Agenda
Village of Arlington Heights
Zoning Board of Appeals
Commissions Room, 2nd Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
November 13, 2018
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 415 N. Haddow Ave. - 10/9/18

B. 2535 N. Waterman Ave. - 10/9/18

IV. REPORTS

V. OLD BUSINESS

A. 415 N. Haddow Ave. - ZBA#18-029

VI. NEW BUSINESS

A. 4010 N. Harvard Ave. - ZBA#18-031

B. 14 E. Brookwood Dr. - ZBA#18-032

C. 508 S. Mitchell Ave. - ZBA#18-033

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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

Item: 415 N. Haddow Ave. - 10/9/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
415 N. Haddow Ave. - 10/9/18 Minutes	Minutes

ZONING BOARD
_____
_____
_____
OF APPEALS

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

RE: 415 NORTH HADDOW AVENUE - ZBA# 18-029

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 Beuchner Room, Arlington Heights, Illinois on the 9th day of October, 2018 at the hour of 7:01 p.m.

DRAFT

MEMBERS PRESENT:

DAVID DIVITO, Chairman
JOSEPH SELBKA
THOMAS SCHWINGBECK
THOMAS DRAKE
PETER SIAVELIS
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: I'd like to call to order the Zoning Board of Appeals meeting for October 9th. Derek, would you do a roll call?
MR. MACH: Chairman Divito.
CHAIRMAN DIVITO: Here.
MR. MACH: Mr. Drake.
MR. DRAKE: Here.
MR. MACH: Mr. Geisel.
MR. GEISEL: Here.
MR. MACH: Mr. Jaffe.
MR. JAFFE: Here.
MR. MACH: Mr. Schwingbeck.
MR. SCHWINGBECK: Here.
MR. MACH: Mr. Selbka.
MR. SELBKA: Here.
MR. MACH: Mr. Siavelis.
(No response.)
CHAIRMAN DIVITO: Just say here.
MR. MACH: Mr. Siavelis.
MR. SIAVELIS: Here.
CHAIRMAN DIVITO: Perfect timing. All right, please stand and do the pledge of allegiance.
(Pledge of allegiance recited.)
CHAIRMAN DIVITO: So, we have a relatively short agenda this evening, so we're trying to do this real quickly. The first order of business is the approval of minutes from last month's meeting. Has everyone had an opportunity to review and check for errors and omissions? Anything to be said? Is there a motion?
MR. DRAKE: So moved.
MR. SCHWINGBECK: Second.
CHAIRMAN DIVITO: All in favor?
(Chorus of ayes.)
CHAIRMAN DIVITO: All opposed?
(No response.)
CHAIRMAN DIVITO: All right. So, we are on to the new order of business. 415 North Haddow, this Petitioner has requested to continue to next month's meeting which will be in November, what did we say? 19?
MR. MACH: 13.
CHAIRMAN DIVITO: 13. So, do we need a motion approval on that?
MR. MACH: Motion to continue to November 13, yes.
CHAIRMAN DIVITO: So, is there a motion?
MR. SELBKA: Motion to continue.
MR. SIAVELIS: Second.
MR. MACH: To November 13.
CHAIRMAN DIVITO: Yes, say that whole.
MR. SELBKA: Motion to continue to November 13th, 2018.
MR. SIAVELIS: Second.

CHAIRMAN DIVITO: Do we need roll call on this?
MR. MACH: No.
CHAIRMAN DIVITO: All right, all in favor?
(Chorus of ayes.)
CHAIRMAN DIVITO: All opposed?
(No response.)
CHAIRMAN DIVITO: None being heard, we'll move on to the only other petition that we have for tonight.

(Whereupon, the above-mentioned petition was continued at 7:03 p.m.)

DRAFT

Item: 2535 N. Waterman Ave. - 10/9/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2535 N. Waterman Ave. - Minutes 10/9/18	Minutes
2535 N. Waterman Ave. - Findings 10/9/18	Minutes

ZONING BOARD
_____
_____
_____
OF APPEALS

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

RE: 2535 NORTH WATERMAN AVENUE - ZBA# 18-030

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 Beuchner Room, Arlington Heights, Illinois on the 9th day of October, 2018 at the hour of 7:03 p.m.

MEMBERS PRESENT:

DAVID DIVITO, Chairman
JOSEPH SELBKA
THOMAS SCHWINGBECK
THOMAS DRAKE
PETER SIAVELIS
JOSEPH GEISEL
BENJAMIN JAFFE

ALSO PRESENT:

DEREK MACH, Development Planner

DRAFT

CHAIRMAN DIVITO: It's 2535 North Waterman Avenue. All right, so, you are the only Petitioner, so you have the luxury of listening to the three hardships that you need to hit on if you want them reviewed. They were in the packet.

MR. WOJCIK: Yes. No, I know them.

CHAIRMAN DIVITO: Okay, so for the record, would you please raise your right hand? Say your name and address for the record.

MR. WOJCIK: David Wojcik, 265 Cottonwood, Elk Grove Village.

CHAIRMAN DIVITO: I'll do it one at a time.

(Witness sworn.)

MR. NOVAK: Kevin Novak, 2535 North Waterman Avenue, Arlington Heights.

(Witness sworn.)

CHAIRMAN DIVITO: Excellent.

MR. WOJCIK: Okay, so I'll do a quick recap of why we're here. A real quick synopsis, back in 1997 on this three-quarter acre property, the homeowner got a variance approved to build a 1,285 square-foot six-car garage in the back of the lot. Part of that deal, my understanding is that he was going to convert the attached garage into livable space. Don't know if that ever happened, but in 2003 the house got torn down. So, then, but the garage in the back stayed.

So, 2016, my client the Novaks have purchased the house, this new house that has a three-car attached garage and the six-car detached garage in the back of the lot. They are currently having a pool installed, and the idea is to use a portion of this existing 1,285 square-foot building as a pool house to be used for the people that are using the pool. The original plan for the guy who built this was because he had a lot of cars and a lot of toys and stuff like that, and it was approved and everything was great. My clients don't own nine cars, so they don't need all that space.

So, in lieu of building a second detached garage on the property, we want to use some existing square footage of this existing building as this pool house. The pool house is going to have, well, preliminary plans have it as a two-car garage, some storage space, but the point of it is kind of a living room-esque type of area, a bathroom, a shower, and a little kitchenette. I want to be clear on the kitchenette that it's a countertop with a sink and a refrigerator. There's no cooking going on in here, it's really like what you would see at an extended stay hotel or something like that because throughout this process I've talked to some of you and there were some concerns about, you know, cooking and people living there and all that. So, we're trying, architecturally we're trying to avoid all that from happening.

So, you know, the hardships are, well, I guess we can kind of sum them all up in a way that, you know, we're trying to get more functional use out of something that's already there, in lieu of increasing our floor area ratio and in lieu of increasing our impervious surface area, more disruption to the neighborhood with another 720 square-foot and then more ground activity with utilities and all. I mean we're set up and we're ready to go. It's just the use factor.

So, that's the uniqueness of this situation. So, we're asking for variances for basically the size because we couldn't build this, what we're building, you know, what's there now we couldn't build nowadays, so it's a variance for, well, specifically

that 565-foot variance to use this building how we intend to use it.

CHAIRMAN DIVITO: Questions from the Board?

MR. SCHWINGBECK: I stopped by the house today and just knocked on your door to see if you guys were home. But I kind of took a little peek around the back.

MR. NOVAK: You saw the pool guys out the back?

MR. SCHWINGBECK: I did. Are you completely redoing the outside of the garage? I mean it's a beautiful home and it's an old frame garage. So, are you --

MR. NOVAK: I think if anything, we would possibly redo the siding just because after we move the garage door and put in a window or something, but that's about it. Everything else is staying the same.

MR. SCHWINGBECK: So, leaving that, it appeared from the paperwork that the footprint is staying identical?

MR. NOVAK: Yes, sir.

MR. WOJCIK: Everything is identical. Yes, a couple of windows, doors. Actually we're getting rid of one of the overhead doors.

MR. NOVAK: Right, right.

MR. WOJCIK: And you really have to go looking for that garage, so it can't be seen from the street.

MR. DRAKE: Right. Right.

MR. NOVAK: So, no, the footprint itself is not going to change at all. Rooflines won't change at all. I guess if anything, siding, that's it.

MR. SELBKA: So, you're not tearing down the existing structure.

MR. NOVAK: No.

MR. SELBKA: You're just refurbishing it.

MR. NOVAK: Repurposing it, yes.

MR. SIAVELIS: Is it still going to accommodate two cars?

MR. NOVAK: Two cars, yes.

MR. SIAVELIS: As opposed to now it accommodates what, three?

MR. NOVAK: Six.

MR. SIAVELIS: Oh, six.

MR. WOJCIK: It has room for six.

MR. SIAVELIS: Oh, because you double up, right.

MR. NOVAK: They double up, yes.

MR. WOJCIK: Tandem, yes.

MR. SIAVELIS: Tandem.

MR. NOVAK: Actually when we bought the house, he had a rack in there, so he had seven. But yes, we have nothing like that.

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

MR. NOVAK: We have talked to several. This is actually one of our neighbors oddly enough. We talked to several who have stopped by, and we sent the notifications out. Talked to our immediate neighbor to the right, he's excited. Some of the kids in the neighborhood are excited to come over. But that's about it.

So, we haven't heard any opposition. If anything, we simply heard are you guys selling or being repossessed? That sign looks ominous, that's about all we

heard.

CHAIRMAN DIVITO: Any other questions from the Board? All right, we'll close it down for audience if they wish to speak. Thank you.

MR. WOJCIK: Thanks.

CHAIRMAN DIVITO: Appreciate it. Anyone from the audience who wishes to speak on this?

MR. IVASKA: Good evening, my name is Paul Ivaska. I live at 2607 North Waterman.

(Witness sworn.)

MR. IVASKA: I live at 2607 North Waterman, two doors north of my neighbor. My other neighbor is just to the south of me here.

As the gentleman had mentioned it, when the house, when that large garage was done, there was a driveway that was brought down the north side of his property by the previous owner. At that time, the previous neighbor to which my neighbor just quite recently purchased the home here, her name was Marilyn Benoche, she was the gardener for Arlington Heights and the Arlington Heights Almanac, that type of thing. She had a beautiful garden in the back. But what had happened was when the driveway was put down the north side of the house, the water in that area flows from the north to the south. For some reason, the water had stopped at the north side of that driveway, the impervious surface type of thing. I believe that they had to go ahead and put in a system to alleviate that so that the water wouldn't do that.

Very recently, the water has started to come back into flood stage. I have a couple, several pictures here of my property and my neighbor's property. This just, the only thing, there's two things I'm really concerned about.

MR. SIAVELIS: When you refer, let me interrupt you for a second.

MR. IVASKA: Sure.

MR. SIAVELIS: When you refer to your neighbor's property, are you talking 2603?

MR. IVASKA: Yes, the one that's just to the south of me. That's correct.

MR. SIAVELIS: Because you're at 2607, right?

MR. IVASKA: That's correct, yes.

MR. SIAVELIS: But you're essentially two houses away?

MR. IVASKA: That's correct. However, though, the water is now being built up from that driveway, the north side of the driveway all the way up into my property and then across this property.

MR. SELBKA: 2603?

MR. IVASKA: 3, across that property onto my property, that's correct. So, my two concerns here, and it really is that the system that was put in place back then isn't functioning. It doesn't any longer take the water away and it's significant enough to where it's not just a little puddle that stays for quite a while. So, something had happened there.

The second concern is the impervious, the amount of impervious surface would contribute to something that would further exacerbate this situation. Now, I am not against him putting, Mr. Novak putting these things up. It's just that I would like the --

CHAIRMAN DIVITO: Just to clarify though, we're not putting anything up.

MR. IVASKA: No, I mean not up but --

CHAIRMAN DIVITO: All we're doing is repurposing a structure. That's what today's meeting is about.

MR. IVASKA: I thought there was an increase of 500.

MR. GEISEL: No. No, he's taking 500 feet of the existing garage and going to use it for his pool facility rather than construct an entirely new building which he's entitled to.

MR. IVASKA: Oh, yes, sure.

MR. GEISEL: But he's not going to do. So, he's actually not going to change --

CHAIRMAN DIVITO: The floor plan.

MR. IVASKA: So, there is no more impervious surface being added to the property then?

MR. GEISEL: No.

CHAIRMAN DIVITO: Not in this, not in the repurposing of the building which is what we're voting on.

MR. IVASKA: Okay. All right, so then I misread what the situation was. So, my second one was just that it be remediated, the situation about, you know, the water going down. To that, is that something that the Board could possibly address?

MR. GEISEL: We're zoning, we're not drainage and --

MR. IVASKA: That would be?

MR. GEISEL: Engineering.

MR. IVASKA: Engineering, okay.

MR. SIAVELIS: Yes, I think Engineering weighed in on this, too.

MR. IVASKA: They did. They came out and they said, yes, it's flooding.

MR. SIAVELIS: No, no, no. In the paperwork we have, let me clarify.

MR. IVASKA: Sure, okay.

MR. SIAVELIS: Okay, so in the paperwork we have, Engineering Department has no objection to the proposed variances. So, as to this petition, that's the position at present in the Engineering Department. So, we're not in a position to contradict that.

MR. IVASKA: Sure.

MR. SIAVELIS: So, like the other member said, it's pretty cut and dry what the Petitioner is seeking. So, you know, if you want to raise your complaints, you'd probably have to raise them with a different department or group within the Village.

MR. GEISEL: Based upon the photos, you're clearly having an issue. But what he's proposing would actually not contribute to that because he's repurposing a portion of the existing building.

MR. IVASKA: Sure. No, no, I misunderstood, you know, what was written there. I just thought that there was more being added to it.

MR. SIAVELIS: Derek, where exactly does he need to go next to get this under --

MR. MACH: I would contact Department of Engineering.

MR. IVASKA: Yes, all right. That sounds good.

MR. MACH: Contact, yes, Mike Pagones certainly.

MR. IVASKA: Okay, yes. I have no problems then. Great, thank you.
CHAIRMAN DIVITO: I appreciate it, thank you.
MR. CIRONE: I guess what I want to say, he says it all so I'm not going to.
CHAIRMAN DIVITO: You want to say your address if you want to speak?
MR. CIRONE: I'm Joseph Cirone, 2603 Waterman.
(Witness sworn.)
CHAIRMAN DIVITO: Just for the record, I do know Joe as he did install a lovely sprinkler system in my house.
MR. CIRONE: So, I really don't have nothing to add. I mean Paul did it speaking for himself and myself, too. So, the only problem we have is every time it rains I have flooding. So, I guess we're going to talk to the different departments.
CHAIRMAN DIVITO: Work with the Engineering.
MR. CIRONE: Work with Engineering.
CHAIRMAN DIVITO: Yes. Thank you.
MR. CIRONE: Thank you.
CHAIRMAN DIVITO: All right, no one else in the audience here, no one else who wants to speak? We'll close it down to the Board discussions then. Anyone want to take the lead?
MR. GEISEL: I think given the fact that he's going to reuse a portion of the existing property rather than construct new would be beneficial particularly under the circumstances, and I would support the variance.
MR. SELBKA: It certainly would be a hardship to have to rip down a property, a garage, or simply construct a new garage from scratch. So, I think that meets the criteria; therefore, I'd be in favor as well.
CHAIRMAN DIVITO: Yes, the idea of building another structure to support what he's looking for doesn't make sense. This would be a great repurposing. Is there a motion?
MR. SCHWINGBECK: Can I just ask one quick question?
CHAIRMAN DIVITO: Sure.
MR. SCHWINGBECK: I'm in favor of the project, Derek, but is this another existing nonconformance? Because we're sitting here just looking at this, all he's doing is rearranging the inner structure. Why didn't he come to the --
MR. MACH: Staff discussed it. Circumstances have changed, you know, originally it was a different owner, but it appeared in front of Building Code Review Board, you know, with a proposal for a garage. So, since the circumstances are changing, it was determined that it needs to --
MR. SCHWINGBECK: That it should come to us, okay.
MR. MACH: Yes.
MR. SELBKA: Just based on use, not --
MR. MACH: Yes, yes. I mean it originally was a garage, and now, yes, this.
MR. SCHWINGBECK: Okay.
CHAIRMAN DIVITO: Any other questions? Is there a motion?
MR. SELBKA: I move approval of the petition.
MR. SCHWINGBECK: Second.

CHAIRMAN DIVITO: Derek?
MR. MACH: Mr. Drake.
MR. DRAKE: Yes.
MR. MACH: Mr. Geisel.
MR. GEISEL: Yes.
MR. MACH: Mr. Jaffe.
MR. JAFFE: Yes.
MR. MACH: Mr. Schwingbeck.
MR. SCHWINGBECK: Yes.
MR. MACH: Mr. Selbka.
MR. SELBKA: Yes.
MR. MACH: Mr. Siavelis.
MR. SIAVELIS: Yes.
MR. MACH: Chairman Divito.
CHAIRMAN DIVITO: Yes. All set, thank you all.

I'm sorry. So, two things. One, November 13th is the date that we have chosen for the November Zoning Board meeting.

MR. MACH: Tuesday.
CHAIRMAN DIVITO: Tuesday, November 13th, similar to this one. Second, we need a motion to adjourn.
MR. SIAVELIS: Motion, I'll move to adjourn.
CHAIRMAN DIVITO: Sorry?
MR. MACH: Quorum for the 13th? I mean it sounded like we'll have a quorum?
CHAIRMAN DIVITO: Yes.
MR. SIAVELIS: Are we short anybody? Because I'm not sure if I'll be here that day. I need to look at my work schedule, but if everybody else is going to be here --
CHAIRMAN DIVITO: Five or six of us, yes.
MR. SIAVELIS: Okay, that's good.
MR. MACH: Thank you.
CHAIRMAN DIVITO: Is there a motion to adjourn?
MR. JAFFE: Motion to adjourn.
MR. GEISEL: Second.
CHAIRMAN DIVITO: All in favor?
(Chorus of ayes.)
CHAIRMAN DIVITO: All opposed?
(No response.)

(Whereupon, the above-mentioned petitioner was adjourned at 7:20 p.m.)

DRAFT

ZONING BOARD OF APPEALS
VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
October 9, 2018

PETITIONER: Novak Residence

ADDRESS OF PROPERTY: 2535 N. Waterman Ave.

VARIATION: 6.5-7a

A 565 square foot variation for an accessory structure (detached garage and pool house) with a size of 1,285 square feet where 720 square feet is the maximum allowed for a garage and 300 square feet for a pool house with an additional 180 square foot attached pergola/trellis.

The petitioner explained that in 1997, a previous homeowner received a variance to build a 1,285 square foot detached garage in the rear of the lot. The petitioner explained that the new homeowners are currently constructing a pool which is permitted. The petitioner further explained that they are proposing to utilize a portion of the existing 1,285 square foot garage for a pool house. The petitioner testified that code would allow for a new free standing pool house but they would prefer to utilize a portion of the existing structure. The petitioner also testified that the pool house will include a living room area, a bathroom, a shower, and a small kitchenette. The petitioner explained that the kitchenette consists of countertop with a sink and a refrigerator and that there will be no stove or cooking.

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

Thereafter, a motion was made by Mr. Drake and seconded by Mr. Schwingbeck. Thereafter, the Board voted 7-0 to approve the variance request.

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

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

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

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

Item: 415 N. Haddow Ave. - ZBA#18-029

Department: Planning & Community Development

REQUEST

1. A 1 foot variation from Chapter 28, Section 5.1-3.5 (Maximum Height) to permit a single family home with a midpoint roof height of 26 feet where a maximum midpoint roof height of 25 feet is permitted.

2. A 1.5 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards - Front Yards) to permit a reconstructed front porch with a front yard setback of 27.1 feet where 28.6 feet is required, and an additional 1.5 feet for the eave.

ATTACHMENTS:

Description	**Type**
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 13, 2018
Date Prepared: November 6, 2018
Project Title: Sporcich Residence
Address: 415 N. Haddow Ave.

