



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
33 S. Arlington Heights Rd.
October 17, 2022
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 931 N. Vail Ave. - 9/12/22
- B. 10 N. Pine Ave. - 9/12/22
- C. 2315 N. Arlington Heights Rd. - 9/12/22
- D. 318 N. Lincoln Ln. - 9/12/22
- E. 1400 W. Thomas St. - 9/12/22

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 751 S. Burton Pl. - ZBA#22-022
- B. 1304 N. Haddow Ave. - ZBA#22-023
- C. 1201 S. Belmont Ave. - ZBA#22-024
- D. 502 W. Campbell St. - ZBA#22-025

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 Rosangela Maldonado, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, rmaldonado@vah.com or (847)368-5791.



**Zoning Board of Appeals
10/17/2022**

Item: 931 N. Vail Ave. - 9/12/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
931 N Vail Ave - 9/12/22 Findings	Minutes
931 N. Vail Ave. - 9/12/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS

September 12, 2022

PETITIONER: Lyon Residence

ADDRESS OF PROPERTY 931 N. Vail Ave.

VARIATION: 5.1-3.3a (Required Minimum Yards-Front Yards)

A 6.0' variation to allow a front porch with a front yard setback of 20.4' where 26.4' is required, and an additional 1.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that a new front porch is proposed for the existing ranch home. The petitioner testified that different options were explored for the porch and that the unique circumstance is the front yard setback. The petitioner explained that the average of the block is fairly close to where the existing house is situated. The petitioner explained that the front porch adds character to the front of the home. The petitioner testified that as part of the project there will be other improvements to the home.

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

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

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

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

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

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

ZONING BOARD

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

OF APPEALS

RE: 931 NORTH VAIL AVENUE - ZBA #22-017

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 12th day of September, 2022 at the hour of
7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
FRANK PORTERA
BENJAMIN JAFFE
JOSEPH GEISEL
JEFF LANAGHAN
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, everyone, I'm going to call the meeting to order. Welcome, today is Monday, September 12th. This meeting is for the Village of Arlington Heights Zoning Board of Appeals.

There are some housekeeping items, some procedural issues we'll go through to kind of expedite tonight's petitions and tonight's hearing. There are five petitions on the docket for tonight, so we're going to ask that folks who are going to be speaking on behalf of those petitions are well focused and concise and on point with their remarks and be respectful of everybody's time.

With that in mind, Derek, can we have roll please?

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

(No response.)

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Here.

CHAIRPERSON SIAVELIS: Great, thank you very much.

Let's rise for the Pledge of Allegiance, behind you to your right shoulder.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: Okay, next item, approval of the minutes from the August meeting. Hopefully everybody has had a chance to review those minutes.

Any edits or corrections to those minutes?

(No response.)

CHAIRPERSON SIAVELIS: Seeing and hearing none, is there a motion to approve?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER JAFFE: Second.

CHAIRPERSON SIAVELIS: Voice vote, all in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: None? All right, motion carries.

Okay, folks, let's talk about some hearing procedures for tonight and the ground rules that I was kind of alluding to.

If there are less than six members present, you the petitioner have an option to continue the meeting to the next meeting or thereafter. It takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. If you are denied on a variance, you cannot reapply for a year, okay, so there is some

jeopardy that attaches.

There is a Staff presentation as part of every petition or every variance sought, and the Staff presentation comes from Derek. He gives a project overview of the variance and the salient points.

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

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

A variation shall be permitted only if the evidence, in the judgment of this Board, sustains each of these four elements. It's really important for you folks to know, whoever is going to be speaking on behalf of the petitions and the variances sought, that it is your responsibility to establish each of these four elements. It is not the Board's responsibility to pull those elements out of you and get sufficient testimony on the record. It is your responsibility. Failure to establish any of these elements can lead to a declination or denial of your variance.

Okay, with that in mind, and there is no old business, let's move to new business.

COMMISSIONER JAFFE: Mr. Chairman, I'd like to make a motion to consider re-organizing the order of the petitions for tonight, specifically, I would like to motion that we move ZBA #22-019, 2315 North Arlington Heights Road, to go fifth instead of third, given that petition includes four separate variances.

CHAIRPERSON SIAVELIS: Mr. Jaffe, that means then the other subsequent petitions listed on our sheet basically fall into those slots, right? D becomes C, E becomes D, and preexisting C at 2315 North Arlington Heights Road becomes the caboose?

COMMISSIONER JAFFE: Yes.

CHAIRPERSON SIAVELIS: Okay, the last one. Okay, understood.

Is there any second to this motion?

COMMISSIONER GEISEL: I would second that motion.

CHAIRPERSON SIAVELIS: Okay, all in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: All opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, that motion carries.

So, folks, what we just did is we just adjusted the order of the petitions tonight. You heard Mr. Jaffe advise that he thought it was worthwhile to move the petition at 2315 North Arlington Heights Road to the end because it is a lengthy petition. There's a lot of nuances to it, and from a time management standpoint, it makes the most sense, especially if you were caught behind that petition because the other petitions subsequent to that on the listing are much more straight-forward and much more concise.

So, we're trying to be respectful of everybody's time.

Okay, with that in mind, let's go to the first petition on the slate, ZBA #22-017, 931 North Vail Avenue.

All right, so, and by the way, we're going to ask anybody who speaks to make sure that they sign in, all right, on the sheet at the podium, and we'll swear you in.

Can you identify your name, your full name for the record please?

MR. ROGNER: I'm Paul Rogner.

CHAIRPERSON SIAVELIS: Okay, Paul.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, you have the floor.

COMMISSIONER SELBKA: Mr. Siavelis, actually, I'm here to recuse myself from this petition because I have a matter where I represent a client in litigation against Mr. Rogner.

CHAIRPERSON SIAVELIS: Okay, sounds good.

MR. ROGNER: Okay, so I'm Paul Rogner.

CHAIRPERSON SIAVELIS: Just so the record was clear, right? By the way, because we have a court reporter in here who's going to take down and transcribe all the verbal testimony, it's important that, one, we don't talk over each other, and two, you speak loud enough that he can hear you well.

MR. ROGNER: Got you.

CHAIRPERSON SIAVELIS: Okay, hit it.

MR. ROGNER: So, I'm Paul Rogner, I'm the architect on this project. My clients, although they wanted to be here, were unable to. I'm trying to be brief about this. They used to live in Arlington Heights. They spent the last few years in Hungary and now they're moving back. So, part of moving back is redeveloping a property that they own so that it can suit their needs and they can retire here and enjoy Arlington Heights as they used to.

So, as part of that, they wish to, as part of their hardship here is they wish to add a front porch onto this house. It's a very simple ranch. It has no front porch. So, we looked at a number of different schemes as to, you know, what we might try and do, and we came up with what we have here as the front porch that they would like to add, and they intend to use it. They are very social, very interactive people, and you know, they kind of feel with how social media and our devices are these days, they really like the idea of being able to sit out in front of their home and interact with their neighbors. Knowing Bill and Sue, they are definitely the type of people that will exercise that for sure. So, that's kind of their hardship is just essentially wanting to have a front porch on this house.

The minimum variance necessary, so we looked at a number of depths that would work for a porch. So, we explored the idea of a six-foot porch and then the idea of an eight-foot porch, and it seemed to them, looking at furnishings and the idea of maybe at some point they might even put a porch swing on it, they really wanted to try and do an eight-foot porch on the front of the house. We even looked at sun angles, and because this front elevation faces west, they wanted to make sure that, you know, on the summertime they can have some shade on the front porch as well.

The unique circumstance here is our front setback. Taking the averages of the block just basically puts us in a place where, you know, our front setback requirement is fairly close to that existing house and would not allow us, without a

variance, to do anything in terms of any kind of front porch on this home.

Then as far as character and continuing the character of the community here or the neighborhood, you know, I think the front porch adds quite a bit to the front of this home. Not only that, if you can see the renderings here, we are changing the colors of the house. We are going with that white or off-white with the brick and then black windows and trim, and then adding some natural elements with the front porch, so the natural wood grain of a Douglas fir timber structure as well as even some steel brackets just to give it some additional character, and then of course quite a bit more glass on the front of the house, too. In respect to the design, the front porch is actually quite, you know, changing the look of the house and I think adding quite a bit to it.

CHAIRPERSON SIAVELIS: And there is no existing front porch on it?

MR. ROGNER: There is none, no. It's just a flat elevation and a pretty simple overhang.

CHAIRPERSON SIAVELIS: How many folks will live in the house?

MR. ROGNER: Two, and they have grandkids and so forth, so you know, they expect to have other people staying with them from time to time, guests.

CHAIRPERSON SIAVELIS: Okay, go ahead, Derek.

MR. MACH: I was going to say Mr. Rogner I think covered everything. I can just read the motion into the record.

CHAIRPERSON SIAVELIS: Yes, sounds good. Sorry, I think we jumped ahead there.

MR. MACH: They're, therefore, requesting a six-foot variation from Chapter 28, Section 5.1-3.3a to allow a front porch with a front yard setback of 20.4 feet where 26.4 feet is required, and an additional one foot for the eave. Thank you.

CHAIRPERSON SIAVELIS: Great, thanks, Derek.

We note that there's no objections lodged by the Engineering Division to this. I also note that you have received, or we the Village has received an e-mail in support of this petition from a woman by the name of Anne Kauff. So, that bodes well for you.

Have the homeowners or you received any other comments from neighbors? Anything worth mentioning or any --

MR. ROGNER: Bill and Sue had reached out to a number of the neighbors. I don't know if any of them are here, but I think, Derek, they were hoping that some had sent e-mails to that respect in favor of the project. So, I know they were reaching out to quite a few people in the neighborhood.

CHAIRPERSON SIAVELIS: So, Derek, beyond the sole e-mail, the lone e-mail that's in our materials, are there any others?

MR. MACH: Nothing else.

CHAIRPERSON SIAVELIS: From the neighborhood, okay. Any other questions? This is pretty straight-forward and makes sense.

Are there any questions from other Board members?

(No response.)

CHAIRPERSON SIAVELIS: Okay, at this point in time, we're going to ask if there's any comments from the audience on this particular petition and this petition only, okay? So, none of you folks who are here today wish to speak in regards to this petition?

(No response.)

CHAIRPERSON SIAVELIS: Just making sure. If there was, you'd have the opportunity to respond. Since there isn't, you don't need to respond to anything. So, you can take your seat.

MR. ROGNER: Okay, thank you very much.

COMMISSIONER GEISEL: Mr. Chairman, prior to Board deliberation, I just want to state that also I know Mr. and Mrs. Lyon, but I don't feel a need to recuse myself. I haven't seen them for a number of years whilst they were in Hungary, and I just wanted to make sure that I stated that prior to deliberation.

CHAIRPERSON SIAVELIS: Duly noted, thank you.

Any other?

COMMISSIONER LANAGHAN: No, I would say the same. I've known them for years. I haven't seen them while they've been gone, but I don't see this as being particularly contentious.

CHAIRPERSON SIAVELIS: Right, straight-forward.

COMMISSIONER LANAGHAN: Absolutely.

CHAIRPERSON SIAVELIS: Well within the character of the neighborhood.

COMMISSIONER LANAGHAN: I would agree.

CHAIRPERSON SIAVELIS: Reasonable ask.

COMMISSIONER LANAGHAN: Absolutely.

CHAIRPERSON SIAVELIS: Okay, do we have a motion?

COMMISSIONER JAFFE: I would motion to approve the petition as presented.

CHAIRPERSON SIAVELIS: Thank you.

Is there a second?

COMMISSIONER LANAGHAN: I'll second it.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations.

MR. ROGNER: Thank you very much.

CHAIRPERSON SIAVELIS: Your petition is granted. On your way out, can you ask the other Board member to come back in please?

MR. ROGNER: I sure will.

CHAIRPERSON SIAVELIS: Thank you, appreciate it.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:15 p.m.)



**Zoning Board of Appeals
10/17/2022**

Item: 10 N. Pine Ave. - 9/12/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
10 N Pine Ave - 9/12/22 Findings	Minutes
10 N. Pine Ave. - 9/12/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 12, 2022

PETITIONER: Summers Residence

ADDRESS OF PROPERTY 10 N. Pine Ave.

VARIATION: 5.1-7.3 (Minimum Lot Size), 5.1-7.5 (Minimum Lot Width)

A variation to allow a lot with an area 8,712 square feet to be buildable where 15,000 square feet is required; A 4' variation to allow a lot with a width of 66' to be buildable where 70' is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing an addition to the existing two story home located in the R-7 zoning district. The petitioner testified that the project requires approval from the Zoning Board for a variance for lot width and lot size due to the existing 66' wide lot with 8,712 square feet not meeting the minimum required 70 foot width and 15,000 square feet. The petitioner further testified that the project design complies with all other zoning requirements.

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. Geisel and seconded by Mr. Lanaghan. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance.

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

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

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

ZONING BOARD

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

OF APPEALS

RE: 10 NORTH PINE AVENUE - ZBA #22-018

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 12th day of September, 2022 at the hour of
7:15 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
FRANK PORTERA
BENJAMIN JAFFE
JOSEPH GEISEL
JEFF LANAGHAN
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: All right, up next is ZBA Petition No. 22-018, 10 North Pine Avenue.

MR. COCHRAN: Good evening, gentleman. Jim Cochran, JRC Design Build.

MR. SUMMERS: I'm Greg Summers, 10 North Pine; I'm the homeowner.

CHAIRPERSON SIAVELIS: Okay, have you both signed in?

MR. SUMMERS: We're going to right now.

CHAIRPERSON SIAVELIS: Okay, please do so.

Okay, I'll swear you in, then I'm going to hand the baton to Derek so he can give the Staff overview, then I will come back to you. Okay, and you're both going to speak, right?

MR. COCHRAN: Possibly.

MR. SUMMERS: Jim is going to speak. I'm available for anything that comes up.

CHAIRPERSON SIAVELIS: Let me swear you both in at the same time. Right hand please.

(Witnesses sworn.)

CHAIRPERSON SIAVELIS: Great, thank you.

Derek?

MR. MACH: Thank you, Chairman.

The property has a total land area of 8,712 square feet, and the proposed residence will have approximately 2,548 square feet. The project requires approval from the Zoning Board for a variance for lot width and lot size due to the existing 66 feet in width and 8,712 square feet not meeting the minimum required 70-foot width and 8,750 square feet. The project does comply with all other zoning requirements.

The Petitioner is requesting a variation from Chapter 28, Section 5.1-7.3 to allow a lot with an area of 8,712 square feet to be buildable where 15,000 square feet is required. In addition, they're requesting a four-foot variance from Chapter 28, Section 5.1-7.5 to allow a lot with a width of 66 feet to be buildable where 70 feet is required. Thank you, Chairman.

CHAIRPERSON SIAVELIS: Great, thank you.

COMMISSIONER GEISEL: Derek, if you have a moment, could you change the --

MR. COCHRAN: So, it's a really cool old house that Greg brought us in to help design it. It's got a lot of size inside the house but the way the rooms are laid out inside the house, it's very cut up. So, our goal was to get a bigger kitchen and some type of master bathroom. So, we ended up, there is a little courtyard in the rear that was not built over, but it doesn't extend past the existing house footprint of the home. So, we're just filling in this courtyard with the kitchen, taking out a couple of walls to open up the kitchen, and then making a larger master suite up on the second floor above this space.

I didn't even know it was R-7 over there, at least when I started working with it, until we got into the Village permit approvals.

CHAIRPERSON SIAVELIS: Okay, so --

COMMISSIONER GEISEL: I got this one if I could.

CHAIRPERSON SIAVELIS: Okay.

COMMISSIONER GEISEL: So, given the fact that you're just, if I

understand this correctly, filling in that alcove in the rear --

MR. COCHRAN: Exactly, and --

COMMISSIONER GEISEL: -- existing --

MR. COCHRAN: -- we're matching all the details of the brick exterior, all the soffit fascia gutter, all the details. You can see that little outline in the back there, that U-shape, we're just filling that in. There's actually already an existing foundation there, and we're actually building over that existing foundation, just the big old porch that was back there before.

COMMISSIONER GEISEL: Got it. So, just thank you because I wanted to clarify that my interpretation was correct. So, based upon that, I really don't have a lot of questions because this is very straight-forward with the west elevation already being existing. The existing non-conforming two circumstances were the lot, it's the 8,700 square feet in size and 66 feet in length; therefore, I think this is very straight-forward and would support the variances.

CHAIRPERSON SIAVELIS: Okay, so tell us how many folks live in the house as well?

MR. SUMMERS: There are three, my wife and my daughter and I.

CHAIRPERSON SIAVELIS: Okay, have you spoken with the neighbors?

MR. SUMMERS: I've had several conversations with the neighbors since the sign has been out. No one has any concerns because it is entirely located within the rear yard, it's not even visible from the street. It doesn't expand the footprint in any direction. So, you can see there's a one-story room in the back right there, it goes up over that for the new bathroom, and the alcove gets filled in with the new kitchen and there's a corresponding closet above where the kitchen will be expanded. That's the sole extent of the work.

CHAIRPERSON SIAVELIS: Understood. Okay, any other questions for the Petitioner?

COMMISSIONER LANAGHAN: So, just so I understand, Derek, it's an existing non-conforming lot to start with, right? So, whatever they would touch they would need some variance on, am I correct in that?

MR. MACH: Yes.

COMMISSIONER LANAGHAN: Got it, thank you.

CHAIRPERSON SIAVELIS: Joe?

COMMISSIONER SELBKA: No questions.

CHAIRPERSON SIAVELIS: Okay. All right, you guys can take a seat. We'll see if there's any members from the audience who are speaking in regards to this petition.

(No response.)

CHAIRPERSON SIAVELIS: Okay, seeing and hearing none, we'll move to the next phase, that's deliberation of the Board members.

Joe, do you want to take lead here?

COMMISSIONER GEISEL: Again, I think I've stated everything initially here, but given the two existing conditions that are existing non-conforming, and the simple nature of the request, I would support the variances.

CHAIRPERSON SIAVELIS: Agreed, very straight-forward here on this. Do we have a motion?

COMMISSIONER GEISEL: I move approval of the variances as requested.

COMMISSIONER LANAGHAN: Second.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, both variances are granted.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:21 p.m.)



Zoning Board of Appeals 10/17/2022

Item: 2315 N. Arlington Heights Rd. - 9/12/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2315 N Arlington Heights Rd - 9/12/22 Findings	Minutes
2315 N. Arlington Heights Rd. - 9/12/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 12, 2022

PETITIONER: John Residence

ADDRESS OF PROPERTY 2315 N. Arlington Heights Rd.

VARIATION: 6.13-3, 6.13-3b (Visibility), 5.1-0.5b (Maximum Impervious Surface Coverage),
10.2-11.1b (Parking in Yards-Driveway Width)

A 2' variation to allow a 5' tall fence in the front yard where code allows a 3' tall fence; A variation to allow a 5' high fence within 12' of the driveway where the maximum height permitted is 3' high; A 525 square foot variation to allow 11,288 square feet of impervious surface coverage where 10,763 square feet is allowed; An 8.0' variation to allow a driveway with a maximum width of 30.0' where a maximum width of 22' is permitted.

The petitioner withdrew the variance request for the fence height and the variance related to visibility.

The home was recently constructed and as part of the project the petitioner submitted a permit for the driveway; however, the driveway that was installed was not consistent with the approved permit plans. The overall impervious surface coverage exceeds the allowable fifty percent coverage per code. In addition, the petitioner previously submitted for a height variance for a five foot high fence in the front yard. The petitioner testified that they are withdrawing the variance requests related to the fence. The petitioner also testified the fence will comply with code and address the safety concerns regarding access.

The petitioner explained that the driveway width was expanded in conjunction with the impervious surface to allow for a safe access and turnaround for the front of the driveway. The petitioner explained that it is challenging pulling out on Arlington Heights Road. The petitioner testified that the unique circumstance is the location on Arlington Heights Road which is a safety and danger concern. The petitioner commented that the approved driveway plan had a small area designated as a turnaround but that the geometry did not work.

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

Thereafter, a motion was made by Mr. Selbka and seconded by Mr. Jaffe. Thereafter, the Board voted 5-1 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-1 to grant the variance.

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

It is expressly noted that no order of this Board permitting the aforesaid variance shall be valid for a period

longer than one (1) year unless such construction is started and proceeds to completion within the terms of such permit.

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

ZONING BOARD

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

OF APPEALS

RE: 2315 NORTH ARLINGTON HEIGHTS ROAD - ZBA #22-019

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 12th day of September, 2022 at the hour of
7:37 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
FRANK PORTERA
BENJAMIN JAFFE
JOSEPH GEISEL
JEFF LANAGHAN
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, last petition of the evening, ZBA #22-019, 2315 North Arlington Heights Road.

MR. DADAY: Good evening. Stephen G. Daday on behalf of the Petitioner.

CHAIRPERSON SIAVELIS: All right, Mr. Daday, how are you?

MR. DADAY: Doing well.

MR. HEPBURN: Will Hepburn, the Engineer. I signed in.

CHAIRPERSON SIAVELIS: Okay, can you speak a little louder so we can make sure we get you?

MR. HEPBURN: Will Hepburn.

CHAIRPERSON SIAVELIS: And you guys have both signed in, right?

MR. DADAY: Yes, signed in.

CHAIRPERSON SIAVELIS: All right, Derek?

MR. MACH: Thank you so much, Chairman.

The property is zoned R-E, Residential Estate-One Family Dwelling District., and the property has a land area of 21,526 square feet. The home was recently constructed, and as part of the project the Petitioner submitted a permit for the driveway. However, the driveway that was installed is not consistent with the approved permit plans. The overall impervious surface coverage exceeds the allowable 50 percent coverage per code.

In addition, the Petitioner previously submitted for a height variance for a five-foot fence in the front yard. The Petitioner appeared in front of the Zoning Board on December 13, 2021, at which time the Zoning Board asked that the Petitioner return with additional information. Meanwhile, a fence permit was approved for the code-compliant portion of the fence located in the rear and side yard. However, the Petitioner proceeded to install the portion of the five-foot fence in the front yard along the north and south property line and is proposing that the five-foot fence continue along Arlington Heights Road along the west property line.

Therefore, the Petitioner is requesting:

- A two-foot variance from Chapter 28, Section 6.13-3 to allow a five-foot tall fence in the front yard where code allows a three-foot tall fence;
- A variance from Chapter 28, Section 6.13-3b to allow a five-foot high fence within 12 feet of the driveway where the maximum height permitted is three feet;
- A 525 square-foot variation from Chapter 28, Section 5.1-0.5b to allow 11,288 square feet of impervious surface coverage where 10,763 square feet is allowed; and in addition, they're requesting
- An eight-foot variation from Chapter 28, Section 10.2-11.1b to allow a driveway with a maximum width of 30 feet where a maximum width of 22 feet is permitted.

Thank you.

COMMISSIONER JAFFE: Derek, when this petition appeared on December 13, 2021, only two of the variances were on that agenda, the ones related to the fence. So, what's happened between December and now regarding the driveway and the impervious surface coverage?

MR. MACH: At that time, the Petitioner came forward with the fence request. Meanwhile, the driveway was installed inconsistent with the permit plan; therefore, they're now returning and requesting the additional variations.

CHAIRPERSON SIAVELIS: Subsequent to our meeting, the driveway was poured and installed?

MR. MACH: I don't have the exact timeline of when that occurred, but I believe that's correct, Chairman.

CHAIRPERSON SIAVELIS: Okay, and do you recall who appeared on behalf of the Petitioner at that point in time in December?

MR. MACH: It was, I believe, Mrs. John who appeared in front of the Zoning Board.

CHAIRPERSON SIAVELIS: Neither of the two gentlemen in front of us though, correct?

MR. MACH: Correct.

COMMISSIONER JAFFE: When I reviewed the minutes, there was also a gentleman, a Mr. McNally.

CHAIRPERSON SIAVELIS: Okay, let's swear you guys in and we'll go from there, okay?

(Witnesses sworn.)

CHAIRPERSON SIAVELIS: Okay, you have the floor.

MR. DADAY: Thank you. Stephen G. Daday on behalf of the Petitioner, and Engineer Will Hepburn.

Just to address a couple of the issues, first of all, in speaking to my client, they're going to reduce the height of the fence in the front yard. Also, we agree with the Engineering Department to move the gate back so that it allows for access to the driveway without having a queuing on Arlington Heights Road to eliminate that safety issue.

CHAIRPERSON SIAVELIS: Mr. Daday, be more specific. Reduce the height of the fence means what? Code compliant?

MR. DADAY: To be compliant, yes.

CHAIRPERSON SIAVELIS: So, three feet tall?

MR. DADAY: Right. So, I don't know how, if you withdraw that or request for the variance or just agree on the record that that's what we're going to do. Either way, I guess.

MR. MACH: Yes, it's stated on the record that Petitioner is withdrawing that request; therefore, it will have to comply with code and reduce the height of the existing fence in the front yard along the north and south property line.

MR. DADAY: Right.

CHAIRPERSON SIAVELIS: So, two of the four variances sought are essentially being withdrawn?

MR. DADAY: Correct.

CHAIRPERSON SIAVELIS: As the fence height?

MR. DADAY: Right.

CHAIRPERSON SIAVELIS: Okay, all right.

MR. DADAY: Okay, and so with respect to the other two, the impervious surfaces and the driveway, I don't know what the timing was with respect to that.

MR. HEPBURN: I think I can comment on that a little. As part of the construction, you'll need to get our as-built survey completed. Once the construction is completed, they would close that out, the Village, with the permits closed out. We did that

in March of this year. When that was submitted to the Village, the issue of the driveway and the lot coverage was raised by the Engineering Department, and we were directed to either correct it or apply for a variance at that time.

CHAIRPERSON SIAVELIS: So, do you know when the driveway was poured?

MR. HEPBURN: I do not know the date it was poured. I know when our company did the as-built survey, it was in I believe February or March, earlier this year.

CHAIRPERSON SIAVELIS: And the driveway was poured at that point, got you.

MR. HEPBURN: Correct, yes.

COMMISSIONER JAFFE: So, when this property first appeared before the Design Commission in August of 2018, the approved impervious surface area covered was 10,724 feet.

MR. MACH: Apparently, yes.

MR. HEPBURN: Yes. It was under the required, yes.

COMMISSIONER JAFFE: Correct, so in between that period of time, it was decided that an additional 564 feet was needed?

MR. HEPBURN: Correct, yes, as part of the construction process with the build they did and during issues which we can get into a little more, that they added more, yes.

CHAIRPERSON SIAVELIS: Do you work with the builder?

MR. HEPBURN: No, I did not. I did before construction and during the permitting, in helping get the permits for the approved plans. But during construction I was not involved.

CHAIRPERSON SIAVELIS: Okay, so you don't have a business relationship with the builder?

MR. HEPBURN: Correct, no. No.

CHAIRPERSON SIAVELIS: Okay, go ahead, gentlemen.

MR. DADAY: So, the bottom line is that, and the way I understand it is that the reason that the driveway width was expanded and also in conjunction with the impervious surfaces was to allow for a safe access and turnaround for the front of the driveway. Having been out there once or twice, once actually, it's difficult to get out on Arlington Heights Road. So, at some point in time, and I'm not sure when, the decision was made to expand that a little bit to allow for a little bit of an easier egress onto Arlington Heights Road.

So, I think in terms of the hardship criteria, you know, the location on Arlington Heights Road is in and of itself the unique circumstance, which I think that was addressed at some point in time when they realized that it was going to be a difficult egress point.

MR. HEPBURN: To back out onto Arlington Heights Road without a turnaround from the garage would be a safety and danger concern.

CHAIRPERSON SIAVELIS: Why wasn't that addressed on the front end then? I mean, it's not like Arlington Heights Road was expanded lickety-split overnight. I mean, that was an issue that should be well-known. So, I mean, the fact that we have a, this property has a long history with the Village and this Board, right? You know, you've been before us a couple of times now. While we appreciate the relinquishment and the

withdrawal on the fence issues, the driveway issue is still nonetheless troubling because instead of asking for permission, you're asking for forgiveness on issues that are entirely foreseeable. So, that's problematic in my eyes.

MR. HEPBURN: I think what we, with our original approved plan, we actually had a small turnaround designed at the back, to turn, up towards the garage and make a turnaround designed to that bottom corner, but with the dimensions of it, we don't think the turnaround ended up working out which was why the decision was made for this. Our approved plans had a small area carved out for cars to turn around there, but I don't think it was able to work out, that geometry was where it ended up.

CHAIRPERSON SIAVELIS: Derek, what's the date of that approved permit plan there? Do we know that? '18-ish? '19-ish?

MR. MACH: August 27, 2018.

COMMISSIONER LANAGHAN: Last change was February '19.

CHAIRPERSON SIAVELIS: Yes, last change on that document.

COMMISSIONER JAFFE: Yes, I don't want to get hung up on words, but when I just hear that the decision was made to alter the plans after they had already gone through the process with the Design Commission, I'm struggling to understand why they didn't reengage with the Village to go through the proper process to do what they wanted to do.

MR. HEPBURN: I understand that. I wasn't involved in the construction process, so I couldn't really comment on when the decision was made or for what reason. But my understanding is why it was expanded was purely for just having a safe turnaround as it's difficult to get around the house and turn around back and to exit safely onto Arlington Heights Road.

CHAIRPERSON SIAVELIS: Mr. Daday, do you have an answer to Ben's question?

MR. DADAY: I do not.

CHAIRPERSON SIAVELIS: Derek, can you go to the picture showing the house from Arlington Heights Road? Not the top, you went past it, can you go back up? It's like the second picture, so not the top view. There you go, that view right there and expand that.

So, does this picture that you see on the screen accurately reflect the current state of the house?

MR. HEPBURN: As far as I know.

CHAIRPERSON SIAVELIS: Including the driveway?

