE VENTILATION RATE PRESCRIBED IN TABLE M1507.3.3(1) IS MULTIPLIED BY THE FACTOR DETERMINED IN ACCORDANCE WITH TABLE M1507.3.3(2).

TABLE M1507.3.3(1)
CONTINUOUS WHOLE-HOUSE VENTILATION SYSTEM AIRFLOW RATE REQUIREMENTS

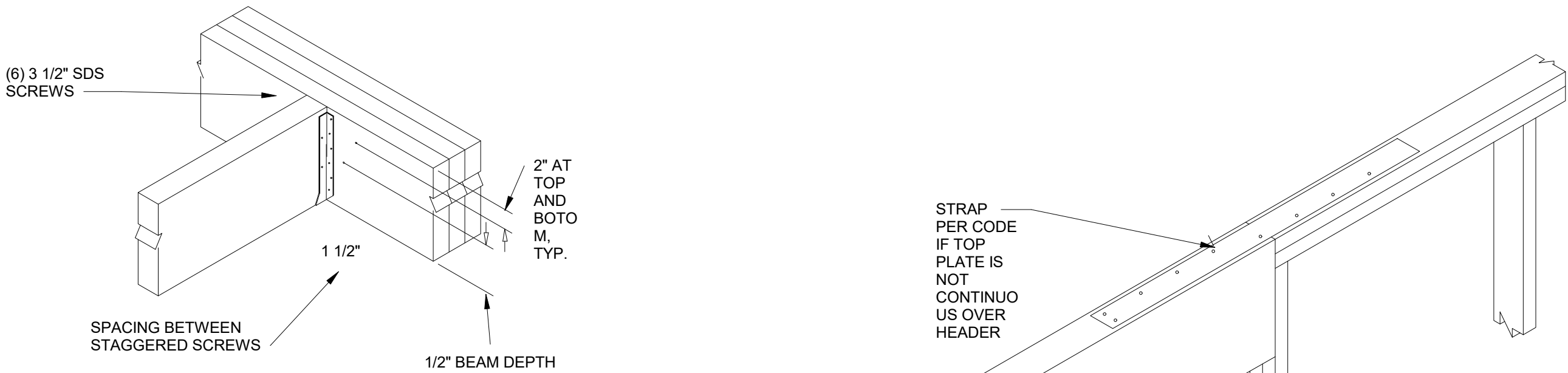
DWELLING UNIT FLOOR AREA (square feet)	NUMBER OF BEDROOMS				
	0 - 1	2 - 3	4 - 5	6 - 7	> 7
	Airflow in CFM				
< 1,500	30	45	60	75	90
1,501 - 3,000	45	60	75	90	105
3,001 - 4,500	60	75	90	105	120
4,501 - 6,000	75	90	105	120	135
6,001 - 7,500	90	105	120	135	150
> 7,500	105	120	135	150	165



3-PLY LVL FASTENING DETAIL



2-PLY LVL FASTENING DETAIL

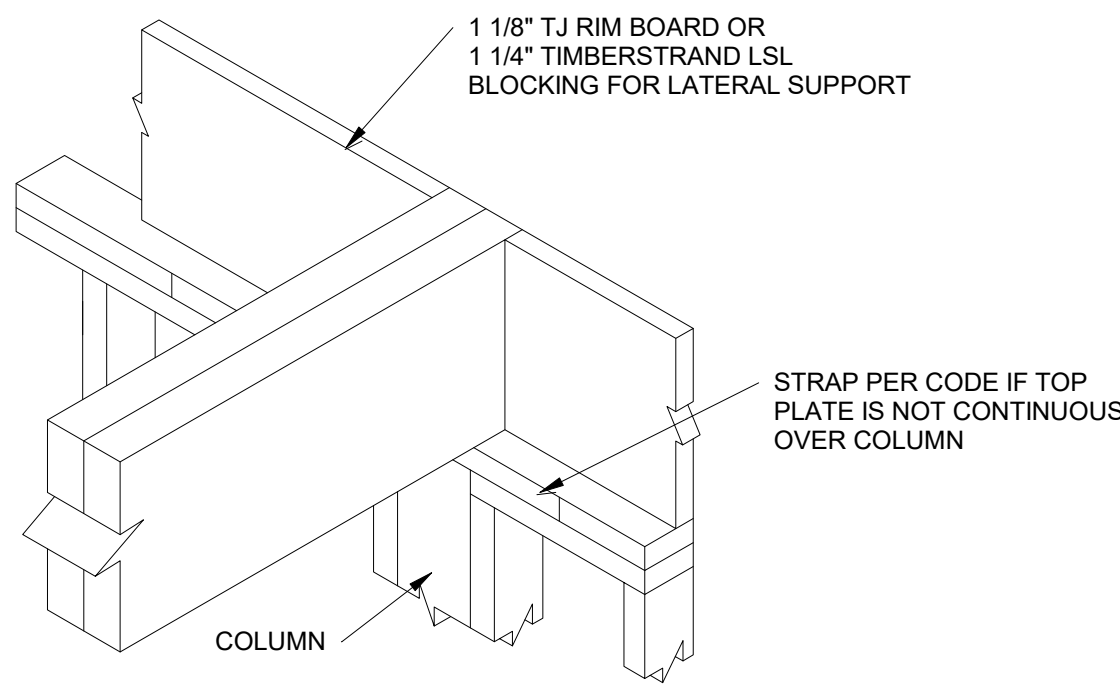


PONT-LOAD CONNECTOR SPACING
6- SCREW CONNECTION

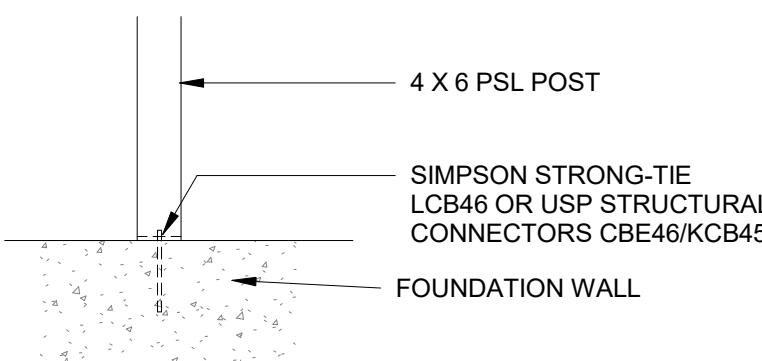
FACE MOUNT HANGERS:
3 1/2" X 9 1/2" - 18" LVL = HHUS410 W/ 16D NAILS
5 1/4" X 14"-20" LVL = HGUS5.50/12 W/ 16D NAILS

PLUMBING FIXTURE SCHEDULE				
FIXTURE	MANUF/MODEL	QUANTITY	WSFU PER	WSFU
LAVATORY (LAV)		4	1	4
WATER CLOSET (WC)		3	3	9
TUB / SHOWER (T/S)		2	2	4
SHOWER (SHOW-1)		1	2	2
KITCHEN SINK (K SINK)		1	2	2
WASHER/DRYER (W/D)		1	2	2
DISHWASHER (DW)		1	1	1
WATER-HEATER (WH)		1		
TOTAL FIXTURES		14	---	24

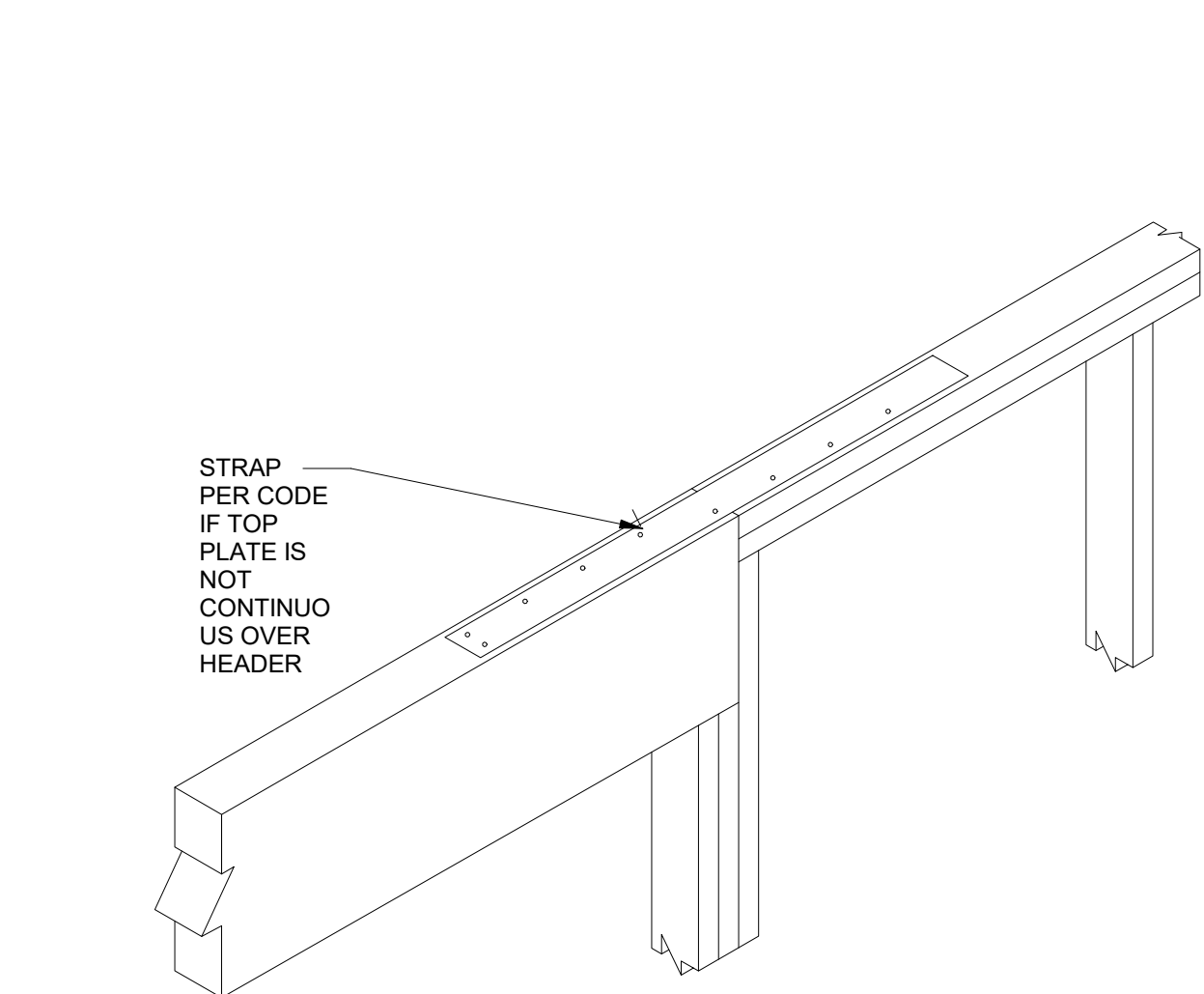
PER ILLINOIS PLUMBING CODE 1" DIAMETER WATER SERVICE IS REQUIRED. CURRENT 3/4" SERVICE TO BE UPGRADED TO 1 1/2"
1. ALL COPPER VENT/WASTE PIPE TO BE "M" TYPE
2. ALL COPPER ABOVE GROUND TO BE 1" TYPE
3. ALL COPPER BELOW GROUND TO BE "K" TYPE
4. ALL COPPER FITTINGS TO BE FORGED WITH NO LEAD SOLDER FLUX.
5. ALL PVC TO BE SCH. 40 TO MEET CODE
6. ALL PVC FITTINGS TO BE DOW WITH PURPLE PRIMER AND CLEAR PVC CEMENT
7. 24" AIR CHAMBERS ON ALL MAIN WATER RISERS
8. 12" AIR CHAMBERS ON ALL FIXTURES
9. SHUT OFF STOPS ON ALL FIXTURES