Background Information

Petition Number: ZBA #18-029
Petitioner: Paul A. Rogner / ParCraft Ltd.
Address: 825 E. Rand Rd. Suite 230
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject property is zoned R-3, One Family Dwelling District. The petitioner is proposing to add a second story which results in a roof height of 26 feet (midpoint) where 25 feet is permitted. Additionally, the petitioner is proposing to replace/renovate the existing front porch, which includes the addition of new columns and a new roof; however, this results in a front yard setback of 27.1 feet where a setback of 28.6 feet is required. Therefore, the petitioner requests the following variations:

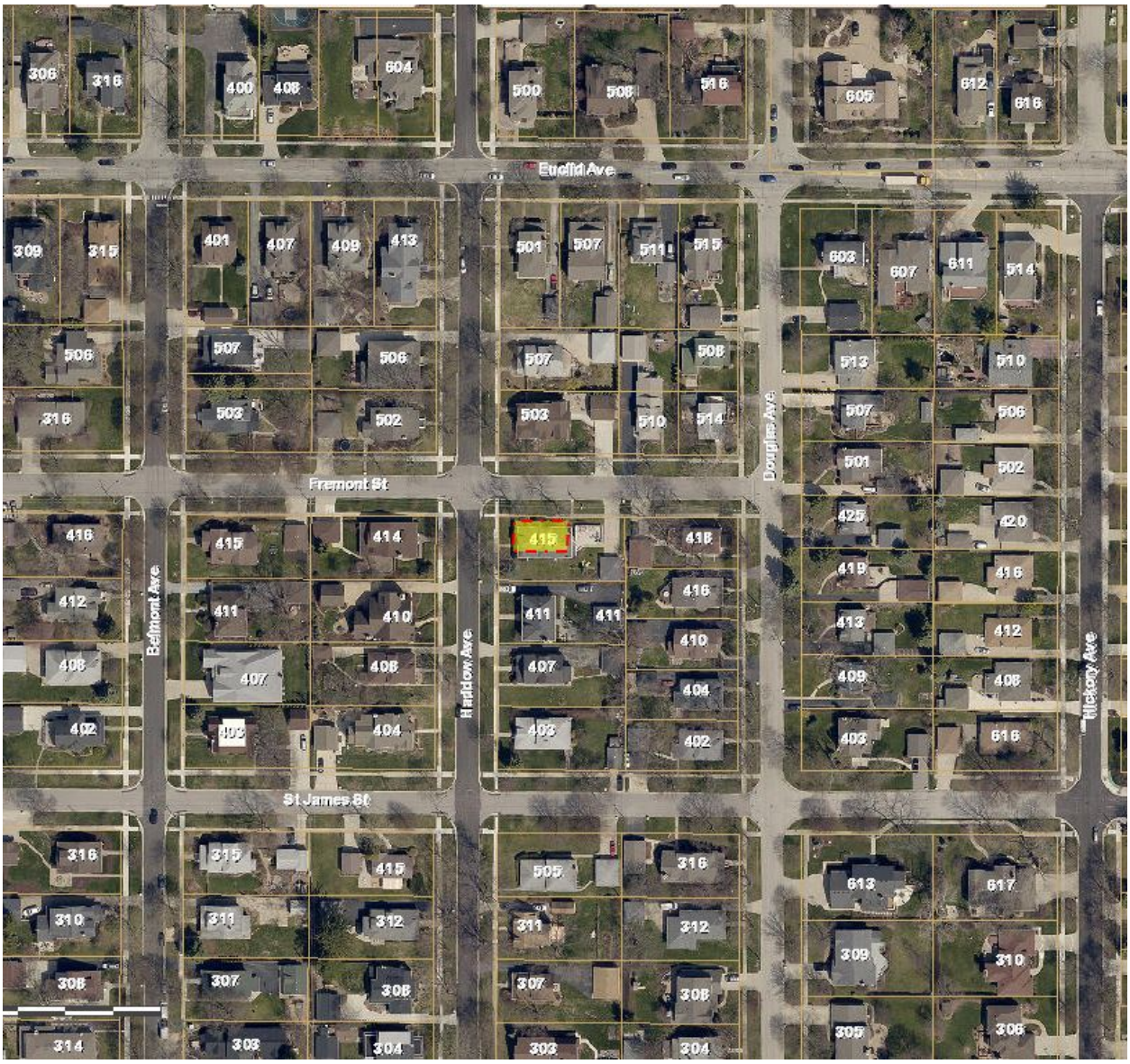
- A 1 foot variation from Chapter 28, Section 5.1-3.5 (Maximum Height) to permit a single family home with a midpoint roof height of 26 feet where a maximum midpoint roof height of 25 feet is permitted.

- A 1.5 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards - Front Yards) to permit a reconstructed front porch with a front yard setback of 27.1 feet where 28.6 feet is required, and an additional 1.5 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

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	10/25/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/25/18	
3. Letter that was Mailed	✓	10/25/18	
4. Photographs of Sign on Property	✓	10/25/18	

-

Photographs of Existing Structure

-

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building & Life Safety Department

Project Name: 415 N Haddow Ave

Project Address: 415 N Haddow Ave

ZBA #: 18-029

Date: September 26, 2018

Derek:

I have reviewed the request for the following variances:

- A 1 foot variation to allow a a single family home with a midpoint roof height of 26 feet where a maximum of 25 feet is permitted;
- A 1.5 foot variation to allow a reconstructed front porch with a front yard setback of 27.1 feet where 28.6 feet is required, and an additional 1.5 feet for the eave.

I do not have any objections to the requests.

ZBA# 18-029
415 N Haddow - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Acting Director of Engineering

Submitted: September 13, 2018
Completed: September 18, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A variation to permit a single family home with a midpoint roof height of 26 ft where a maximum midpoint roof height of 25 ft is permitted; and a 1.5 ft variance to reconstruct the front porch with a front yard setback of 27.1 ft where 28.6 ft is required, and an additional 1.5 ft for the eave.

The Engineering Department has NO OBJECTION to the proposed variances.

RECEIVED
SEP 18 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 415 N. Haddow Avenue

Project Address: 415 N. Haddow Avenue

ZBA #: 18-029

ZBA Hearing Date: October 9th, 2018

To: Mike Pagones, Acting Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: September 13, 2018

- **A 1 foot variation from Chapter 28, Section 5.1-3.5 (Maximum Height) to permit a single family home with a midpoint roof height of 26 feet where a maximum midpoint roof height of 25 feet is permitted.**

- **A 1.5 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards - Front Yards) to permit a reconstructed front porch with a front yard setback of 27.1 feet where 28.6 feet is required, and an additional 1.5 feet for the eave.**

Attached are the Petitioner's:

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

Comments: OVERALL, THE PROPOSED HOUSE IS NICELY DESIGNED. A DESIGN COMMISSION APPLICATION IS REQUIRED TO BE SUBMITTED FOR REVIEW. - STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Tuesday, September 25, 2018.

DES PLAINES, ILLINOIS 60016
(847) 699-0018

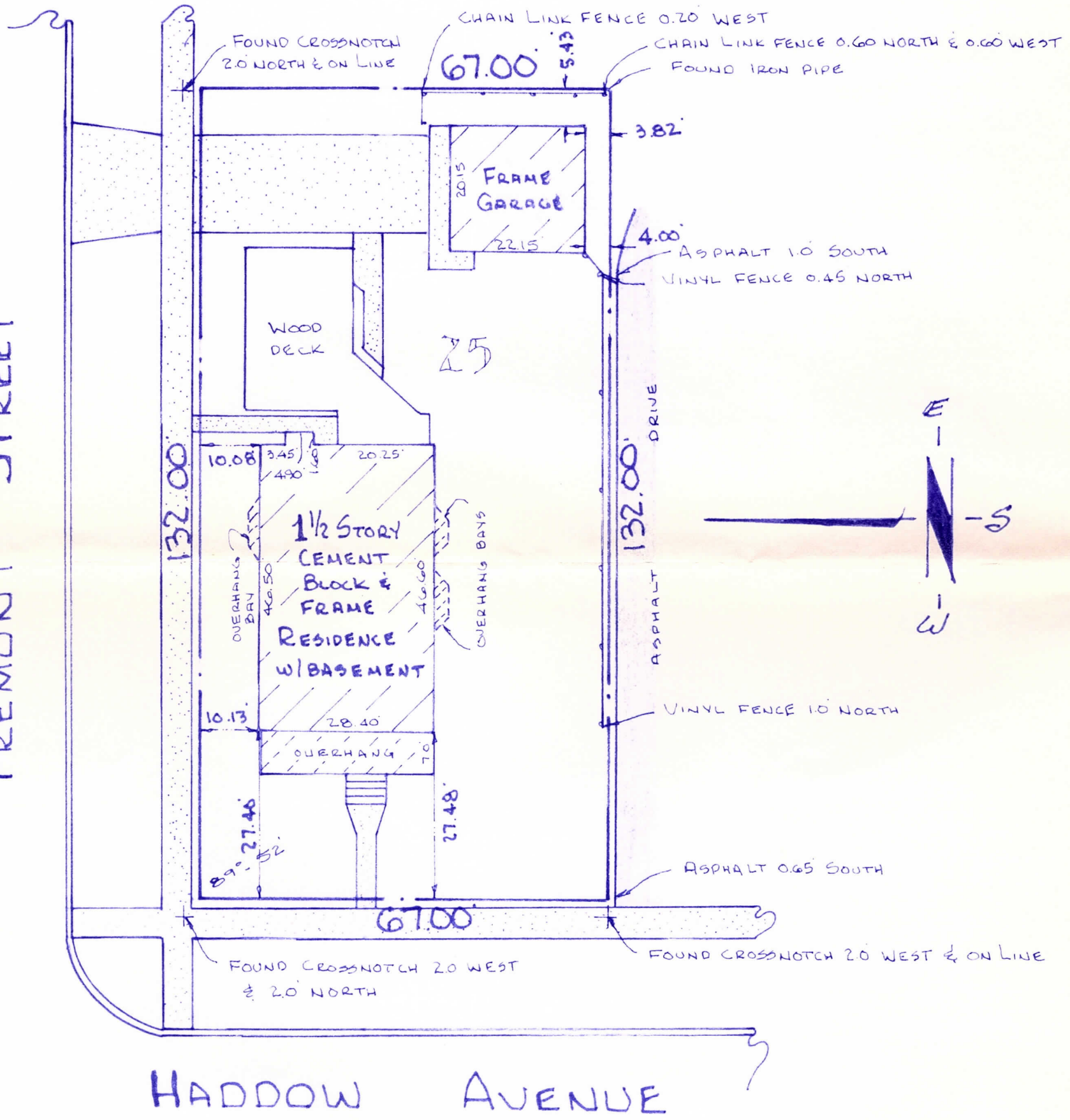
R. W. STANLEY & ASSOCIATES
ILLINOIS PROFESSIONAL LAND SURVEYOR

EXISTING

PLAT OF SURVEY

LOT 25 IN HENRY HINRICH'S SECOND ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE SOUTH 331 FEET OF THE NORTH 662 FEET OF THE EAST 792 FEET OF THE WEST 1155 FEET OF THE EAST HALF (1/2) OF THE SOUTHWEST QUARTER (1/4) OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

MORE COMMONLY KNOWN AS: 415 NORTH HADDOW AVENUE, ARLINGTON HEIGHTS, ILLINOIS



Scale 1 Inch equals 20 feet
Ordered by TERRENCE KANE, ATTY.
Order number 08-1311

Note:
Compare the description on this plat with your deed, abstract, or certificate of title, also compare all points before building by same and report any difference at once. For building line and other restrictions not shown hereon, refer to your abstract, deed, contract, or zoning ordinance.

PROFESSIONAL LAND SURVEYOR
RONALD W. STANLEY
2728
DES PLAINES ILLINOIS
STATE OF ILLINOIS

This Professional Service Conforms
To the current Illinois minimum Standards
For a Boundary Survey

State of Illinois)
County of Cook) S.S.

I, Ronald W. Stanley, hereby certify that the above described property has been surveyed under my supervision and that the plat hereon drawn is a correct representation of said survey.

Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 62° Fahrenheit.

Des Plaines, Illinois SEPT. 11, 2008

Ronald W. Stanley

Illinois Professional Land Surveyor No. 2728

License expires 11.30.08

25741

DES PLAINES, ILLINOIS 60016
(847) 699-0018

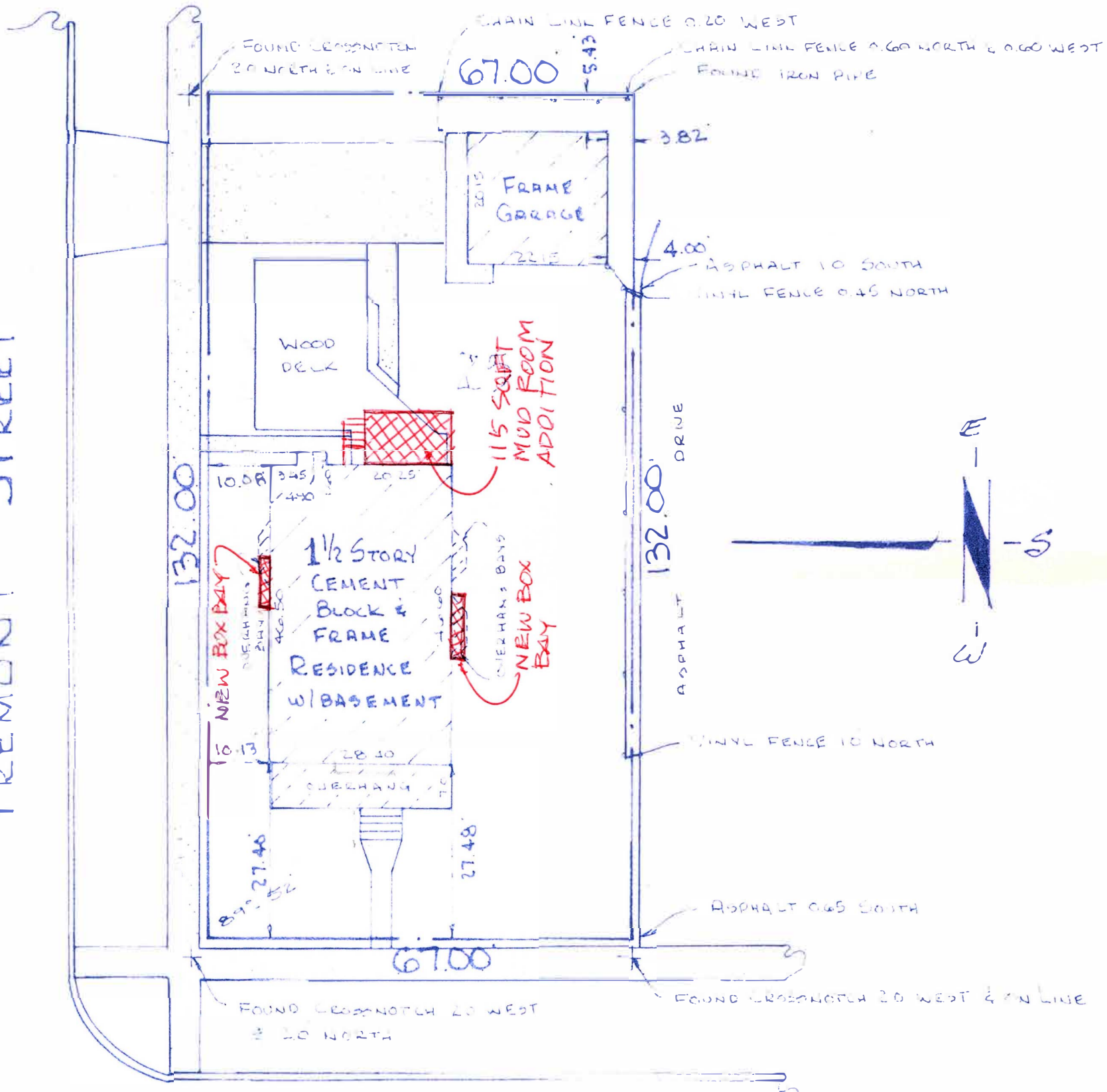
R. W. STANLEY & ASSOCIATES

ILLINOIS PROFESSIONAL LAND SURVEYOR

PROPOSED
PLAT OF SURVEY

LOT 25 IN HENRY HINRICH'S SECOND ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF THE SOUTH 331 FEET OF THE NORTH 562 FEET OF THE EAST 792 FEET OF THE WEST 1196 FEET OF THE EAST HALF (E 1/2) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION 24, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

MORE COMMONLY KNOWN AS: 415 NORTH HADDOW AVENUE, ARLINGTON HEIGHTS, ILLINOIS



Scale 1 Inch equals 20 feet
Ordered by TERRENCE KANE, ATTY.
Order number 08-1311

Note
Compare the description on this plat with your deed, abstract, or certificate of title, also compare all points before building by same and report any difference at once. For building line and other restrictions not shown hereon, refer to your abstract, deed, contract, or zoning ordinance.

PROFESSIONAL LAND SURVEYOR
2728
DES PLAINES ILLINOIS
STATE OF ILLINOIS

This Professional Service Conforms
To the current Illinois minimum Standards
For a Boundary Survey

State of Illinois }
County of Cook } SS

I, Ronald W. Stanley, hereby certify that the above described property has been surveyed under my supervision and that the plat hereon drawn is a correct representation of said survey.

Dimensions are shown in feet and decimal parts thereof and are corrected to a temperature of 62° Fahrenheit

Des Plaines, Illinois SEPT 11, 2008

Ronald W. Stanley

Illinois Professional Land Surveyor No 2728

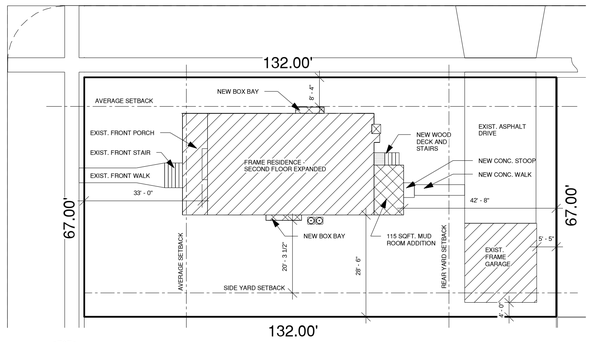
License expires 11.30.09

PERSPECTIVE VIEW

NTS

PERSPECTIVE VIEW

NTS



SITE PLAN

SCALE: 1" = 20'-0"

CONTEXT ELEVATION

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

SHEET INDEX	
SHEET NUMBER	DESCRIPTION
T1	SITE PLAN, CONTEXT ELEVATIONS, SHEET INDEX
D1	DEMOLITION PLANS AND ELEVATIONS
A1	FOUNDATION PLAN W/electrical, FIRST FLOOR PLAN, MUD ROOM PLAN
A2	SECOND FLOOR PLAN, ATTIC PLAN W/electrical, DETAIL SECTIONS, WALL SECTION
A3	ROOF PLAN, BUILDING SECTIONS
A4	BUILING SECTIONS, WALL SECTION
A5	ELEVATIONS
E1	FIRST FLOOR ELECTRICAL, MUD ROOM ELECTRICAL, SECOND FLOOR ELECTRICAL, ELECTRICAL NOTES.