MR. HEPBURN: Yes.

CHAIRPERSON SIAVELIS: So, is it your testimony then that as configured right now, this driveway does not allow for a person, you know, driving a vehicle to essentially make a three-point turn in the driveway to get out?

MR. HEPBURN: No, this driveway does.

MR. DADAY: This does.

MR. HEPBURN: This driveway does.

COMMISSIONER LANAGHAN: This driveway is what was constructed, yes.

MR. HEPBURN: Yes, it was expanded. I think the original driveway width was maybe, I can't remember them, maybe like 16.

CHAIRPERSON SIAVELIS: And that's where I'm going, okay. So, this driveway is what, eight feet wider than --

MR. HEPBURN: At the property line, I think it's right about 22.5 feet, but then it expands out as you see, at the front steps is where the driveway width measurement was taken.

CHAIRPERSON SIAVELIS: Yes, what's that dimension?

MR. HEPBURN: I think, what?

MR. DADAY: I think it's 30.

MR. HEPBURN: 30, yes.

CHAIRPERSON SIAVELIS: Okay, so are you saying then if you didn't have that expanded width of 30 feet near the steps, I think you testified, you wouldn't be able to turn around on that driveway?

MR. HEPBURN: Well, I'm not saying like, I think some additional space was needed to turn around. What the exact number would be to provide a safe turnaround, it could possibly be between 22 and 30, it could be this 30 feet that's needed, all right. That's something we could potentially investigate further but I think this is, the latest construction does allow a safe turnaround and I don't think it's exaggerated as far as from what is allowed to provide that safe turnaround.

CHAIRPERSON SIAVELIS: If that extra bump-out on the left that you see there on the driveway, on the left of this picture, if that was removed, do you think that a turnaround is feasible if that bump-out was removed on the left?

MR. HEPBURN: I think, I would think so. I think it would just be a couple of feet maybe, but it's tough to say. It's something we could, you know, we can look at turning exhibits or something, but I do think, you know, just needing to come out from around the house and back up, that additional room with the driveway width helps out a lot. It's easy to say, you know, we can make this turn, but it's a long way around the house. So, I think that additional room can help, but potentially maybe it could be reduced a little.

CHAIRPERSON SIAVELIS: Anything else, Ben? I'm sorry, Ben, I jumped your line of questioning.

COMMISSIONER JAFFE: No, no, no. I think we're in the right spot. So, do you have any other things to say about this? In addition to any other Board members who have questions for --

COMMISSIONER LANAGHAN: I've got one, just to understand a little bit. I mean, we're asking for a 30-foot driveway. Is that at this bump-out specifically? And we're asking for 500 feet which was not on the original plans, where is that 500 feet? Is that also right here?

MR. HEPBURN: The 500 additional square feet is basically all from the additional driveway width.

CHAIRPERSON SIAVELIS: Up front at the bump-out we were just talking about.

MR. HEPBURN: Right. Everything else, the driveway widths around the back and the side pretty much match the approved plans. But it's just this frontage area from that bump-out, like originally the driveway just, when it curves out the front of the house, it kind of just curves back like an S curve into the new apron, but it was widened out. So, that 30-foot measurement is probably from the top of that bump-out all the way

across to the longest perpendicular distance across the driveway.

CHAIRPERSON SIAVELIS: You can ask a follow-up, you look like you're going to ask a follow-up.

COMMISSIONER LANAGHAN: Well, I'm like trying to understand why that happened, and I'm not sure that you gentlemen know. So, I don't know whether you have that but, you know, we went from a plan that was approved to one that kind of got changed in the field for no real reason that we understand. I'm trying to get into the mind as to why this is important and why it's necessary, and I'm not sure I have that yet.

CHAIRPERSON SIAVELIS: After the fact.

COMMISSIONER LANAGHAN: After the fact, absolutely. After the fact is the big part of that one.

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER SELBKA: Was there an architect who changed the plans?

MR. HEPBURN: Yes.

MR. DADAY: There was an architect.

COMMISSIONER SELBKA: There is an architect?

MR. HEPBURN: Yes, there is an architect.

COMMISSIONER SELBKA: Did the architect have a hand in changing the plans, I guess?

COMMISSIONER GEISEL: I couldn't say.

CHAIRPERSON SIAVELIS: Mr. Daday, do you know?

MR. DADAY: I believe so. I believe so, yes.

COMMISSIONER SELBKA: And that architect chose not to resubmit the plan?

MR. DADAY: Well, that's, there's an ongoing process with that, yes.

CHAIRPERSON SIAVELIS: Shed some light on that.

MR. DADAY: Well, there's, revised plans are still being reviewed by the Village in terms of some of the other things that are --

COMMISSIONER SELBKA: So, the architect submitted the plans, they're in the process of revision, but the owner went ahead with building before those revised plans were approved?

MR. HEPBURN: I think they, so as I was saying, like construction was finished a little earlier this year or at least when we did our as-built survey with the exterior work. As part of that, in the Village's final inspections, they noted some things that weren't approved in the interior of the building which the architect provided revised plans for, for the Building Department to review and comment on so then they can close out that section of the permit for the interior.

COMMISSIONER SELBKA: And then the architect, so the architect increased the size of the driveway without submitting the revised plans?

CHAIRPERSON SIAVELIS: Prior to construction.

COMMISSIONER SELBKA: Now, was it prior or during construction?

MR. HEPBURN: That's what I can't say.

MR. DADAY: Yes, I'm not sure about that either.

MR. HEPBURN: We're not sure.

COMMISSIONER SELBKA: So, the architect submits the plan, or excuse

me, submits the plan, gets approval, sometime either before or during construction the architect changes the plans as to the impervious surface and does not get approval from the Village Board, or excuse me, from the Village Building Department?

MR. HEPBURN: As far as I know, yes.

MR. DADAY: I think that's correct, yes.

COMMISSIONER SELBKA: Okay.

CHAIRPERSON SIAVELIS: Well, let me ask one thing. Explain to us the ingress and egress concepts here on this house while driving a vehicle. You can pull into the driveway, the main driveway, come around the house, okay, and pull into the garage.

MR. HEPBURN: Yes. Entering is not the issue.

COMMISSIONER GEISEL: So, it might be very helpful, there's an exhibit that's been tendered here that is called Approved Permit Plan. So, if --

CHAIRPERSON SIAVELIS: Clarity kind of --

COMMISSIONER GEISEL: So, the point being what I think they referred to is in the, just for ease of, on the bottom right corner was a turnaround was intended has been eliminated. As you can see, the front driveway did not provide for any real means of turning around up front. So, when they eliminated the area in the back --

CHAIRPERSON SIAVELIS: The area that was approved.

COMMISSIONER GEISEL: Which was approved, and I'm not defending their going to construction of unapproved, but for clarity, seemingly from what was approved to what we have now, here's the primary two differences: that was not constructed, and obviously the front turnaround constructed. I can see a need for that.

COMMISSIONER SELBKA: Let me ask one more question. Whether you know or not, I don't know. Did the architect understand at the time that he changed the plans as to impervious surface that he or she was required to go back to the Village and obtain approval for those changes?

MR. DADAY: I can't answer that.

MR. HEPBURN: I can't answer that for him. I know when I prepared my engineering site plan back then in 2019, that wasn't my plan. I want to make it clear to you. The site plan looked very similar to that though, but I can say to you, you know, we had the turnaround design in the back. What happened during construction that that was decided that it wouldn't work, I couldn't comment on that.

COMMISSIONER SELBKA: I mean, from my perspective when judging hardship, there's a big difference between the architect made a mistake --

CHAIRPERSON SIAVELIS: Like we just saw on the prior petition, right.

COMMISSIONER SELBKA: And the architect decided or somebody decided that they were going to ignore the requirements of the Village permitting process and just do this and hope the Village didn't notice it. So, from a hardship perspective, that evidence would be very helpful.

MR. HEPBURN: I don't think we were ever trying, or I can't speak for the architect again, but us trying to force something through because we know we would have to close this permit out with the Village at the end of construction anyway. Whatever changes he made to the site plan during construction or whatever time that was made, I know it was probably understood that it would have to be, you know, inspected and reviewed by the Village at some point.

COMMISSIONER JAFFE: Just going along kind of like I think what's going

on with this theme of transparency, on page five of the packet, there's a report from Engineering. It states that the Engineering Division is not in favor of the proposed variance for impervious surface coverage. Petitioner stated that he used impervious bricks to compensate for storage, but there were no inspections scheduled to verify that the installed brick was actually impervious and installed with an adequate stone sub-base to allow for compensatory storage.

So, does that mean that the Petitioner said one thing but when the actual physical review took place it was discovered that the opposite had occurred?

MR. HEPBURN: No, I think, I can't verify this, but I believe that's a typo. I think it's supposed to be, the bricks are supposed to be pervious surface coverage as in permeable paver bricks. The original permitted approved plans called for an asphalt driveway, but I think as they knew they were increasing the impervious, they decided we'll put in these permeable pavers which a lot of impervious surface coverage is, no doubt for zoning stuff it's for stormwater drainage. So, they went with permeable pavers instead of asphalt to help accommodate the increase in runoff from the increased impervious area by using permeable pavers.

So, I think that is sort of misleading because they used permeable pervious brick pavers. It was not inspected but I think, in speaking with the owner, it was installed with the stone base and the pavers that would allow stormwater to infiltrate the ground there instead of, as opposed to asphalt pavement. So, as part of our argument I guess per se, you know, we went with the pervious pavers instead of asphalt, helping with the runoff being over the impervious limit. That's what it was.

CHAIRPERSON SIAVELIS: So, the pavers that are currently installed are pervious?

MR. HEPBURN: Correct.

CHAIRPERSON SIAVELIS: As we see in the photograph, not on the screen right now but Derek can go to it?

MR. HEPBURN: Yes, that's my understanding, but it was not inspected by Village Engineering. That is something that could be easily confirmed or denied by a field inspection of maybe taking up some of the pavers and reviewing the base.

COMMISSIONER JAFFE: So, if they are determined or confirmed to be permeable, does that have an effect on one of the two variances?

MR. HEPBURN: So, I actually looked into this with the Village engineer. The Village Engineering Department does not give credit to permeable pavers as far as impervious lot coverage. But as they say, as in talking with Mike Pagones, he says, you know, we don't give credit, but we do understand that, you know, it can help with stormwater runoff, but as far as the Village Code goes, it counts towards impervious.

COMMISSIONER JAFFE: Okay.

MR. HEPBURN: Like as some other villages will allow it as permeable, some will give you 50 percent credit, but the way Arlington Heights' code is set up, it's considered impervious still.

CHAIRPERSON SIAVELIS: And that's the style of paver that's used on the entirety of the driveway, correct?

MR. HEPBURN: Yes.

CHAIRPERSON SIAVELIS: Front to back?

MR. HEPBURN: Yes.

CHAIRPERSON SIAVELIS: Through the side.

MR. HEPBURN: Yes.

COMMISSIONER GEISEL: So, you completed this as-build?

MR. HEPBURN: Yes.

COMMISSIONER GEISEL: Because the as-build does state that these are permeable.

MR. HEPBURN: Correct.

COMMISSIONER GEISEL: Were you able to reasonably discern that prior to stating that on this as-build?

MR. HEPBURN: Well, from being out in the field and, you know, reviewing pavers and having seen a lot of other projects and talking with the owner who was involved with the building, I thought it was reasonable to go forward with that they were permeable pavers. But I think that somebody could confirm with an inspection with Village Engineering.

COMMISSIONER SELBKA: So, there's no concrete slab underneath those pavers?

MR. HEPBURN: Correct, no. My understanding of it, as all pavers usually are, there would just be a stone base, there would be a sub-base, a stone base with some larger gravel to allow infiltration into the ground.

MR. MACH: And just to clarify, I think Engineering is stating that they're uncertain about the base, about what's beneath the pervious pavers, if there's an adequate amount of stone in the stone that they require which would allow for the storage. That's because the inspections didn't occur, that's where the questions are occurring, even though the pavers on top are the permeable pavers with the slats that allow for water penetration.

COMMISSIONER GEISEL: Thank you. You've at least confirmed that part of it.

CHAIRPERSON SIAVELIS: So, is there currently a turnaround in the side, or back of the driveway?

MR. HEPBURN: No.

MR. DADAY: No.

CHAIRPERSON SIAVELIS: So, if you're pulling in, back to my ingress/egress concepts, if you're pulling in off of Arlington Heights Road, you're coming around to the south side of the house there, you're feeling your way along the driveway and you go into the garage.

MR. HEPBURN: Yes.

CHAIRPERSON SIAVELIS: How do you get back out? You have to back out that same pathway?

MR. HEPBURN: Yes. So, that is a tough turn, right, a tough, you know, back-out on its own, but that's, we don't have the safety concerns of pulling out onto a busy road.

COMMISSIONER LANAGHAN: I would say, you know, this looks like a turnaround here to me. I don't know if it's --

CHAIRPERSON SIAVELIS: That's why I was going to go next to the stair, to go that view, the top view that we had up there before.

COMMISSIONER LANAGHAN: Yes, I understand, yes.

CHAIRPERSON SIAVELIS: Page 10 is it?

COMMISSIONER LANAGHAN: Which I think is your as-built, right?

CHAIRPERSON SIAVELIS: Because these things are rendered, at least by a little bit.

COMMISSIONER LANAGHAN: Yes.

CHAIRPERSON SIAVELIS: So, that seems like a very difficult task, especially on a winter day, ice and snow buildup and all that, that you were just talking about, Will. So, can they use a turnaround there by the --

COMMISSIONER GEISEL: Brick walk?

CHAIRPERSON SIAVELIS: Yes, the brick walk in that area there, is that the same paver brick as well?

MR. HEPBURN: I can't confirm it. I know the grading elevations, it kind of slopes up a little at that point, but I know it wasn't intended to be a driveway in that area, it's more supposed to be like a patio walk. I couldn't say if it's wide enough to allow for a car to fit there deep enough without hitting the stone or hit the steps.

CHAIRPERSON SIAVELIS: Okay.

COMMISSIONER LANAGHAN: So, you've got to pull in, pull all the way back around and then you have to turn around? Where there seems like there's something going to get hit and it's fine, but --

CHAIRPERSON SIAVELIS: This is a tough back-out, right. Somebody is going to get really proficient at backing and looking over their shoulder --

MR. HEPBURN: Yes, it's not easy within the property and out, but there, you know, there's not oncoming traffic on the state highway coming next to you. So, that's where our concern was I think when they made the change.

CHAIRPERSON SIAVELIS: Okay, any other questions from Board members here? Actually, I have one; I shouldn't have asked that before I asked my question are there any other questions from Board members.

Frank, you got anything?

COMMISSIONER PORTERA: No.

CHAIRPERSON SIAVELIS: Okay, are there any other facts, events, or decisions made that are relevant to the issues before us that you haven't shared with us?

MR. HEPBURN: No, I think --

MR. DADAY: I can't think of any.

MR. HEPBURN: I think I just summarized the two outstanding variance requests for the driveway width and the impervious coverage. Basically, they run together for this enlarged turnaround in the driveway. There's not really, there was no significant changes to any impervious areas on the rest of the property from the approved plan. I think it's just, I just wanted to reiterate that they basically, they run together as far as the variances go.

CHAIRPERSON SIAVELIS: And what's the width of the driveway down near Arlington Heights Road or next down?

MR. HEPBURN: For the neighbor?

CHAIRPERSON SIAVELIS: No, no, right here in this area. Have you taken a measurement there?

MR. HEPBURN: Yes, I think that is, from what I remember, just about 22.5 to 23 feet right at the property line, from what I recall.

CHAIRPERSON SIAVELIS: Because the maximum width requested or maximum width required by the code is 22 feet there.

MR. HEPBURN: I can also say, I know the neighbor to the south also has a driveway greater than 22 feet in width.

CHAIRPERSON SIAVELIS: Okay, so we're not going to be playing that game right now. Just focus on this property.

MR. HEPBURN: Yes.

CHAIRPERSON SIAVELIS: Do you know, is it 22 feet down on the west side of the property or is it 23 feet, or do you know what that dimension is?

MR. HEPBURN: Derek, can you scroll down to our as-built proposed? Not that one. It should be prepared by DCI. That one, I don't think it's on there.

CHAIRPERSON SIAVELIS: Dimensions for that?

MR. HEPBURN: Yes, I don't think it's there, but just based pure off my memory, the dimension at the property line I think was about 22 feet six inches, 22 feet eight inches.

CHAIRPERSON SIAVELIS: Right near the sidewalk?

MR. HEPBURN: Yes, yes.

CHAIRPERSON SIAVELIS: Okay, I don't have any further questions.

Ben, do you?

COMMISSIONER JAFFE: I think we should move it along to the public.

CHAIRPERSON SIAVELIS: Okay. All right, gentlemen, take a seat.

MR. DADAY: Thank you.

CHAIRPERSON SIAVELIS: We'll go to the next phase here, comments from the public if any.

Come on up, sir.

MR. MCMALLON: I have not signed in yet.

CHAIRPERSON SIAVELIS: Okay, please do so. I don't think I have to swear you in, but if you could identify yourself for the record, that would be great.

MR. MCMALLON: I'm Jim McMallon. My wife and I live in the house directly to the east of this property.

CHAIRPERSON SIAVELIS: Okay, so behind them?

MR. MCMALLON: Behind.

CHAIRPERSON SIAVELIS: Got you, go ahead.

MR. MCMALLON: So, I just have questions that I think all roll into what they raised. So, first of all, one of the first topics that I came in to see the city on the plan was, you know, being developed was around drainage. You know, kind of pursuant to the driveway and the impervious area, the question is was anything changed around the drainage?

The reason that's significant to us of course is there's a lot of hard surface here, and if the drainage was impacted in any way and the drainage is coming toward us as a result of this, that could be a meaningful impact. I'm not certain that's a topic that would have come up here. It's not clear whether or not Engineering raised that issue or addressed the issue in understanding what was now done. But to me that's a significant point to be considered, if the drainage was at all impacted and would somehow create a flow that was toward our house. That area, you know, I kind of think gather all our water.

So, that's one question that I think is worth understanding because the plan as it was constructed showed the drainage going away from us and eventually toward Arlington Heights Road, which all makes sense. I just don't know if this would have somehow impacted that. I think that's a comment that should be considered before --

COMMISSIONER JAFFE: When you say this, you mean the impervious surface area?

MR. MCMALLON: Yes, that's correct. I don't know if there was anything else but that to me is, you know, solid theory, the drainage is all coming toward Arlington Heights Road, but it's got to get there somehow. So, does that, was any of this impactful to that is the question, so that's kind of one that I want you guys soak on that.

The one item that they said they took away, the gate, I'm confused on. So, I've been here the last few times, the gate has been up for discussion. It's not clear to me, are they no longer going to pursue the gate or are they moving the gate back?

If they're moving the gate back, the question is, is that really going to prevent the issue that I think the Engineering Department raised a question on which is, hey, if you've got a gate that's going to automatically open and you've got someone that's going to wait on Arlington Heights Road for it to open, is that movement back going to change that at all?

I don't know though because it wasn't clear to me, are they getting rid of the gate and not going to have that?

COMMISSIONER GEISEL: They stated they're moving the gate forward sufficiently to allow someone to pull in.

MR. MCMALLON: Okay, and so I guess if --

COMMISSIONER SELBKA: They're building the gate in accordance with the existing code. So, the safety and concerns for traffic are covered within the code as an active, we wouldn't have any power to stop them anyway because they're following the code.

CHAIRPERSON SIAVELIS: Yes, it's not one of the four variances in front of this Board. We cannot go beyond the, consider issues essentially beyond the scope of the variances sought and the application of the code.

MR. MCMALLON: Okay.

CHAIRPERSON SIAVELIS: And they relinquished, you heard them withdraw the two fence variances, and Mr. Daday made a comment about the gate as well being compliant.

MR. MCMALLON: Okay.

CHAIRPERSON SIAVELIS: The new gate being considered.

MR. MCMALLON: Yes, and I'm just sensitive to, it would be nice if there was a visual of it to understand it. I get what you're saying. You know, it's Arlington Heights Road, so I'll just leave it at that, it's not my concern.

MR. MACH: They'll be required to submit a fence permit plan and address all of code requirements, at which time Staff will review it. You know, with respect to code, they're either approved or denied based on what the code says.

MR. MCMALLON: Okay, and then the last question I have is you've asked questions about whether it's pervious or impervious. This is kind of an ignorance question, but do you have, if they put this brick down which is all brick, there's no concrete, so it's all brick, is there anything that prevents them from putting a seal coating on it that makes it less pervious and so, therefore, if you let it go it might be good for now but later on, you

know, depending on how they sealed it, would that actually makes things create a problem for down the road? That's the only question. So, I guess there's considerations if you allow for this, today it might be, you know, it might be fine just the way the brick allows water to go through it, however, depending on the way they finish it perhaps it's not quite so pervious if you will. That's it.

CHAIRPERSON SIAVELIS: So, before you depart, I want to ask you a couple of quick questions.

MR. MCMALLON: Sure.

CHAIRPERSON SIAVELIS: Were you here yesterday during the heavy rainstorm we had?

MR. MCMALLON: Oh, yes.

CHAIRPERSON SIAVELIS: Okay, did you get water in your backyard? Pooling, significant pooling of water in your backyard?

MR. MCMALLON: That's a good question. You know what, I don't know. I don't know the answer to the question, so that's a great question.

CHAIRPERSON SIAVELIS: Because that goes to the first point or one of the initial points you made.

MR. MCMALLON: Yes. We've done a lot of stuff to our house to kind of maintain the, I will say that the house next door to us, so directly to the south, the water flows between our house and the house just to the south of us, it was flowing massively. That's not really related to this house. I don't know; I didn't look close enough to say, but that's a good question. I should have observed.

COMMISSIONER GEISEL: Derek, can you go back to the as-built? Sorry. Sorry, one more. Right there.

So, if you'll note, the bottom right corner, driveway was not constructed in that, there's just a turn. So, a turnaround was not constructed there. You can see a sewer inlet is placed there, so it's almost adjacent to your property.

MR. MCMALLON: Is that where they blacked out there?

COMMISSIONER GEISEL: Yes.

MR. MCMALLON: Okay.

COMMISSIONER GEISEL: And you can see where the arrows, so there are sewers located along there to accommodate drainage.

MR. MCMALLON: Okay.

COMMISSIONER GEISEL: So, you weren't sure, I wasn't sure.

MR. MCMALLON: Yes.

COMMISSIONER GEISEL: This gentleman conducted a survey, it states there then.

MR. MCMALLON: Okay, and so in theory that should be, so I'm assuming there's like drain tiles that are leading to that from underneath the property?

COMMISSIONER GEISEL: Correct, and there's actually been a removal of some of the hardscape that would have been up against you, so just for clarification.

MR. MCMALLON: Yes. No, thanks, I appreciate it.

CHAIRPERSON SIAVELIS: And just for clarity as well, because you were kind of, you seemed like you're straddling the fence a bit, are you in opposition or in support of the two variances being sought for the driveway?

MR. MCMALLON: I am neutral on it as long as there's no impact on the

drainage. So, I don't have a strong opinion. Quite honestly, if the car traffic were up in front than behind, that's better for us because the cars pulling behind are closer to us, so I would rather they didn't pull behind. But that's, I would say I'm neutral on it as long as there's no impact on the drainage.

CHAIRPERSON SIAVELIS: So, you didn't notice any drainage impact yet?

MR. MCMALLON: I didn't.

CHAIRPERSON SIAVELIS: Yesterday we had five inches of rain.

MR. MCMALLON: Yes, I didn't. So, yes, that's a fair comment. Did you have a second question?

CHAIRPERSON SIAVELIS: No, that was it.

MR. MCMALLON: Okay.

CHAIRPERSON SIAVELIS: Okay, you can take your seat out there.

Any other folks want to come up?

Go ahead, sir, come on up. Did you sign in?

MR. ROBIDEAU: I have not.

CHAIRPERSON SIAVELIS: Okay, please do so.

MR. ROBIDEAU: My name is Don Robideau. I live in the neighborhood. I'm not adjacent but I do drive by this house and I have two comments.

One, I'm a retired contractor and an engineer. I understand the Village's concern about drawing changes that aren't approved by this Village. Having said that, the Village did approve an all-asphalt driveway, is that what I'm seeing on the initial drawings, and now it's permeable pavers? I see that as an enhancement for your neighborhood, for you as a neighbor, too. That would help with the drainage. Asphalt does not soak up any water, permeable pavers will. So, I see that as an enhancement.

In terms of the turnaround, I understand why they claimed that, I have no horse in this race, believe that. No relationship with the client or anything. I see that as an improvement for them and possibly for people riding their bicycles on that sidewalk, too. It would be very tough to come out of there. You couldn't back into Arlington Heights Road and do it safely. So, I don't see it as, if I was building this house, believe me, it wouldn't look like this in terms of the access to the back of the house and that garage. But having said that, I see this as a safer variance or change for them as to what was approved by the Village.

Those are my only two comments. I think the fact that is the permeable surface is an enhancement, it also looks better architecturally. This turnaround I think is going to be safer, not just for the residents, but also for people using that sidewalk. So, those are my two comments. Thank you.

CHAIRPERSON SIAVELIS: Great, thank you.

Anybody else? Gentlemen, you can re-approach and address or rebut the comments.

MR. HEPBURN: Yes, if I can respond to the first gentleman's comments.

MR. MACH: Chairman, I do have a couple of comments I would like to read into the record.

CHAIRPERSON SIAVELIS: Oh, you do, okay.

MR. MACH: Or an e-mail.

CHAIRPERSON SIAVELIS: Go ahead, Derek.

MR. MACH: Thanks. Hello, my wife and I reside at Hintz Road, and we both believe that the Board should not grant the owners their request for this variation to put up a five-foot fence in the front yard. As it is dimensioned, it sticks out like a sore thumb compared to the other homes with that size and location on that stretch of Arlington Heights Road and no one else has anything that tall. We feel that that one is too big for a lot that size. Arlington Heights Road is probably the busiest stretch of road in the entire Village, and a fence that tall doesn't belong there. If it's privacy that the owners are now seeking, they should have thought about that before building on that lot. Thank you.

CHAIRPERSON SIAVELIS: Derek, no comments from those folks regarding the driveway?

MR. MACH: Those were pertaining to the fence. I believe the next one is, too. However, I'd still like to read it.

I previously sent my objection to a fence variance at 2315 North Arlington Heights Road. It's come to my attention that the owner is reapplying for the variance. This house is already completely out of step with the neighborhood, and a larger fence across the front would make it even more out of step. As I said in my original objection, the lot is on a busy road before, but it is no surprise that they're still applying for this.

Then the last comment is: Dear members of the Building Commission, I am writing to express my opposition on the variances requested by the homeowner at 2315 North Arlington Heights Road. The fence variance, this is the owner's second request for a height variance for a fence in front of the house from three feet to five feet. This community is allowing a five-foot fence at the front of this property so close to Arlington Heights Road will detract from the character and aesthetics of the neighborhood and this community. Further, having a fence of that height so close to a very busy 45 miles per hour main street has the potential of causing visibility and safety issues when entering or leaving a property. The owner and his or her builder should have been aware of the building codes when designing the house. Granting variances to accommodate personal taste after building has been completed without including the community and clearly will set a very unfavorable precedent.

Driveway variance, the fact that this driveway was constructed in violation of code is only the beginning of my exception. Again, is the builder not aware of the code or it was their complete disregard for it? Were plans submitted and inspections performed as the driveway was under progress? The Village of Arlington Heights has a reputation with strict building codes to ensure the safety of the community and to maintain the integrity and character of this community. This property has little to no green space with one building virtually on top of the other. It is not an aesthetic that belongs in Arlington Heights, especially on a Main Street. Granting these variances after the fact would encourage others into meaning to build without regarding variances and ask for forgiveness afterwards. It would also promote ill will within our community for those that comply with Village requirements.

Given the above reasons, I respectfully ask that you decline on all variance requests for the property at 2315 North Arlington Heights Road. Karen Zika at 2319 North Burke.

CHAIRPERSON SIAVELIS: What was that address?

MR. MACH: 2319 North Burke.

CHAIRPERSON SIAVELIS: Is that the extent or the full extent?

MR. MACH: That's the three public comments received. Thank you.

MR. DADAY: Do you want to talk about the drainage issue? Recap that?

MR. HEPBURN: Yes, just to address the first gentleman's about the drainage. Like I said, the approved plan, from the approved plan, most of the impervious change, the additional impervious is on the front yard. Also, as part of our as-built submittal we have, the drainage concerns, those have to comply with the Village Engineering Department regardless of the variation request. I know we've actually already done some re-grading to make sure that landscaping and swales were constructed to direct runoff to all the inlets per the approved plan. That has been inspected by the Village Engineering Department and it was tentatively approved.

We've just got to do a revised as-built but we're waiting to do that per the results of the variations, but I can stress that the stormwater drainage, I think that we've met the approved plan as far as picking up all the runoff to not allow drainage to increase to any of the neighbors.

CHAIRPERSON SIAVELIS: Any other comments in response?

MR. DADAY: Just to close a little bit, I think, you know, part of the concern and, you know, rightfully so, is with respect to, you know, the impervious surfaces and the driveway width which is the only thing currently before the Commission, but you know, a lot of this had to do with the fact that, you know, you have an entrance onto Arlington Heights Road, so it needs a little bit of, that has to be a consideration. Moving the turnaround from the back to the front seems to make sense. Like I say, when I was out there with another car or two in the driveway, it was difficult to get out and get around, but those are the issues and I think, that's where we are.

CHAIRPERSON SIAVELIS: Do you have any further comments, Ben?

COMMISSIONER JAFFE: No. I think we can move to deliberation.