LVL BEARING AT WALL



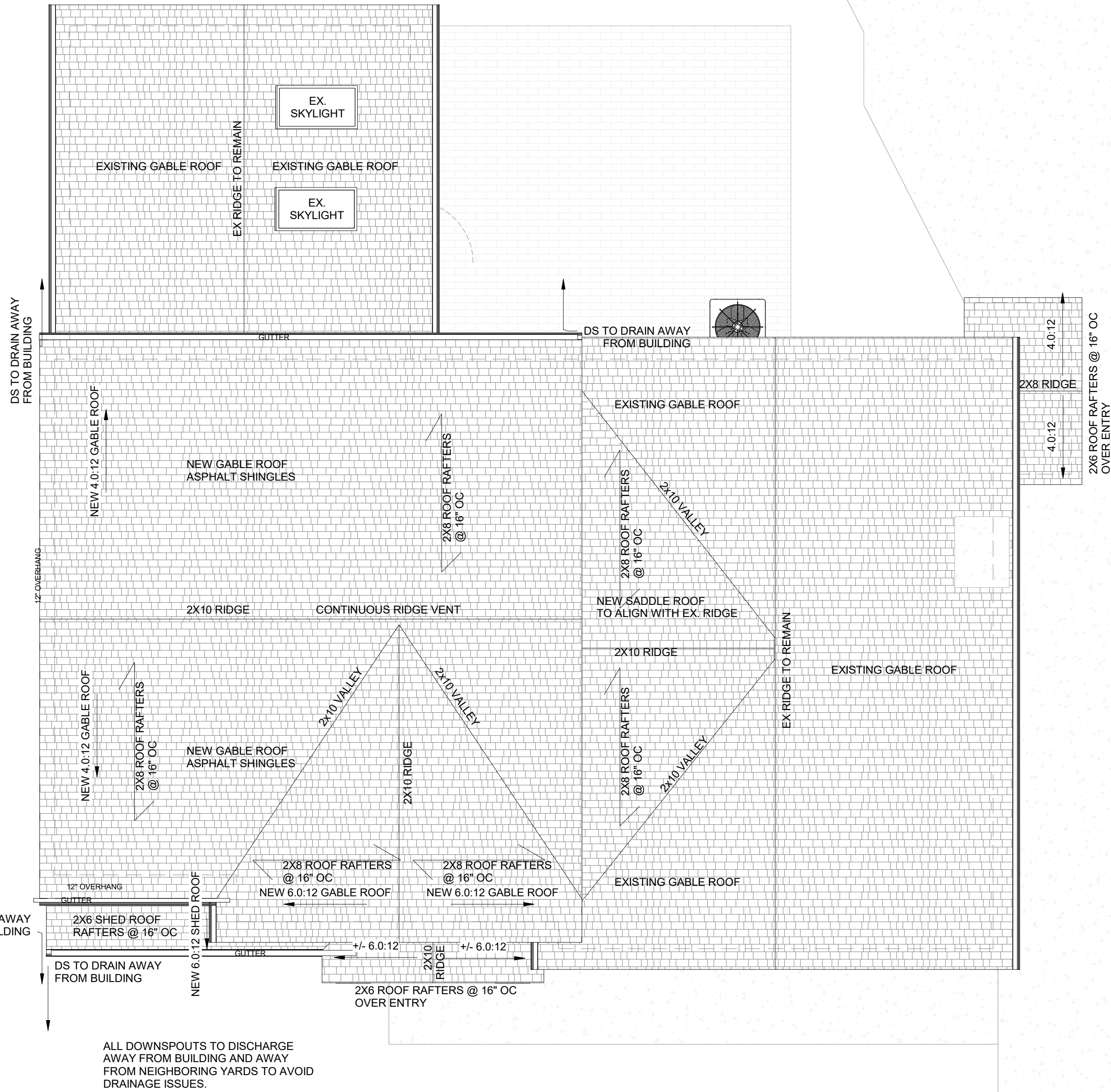
PSL COLUMN BASE DETAIL
(4X4) POST TO USE SIMPSON STRONG-TIE LCB44 OR USP STRUCTURAL CONNECTORS CBE44/KCB44)



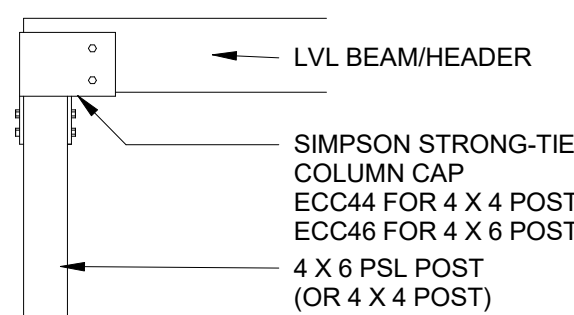
LVL BEARING FOR DOOR OR WINDOW HEADER

1 ROOF PLAN

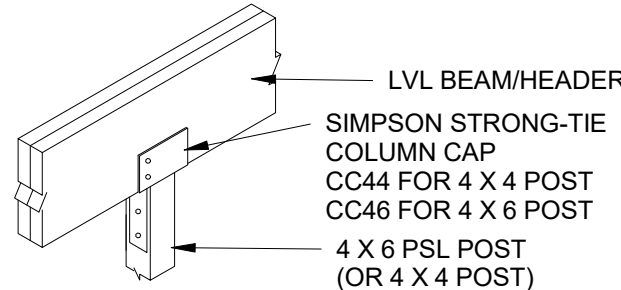
A3.0 1/4" = 1'-0"



PSL - LVL (END)
COLUMN CAP DETAIL



PSL - LVL (MID)
COLUMN CAP DETAIL



R905.1.2 ICE BARRIERS

IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING S BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1). AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLE, WOOD SHINGLES AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWER THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGETHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUILDING. ON ROOF SLOPES WITH SLOPE EQUAL TO OR GREATER THAN 8 UNITS VERTICAL IN 12 UNITS HORIZONTAL, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.



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DATE

10/06/2021

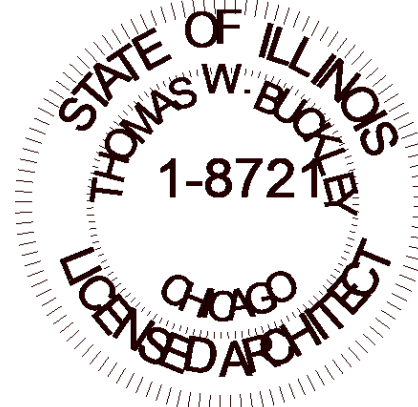
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1 - PERMIT