PAR CRAFT, LTD

ARCHITECTS

BUILDERS

REMODELERS

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

www.parcraft.com

RESIDENTIAL ADDITION & REMODEL FOR:

MARC & JULIANNA SPORCICH

415 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL

	ISSUE	DATE
	PRELIMINARY	11/1/17
	DESIGN DEV.	5/10/18
	VARIANCE	8/10/18
	PERMIT SET	

DRAWN BY: ES

CHECKED BY: PAR

SIGNATURE.:

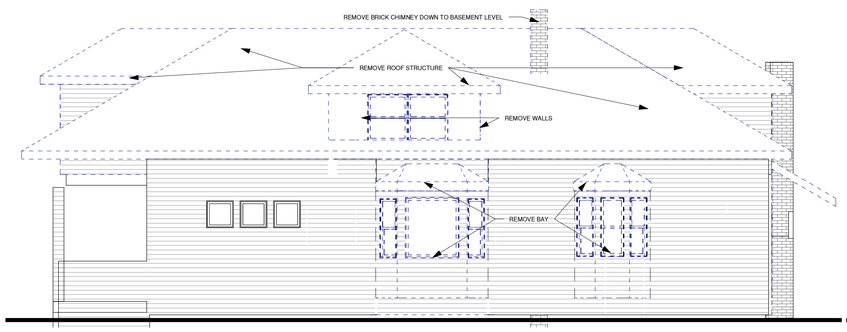
DATE:

EXPIRES.: 11/30/18

JOB NO.: SPORCICH

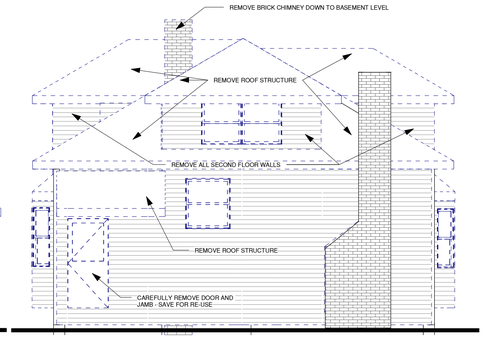
SHEET: T1

OF:



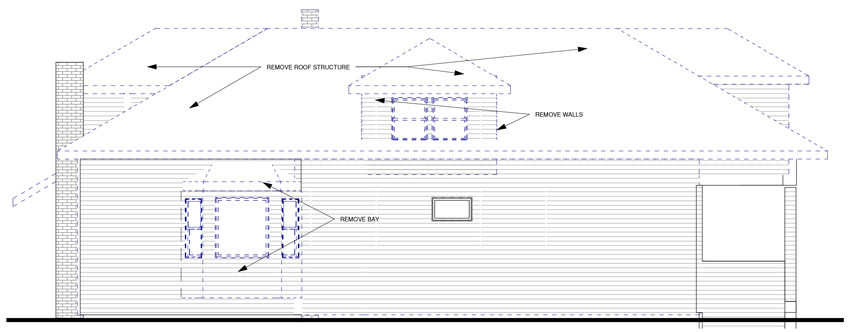
DEMOLITION ELEVATION - south

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



DEMOLITION ELEVATION - east

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



DEMOLITION ELEVATION - north

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

PAR CRAFT, LTD

ARCHITECTS

BUILDERS

REMODELERS

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

www.parcraft.com

RESIDENTIAL ADDITION & REMODEL FOR:

MARC & JULIANNA SPORCICH

415 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL

	ISSUE	DATE
	PRELIMINARY	11/1/17
	DESIGN DEV.	5/10/18
	VARIANCE	8/10/18
	PERMIT SET	

DRAWN BY: ES

CHECKED BY: PAR

SIGNATURE.:

DATE:

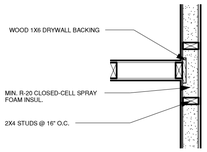
EXPIRES.: 11/30/18

JOB NO.: SPORCICH

SHEET:

D1

OF:

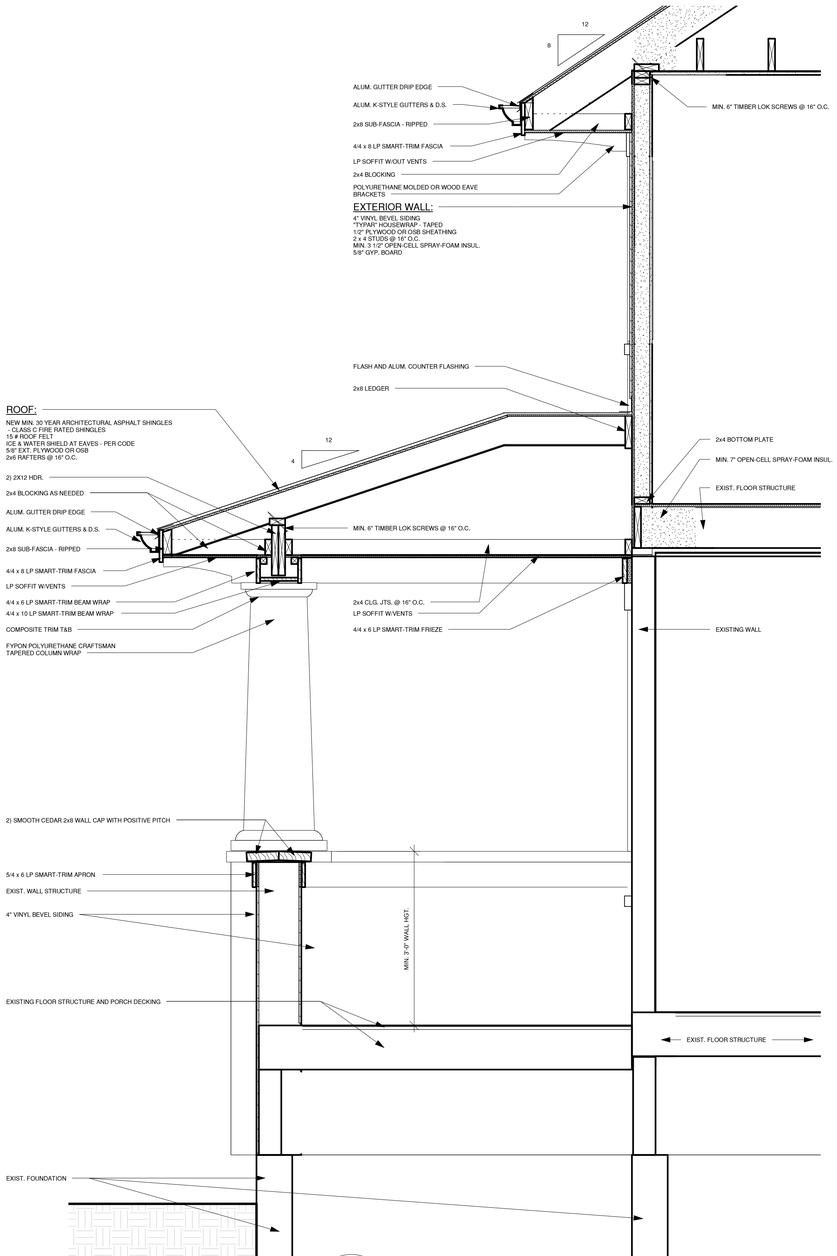


2 DETAIL - typ. ext. wall corner construction

SCALE: 3/4" = 1'-0"

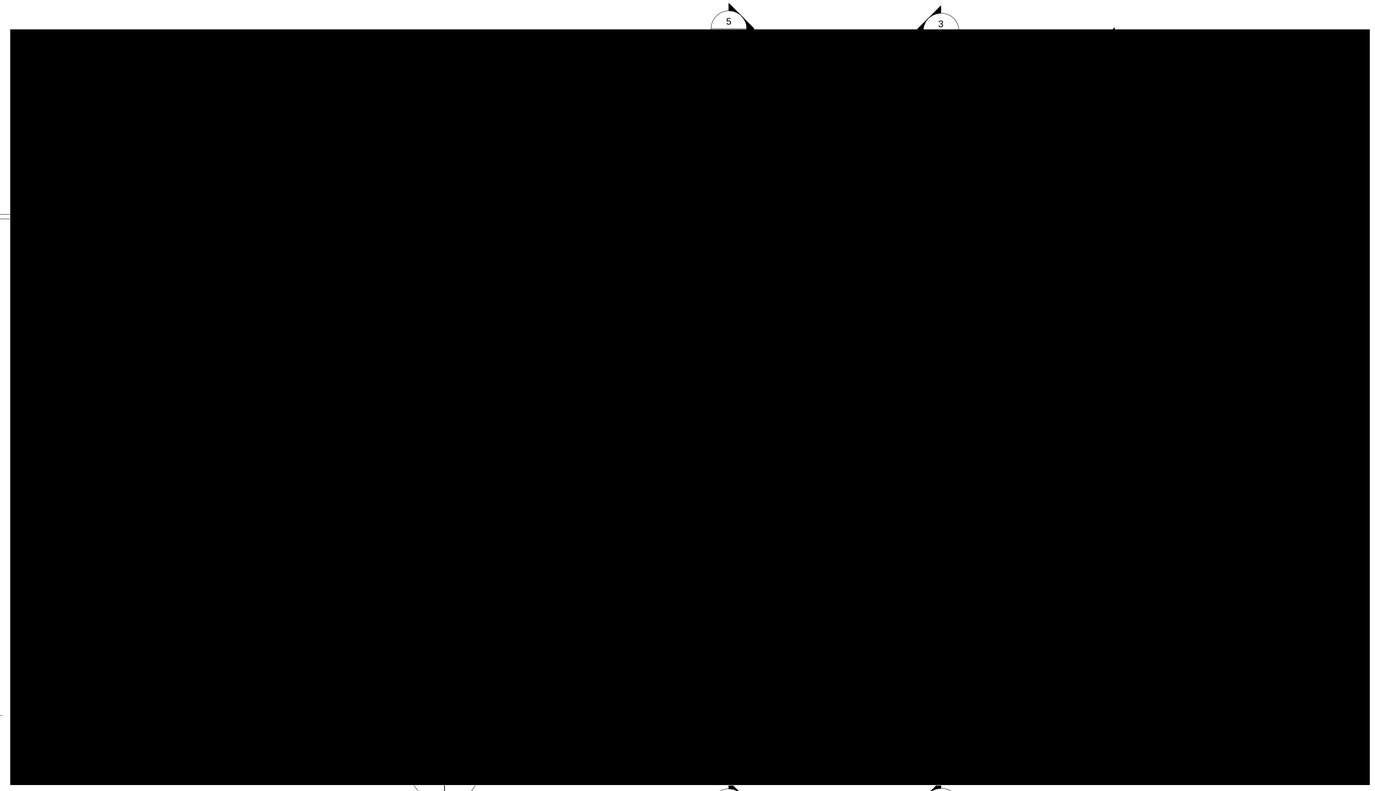
4 DETAIL - typ. ext. wall intersection

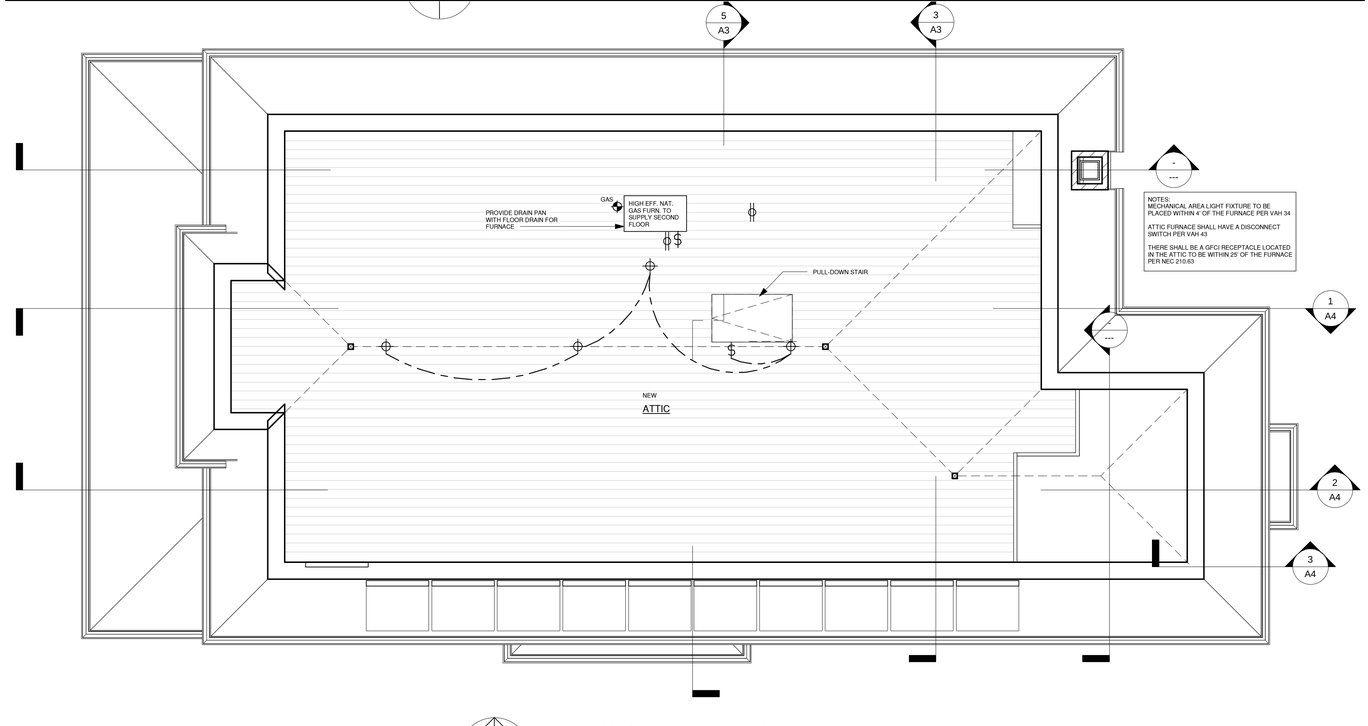
SCALE: 3/4" = 1'-0"



5 WALL SECTION - typ. ext. wall & front porch

SCALE: 3/4" = 1'-0"





ATTIC PLAN - with electrical

SCALE:1/4" 1'-0"

PAR CRAFT, LTD
ARCHITECTS
BUILDERS
REMODELERS

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

RESIDENTIAL ADDITION & REMODEL FOR:

MARC & JULIANNA SPORCICH

415 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL

	ISSUE	DATE
	PRELIMINARY	11/1/17
	DESIGN DEV.	5/10/18
	VARIANCE	8/10/18
	PERMIT SET	

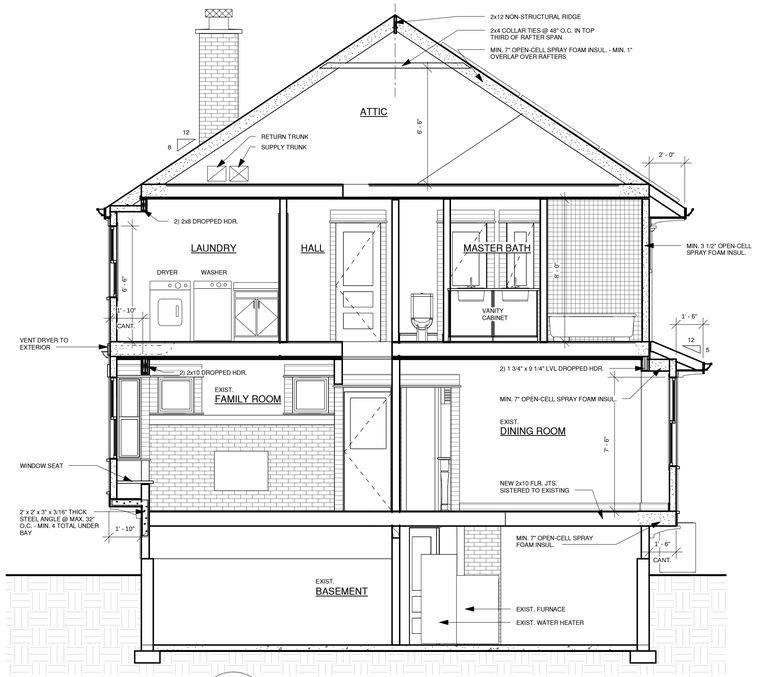
DRAWN BY: ES
CHECKED BY: PAR

SIGNATURE.:
DATE:
EXPIRES.: 11/30/18

JOB NO.: SPORCICH

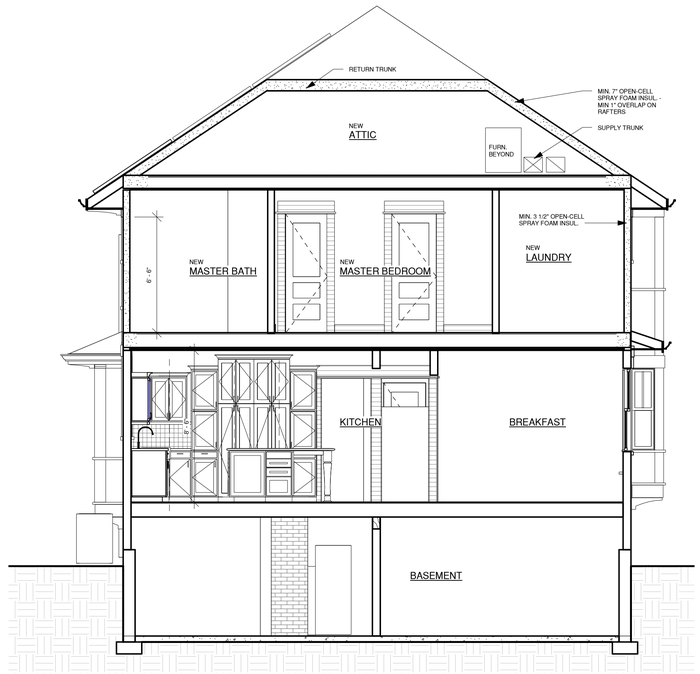
SHEET: A2

OF:



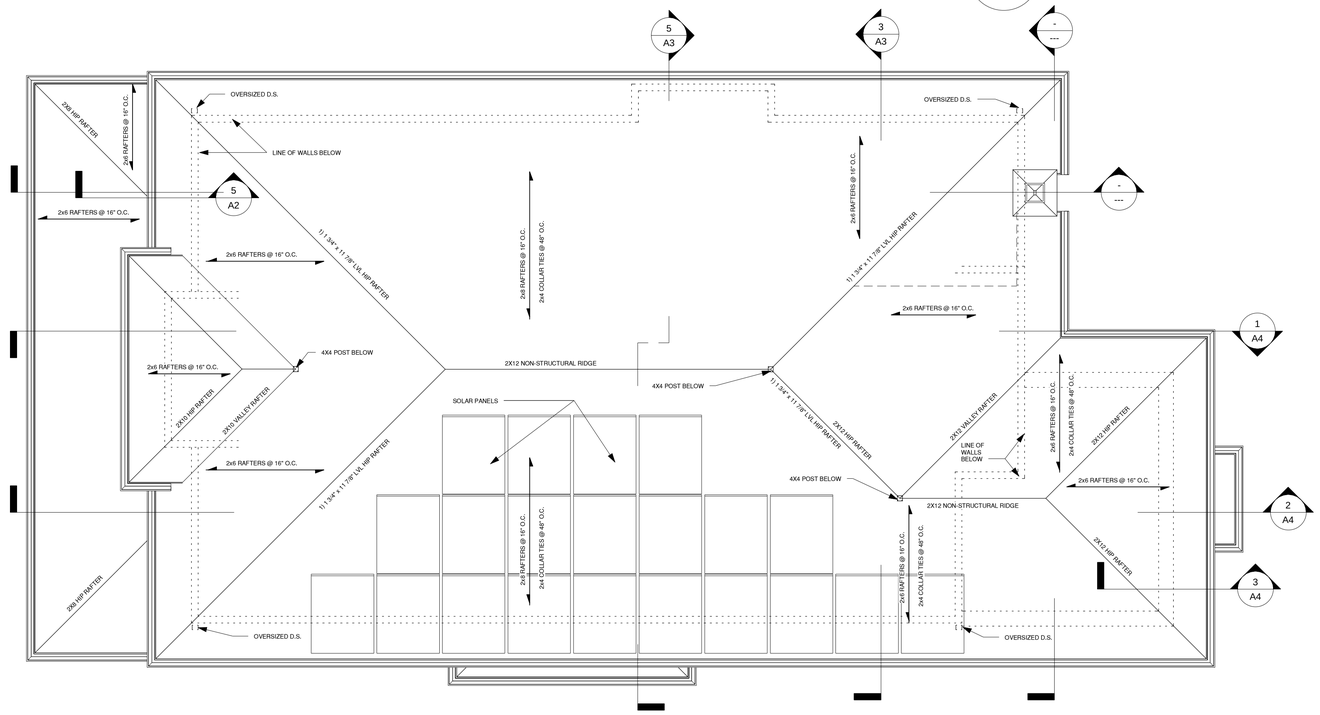
5 BUILDING SECTION

SCALE:1/4" 1'-0"