CHAIRPERSON SIAVELIS: I actually have a question. If your variations are denied as to the driveway, essentially the consequence is you have to remove that enlargement off the front steps, right? How significant of a hardship is that, do you anticipate?

MR. HEPBURN: I think as, you know, saying like, you know, whatever the exact limit, we are over the limit --

CHAIRPERSON SIAVELIS: Eight feet?

MR. HEPBURN: No, the --

CHAIRPERSON SIAVELIS: Oh, we're talking about, yes, 5.25.

MR. HEPBURN: So, my guess is it could potentially be removed from elsewhere in the property but there's not a lot of opportunity for that, so it would have to be removed somewhere from the driveway. But we think, as he was saying, if there's another car in the driveway, we think that additional width like, because not every car that's there is going to be parked in the garage in the back, so if one was parked in the driveway, we think this additional width and impervious area allows for a safer turnaround from, you know, for the cars there, for the cars coming out, for pedestrians walking by, things like that.

MR. DADAY: In terms of cost of removal, it's hard to say. I mean, I'm not a contractor so I couldn't tell you what it would cost to take that out.

CHAIRPERSON SIAVELIS: Okay, and we have confirmation that the two

fence variances have been withdrawn. Those are off the table.

MR. DADAY: Right.

MR. MACH: Chairman, I would ask that the Zoning Board do vote on these variances, or they may want to consider voting on each variance presented in front of them separately, but I would ask that they do take action on those, whether to support or deny. It sounds like everyone is in agreement that they'll be withdrawn, so therefore, it would be a denial. But for the record, if the Board could vote on each variance?

CHAIRPERSON SIAVELIS: Each of the four you're saying?

MR. MACH: Yes. Since they are put forth and presented to the Zoning Board.

MR. DADAY: But doesn't our withdrawal of those, I mean, they were presented, yes, I understand what you're saying, but --

CHAIRPERSON SIAVELIS: Are you worried about a re-approach in the near term on the fence issues? Is that one of your concerns?

MR. MACH: Yes, I would just like it in the record.

MR. DADAY: I don't think it matters per se.

CHAIRPERSON SIAVELIS: Remember though, if your variance is denied, you're precluded for a year. So, there is that.

MR. DADAY: But if we're going to bring, even if it's denied, but we're going to be in compliance. I mean, I'd prefer to have it just withdrawn on the record.

MR. MACH: Okay.

CHAIRPERSON SIAVELIS: Well, we could, let's move to the deliberation phase.

COMMISSIONER SELBKA: Peter, do we have jurisdiction to vote on a withdrawn variance request?

CHAIRPERSON SIAVELIS: Let's move to the deliberation phase.

COMMISSIONER SELBKA: Okay, sorry.

CHAIRPERSON SIAVELIS: Are you gentlemen done with your response comments?

MR. DADAY: Yes.

MR. HEPBURN: Unless you have any more questions.

CHAIRPERSON SIAVELIS: No. Go ahead, take your seats.

MR. DADAY: Thanks.

CHAIRPERSON SIAVELIS: The point Mr. Selbka is raising is the point that I am concerned about.

Do you want to elaborate just a bit, Joe?

COMMISSIONER SELBKA: Well, so my understanding of the code is that you can withdraw your variance at any point in time up until we vote on it. They have unequivocally withdrawn the two variances. I don't know if we have the right to say, well, yes, got you, you know, we always allow this but today we're not going to and we're going to vote on it to make sure you never come back for at least a year anyway. So, I don't know if we really have jurisdiction to vote on these two variances that have been --

CHAIRPERSON SIAVELIS: Regarding the fence.

COMMISSIONER SELBKA: Yes, regarding the fence that have been withdrawn. So, that's my concern.

COMMISSIONER GEISEL: I agree. If they're withdrawn, they're withdrawn.

CHAIRPERSON SIAVELIS: Yes, and I think the messaging here, the takeaway on the fence is that the fence variances are an uphill fight, okay. We recognize that they are withdrawn. I agree with Mr. Selbka, I don't think it's procedurally correct for us to vote on them, but if you revisit that issue with us, it's going to be a tough slog for you.

You heard the opposition, right, from the neighbors. You've come to a compromise position. If you relinquish off that compromise position and we hear this yet again, it's going to be an uphill fight.

Okay, so with that in mind, so let's talk about the other two variances sought.

Ben?

COMMISSIONER JAFFE: So, let me be clear. I've had a lot of challenge and frustration in understanding how we got from the beginning to where we ultimately landed as far as the sequence of events that did and did not occur which were in the initial Design Commission meeting in August of '18, the meetings we had in November and December of 2021, and the meeting we have tonight. However, I personally drove by the home this afternoon on my way from work and had to go up Arlington Heights Road and turn on to Sunset just to find a place to park. Given the discussion that we heard from the Petitioner, the audience, and some of the questions from the Board, although I'm not over the moon about granting forgiveness, I don't think I would want to impose the hardship of ripping up the 525 square feet, especially with the nuance that the one Petitioner explained as far as how permeable pavers aren't counted towards the impervious surface area coverage.

So, that being said, of the two variances about the driveway width and the impervious surface area coverage, I would reluctantly support both.

CHAIRPERSON SIAVELIS: Thank you, Mr. Jaffe.

Mr. Selbka?

COMMISSIONER SELBKA: I think that there definitely is an issue as to proof of hardship, at least in my mind, because the architect should have been here to explain his or her process, whether this was not his mistake or whether they just chose not to go through the re-permitting process. That being said, the engineer did testify that these brick pavers are thought to be permeable surface in other jurisdictions, so it is possible the architect made an honest mistake here, and there is a hardship for ripping up this driveway.

In addition, it probably is better for drainage if, as one of the witnesses pointed out, having a full driveway that's brick pavers as opposed to, or a non-compliant driveway consisting of brick pavers as opposed to compliant driveway made of asphalt. Again, I'm reluctant but I think weighing the equities and weighing the cost to the owner, I would support both variances.

CHAIRPERSON SIAVELIS: Mr. Lanaghan?

COMMISSIONER LANAGHAN: The impervious versus pervious, I completely understand that argument. I'm happy to see that they've put in pervious pavers, whether or not Engineering recognizes that or not.

The thing that I'm really struggling with is the fact that, you know, there's propensity here to basically put things up without getting approval. They're going to have to take part of the fence down that was already there, which was withdrawn.

There's already a fence partially up. So, there has been a propensity out here for kind of let's do it and see, I wouldn't even say let's see if they catch us, let's just do it and ask for forgiveness. There's more of a, you know, ask for forgiveness instead of permission kind of attitude, which really goes against everything I'm about here.

I do understand the pervious, I think that's a great step that was taken. I recognize and thank Mr. Robideau for coming up. I quite frankly agree with the fact that you probably need to turn around to get out onto Arlington Heights Road. Trying to back out on that is not a safe operation. Now, why that wasn't decided up front, why that wasn't thought about up front is what really troubles me.

So, I'm not sure I'm going to vote for it or not. I'm struggling with it based on that, but I recognize some of the points of it, let me just say it that way.

CHAIRPERSON SIAVELIS: Understood.

Mr. Portera?

COMMISSIONER PORTERA: I just think that it might be very tough for them to rip this up. If it's working for them now, I don't want to invite more danger by ripping up this turnaround, you know, everybody is always in a hurry to get to work. So, they could just start backing out onto Arlington Heights Road if that turnaround is not very easily accessible right there. So, I think how they have it now is fine, even though I agree with the Commissioners' opinions on, you know, asking for forgiveness instead of permission, but I think it's working now and it invites less danger.

CHAIRPERSON SIAVELIS: Mr. Geisel?

COMMISSIONER GEISEL: Agree.

CHAIRPERSON SIAVELIS: On all points?

COMMISSIONER GEISEL: This results in a safer design after the fact. Certainly, construction it in advance of permitting is inexcusable, but it's here already.

CHAIRPERSON SIAVELIS: So, I reluctantly agree with granting these variances. I'll tell you, I think there was a purposeful decision here the way this house was built and constructed by the various parties involved to skirt the code and then ask for permission after the fact. I think that that's unacceptable across the board.

That said, I think we have to balance the harms and, you know, not add additional harms in here. I am cognizant and recognize the safety issues here. I try and look at all these petitions from the standpoint of what would I do if that was my house, okay. How would I want to approach living there with a family and having teen drivers or young adults or guests over the house? So, I look at this and shake my head from a process standpoint thinking this was a complete bumbled job as far as process here, as far as building the driveway, the fence, things of that nature.

All of that said, I think that's widely recognized and I don't think the Petitioners, the two speakers here could refute that, and in fact they didn't refute it. They tacitly admitted it. Nevertheless, I think the added driveway space up front is meritorious, it's necessary, and I wouldn't want to live in that house without that bump-out and that extra space.

So, I'll, you know, grudgingly support the two variances. I am also cognizant of the change in opinion from the asphalt to the pervious and the relinquishment on the fence variances. I think this would be a totally different set of calculus and decision making if the fence variances were up for debate right now as well. I think that that had changed the entire landscape of how we look at things here, your relinquishment on those

two points and going down to three-foot code compliant fence and gate, and that commitment to do that is beneficial.

So, again, I will reluctantly support the two driveway variances.

MR. MACH: Can I just clarify for the record then that the fence variances are withdrawn?

So, the Zoning Board is considering a 525 square-foot variation from Chapter 28, Section 5.1-0.5 to allow 11,288 square feet of impervious surface coverage where 10,763 square feet is allowed; in addition, an eight-foot variation from Chapter 28, Section 10.2-11.1b to allow a driveway with a maximum width of 30 feet where a maximum width of 22 feet is permitted?

CHAIRPERSON SIAVELIS: Right, as set forth in the papers provided to us.

MR. MACH: I just wanted to clarify that.

CHAIRPERSON SIAVELIS: Correct?

COMMISSIONER SELBKA: Yes.

CHAIRPERSON SIAVELIS: Okay. All right, is there a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER JAFFE: Seconded.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: And that's for the two variances?

CHAIRPERSON SIAVELIS: For both variances?

COMMISSIONER SELBKA: Both variances, yes.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: No.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

MR. DADAY: Thank you.

CHAIRPERSON SIAVELIS: Okay, Derek, is there public comment on any of the other matters? We still have to remember that?

So, business has concluded for the most part here. There is a generalized, oh, there it is, public comment-other business. So, basically, there is an opportunity for the public to comment on matters I guess pertaining to the operation of this Board. If there is nobody interested, that's totally fine as well.

MRS. McMALLON: Can I just ask one question?

CHAIRPERSON SIAVELIS: Okay, so do you want to partake in the public comment segue to this? Is that where you're --

MRS. McMALLON: No, it has to do with the 2315. It's just a question on the fence, that's all. Just a follow-up question, kind of to Mr. Lanaghan's comment.

CHAIRPERSON SIAVELIS: Okay, yes, go ahead.

MRS. McMALLON: So, my question is exactly what you just said, like they beg for forgiveness because they didn't follow their plan. So, now we have a fence, you're right. The fence is already up on the sides at five feet. They have now said they're going to do a three-foot, and they're going to do a three-foot along the front.

How do we know they're not going to do exactly what they just did on the driveway? Like who is going to go and tell that from the city that they have to fix their side fence and like resubmit a plan and go through the right process?

COMMISSIONER SELBKA: Well, if they don't, the Building Department will come in eventually and give them a citation.

MRS. McMALLON: Because right now there's people living in that house and they don't have a permit of occupancy. So, like they're exactly what you just described, they're just --

COMMISSIONER GEISEL: We're going into matters beyond our purview. We're solely zoning.

MRS. McMALLON: I know, I understand that, but like does somebody follow-up or do I have to call somebody to go, okay, now --

COMMISSIONER SELBKA: Just go to the Building Department. That's the best option.

MRS. McMALLON: Okay, thank you. Thank you for answering that question. Thank you for your comment.

CHAIRPERSON SIAVELIS: Okay, any other public comments?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, is there a motion to adjourn?

COMMISSIONER LANAGHAN: So moved.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Anybody opposed?

(No response.)

CHAIRPERSON SIAVELIS: No. Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:39 p.m.)



**Zoning Board of Appeals
10/17/2022**

Item: 318 N. Lincoln Ln. - 9/12/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
318 N Lincoln Ln - 9/12/22 Findings	Minutes
318 N. Lincoln Ln. - 9/12/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS
September 12, 2022

PETITIONER: Stengren Residence
ADDRESS OF PROPERTY 318 N. Lincoln Ln.
VARIATION: 5.1-3.3 (Required Minimum Yards)

A 5.2' variation to allow an addition with a rear yard setback of 24.8' instead of the required 30.0' and an additional 1.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing a one story addition in the rear of the home that is approximately 569 square feet. The petitioner explained that the addition will result in a rear yard setback of 24.8 feet where 30.0 feet is required. The petitioner presented letters of support from six neighbors. The petitioner testified that they anticipate the need for wheelchair access for the home; therefore, they are expanding the footprint of the single story home which is contributing to the need for the variance. The petitioner testified that the design is in keeping with the home and neighborhood.

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

Thereafter, a motion was made by Mr. Selbka and seconded by Mr. Jaffe. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance.

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

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

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

ZONING BOARD

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

OF APPEALS

RE: 318 NORTH LINCOLN LANE - ZBA #22-020

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 12th day of September, 2022 at the hour of
7:21 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
FRANK PORTERA
BENJAMIN JAFFE
JOSEPH GEISEL
JEFF LANAGHAN
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, next item, ZBA Petition No. 22-020, 318 North Lincoln Lane.

MR. SMITH: Hi. Hi there.

CHAIRPERSON SIAVELIS: Okay, have you signed in? I didn't know if you did before.

MR. SMITH: I did.

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

MR. SMITH: Jereme Smith.

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

CHAIRPERSON SIAVELIS: All right, let's give it to Derek for Staff overview, and then we'll come back to you.

Derek?

MR. MACH: Thank you.

The Petitioner is proposing a one-story addition in the rear of the home that is approximately 569 square feet. However, this would result in a rear yard setback of 24.8 feet where 30 feet is required.

Therefore, they're requesting a 5.2-foot variation from Chapter 28, Section 5.1-3.3 to allow an addition with a rear yard setback of 24.8 feet instead of the required 30 feet, and an additional one foot for the eave.

Thank you, Chairman.

CHAIRPERSON SIAVELIS: Great. Thanks, Derek.

Okay, you have the floor.

MR. SMITH: Yes, so I'm the architect. I'm representing the homeowners, Tom and Susan Stengren. Tom is here tonight. Susan couldn't make it for health reasons. But yes, like Derek said, we're seeking a potential variance for roughly a five-foot rear setback.

We do have six letters of support from the neighbors. I believe Derek got those today. They're in support of it and no issues there.

The main hardship is this is an older, retired couple. Susan has a couple of medical issues, and they anticipate one or both needing a wheelchair access for the home. So, that's the big driver for this. They need first floor access, they need the corridor spaces, the turning radiuses for the wheelchair, also needing the laundry room moved from the basement up to the first floor. So, you can start to see the spread that we're needing. It's three main spaces, a master bedroom, master bathroom, and the laundry room, plus hallway and storage. So, all these things just kind of sprawled out on us.

We did want to, we made an effort to be in keeping with the ranch home and the neighborhood. But another point there, you see where it kind of snakes around, we did not want to cover an existing bathroom and then existing office windows for light issues. Again, another little point, that you need additional storage as opposed to the basement.

We do think the design is, you know, up to date but in keeping with the home. We do feel like it's a private rear addition. There's trees and bushes from the street, from, you know, the left and the right perspective. Again, we have quite a few neighbor approvals in support of it.

COMMISSIONER PORTERA: Just a couple of questions. You said you had neighbor approval. Did you have the one in the back, the neighbor in the back there?

MR. SMITH: Tom said one has been out of the country.

COMMISSIONER PORTERA: Okay.

MR. SMITH: And Tom has signed in, too, if he wants to chime in.

CHAIRPERSON SIAVELIS: Derek, did you receive those letters in support?

MR. MACH: I received them today. I was going to read them into the record as part of public comment.

CHAIRPERSON SIAVELIS: Yes, that's probably a good idea. Oh, as public comment? Okay.

MR. MACH: Or I could do it now.

CHAIRPERSON SIAVELIS: Does one of those letters directly address Mr. Portera's comment or his question?

MR. MACH: It does not include 319 North Beverly.

CHAIRPERSON SIAVELIS: It does not, okay.

COMMISSIONER PORTERA: Okay, just a general consensus from the neighborhood that they're okay with this?

MR. SMITH: Right. We got six in total.

COMMISSIONER PORTERA: Okay.

CHAIRPERSON SIAVELIS: Can I swear you in real quick?

MR. STENGREN: Yes, sure.

CHAIRPERSON SIAVELIS: Okay, can you raise your right hand please?

(Witness sworn.)

CHAIRPERSON SIAVELIS: Great. Would you just identify yourself for the record?

MR. STENGREN: Tom Stengren.

CHAIRPERSON SIAVELIS: Okay, go ahead, Tom.

MR. STENGREN: So, I talked to, let's see, we have a neighbor on the north side, a neighbor on the south side. I got a letter from both of them. I got neighbors in front of the house, the three across the street, I got letters from them. I got another neighbor on the north side.

Behind the house, there are three houses that are adjacent to my property. In one corner, that lady has been out of the country for six months, so I couldn't do anything. The other corner, that individual, I just stopped there, I couldn't get him to answer the door. The one right behind me, I talked to him. He said he had no problem with the project, but he wouldn't sign anything for the Village, but they all said they had no problem with the project.

If I could add something? Talking about the medical issues, both myself and my wife have chronic medical conditions that are going to be a problem in the future. So, this addition does accommodate equipment that both of us may need in the future. Also, if we do have some assistance or somebody coming to the house to spend some time, we need a little more space.

We don't want to move. We love Arlington Heights. I have history in Arlington Heights. We love Arlington Heights. We love our neighbors. We don't want to leave the neighborhood, and so this was the option that we chose.

CHAIRPERSON SIAVELIS: Understood, thank you.

Any other questions, Frank?

COMMISSIONER PORTERA: No, I don't think so. They've hit on all four of the points, talked to the neighbors. I just want to point out the survey requirement that you guys would have to get for the permitting process, but I'm sure you guys know about that, but I think it's pretty straight-forward.

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

(No response.)

CHAIRPERSON SIAVELIS: You guys can take a seat.

MR. SMITH: Thank you.

CHAIRPERSON SIAVELIS: Before we do that, Derek, let me just ask. You guys can sit down, sorry. Is there anybody in the audience who wishes to speak in regards to this petition and this petition only?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, Derek?

MR. MACH: The Petitioner shared a letter which I'll read into the record. It's re: Susan and Tom Stengren, the owners of 318 North Lincoln Lane, Arlington Heights, along with our architect Jereme Smith, are- scheduled to appear before the Zoning Board of Appeals of the Village of Arlington Heights on Monday, September 12th. At the time, the approximately five feet extra rear setback variance will be reviewed for approval. While it's not a requirement that we seek approval from our neighbors, we felt that gaining such an agreement would aid the Board's process when you see the renderings and drawings that we will present. As the variance indicated, there's a private rear addition virtually not seen from the street. There are also considerable trees and bushes blocking sight views. We designed the addition with the exact roof angles and the same shingles in an effort to connect with the existing home.

The extra square footage is required for our future wheelchair access during, et cetera. Extra space is also needed for medical equipment. We feel it's a good balance of functional design spaces and layout and hope you agree. If possibly you agree, then we appreciate your acceptance and approval of the extra square footage and rear extension for the addition by signing this letter, it may help expedite the decision of the Village. Thank you for your consideration.

Then six neighbors signed it: 906 East St. James, 915 East St. James, and that's, I'll just read the address. It's 315 North Lincoln, 402 North Lincoln, and 314 North Lincoln.

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

MR. MACH: Also, 400 North Lincoln. Thank you.

CHAIRPERSON SIAVELIS: All right, good. Thank you. I think we're ready to move to the deliberation phase.

And, Derek, there were no other letters from the residents?

MR. MACH: No.

CHAIRPERSON SIAVELIS: Okay, great. So, moving to deliberation is appropriate.

Frank, do you want to lead the deliberation phase?

COMMISSIONER PORTERA: Yes, sure. Again, they've hit on all four of the elements. We can see the hardship here. They're long-term residents of Arlington

Heights. I think the variance is pretty reasonable, so I would move to approve this petition.

CHAIRPERSON SIAVELIS: Very good, thank you very much.

Do we have a motion?

COMMISSIONER LANAGHAN: Motion to approve.

COMMISSIONER JAFFE: Second.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Okay, congratulations. Variance granted, petition granted.

MR. STENGREN: Thank you.

CHAIRPERSON SIAVELIS: Certainly.

COMMISSIONER PORTERA: Good luck with your project.

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



Zoning Board of Appeals 10/17/2022

Item: 1400 W. Thomas St. - 9/12/22

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1400 W Thomas St - 9/12/22 Findings	Minutes
1400 W. Thomas St. - 9/12/22 Minutes	Minutes

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 12, 2022

PETITIONER: 1400 W. Thomas St.
ADDRESS OF PROPERTY 1400 W. Thomas St.
VARIATION: 5.1-3.3 (Required Minimum Yards)

A 0.8' variation to allow a new home with a side yard setback of 9.2' instead of the required 10.0.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are constructing a new home and as part of the construction, the footing along the north property line (interior side yard) was poured 9.2 feet from the side property line where 10.0 feet is required.

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

Thereafter, a motion was made by Mr. Selbka and seconded by Mr. Lanaghan. Thereafter, the Board voted 6-0 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 6-0 to grant the variance.

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

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

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

ZONING BOARD

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

OF APPEALS

RE: 1400 WEST THOMAS STREET - ZBA #22-021

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 12th day of September, 2022 at the hour of
7:31 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
FRANK PORTERA
BENJAMIN JAFFE
JOSEPH GEISEL
JEFF LANAGHAN
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Next item, ZBA Petition No. 22-021, 1400 West Thomas Street.

MR. COCHRAN: Jim Cochran, JRC Design Build.

CHAIRPERSON SIAVELIS: You were actually already sworn in, so we don't need to swear you in again.

Derek, are you ready?

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: Here we go.

MR. MACH: The Petitioner is constructing a new home, and as part of the construction, the footing along the north property line was poured 9.2 feet from the side property line where 10 feet is required.

Therefore, they're requesting a variation for 0.8-foot variation from Chapter 28, Section 5.1-3.3 to allow a new home with a side yard setback of 9.2 feet instead of the required 10 feet.

CHAIRPERSON SIAVELIS: Thanks, Derek.

Go ahead, Jim.

MR. COCHRAN: So, it's kind of embarrassing actually. Mark Anderson who is our Engineer who lays and stakes out the properties for us prior to us putting a foundation in place, I don't know, is that the plan there? On the right-hand side of the home, there's a foundation, next to the window well is a fireplace sticking out on the edge there. The engineer staked it to that wall but there is no foundation going there. So, the house got pushed out to that mark by the excavator and the concrete builder.

CHAIRPERSON SIAVELIS: Eight-tenths of a foot worth?

MR. COCHRAN: It looks like eight inches or nine inches, something like that. So, it pushed it over.

CHAIRPERSON SIAVELIS: Yes.

MR. COCHRAN: I can make them tear it out or we can move the wall and make the house 10 inches smaller, but we're asking for a variance for this. This is a corner lot that's been sitting vacant for a long time, so we built a house, we're in the process of building a house next to it at 1504 North Harvard. That one is sold next door, and I did get a letter to Derek.

Did you get the letter from Brian Witkowski?

MR. MACH: Yes.

MR. COCHRAN: That he was okay with it and approved it. Yes, it was just a, it was a mix-up between the engineer and the plan. The engineer put a foundation on the plan that doesn't have it, it doesn't have a foundation for the fireplace. So, the concrete guy moved it over to that line. So, I'm asking for a variance for that nine inches.

COMMISSIONER LANAGHAN: So, let me ask you a couple of questions. New home, the owner has been here, is this a spec house?

MR. COCHRAN: This is a spec. The one next-door was a spec as well, but it sold.

COMMISSIONER LANAGHAN: It sold already. Yes, I was going to ask how the activity has been, but I'm sure it's been great. Yes, I mean, there weren't a ton of questions here. I mean, it's a pretty understandable error. You know, if there was an owner here, I probably wouldn't, I certainly wouldn't be asking the owner to tear it out

based on a mistake by the contractor. Now, you're the contractor/owner, it's a little bit different potentially, but at the same time it's a pretty honest error and it's a nominal potential change.

MR. COCHRAN: I mean, if it was, like most of the lots we're building on the town, they're 50's or 60's or 70's. These are 100-foot lots.

COMMISSIONER LANAGHAN: Right.

MR. COCHRAN: And it's a corner lot so it's got a lot of room on the front side of it. It would be 10 inches closer to the street had they put the foundation on the right spot, but now it's 10 inches closer to the neighbor.

COMMISSIONER LANAGHAN: So, just so I understand, they shifted the whole thing 10 inches backwards?

MR. COCHRAN: Yes.

COMMISSIONER LANAGHAN: Okay, yes.

MR. COCHRAN: To the right.

COMMISSIONER LANAGHAN: Yes.

MR. COCHRAN: So, if you're standing on Harvard, the house has shifted to the right nine inches.

COMMISSIONER LANAGHAN: This will look like, it's not that the house got 10 inches bigger, it just the whole thing shifted nine inches.

MR. COCHRAN: No, it's just the whole thing got shifted over.

COMMISSIONER LANAGHAN: Got you. A corner side lot is a little tough because your setback is on both sides basically.

MR. COCHRAN: Exactly, they're already tight. So, there was no room for error there and we made an error.

COMMISSIONER LANAGHAN: Right, okay.

CHAIRPERSON SIAVELIS: Any other questions?

COMMISSIONER LANAGHAN: No, I mean, because given the whole house is the exact same size that was permitted, it just got accidentally incorrectly put in, and I'm not sitting here trying to stand up for a contractor who made an error, but at the same time it seems, it doesn't seem like there is much harm in this one.

CHAIRPERSON SIAVELIS: Yes, especially since this is a 100-foot wide lot.

COMMISSIONER LANAGHAN: Right.

CHAIRPERSON SIAVELIS: I mean, 10 inches on a 100-foot wide lot, I mean, it's under one percent.

COMMISSIONER LANAGHAN: Yes.

MR. COCHRAN: We were concerned about the neighbor that we're actually building for, and he was like they're big lots, it's fine. He had no problem. He did send a letter in, so, and that's the only letter I got.

COMMISSIONER LANAGHAN: I have no further questions.

CHAIRPERSON SIAVELIS: Any other questions, Board members?

(No response.)

CHAIRPERSON SIAVELIS: Grab a seat.

Any comments from the audience in regard to this petition?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, we'll move to the deliberation phase.

COMMISSIONER LANAGHAN: I mean, in general, it's an honest error, you know. There is nothing bigger coming out of it. It's not like he's gaining an extra 10 inches. It's exactly the size of the house that was permitted, and I'm in favor of this one. It's pretty straight-forward.

COMMISSIONER SELBKA: And the cost of ripping out a foundation and moving a wall is just absurd in proportion to the error that was made. So, that really is a hardship there, so I'd be in favor of this as well.

CHAIRPERSON SIAVELIS: Yes, the cost far outstrips a 10-inch mistake.

COMMISSIONER SELBKA: Right, exactly.

CHAIRPERSON SIAVELIS: Any other comments?

(No response.)

CHAIRPERSON SIAVELIS: Do we have a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER LANAGHAN: I'll second it.

CHAIRPERSON SIAVELIS: Derek?

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, variance granted.

MR. COCHRAN: Thank you, gentlemen. Have a great night.

CHAIRPERSON SIAVELIS: Thank you. You, too.

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



Zoning Board of Appeals 10/17/2022

Item: 751 S. Burton Pl. - ZBA#22-022

Department: Planning & Community Development

REQUEST

- A 355 square foot variation from Chapter 28, Section 5.1-0.5b (Maximum Impervious Surface Coverage) to allow (existing) 10,355 square feet of impervious surface coverage where 10,000 square feet is allowed.
- A 2 foot variance from Chapter 28, Section 6.5 and 6.6-5.1 (Table of Permitted Obstructions) for the existing pool structure (pergola) and pool deck that is setback 6 feet from the east (rear) property line where 8 feet is required.
- A variance from Chapter 28, Section 6.5 and 6.6-5.1 (Table of Permitted Obstructions) for existing pool equipment that is setback 4 feet from the east (rear) property line and 7 feet from the south (side) property line where 8 feet is required.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 17, 2022
Date Prepared: October 11, 2022
Project Title: Creel Residence
Address: 751 S. Burton Pl.