10/06/2021

3 - PERMIT COMMENTS



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DATE

10/06/2021

SHEET TITLE
ROOF PLAN

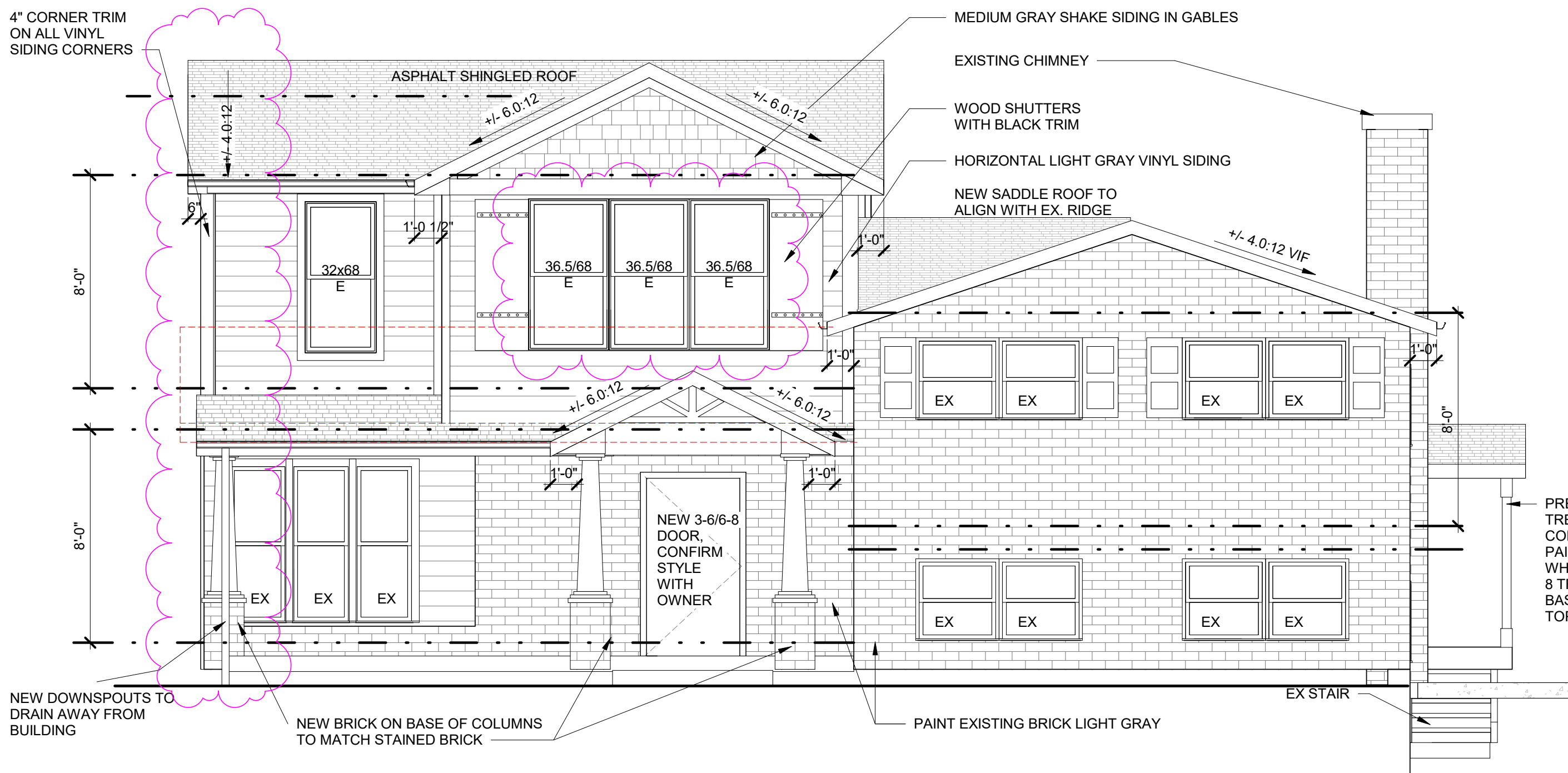
SHEET NUMBER

A3.0

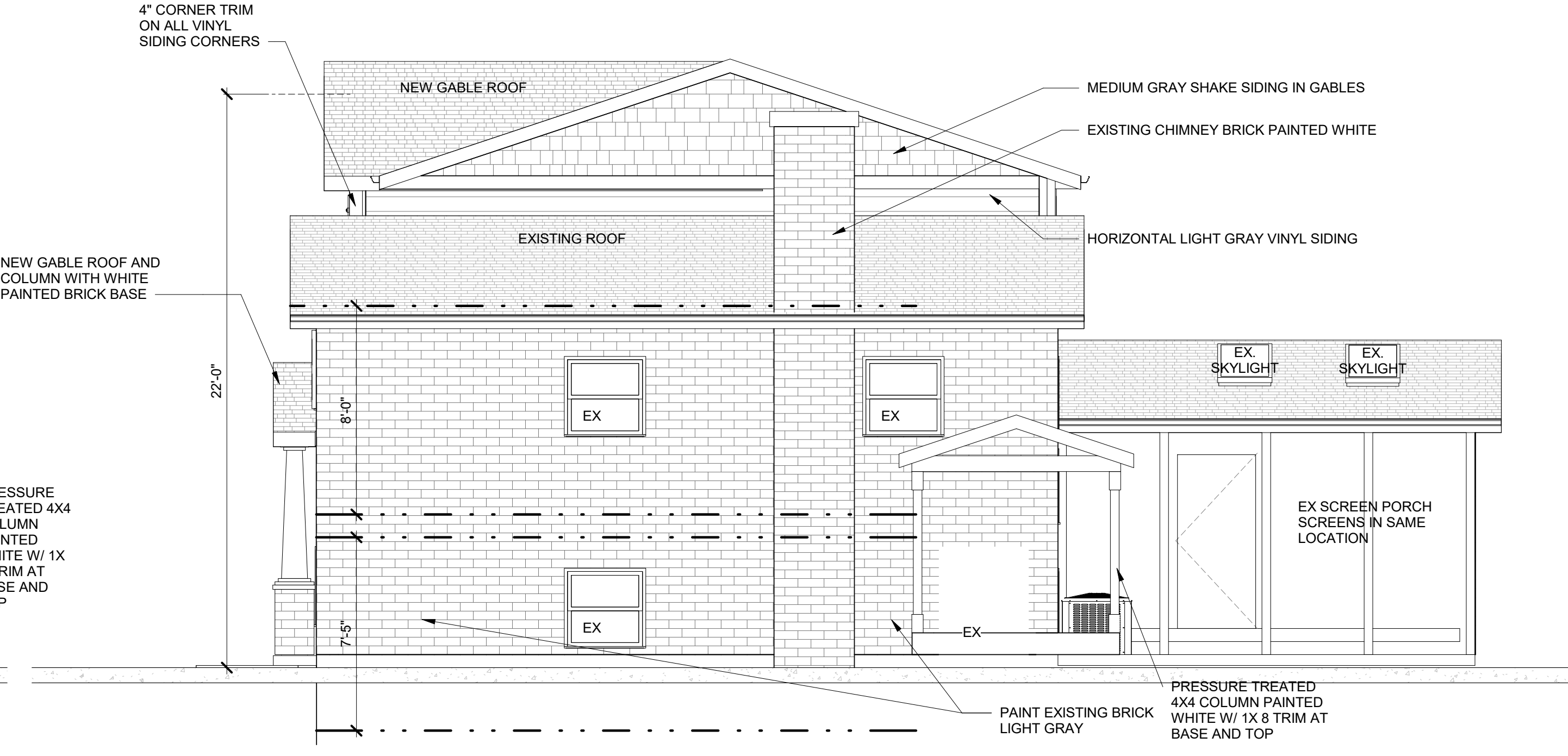
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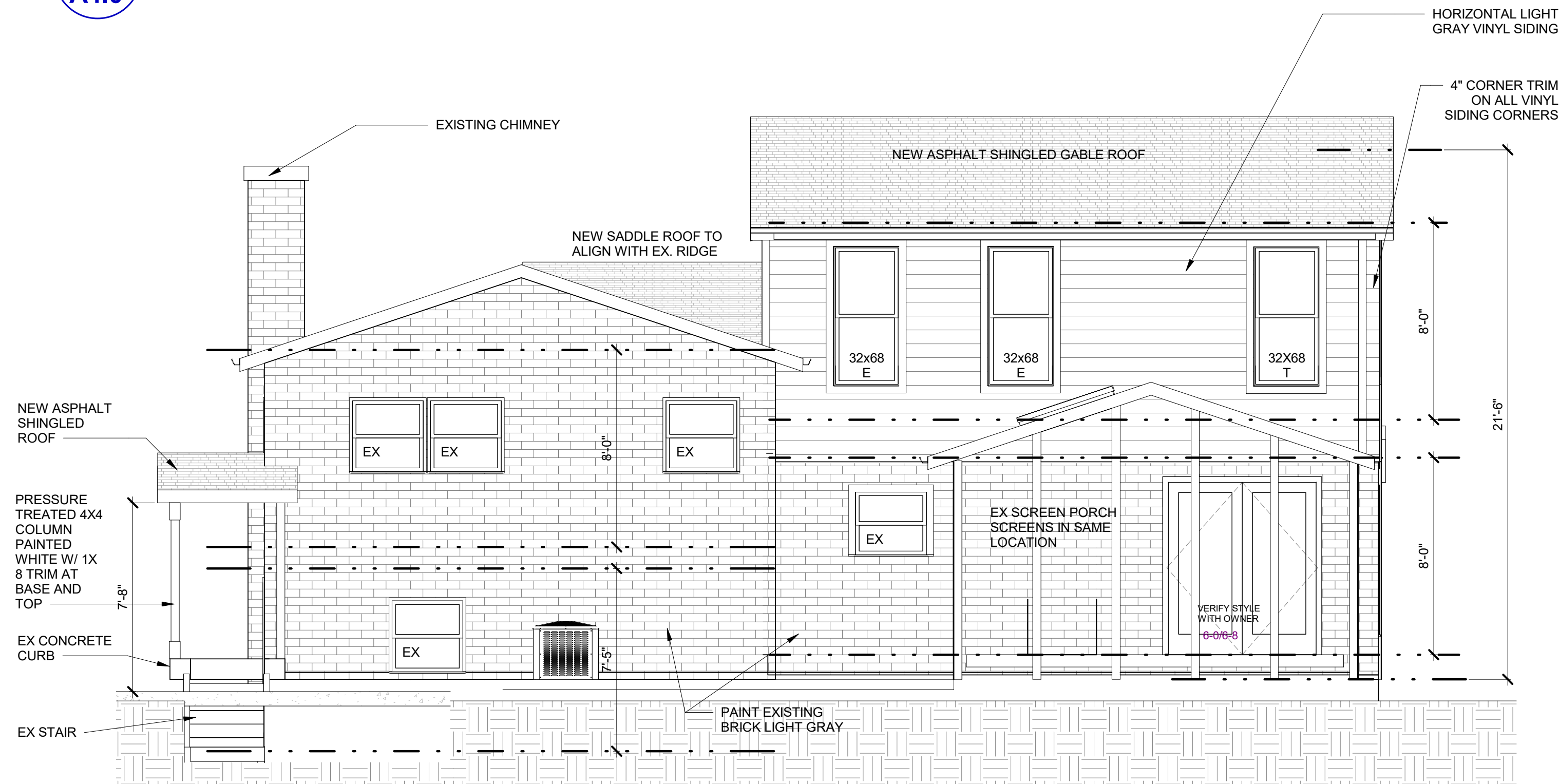
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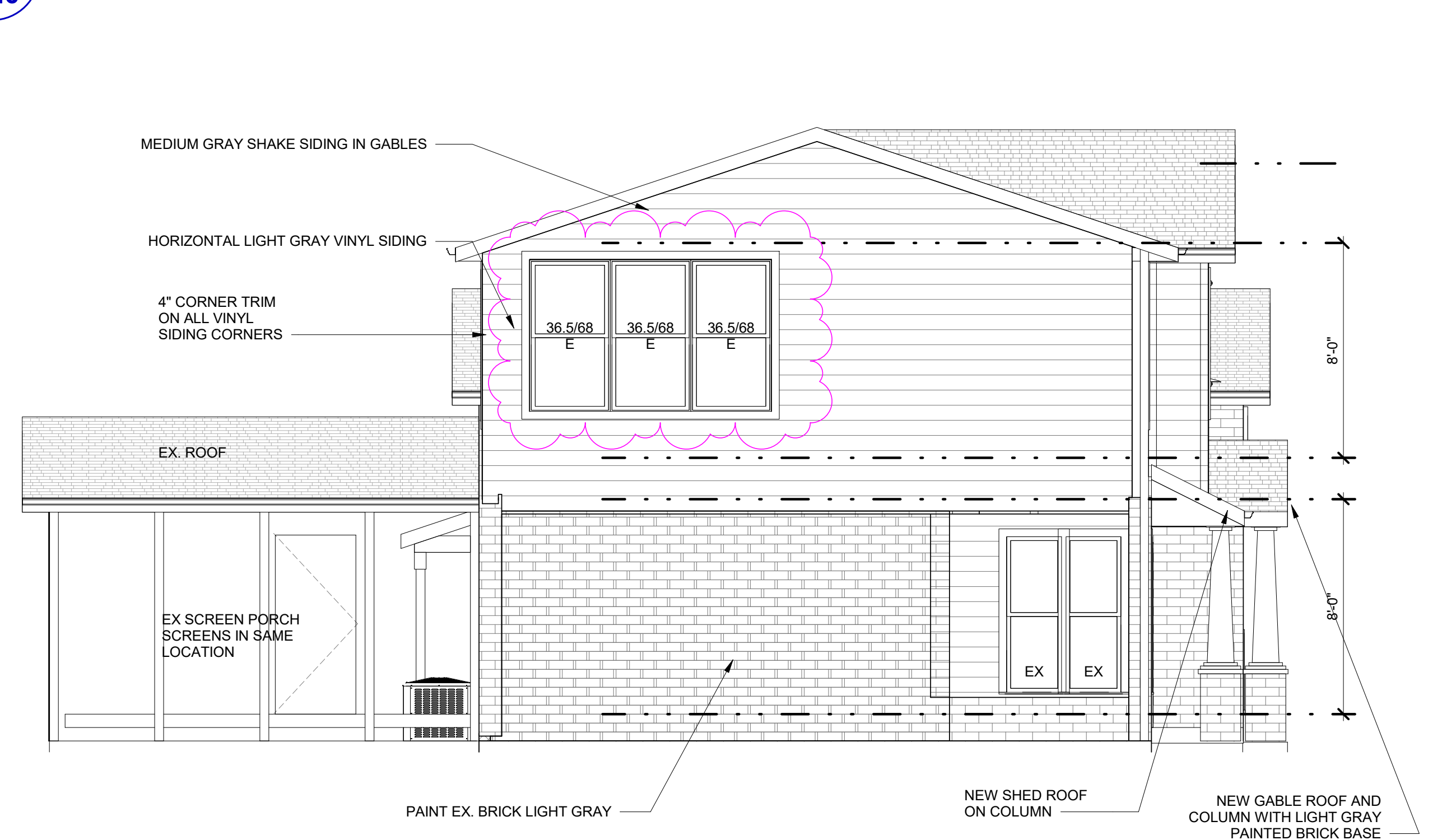
1 WEST ELEVATION - PROPOSED (FRONT)
A4.0 1/4" = 1'-0"



2 SOUTH ELEVATION - PROPOSED (SIDE)
A4.0 1/4" = 1'-0"



3 EAST ELEVATION - PROPOSED (REAR)
A4.0 1/4" = 1'-0"



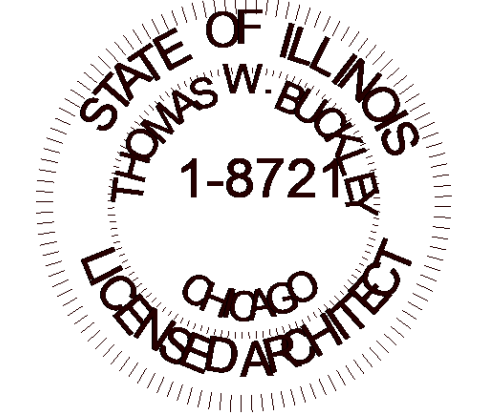
4 NORTH ELEVATION - PROPOSED (SIDE)
A4.0 1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZ CEDAR TEXTURE LAP SIDING [GRAY IN COLOR]	LP SMARTSIDE	TRIM AND FASCIA		LP SMARTSIDE TRIM [WHITE IN COLOR]	LP SMARTSIDE
SIDING (2)		CEDAR TEXTURE SHAKES [LIGHT GRAY IN COLOR]	LP SMARTSIDE	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE IN COLOR]	
SIDING (3)		EX BRICK TO BE PAINTED LIGHT GRAY		COLUMNS		CEDAR [PAINTED WHITE]	
ROOFING (1)		ASPHALT SHINGLES [ONYX BLACK IN COLORS]		GUTTERS, DOWNSPOUTS		ALUMINUM [WHITE IN COLOR]	
DOORS		[BLACK IN COLOR]		WINDOWS		VINYL [WHITE IN COLOR]	

ELEVATION NOTES:

- WINDOW SIZES BASED ON FRAME SIZE. ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION.
- GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
- BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
- WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
- FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS. EGRESS WINDOW REQUIREMENTS PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW. PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS. A MINIMUM CLEAR WIDTH OF 20" A MINIMUM CLEAR HEIGHT OF 24" A SILL HEIGHT OF LESS THAN 44" AFF. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.3.