3 BUILDING SECTION

SCALE:1/4" 1'-0"



ROOF PLAN

SCALE:1/4" 1'-0"

PAR CRAFT, LTD

ARCHITECTS

BUILDERS

REMODELERS

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

RESIDENTIAL ADDITION & REMODEL FOR:

MARC & JULIANNA SPORCICH

415 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL

	ISSUE	DATE
	PRELIMINARY	11/1/17
	DESIGN DEV.	5/10/18
	VARIANCE	8/10/18
	PERMIT SET	

DRAWN BY: ES

CHECKED BY: PAR

SIGNATURE.:

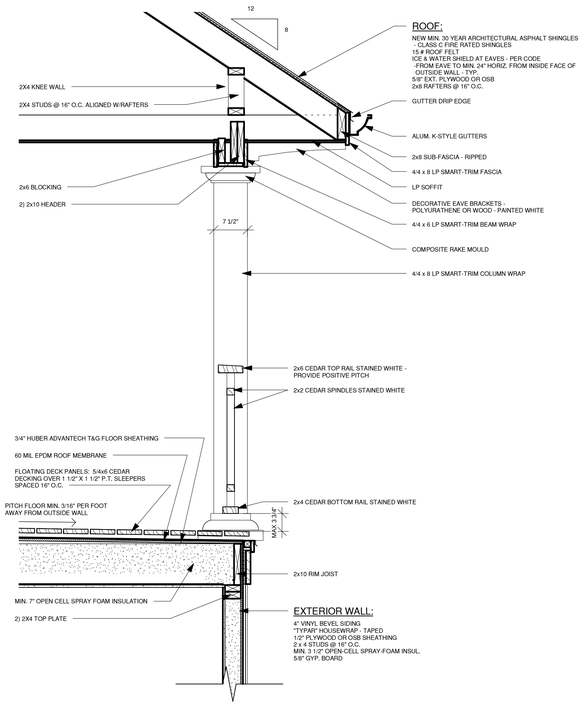
DATE:

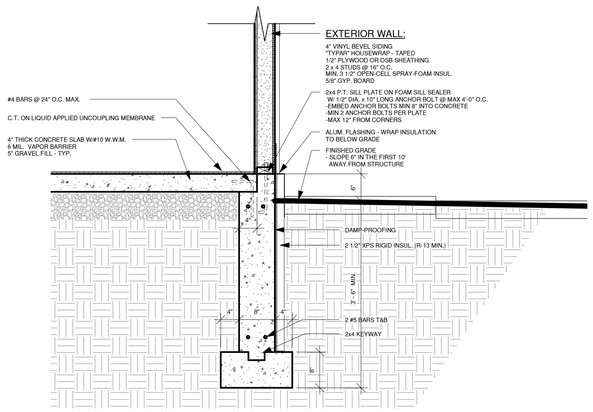
EXPIRES.: 11/30/18

JOB NO.: SPORCICH

SHEET: A3

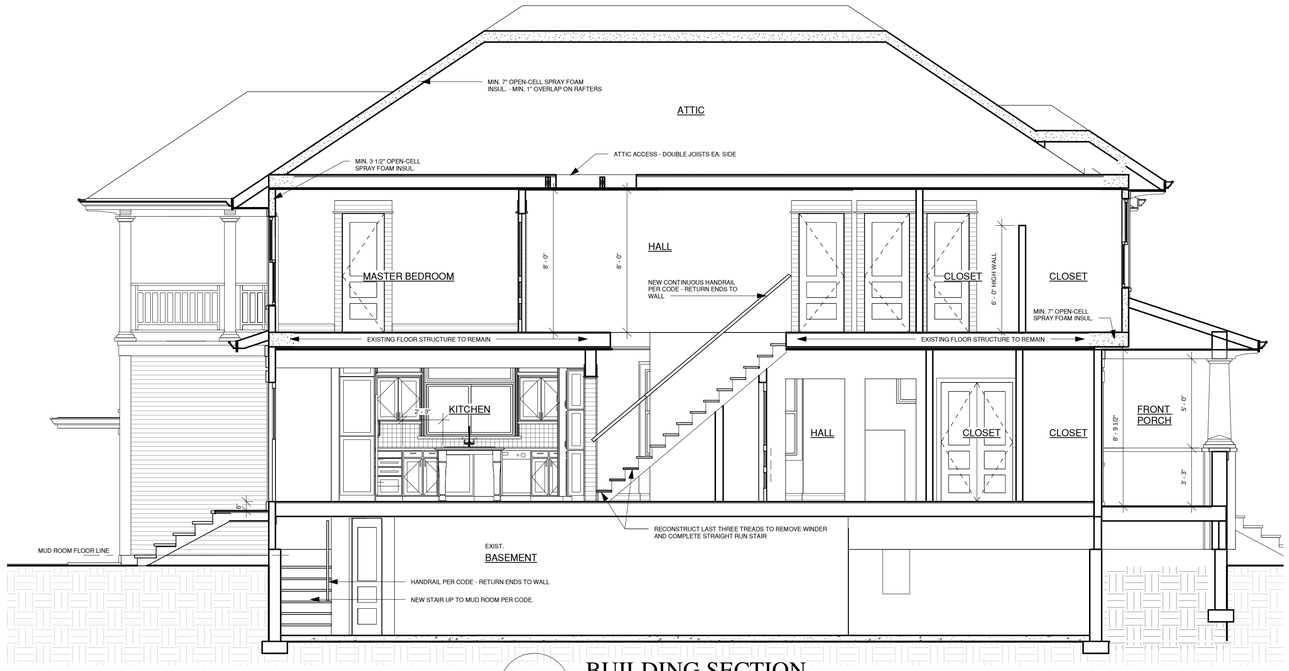
OF:





3 WALL SECTION

SCALE:1/4" 1'-0"



1 BUILDING SECTION

SCALE:1/4" 1'-0"

2 BUILDING SECTION

SCALE:1/4" 1'-0"

PAR CRAFT, LTD

ARCHITECTS

BUILDERS

REMODELERS

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

RESIDENTIAL ADDITION & REMODEL FOR:

MARC & JULIANNA SPORCICH

415 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL

	ISSUE	DATE
	PRELIMINARY	11/1/17
	DESIGN DEV.	5/10/18
	VARIANCE	8/10/18
	PERMIT SET	

DRAWN BY: ES

CHECKED BY: PAR

SIGNATURE.:

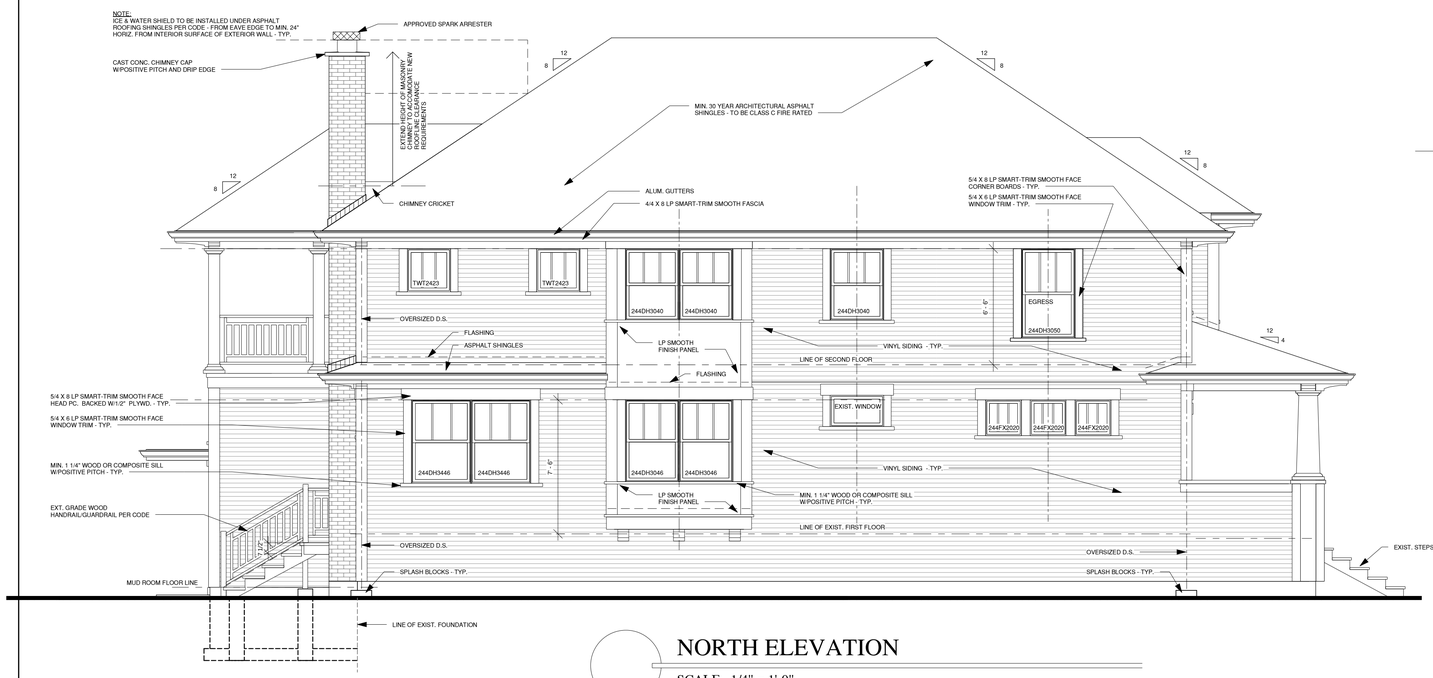
DATE:

EXPIRES.: 11/30/18

JOB NO.: SPORCICH

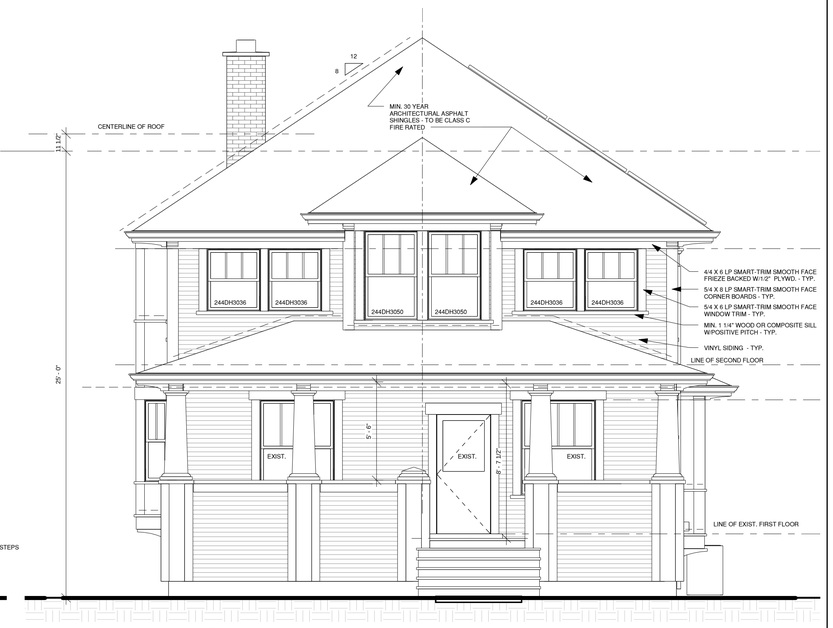
SHEET: A4

OF:



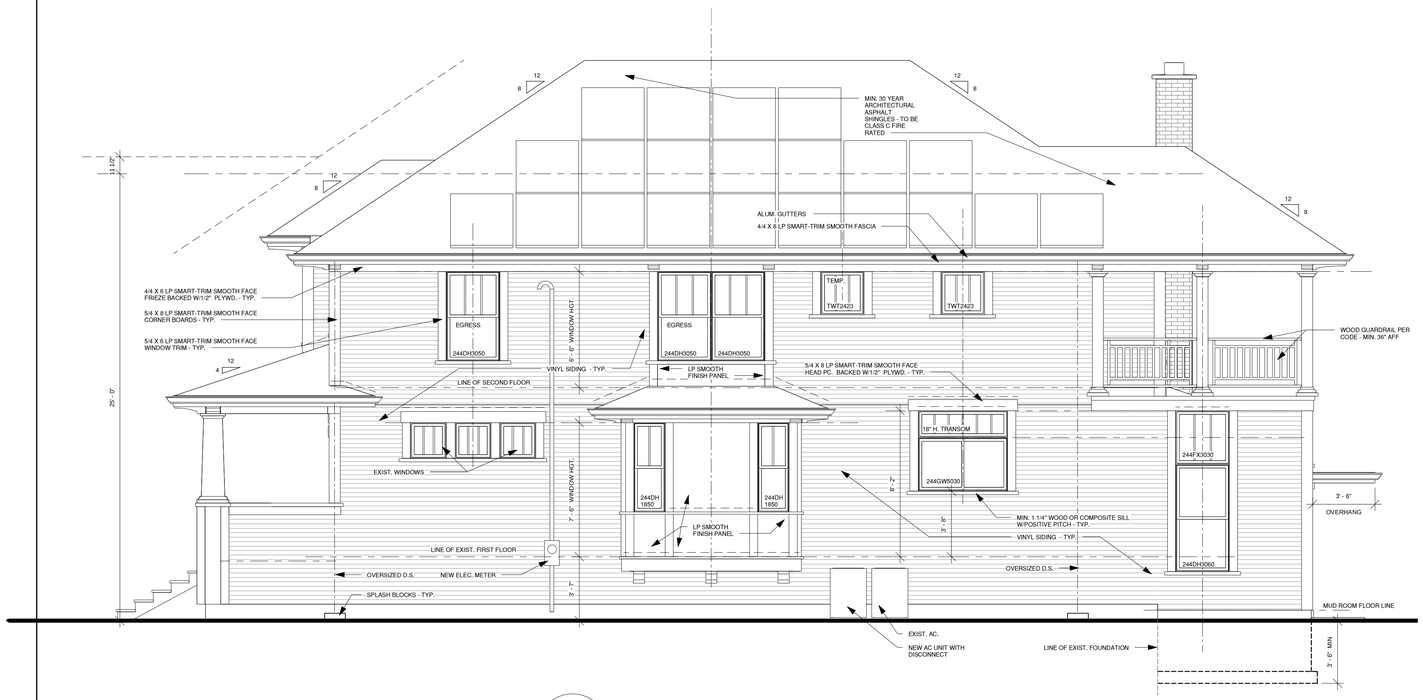
NORTH ELEVATION

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



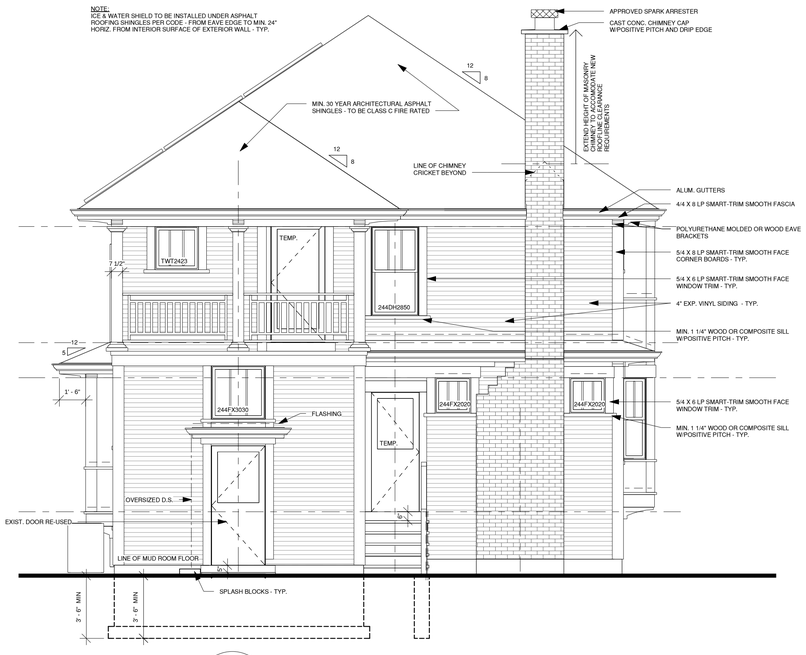
WEST ELEVATION

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



SOUTH ELEVATION

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



EAST ELEVATION

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

PAR CRAFT, LTD

ARCHITECTS

BUILDERS

REMODELERS

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

www.parcraft.com

RESIDENTIAL ADDITION & REMODEL FOR:

MARC & JULIANNA SPORCICH

415 N. HADDOW AVE.
ARLINGTON HEIGHTS, IL

	ISSUE	DATE
	PRELIMINARY	11/1/17
	DESIGN DEV.	5/10/18
	VARIANCE	8/10/18
	PERMIT SET	

DRAWN BY: ES

CHECKED BY: PAR

SIGNATURE.:

DATE:

EXPIRES.: 11/30/18

JOB NO.: SPORCICH

SHEET:

A5

OF:

415

Item: 4010 N. Harvard Ave. - ZBA#18-031

Department: Planning & Community Development

REQUEST

A 4-foot variation from Chapter 28, Section 10.2-11.1b, to allow a driveway that is 26 feet in width where code allows a maximum driveway width of 22 feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 13, 2018
Date Prepared: November 6, 2018
Project Title: Sporcich Residence
Address: 4010 N. Harvard Ave.

Background Information
Petition Number: ZBA #18-031
Petitioner: Lori Cichy.
Address: 4010 N. Harvard Ave.
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject property is zoned R-3, One-Family Dwelling District. The petitioner is proposing to replace the existing 17-foot wide driveway, with a new, wider driveway that connects to a proposed walkway on the side of the home. The proposed driveway is 26 feet in width, where the maximum driveway width allowed by code is 22 feet. Therefore, the petitioner requests the following variation:

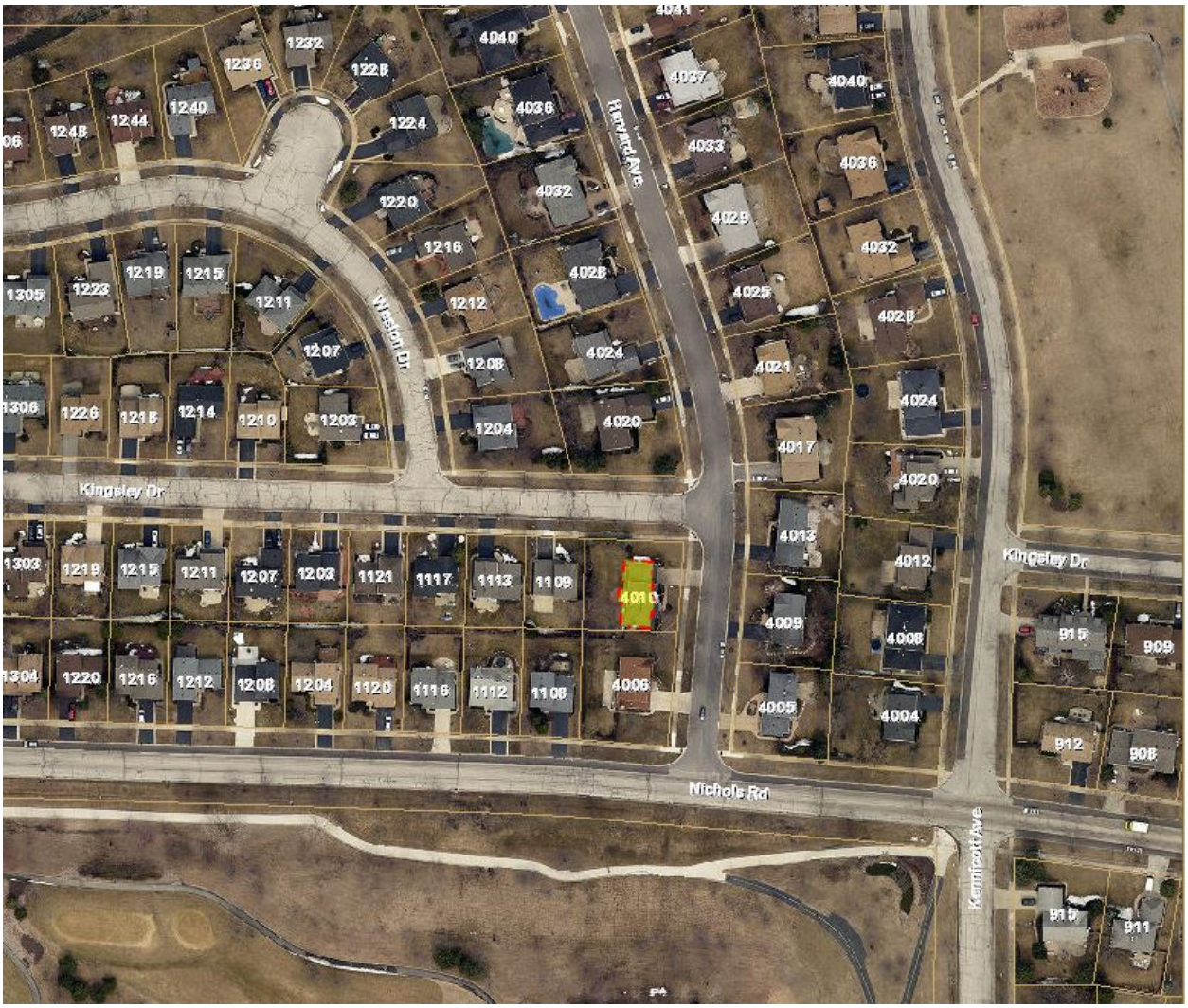
- A 4-foot variation from Chapter 28, Section 10.2-11.1b, to allow a driveway that is 26 feet in width where code allows a maximum driveway width of 22 feet.