Background Information

Petition Number: ZBA #22-022
Petitioner: Keith Creel
Address: 751 S. Burton Pl.
Arlington Heights IL 60005

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

Requested Action/Background Information

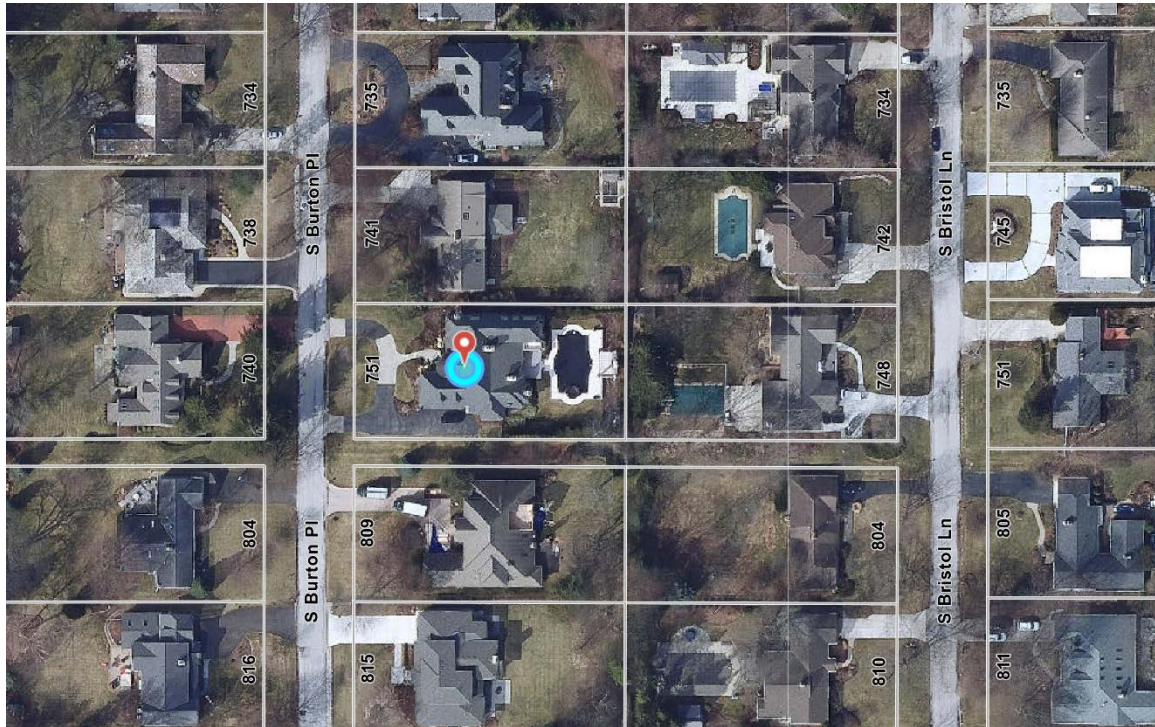
The subject property is zoned R-E, One-Family Dwelling District and includes a single-family home, that is approximately 5,943 square feet. The property has a total land area of 20,000 square-feet and a lot width of 100 feet. In 2015 a code compliant pool permit was approved. A separate permit was submitted for the pergola and expanded pool deck; however, this permit was rejected since it did not comply with code. As part of an inspection, it was noted that the pergola structure and the expanded pool deck had been constructed. Therefore, the homeowner is seeking the following variations:

- A 355 square foot variation from Chapter 28, Section 5.1-0.5b (Maximum Impervious Surface Coverage) to allow (existing) 10,355 square feet of impervious surface coverage where 10,000 square feet is allowed.
- A 2 foot variance from Chapter 28, Section 6.5 and 6.6-5.1 (Table of Permitted Obstructions) for the existing pool structure (pergola) and pool deck that is setback 6 feet from the east (rear) property line where 8 feet is required.
- A variance from Chapter 28, Section 6.5 and 6.6-5.1 (Table of Permitted Obstructions) for existing pool equipment that is setback 4 feet from the east (rear) property line and 7 feet from the south (side) property line where 8 feet is required.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/30/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/30/22	
3. Letter that was Mailed	✓	9/30/22	
4. Photographs of Sign on Property	✓	9/30/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Creel Residence

Project Address: 751 S Burton Place

ZBA #: 22-022

Date: October 06, 2022

Derek:

I have reviewed the request for the following variance:

- A 355 square foot variation from Chapter 28, Section 5.1-0.5b (Maximum Impervious Surface Coverage) to allow (existing) 10,355 square feet of impervious surface coverage where 10,000 square feet is allowed.
- A 2 foot variance from Chapter 28, Section 6.5 and 6.6-5.1 (Table of Permitted Obstructions) for the existing pool structure (pergola) and pool deck that is setback 6 feet from the east (rear) property line where 8 feet is required.
- A variance from Chapter 28, Section 6.5 and 6.6-5.1 (Table of Permitted Obstructions) for existing pool equipment that is setback 4 feet from the east (rear) property line and 7 feet from the south (side) property line where 8 feet is required.

and do not have any objection to the request.

ZBA# 22-022

751 S Burton Pl- ZBA

Rev. Eng: Mike Pagones, P.E., Village Engineer

cc: Briget Schwab, P.E.

Application Date: 8-8-22

Received by Planning: 9-2-22

Transmitted to Engineering: 9-28-22

Completed: 10-6-22

ZBA Meeting Date: 10-17-22

The proposed ZBA application indicates that the petitioner is seeking:

- A 355 square foot variation from Chapter 28, Section 5.1-0.5b (Maximum Impervious Surface Coverage) to allow (existing) 10,355 square feet of impervious surface coverage where 10,000 square feet is allowed.
- A 2-foot variance from Chapter 28, Section 6.5 and 6.6-5.1 (Table of Permitted Obstructions) for the existing pool structure (pergola) and pool deck that is setback 6 feet from the east (rear) property line where 8 feet is required.
- A variance from Chapter 28, Section 6.5 and 6.6-5.1 (Table of Permitted Obstructions) for existing pool equipment that is setback 4 feet from the east (rear) property line and 7 feet from the south (side) property line where 8 feet is required.

The Engineering Division is NOT IN FAVOR of the proposed variance for impervious surface coverage. If the variance for impervious surface coverage is granted, it is recommended that the petitioner be required to use permeable pavers that allows for detention for a portion of the patio to offset the increase in impervious surface.

The Engineering Division has NO COMMENT on the proposed variance requests for Table of Permitted Obstructions.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Creel Residence

Project Address: 751 S Burton Place

ZBA #: 22-022

ZBA Hearing Date: October 17, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: September 28, 2022

- A 355 square foot variation from Chapter 28, Section 5.1-0.5b (Maximum Impervious Surface Coverage) to allow (existing) 10,355 square feet of impervious surface coverage where 10,000 square feet is allowed.
- A 2 foot variance from Chapter 28, Section 6.5 and 6.6-5.1 (Table of Permitted Obstructions) for the existing pool structure (pergola) and pool deck that is setback 6 feet from the east (rear) property line where 8 feet is required.
- A variance from Chapter 28, Section 6.5 and 6.6-5.1 (Table of Permitted Obstructions) for existing pool equipment that is setback 4 feet from the east (rear) property line and 7 feet from the south (side) property line where 8 feet is required.

Attached are the Petitioner's:

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

Comments: No Comments.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than October 7, 2022.

PETITION

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

RECEIVED

SEP 07 2022

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PETITION

NOW COMES the Petitioner KENT CREEL

being the owner of the property commonly known as: 751 S BURTON PL

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: request building code variance

approved for 3 conditions 1. impervious surface coverage 10355 sq. ft. 2. Pool setback
3. pool equipment pad encroachment rear of lot

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 home has

been completed in good taste to reflect well on neighbors and neighborhood
All 1st class materials and finishes. Conditions have been as is for
over 7 years with no complaints.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): the home was built in 2014

and completed in 2015. I was not aware of any encroachments
until after builder finished home ^{tried to} ~~secure~~ final inspections

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain):
variances are not visible in nature unless specifically
measured. They have been in place over 7 years w/ no complaints.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Considerable money was spent in good faith to build our
home to honor our neighborhood & to be enjoyed by family, friends
and neighbors. If forced to remove hard surfaces now the
expense and damage to property would be extensive.

Signed: Kent Creel
Petitioner

Date: 8/8/22

August 8, 2022

Keith E Creel

751 S Burton Place

Arlington Heights, IL 60005

Zoning Board of Appeals

Arlington Heights, IL



Subject: Petition for Variation of the Arlington Heights Municipal Code

Dear Officers of the Zoning Board,

I am writing to supplement my petition for variance included with this letter. My wife and I purchased 751 S Burton Place in late 2013. In 2014 we built a new home on the property which we completed in 2015. During this period of construction, I was required to travel extensively for my employer. As a result, we were not able to be here managing the construction project closely. In 2015 upon completing construction, our builder advised us that in the process of securing final inspections for our CO, we were written up for several building code violations tied to:

1. Excessive impervious surface – 10333 sq ft vs 10000 sq ft allowed
2. Encroachment on setbacks on the rear of our home with our pool/pergola (set back of 6 ft vs 8 ft required)
3. Pool equipment pad encroaching .4 ' on the south set back and 1' on the rear setback spaces
4. Side of front driveway was encroaching in the required setback space.

Given our home was complete and the extensive and costly work completed, we were obviously taken back by the builders oversights. We had the builder remove the portion of the front driveway that was encroaching on the side set back therefore item 4 above is resolved . He committed to remedying the remaining issues and/ or pursue a variance petition on our behalf.

Unfortunately my extensive travel has continued to the point we have not been able to enjoy our home often and I allowed too much time to lapse requiring our builder to remedy the problems as committed. Fast forward seven years- during which time I lost contact with our builder and did not pursue confirmation of the concerns being remedied, until I recently requested information from Arlington Heights on our CO status. I found upon my inquiry the file has not been advanced to resolution. I have reviewed options to remedy the encroachments however to move our pergola or pool equipment pad would be extremely problematic. The pergola would need to be torn down and reconstructed two feet shorter as the pool obviously cannot be adjusted. The pool equipment pad would have to be deconstructed and rebuilt as well. Finally to remove any of the hardscapes would leave an eye sore after for neighbors or a future potential home owner to endure.

With this said, I am respectfully requesting consideration from the board for variances to allow our property to remain as currently built. The work was done with high quality to complement our neighborhood and Arlington Heights. It is aesthetically pleasing and has remained as is for over 7 years with no complaints from neighbors. I realize the municipal codes are established to protect each of our rights building and coexisting as neighbors and residents in Arlington Heights. I by no means take this request for granted, in fact I know variances are carefully weighed and not easily achieved. I deeply respect and appreciate the board's consideration to my request for the variances that I have petitioned for in my application.

Thank you again for your time and consideration.

Respectfully,

A handwritten signature in cursive script, appearing to read "Keith E. Creel".

Keith E Creel



www.exactaland.com | office: 773.305.4011



PROPERTY ADDRESS:
751 S BURTON PLACE, ARLINGTON HEIGHTS, ILLINOIS 60005

SURVEY NUMBER: 2207.1530

DATE SIGNED: 07/27/22

FIELD WORK DATE: 7/27/2022

REVISION DATE(S):
(REV.0 7/27/2022)

POINTS OF INTEREST
NONE VISIBLE

STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

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



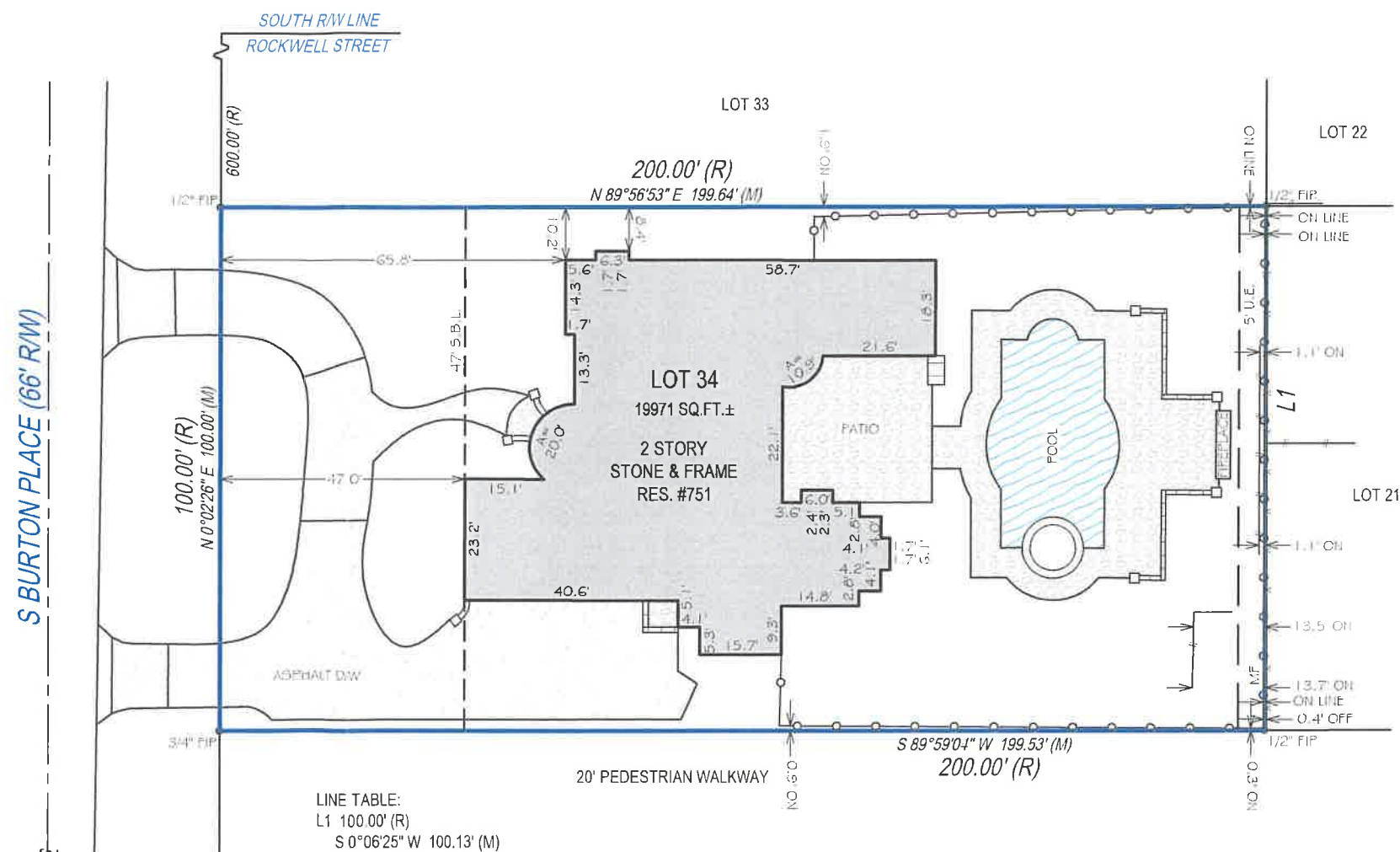
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2022
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008



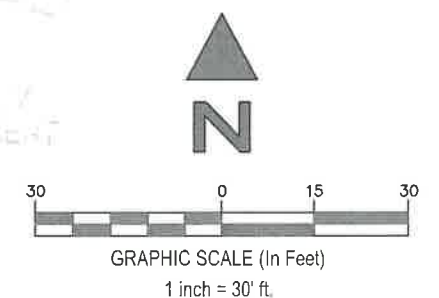
Exacta Land Surveyors, LLC
PLS# 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450



2207.1530
BOUNDARY SURVEY
COOK COUNTY



RECEIVED
SEP 07 2022
PLANNING & DEVELOPMENT DEPARTMENT



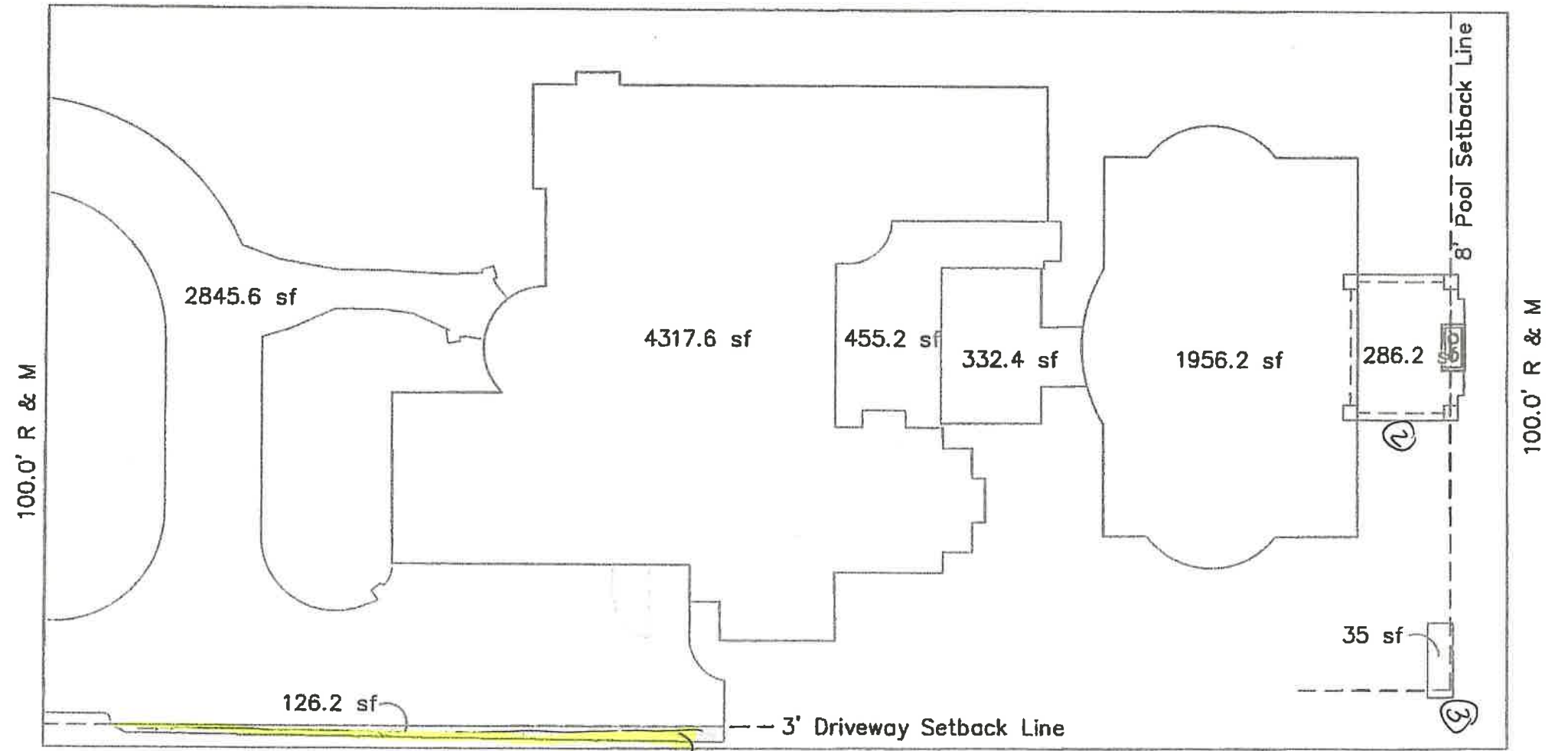
SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES

RECEIVED

SEP 07 2022

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

200.0' R 199.5'M



①
10333 sq ft
- 1262 sq ft removed
10229 sq ft.
improvements

200.0' R 199.5'M

④

⁶
THIS HAS BEEN
REMOVED

100.0' R & M



RECEIVED

SEP 07 2002

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

RECEIVED
SEP 07 2022
PLANNING & ZONING
DEVELOPMENT DEPARTMENT





Zoning Board of Appeals 10/17/2022

Item: 1304 N. Haddow Ave. - ZBA#22-023

Department: Planning & Community Development

REQUEST

- A 6.1 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 23.9 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.
- A 1.9 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 25.0 feet instead of the required 26.9 feet and an additional 1.0 feet for the eave.
- A 2.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 34.0 feet where a maximum width of 32.0 feet is permitted.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 17, 2022
Date Prepared: October 11, 2022
Project Title: Beamer Residence
Address: 1304 N. Haddow Ave.

Background Information

Petition Number: ZBA #22-023
Petitioner: William Rock
Address: 512 W. Van Buren, Suite A
Elmhurst IL 60126

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

Requested Action/Background Information

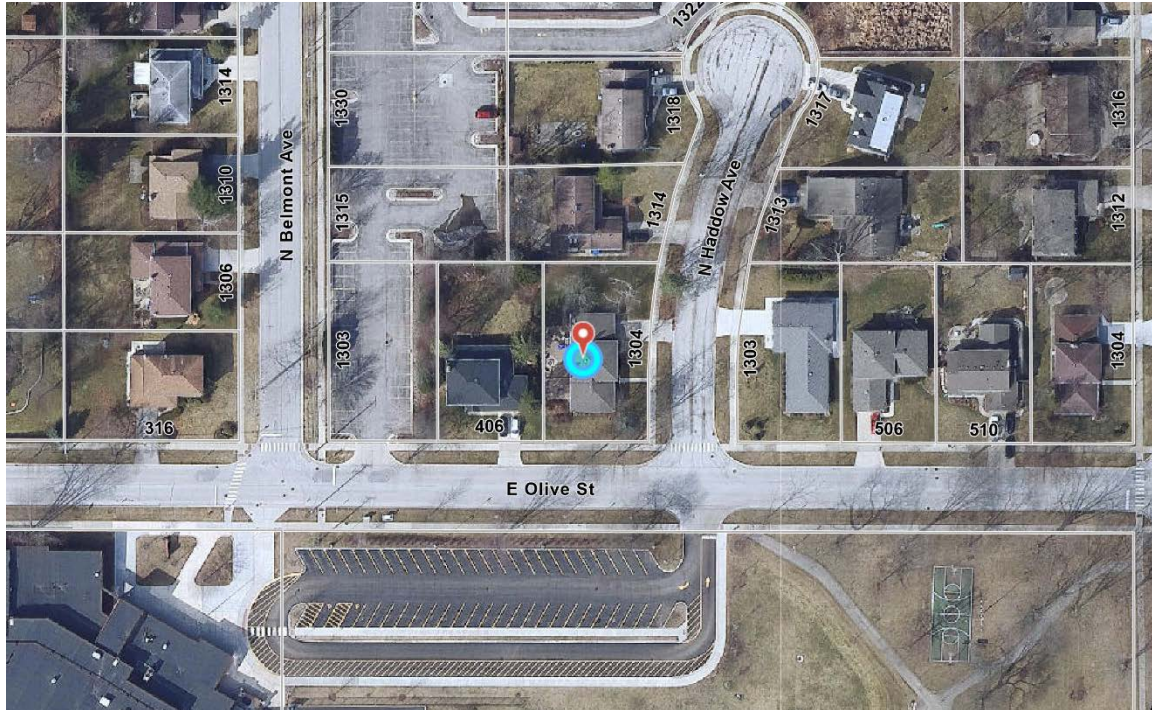
The subject property is zoned R-3, One-Family Dwelling District and the single-family home with the proposed expansion will be approximately 3,600 square feet. The property has a total land area of 10,992. The petitioner is proposing a two-story addition in the rear of the home. The proposed addition includes an additional garage bay with living space above. However, this would result in a rear yard setback of 23.9 feet where 30.0 feet is required and an exterior side yard setback of 25.0 feet where 26.9 feet is required. Therefore, the petitioner requests the following variations:

- A 6.1 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 23.9 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.
- A 1.9 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 25.0 feet instead of the required 26.9 feet and an additional 1.0 feet for the eave.
- A 2.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 34.0 feet where a maximum width of 32.0 feet is permitted.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/30/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/30/22	
3. Letter that was Mailed	✓	9/30/22	
4. Photographs of Sign on Property	✓	9/30/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Beamer Residence

Project Address: 1304 N Haddow Avenue

ZBA #: 22-023

Date: October 06, 2022

Derek:

I have reviewed the request for the following variance:

- A 6.1 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 23.9 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.
- A 1.9 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 25.0 feet instead of the required 26.9 feet and an additional 1.0 feet for the eave.
- A 2.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 34.0 feet where a maximum width of 32.0 feet is permitted.

And do not have any comments.

ZBA# 22-023
1304 N Haddow Ave- ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: 9/6/2022
Received by Planning:
Transmitted to Engineering: 9/28/22
Completed: 10/6/2022
ZBA Meeting Date: 10/17/2022

The proposed ZBA application indicates that the petitioner is seeking:

- A 6.1-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 23.9 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.
- A 1.9-foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 25.0 feet instead of the required 26.9 feet and an additional 1.0 feet for the eave.
- A 2.0-foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 34.0 feet where a maximum width of 32.0 feet is permitted.

The Engineering Division has NO OBJECTION to the variance request for Required Minimum Yards for the rear yard setback.

The Engineering Division has NO OBJECTION to the variance request for Required Minimum Yards for exterior side yard setback.

The Engineering Division has NO OBJECTION to the variance request for Parking in Yards – Driveway Width.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Beamer Residence

Project Address: 1304 N Haddow Avenue

ZBA #: 22-023

ZBA Hearing Date: October 17, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: September 28, 2022

- A 6.1 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with a rear yard setback of 23.9 feet instead of the required 30.0 feet and an additional 1.0 feet for the eave.
- A 1.9 foot variation from Chapter 28, Section 5.1-3.3 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 25.0 feet instead of the required 26.9 feet and an additional 1.0 feet for the eave.
- A 2.0 foot variation from Chapter 28, Section 10.2-11.1b (Parking in Yards – Driveway Width) to allow a driveway with a maximum width of 34.0 feet where a maximum width of 32.0 feet is permitted.

Attached are the Petitioner's:

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

Comments: This project is favorable for an Administrative design approval, pending the outcome of
the ZBA review.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than October 7, 2022.

PETITION

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

PETITION

NOW COMES the Petitioner Ian Beamer

being the owner of the property commonly known as: 1304 N Haddow Avenue

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 28-12

Chapter 28, of the Arlington Heights Municipal Code, in order to: Receive a Land Use Variance
to allow for a two-story addition.

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 new addition will match the existing style of the house with the effort to appear that it is original design. Aesthetically, carrying the property north and lowering it back to 1-story will match the 1-story on the south.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): We have been in this home for 8 years and with two children, 13 & 15, currently. We will need to add a vehicle and would like to keep it in a garage vs driveway.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The new addition does not exceed the bulk requirements of the zoning code and falls within the limits of building and impervious coverage

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The addition will extend into the rear setback less than 7' (6.14' actual) toward the north and less than 1' (.78' actual) toward the west. We will still have plenty of green space and the neighbors to the north side are within 10' of their lot line.

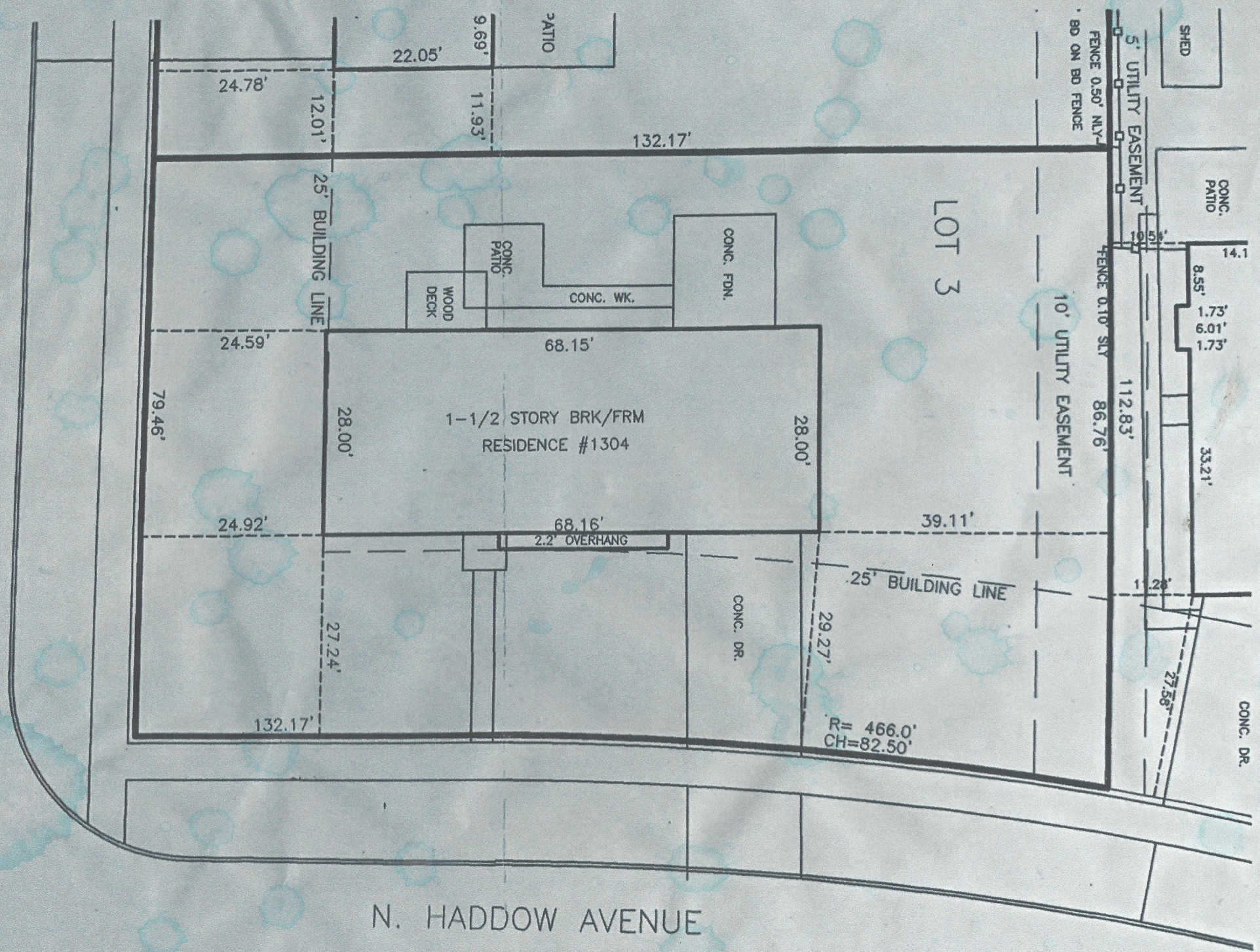
Signed: 

Petitioner

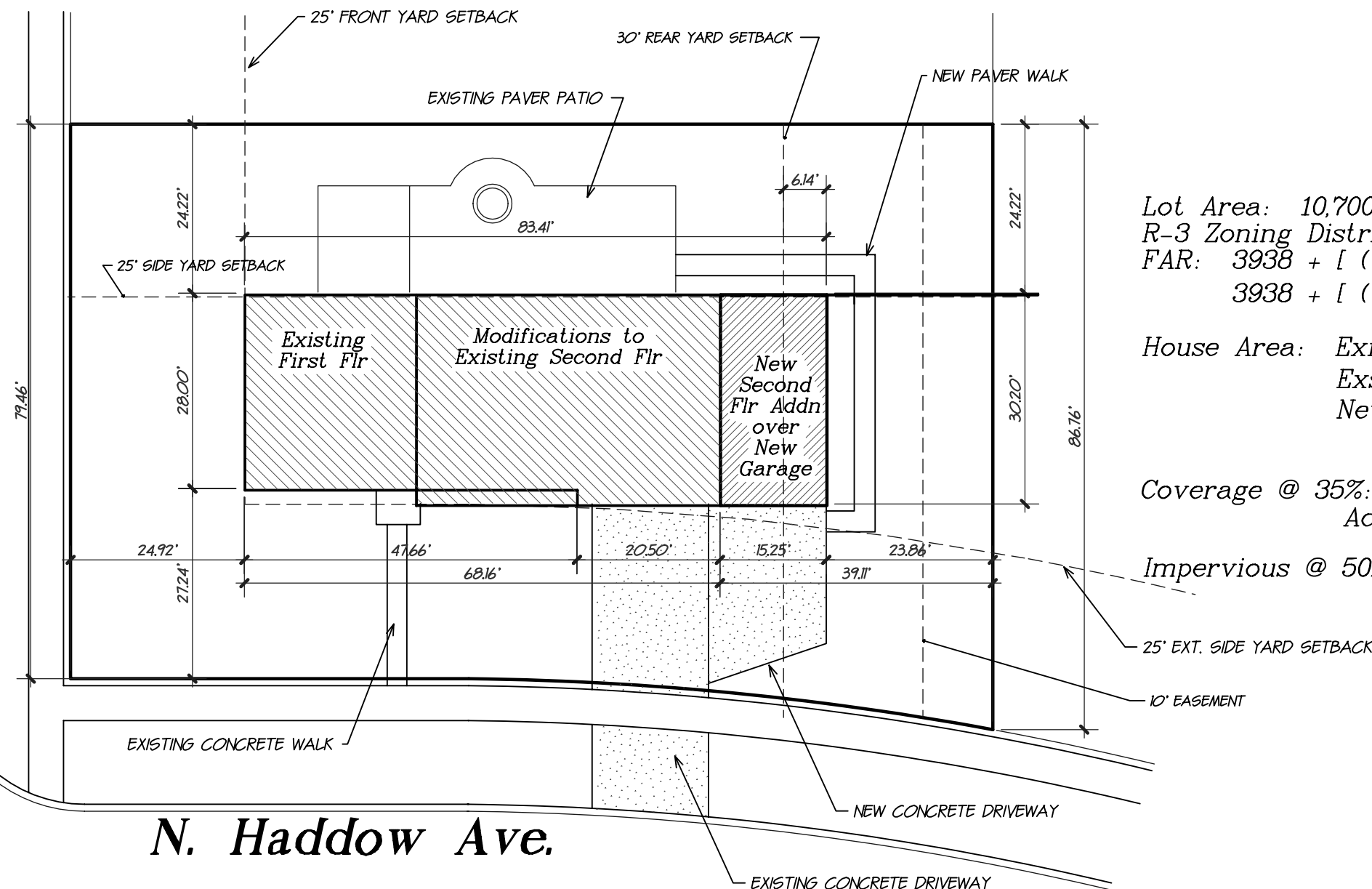
Date: 9/6/2022

E. OLIVE ST.

N. HADDOW AVENUE



E. Olive St.



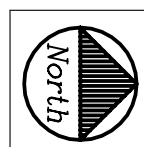
Lot Area: 10,700 s.f.
R-3 Zoning District
FAR: $3938 + [(\text{Lot Area} - 8750) \times .4]$
 $3938 + [(10,700 - 8750) \times .4] = 4718 \text{ s.f.}$

House Area: Existing First Flr + Lower Level: 1318 s.f.
Exsiting Second Flr: 805 s.f.
New Second Flr: 641 s.f.