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SHEET TITLE
NEW ELEVATION

SHEET NUMBER

A4.0

ROOF CONSTRUCTION
2 X ROOF RAFTERS
2 X CEILING JOISTS
@ 16" OC, SEE PLANS
FOR SIZING
PROVIDE RAFTER CLIPS
@ ALL RAFTER-PLATE
CONNECTIONS
R-49 MIN. INSULATION
5/8" OSB/PLYWOOD
SHEATHING W/ CLIPS
15# FELT
UNDERLAYMENT
30 YEAR APSHALT
SHINGLES "CLASS C" OR
BETTER (MIN. 235 #/SQ)
ICE AND WATER SHIELD
SHALL BE FROM THE
EAVE UP TO ROOF
SLOPE TO A MINIMUM 24"
PAST THE INTERIOR SIDE
OF THE EXTERIOR WALL

WINDOWS AND
SCREENS - SEE
ELEVATIONS/PLAN
FOR SIZES AND
LOCATIONS

WALL CONSTRUCTION
2X6 FRAMED WALLS
@ 16" OC
R-21 BATT INSULATION
1/2" OSB/PLYWOOD
SHEATHING
TYVEK BUILDING
WRAP OR SIMILAR
HORIZONTAL LAP
SIDING, SEE
ELEVATIONS FOR
MATERIALS

NEW 2X10 SPF #2
OR BETTER JOISTS
@ 16" OC

EXISTING CEILING
JOISTS TO REMAIN

EXISTING BRICK
AND FRAME WALL

GRADE

EXISTING FOUNDATION
WALL

EXISTING CONCRETE SLAB

ROOF CONSTRUCTION
2 X ROOF RAFTERS
2 X CEILING JOISTS
@ 16" OC, SEE PLANS
FOR SIZING
PROVIDE RAFTER
CLIPS @ ALL RAFTER-
PLATE CONNECTIONS
R-49 MIN. INSULATION
5/8" OSB/PLYWOOD
SHEATHING W/ CLIPS
15# FELT
UNDERLAYMENT
30 YEAR APSHALT
SHINGLES "CLASS C"
OR BETTER (MIN. 235
#/SQ)
ICE AND WATER
SHIELD SHALL BE
FROM THE EAVE UP
TO ROOF SLOPE TO A
MINIMUM 24" PAST THE
INTERIOR SIDE OF THE
EXTERIOR WALL

WINDOWS AND
SCREENS - SEE
ELEVATIONS/PLAN
FOR SIZES AND
LOCATIONS

WALL CONSTRUCTION
2X6 FRAMED WALLS
@ 16" OC
R-21 BATT INSULATION
1/2" OSB/PLYWOOD
SHEATHING
TYVEK BUILDING
WRAP OR SIMILAR
HORIZONTAL LAP
SIDING, SEE
ELEVATIONS FOR
MATERIALS

(2) 2X10 BEAM

6" X 6" PRESSURE TREATED
POST WRAPPED IN 1X CEDAR
TRIM ON TAPERED FURRING

STONE SILL

STONE FACING W/ 1"
AIR SPACE

5" CONCRETE SLAB ON
6" X 6" X 10 GA. WIRE
MESH ON .006
VISQUEEN ON 4"
GRAVEL MIN.

WEEP HOLES EACH FACE

GALVANIZED POST
ANCHOR BOLT

3 R @ 7.75" MAX.

DAMP PROOF
COATING

HORIZONTAL
REINFORCEMENT SHALL
BE WITHIN 12 INCHES OF
THE TOP OF THE WALL
2 - #4 TOP & BOTTOM

10" TRENCH
FOUNDATION
WALL

CONTINUOUS RIDGE VENT

3/4" T & G PLYWOOD
SUB FLOOR ON FLOOR
JOISTS W/ BRIDGING AT
MID-SPAN

NEW 2X10 SPF #2 @ 16" OC

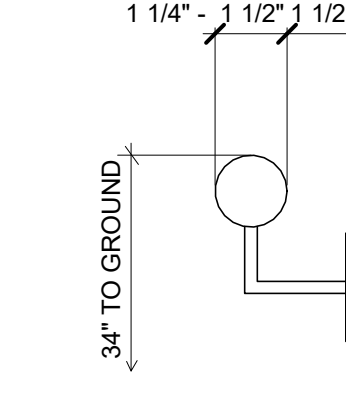
EXISTING CEILING
JOISTS TO REMAIN

EXISTING BRICK
AND FRAME WALL

EXISTING FLOOR JOISTS

EXISTING FOUNDATION
WALL

EXISTING CONCRETE SLAB



TYPICAL HANDRAIL DETAIL

ENCLOSED ACCESSIBLE SPACE UNDER
STAIRS SHALL HAVE WALLS, UNDER-STAIR
SURFACE, AND ANY SOFFITS SHALL BE
PROTECTED WITH MINIMUM 5/8" GYPSUM
BOARD ON THE ENCLOSED SIDE.

MAXIMUM RISER HEIGHT TO BE 7 3/4"
MINIMUM TREAD LENGTH TO BE 10"

STAIR NOTES

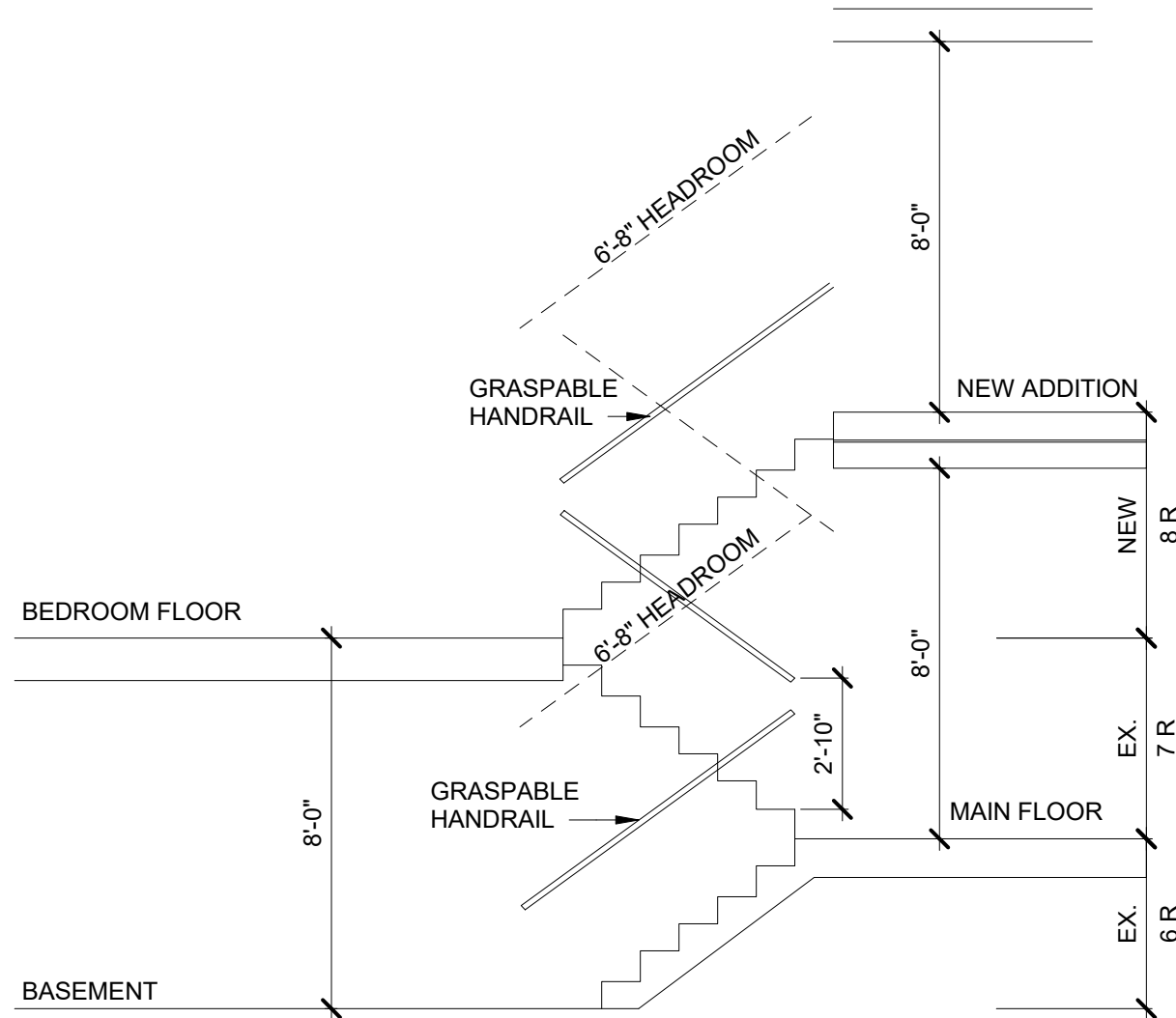
THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8". THE
GREATEST TREAD RUN WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8".
HANDRAIL TO BE 34" MIN. ABOVE TOP OF NOSING W/ BALUSTERS SPACED CLEAR OPENING LESS THAN 4".
ALL REQ'D HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF STAIRS W/ 2 OR MORE RISERS & THE ENDS SHALL BE
RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
HANDRAILS PROJECTING FROM A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2" BETWEEN THE WALL AND THE
HANDRAIL.
HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1 1/4" - 2" OR A NONCIRCULAR CROSS SECTION
W/ PERIMETER DIMENSION OF AT LEAST 4" BUT NOT MORE THAN 6 1/4" & A LARGEST CROSS SECTION DIMENSION NOT
EXCEEDING 2 1/4". PROVIDE MIN. 1/8" RADIUS EDGES.
THE MINIMUM TREAD WIDTH IS TO BE NO LESS THAN 10" NOSING TO NOSING & THE MAXIMUM RISER HEIGHT NO MORE THAN 7
3/4" TO TOP OF NOSING.
PROVIDE NOSING NO LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" THE GREATEST NOSING PROJECTION BY MORE THAN 3/8".
STAIRS W/ A TREAD DEPTH UNDER 11"
PROVIDE NOSING NO LESS THAN 3/4" BUT NOT MORE THAN 1 1/4" THE GREATEST NOSING PROJECTION BY MORE THAN 3/8".
RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE
NOT MORE THAN THIRTY DEGREES (30) FROM THE VERTICAL.

DOOR & WINDOW WOOD HEADER SIZES (U.N.O)

SPAN/OPENING	HEADER SIZE	# JACKS
LESS THAN 3'-0"	2 - 2X6	1
3'-0" - 3'-8"	2 - 2X8	1
3'-8" - 4'-6"	2 - 2X10	1
4'-6" - 5'-6"	2 - 2X12	1
GREATER THAN 5'-6"	SEE PLAN	2

WOOD HEADER/BREAM SUPPORT COLUMNS

BEAM/HEADER	COLUMN (IN 2X4 WALL)	COLUMN (IN 2X6 WALL)	DETAIL
DIMENSIONAL LUMBER (2X10, 2X8, 2X6, 2X4)	(EA END) 2X4 JACK 2X4 KING STUD	(EA END) 2X6 JACK 2X6 KING STUD	
DIMENSIONAL LUMBER (2X12)	(EA END) (2) 2X4 JACK 2X4 KING STUD	(EA END) (2) 2X6 JACK 2X6 KING STUD	
2 - 1 3/4" LVLS ALL 12" LVLS TO BE 11 7/8"	(EA END) (2) 2X4 JACK 2X4 KING STUD	(EA END) (2) 2X6 JACK 2X6 KING STUD	
3 - 1 3/4" LVLS ALL 12" LVLS TO BE 11 7/8"	(EA END) (2) 2X4 JACK 2X4 KING STUD	(EA END) (2) 2X6 JACK 2X6 KING STUD	



1 WALL SECTION - SIDE
1/2" = 1'-0"

2 WALL SECTION - FRONT PORCH
1/2" = 1'-0"

3 STAIR SECTION
N.T.S.



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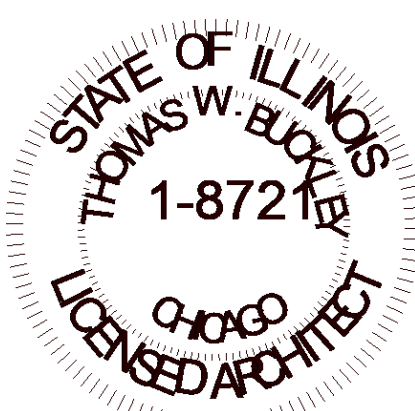
**ADDITION TO EAGAN
RESIDENCE**
319 N WILSHIRE
ARLINGTON HEIGHTS, IL
60004

DATE

10/06/2021

ISSUE DATE

09/22/2021 1 - PERMIT
10/06/2021 3 - PERMIT COMMENTS



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ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED
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MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND
ORDINANCES.