Variation Review Standards

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

Petition – ZBA#18-031
PIN:03-06-112-029

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	10/24/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/24/18	
3. Letter that was Mailed	✓	10/24/18	
4. Photographs of Sign on Property	✓	10/24/18	

-

Photographs of Existing Structure

-

ZBA# 18-031
4010 N Harvard - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Village Engineer

Submitted: October 30, 2018
Completed: November 2, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A 4 ft variance to allow a driveway that is 26 ft in width where code allows a maximum driveway width of 22 ft.

The Engineering Department has NO OBJECTION to the proposed variance.

RECEIVED
NOV 02 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Cichy Residence

Project Address: 4010 N Harvard Ave

ZBA #: 18-031

Date: November 1, 2018

Derek:

I have no objections to the variance to widen the driveway to 26 feet.

A permit is required prior to beginning work.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Cichy Residence

Project Address: 4010 N. Harvard Ave.

ZBA #: 18-031

ZBA Hearing Date: November 13th, 2018

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 30, 2018

- **A 4-foot variation from Chapter 28, Section 10.2-11.1b, to allow a driveway that is 26 feet in width where code allows a maximum driveway width of 22 feet.**

Attached are the Petitioner's:

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

Comments: No comment.

S. Hautzinger, Design Planner

Please review, comment, and return to me no later than Monday, November 5, 2018.

PETITION

Now comes the Petitioner, Lori Cichy, being the owner of the property commonly known as 4010 N. Harvard Avenue, Arlington Heights, IL 60004, and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 10.2-11.1b, Chapter 28, of the Arlington Heights Municipal Code, in order to widen the driveway to 26 feet.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing users and zoning of nearby property if the variation(s) were granted. The essential character of the locality will not be altered as the new driveway will aesthetically enhance the appearance of the house and locality since it will allow the driveway to smoothly connect to and align with the side walkway to the backyard. Essentially the wider driveway will flow into and become part of the walkway which would be the most aesthetically pleasing option rather than having a staggered jump between the driveway and walkway. The new driveway size will be compatible with other nearby properties, including some on my block, that have replaced their driveways with a similar extended shape and will therefore fit in with the look of the neighborhood. Furthermore, the extension of the driveway will not be encroaching upon any other properties as it is on a corner and there is no neighbor on that side.

PETITION

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 ben vacant as zoned. When I moved into our home 17 years ago, the driveway, fence door, planting bed along the side of the house, and tree next to the fence door were already existing. With age the driveway now needs to be replaced. I'd like to make the new driveway and new side walkway as usable and aesthetically appealing as possible by lining up the new driveway with the existing planting bed on the side of the house, with the existing fence door, and with the new walkway. For all to smoothly line up the driveway would need to be extended to 26 feet. For us this makes the most sense both aesthetically and financially. To get the best flow and most coherent look the driveway would flow into the walkway if it were widened to 26 feet. This would avoid us having to remove the tree and reconstruct and relocate the fence door, both of which were present when I purchased the house, and both of which would be very costly. Widening the driveway to allow it to connect smoothly with the walkway would also avoid a disjointed look between the driveway and walkway. We take a lot of pride in the appearance of our home and have completed many improvements including landscaping, roof, windows, gutters, shutters, siding, and lighting, The plan for aligning the driveway and walkway would contribute to the outside appeal of the home.

I herby state that the proposed variation is in harmony with the spirit and the intent of the Chapter. By widening the driveway to 26 feet we will not alter the character of the neighborhood and we will be compatible with other nearby properties that have made

PETITION

similar changes to their driveways. The smooth, coherent flow of the wider driveway with the walkway will protect the character and stability of the residence and promote orderly and beneficial development of the area since it is aesthetically appealing. The wider size of the driveway will still provide adequate light and air to the property, as well as provide convenient access to the back of the property. Due to the large side yard and corner lot, the new driveway will not encroach upon any neighbor's property and will still allow for proper drainage.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property. Widening the driveway an extra 4 feet will allow it to smoothly connect with the walkway, fence door, and planting bed. We are requesting a variance for only that amount. We are not requesting anything beyond allowing the alignment of the structures. This is the minimum necessary for their smooth flow and alignment.

Signed: Lori Cej
Petitioner

Date: 10/8/18

S-T-R 6-42-11
Client Advanced Survey Inc.
Project Number 03965.0
Book-Page Number 121-57

EXISTING

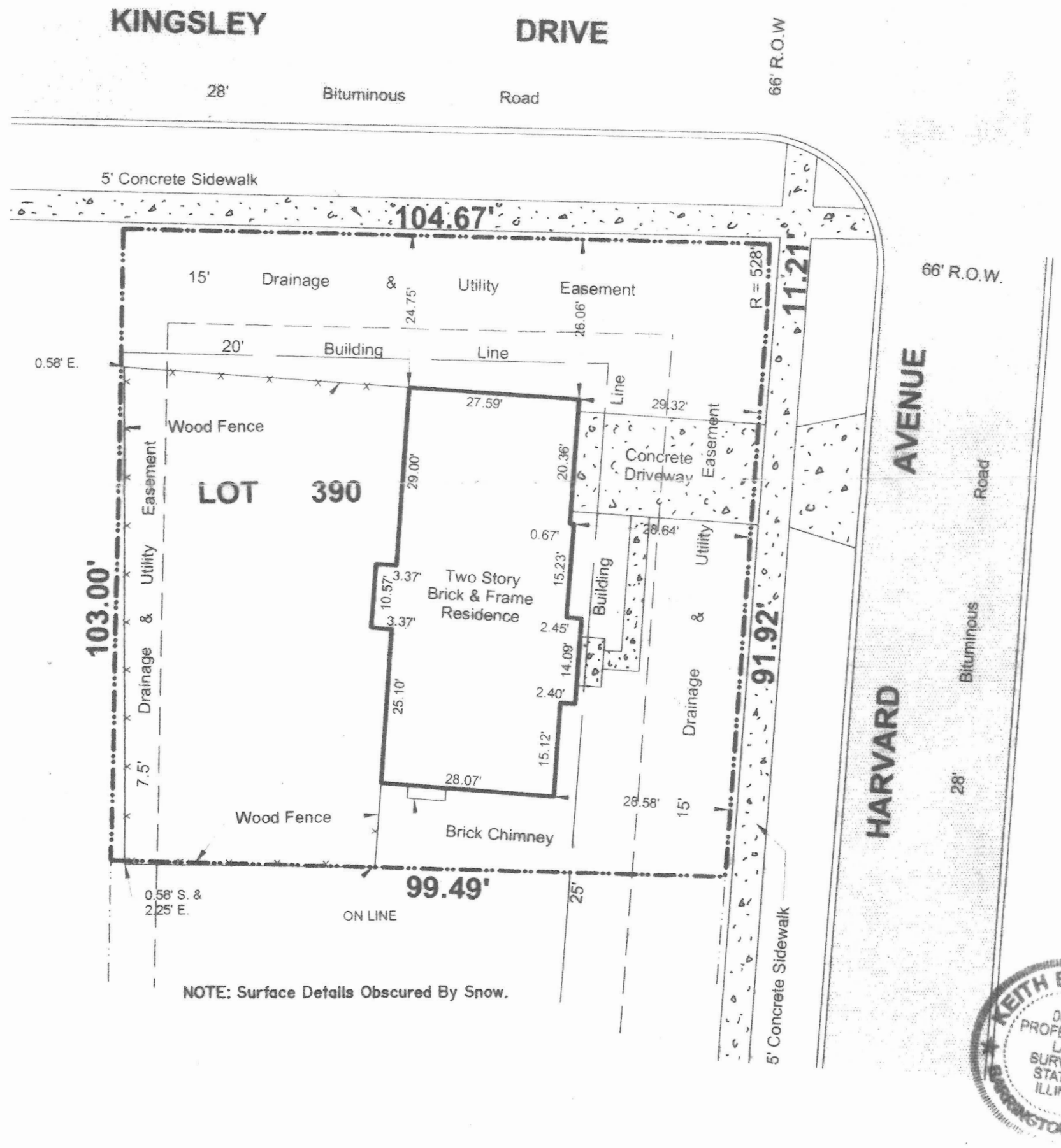
Plat

LOT 390 IN TERRAMERE OF ARLINGTON HEIGHTS UNIT 11, BEING A SUBDIVISION IN THE NORTH HALF OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1985 AS DOCUMENT 85161215, IN COOK COUNTY, ILLINOIS.

4010 HARVARD AVENUE, ARLINGTON HEIGHTS, ILLINOIS

N

Scale: 1" = 20'



NOTE: Surface Details Obscured By Snow.

KEITH E. LACY III 003330 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS BARRINGTON, ILLINOIS

1. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT WHICH WAS PROVIDED TO BARRINGTON ENGINEERING CONSULTANTS, LTD. BY THE CLIENT.
2. REFER TO DEED, TITLE COMMITMENT AND LAND DEVELOPMENT ORDINANCES FOR BUILDING LINES, EASEMENTS, AND RESTRICTIONS NOT SHOWN HEREON.
3. BUILDING TIE DIMENSIONS SHOULD NOT BE USED TO DETERMINE LOT LINE LOCATIONS WHEN BEING USED FOR CONSTRUCTION PURPOSES ALONG LOT LINES. REFER TO ACTUAL LOT CORNERS FOR CONSTRUCTION.
4. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.

BARRINGTON ENGINEERING CONSULTANTS, LTD.
CIVIL ENGINEERING & LAND SURVEYING

215 S. NORTHWEST HWY. ♦ SUITE 202A ♦ BARRINGTON, IL 60010

PHONE: (847) 382-6337 ♦ FAX: (847) 382-6366

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I HEREBY CERTIFY THAT WE HAVE PREPARED THIS MORTGAGEE'S INSPECTION IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION AND THAT THE DRAWING SHOWN HEREON IS A TRUE REPRESENTATION OF SAID INSPECTION.

BARRINGTON ENGINEERING CONSULTANTS, LTD.

DATE: 01-19-01 BY: Keith E. Lacy III

KEITH E. LACY III, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 035-003330

MY PROFESSIONAL LICENSE RENEWAL DATE IS 11/30/02

S-T-R 6-42-11
Client Advanced Survey Inc.
Project Number 03965.0
Book-Page Number 121-57

PROPOSED

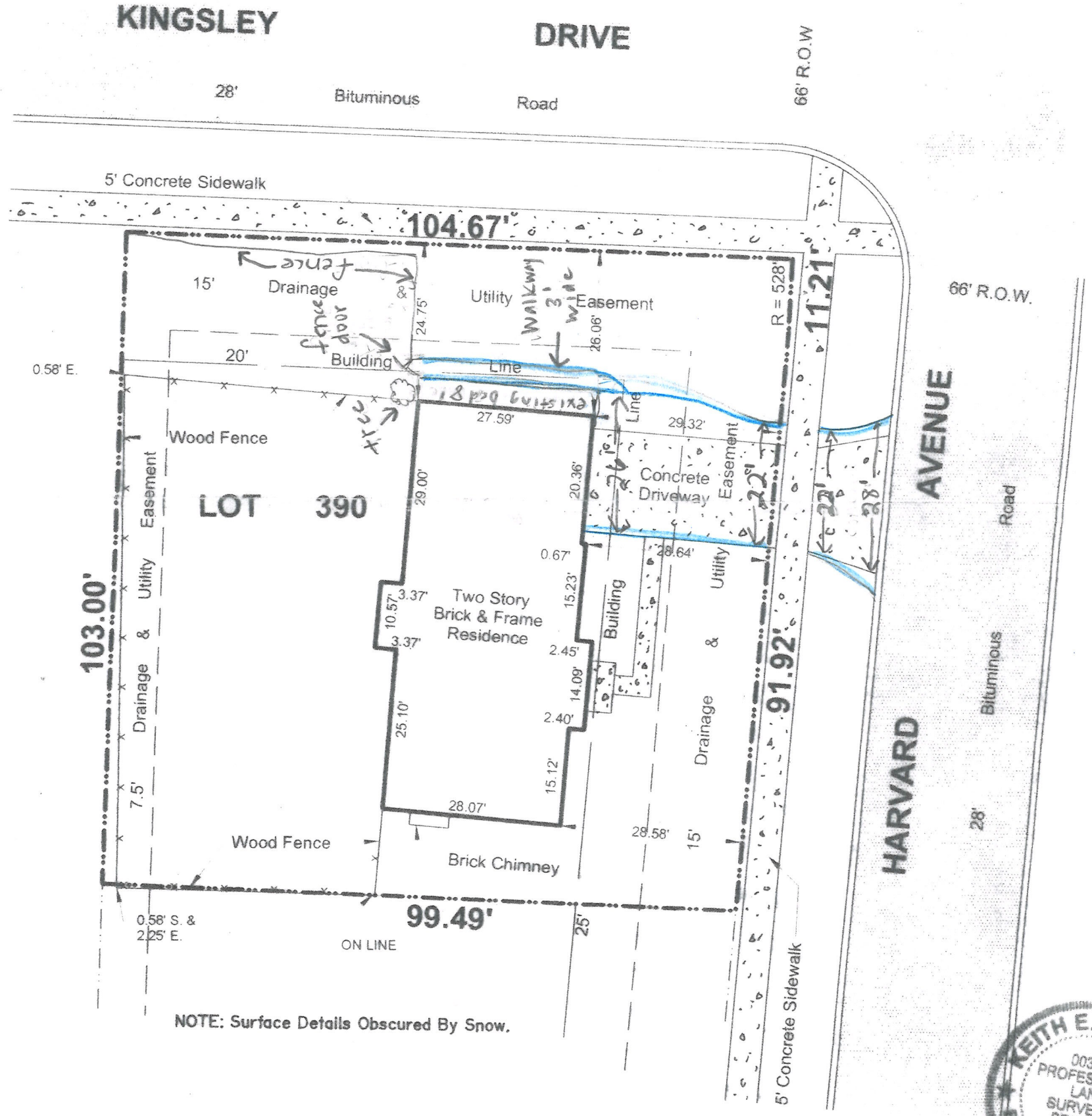
Plat

LOT 390 IN TERRAMERE OF ARLINGTON HEIGHTS UNIT 11, BEING A SUBDIVISION IN THE NORTH HALF OF FRACTIONAL SECTION 6, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 23, 1985 AS DOCUMENT 85161215, IN COOK COUNTY, ILLINOIS.

4010 HARVARD AVENUE, ARLINGTON HEIGHTS, ILLINOIS

N

Scale: 1" = 20'



NOTE: Surface Details Obscured By Snow.

KEITH E. LACY III
003330
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
BARRINGTON, ILLINOIS

1. THE LEGAL DESCRIPTION SHOWN HEREON IS THAT WHICH WAS PROVIDED TO BARRINGTON ENGINEERING CONSULTANTS, LTD. BY THE CLIENT.
2. REFER TO DEED, TITLE COMMITMENT AND LAND DEVELOPMENT ORDINANCES FOR BUILDING LINES, EASEMENTS, AND RESTRICTIONS NOT SHOWN HEREON.
3. BUILDING TIE DIMENSIONS SHOULD NOT BE USED TO DETERMINE LOT LINE LOCATIONS WHEN BEING USED FOR CONSTRUCTION PURPOSES ALONG LOT LINES. REFER TO ACTUAL LOT CORNERS FOR CONSTRUCTION.
4. SCALING FROM REPRODUCTIONS IS NOT RECOMMENDED.

BARRINGTON ENGINEERING CONSULTANTS, LTD.
CIVIL ENGINEERING & LAND SURVEYING

215 S. NORTHWEST HWY. ♦ SUITE 202A ♦ BARRINGTON, IL 60010

PHONE: (847) 382-6337 ♦ FAX: (847) 382-6366

STATE OF ILLINOIS)
COUNTY OF COOK) SS

I HEREBY CERTIFY THAT WE HAVE PREPARED THIS MORTGAGEE'S INSPECTION IN ACCORDANCE WITH THE STANDARDS ADOPTED BY THE AMERICAN CONGRESS ON SURVEYING AND MAPPING AND THE ILLINOIS PROFESSIONAL LAND SURVEYORS ASSOCIATION AND THAT THE DRAWING SHOWN HEREON IS A TRUE REPRESENTATION OF SAID INSPECTION.

BARRINGTON ENGINEERING CONSULTANTS, LTD.

DATE: 01-19-01 BY: Keith E. Lacy III

KEITH E. LACY III, P.E., P.L.S.
PROFESSIONAL LAND SURVEYOR
ILLINOIS NO. 035-003330

MY PROFESSIONAL LICENSE RENEWAL DATE IS 11/30/02

Item: 14 E. Brookwood Dr. - ZBA#18-032

Department: Planning & Community Development

REQUEST

A 7-foot variation from Chapter 28, Section 10.2-11.1b, to allow a driveway that is 29 feet in width where code allows a maximum driveway width of 22 feet.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 13, 2018
Date Prepared: November 6, 2018
Project Title: Klikas Residence
Address: 14 E. Brookwood Dr.