2764 s.f. Total

Coverage @ 35%: $10,700 \times .35 = 3745 \text{ s.f.}$
Actual Coverage: 2359 s.f.

Impervious @ 50%: $10,700 \times .50 = 5350 \text{ s.f.}$



Site Plan

Scale: 1" = 20'-0"

Modern Design & Graphics

512 W. Van Buren Elmhurst Illinois 60126 630-464-7584

in association with

Lucchese Associates, Ltd.

512 W. Van Buren Elmhurst Illinois 60126 630-464-7584

No.	Date	Issue
1.	08/25/22	
2.		
3.		
4.		

Additions & Alterations
Beamer Residence

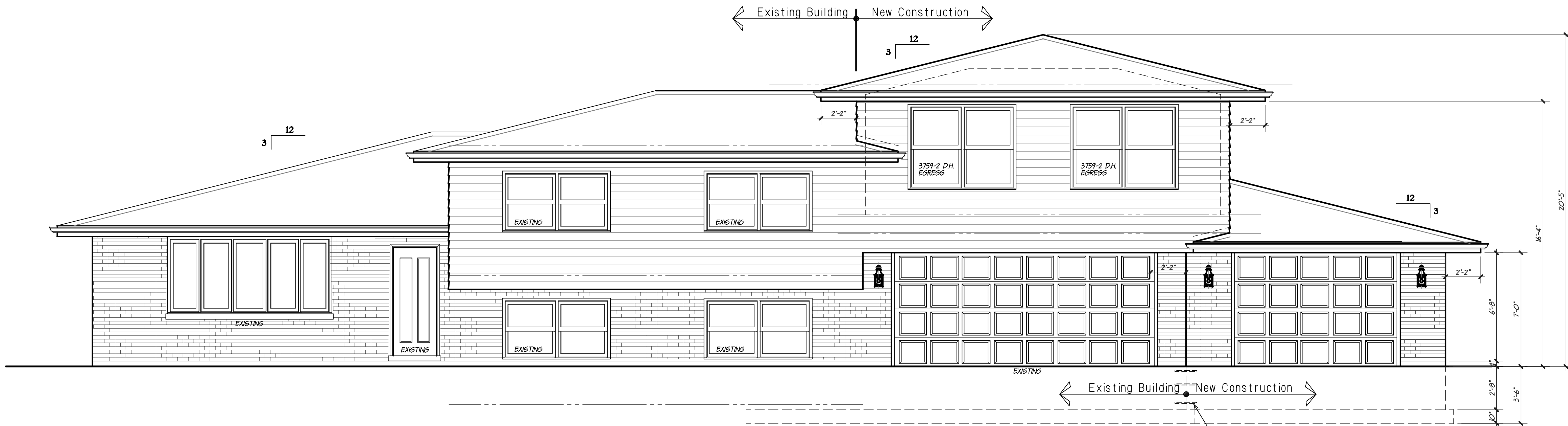
1304 N. Haddow
Arlington Heights - Illinois

Beamer Residence

1304 N. Haddow Avenue
Arlington Heights - Illinois

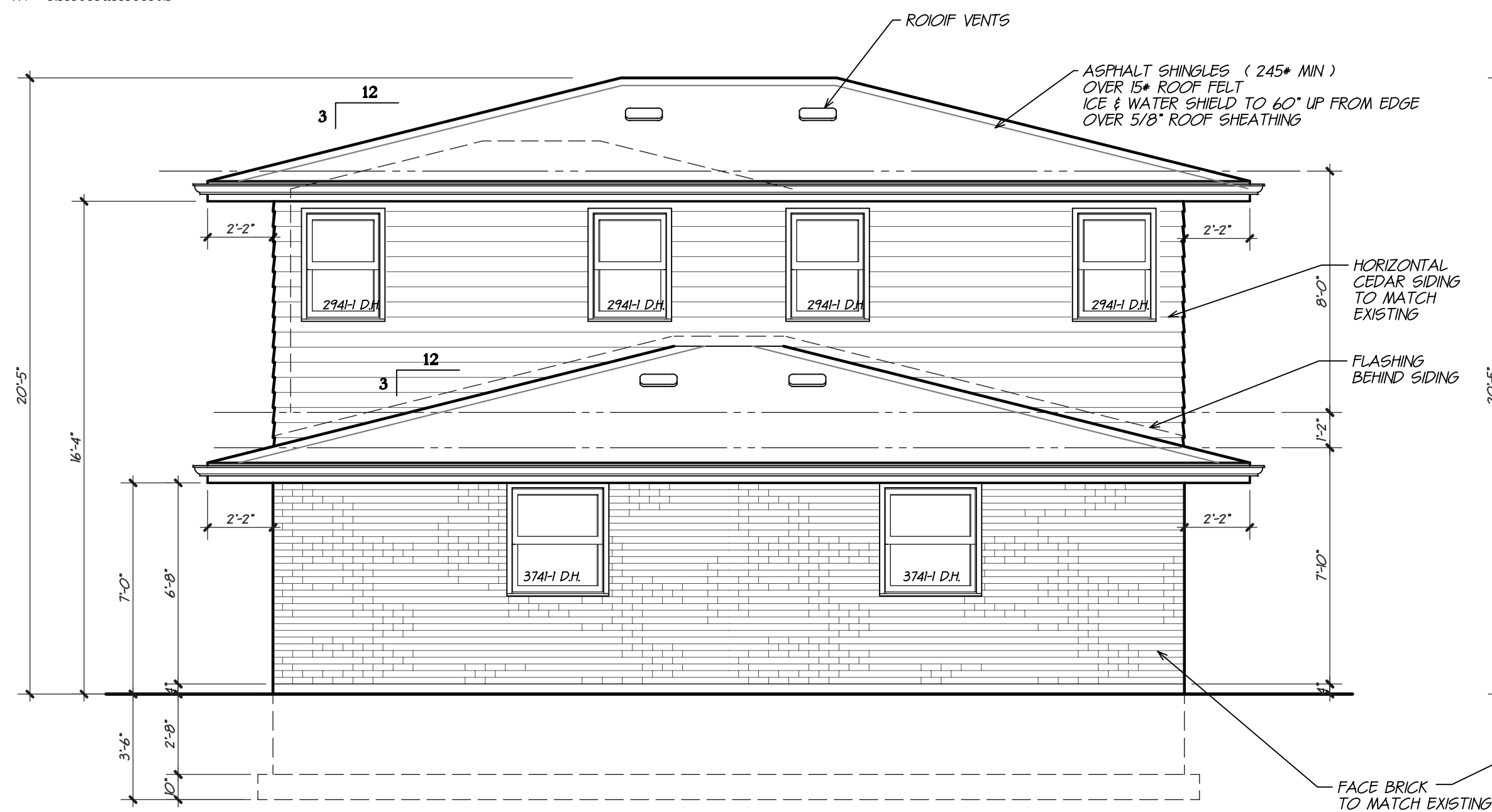
Applicable Building Codes:

2018 International Residential Code w/ amendments
2018 International Fire Code w/ amendments
2018 International Existing Building Code w/ amendments
2018 International Mechanical Code w/ amendments
2018 International Fuel Gas Code w/ amendments
2018 International Property Maintenance Code w/ amendments



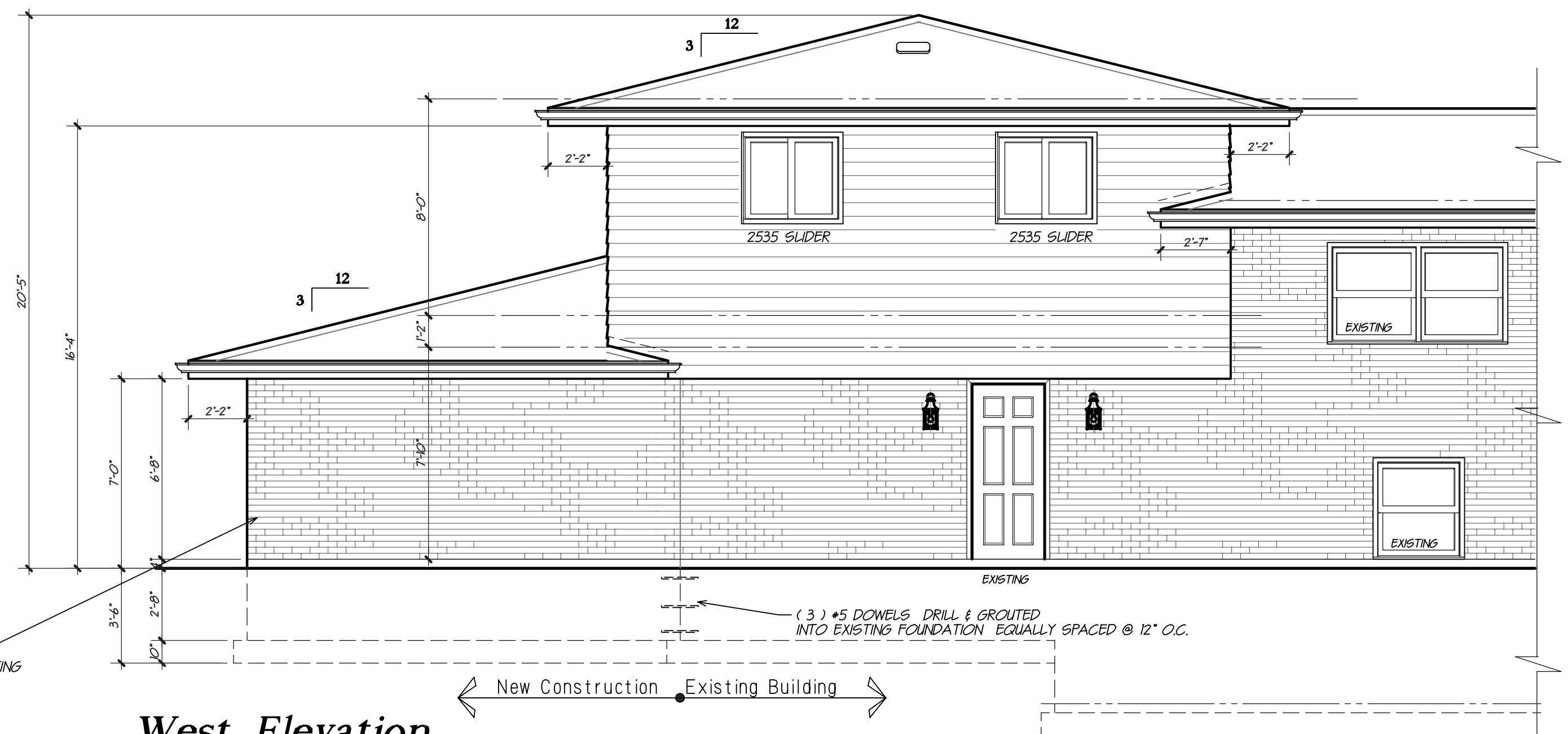
East Elevation

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



North Elevation

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



West Elevation

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

VERIFICATION OF EXISTING CONDITIONS:

INASMUCH AS THE REMODELING AND/OR RENOVATION OF THE EXISTING STRUCTURE REQUIRES THAT CERTAIN ASSUMPTIONS BE MADE BY THE ARCHITECT REGARDING THE EXISTING CONDITION, AND BECAUSE SOME OF THE ASSUMPTIONS MAY NOT BE VERIFIABLE WITHOUT THE CLIENT EXPENDING SUBSTANTIAL SUMS OF MONEY OR DESTROYING OTHERWISE ADEQUATE OR SERVICEABLE PORTIONS OF THE STRUCTURE, THE CLIENT AGREES TO BEAR ALL THE COST, LOSSES AND EXPENSES, INCLUDING THE COST OF ADDITIONAL SERVICES, ARISING FROM THE DISCOVERY OF CONCEALED OR UNKNOWN CONDITIONS IN THE EXISTING STRUCTURE, OR FROM ANY OTHER DEFICIENCIES OR INACCURACIES OF ANY INFORMATION OR DOCUMENTATION FURNISHED TO THE ARCHITECT BY THE CLIENT. IT IS ASSUMED THAT THE EXISTING ELECTRICAL INCOMING SERVICES ARE ADEQUATE AND SUFFICIENT, INCLUDING NO OFF-SITE UTILITY WORK.

HAZARDOUS MATERIALS NOTE:

ARCHITECT SERVICES DO NOT INCLUDE ANY SERVICES RELATED TO THE PRESENCE OF ANY HAZARDOUS OR TOXIC MATERIALS, INCLUDING (BIOLOGICAL GROWTH, MOLD), OR IN THE EVENT THEY OR OTHER PARTIES ENCOUNTER ANY HAZARDOUS MATERIALS, OR SHOULD BECOME KNOWN TO THEM THAT SUCH MATERIALS MAY BE PRESENT ON OR ABOUT THE JOB SITE OR ANY ADJACENT AREAS THAT MAY AFFECT THE PERFORMANCE OF THE ARCHITECT'S SERVICES, THE ARCHITECT MAY AT ITS OWN OPTION AND WITHOUT LIABILITY FOR CONSEQUENTIAL OR ANY OTHER DAMAGES, SUSPEND PERFORMANCE OF ITS SERVICE UNDER THIS AGREEMENT UNTIL THE CLIENT OBTAINS APPROPRIATE CONSULTANTS OR CONTRACTORS AND ABATE OR REMOVE THE HAZARDOUS OR TOXIC MATERIALS AND WARRANTS THAT THE JOB SITE IS IN FULL COMPLIANCE WITH ALL APPLICABLE LAWS AND REGULATIONS. THE WORK DESCRIBED DOES NOT EXPRESS OR IMPLY REMOVAL, ELIMINATION, ABATEMENT, REMEDIATION OR TREATMENT OF EXISTING OR FUTURE BIOLOGICAL GROWTH. THE ARCHITECT AND ITS CONSULTANTS EXPRESSLY DISCLAIM AND SHALL BE INDEMNIFIED FROM COSTS ASSOCIATED WITH ANY ACTUAL, DE FACTO OR CONSEQUENTIAL DAMAGES RELATED TO EXISTING OR FUTURE BIOLOGICAL GROWTH.

FOUNDATION / GRADING NOTE:

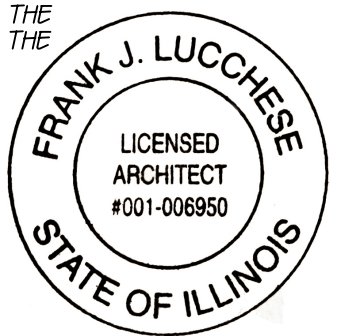
THE ARCHITECT HAS ENDEAVORED TO THE BEST OF HIS ABILITY AND UNDERSTANDING TO CONVEY THE INTENT OF THE APPROVED GRADING PLAN AND EXISTING SITE CONDITIONS. THE BUILDER SHALL SET-UP A COORDINATION MEETING WITH THE CONCRETE SUB-CONTRACTOR AND EXCAVATOR AND CAREFULLY REVIEW, VERIFY AND COORDINATE THE INTENT OF THE FINAL GRADING WITH THE FOUNDATION PLAN PRIOR TO PROCEEDING WITH THE WORK. IT IS RECOMMENDED THAT THE CIVIL ENGINEER OF RECORD AND ARCHITECT BE CONTACTED PRIOR TO THE START OF THE WORK FOR CLARIFICATION THAT MAY ARISE DURING THIS REVIEW.

LIMITATION OF LIABILITY

TO THE FULLEST EXTENT PERMITTED BY LAW, THE OWNER AGREES TO INDEMNIFY AND HOLD HARMLESS THE ARCHITECT AND HIS AGENTS FROM AND AGAINST ANY AND ALL CLAIMS AND SHALL LIMIT THE TOTAL LIABILITY IN THE AGGREGATE, OF THE ARCHITECT, OFFICERS, DIRECTORS, EMPLOYEES, AGENTS AND INDEPENDENT PROFESSIONAL ASSOCIATES AND ANY OF THEM TO THE OWNER FOR ANY AND ALL CLAIMS, LOSSES, COSTS, EXPENSES OR DAMAGES OF ANY NATURE WHATSOEVER, INCLUDING ATTORNEY'S FEES AND COSTS AND JUDGEMENTS THAT RESULT FROM THE PERFORMANCE OF THE SERVICES, PROVIDED THAT SUCH CLAIMS, DAMAGES, LOSSES OR EXPENSE IS CAUSED IN WHOLE OR IN PART BY THE NEGLIGENCE ACT OR OMISSION FROM CAUSE OR CAUSES, WHATSOEVER, INCLUDING BUT NOT LIMITED STRICT LIABILITY, BREACH OF CONTRACT OR WARRANTY, MISREPRESENTATION EXPRESSED OR IMPLIED, SO THAT THE TOTAL AGGREGATE LIABILITY OF THE ARCHITECT TO THE OWNER SHALL NOT EXCEED THE TOTAL FEE RECEIVED FOR SERVICES UNDER THIS LETTER OF UNDERSTANDING.

JOB-SITE SAFETY:

THE ARCHITECT SHALL NOT SUPERVISE NOR DIRECT ANY CONSTRUCTION MEANS, METHODS, PROCEDURES, TECHNIQUES, SEQUENCES OR SAFETY PROCEDURES, SINCE THESE ARE SOLELY THE RESPONSIBILITY OF THE CONTRACTOR. THE OWNER ACKNOWLEDGES THAT OBSERVATION AT THE SITE DOES NOT CONSTITUTE SUPERVISION OF THE CONSTRUCTION OF THE PROJECT. THE ARCHITECT HAS NO WORK STOP AUTHORITY.

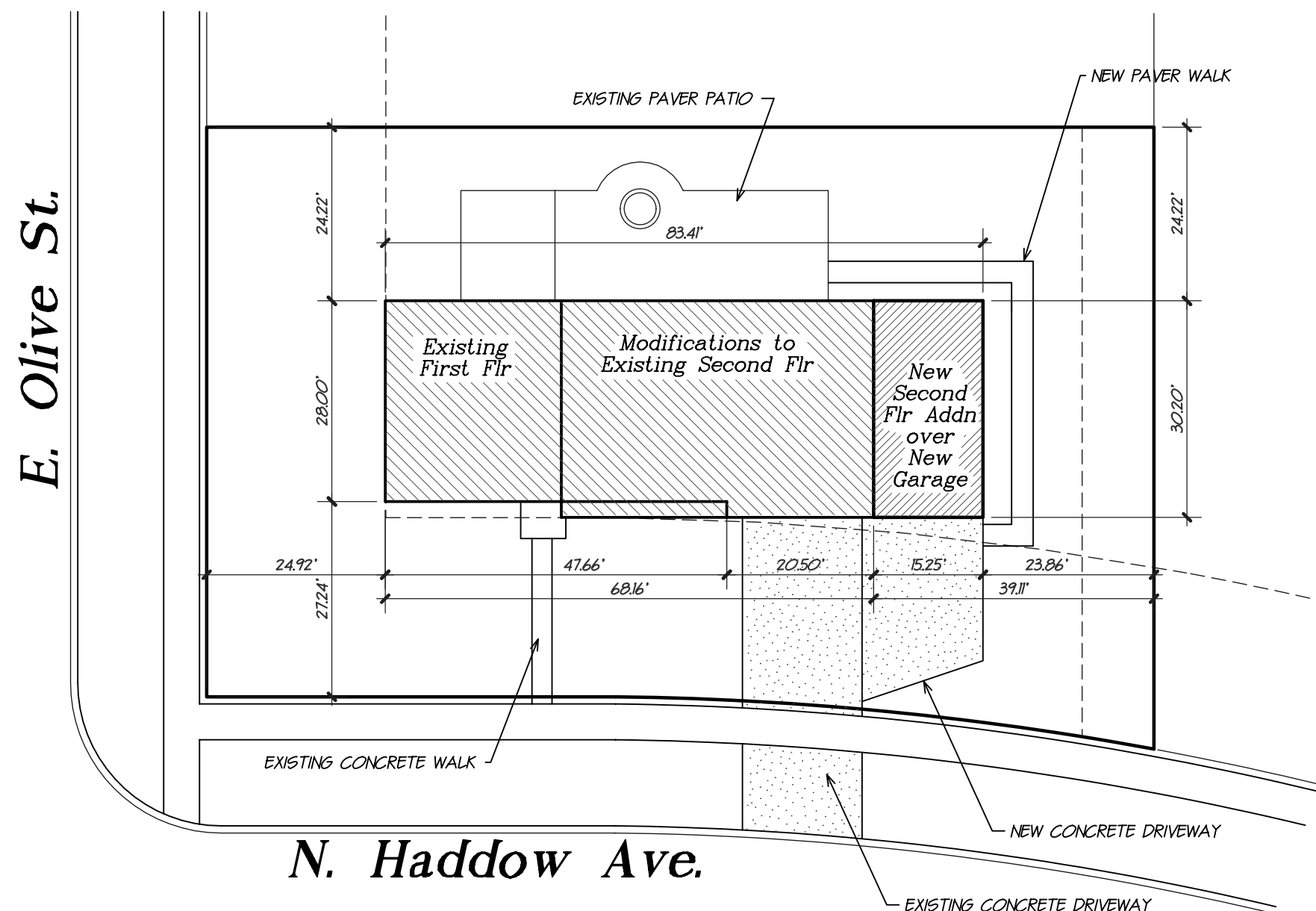


Expires 11/30/2022
Professional Design Firm
Architect Corporation
#184-002227
Expires 04/30/2023

I hereby certify that these plans were prepared by me or under my direct supervision, that I am familiar with the Codes and Ordinances of the Village of Arlington Heights and to the best of my knowledge comply with the building ordinances, zoning ordinance and other applicable codes and ordinances of Arlington Heights, Illinois.

Frank J. Lucchese
State of Illinois
Licensed Architect
#001-006950

Dated: 05/10/2022
Pages: A1-A4



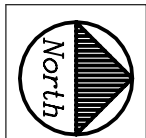
Site Plan

Scale: 1" = 20'-0"

Lot Area: 10,700 s.f.
R-3 Zoning District
FAR: 3938 + [(Lot Area - 8750) x .4]
3938 + [(10,700 - 8750) x .4] = 4718 s.f.

House Area: Existing First Flr + Lower Level: 1318 s.f.
Existing Second Flr: 772 s.f.
New Second Flr: 674 s.f.
2764 s.f. Total

Coverage @ 35%: 10,700 x .35 = 3745 s.f.
Actual Coverage: 2465 s.f.

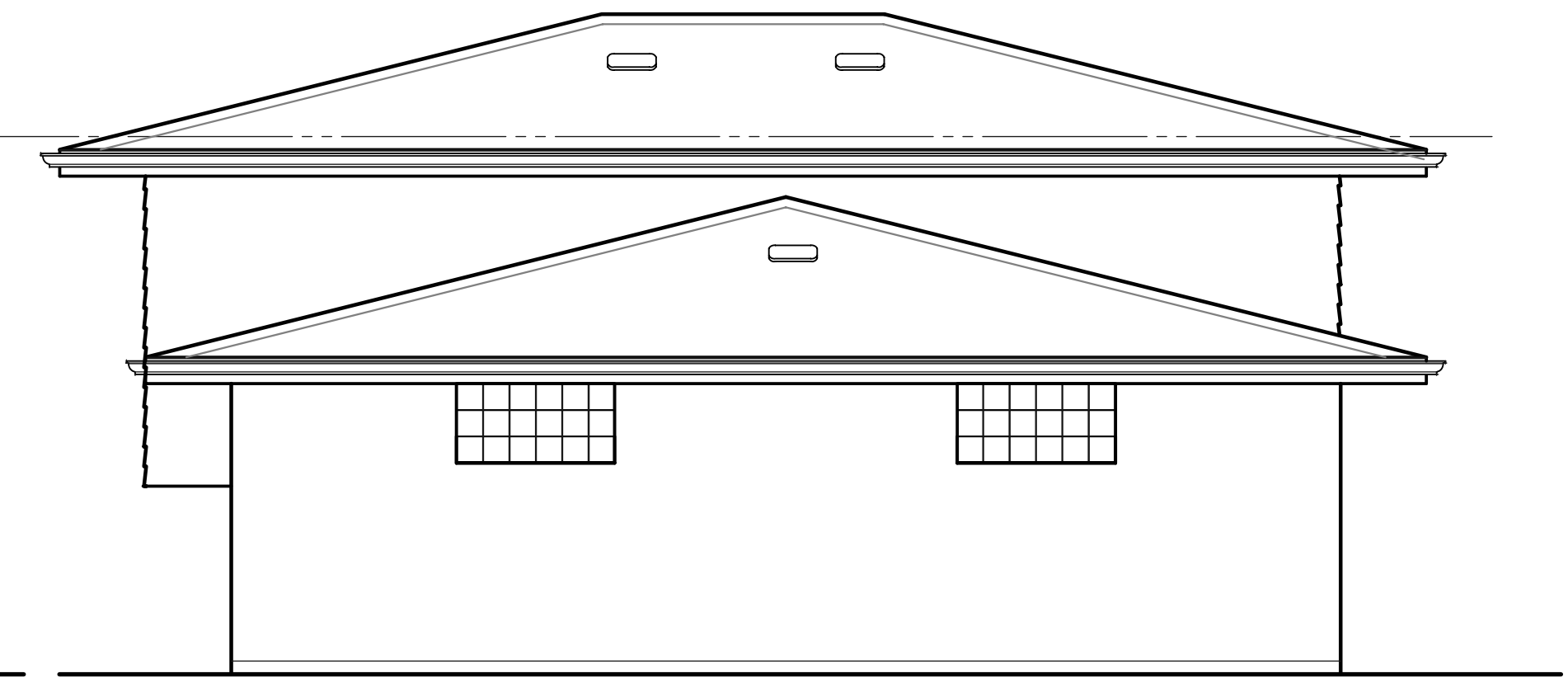


No.	Date	Issue
1.	05/10/22	FINAL FOR PERMIT AND CONSTRUCTION
2.		
3.		
4.		