Thomas Buckley

CERT. NO. 001.006721
EXP 11-30-2022

DATE 10/06/2021

SHEET TITLE
WALL SECTIONS/DETAILS

SHEET NUMBER

A5.0



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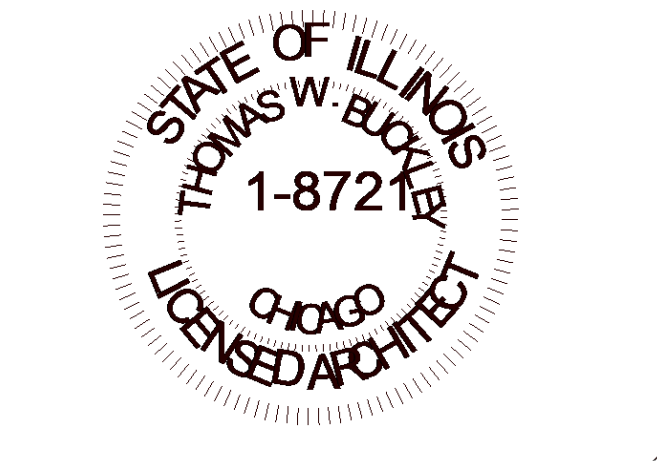
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ARLINGTON HEIGHTS, IL 60004

DATE

10/06/2021

ISSUE DATE

09/22/2021	1 - PERMIT
10/04/2021	2 - DESIGN REVIEW
10/06/2021	3 - PERMIT COMMENTS



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EXP 11-30-2022

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SHEET TITLE
SPECIFICATIONS

SHEET NUMBER

A7.0

DIVISION 2-SITEWORK

1. CLEAR AREA OF SITE AT LOCATION OF CONSTRUCTION OF ALL EXISTING GROWTH AND VEGETATION.REMOVING DEBRIS FROM SITE. STOCKPILE TOPSOIL ON SITE WHERE APPROVED BY BUILDING INSPECTOR.
2. STAKE CORNERS OF BUILDING FOR OWNER AND ARCHITECT'S REVIEW W AND APPROVAL. PRIOR TO EXCAVATION. CONTRACTOR SHALL ANTICIPATE ADJUSTMENTS TO THE ORIGINAL STAKED LOCATION OF THE BUILDING
3. FOOTINGS SHALL BEAR ON UNDISTURBED SOIL AT THE ELEVATIONS SHOWN ON THE DRAWINGS OR IF OVER-EXCAVATED: COMPACTED FILL SHALL BE PLACED TO THE ELEVATIONS REQUIRED FOR BEARING. A MINIMUM 3'-6" COVER FOR FROST PROTECTION SHALL BE MAINTAINED FOR EXTERIOR FOOTINGS.
4. NO BACKFILLING SHALL OCCUR SOONER THAN SEVEN (7) DAYS AFTER POURING OF CONCRETE.
5. BACKFILLING MATERIALS SHALL BE CLEAN SAND FOR INSIDE FOUNDATIONS AND EXCAVATED SAND, GRAVEL OR CLAY FOR EXTERIOR OF FOUNDATIONS PLACED IN SUCCESSIVE 1' ± HORIZONTAL LAYERS ON OVER 8" THICK, LOOSE MEASUREMENT, WITH EACH LAYER THOROUGHLY COMPACTED AND PLACED TO AVOID DAMAGE TO THE FOUNDATION WALLS, FOOTINGS OR OTHER WORK IN PLACE.
6. BACKFILL WITH SAND OR OTHER APPROVED GRANULAR FILL IN AREAS WHERE CAST IRON AND CLAY TILE PIPES ARE TO BE INSTALLED AS WELL AS EXCAVATED AREAS WHERE SLAB ON GRADE WILL BE POURED.
7. FURNISH AND INSTALL 4" OF COMPACTED PEA GRAVEL FILL FOR ALL AREAS TO RECEIVE INTERIOR CONCRETE SLABS AND EXTERIOR CONCRETE WORK. FILL TO BE COMPACTED TO 90% OF MAXIMUM DENSITY.
8. THE SITE SHALL BE ROUGH GRADED AND EXCESS DIRT HAULED AWAY. NO BLACK DIRT OR LANDSCAPING IS INCLUDED.
9. FINAL GRADE ENTIRE AREA OF CONSTRUCTION TO 1" IN TEN (10) FEET USING TOP SOIL FROM STOCKPILE.
10. A MINIMUM PERIMETER CHAIN-LINK FENCING OF FIVE (5) FEET IN HEIGHT SHALL BE REQUIRED.

DIVISION 3 - CONCRETE

1. PROVIDE ALL CONCRETE WORK, FOR ALL TRADES REQUIRED TO COMPLETE THIS PROJECT. WORK INCLUDES, BUT IS NOT LIMITED TO, FOOTINGS, FOUNDATION WALLS, PIERS, FLOOR SLABS AND WALKS.
2. CONCRETE WORK SHALL COMPLY WITH THE LATEST VERSION OF "BUILDING CODE REQUIREMENTS FOR REINFORCED CONCRETE" (ACI 318) AND "SPECIFICATIONS FOR STRUCTURAL CONCRETE" (ACI 301).
3. READY-MIXED CONCRETE SHALL COMPLY WITH ASTM C 94
4. FOR PROJECT SITE MIXING, MATERIALS AND MIX CONCRETE MATERIAL AND CONCRETE, ACCORDING TO ASTM C 94. MIX CONCRETE MATERIALS IN APPROPRIATE DRUM-TYPE BATCHING MIXER.
5. ALL FOOTINGS SHALL BEAR ON MINIMUM 3000 PSF, UNDISTURBED SOIL.
6. CONCRETE USED FOR ALL EXTERIOR FLATWORK SHALL BE SIX (6) BAG PORTLAND CEMENT PER CUBIC YARD (4000 PSI) CONCRETE FOR ALL INTERIOR FLATWORK SHALL BE 5 1/2 BAG PORTLAND CEMENT PER CUBIC YARD (3500 PSI)
7. CONCRETE USED FOR FOUNDATION WALLS, FOOTINGS AND ALL OTHER CONCRETE IN FORMS SHALL BE FIVE (5) BAG PORTLAND CEMENT PER CUBIC YARD (3000 PSI).
8. COMPLY WITH CONCRETE REINFORCING STEEL INSTITUTE'S RECOMMENDED PRACTICE FOR "PLACING REINFORCING BARS", FOR DETAILS AND METHODS OF REINFORCEMENT PLACEMENT AND SUPPORTS, AND AS HEREIN SPECIFIED
9. REINFORCING STEEL SHALL CONFORM TO ASTM A615, GRADE 60. LAP CONTINUOUS BARS 36 DIAMETERS, UNLESS OTHERWISE NOTED. PROVIDE CORNER BARS OF SAME SIZE AND SPACING AS HORIZONTAL WALL REINFORCEMENT.
10. MAKE PROVISIONS IN THE FOUNDATION AND FOOTINGS FOR THE PASSAGE OF THE 4" PLASTIC AND CAST IRON DRAIN TILE WHEN POURING CONCRETE.
11. FURNISH AND INSTALL 4" DRAIN TILE AROUND THE OUTSIDE PERIMETER OF EXCAVATED LOWER LEVELS AS SHOWN. DRAIN TILE CONNECTION TO SUMP PIT SHALL BE MADE USING 4" CAST IRON PIPE.
12. FORMS SHALL NOT BE STRIPPED FROM CONCRETE WALLS SOONER THAN 48 HOURS FROM TIME OF POUR.
13. BREAK OFF WALL TIMES BEFORE DAMPROOFING.
14. ON ALL EXTERIOR SURFACES OF FOUNDATION AND FOOTINGS, SPRAY ONE COAT OF "KOPPERS" LIQUID ASPHALT 480 TO WITHIN SIX (6) INCHES OF THE TOP OF THE FOUNDATION WALL.
15. PROVIDE TROWEL FINISH TO MONOLITHIC SLAB SURFACES TO BE EXPOSED-TO-VIEW, AND SLAB SURFACES TO BE COVERED WITH RESILIENT FLOORING, CARPET, CERAMIC, OR QUARRY TILE, PAINT OR OTHER THIN FILM FINISH COATING SYSTEM. PROVIDE A LEVEL SURFACE PLANE SO THAT DEPRESSIONS BETWEEN HIGH SPOTS DO NOT EXCEED 1/8" UNDER A 10' STRAIGHT EDGE.
16. ALL EXTERIOR FLATWORK SHALL HAVE A MEDIUM BROOM FINISH.
17. PROVIDE SPOT SURVEY AT THE COMPLETION OF BACKFILL TO ARCHITECT AND LOCAL JURISDICTION, SHOWING ALL FOUNDATION DIMENSIONS AND DIMENSIONS OF FOUNDATION TO ALL PROPERTY LINES.

DIVISION 4 - MASONRY

1. STONE MASONRY WORK SHALL CONFIRM TO - "BUILDING CODE REQUIREMENTS FOR STONE MASONRY."
2. STONE MATERIAL ALLOWANCE PER CONSTRUCTION CONTRACT - VERIFY WITH BUILDER.
3. MORTAR SHALL BE TYPE N.
4. MASONRY TIES: GALVANIZED 20 GAUGE CORRUGATED METAL TIES. PROVIDE 24" O.C. VERTICALLY AND 16" O.C. HORIZONTALLY.
5. FOR SILLS, CAPS AND SIMILAR APPLICATIONS RESULTING IN EXPOSURE OF STONE SURFACES WHICH OTHERWISE WOULD BE CONCEALED FROM VIEW, PROVIDE UNCORED OR SOLID UNITS.
6. WALLS ARE TO BE COVERED AT THE END OF EACH DAY TO PREVENT WATER ABSORPTION. CLEAN THE AIR SPACE OF MORTAR DRIPPINGS AND OTHER DEBRIS DURING CONSTRUCTION.
7. DO NOT INSTALL MASONRY WORK TEMPERATURES FALL BELOW 40 DEGREES F.
8. UPON COMPLETION OF CONSTRUCTION, CLEAN ALL MASONRY WITH A CLEANER APPROVED BY MASONRY UNIT SUPPLIER.
9. STORE, HANDLE AND INSTALL ALL MASONRY PRODUCTS IN STRICT ADHERENCE TO SUPPLIERS INSTRUCTIONS.

DIVISION 5 - METALS

1. ALL STRUCTURAL STEEL TO BE A-36.
2. ALL STRUCTURAL STEEL BOLTS TO BE A MINIMUM OF 3/4" A-325
3. USE METAL OR OTHER APPROVED SHIMS UNDER STEEL BEAMS AND COLUMNS. WOOD SHIMS ARE NOT ALLOWED.
4. ALL STRUCTURAL STEEL TO RECEIVE ON SHOP COAT OF RUST INHIBITIVE PAINT.
5. PROVIDE 6" X 6" X 1/2" BASE PLATES UNDER ALL COLUMNS (U.O.N.)
6. ALL BEAMS TO BE BOLTED TO COLUMNS AT 2 LOCATION S (MINIMUM)
6. PROVIDE 1/2" CAP PLATE S WITH (4) 3/4" DIAMETER BOLTS AT ALL COLUMNS.