Background Information

Petition Number: ZBA #18-032
Petitioner: Minas Klikas
Address: 14 E. Brookwood Dr.
Arlington Heights, IL 60004

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

Requested Action/Background Information

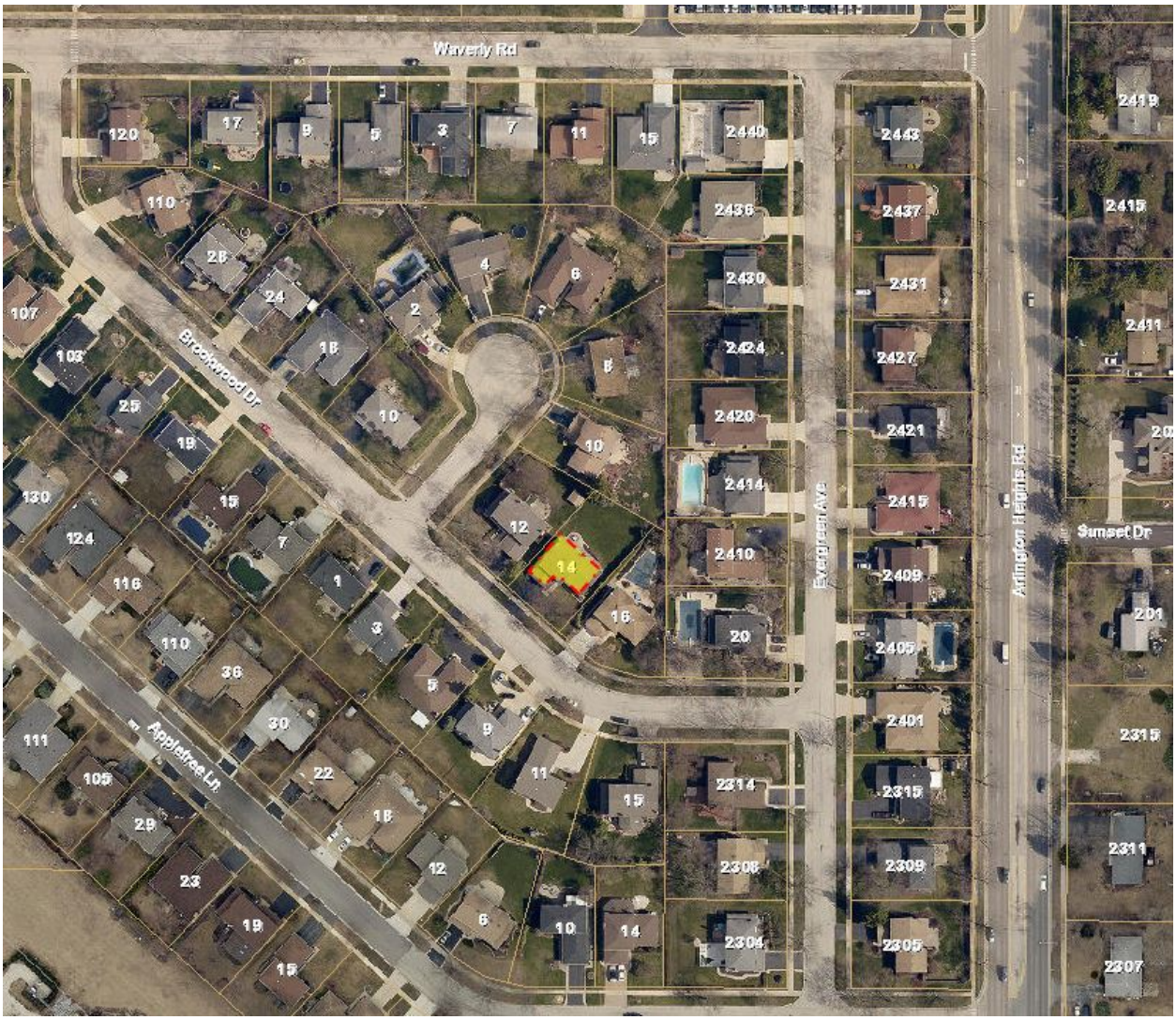
The subject property is zoned R-3, One-Family Dwelling District. The petitioner received a permit to remove and replace the existing 24 foot wide driveway. The maximum driveway width for a driveway adjacent to a two-car garage is 22 feet in width; however, the petitioner is allowed to maintain the existing non-conforming driveway. As part of the project, the petitioner added an additional 2.5 feet of brick pavement to each side of the driveway, which results in a driveway that is 29 feet in width. Therefore, the petitioner requests the following variation:

- A 7-foot variation from Chapter 28, Section 10.2-11.1b, to allow a driveway that is 29 feet in width where code allows a maximum driveway width of 22 feet.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	10/24/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/24/18	
3. Letter that was Mailed	✓	10/24/18	
4. Photographs of Sign on Property	✓	10/24/18	

-

Photographs of Existing Structure

-

ZBA# 18-032
14 E Brookwood - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Village Engineer

Submitted: October 30, 2018
Completed: November 2, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A 7 ft variance to allow a driveway that is 29 ft in width where code allows a maximum driveway width of 22 ft.

The Engineering Department has NO OBJECTION to the proposed variance.

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Klikas Residence

Project Address: 14 E Brookwood Dr.

ZBA #: 18-032

Date: November 2, 2018

RECEIVED
NOV 02 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have no objections to the variance to widen the driveway to 29 feet using brick pavers.

A permit is required prior to beginning work.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Klikas Residence

Project Address: 14 E. Brookwood Dr.

ZBA #: 18-032

ZBA Hearing Date: November 13th, 2018

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 30, 2018

- **A 7-foot variation from Chapter 28, Section 10.2-11.1b, to allow a driveway that is 29 feet in width where code allows a maximum driveway width of 22 feet.**

Attached are the Petitioner's:

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

Comments: No Comment.

-S. Hautzinger, Design Planner

Please review, comment, and return to me no later than Monday, November 5, 2018.

PETITION

NOW COMES the Petitioner Minas Klikas

Being the owner of the property commonly known as: 14 E. Brookwood Dr.

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: provide much needed, non-existent, handicap walk way to and from home.

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 request for 2.5 ft of brick pavers on each side of the driveway will not be used for parking. We are not extending our curre 2 car driveway. We are requesting a walk-way which we currently do r have, to accommodate our disabled parents who live with us.

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): Special circumstances driving our request is the lack of walk-way to our home. Our disabled par that live with us are forced to use their walker on the front lawn. We have already experienced too many accidents due to the lack of walk-w

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): We are requesting variance to accommodate disabled parents that live with us. This walk-way will alleviate the current hardship we experience daily.

I hereby stat that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): We are only requesting the absolute minimum necessary to accommodate their handicap walker. Ramps + railings are not being requested as we are always with them when attempting mobility.

Signed: _____ *Date:* 10-9-18

Petitioner

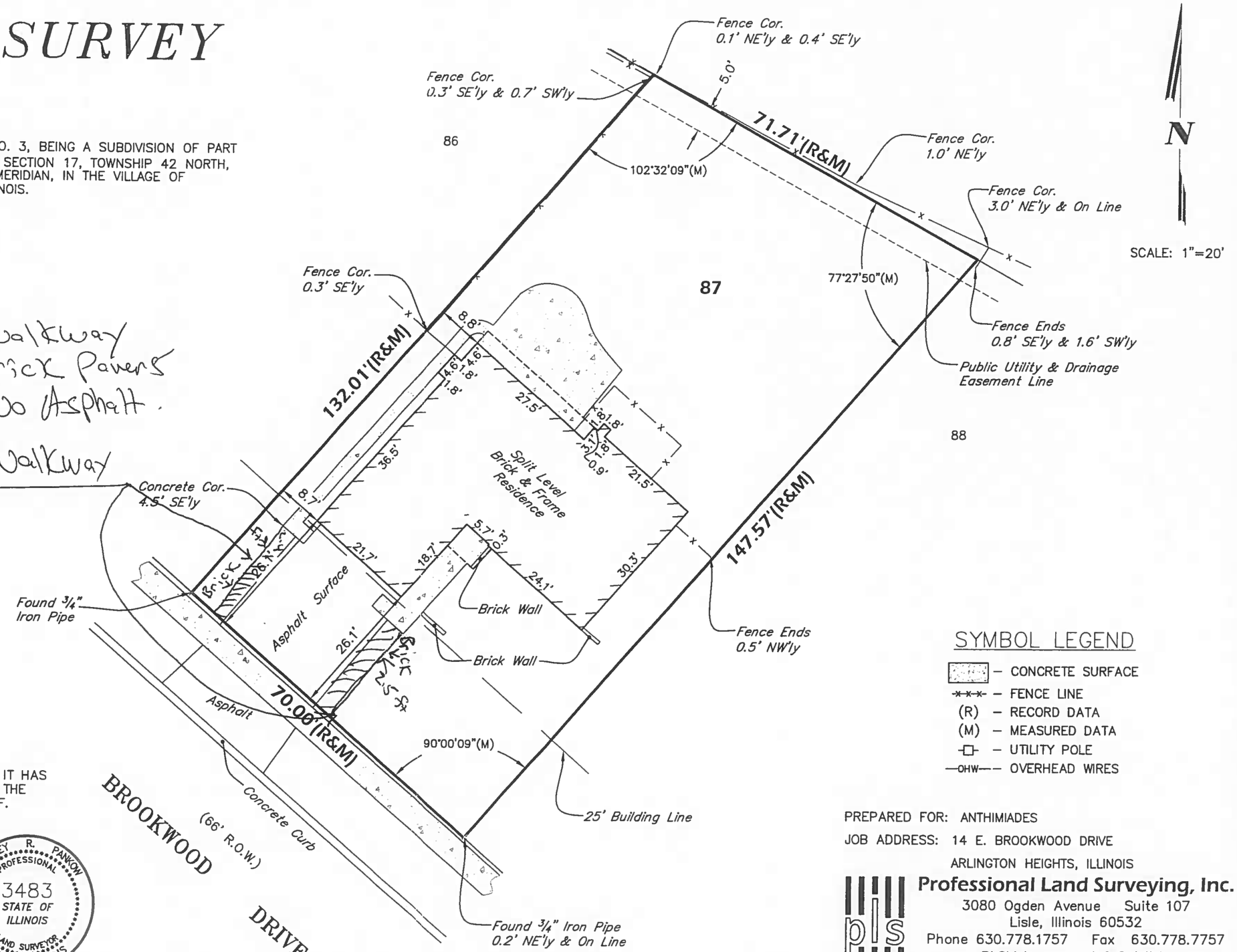
RECEIVED
OCT 10 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY

OF

LOT 87 IN CHATELAINE SUBDIVISION UNIT NO. 3, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE NORTHWEST ¼ OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, IN COOK COUNTY, ILLINOIS.

2.5 Ft of Walkway
Added In Brick Pavers
No Concrete, No Asphalt.
For Handicap Walkway



AREA OF SURVEY:
CONTAINING 9,785± SQ. FT.

REFER TO YOUR DEED, ABSTRACT, TITLE POLICY AND LOCAL BUILDING AND ZONING ORDINANCE FOR ITEMS OF RECORD NOT SHOWN.

STATE OF ILLINOIS)
COUNTY OF DUPAGE) ss

PROFESSIONAL LAND SURVEYING, INC. HEREBY CERTIFIES THAT IT HAS SURVEYED THE TRACT OF LAND ABOVE DESCRIBED, AND THAT THE HEREON DRAWN PLAT IS A CORRECT REPRESENTATION THEREOF.

FIELD WORK COMPLETED AND DATED THIS 29TH DAY OF JANUARY, 2015.

IPLS No. 3483
MY LICENSE EXPIRES 11/30/16

JEFFREY R. PANKOW PROFESSIONAL 3483 STATE OF ILLINOIS LAND SURVEYOR LISLE, ILLINOIS

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

PROFESSIONAL DESIGN FIRM NO. 184-004196

SYMBOL LEGEND

- CONCRETE SURFACE
- FENCE LINE
- (R) – RECORD DATA
- (M) – MEASURED DATA
- UTILITY POLE
- OHW – OVERHEAD WIRES

PREPARED FOR: ANTHIMIADES
JOB ADDRESS: 14 E. BROOKWOOD DRIVE
ARLINGTON HEIGHTS, ILLINOIS

Professional Land Surveying, Inc.
3080 Ogden Avenue Suite 107
Lisle, Illinois 60532
Phone 630.778.1757 Fax 630.778.7757
www.PLSLisle.com info@plslisle.com

DRAWN BY: AA FLD. BK./PG. NO.: 75/27
COMPLETION DATE: 02/02/15 JOB NO.: 1510423
REVISED:

DRAWING PATH: U:\Land Projects 3\10400-10499\10423\dwg\10423_Plat.dwg

©2015 PLS INC., ALL RIGHTS RESERVED

Item: 508 S. Mitchell Ave. - ZBA#18-033

Department: Planning & Community Development

REQUEST

A 244 square-foot variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow a home with a Building Lot Coverage of 3,200 square feet where 2,956 square feet is the maximum allowed.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: November 13, 2018
Date Prepared: November 6, 2018
Project Title: Jaquays Residence
Address: 508 S. Mitchell Avenue

Background Information

Petition Number: ZBA #18-033
Petitioner: Lindsay & Sheryl Jaquays
Address: 5 W. Jefferson St.
Joliet, IL 60432

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

Requested Action/Background Information

The subject property is zoned R-3, One Family Dwelling District. The property was part of a four lot subdivision that was approved in 2014. As part of the subdivision each lot received variations for lot size and area. The subject property has a total land area of 8,446 square feet and is approximately 63 feet wide by 132 feet deep. The petitioner is proposing to construct a new home which is approximately 3,634 and includes a two car attached garage. The proposed home is exceeding the allowable building lot coverage; therefore, the petitioner requests the following variation:

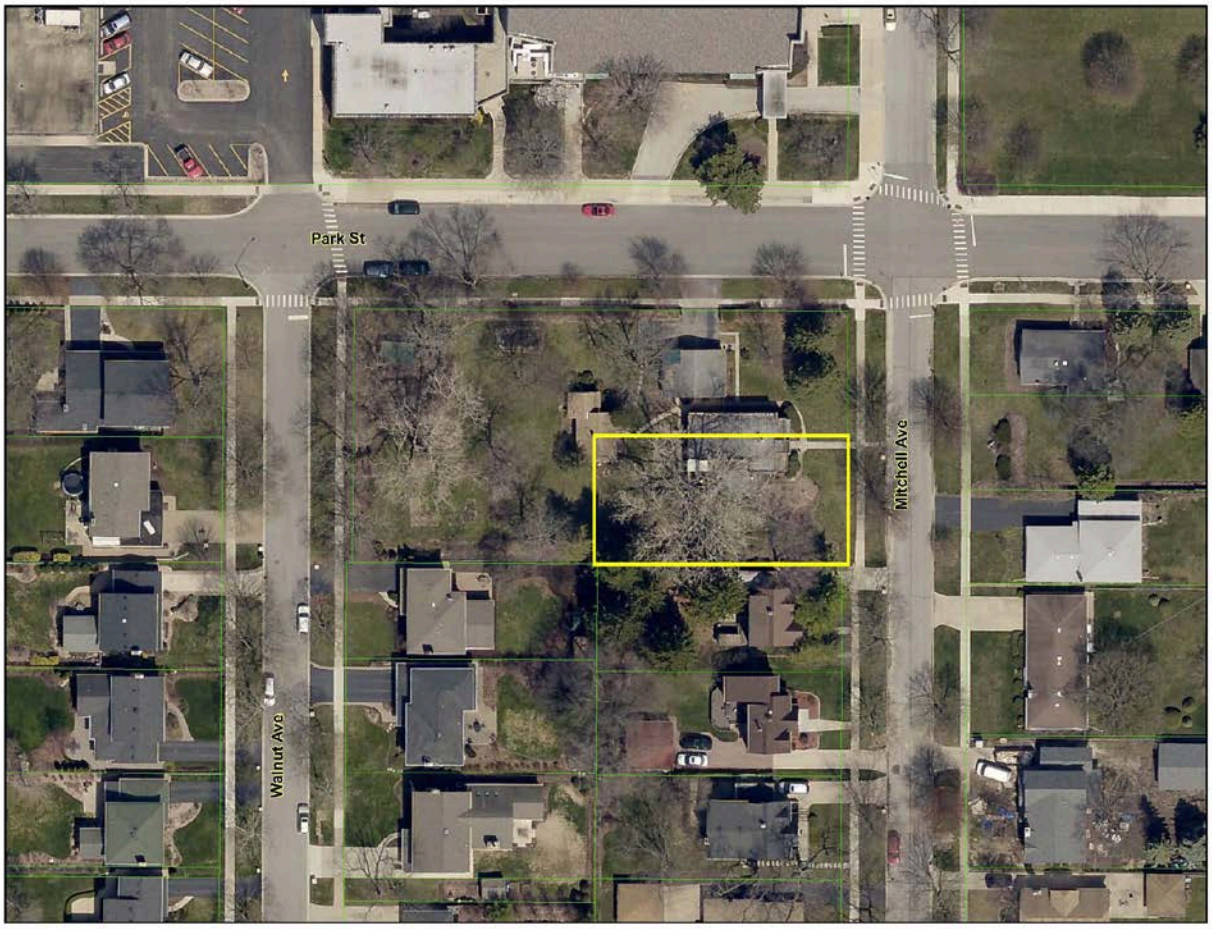
- A 244 square-foot variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow a home with a Building Lot Coverage of 3,200 square feet where 2,956 square feet is the maximum allowed.

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.

Petition – ZBA#18-033
PIN:03-31-224-029

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	10/26/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	10/26/18	
3. Letter that was Mailed	✓	10/26/18	
4. Photographs of Sign on Property	✓	10/26/18	

-

Photographs of Existing Structure

-

ZBA# 18-033
508 S Mitchell - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Village Engineer

Submitted: October 30, 2018
Completed: Revised November 6, 2018

The proposed ZBA application indicates that the petitioner is seeking:

A 244 sq ft variance to allow a home with a Building Lot Coverage of 3,200 sq ft where 2,956 sq ft is allowed.

NOTE: This is a new SFR, they are not over the allowed impervious.

The Engineering Department has NO COMMENT of the proposed variance.

Village of Arlington Heights
Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Jaquays Residence

Project Address: 508 S Mitchell Ave

ZBA #: 18-033

Date: November 2, 2018

Derek:

I have reviewed the request for the following variance:

- A 244 square foot variance to allow a home with Building Lot Coverage of 3,200 square feet where 2,956 square feet is allowed.

I do not have any objections to the request.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Jaquays Residence

Project Address: 508 S. Mitchell Avenue

ZBA #: 18-033

ZBA Hearing Date: November 13th, 2018

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: October 30, 2018

- **A 244 square-foot variation from Chapter 28, Section 5.1-3.4a (Maximum Building Lot Coverage) to allow a home with a Building Lot Coverage of 3,200 square feet where 2,956 square feet is allowed.**

Attached are the Petitioner's:

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

Comments: THIS PROJECT RECEIVED DESIGN COMMISSION APPROVAL ON 9/25/18. MEETING MINUTES ATTACHED.
- S. HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Monday, November 5, 2018.

APPROVED

MINUTES OF
THE VILLAGE OF ARLINGTON HEIGHTS
DESIGN COMMISSION MEETING
HELD AT THE ARLINGTON HEIGHTS MUNICIPAL BUILDING
33 S. ARLINGTON HEIGHTS RD.
SEPTEMBER 25, 2018

Chair Fitzgerald called the meeting to order at 6:30 p.m.

Members Present:	John Fitzgerald, Chair Kirsten Kingsley Jonathan Kubow Ted Eckhardt Scott Seyer
Members Absent:	None
Also Present:	Joe Labelle, Rize Properties for *1006 N. Beverly Ln. & 1711 N. Verde Ave.* Curt Bullock, Owner of *1006 N. Beverly Ln.* Peter McGovern, T.P. Carpentry for *1702 N. Verde Ave.* Steve Gawlick, S.G. Architects for *1702 N. Verde Ave.* Steve Pattermann for *508 S. Mitchell Ave.* Steve Hautzinger, Staff Liaison

REVIEW OF MEETING MINUTES FROM SEPTEMBER 13, 2018

A MOTION WAS MADE BY COMMISSIONER KUBOW, SECONDED BY COMMISSIONER KINGSLEY, TO APPROVE THE MEETING MINUTES OF SEPTEMBER 13, 2018. ALL WERE IN FAVOR. MOTION CARRIED.

ITEM 4. SINGLE-FAMILY NEW REVIEW

DC#18-087 – 508 S. Mitchell Ave.

Steve Pattermann was present on behalf of the project.

Mr. Hautzinger presented Staff comments. The petitioner is proposing to build a new two-story residence with an attached, two-car garage on a vacant lot. The subject site is zoned R-3 and the following zoning issues will need to be resolved before building permit approval:

- Building Lot Coverage: The maximum allowed building lot coverage is 2,951 sf. The proposed lot coverage is 3,200 which includes the covered outdoor spaces.
- Chimney Encroachment: Chimneys are allowed to encroach into the required side setback up to 20 inches maximum. The proposed chimney encroaches 24 inches.
- Parkway Tree: The proposed driveway is too close to the existing parkway tree. A minimum 8 feet of clearance needs to be provided to maintain the health of the existing tree. The driveway layout will need to be adjusted to provide the required clearance.