East Elevation Existing

Scale: $1/4" = 1'-0"$

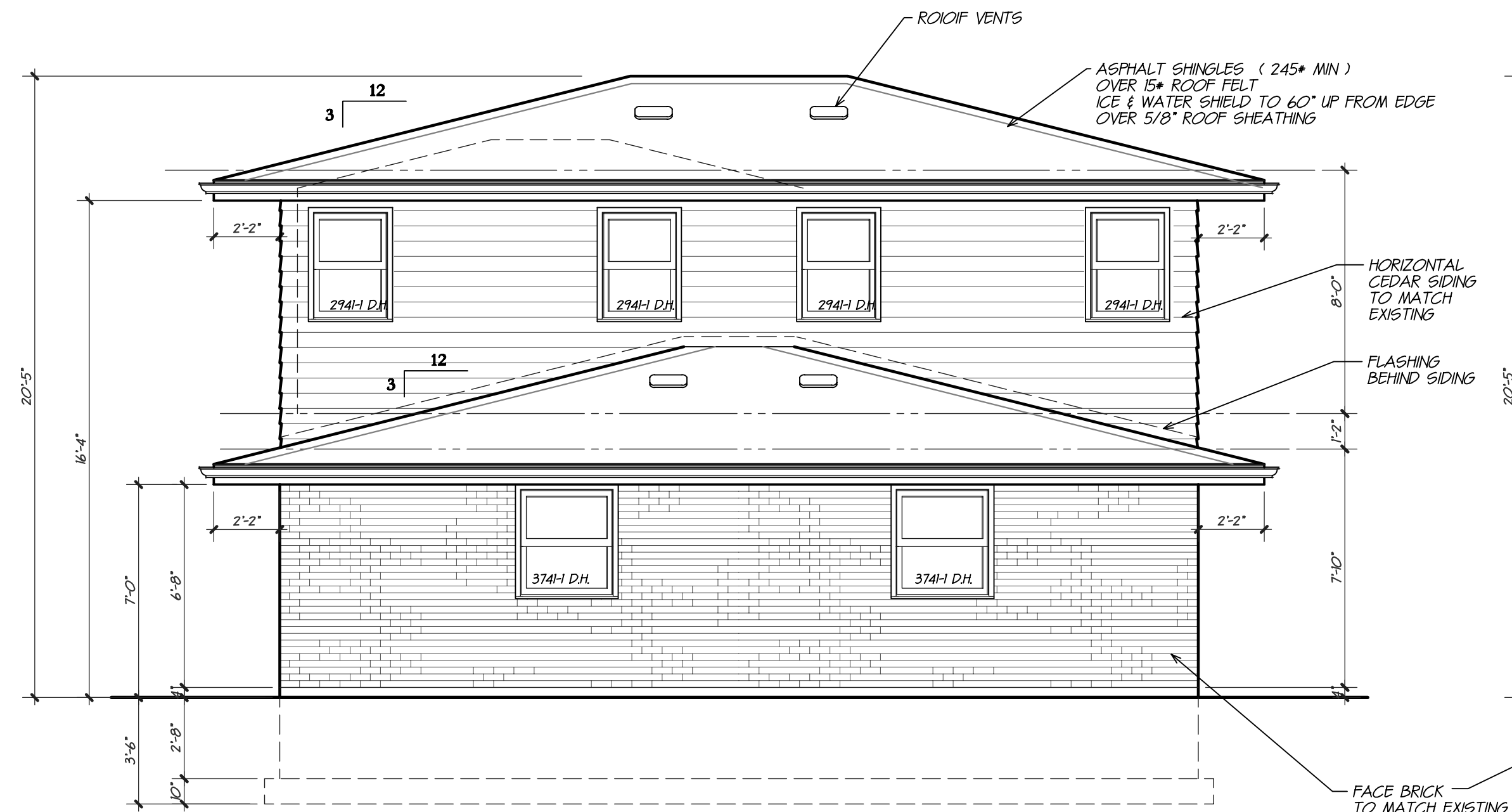


North Elevation Existing

Scale: $1/4" = 1'-0"$

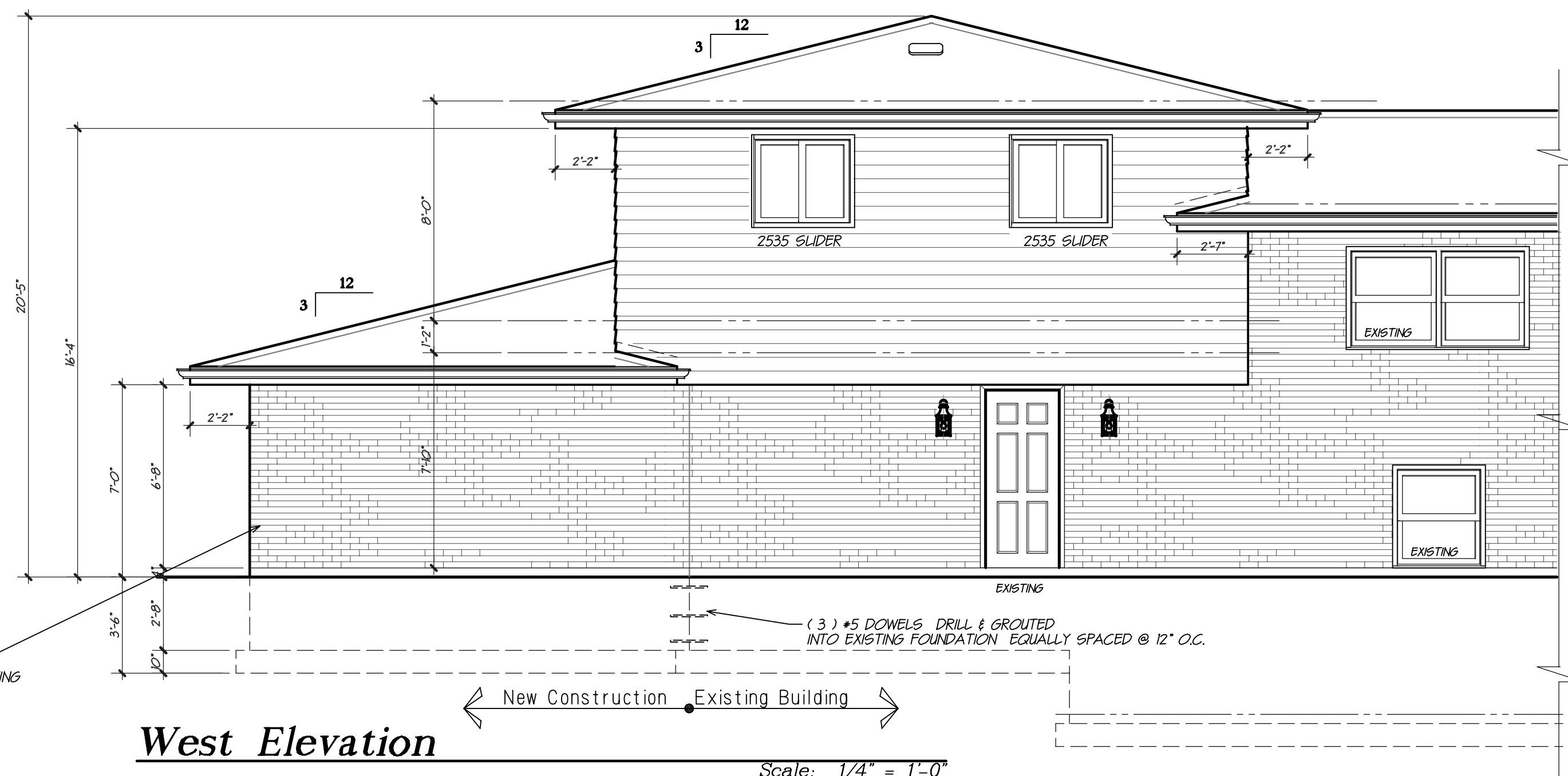
East Elevation

Scale: $1/4" = 1'-0"$



North Elevation

Scale: $1/4" = 1'-0"$



West Elevation

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

No.	Date	Issue
1.	08/25/22	
2.		
3.		
4.		



Zoning Board of Appeals 10/17/2022

Item: 1201 S. Belmont Ave. - ZBZ#22-024

Department: Planning & Community Development

REQUEST

- A variation from Chapter 28, Section 5.1-1.1 (Minimum Lot Size), to allow a lot with an area of 6,114 square feet to be buildable where 15,000 square feet is required.
- A 40 foot variation from Chapter 28, Section 5.1-1.2 (Minimum Lot Width) to allow a lot with a width of 50 feet to be buildable where 90 feet is required.
- A 7.6-foot variation from Chapter 28, Section 5.1-1.3 (Required Minimum Yards) to allow an addition with a front yard setback of 17.3 feet instead of the required 24.9 feet and an additional 1.0 feet for the eave.
- A 6.1-foot variation from Chapter 28, Section 5.1-1.3 (Required Minimum Yards) to allow an addition with an exterior side yard setback of 9.3 feet instead of the required 15.4 feet and an additional 1.0 feet for the eave.
- A 1.0-foot variation from Chapter 28, Section 5.1-1.3 (Required Minimum Yards) to allow an addition with a side yard setback of 4.0 feet instead of the required 5.0 feet and an additional 1.0 feet for the eave.
- A 255 square foot variance from Section 5.1-1.4 (Maximum Floor Area- R-1 Zoning District), to allow a Floor Area Ratio (FAR) of 2,394 square feet instead of the maximum allowed 2,139 square feet.
- A 151 square foot variation from Chapter 28, Section 5.1-1.5b (Maximum Impervious Surface Coverage) to allow 3,514 square feet of impervious surface coverage where 3,363 square feet is allowed.
- A 256 square-foot variation from Chapter 28, Section 5.1-1.5a (Maximum Building Lot Coverage) to allow building lot coverage of 2,090 square-feet where 1,834 is the maximum allowed by code.

ATTACHMENTS:

Description	Type
--------------------	-------------

Supporting Documents

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 17, 2022
Date Prepared: October 11, 2022
Project Title: Matowicki Residence
Address: 1201 S. Belmont Ave.

Background Information

Petition Number: ZBA #22-024
Petitioner: Beata Bukranova
Address: 1201 S. Belmont Ave.
Arlington Heights IL 60005

Existing Zoning: R-1 – Residential Single-Family District

Requested Action/Background Information

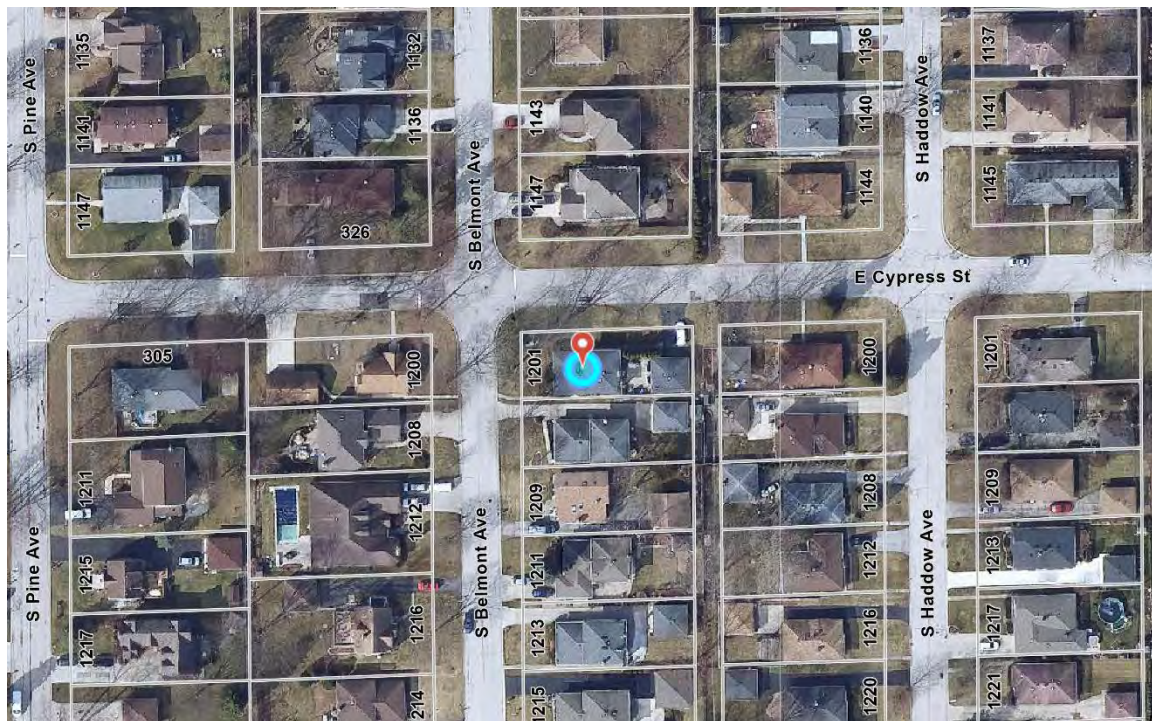
The subject property is zoned R-1, One-Family Dwelling District. The property has a total land area of 6,114 square feet and the residence with the proposed addition will have approximately 2,500 square feet. The project requires approval from the Zoning Board for a variance for lot width and lot size due to the existing 50' wide lot with 6,114 square feet not meeting the minimum required 90 foot width and 15,000 square feet. The petitioner is also proposing a second story addition above a portion of the existing single story. In addition, the petitioner is proposing a new front porch that encroaches into the front and exterior side yard setback. The proposed eight foot wide wrap around front porch is contributing to four of the variations requested below. The petitioner requests the following variations:

- A variation from Chapter 28, Section 5.1-1.1 (Minimum Lot Size), to allow a lot with an area of 6,114 square feet to be buildable where 15,000 square feet is required.
- A 40 foot variation from Chapter 28, Section 5.1-1.2 (Minimum Lot Width) to allow a lot with a width of 50 feet to be buildable where 90 feet is required.
- A 7.6-foot variation from Chapter 28, Section 5.1-1.3 (Required Minimum Yards) to allow an addition with a front yard setback of 17.3 feet instead of the required 24.9 feet and an additional 1.0 feet for the eave.
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- A 256 square-foot variation from Chapter 28, Section 5.1-1.5a (Maximum Building Lot Coverage) to allow building lot coverage of 2,090 square-feet where 1,834 is the maximum allowed by code.

Variation Review Standards

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

Map of General Vicinity





Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/27/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/27/22	
3. Letter that was Mailed	✓	9/27/22	
4. Photographs of Sign on Property	✓	9/27/22	

Photographs of Existing Structure







Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: Matowicki Residence

Project Address: 1201 S Belmont Avenue

ZBA #: 22-024

Date: October 06, 2022

Derek:

I have reviewed the request for the following variance:

- A variation from Chapter 28, Section 5.1-1.1 (Minimum Lot Size), to allow a lot with an area of 6,114 square feet to be buildable where 15,000 square feet is required.
- A 40 foot variation from Chapter 28, Section 5.1-1.2 (Minimum Lot Width) to allow a lot with a width of 50 feet to be buildable where 90 feet is required.
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- A 256 square-foot variation from Chapter 28, Section 5.1-1.5a (Maximum Building Lot Coverage) to allow building lot coverage of 2,090 square-feet where 1,834 is the maximum allowed by code.

and have the following comments:

1. The south part of the addition, located 4 feet from the side lot line, shall have a minimum of 1-hour fire-resistance rated construction with exposure from both the inside and outside of the wall, based on the distance to the lot line of less than 5 feet.
2. The south wall soffit of the new garage, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour, or fire-retardant treated wood, or fireblocking from the wall top plate to the underside of the roof sheathing.
3. Projections/eaves shall have a minimum separation of 2 feet to the side lot line.
4. The windows on the south walls distance are less the 5 feet from the property line shall have maximum opening of 25% of the wall area.

ZBA# 22-024
1201 S Belmont Ave- ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: 9/1/2022
Received by Planning:
Transmitted to Engineering: 9/28/2022
Completed: 10/10/2022
ZBA Meeting Date: 10/17/2022

The proposed ZBA application indicates that the petitioner is seeking:

- A variation from Chapter 28, Section 5.1-1.1 (Minimum Lot Size), to allow a lot with an area of 6,114 square feet to be buildable where 15,000 square feet is required.
- A 40-foot variation from Chapter 28, Section 5.1-1.2 (Minimum Lot Width) to allow a lot with a width of 50 feet to be buildable where 90 feet is required.
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- A 256 square-foot variation from Chapter 28, Section 5.1-1.5a (Maximum Building Lot Coverage) to allow building lot coverage of 2,090 square-feet where 1,834 is the maximum allowed by code.

The Engineering Division has NO COMMENT to the variance for Minimum Lot Size, Minimum Lot Width. Required Minimum Yards (front yard, exterior side yard, and side yard), Maximum Floor Area R-1 Zoning District, and Maximum Building Lot Coverage.

The Engineering Division is NOT IN FAVOR of the proposed variance for impervious surface coverage. If the variance for impervious surface coverage is granted, it is recommended that the petitioner be required to use permeable pavers that allows for detention for a portion of the patio to offset the increase in impervious surface.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Matowicki Residence

Project Address: 1201 S Belmont Avenue

ZBA #: 22-024

ZBA Hearing Date: October 17, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: September 28, 2022

- A variation from Chapter 28, Section 5.1-1.1 (Minimum Lot Size), to allow a lot with an area of 6,114 square feet to be buildable where 15,000 square feet is required.
- A 40 foot variation from Chapter 28, Section 5.1-1.2 (Minimum Lot Width) to allow a lot with a width of 50 feet to be buildable where 90 feet is required.
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Attached are the Petitioner's:

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

Comments:

A Design Commission application for this project is required to be submitted to the Planning Department for review. The proposed second floor addition fits well with the existing house, but the proposed front porch raises design concerns. The porch looks too tall and out of proportion with the house. The proposed 8 foot depth of the porch also looks somewhat large. The porch works well along the exterior side to provide a cover at the front door, but wrapping the porch around the corner seems unnecessary. If the Zoning Board supports the variations for the front porch, consider reducing the depth of the porch to minimize the impact.

Steve Hautzinger, Design Planner

PETITION

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

PETITION

NOW COMES the Petitioner Beata Bukranova and Piotr Matowicki

being the owner of the property commonly know as: 1201 S. Belmont Ave

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: Build a partial second floor addition

and a corner porch.

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): Surrounding buildings are also R1 zoned containing 4-5 bedrooms with a building height exceeding the proposed height of improvements. Petitioner shall continue to use the property as single residence.

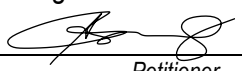
I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): Petitioners purchased the property in 2004.

Since then, Petitioners became parents and have elderly parents they intend to take care of.
Therefore, an additional bedroom and bathroom is desirable.

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

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

Petitioner is not seeking to enlarge the actual building's footprint on land. Petitioner shall not move or extend building walls. Variation is primarily necessary for the corner porch proposed, which gives the building a needed balance to maintain curb appeal and provide sheltered and safe entry into the building.

Signed: 
Petitioner

Date: 8.8.22

PROFESSIONALS ASSOCIATED
PHONE: (847) 675-3000
FAX: (847) 675-2167
E-MAIL: pa@professionalsassociated.com
www.professionalsassociated.com

PROFESSIONALS ASSOCIATED - MM SURVEY CO.
BOUNDARY * ALTA * TOPOGRAPHIC * CONDOMINIUM SURVEYS
7100 NORTH TRIPP AVENUE, LINCOLNWOOD, ILLINOIS
PROFESSIONAL DESIGN FIRM NO. 184-003023

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 232-9424
E-MAIL: info@MMSurveyingChicago.com
www.mmsurveyingchicago.com

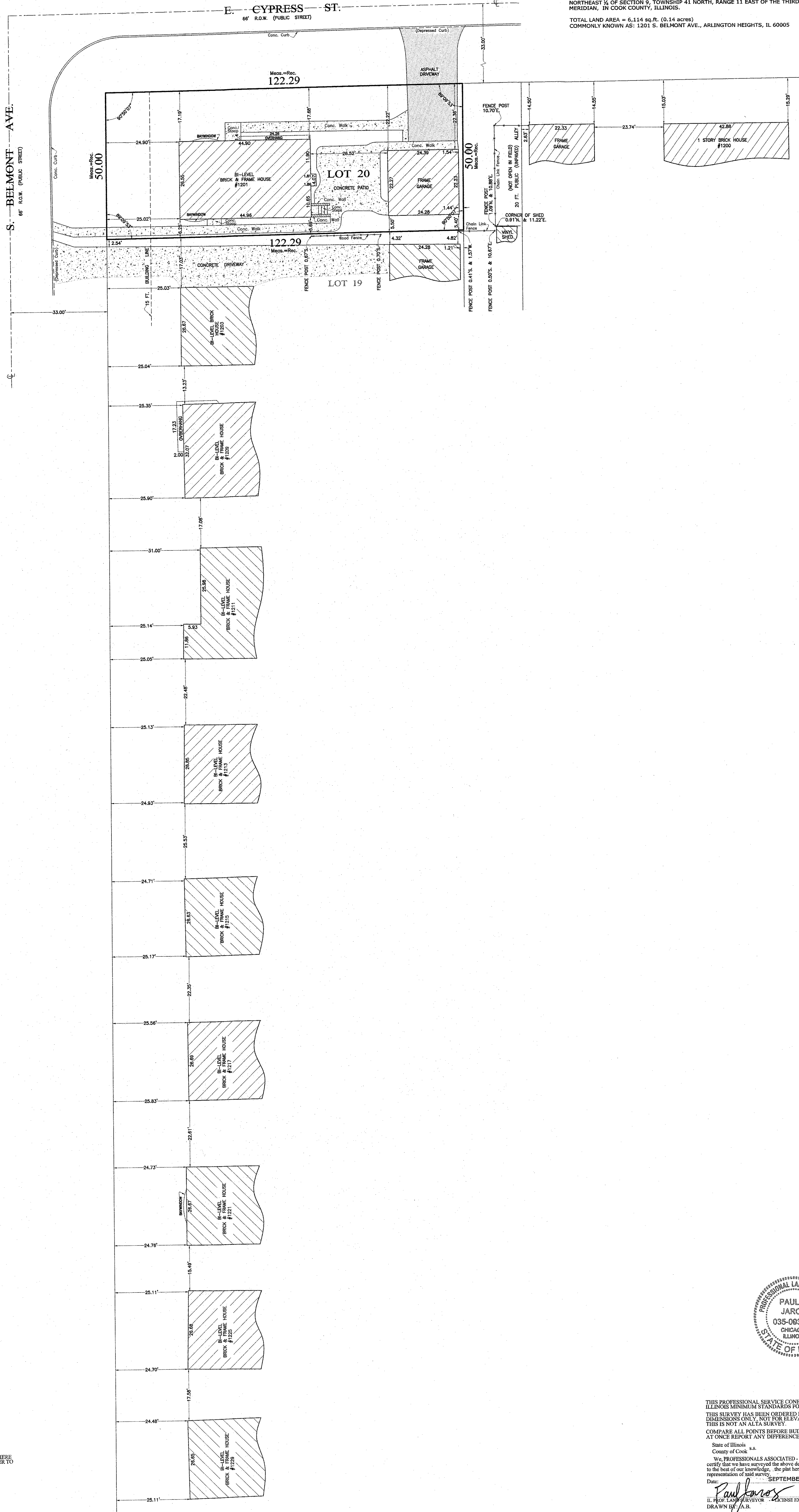


PLAT OF SURVEY

OF

LOT 2 IN BLOCK 10 IN FEUERBORN AND KLODE'S ARLINGTON MANOR, BEING A SUBDIVISION
OF PART OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF SECTION 10 AND PART OF THE
NORTHEAST 1/4 OF SECTION 9, TOWNSHIP 41 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN COOK COUNTY, ILLINOIS.

TOTAL LAND AREA = 6,114 sq. ft. (0.14 acres)
COMMONLY KNOWN AS: 1201 S. BELMONT AVE., ARLINGTON HEIGHTS, IL 60005



THE LEGAL DESCRIPTION SHOWN ON THE PLAT HEREON
DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY
SHOULD BE COMPARED WITH THE TITLE OR DEED.
DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING.
BUILDING LINES AND EASEMENTS ARE SHOWN ONLY WHERE
THEY ARE SO RECORDED IN THE MAPS, OTHERWISE REFER TO
YOUR DEED OR ABSTRACT.

Order No. **105569**
Scale: 1 inch = **16** feet.
Date of Field Work: **AUGUST 25, 2022**
Ordered by: **A LAW TEAM**



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS SURVEY HAS BEEN ORDERED FOR SURFACE
DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.
COMPARE ALL POINTS BEFORE BUILDING BY SAME AND
AT ONCE REPORT ANY DIFFERENCE.

State of Illinois, s.s.
County of Cook
We, PROFESSIONALS ASSOCIATED - MM SURVEY CO., do hereby
certify that we have surveyed the above described property and that
to the best of our knowledge, the plat hereon drawn is an accurate
representation of said survey.
Date: **SEPTEMBER 01, 2022**
Paul Jaros LIC. NO. 035-3937
IL. PROF. LAND SURVEYOR - LICENSE EXP. DATE NOV. 30, 2022
DRAWN BY: **A.B.**



Property Across 3
1212 S. Belmont Ave.



Property Across 2
1208 S. Belmont Ave.



Property Across 1
1200 S. Belmont Ave.

BELMONT AVE

CYPRESS ST



Property to Left 2
1209 S. Belmont Ave.



Property to Left 1
1203 S. Belmont Ave.



Subject Property
1201 S. Belmont Ave.



Property to Right 1
1147 S. Belmont Ave.



Property to Right 2
1143 S. Belmont Ave.



Property to Right 3
1137 S. Belmont Ave.