DIVISION 6 - WOODS AND PLASTICS

1. ALL WOOD FRAMING SHALL COMPLY WITH AFPA'S "MANUAL FOR WOOD FRAME CONSTRUCTION"
2. ALL LUMBER SHALL CONFORM TO U.S. PRODUCT STANDARD PS-20 AND APPLICABLE RULES OF LUMBER GRADING AGENCIES CERTIFIED BY THE AMERICAN LUMBER STANDARDS COMMITTEE BOARD OF REVIEW. FACTORY MARK EACH PIECE OF LUMBER WITH GRADE STAMP OF GRADING AGENCY.
3. ALL PLYWOOD SHALL CONFORM TO U.S. PRODUCT STANDARD PS-1 AND SHALL BE GRADE MARKED. PLYWOOD CONSTRUCTION SHALL CONFORM TO THE "PLYWOOD CONSTRUCTION GUIDE" OF THE AMERICAN PLYWOOD ASSOCIATION.
4. STRESS GRADE LUMBER SHALL CONFORM TO THE "NATIONAL DESIGN SPECIFICATION FOR WOOD CONSTRUCTION" WITH AN ALLOWABLE FB = 1100 PSI EXCEPT WHERE NOTED OTHERWISE ON PLANS AND FOR MICRO-LAMS.
5. TREAT ROUGH CARPENTRY SUCH AS: WOOD SILLS, SLEEPERS, BLOCING, FURRING, STRIPPING, AND SIMILAR CONCEALED MEMBERS IN CONTACT WITH CONCRETE.
6. INSTALL FLOOR JOISTS W/ CROWN EDGE UP AND SUPPORT ENDS OF EACH MEMBER WITH NOT LESS THAN 1 1/2" OF BEARING ON WOOD OR METAL, OR 3" ON MASONRY. WHERE SUPPORTED ON WOOD MEMBERS, ATTACH BY TOE-NAILING OR USING METAL FRAMING ANCHORS. WHERE FRAMED INTO WOOD SUPPORTING MEMBERS, USE LEDGERS OR METAL JOIST ANCHORS.
7. FRAME OPENINGS WITH HEADER AND TRIMMERS SUPPORTED BY METAL JOIST HANGERS. DO NOT NOTCH IN MIDDLE THIRD OF JOISTS; LIMIT NOTCHES TO 1/6 DEPTH OF JOIST, 1/3 AT ENDS.
8. DO NOT BORE HOLES LARGER THAN 1/3 DEPTH OF JOIST; DO NOT LOCATE CLOSER THAN 2" FROM TOP OR BOTTOM.
9. PROVIDE SOLID BLOCKING OF 2" NOMINAL THICKNESS BY DEPTH OF JOIST AT ENDS OF JOISTS UNLESS NAILED TO HEADER OR BAND.
10. PROVIDE 1X3 CROSS BRACING WITH MAXIMUM SPACING OF 8'-0" OC
11. PROVIDE DOUBLE JOISTS UNDER ALL BEARING PARTITIONS.
12. PROVIDE DOUBLE JOISTS AND HEADERS AT STAIR OPENINGS.
13. NOTCH RIGID JOIST WALL PLATES TO FIT EXTERIOR WALL OR USE METAL FRAMING ANCHORS. DOUBLE RAFTERS TO FORM HEADER AND TRIMMERS AT OPENINGS IN ROOF FRAMING, IF ANY, AND SUPPORT WITH METAL HANGERS. WHERE RAFTERS ABUT A RIDGE, PLACE DIRECTLY OPPOSITE EACH OTHER AND NAIL TO RIDGE MEMBER OR USE METAL RIDGE HANGERS. AT VALLEYS, PROVIDE RAFTER OF SAME THICKNESS AS REGULAR RAFTERS AND 2" DEEPER. BEVEL ENDS OF JACK RAFTERS FOR FULL BEARING. RIGIDHIP/VALLEY RAFTERS SHALL NOT BE LESS IN WIDTH THAN THE CUT END OF THE RAFTER BEING SERVED.
14. AGAINST HIP RAFTER, PROVIDE COLLAR BEAM (TIES) AS INDICATED OR, IF NOT INDICATED, PROVIDE 1X6 NOMINAL SIZE BOARDS BETWEEN EVERY THIRD PAIR OF RAFTERS, BUT NOT MORE THAN 48" O.C. LOCATE BELOW RIDGE MEMBER, AT THIRD POINT OF RAFTER SPAN. CUT ENDS TO FIT ROOF SLOPE AND NAIL TO RAFTERS.
15. INSTALL 2X CEILING JOISTS COMPLYING WITH MANUFACTURERS REQUIREMENTS. FACE NAIL TO END OF PARALLEL RAFTERS. WHERE CEILING JOISTS ARE AT RIGHT ANGLES TO RAFTERS, PROVIDE ADDITIONAL SHORT JOISTS PARALLEL TO RAFTERS FROM WALL PLATE TO FIRST JOIST. NAIL TO ENDS OF RAFTERS AND TO TOP PLATE AND NAIL TO FIRST JOIST OR ANCHOR WITH FRAMING ANCHORS OR METAL STRAPS.
16. ALL EXTERIOR AND BEARING PARTITIONS SHALL HAVE STUDS AT 16" OC WITH DOUBLE 2X TOP PLATE, MINIMUM LAP 48" AND 2X SOLE PLATE.
17. ALL INTERIOR NON-BEARING PARTITIONS SHALL HAVE STUDS @ 16" OC.
18. ALL CORNERS AND INTERSECTIONS SHALL BE NOT LESS THAN THREE OR MORE STUDS.
18. ALL BEARING WALL OPENINGS SHALL BE FRAMED WITH 2-X 12 HEADERS WITH 1/2" PLYWOOD SPACERS EXCEPT WHERE OTHERWISE NOTED.
19. ALL SUBFLOORS TO BE 3/4" T & G PLYWOOD DECKING GLUED AND NAILED AS PER SPECIFICATIONS OF THE AMERICAN PLYWOOD ASSOCIATION.
20. PROVIDE 1/4" T & G PLYWOOD UNDERLAYMENT GLUED AND NAILED UNDER ALL FLOORS TO RECEIVE CARPETING.
21. EXTERIOR WALL SHEATHING SHALL BE 1/2" EXTERIOR GRADE PLYWOOD. NAIL AT EDGES WITH 10D NAILS AT 6" O.C. AND 12" O.C. AT INTERMEDIATE STUDS.
22. ROOF SHEATHING TO BE 5/8" EXTERIOR GRADE PLYWOOD.
23. FASCIA BOARDS, RAKES RAKE TRIM BD. SHINGLE MOULD AND TRIM BOARDS TO BE CEDAR.
24. PROVIDE FIRESTOPPING AT ALL FURRING, PARTITIONS AND OUTSIDE STUD WALLS AT THE LEVEL OF EACH FLOOR OR CEILING AND AT THE JUNCTURE OF ROOF RAFTERS AND WALLS. PROVIDE ADDITIONAL FIRESTOPPING AS REQUIRED BY CODE.
25. BLOCKING SHALL BE INSTALLED WHERE NEEDED, PARTICULARLY KITCHENS, BATHS, CLOSETS, AND STAIRS.
26. ALL FINISH WOOD FLOORING, TRIM, DOORS NO JAMBS SHALL BE LEFT IN THE BUILDING FOR MINIMUM OF TWO (2) WEEKS PRIOR TO INSTALLATION, BUT NOT PRIOR TO THE COMPLETION OF DRYWALL WORK.
27. ALL SUPPLY REGISTERS IN WOOD FLOORS TO MATCH SPECIFICATION OF FLOOR. REGISTERS SHALL BE FLUSH WITH SURROUNDING FLOORING.
28. REWORK EXISTS STAIRS: TREADS, HANDRAILS, AND NEWEL POSTS SHALL BE OAK (STAIN).
29. HANDRAILS HAVING MINIMUM AND MAXIMUM HEIGHTS OF 34 INCHES AND 38 INCHES, MEASURED VERTICALLY FROM THE NOSING OF THE TREADS, SHALL BE PROVIDED ON AT LEAST ON SIDE OF STAIRWAYS OF THREE OR MORE RISERS, ALL REQUIRE HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS. BOTH ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS.
30. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1/2" BETWEEN THE WALL AND THE HANDRAIL. HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION WITH A DIAMETER OF 1 1/2" TO 2".
31. INTERIOR WOOD TRIM SHALL BE PERPENDICULAR SPEC.
32. STAIRS TO HAVE A MINIMUM TREAD DEPTH OF 10". MEASURED NOSING TO NOSING, AND ALL TREADS IN A STAIRWAY SHALL BE EQUAL.
33. STAIRS TO HAVE A MAXIMUM STEP RISE OF 7 3/4" AND THE MAXIMUM DIFFERENCE BETWEEN THE TALLEST AND SMALLEST RISER SHALL NOT BE GREATER THAN 3/8"
34. CUTS, NOTCHES AND HOLES BORED IN TRUSSES, LAMINATED VENEER LUMBER, GLUE LAMINATED MEMBERS OR JOISTS ARE NOT PERMITTED UNLESS THE EFFECTS OF SUCH ARE SPECIFICALLY ADDRESSED.
35. EXTERIOR LOAD BEARING WALLS WITH PLATES CUT, DRILLED OR NOTCHED MORE THAN 50% OF THE WIDTH OF THE STAIR SHALL HAVE A GALVANIZED METAL TILE 16GAGE AND 1 1/2" WIDE FASTENED TO EACH PLATE.
35. EXTERIOR BEARING WALLS WITH STUDS DRILLED WITHIN 5/8" OF THE FACE OF THE STUD SHALL BE REINFORCED WITH A STRUCTURAL STUD SHOE.

DIVISION 7 - THERMAL AND MOISTURE PROTECTION

1. EXTERIOR WALLS SHALL HAVE R-21 BATT INSULATION WITH 6 MIL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR.
2. WITH UNHEATED AREAS ABOVE SHALL HAVE R-49 INSULATION WITH PROTECTIVE RAFFLES AT EAVES TO ALLOW FOR AIR FLOW AND HAVE AN INTEGRAL VAPOR BARRIER, INSTALLED TOWARDS THE INTERIOR.
3. PROVIDE SOUND ATTENUATION BLANKETS AT ALL WASTE LINES AT FLOOR AND WALL CAVITIES. PROVIDE SOFT CLOSED-CELL FOAM OR DENSE GLASS FIBER SLEEVES NOMINALLY 1" LONG AND 1/2" THICK BETWEEN UN-INSULATED PIPES AND HANGERS THERE SHOULD BE NO DIRECT CONNECT BETWEEN THE PLUMBING AND STUDS OR DRYWALL.
4. CANTILEVERED PROJECTIONS SHALL HAVE R-30 BATT INSULATION WITH INTEGRAL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR.
5. DOOR AND WINDOW SHIM SPACES SHALL BE FULLY STUFFED OR FOAMED WITH INSULATION.
6. ALL BAND SILLS SHALL BE INSULATED WITH R- 19 BATT INSULATION WITH INTEGRAL VAPOR BARRIER INSTALLED TOWARDS THE INTERIOR.
7. ALL SKYLIGHTS SHALL BE FLASHED WITH APPROPRIATE FLASHING PROVIDED BY MANUFACTURER AND INSTALLED IN ACCORDANCE WITH MANUFACTURER'S INSTRUCTIONS.
8. CAULK ALL JOINTS BETWEEN SIDING AND CORNER BOARDS, SOFFITS, BRICK MOLDS, WOOD TRIM AND SILLS. CAULK ALL INTERSECTIONS BETWEEN COUNTER TOPS AND WALLS, BATHTUBS, SHOWER BASES, TILE AND TIPS OF ALL PAINTED BASEBOARDS.
9. FLASH AT HEAD OF ALL EXTERIOR DOOR AND WINDOW OPENINGS WITH GALVANIZED SHEET METAL DRIP CAPS DRIP CAP NAILING FIN INTEGRAL WITH WINDOWS IS ACCEPTABLE.
10. GUTTERS AND DOWNSPOUTS SHALL BE PRE-FINISHED ALUMINUM AND HAVE A MINIMUM PITCH OF 1/16" PER FOOT (COLOR PER OWNER).
11. INSTALL RIDGE VENTS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS FOR INSTALLATION ON AN ASPHALT SHINGLE ROOF.
12. INSTALL ROOFING AND FLASHING IN ACCORDANCE WITH NATIONAL ASSOCIATION RECOMMENDATIONS.
13. ASPHALT ROOF SHINGLES- OWENS CORNING OAKRIDGE ARCHITECTURAL PREMIUM, VERIFY COLOR W/ OWNER.
14. FELT UNDERLAYMENT SHALL BE 15LB 36" WIDE.
15. PROVIDE WATERPROOF UNDERLAYMENT UNDER SHINGLES AT ALL ROOF EDGES TO 2" FROM INTERIOR WALL AND VALLEYS.
16. ALL HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3.
17. EXTERIOR WALLS SHALL HAVE CONTINUOUS AIR BARRIER, INCLUDING BATHTUBS.

DIVISION 8 - DOORS AND WINDOWS

1. WINDOWS TO BE AS MANUFACTURED BY ADVANCED WINDOW CORP.
 - A. GLASS: 5/8" INSULATING LOW'E FOR WINDOWS
 - B. 3/4" TEMPERED INSULATION LOW'E EXTERIOR DOORS.
 - C. EXTERIOR FRAMES: CLAD (COLOR TO BE SELECTED BY OWNER FROM STANDARD LINE)
 - D. SCREENS: AT ALL OPERABLE WINDOWS. FRAME FINISH (MATCH EX. VERIFY W/ OWNER)
2. GENERAL TYPES AND APPROXIMATE QUANTITIES OF DOOR HARDWARE WOULD BE ANTICIPATED BY THE CONTRACTOR TO HELP ESTIMATE INSTALLATION AND OTHER WORK. IN ADDITION TO LOCK SETS, ANTICIPATE 3 HINGES AND A WALL MOUNTED STOP PER EACH SWING DOOR. COORDINATE HARDWARE MOUNTING LOCATIONS WITH OWNER.
3. FACTORY FIT DOORS TO SUIT FRAME-OPENING SIZES INDICATED ON THE DRAWINGS. PROVIDE 1/8" CLEARANCE AT HEADS, JAMBS, AND BETWEEN PAIRS OF DOORS. PROVIDE 1/2" CLEARANCE FROM BOTTOM OF DECORATIVE FLOOR FINISH, WHERE THRESHOLD OCCURS. PROVIDE 3/8" FROM BOTTOM OF DOOR TO TOP OF THRESHOLD. BEVEL DOORS 1/8" IN 2 INCHES AT LOCK AND HINGE EDGES.
4. PROVIDE APPROVED SAFETY GLAZING AT HAZARDOUS LOCATIONS.
5. PROVIDE THE FOLLOWING DOORS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS:
 - A. FRONT DOOR: EXISTING
 - B. INTERIOR DOORS: REUSE OR MATCH EXISTING
6. COORDINATE INSTALLATION OF WINDOWS AND DOORS WITH OWNERS SECURITY CONSULTANT AS REQ'D