Otherwise, the proposed design complies with the R-3 zoning requirements, The subject property is part of a new four-lot subdivision that received final approval in April 2017. The new subdivision consists of lots for three new single-family homes, and one lot for storm water detention. As part of the subdivision approval, two existing trees along the south property line on the subject property, and one existing parkway tree are required to be preserved.

This neighborhood, and this street, consist of a wide variety of houses including single-story, two-story, historic, newer, attached garages, and detached garages. However, the subject site is adjacent to three charming vintage cottage style homes that have a very consistent appearance.

Overall, the proposed design is very nicely done with a traditional style and excellent detailing that will fit well in this location. The one-and-a-half-story massing and steep roof lines complement the adjacent cottage style homes. The garage does project forward and is prominent, but it is very nicely detailed as an integral part of the design. **Mr. Hautzinger** also presented photos of a completed home in another community that is the same design and floor plan as the proposed new home, although the materials are not identical. Staff recommends approval of the new home as submitted.

Mr. Pattermann said that he previously spoke with Staff and agreed to make the zoning modifications stated in the report, which will be done at the time of permit.

Chair Fitzgerald asked if there was any public comment on the project, and there was response from the audience.

PUBLIC COMMENT

Peter Long, 516 S. Mitchell Avenue, lives directly south of the site. He said that there is wood fence located directly north of his driveway that was maintained by the previous neighbor, and a big tree on the edge of the property that has grown to the extent that boards on the fence have popped off and the fence discolored. He asked that the fence either get repaired and painted, or removed. He said the new home looks beautiful, but the footprint of it will displace a lot of water, and he hopes that proper landscaping along with drain tiles will be done so drainage will go where it can and should. The site has many old trees that contribute to the character of the area that he does not want to see destroyed and contribute to drainage problems. Lastly, the new home is very large going back on the lot, and he hoped the design took into consideration the amount of light that will be lost on his home.

Commissioner Kubow commented that with the majority of sunlight comes from the south, so the adjacent neighbor's home should be relatively unaffected by loss of sunlight. He also asked about the timeline for the new detention on

Lot 4, and **Mr. Pattermann** said that the property has already been subdivided, and a detention pond already exists on the site. He intends on creating swales in between this new home and the adjacent home to the south. **Commissioner Kubow** commented that whatever the water situation is now, it will be improved because of the new detention pond. **Mr. Pattermann** also commented that the existing fence between the properties could be removed if necessary.

Rebecca Boykin, 546 S. Mitchell Avenue. She had concerns about detention water because this property previously had only one home and will now have three homes. She asked if the existing detention pond would be further landscaped, and **Mr. Pattermann** said that he believed there was an existing landscape plan for the entire site; however, he only purchased this lot (Lot 2). **Mr. Hautzinger** added that there is an approved landscape plan for the subdivision that the developer of the subdivision is responsible to install. She is welcome to get in touch with the Planning Department to review it. **Ms. Boykin** added that she was concerned because she has a small child and the existing detention pond is located near the street and is not fenced and she spent the summer keeping her child away from going in the pond. She was curious if there will be any fencing during the construction process because right now it is unsightly. She wanted to understand what code allows and what will be done. **Chair Fitzgerald** said that during construction, fencing is required around the new home. **Commissioner Eckhardt** asked the petitioner if his purchase of Lot 2 for the proposed new home included covenants and restrictions about the maintenance of the detention pond on Lot 4, and **Mr. Pattermann** said he did not recall anything about that. **Commissioner Eckhardt** asked the petitioner if the Village owns the retention pond and if they will maintain it. **Mr. Patterman** said it was his understanding that the Village is responsible for maintenance of the pond, not the residents. **Commissioner Eckhardt** explained that the detention pond is required, and Ms. Boykin should contact the Village Planning Department regarding the approved plans. **Mr. Hautzinger** provided Ms. Boykin with his contact information.

Commissioner Seyer said it was a nice design and he had no issues with it.

Commissioner Kingsley said it was a really nice design and asked if the Hardie shingles in the dormers would be mitered at the corners, as shown in the drawings, or would there be corner boards. **Mr. Pattermann** replied that there would be corner boards, and **Commissioner Kingsley** said that corner boards would alter the look of the home, and she preferred to see the corner mitered. If this was not possible, then she suggested the petitioner consider a different material such as cedar, which can be mitered at the corners. **Mr. Pattermann** was not opposed to considering this.

Commissioner Kingsley appreciated all the details that went into the proposed design, which help the home appear to be smaller than it really is, but was disappointed that the new home has to be as big as it is, and that some of the character elements of the neighborhood are not portrayed on the new home, such as a porch or a porch that goes across the front of the home, or a garage that is not as prominent. Although the home is beautiful, she felt the scale of the home was much bigger than homes on this side of the street, and commented that reducing the first-floor ceiling height from 10' to 9' would help with the overall massing of the home. She felt the home was nicely design, but she felt that in general, that should have been looked at and the petitioner should consider lowering it.

Commissioner Eckhardt said it was a great home and he would love to sit on the porch on the rear elevation. He asked about the brick mortar and whether it would be similar to the photo presented where it was exposed and squished out, which he felt had wonderful character. He acknowledged that the home was big, but felt the scale was appropriate and he appreciated the steep pitches being proposed, which fit in with the other homes with steep pitches. The symmetry was wonderful and the entrance has a lot of classic, old cottage detailing. He felt the home was great and he would not change anything.

Commissioner Kubow felt it was one of the better homes the commission has seen in terms of design in a long time. **Mr. Pattermann** said that the credit should go to the future homeowner who picked out the design. **Commissioner Kubow** said the design was amazing and he really liked the hand drawn elevations and floor plans that are not seen very often either. He had no further comments.

Chair Fitzgerald also really appreciated the design and agreed that the home is big; however, he pointed out the big home across the street and one lot to the north, and the big home next to that, so he felt the new home would fit in nicely, especially after landscaping and the trees start growing.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO APPROVE THE PROPOSED ARCHITECTURAL DESIGN FOR THE NEW SINGLE-FAMILY HOME TO BE LOCATED AT 508 S. MITCHELL AVENUE, AS SUBMITTED. THIS APPROVAL IS SUBJECT TO COMPLIANCE WITH THE ARCHITECTURAL PLANS DATED 8/30/18 AND RECEIVED ON 9/14/18, DESIGN COMMISSION RECOMMENDATIONS, COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, AND VILLAGE CODES, REGULATIONS, AND POLICIES, THE ISSUANCE OF ALL REQUIRED PERMITS, AND THE FOLLOWING:

1. **THIS REVIEW DEALS WITH ARCHITECTURAL DESIGN ONLY AND SHOULD NOT BE CONSTRUED TO BE AN APPROVAL OF, OR TO HAVE ANY OTHER IMPACT ON, NOR REPRESENT ANY TACIT APPROVAL OR SUPPORT FOR THE PROPOSED LAND USE OR ANY OTHER ZONING AND/OR LAND USE ISSUES OR DECISIONS THAT STEM FROM ZONING, BUILDING, SIGNAGE OR ANY OTHER REVIEWS. IN ADDITION TO THE NORMAL TECHNICAL REVIEW, PERMIT DRAWINGS WILL BE REVIEWED FOR CONSISTENCY WITH THE DESIGN COMMISSION AND ANY OTHER COMMISSION OR BOARD APPROVAL CONDITIONS. IT IS THE PETITIONER'S RESPONSIBILTY TO INCORPORATE ALL REQUIREMENTS LISTED ON THE CERTIFICATE OF APPROPRIATENESS INTO THE PERMIT DRAWINGS, AND TO ENSURE THAT BUILDING PERMIT PLANS AND SIGN PERMIT PLANS COMPLY WITH ALL ZONING CODE, BUILDING CODE AND SIGN CODE REQUIREMENTS.**

Commissioner Kingsley wanted to be sure that the materials submitted are actually used, specifically the Hardie shake on the dormers. She felt that Staff should review this to ensure that the essence of the design is kept. **Mr. Pattermann** reviewed the material sample board and location of materials on the new home. **Commissioner Kingsley** clarified that she is not opposed to using the Hardie shake shingles shown on the drawings, and preferred that the corners be mitered as shown in the drawings, which is rarely done. She reiterated that the dormers will look completely different with a corner board. **Commissioner Eckhardt** asked the petitioner if the home would be built with the mitered corners as shown in the photograph and in the drawings, and **Mr. Pattermann** said that it would.

A MOTION WAS MADE BY COMMISSIONER ECKHARDT, SECONDED BY COMMISSIONER KUBOW, TO AMEND THE MOTION TO ADD THE FOLLOWING:

2. **A REQUIREMENT THAT THE DORMERS THAT FEATURE SHAKE SIDING HAVE MITERED CORNERS AND NO CORNER BOARDS, AS SHOWN IN THE ELEVATIONS SUBMITTED.**

Commissioner Seyer complimented the petitioner on the dark bronze windows, and felt that the darker windows will help create a more luxurious aesthetic on the new home.

KUBOW, AYE; KINGSLEY, AYE; ECKHARDT, AYE; SEYER, AYE; FITZGERALD, AYE.
ALL WERE IN FAVOR. MOTION CARRIED.

Petition for Variation from Chapter 28, Section 5.1-3.4(a)
of the 2002 Comprehensive Amendment of the
Zoning Ordinance of the Village of Arlington Heights
(508 S. Mitchell Avenue)

Now come the Petitioners, Lindsay Erin Jaquays and Sheryl Ann Jaquays, being the titleholders of record of the property commonly known as 508 S. Mitchell Avenue, Arlington Heights, Illinois ("Subject Property"), with an appeal to the Zoning Board of Appeals of the Village of Arlington Heights for a variation from Chapter 28, Section 5.1-3.4(a) of the *2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights* ("Zoning Ordinance") to allow an increase in the maximum permitted building lot coverage for the Subject Property from 35% or 2,951 square feet to 38% or 3,200 square feet ("Variation") to allow the construction of a detached single-family house on the Subject Property with a covered rear porch.

For the reasons stated in Exhibit A attached hereto and made a part hereof, the Petitioners hereby state as follows:

1) The Variation 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;

2) The plight of the Subject Property's owners is due to unique circumstances;

3) The Variation is in harmony with the spirit and intent of Zoning Ordinance; and

4) The Variation is the minimum variation necessary to allow reasonable use of the Subject Property in the manner proposed.

LINDSAY ERIN JAQUAYS

By: Lindsay Erin Jaquays

Date: 10/17/18

SHERYL ANN JAQUAYS

By: Sheryl Ann Jaquays

Date: 10/17/18

RECEIVED
OCT 18 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Exhibit A to Petition for Variation to Allow
Increase in Maximum Permitted Building Lot Coverage
(508 S. Mitchell Avenue)

Lindsay Erin Jaquays and Sheryl Ann Jaquays (collectively, "Petitioners"), as titleholders of record of the property commonly known as 508 S. Mitchell Avenue, Arlington Heights, Illinois ("Subject Property"), provide the following responses to the standards of review for a land use variation in accordance with Section 11.2 of the *2002 Comprehensive Amendment of the Zoning Ordinance of the Village of Arlington Heights* ("Zoning Ordinance") for a variation from Section 5.1-3.4(a) of the Zoning Ordinance to allow an increase in the maximum permitted building lot coverage for the Subject Property from 35% or 2,951 square feet to 38% or 3,200 square feet ("Variation") to allow the construction of a proposed detached single-family house on the Subject Property ("Proposed House") with a covered rear porch ("Rear Porch") as illustrated and depicted by the plans and exhibits submitted herewith.

1) ***The Variation 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.***

The Variation will not alter the essential character of the locality in which the Subject Property is located because the increased building lot coverage for which the Variation is requested is attributed to the Proposed House's Rear Porch, which has an area of approximately 300 square feet and is integral to the Proposed House's design and architectural character. As evidenced by the Staff Design Commission Report prepared by Village Design Planner Steve Hautzinger, dated September 20, 2018 ("Staff Design Report"), the Proposed House is conforming as to setbacks, building height, floor area ratio and impervious surface coverage. In fact, the Staff Design Report identifies the Proposed House as being 94 square feet below the 0.45 maximum permitted floor area ratio for the Subject Property because the Zoning Ordinance's definition of floor area specifically excludes open porches such as the Rear Porch. Additionally, the Staff Design Report identifies the Proposed House, inclusive of the Rear Porch and the driveway lending vehicular ingress and egress to and from the Proposed House's two-car garage, as being 474 square feet below the 50% maximum impervious surface coverage for the Subject Property even though the Zoning Ordinance's definition of impervious surface coverage specifically includes "[a]ny hard-surfaced, man-made area that does not readily absorb or retain water, including…patios" and areas such as the Rear Porch.

Importantly, the Rear Porch is located on the rear façade of the Proposed House, which renders the Rear Porch free from view by pedestrians or motorists traversing along the S. Mitchell Avenue right-of-way. To the extent that the purpose and intent of the Zoning Ordinance's maximum permitted building lot coverage standard is to limit the apparent mass or bulk of the Proposed House on the Subject Property, it is essential to note that the Rear Porch's presence on the Proposed House's rear façade will render the Rear Porch invisible from the S. Mitchell Avenue "street wall." As a result, the Rear Porch will not be a contributing factor to the Proposed House's bulk characteristics as perceived by pedestrians or motorists traversing along the S. Mitchell Avenue right-of-way. Additionally, the Proposed House and Rear Porch comfortably fit within the Subject Property's building

envelope, and the Staff Design Report recognizes that the Subject Property "is adjacent to three charming vintage cottage style homes that have a very consistent appearance" to that of the Proposed House. As is apparent from a review of the Proposed House's building elevations submitted herewith, the Rear Porch is unquestionably an integral architectural element of the Proposed House's appearance. For each of the foregoing reasons, the Variation will be compatible with the existing uses and zoning of properties near the Subject Property that are located in the R-3 One Family Dwelling District and, as the Staff Design Report states, are improved with "a variety of houses including single-story, two-story, historic and newer."

2) ***The plight of the owner is due to unique circumstances, which may include the length of time the subject property is vacant as zoned.***

The plight of the Subject Property's owners is due to unique circumstances in that the Rear Porch is an integral design element of the Proposed House, which will not detrimentally alter the essential character of the neighborhood in which the Subject Property is located for the reasons stated above. The Proposed House, inclusive of the Rear Porch, is conforming as to setbacks, building height, floor area ratio and impervious surface coverage. Moreover, the Rear Porch will not be visible from the S. Mitchell Avenue "street wall" and, therefore, will not be a contributing factor to the Proposed House's perceived bulk characteristics, which are partially regulated by the maximum building lot coverage standard from which the Variation is sought. Accordingly, Petitioners respectfully request approval of the Variation to address the hardship presented by the Rear Porch's relatively de minimis increase in the Proposed House's building lot coverage beyond the 35% maximum coverage permitted under the Subject Property's R-3 One Family Dwelling District zoning classification.

3) ***The Variation is in harmony with the spirit and intent of Zoning Ordinance.***

The Variation is in harmony with the spirit and intent of the Zoning Ordinance. In particular, Section 28-2 of the Zoning Ordinance states, in pertinent part, that its intent and purpose is to "promote and protect the public health, safety, morals, comfort and general welfare of the people;" "protect the character and the stability of the residential...areas within the Village and to promote the orderly and beneficial development of such areas;" "provide adequate light, air, privacy and convenience of access to property;" "regulate the intensity of use of lot areas, and to determine the area of open spaces surrounding buildings, necessary to provide adequate light and air and to protect the public health;" "establish building lines and the location of buildings designed for residential uses;" "fix reasonable standards to which buildings or structures shall conform;" "prohibit uses, buildings or structures incompatible with the character of development or intended uses within specified zoning districts;" "limit congestion in the public streets and protect the public health, safety, convenience and general welfare by providing for the off-street parking of motor vehicles;" "protect against fire, explosion, noxious fumes and other hazards in the interest of the public health, safety, comfort and general welfare;" "prevent the overcrowding of land and undue concentration of structures, *so far as is possible and appropriate* in each district, by regulating the use and bulk of buildings in relation to the land surrounding them; and "conserve the taxable value of land and buildings throughout the Village." (emphasis added). The Variation will not

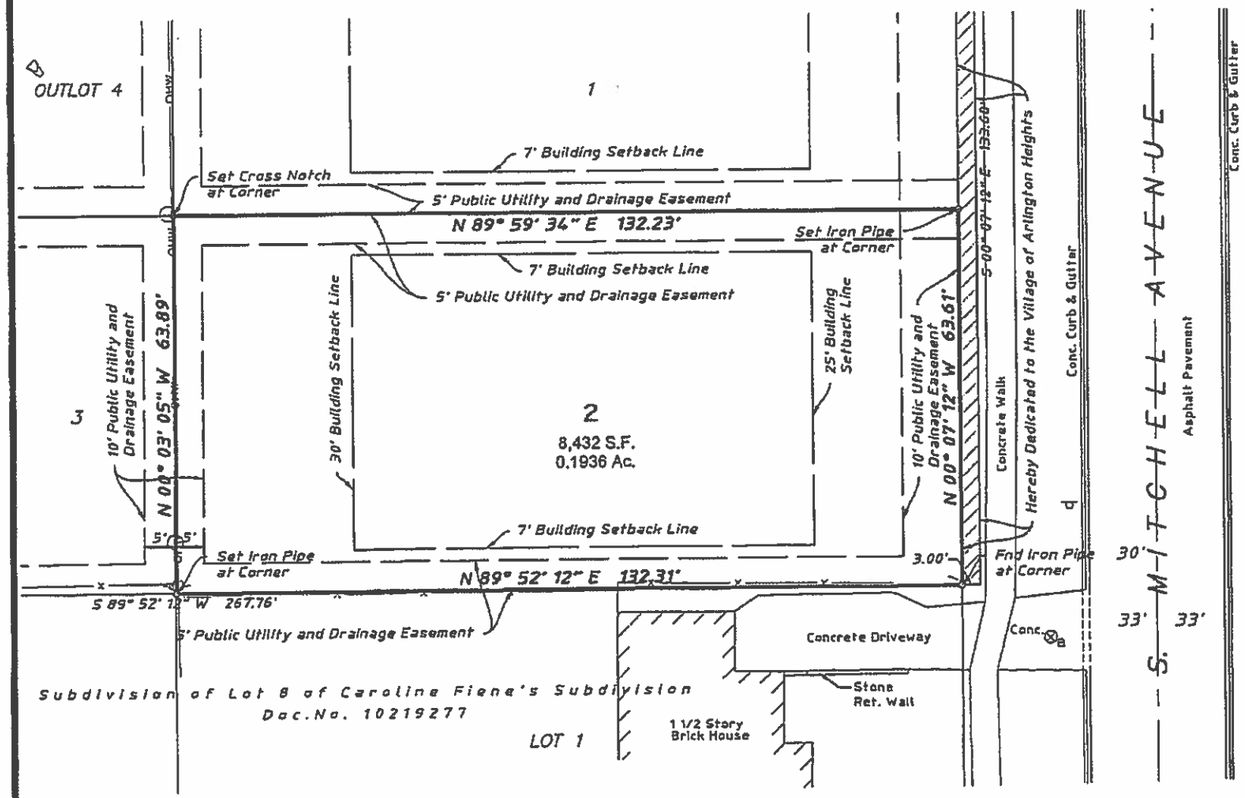
compromise or undermine any of those intents and purposes. As previously stated, the Proposed House, inclusive of the Rear Porch, is conforming as to setbacks, building height, floor area ratio and impervious surface coverage. Moreover, the Rear Porch will not be visible from the S. Mitchell Avenue "street wall" and, therefore, will not be a contributing factor to the Proposed House's perceived bulk characteristics, which are partially regulated by the maximum building lot coverage standard from which the Variation is sought.