EXTERIOR SIDE YARD SETBACK CALCULATION:

AVERAGE SETBACK 15.41

PROPOSED SETBACK 9.26
ROOF TO ENCROACH INTO SETBACK 12"

FRONT SETBACK CALCULATION:

AVERAGE SETBACK 24.94

PROPOSED SETBACK 17.27
ROOF TO ENCROACH INTO SETBACK 12"

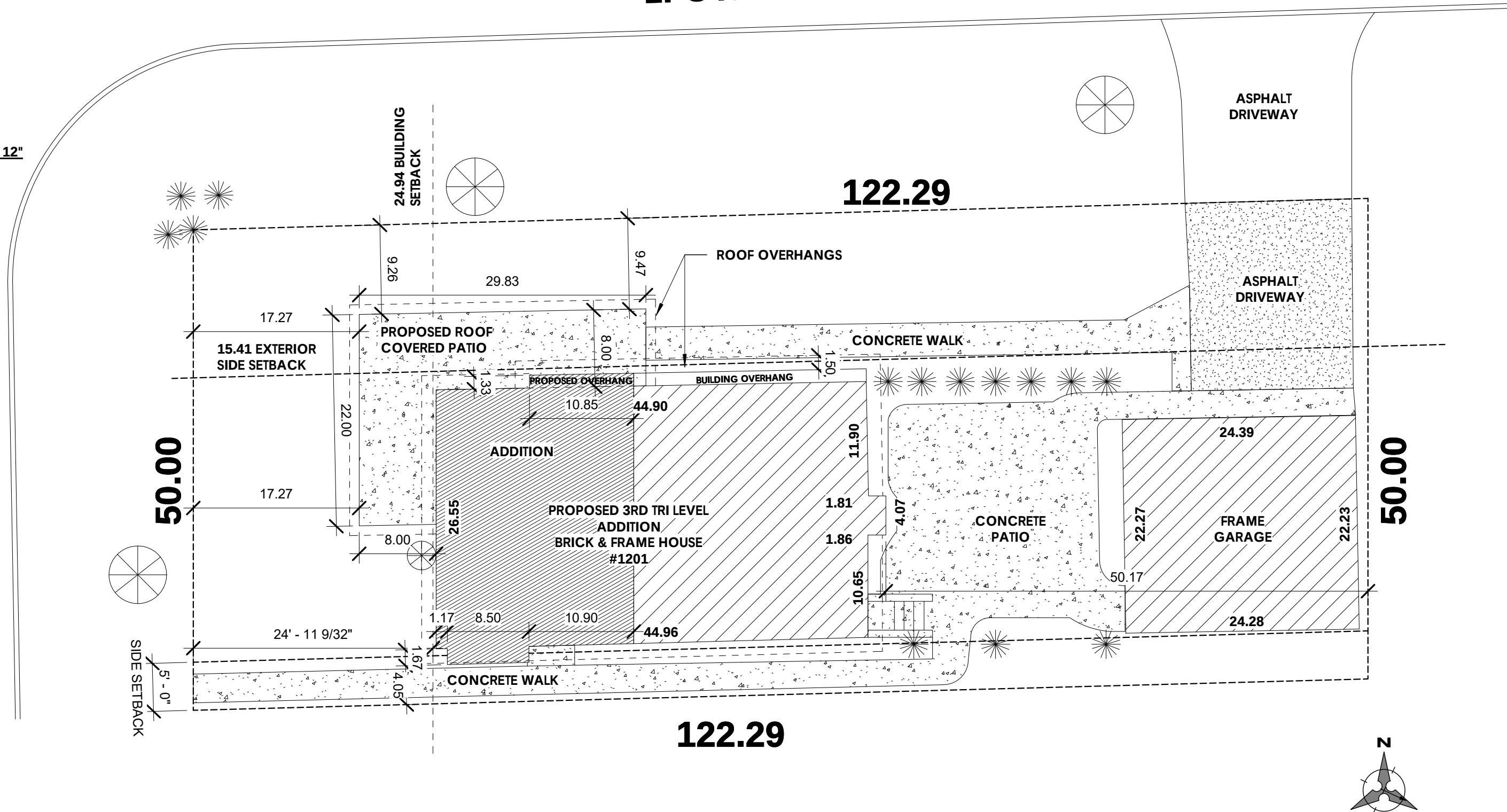
SIDE SETBACK CALCULATION:

SETBACK REQUIRED 5.00

PROPOSED SETBACK 4.00

S. BELMONT AVE

E. CYPRESS ST



3 PROPOSED SITE PLAN
3/32" = 1'-0"

EXTERIOR SIDE YARD SETBACK CALCULATION:

1201 BELMONT - 15.79
1200 HADDOW -15.03

TOTAL = 30.82 / 2 PROPERTIES

AVERAGE SETBACK 15.41

FRONT SETBACK CALCULATION:

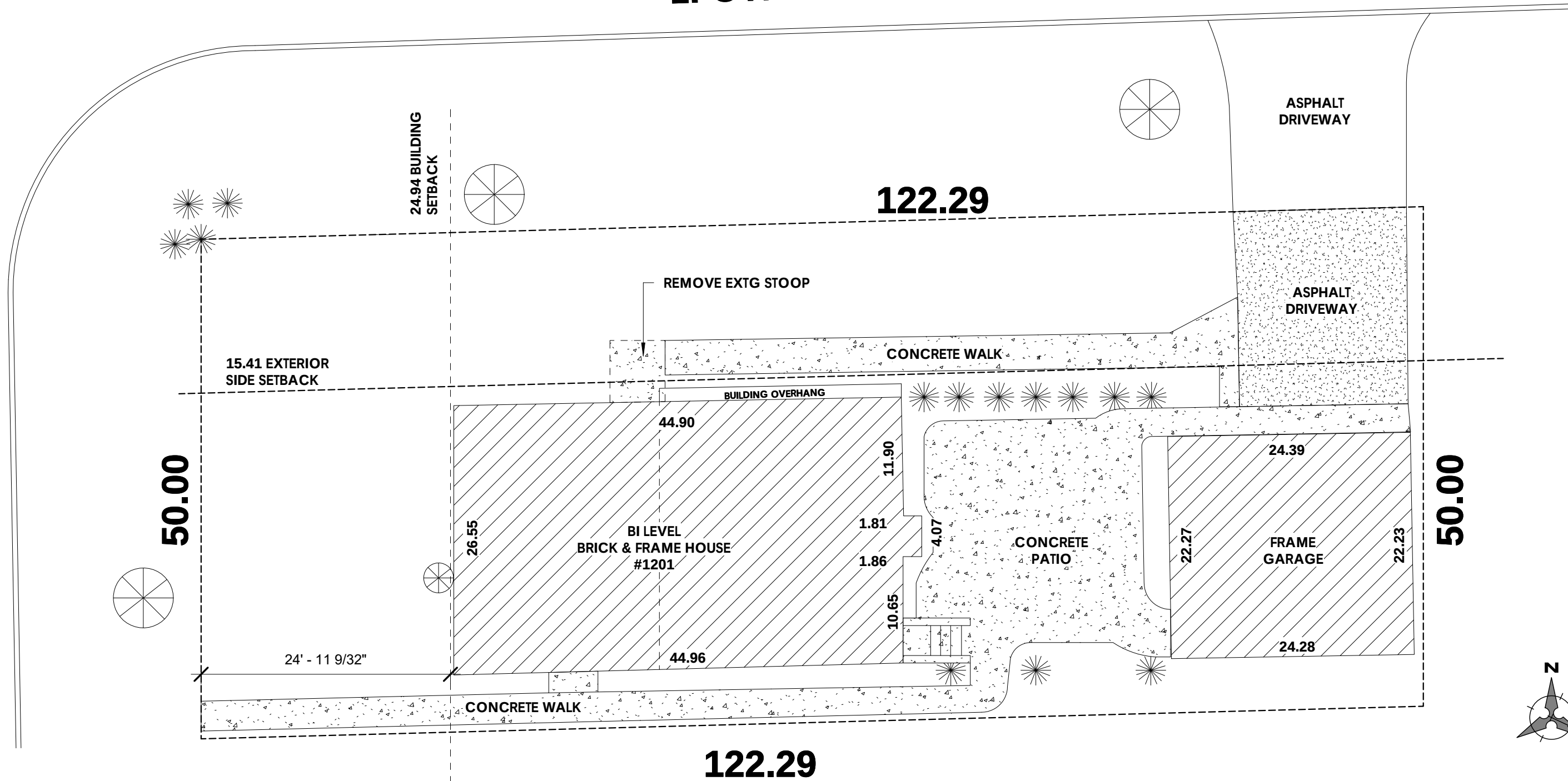
1201 BELMONT - 24.90
1203 BELMONT - 25.03
1209 BELMONT - 25.35
1211 BELMONT - 25.05
1213 BELMONT - 24.93
1215 BELMONT - 24.71
1217 BELMONT - 25.56
1221 BELMONT - 24.73
1225 BELMONT - 24.70
1229 BELMONT - 24.48

TOTAL = 249.44 / 10 PROPERTIES

AVERAGE SETBACK 24.94

S. BELMONT AVE

E. CYPRESS ST



2 EXISTING SITE PLAN
3/32" = 1'-0"

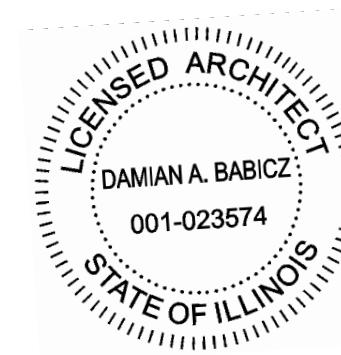
ENERGY CONSERVATION STATEMENT

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS

(X) FULLY COMPLY () NEED NOT COMPLY

SIGNED:

(Arch. S.E. or P.E.) Illinois License Number: 001-023574

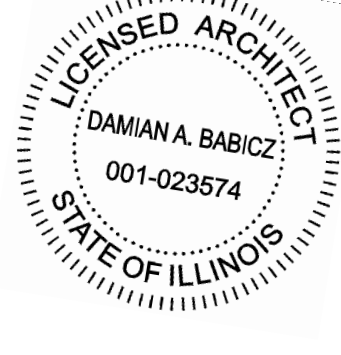


CERTIFICATION STATEMENT

I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE BUILDING AND ZONING CODE.

SIGNED:

Illinois License Number: 001-023574 Exp: 11/2022
FIRM LICENSE NUMBER: 184-007502



ZONING DATA

Type	Area Proposed
ZONING DISTRICT	R-1
BASEMENT AREA	658 SQ FT
FIRST FLOOR AREA	553 SQ FT
SECOND FLOOR AREA	690 SQ FT
THIRD FLOOR AREA	583 SQ FT
TOTAL BUILDING AREA	2,484 SQ FT
BUILDING FOOTPRINT	1,211 SQ FT
DETACHED GARAGE	540 SQ FT
TOTAL BUILDING LOT COVERAGE	1,751 SQ FT
BUILDING FOOTPRINT	1,211 SQ FT
DETACHED GARAGE	540 SQ FT
REAR CONC WALK & CON PATIO	863 SQ FT
FRONT WALK	216 SQ FT
ASPHALT DRIVE	334 SQ FT
PROPOSED FRONT ROOFED PATIO	350 SQ FT
IMPERVIOUS LOT COVERAGE	3,514 SQ FT
LOT AREA	6,114 SQ FT
MAX FLOOR AREA RATIO Lx0.35	2,139.90
MAX IMPERVIOUS LOT COVERAGE Lx0.55	3,362.70
MAX BUILDING LOT COVERAGE Lx0.30	1,834.20

GENERAL NOTES

- NOTICE TO CONTRACTOR:
- THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
 - ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
 - THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
 - CONTRACTOR TO SITE VERIFY THE CONDITIONS OF EXISTING FOUNDATIONS UPON EXCAVATION AND DETERMINE STRUCTURAL STABILITY OF ASSUMED CONDITIONS. IF ISSUES ARISE, CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY.
 - DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
 - THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
 - THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
 - NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
 - ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
 - CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.
 - ALL EQUIPMENT AND APPLIANCES, INCLUDING SMOKE & CO DETECTORS, AIR CONDITIONER, WATER HEATER(S) AND FURNACE(S), SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE FOR EACH INSPECTION.

APPLICABLE CODES

ICC 2018 International Building Code with amendments
ICC 2018 International Residential Code with amendments
ICC 2018 International Fire Code with amendments
ICC 2018 International Existing Building Code with amendments
ICC 2018 International Mechanical Code with amendments
ICC 2018 International Fuel Gas Code with amendments
ICC 2018 International Swimming Pool and Spa Code with amendments
NFPA 2017 National Electrical Code with amendments
ICC 2018 International Property Maintenance Code with amendment

DESIGN CRITERIA

FLOOR = 40# LL 10# DL TYPICAL ALL AREAS
WALL = 60# PLF OR ACTUAL LOAD
CEILING = 20# LL 10# DL ROOF SLOPES OVER 3 IN 12
ROOF = 30# LL 10# DL
CATHEDRAL = 30# LL 15# DL ALL SLOPES
EXTR. DECK = 40# LL 10# DL
EXTR BALCONY = 100# LL 10# DL EXTERIOR

STRUCTURAL FRAMING LUMBER

FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS
IN-GRADE BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)

GRADE #2 SPECIES SPF CANADIAN BASE Fb = 875
GRADE #2 SPECIES SYP DOMESTIC BASE Fb = 875 (WOLM.)
GRADE #1 SPECIES HEM-FIR BASE Fb = 1050
MANUFACTURER: TRUSS JOIST MCMILLAN
PRODUCT: MICRO-LAM LVL
SIZE: 1 3/4" x (SEE PLAN) Fb = 2,600 PSI E = 2.0

PROJECT DESCRIPTION

THE PROJECT INCLUDES A 3RD STORY ADDITION ON A BI-LEVEL HOUSE TO CREATE A TRI-LEVEL HOUSE.

DRAWINGS LIST

Sheet Number	Sheet Name
A101	COVER
A102	DEMOLITION
A103	PROPOSED PLANS
A104	ROOF PLAN
A105	EXTG GARAGE
A106	ELEVATIONS
A107	3D
A108	CONTEXT ELEVATIONS

No.	Description	Date
	ZBA & DESIGN REVIEW	09/08/2022

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com

BAU
Design & Development

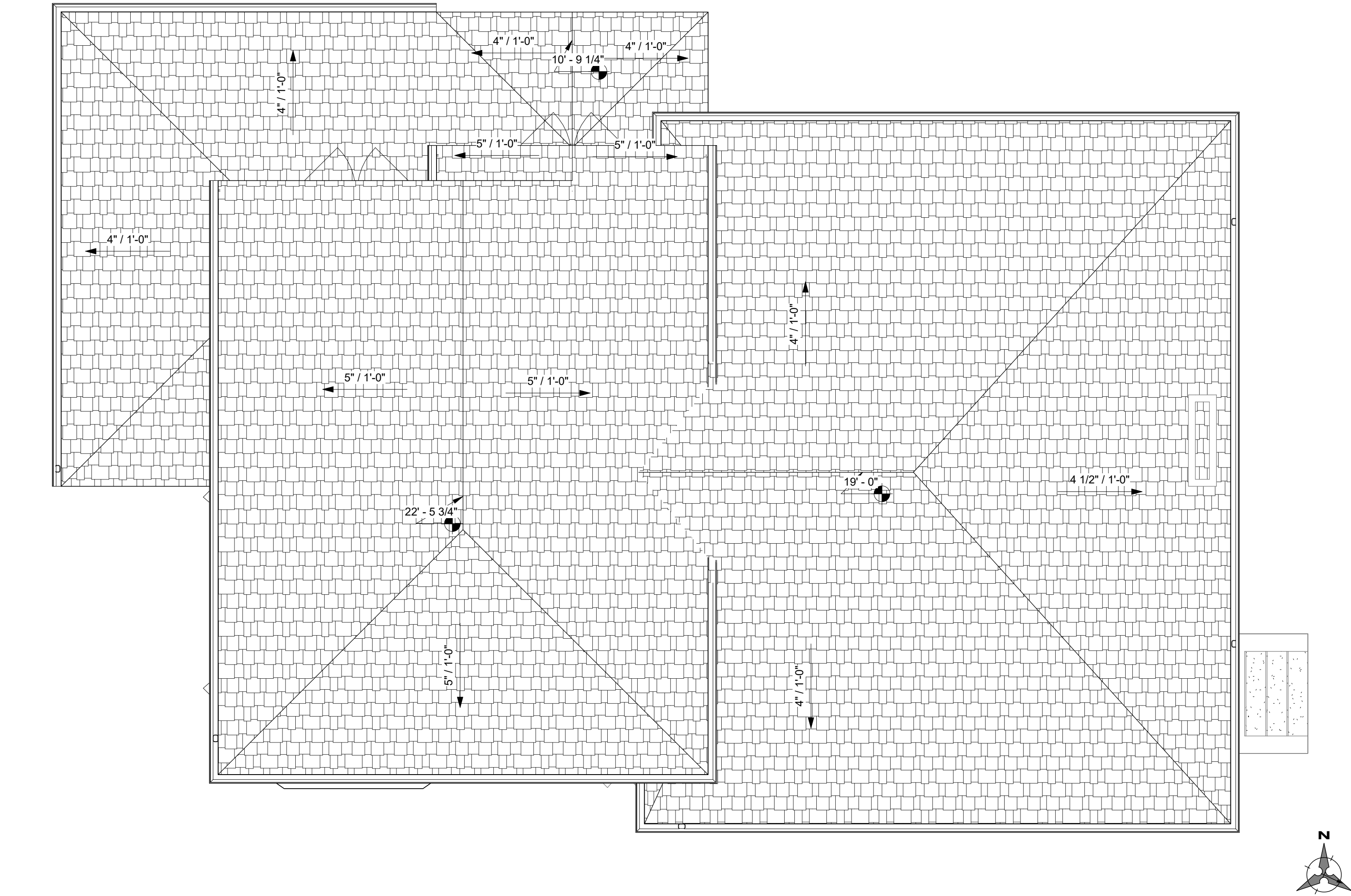
FIRM LICENSE NUMBER: 184-007502

Building Addition
1201 S. Belmont Ave
Arlington Heights, IL 60005

DATE: 09/08/2022
PROJECT: 22-148
DRAWN BY: DB
CHECKED BY: DB

COVER

SHEET NO.
A101



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

ROOF NOTES

- 240 # ARCHITECTURAL ASPHALT SHINGLES OVER 15# ROOF FELTS
- PROVIDE ICE AND WATER SHIELD IN ALL VALLEYS
- PROVIDE ICE AND WATER SHIELD 24" UP ROOF BEYOND INTERIOR FACE OF EXTERIOR WALL
- ROOF VENTS TO BE LOCATED ON BACK SLOPE OF ROOF. PROVIDE EAVE AND ROOF VENTS TO ALLOW 1 SF OF FREE VENTILATION FOR EACH 300 SQ FT OF CEILING AREA
- PROVIDE ALL ROOF VENT PENETRATIONS FOR FURNACES AND WATER HEATER ON BACK SLOPE OF ROOF.
- ALL ROOF PENETRATIONS ARE TO RECEIVE PROPER FLASHING AND ROOF SADDLE IF REQUIRED FOR PROPER WATERTIGHT PENETRATION.

No.	Description	Date
1	ZBA & DESIGN REVIEW	09/08/2022

BAU
Design & Development

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com

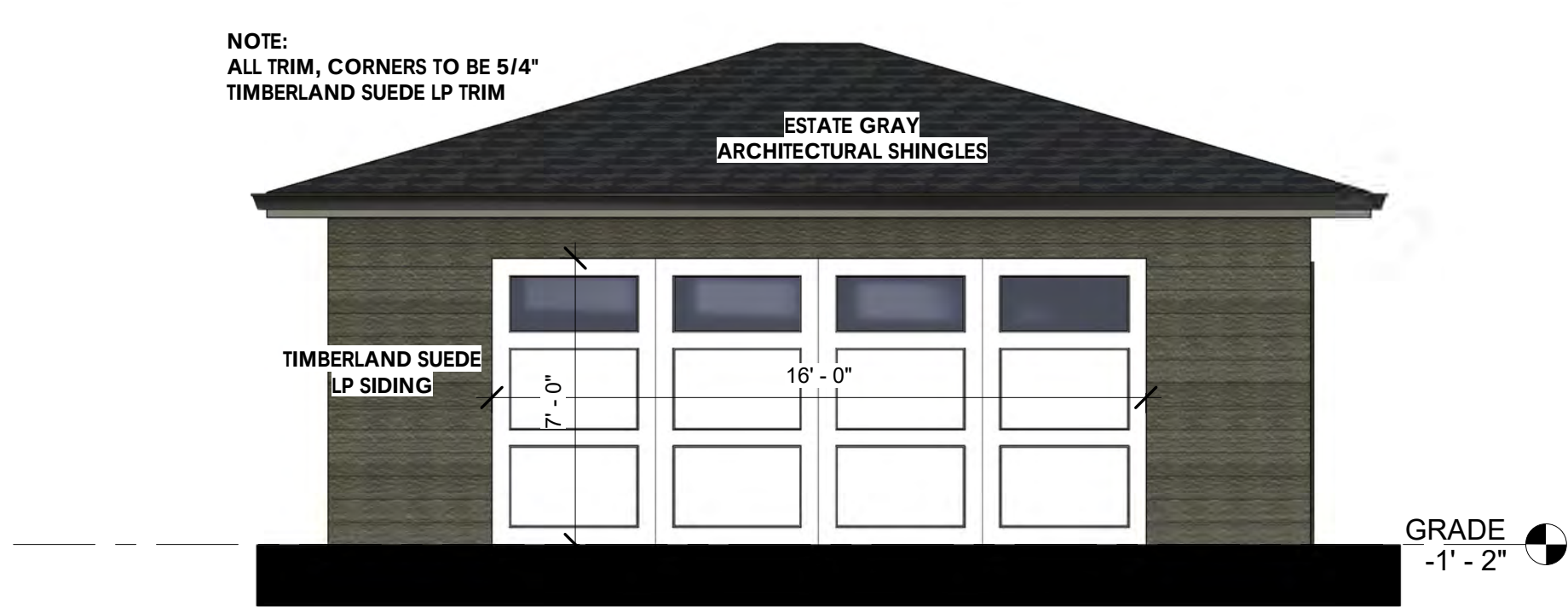
FIRM LICENSE NUMBER: 164-007502

Building Addition
1201 S. Belmont Ave
Arlington Heights, IL 60005

DATE:	09/08/2022
PROJECT:	22-148
DRAWN BY:	DB
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ROOF PLAN

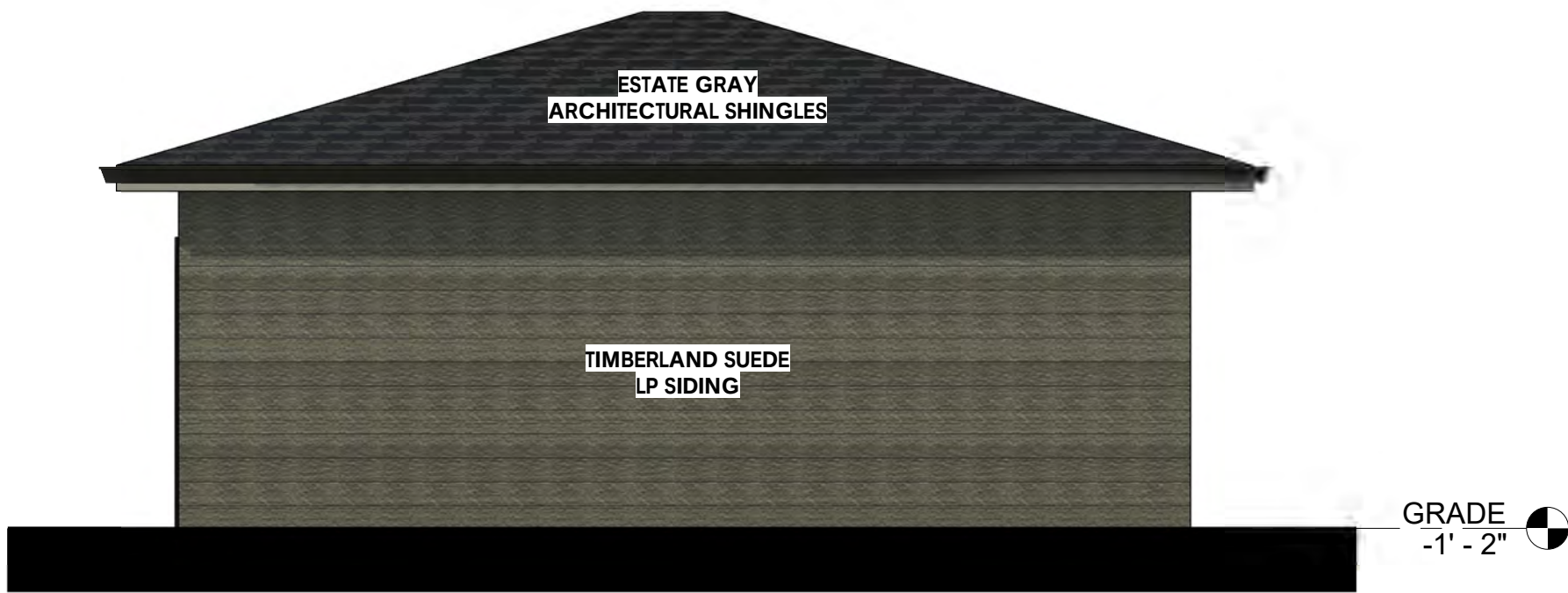
SHEET NO.
A104



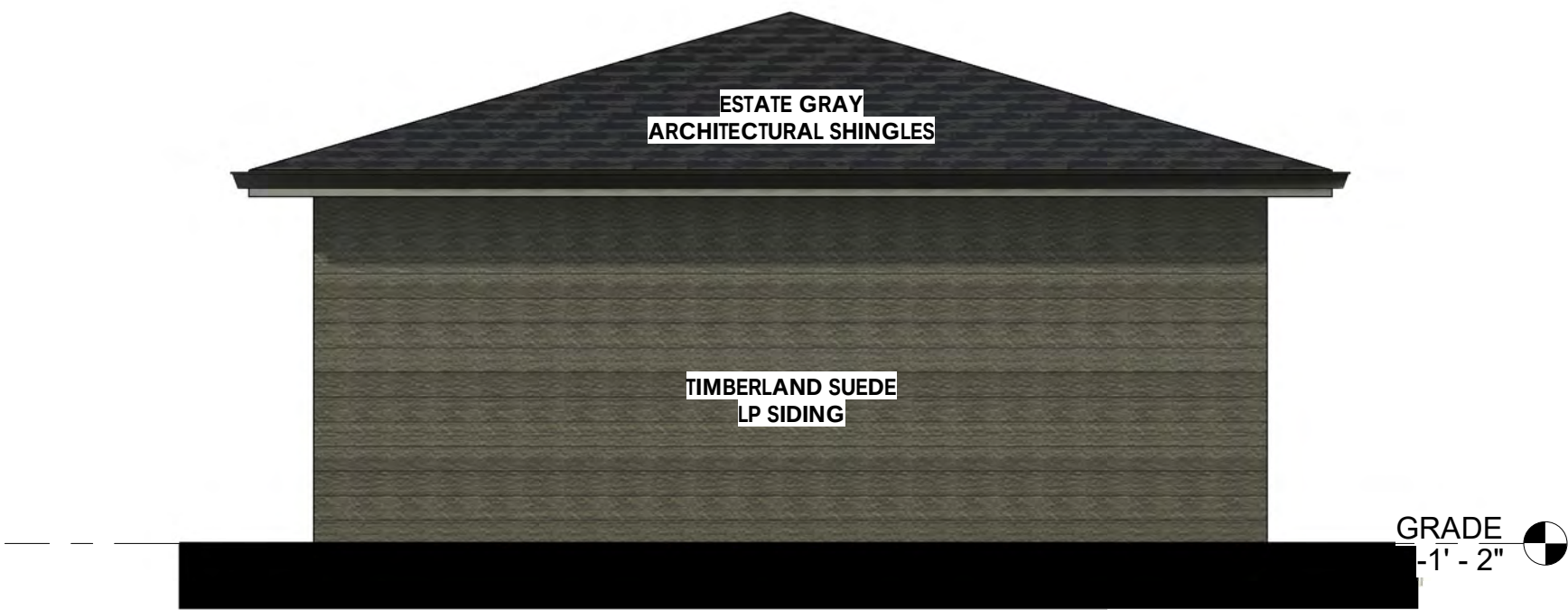
⑤ ELEVATION - GARAGE - NORTH
1/4" = 1'-0"



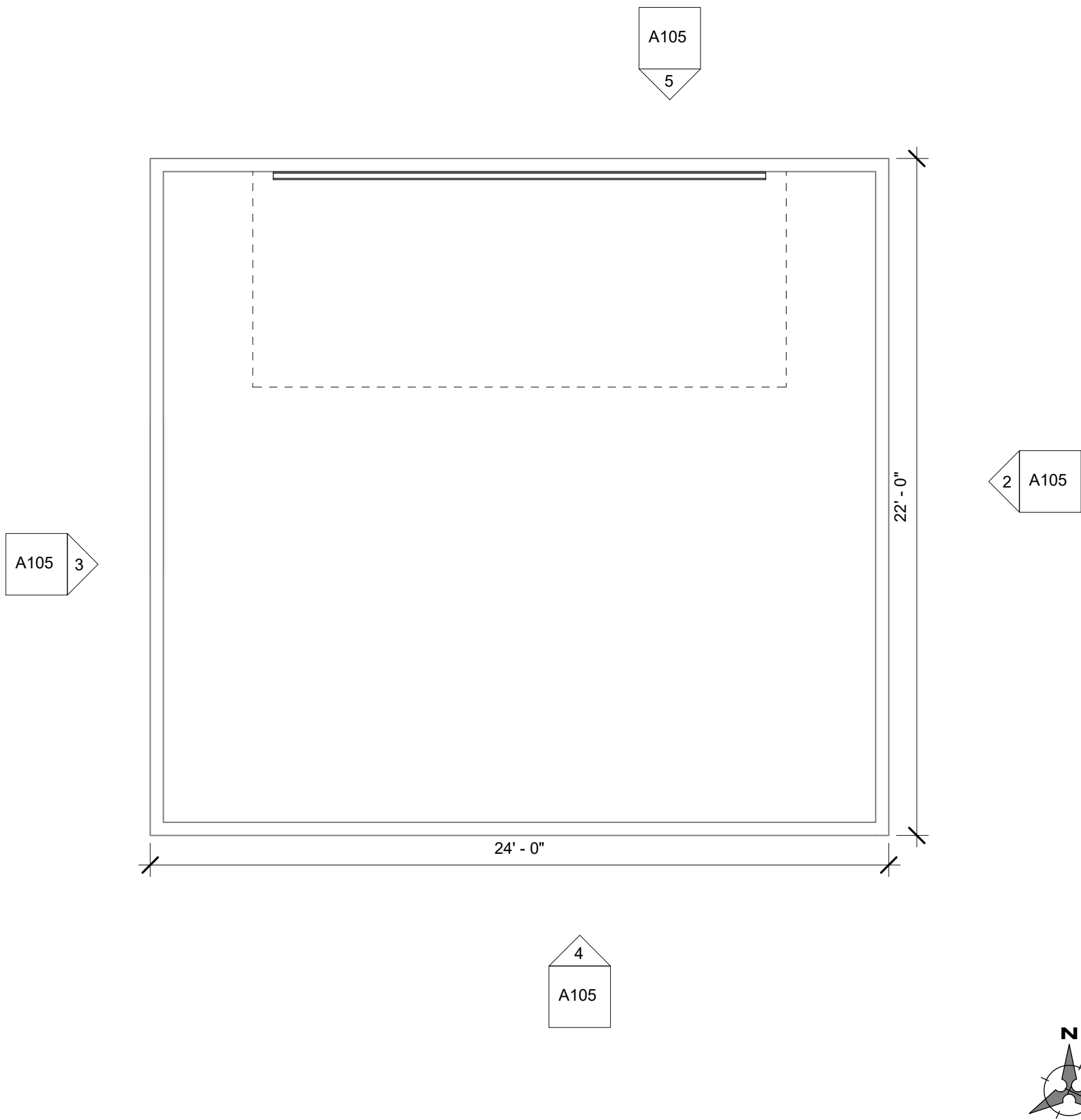
③ ELEVATION - GARAGE - WEST
1/4" = 1'-0"



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



② ELEVATION - GARAGE - EAST
1/4" = 1'-0"



① LEVEL 1 GARAGE
1/4" = 1'-0"

No.	Description	Date
	ZBA & DESIGN REVIEW	09/08/2022

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EXTG GARAGE

SHEET NO.
A105

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④ ELEVATION - SOUTH
1/4" = 1'-0"



③ ELEVATION - NORTH
1/4" = 1'-0"



⑤ ELEVATION - WEST
1/4" = 1'-0"



② ELEVATION - EAST
1/4" = 1'-0"

ELEVATION NOTES:

- PELLA 350 SERIES, OR EQUAL GLASS SIZES SHOWN ON ELEVATIONS
- TEMPERED GLAZING SHALL BE PROVIDED IN WINDOWS THAT MEET BOTH:
 - A. GLASS GREATER THAN 9 S.F. IN AREA.
 - B. BOTTOM OF GLASS WITHIN 18" OF THE FLOOR.
- EVERY SLEEPING ROOM SHALL HAVE AT LEAST ONE OPERABLE WINDOW OR EXTERIOR DOOR APPROVED FOR EMERGENCY EGRESS OR RESCUE. THE UNITS MUST BE OPERABLE FROM THE INSIDE TO A FULL CLEAR OPENING WITHOUT THE USE OF SEPARATE TOOLS. WHERE WINDOWS ARE PROVIDED AS A MEANS OF EGRESS OR RESCUE THEY SHALL HAVE A SILL HEIGHT OF NOT MORE THAN 44 INCHES ABOVE THE FLOOR.
- ALL EGRESS OR RESCUE WINDOWS FROM SLEEPING ROOMS MUST HAVE MINIMUM NET CLEAR OPENING OF 5.7 SQ. FT. THE MINIMUM NET CLEAR OPENING HEIGHT DIMENSION SHALL BE 24". THE MINIMUM NET CLEAR OPENING WIDTH DIMENSION SHALL BE 20".
- ALL ROOF VENTS AND THROUGH ROOF MECHANICAL TO BE LOCATED @ REAR OF HOME AND PAINTED TO MATCH ROOF.
- ALL D.S. LOCATIONS TO BE FIELD VERIFIED WITH OWNER PRIOR TO INSTALLATION
- PROVIDE COUNTER FLASHING, WHERE REQUIRED, INCLUDING ROOF TO WALL INTERSECTIONS, CHIMNEYS AND SADDLES 20 G.A. (MIN.)
- PROVIDE 26 G.A. (MIN.) GALV. W-VALLEYS UNDERLAD WITH NO. 15 MIN. ROOFING FELT
- PROVIDE COUNTER FLASHING DIAGONALLY ACROSS MASONRY, STEP AND REGGLED INTO THE MORTAR
- PROVIDE FLASHING, COUNTER FLASHING AND CAULK AT ALL SKYLIGHTS, AS PER MANUFACTURERS SPECIFICATIONS
- "EGRESS"-EGRESS WINDOW
- "TEMP"-SAFETY GLASS WINDOW
- ROOF VENTS TO BE LOCATED ON BACK SLOPE OF THE ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300TH OF ROOF AREA.
- NOTE: ALL WINDOWS BEING REPLACED MUST HAVE A U-FACTOR VALUE OF 0.32 OR LESS.
- BUILDING THERMAL ENVELOPE SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING FIVE AIR CHANGES PER HOUR BY A BLOWER DOOR TEST. TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY WITH A SIGNED-RESULTS TEST REPORT SUBMITTED DURING FINAL INSPECTIONS.