DIVISION 9 - FINISHES

1. ALL WALLS TO BE 5/8" GYPSUM BOARD (GLUED AND SCREWED TYPICAL AND SCREWED ONLY AT WALLS W/ VISQUEEN VAPOR RETARDER.
2. ALL CEILINGS TO BE 5/8" GYPSUM BOARD (MATCH EXISTING IN AREAS TO BE PATCHED) GLUED AND SCREWED TO JOISTS.
3. WHERE GAS FURNACES ARE CONFINED IN A CLOSET OR UTILITY ROOM, 5/8" TYPE "X" GYPSUM BOARD ON WALLS AND CEILING.
4. PROVIDE GREEN BOARD ON ALL WET AREAS AND "DUROCK" AT SIDES OF SHOWER AND TUB ENCLOSURES TO RECEIVE TILE.
5. FLOOR FINISHED TO BE AS NOTED ON PLANS.
6. PROVIDE TILE WHERE INDICATED ON THE DRAWINGS. PROVIDE TILE INSTALLATION MATERIALS COMPLYING WITH ANSI STANDARDS REFERENCED IN "SETTING MATERIAL" AND "GROUTING MATERIAL" ARTICLES. ALL CERAMIC TILE TO BE INSTALLED IN THINSET. INSTALL CERAMIC TILE IN ACCORDANCE WITH TCA'S "HANDBOOK FOR CERAMIC TILE INSTALLATION" RECOMMENDATIONS FOR THE INSTALLATION REQUIRED.
7. PROVIDE 1/2" THICK SOLID CLEAR PLAIN SAW WOOD STRIP FLOORING TO MATCH EXISTING, WHERE INDICATED ON THE PLANS FOR WOOD. PROVIDE 15# FELT AS A VAPOR BARRIER, DIRECTION AS SHOWN ON PLANS. INSTALL, SAND AND FINISH IN ACCORDANCE WITH NATIONAL OAK FLOORING MANUFACTURER ASSOC. INC. REVIEW STAIN COLOR W/ OWNER. PROVIDE TRANSITION STRIP IN SAME SPECIES AND GRADE AS WOOD FLOORING WHERE WOOD FLOORING ADJACENT TO DISSIMILAR FLOORING MATERIAL. PROVIDE WOOD GRILLES WHERE HVAC SUPPLIES ARE LOCATED IN FLOORS RECEIVING WOOD AND TO BE FLUSH WITH FINISHED FLOOR.
8. ALL DRYWALL SURFACES AND PAINTED WOODWORK TO RECEIVE ONE (1) COAT OF PRIMER, TWO (2) FINISH LATEX PAINT COATS.
9. STAINED WOODWORK TO RECEIVE ONE (1) COAT STAIN AND TWO (2) COATS VARNISH WITH STEEL WOOL BETWEEN COATS.
10. ALL EXTERIOR CEDAR TRIM AND SIDING TO RECEIVE ONE COAT OF SEMI-TRANSPARENT STAIN-MACHINE APPLIED (FOUR SIDES BACK-PRIMED) AND ONE COAT FIELD APPLIED. CUT TRIM TO LENGTH AND PRIME CUT ENDS. VERIFY COLOR TO MATCH EX. AND PROVIDE SAMPLE TO OWNER FOR APPROVAL.

DIVISION 15 - MECHANICAL

1. CONTRACTOR SHALL PROVIDE ALL LABOR, MATERIALS, AND EQUIPMENT TO COMPLETE THE DESIGN AND INSTALLATION OF HEATING, COOLING, AND VENTILATING SYSTEMS, INCLUDING BUT NOT LIMITED TO HEATING PLANT DISTRIBUTION, AIR CONDITIONING SYSTEM, HUMIDIFICATION, TEMPERATURE (PROGRAMMABLE THERMOSTATS) AND HUMIDIFICATION CONTROLS. ELECTRONIC AIR CLEANERS, EXHAUST FANS, GAS FIRED EQUIPMENT FLUES AND APPLIANCE VENTS.
2. ENTIRE SYSTEM SHALL CONFORM TO APPLICABLE ASHRAE AND SMACNA STANDARDS. CONTRACTOR SHALL CALCULATE HEAT LOSS AND GAIN, SIZE ALL DUCTS AND EQUIPMENT TO GUARANTEE SYSTEM WILL HEAT HOUSE TO 74 DEGREE AT -15 DEGREE OUTSIDE TEMPERATURE WITH 15 M.P.H. WINDS AND COOL HOUSE TO 74 DEGREE F AT 95 DEGREE OUTSIDE TEMPERATURE.
3. CONTRACTOR TO PROVIDE THE NUMBER, MANUF. AND EFFICIENCY OF FURNACES, A/C COMPRESSOR AND ASSOC. EQUIPMENT REQ'D TO MEET THE MECHANICAL HEATING AND COOLING SPECIFICATIONS AT TIME OF BID SUBMITTAL.
4. IF PORTION OF HVAC SYSTEM IS LOCATED OUTSIDE THE BUILDING ENVELOPE, ALL DUCTS, AIR HANDLERS, FILTER BOZES, AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED. DUCT TIGHTNESS SHALL BE VERIFIED BY A THIRD PARTY BY EITHER:
 - A. POST CONSTRUCTION LEAK TEST PROVING THAT LEAKAGE TO OUTDOORS SHALL BE LESS THAN OR EQUAL TO 8CFM PER 100 SF OF CONDITIONED FLOOR AREA OR TOTAL LEAKAGE OF LESS THAN 12 CFM PER 100 SF OF CONDITIONED FLOOR AREA WHEN TESTED AT .1" WATER GRADIENT.
 - B. ROUGH IN LEAK TEST PROVING THAT LEAKAGE SHALL BE LESS THAN 6CFM PER 100 SF OF CONDITIONED FLOOR AREA INCLUDING THE AIR HANDLER OR 4 CFM PER 100 SF OF CONDITIONED FLOOR AREA WHEN TESTED AT .1" WATER GRADIENT.

6. MECHANICAL CONTRACTOR TO REVIEW LAYOUT OF SUPPLY AND RETURN GRILLES WITH ARCHITECT AND OWNER IN FIELD PRIOR TO INSTALLATION.
7. PROVIDE COMBUSTION AIR FOR FURNACES AND WATER HEATERS IN ACCORDANCE WITH NFPA 54. INSTALL COVERED DOOR OR 2 TRANSFER GRILLS (MIN 100 SQ. IN. EA) WITHIN 12 OF FLOOR AND CEILING.
8. ALL SUPPLY REGISTERS TO BE 4" X 10" UNLESS NOTED OTHERWISE. ALL SUPPLY REGISTERS IN WOOD FLOORS TO MATCH SPECIFICATION OF FLOOR, AND TO BE FLUSH WITH WOOD FLOORS.
9. ALL SUPPLY, RETURN AND EXHAUST DUCT OPENINGS SHALL BE COVERED WITH SCREENING PURPOSED FOR PROTECTION OF CONSTRUCTION.
10. JOINTS AND SEAMS OF SUPPLY AND RETURN DUCTS TO BE SECURED PROPERLY AND SUBSTANTIALLY AIRTIGHT.
11. ALL SHEETS METAL DUCT SYSTEMS TO HAVE SUFFICIENT IN-LINE DAMPERS FOR BALANCING PURPOSES.
12. TYPE 'B' FLUES TO BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND MANUFACTURER'S INSTRUCTIONS.
13. CHIMNEY OR VENT CONNECTORS SHALL HAVE A RISE OF AT LEAST 1/4" TO THE FOOT OF RUN AND BE SECURELY SUPPORTED.
14. ALL GAS LINES TO GAS APPLIANCES SHALL BE RUN BY PLUMBING CONTRACTOR AND PROVIDED WITH A SHUT-OFF VALVE AT THE APPLIANCE.
15. HEATING CONTRACTOR TO RUN ALL CONDENSATE LINES TO FLOOR DRAIN.
16. SEWER PIPE TO PENETRATE FOUNDATION WALLS SHALL BE DUCTILE IRON OR SCHEDULE 40 PVC PIPE TO EXTEND TO VIRGIN SOIL ON THE EXTERIOR AND 6" CLEAN OUT WITHIN 5'-0" OF FOUNDATION. ALL MISSION COUPLINGS SHALL BE THE NON-SHEAR TYPE.
17. PLASTIC (PVC) PIPING FOR WASTE AND VENT AND CIPPER WATER SUPPLY PIPING SHALL CONFORM TO LATEST ASTM SPECIFICATIONS FOR RESIDENTIAL USE.
18. ABOVE GROUND POTABLE WATER PIPING SHALL BE TYPE L COPPER AND UNDERGROUND POTABLE WATER PIPING SHALL BE TYPE K COPPER.
19. INSTALL CLEAN FIT SOIL AT EVERY CHANGE OF DIRECTION AND IN ANY RUN WITH A BEND GREATER THAN 45 DEGREES.
20. PROVIDE 12" AIR CHAMBERS AT EACH HOT AND COLD WATER LINE AT EVERY FIXTURE. AIR CHAMBERS IN A RISER SHALL BE 24"
21. THE FOOTING DRAIN SHALL BE COVERED WITH A MINIMUM OF SIX (6) INCHES OF WASHED GRAVEL (SIZES ONE INCH TO TWO INCHES) TO A POINT NOT LESS THAN THREE(3) INCHES ABOVE THE TOP OF THE FOOTING AND COVERED WITH RESIN PAPER.
22. STACK TEST IS REQUIRED ON ALL WASTE AND VENT PIPING AT THE TIME OF THE ROUGH AND UNDERGROUND INSPECTIONS.
23. 75 PSI AIR TEST OR WATER PRESSURE REQ'D ON WATER PIPING AT TIME OF ROUGH INSPECTION.
24. 25 PSI AIR TEST REQ'D ON ALL GAS PIPING AT THE TIME OF THE ROUGH.
25. ALL EXISTING PLUMBING THAT MAY POSE A HEALTH OR SAFETY HAZARD MUST BE REVISED TO MEET THE ILLINOIS PLUMBING CODE AND VILLAGE OF ARLINGTON HEIGHTS ORDINANCES.
26. FLOOR DRAIN TRAPS AND DRAINS, INSTALLED BELOW A CONCRETE FLOOR OR UNDERGROUND SHALL NOT BE LESS THAN FOUR (4) INCHES IN DIAMETER.
27. MIN. TRAP SIZE FOR TUBS, WHIRLPOOL OR SOAKING TUB SHALL BE 2"
28. A 3" FULL SIZE STACK IS REQ'D FOR ALL WATER CLOSETS UNLESS REVENTED BACK TO MAIN FULL SIZE STACK WITHIN TWENTY FEET.
29. ALL CLOSET DRAINS MUST BE VENTED A MINIMUM OF 2".
30. ALL RETURNS SHALL BE DUCTED; USE OF WALL CAVITY FOR RETURN AIR PROHIBITED.
31. ALL EXHAUST FANS SHALL RUN TO EXTERIOR AIR, VENTING TO WITHIN ONE(1) FOOT OF ROOF VENT WITH TRAP IS NOT PERMITTED.
31. DRYER TO BE VENTED DIRECTLY TO EXTERIOR AND PROVIDED WITH BACK DRAFT DAMPERS.
32. ALL EQUIPMENT AND APPLIANCES, INCLUDING THE AIR CONDITIONER, WATER HEATER AND FURNACE, SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE AT THE TIME OF INSPECTION.
33. HVAC SYSTEM SHALL BE CONTROLLED BY A PROGRAMMABLE THERMOSTAT.
34. WATER SERVICE FROM MAIN TO BUILDING TO BE INSTALLED BY A LICENSED PLUMBER.
35. NEW FURNACE ROOM TO HAVE FLOOR DRAIN AND SINGLE SPRINKLER HEAD AS REQ'D BY ARLINGTON HEIGHTS CODE.