4) ***The variance requested is the minimum variance necessary to allow reasonable use of the property.***

The Variation is the minimum variation necessary to allow reasonable use of the Subject Property in the manner proposed for improvement with the Proposed House, which the Staff Design Report recognized is "very consistent" with the appearance of existing houses in the immediate vicinity of the Subject Property such that the Proposed House, inclusive of its integrally-designed Rear Porch component, "will fit well in" the Subject Property's neighborhood and will "complement the adjacent cottage style homes" adjacent to the Subject Property.

RECEIVED
OCT 18 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY



N

Scale: 1" = 20'

LEGAL DESCRIPTION

LOT 2 IN WALNUT PARK SUBDIVISION BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

LEGEND

	Manhole
	Catch Basin
	Flared End Section
	Pipe Bollard
d	Sign
—OHW—	Overhead Utility Line
	Guy Wire
	Utility Pole
	Curb & Gutter
	Depressed Curb
	B-Box
x—x—x	Fence

Surveyor's notes:

1. Field work was completed on July 5, 2018.
2. The basis of bearing shown hereon is assumed.
3. Underground utilities are not shown hereon.

Ordered By: Anthony Bruscato
Order No.: 15-084-Lot 2

STATE OF ILLINOIS
JEFFREY W. GLUNT
035-3695
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR

EXPIRES 11-30-18

State of Illinois)
) SS:
County of Cook)

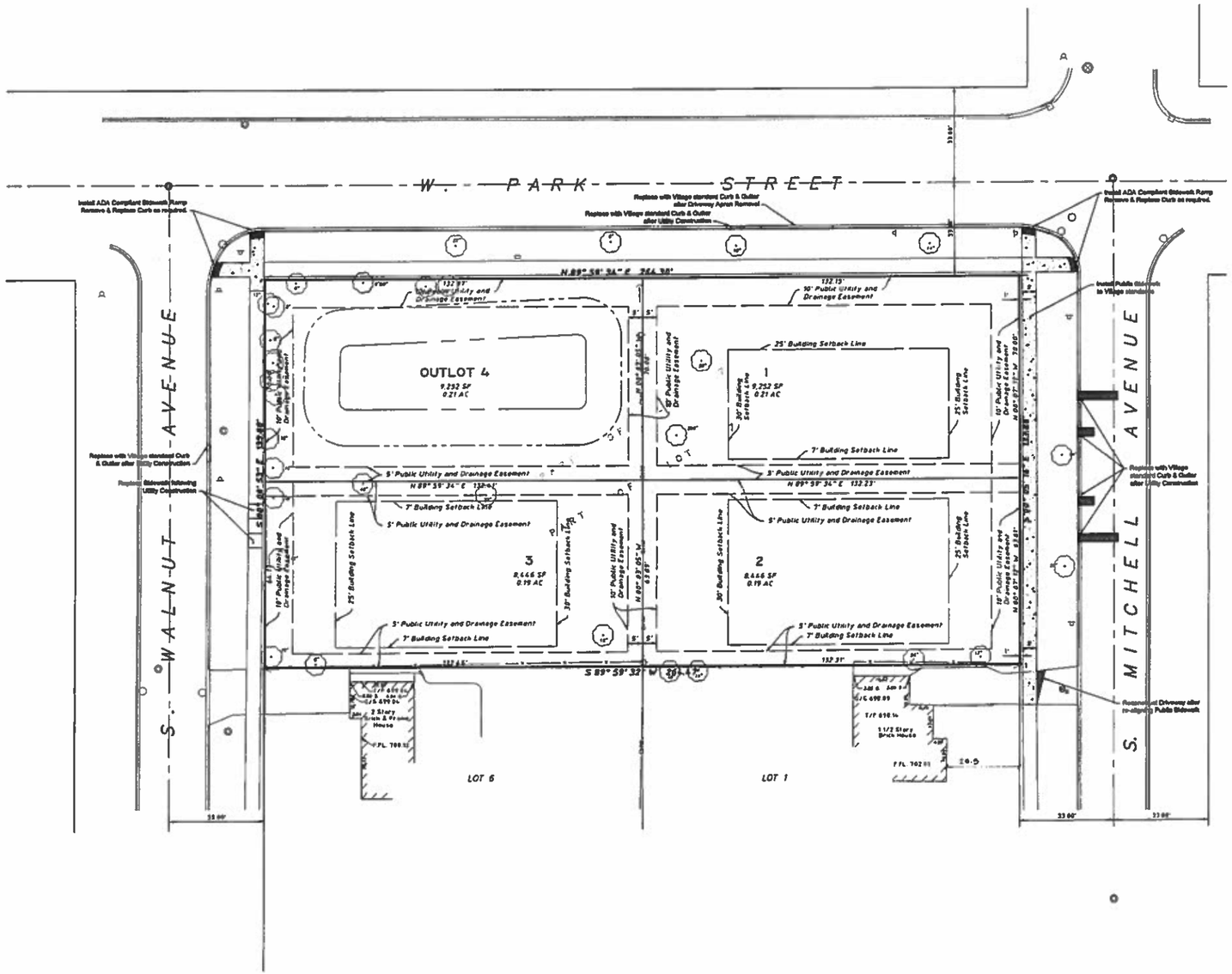
This professional service conforms to the current Illinois minimum standards for a boundary survey.

Schaumburg, Illinois July 10, 2018

By: _____
Illinois Professional Land Surveyor No. 3695

HAEGER ENGINEERING LLC
Illinois Professional Design Firm No. 184-003152
Consulting Engineers and Land Surveyors
100 East State Parkway
Schaumburg, Illinois 60173
Tel: 847/394-6600 Fax: 847/394-6608

Plot Date: Jul 10, 2018 - 2:58pm Plotted By: tammyk Layout: LOT 2
File Name: P:\2015\15084\Drawings\Final Survey\15084-PLAT OF SURVEY LOT 2.dwg



LEGEND

- RECONSTRUCT PUBLIC STREET PAVEMENT
  - 2.0" HMA SURFACE COURSE
  - 2.25" HMA BINDER COURSE, N-30
  - 5.0" HMA BINDER COURSE, N-30
  - 4.0" CA-6 CRUSHED AGGREGATE BASE
- RECONSTRUCT DRIVEWAY APRON
  - 2.0" HMA SURFACE COURSE
  - 6.0" CA-6 CRUSHED AGGREGATE BASE
- PROPOSED SIDEWALK
  - 6" P.C. CONCRETE
  - 2" AGGREGATE BASE COURSE
- DETECTABLE WARNING
  - EXTEND FULL WIDTH OF DEPRESSED CURB
    NO GAPS PERMITTED.

NORTH

Scale: 1" = 20'

RECEIVED
OCT 18 2018
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

No.	Date	Description
3	2017-04-27	per MWRD Submittal
2	2017-03-06	per MWRD Requirements
1	2017-02-27	per Village Review Comments

HAEGER ENGINEERING
consulting engineers • land surveyors
120 East State Parkway, Schaumburg, IL 60173 Tel: 847.394.8600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184.003152
www.haegerengineering.com

GEOMETRY & PAVING PLAN

WALNUT PARK SUBDIVISION
JMC DEVELOPMENT
504 S. MITCHELL AVE, ARLINGTON HEIGHTS

Project Manager:	MLA
Engineer:	MLA
Date:	01.30.2017
Project No.	15-084 E
Sheet	4/10

© Haeger Engineering, LLC

Plot Date: Jun 16, 2017 - 10:44am Plotted By: mlane
File Name: C:\Users\mlane\AppData\Local\Temp\AcPublish_32\08\15084-PP01_DESIGNSHEET.dwg

EROSION CONTROL LEGEND

Inlet Basket

Silt Fence

NORTH

Scale: 1" = 20'

GRADING NOTES:

Downspouts and Sump Pumps from the proposed residences shall be connected to the on-site storm sewer system and routed into the detention pond.

No.	Date	
3	2017.02.27	per ARMED Review
2	2017.02.06	per ARMED Engineering
1	2017.02.27	per Village Review

HAEGER ENGINEERING
consulting engineers • land surveyors
1325 East State Parkway, Schaumburg, IL 60173 tel: 847.394.6600 fax: 847.394.6608
Illinois Professional Design Firm License No. 184.003132
www.haegerengineering.com

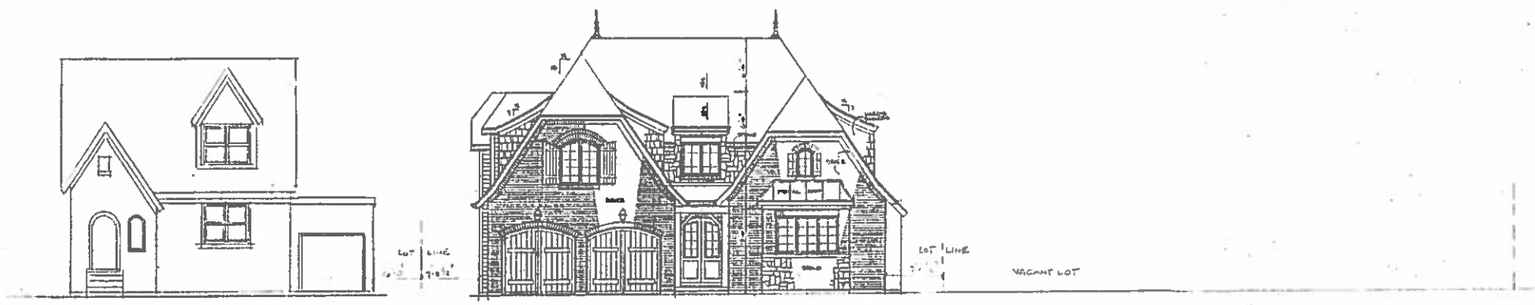
GRADING & EROSION CONTROL PLAN

WALNUT PARK SUBDIVISION
JMC DEVELOPMENT
504 S. MITCHELL AVE., ARLINGTON HEIGHTS

Project Manager:	M.L.A
Engineer:	M.L.A
Date:	01.30.2017
Project No.	15-084 E
Sheet	6/10

© Haeger Engineering, LLC

Plot Date: Jan 16, 2017 - 10:44am Plotted By: mdurq
File Name: C:\Users\mdurq.HE\appdata\local\temp\AcPublish_2320\15084 PAVE ENGINEERING.dwg



508

ELEVATION STUDY

1/8" = 1'-0"

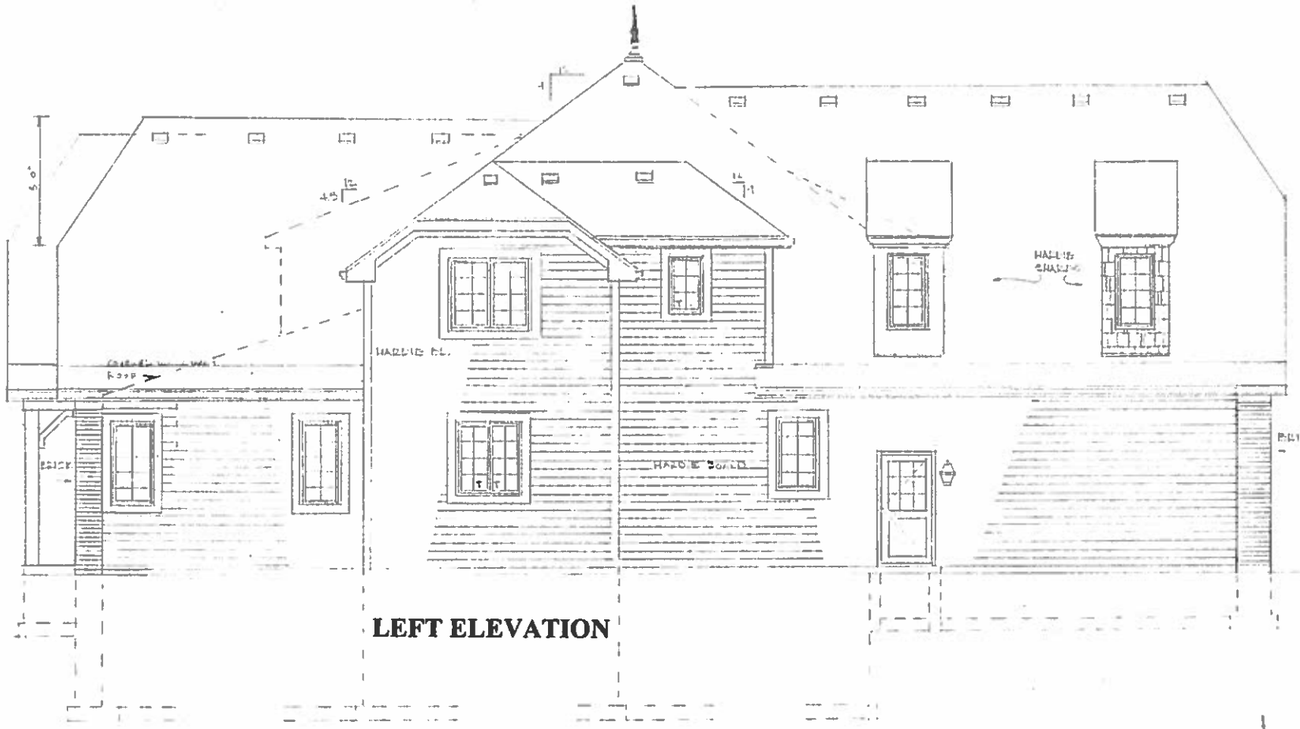
REVISIONS	BY

ARCHITECTS PLUS LTD
10 S 373 NORMANTOWN ROAD
NAPERVILLE, IL 60564
630-978-7670

THE JAQUAYS RESIDENCE
508 S. MITCHELL
ARLINGTON HEIGHTS, IL.

S. PATTERMANN COMPANY
630-514-4235

Date
Scale
Drawn
Job
Sheet 5
Of Sheets



LEFT ELEVATION

FRONT ELEVATION

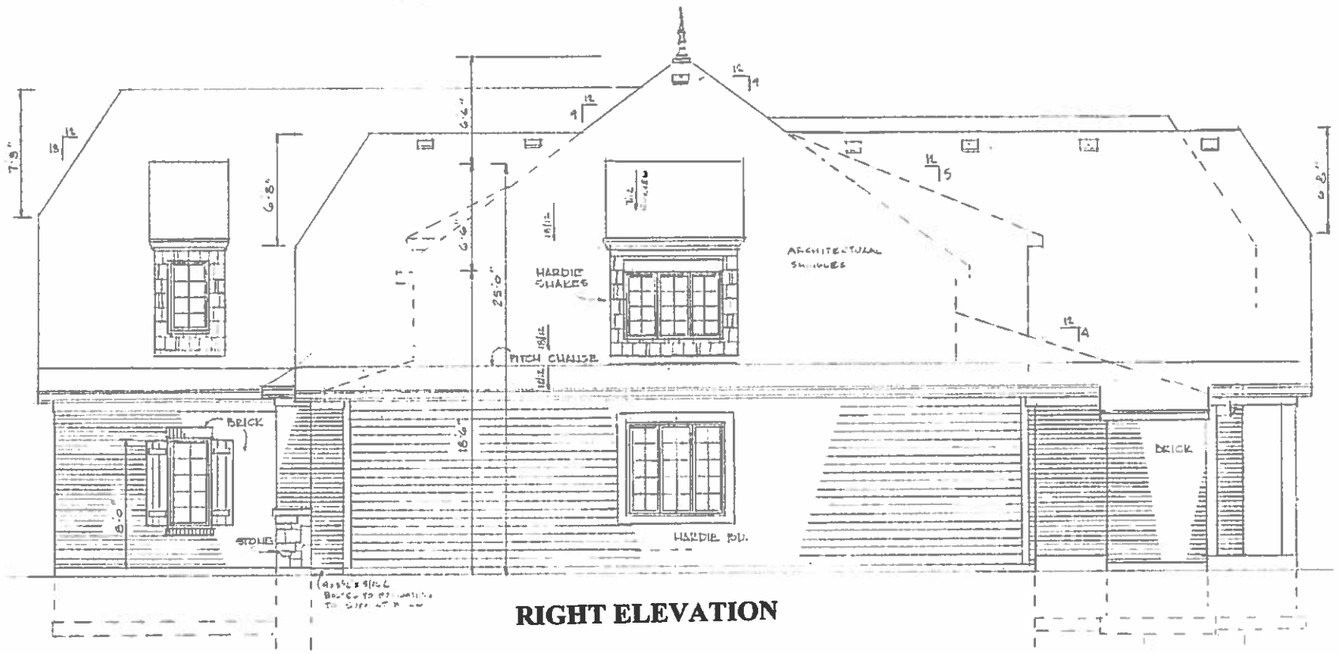
REVISIONS	BY

ARCHITECTS PLUS LTD
10 S 373 NORMANTOWN ROAD
NAPERVILLE, IL 60564
630-978-7670

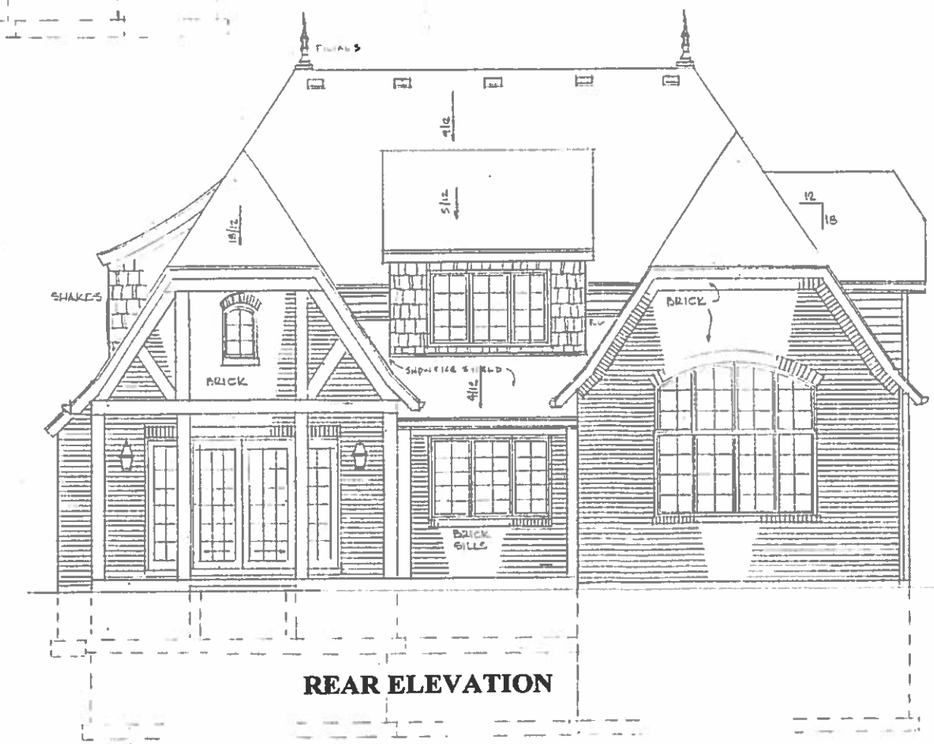
THE JAQUAYS RESIDENCE
508 S. MITCHELL
ARLINGTON HEIGHTS, IL.

S. PATTERMANN COMPANY
630-514-4235

Date
Scale
Drawn
Job
Sheet **1**
Of Sheets



RIGHT ELEVATION



REAR ELEVATION

REVISIONS	BY

ARCHITECTS PLUS LTD
10 S 373 NORMANTOWN ROAD
NAPERVILLE, IL 60564
630-978-7670

THE JAQUAYS RESIDENCE
508 S. MITCHELL
ARLINGTON HEIGHTS, IL.

S. PATTERMANN COMPANY
630-514-4235

Date
Scale
Drawn
Job
Sheet 2 Of Sheets

FOR REFERENCE ONLY –
SAME DESIGN WITH SIMILAR MATERIALS BUILT IN ANOTHER COMMUNITY

FOR REFERENCE ONLY –
SAME DESIGN WITH SIMILAR MATERIALS
BUILT IN ANOTHER COMMUNITY