DIVISION 16 - ELECTRICAL

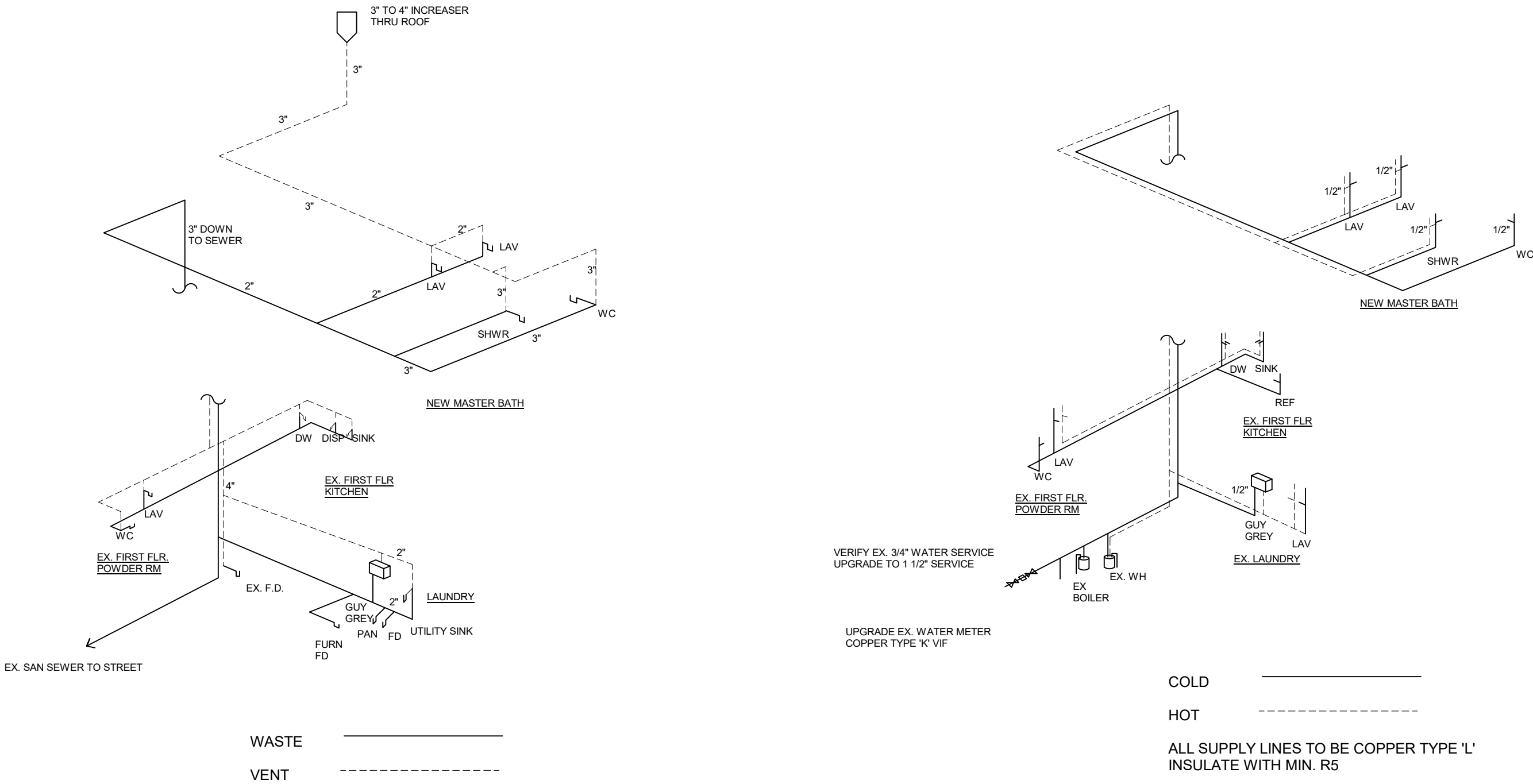
1. 200 AMP PANEL TO BE USED.
2. ALL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHER PROOF.
3. ALL WIP RECEPTACLES SHALL BE WEATHER-PROOF AND HAVE GROUND FAULT INTERRUPTER.
4. ALL INTERIOR RECEPTACLES SHALL BE OF THE GROUNDING TYPE.
5. ALL OUTLETS DESIGNATED TO BE GFI ARE TO BE U.L. LISTED RFI OUTLETS, NOT STANDARD OUTLETS CONNECTED TO A GFI CIRCUIT. GFI CIRCUITS MAY ONLY BE USED FOR THOSE THOSE DIRECT-WIRED APPLIANCES AND FIXTURES THAT REQUIRE GFI PROTECTION.
6. VERIFY MOUNTING HEIGHT OF ELECTRICAL DEVICES AT WALLS IN FIELD WITH OWNER AND ARCHITECT. COORDINATE LOCATIONS OF ALL ELECTRICAL DEVICES, INCLUDING RECESSED LIGHT FIXTURES, WITH OWNER AND ARCHITECT IN FIELD PRIOR TO INSTALLATION OF CONDUIT.
7. ALL DIRECTLY CONNECTED HVAC AND KITCHEN APPLIANCES TO BE DIRECT WIRED BY ELECTRICIAN.
8. CONTRACTOR SHALL VERIFY POWER REQUIREMENTS FOR ALL APPLIANCES IN FIELD PRIOR TO WIRING.
9. ALL RECESSED ELECTRICAL FIXTURES SHALL BE LOCATED A MINIMUM OF 2" FROM ANY SURROUNDING WOOD.
10. RECESSED FIXTURES INSTALLED IN INSULATED CEILINGS TO BE "IC" TYPE.
11. EXERCISE CARE WITH CONDUIT AND ELECTRIC BOX WHEN SWITCHES OR RECEPTACLES ARE AT POCKET DOOR LOCATIONS TO INSURE DOOR DOES NOT SCRAPE AGAINST CONDUIT OR ELECTRIC BOX.
12. AT LEAST 90% OF THE LAMPS IN THE PERMANENTLY INSTALLED LIGHT FIXTURES MUST BE HIGH EFFICIENCY BULBS.
13. ALL TELEPHONE WIRING SHALL BE "HOME-RUN". ALL WIRING SHALL BE CATEGORY 5/ TWISTED PAIR.
14. CLOSET INCANDESCENT FIXTURES MUST BE MOUNTED A MINIMUM OF TWELVE (12") INCHES AWAY FROM THE NEAREST POINT OF STORAGE. RECESSED INCANDESCENT, RECESSED FLOURESCENT AND SURFACE MOUNTED FLOURESCENT FIXTURES MUST BE MOUNTED A MINIMUM OF SIX (6) INCHES AWAY FROM THE NEAREST POINT OF STORAGE. LIGHT FIXTURES IN CLOSETS MUST HAVE A COMPLETELY ENCLOSED LAMP. ELECTRICAL DEVICES SUCH AS RECEPTACLES, SWITCHES AND JACKS SHALL BE VERIFIED WITH OWNER.
16. EXHAUST FANLIGHTS SHALL BE BROWN OR EQUAL. VERIFY W/ OWNER.
17. PROVIDE SMOKE DETECTORS PER CODE. ALL DETECTORS TO BE INTERCONNECTED.
18. RECESSED CAN LIGHT FIXTURES AT DAMP LOCATIONS SHALL BE WATERPROOF (VERIFY STYLE W/ OWNER)
19. ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLTS, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS, FAMILY ROOM, DINING ROOM, LIVING ROOM, LIBRARY, DEN, SUNROOM, GREAT ROOM, CLOSET, HALLWAY OR SIMILAR ARE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTOR LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRNACH CIRCUIT.
20. ALL EQUIPMENT SHALL BE U.L. APPROVED OR ANY OTHER NATIONALLY RECOGNIZED TESTING COMPANY.
21. ALL RECEPTABLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250-146
22. COUNTERTOP RECEPTACLES SHALL BE INSTALLED ALONG THE WALL LINE IS MORE THAN TWENTY-FOUR (24) INCHES FROM A RECEPTABLE OUTLET. COUNTERTOPS TWELVE INCHES (12") OR LARGER REQUIRE A RECEPTACLE.
23. ALL OUTSIDE LIGHTS SHALL BE U.L. APPROVED FOR WET OR DAMP LOCATIONS AS REQUIRED BY SECTION 410-4.
24. INSTALL ALL RECEPTACLES SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE. (ARTICLE 210.52(A)1)
25. TAMPER RESISTANT RECEPTACLES ARE REQUIRED.
26. ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING CEILING FANS.

CODE NOTES:

THE ADDRESS NUMBERS SHALL BE 6 INCHES IN HEIGHT, ON A CONTRASTING BACKGROUND, AND INSTALLED ON OR OVER THE PRIMARY ENTRANCE TO THE DWELLING. SECTION: IRC R319.1 AS AMENDED.

FIRE BLOCKING SHALL BE IN THE FOLLOWING LOCATIONS:

- I. IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS:
 - A) VERTICALLY AT THE CEILING AND FLOOR LEVELS;
 - B) HORIZONTALLY AT INTERVALS NOT EXCEEDING 10 FEET.
- II. AT ALL INTERSECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES FOR SOFFITS, DROP CEILINGS AND COVE CEILINGS.
- III. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- IV. AT OPENINGS AROUND VENTS, PIPES, DUCTS, CABLES AND WIRES AT THE CEILING AND FLOOR LEVELS. SECTION: R302.11



NOTE:
TUB/SHOWER COMBINATION VALVES SHALL BE
EQUIPPED WITH CONTROL VALVES OF THE
PRESSURE-BALANCE, THERMOSTATIC-MIXING OR
COMBINATION PRESSURE-
BALANCE/THERMOSTATICMIXING VALVE TYPES WITH
A HIGH LIMIT STOP IN ACCORDANCE WITH ASSE 1016
OR ASME A112.18/CSA B125.1

TOTAL W. SF. U.	PIPE SIZE	METER SIZE
1-19	3/4"	3/4"
20-29	1"	3/4"
30-34	1"	1"
35-59	1 1/2"	1"
60-99	1 1/2"	1 1/2"
100-119	2"	1 1/2"
120-249	2"	2"

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	>7
	AIRFLOW IN CFM				
< 1500	30	45	60	75	90
1500 - 3000	45	60	75	90	105
3001 - 4500	60	75	90	105	120
4501 - 6000	75	90	105	120	135
6001 - 7500	90	105	120	135	150
> 7500	105	120	135	150	165

PLUMBING FIXTURE SCHEDULE

FIXTURE	MANUF/MODEL	QUANTITY	WSFU PER	WSFU
LAVATORY (LAV)		5	1	5
WATER CLOSET (WC)		4	3	12
TUB (W/P)		1	2	2
SHOWER (SHOW-1)		4	2	8
KITCHEN SINK (K SINK)		2	2	4
WASHER/DRYER (W/D)		1	2	2
UTILITY SINK (UTIL)		1	3	3
DISHWASHER (DW)		1	1	1
WATER-HEATER (WH)		1		
TOTAL FIXTURES		20	---	37

- PER ILLINOIS PLUMBING CODE 1 1/4" DIAMETER WATER SERVICE IS REQUIRED. 1 1/2" DIAMETER SERVICE TO BE INSTALLED.
- ALL COPPER VENT / WASTE PIPE TO BE 'M' TYPE
 - ALL COPPER ABOVE GROUND TO BE 'L' TYPE
 - ALL COPPER BELOW GROUND TO BE 'K' TYPE
 - ALL COPPER FITTINGS TO BE FORGERD WITH NO LEAD SOLDER FLUX.
 - ALL PVC TO BE SCH. 40 TO MEET CODE
 - ALL PVC FITTINGS TO BE DMV WITH PURPLE PRIMER AND CLEAR PVC CEMENT
 - 24" AIR CHAMBERS ON ALL MAIN WATER RISERS.
 - 12" AIR CHAMBERS ON ALL FIXTURES
 - SHUT OFF STOPS ON ALL FIXTURES.



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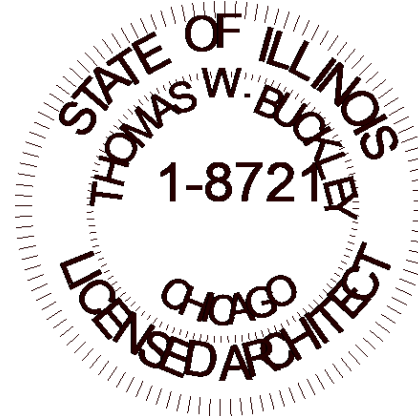
ADDITION TO EAGAN RESIDENCE 319 N WILSHIRE ARLINGTON HEIGHTS, IL 60004

DATE

10/06/2021

ISSUE DATE

09/22/2021 1 - PERMIT
10/06/2021 3 - PERMIT COMMENTS



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ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED
BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF
MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND
ORDINANCES.

Thomas Buckley

CERT. NO. 001.006721

EXP 11-30-2022 DATE 10/06/2021

SHEET TITLE

MEP NOTES & DETAILS

SHEET NUMBER

MEP