ENERGY CONSER. NOTES

1. ATTIC ACCESS PANELS MUST BE INSULATED TO MATCH ATTIC AND MUST BE WEATHERSTRIPPED (SECTION R402.2.4)
2. SECTION R402.4.1 AND TABLE R402.4.1.1 THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION THE SEALING METHODS BETWEEN DISSIMILAR MATERIALS SHALL ALLOW FOR DIFFERENTIAL EXPANSION AND CONTRACTION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED WITH A AIR BARRIER MATERIAL SUITABLE FILM OR SOLID MATERIAL; AND INSTALLED IN ACCORDANCE WITH MANUFACTURES INSTRUCTIONS:
 - A. AIR BARRIER AND THERMAL BARRIER
 - B. CEILING/ATTIC
 - C. WALLS
 - D. WINDOWS, SKYLIGHTS AND DOORS
 - E. RIM JOISTS
 - F. FLOORS (INCLUDING ABOVE GARAGE AND CANTILEVERED FLOORS)
 - G. CRAWL SPACE WALLS
 - H. SHAFTS, PENETRATIONS
 - I. NARROW CAVITIES
 - J. GARAGE SEPARATION
 - K. RECESSED LIGHTING
 - L. PLUMBING AND WIRING
 - M. SHOWER/TUB ON EXTERIOR WALL
 - N. ELECTRICAL/PHONE BOX ON EXTERIOR WALL
 - O. HVAC REGISTER BOOTS
 - P. FIREPLACE
3. THE FIREPLACES SHALL HAVE GASKETED DOORS, TIGHT FITTING FLUE DAMPERS AND OUTDOOR COMBUSTION AIR. (SECTION R402.4.2)
4. WINDOWS AND SLIDING GLASS DOORS LIMITED TO NO MORE THAN 0.3CFM PER SQUARE FOOT AIR LEAKAGE. SWINGING DOORS LIMITED TO NO MORE THAN 0.5CFM PER SQUARE FOOT. (SECTION R402.4.3)
5. RECESSED LIGHT FIXTURES INSTALLED IN BUILDING THERMAL ENVELOPE SHALL BE: IC-RATED AND LABELED (SUITABLE FOR INSULATION CONTACT) & SEALED WITH A GASKET OR CAULK BETWEEN THE FIXTURE HOUSING AND CEILING. (SECTION R402.4)
6. AT LEAST ONE THERMOSTAT SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM. AT LEAST ONE THERMOSTAT SHALL BE PROGRAMMABLE. (SECTION R403.1.1)
7. IN AN UNCONDITIONED SPACE, SUPPLY DUCTS IN ATTICS SHALL BE INSULATED TO A MINIMUM R-8. ALL OTHER DUCTS SHALL BE INSULATED TO A MINIMUM R-6. (SECTION R403.2.1) WHEN A PORTION OF THE HVAC SYSTEM IS LOCATED OUTSIDE THE BUILDING THERMAL ENVELOPE, DUCT TIGHTNESS SHALL BE VERIFIED BY A 3RD PARTY IN ACCORDANCE WITH SECTION R403.3.3.
8. ALL DUCTS, AIR HANDLERS, FILTER BOXES AND BUILDING CAVITIES USED AS DUCTS SHALL BE SEALED AT ALL JOINTS AND SEAMS. DUCT TAPE OR ANY OTHER UNLISTED TAPE IS NOT PERMITTED. (SECTION R403.2.2)
9. BUILDING FRAMING CAVITIES SHALL NOT BE USED AS SUPPLY DUCTS. (SECTION R403.2.3)
10. MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEGREES FAHRENHEIT SHALL BE INSULATED TO A MINIMUM R-3. (SECTION R403.3)
11. ALL CIRCULATING SERVICE HOT WATER PIPING SHALL BE INSULATED TO A MINIMUM OF R-3 WITH A READILY ACCESSIBLE MANUAL SWITCH THAT CAN TURN OFF THE HOT WATER CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE. (SECTION R403.4.1 AND 403.4.2)
12. OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN THE VENTILATION SYSTEM IS NOT IN USE. (SECTION R403.5)
13. A MINIMUM OF 75 PERCENT (75%) OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICIENCY LAMPS. (SECTION R404.1)
14. EXTERIOR WALLS, INCLUDING BEHIND BATH TUBS, SHALL HAVE CONTINUOUS AIR BARRIER. (TABLE 402.4.1.1)
15. SECTION R402.4.1.2 TESTING:
BUILDING SHALL BE TESTED AND VERIFIED AS HAVING AN AIR LEAKAGE RATE OF NOT EXCEEDING 3 AIR CHANGES PER HOUR. TESTING SHALL BE CONDUCTED WITH A BLOWER DOOR AT A PRESSURE OF 0.2 INCHES VLG. (50 PASCALS), WHERE REQUIRED BY THE CODE OFFICIAL, TESTING SHALL BE CONDUCTED BY AN APPROVED THIRD PARTY.

No.	Description	Date
1	ZBA & DESIGN REVIEW	09/08/2022

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com

BAU
Design & Development

FIRM LICENSE NUMBER: 164-007502

Building Addition

1201 S. Belmont Ave
Arlington Heights, IL 60005

DATE:	09/08/2022
PROJECT:	22-148
DRAWN BY:	DB
CHECKED BY:	DB

ELEVATIONS

SHEET NO.
A106



① 3D-1



② 3D-2

No.	Description	Date
1	ZBA & DESIGN REVIEW	09/08/2022

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

BAU
Design & Development

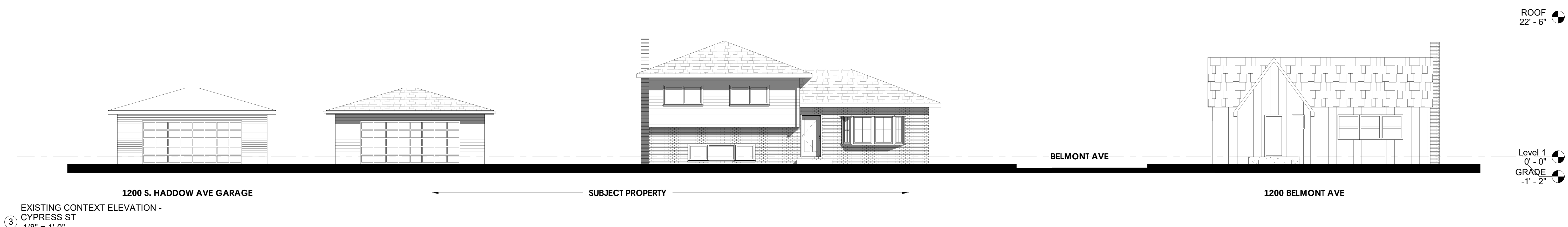
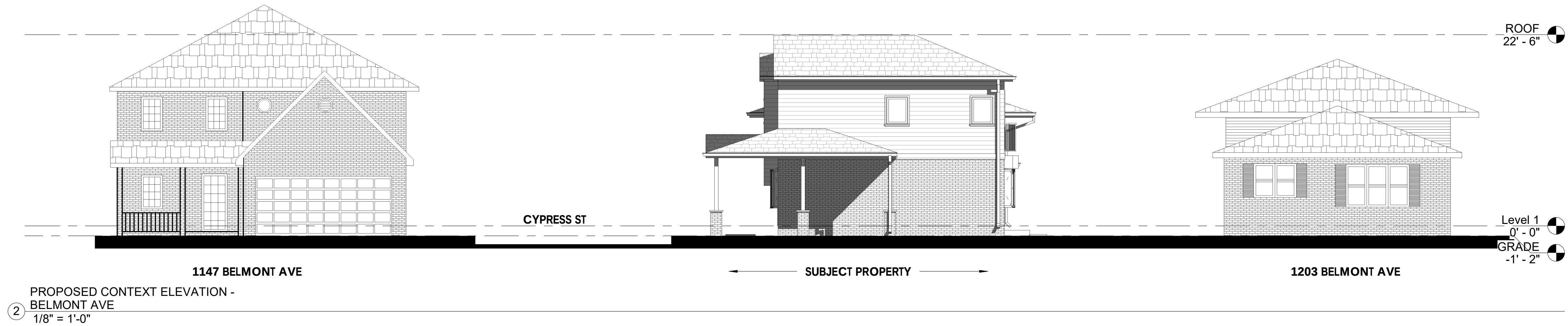
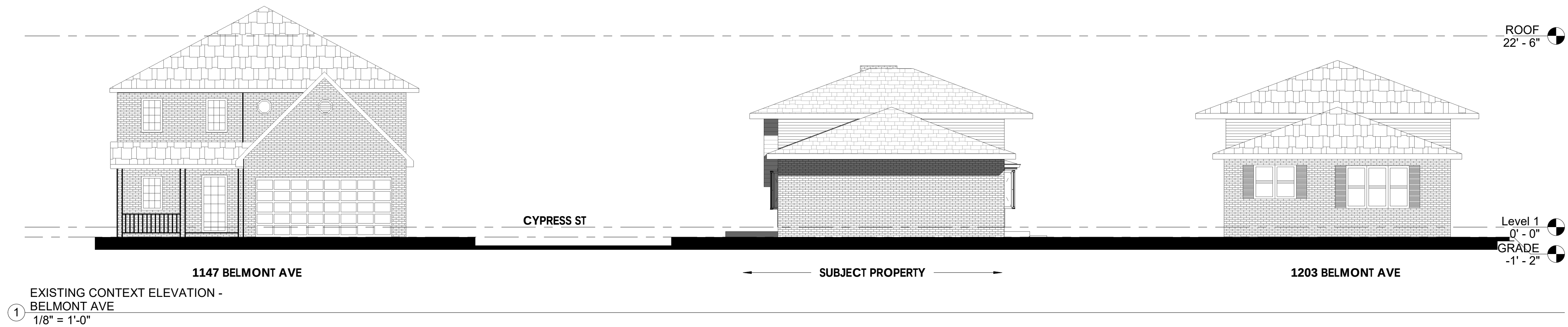
FIRM LICENSE NUMBER: 164-007502

Building Addition
1201 S. Belmont Ave
Arlington Heights, IL 60005

DATE:
09/08/2022
PROJECT:
22-148
DRAWN BY: DB CHECKED BY: DB

3D

SHEET NO.
A107



No.	Description	Date
1	ZBA & DESIGN REVIEW	09/08/2022

1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com

BAU
Design & Development

FIRM LICENSE NUMBER: 164-007502

Building Addition
1201 S. Belmont Ave
Arlington Heights, IL 60005

DATE:
09/08/2022

PROJECT:
22-148

DRAWN BY: DB
CHECKED BY: DB

CONTEXT
ELEVATIONS

SHEET NO.
A108

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Zoning Board of Appeals 10/17/2022

Item: 502 W. Campbell St. - ZBA#22-025

Department: Planning & Community Development

REQUEST

A 4.1-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 19.1 feet above grade where a maximum peak height of 15.0 feet is allowed.

ATTACHMENTS:

Description

Supporting Documents
Resident Support Letter

Type

Exhibits
Correspondence

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 17, 2022
Date Prepared: October 12, 2022
Project Title: O'Neill Residence
Address: 502 W. Campbell St.

Background Information

Petition Number: ZBA #22-025
Petitioner: Robert & Linnea O'Neill
Address: 502 W. Campbell St.
Arlington Heights IL 60005

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

Requested Action/Background Information

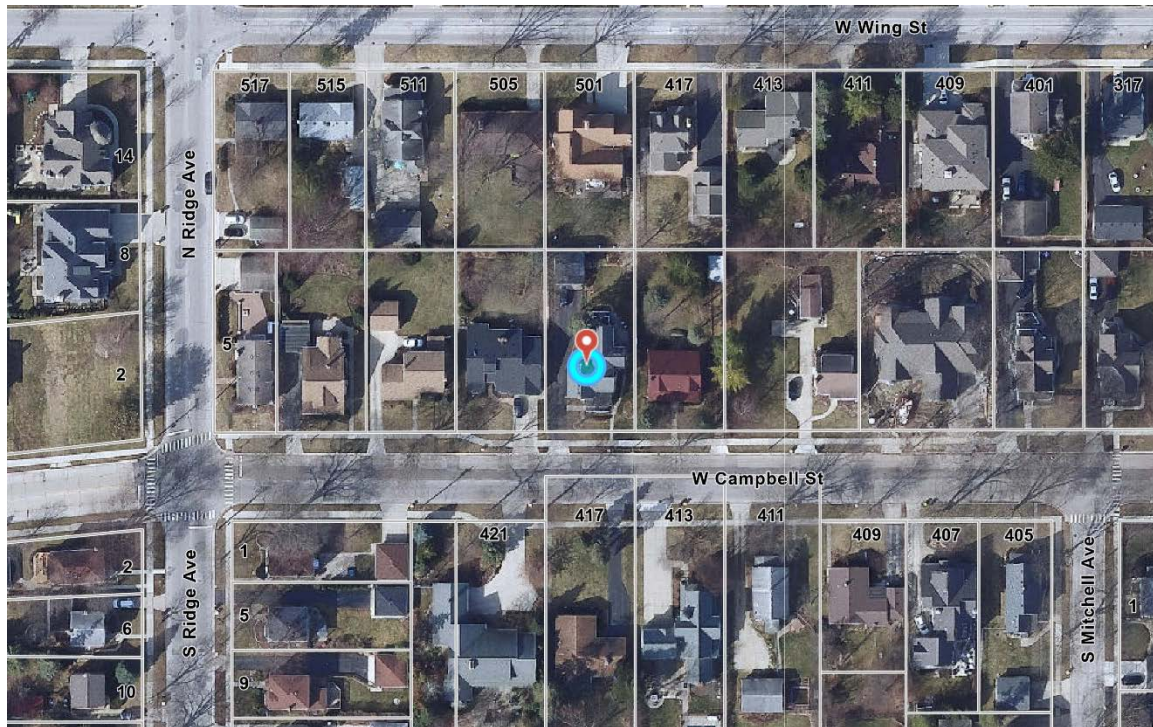
The petitioner is seeking to construct a new detached garage. However, this results in a detached garage with a peak height of 19.1 feet above grade where a maximum peak height of 15 feet is allowed. Therefore, the petitioner requests the following variation:

- A 4.1-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 19.1 feet above grade where a maximum peak height of 15.0 feet is allowed.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/22/22	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/22/22	
3. Letter that was Mailed	✓	9/22/22	
4. Photographs of Sign on Property	✓	9/22/22	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Nusrat Jahan, Building & Life Safety Department

Project Name: O'Neill Residence

Project Address: 502 W Campbell Street

ZBA #: 22-025

Date: October 06, 2022

Derek:

I have reviewed the request for the following variance:

- A 4.1-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 19.1 feet above grade where a maximum peak height of 15.0 feet is allowed.

And have the following comment:

1. The west wall of the new garage, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour with exposure from both the inside and outside of the garage.
2. The maximum projection/overhang of the soffit/fascia shall be 12 inches. Projections are required to have a minimum separation of 2 feet to the lot line.
3. The west wall soffit of the new garage, being less than 5 feet to the lot line is required to have a minimum fire-resistance rating of 1-hour, or fire-retardant treated wood, or fireblocking from the wall top plate to the underside of the roof sheathing.

ZBA# 22-025
502 W Campbell St- ZBA
Rev. Eng: Mike Pagones, P.E., Village Engineer
cc: Briget Schwab, P.E.

Application Date: 8/30/2022
Received by Planning:
Transmitted to Engineering: 9/28/2022
Completed: 10/6/2022
ZBA Meeting Date: 10/17/2022

The proposed ZBA application indicates that the petitioner is seeking:

- A 4.1-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 19.1 feet above grade where a maximum peak height of 15.0 feet is allowed.

The Engineering Division has NO COMMENT on the proposed variance request for Height of Accessory Structures in Required Rear Yards.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: O'Neill Residence

Project Address: 502 W Campbell Street

ZBA #: 22-025

ZBA Hearing Date: October 17, 2022

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

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

From: Derek Mach, Landscape Planner

Transmitted On: September 28, 2022

- A 4.1-foot variation from Chapter 28, Section 6.5-6 (Height of Accessory Structures in Required Rear Yards) to allow a detached garage with a peak height of 19.1 feet above grade where a maximum peak height of 15.0 feet is allowed.

Attached are the Petitioner's:

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

Comments: It is nice when the design of a detached garage can match the architecture of the house.

No objections.

Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than October 7, 2022.

PETITION

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

PETITION

NOW COMES the Petitioner _____

being the owner of the property commonly know as: _____

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

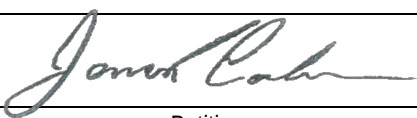
Chapter 28, of the Arlington Heights Municipal Code, in order to: _____

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): _____

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

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

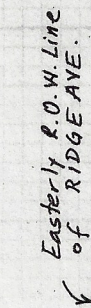
I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): _____

Signed:  _____
Petitioner

Date: _____

OF PROPERTY DESCRIBED AS :

Lot 2 in Block 13 in Miner's Addition to Dunton in Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, said Addition being a part of the North half of the Southeast quarter of the Southeast quarter of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois.



Scale: 1"=20'
Ordered: TENNANT
Buyer: _____
Page: 42-11-30H
F.B.: _____
Drawn: D. M.
Checked: R. G. W.
Job No.: TI-2-92-132
Municipality: ARLINGTON HTS

I hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

WE DO NOT CERTIFY AS TO LOCATION OF UNDERGROUND UTILITIES OR UNDERGROUND IMPROVEMENTS, FOR EASEMENTS, BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN ON THIS PLAT REFER TO YOUR ABSTRACT, DEED, CONTRACT, TITLE POLICY AND LOCAL BUILDING LINE REGULATIONS.

The legal Description noted on this plat is a copy of the orders and for accuracy MUST be compared with Deed.

This is a Mortgagee's Inspection and to be used for no other purpose, such as installing fences. Corners have not been set or monumented.

WICKMAN SURVEY

CONSULTING LAND SURVEYOR

10. N. WILSHIRE LANE
ARLINGTON HEIGHTS
ILLINOIS 60004

PHONE: (708) 255-9489

PROJECT DATA

PROJECT LOCATION:	502 W CAMPBELL ST
ZONING DISTRICT:	R-3
LOT AREA:	8,712 SF
PIN:	03-30-419-026-0000
MAX LOT COVERAGE:(35%)	3,049 SF
PROPOSED LOT COVERAGE:	2,758 SF
MAX FAR: .45	3,920 SF
PROPOSED FAR:	2,358 SF
MAX IMPERVIOUS COVERAGE (50%)	4,356 SF
PROPOSED IMPERVIOUS COVERAGE:	3,646 SF
MAX GARAGE HEIGHT:	15'-0"
PROPOSED BUILDING HEIGHT:	19'-1"
GARAGE SF	484 SF

DESIGN CRITERIA

FLOOR	
SLEEPING ROOMS	40# LL - 10# DL
OTHER ROOMS	40# LL - 10# DL
VEH. GARAGES	50# LL - 10# DL
WALL	
	60# PLF OR ACTUAL LOAD
	20 PSF WIND 0'-20' HEIGHT
	25 PSF WIND 21'-29' HEIGHT
	30 PSF WIND 30' HEIGHT AND ABOVE
CEILING	
UNHAB W/O STOR	10# LL - 10# DL
UNHAB LIM STOR	20# LL - 10# DL
HAB W/ FIX STAIR	30# LL - 10# DL
WIND SPEED	
	115 MPH
	3 SECOND GUST
	& 89 NOMINAL
ROOF	
	30# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	
	30# LL - 15# DL (ALL SLOPES)
EXT DECK	
	40# LL - 10# DL
EXT BALCONY	
	40# LL - 10# DL
STAIRS	
	40# LL + 300#
	CONCENTRATED LOAD
GUARD & HANDRAILS	
	200# LL AT ANY DIRECTION
	APPLIED AT THE TOP
FROST DEPTH	
	42" (3'-6")
STRUCTURAL FRAMING LUMBER	
	BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)
	GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875
	SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM
	PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER
	MANUFACTURER
MANUFACTURER - TRUS-JOIST	
PRODUCT - LVL HEADERS & BEAMS MICRO-LAM	

APPLICABLE CODES

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:	
BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE, 2018
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2018 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS
-ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.	
-MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.	
-ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.	

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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS CHAPTER VILLAGE CODE	AIR FREEZING INDEX	MEAN ANNUAL TEMP
SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE			WTHRNG	FROST LINE DEPTH	TERMITE					
25	115	NO	NO	NO	b	SEVERE	42"	MOD. TO. HEAVY	-4	YES	NOV 6 2000	2000	47.8

ABBREVIATIONS

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

SITE SETBACKS (R-3)

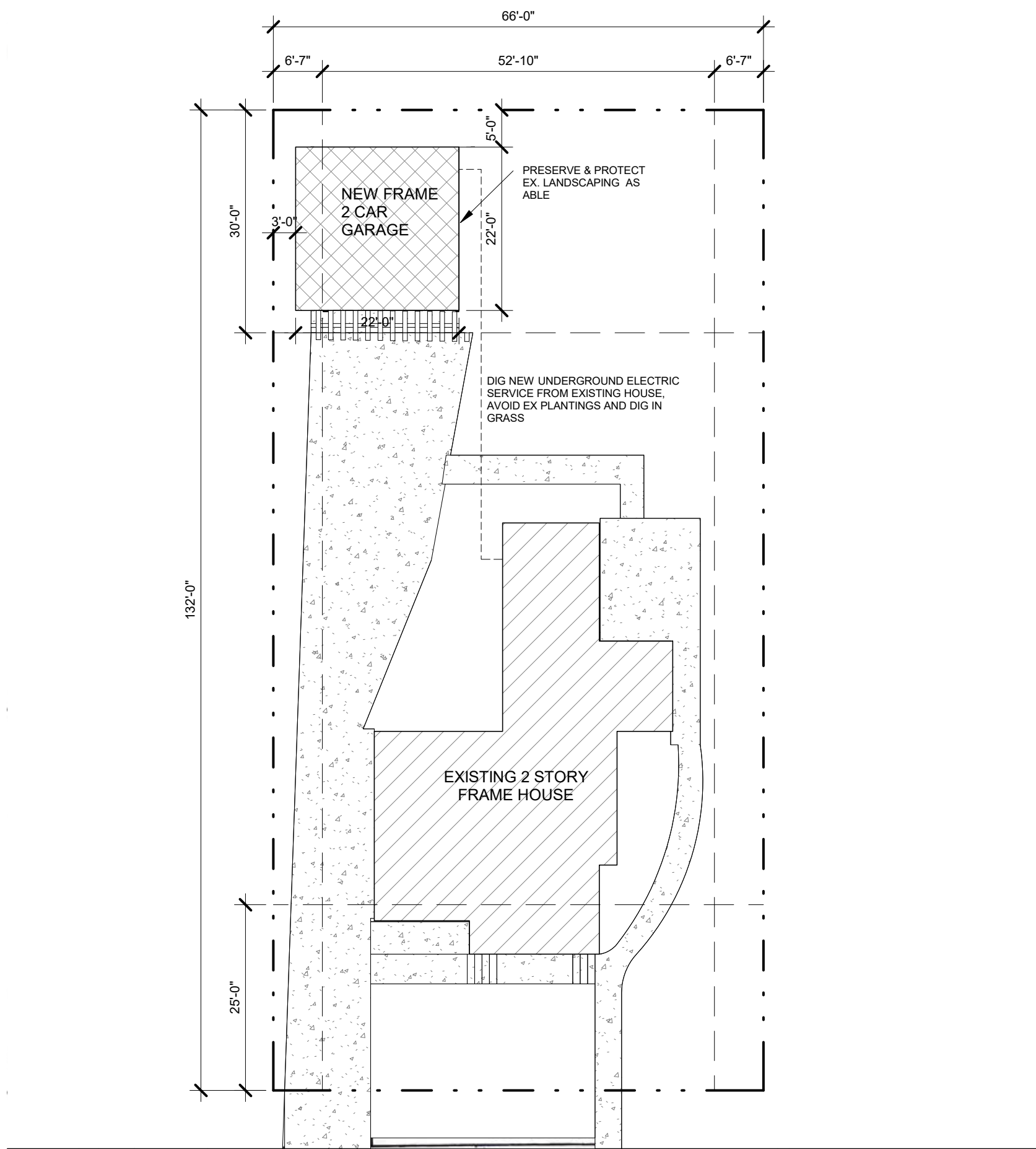
	REQUIRED	PROPOSED
FRONTYARD	25'-0"	EXISTING TO REMAIN
INTERIOR SIDEYARD 10% LOT WIDTH	6.6' / 3-0 ACC	3'-0" ACCESSORY
INTERIOR SIDEYARD 10% LOT WIDTH	6.6'	EXISTING TO REMAIN
REARYARD	30'-0' / 5'-0" ACC	5'-0" ACCESSORY
HEIGHT - GARAGE	MAX 15'-0"	19'-1"

SITE PLAN LEGEND & NOTES

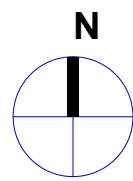
- INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ARCHITECTURAL SITE PLAN IN FOR SCHEMATIC PURPOSES ONLY. SEE SITE ENGINEERING PLAN AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION
-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

— • • —	PROPERTY LINE
— — — —	SETBACK LINE
- - - - -	EASEMENT LINE
— E —	ELECTRIC SERVICE
— G —	GAS SERVICE
— (— (—	STORM SEWER
— < — <	SANITARY SEWER
— W —	WATER SERVICE
— X —	FENCE

SITE PLAN



CAMPBELL ST



SHEET INDEX - ARCHITECTURAL

A1.0	COVER SHEET	1- 09/06/2022
A2.0	PLANS	1- 09/06/2022
A2.3	DETAILS & NOTES	1- 09/06/2022
A3.0	ELEVATIONS	1- 09/06/2022



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EMAIL: JIMJRCDB@GMAIL.COM
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DETACHED GARAGE AT O'NEILL RESIDENCE

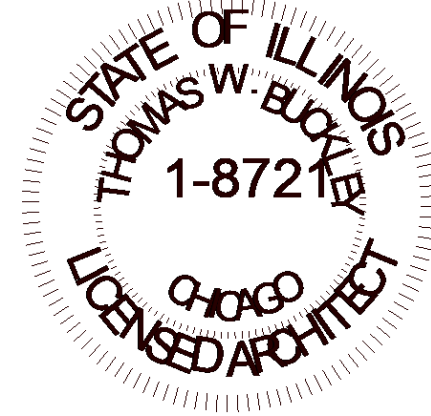
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ARLINGTON HEIGHTS, IL 60005

DATE

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ISSUE DATE

1- 09/06/2022 1 - ZBA



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Thomas Buckley

CERT. NO. 001.008721

EXP 11-30-2022

DATE 1- 09/06/2022

SHEET TITLE

COVER SHEET

SHEET NUMBER

A1.0

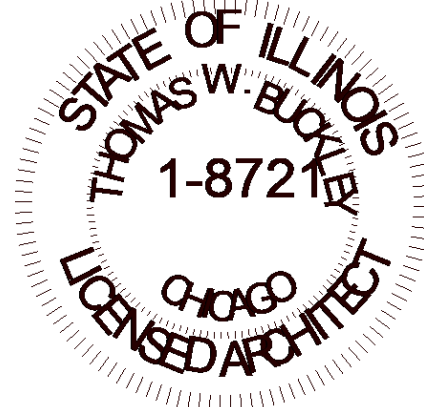
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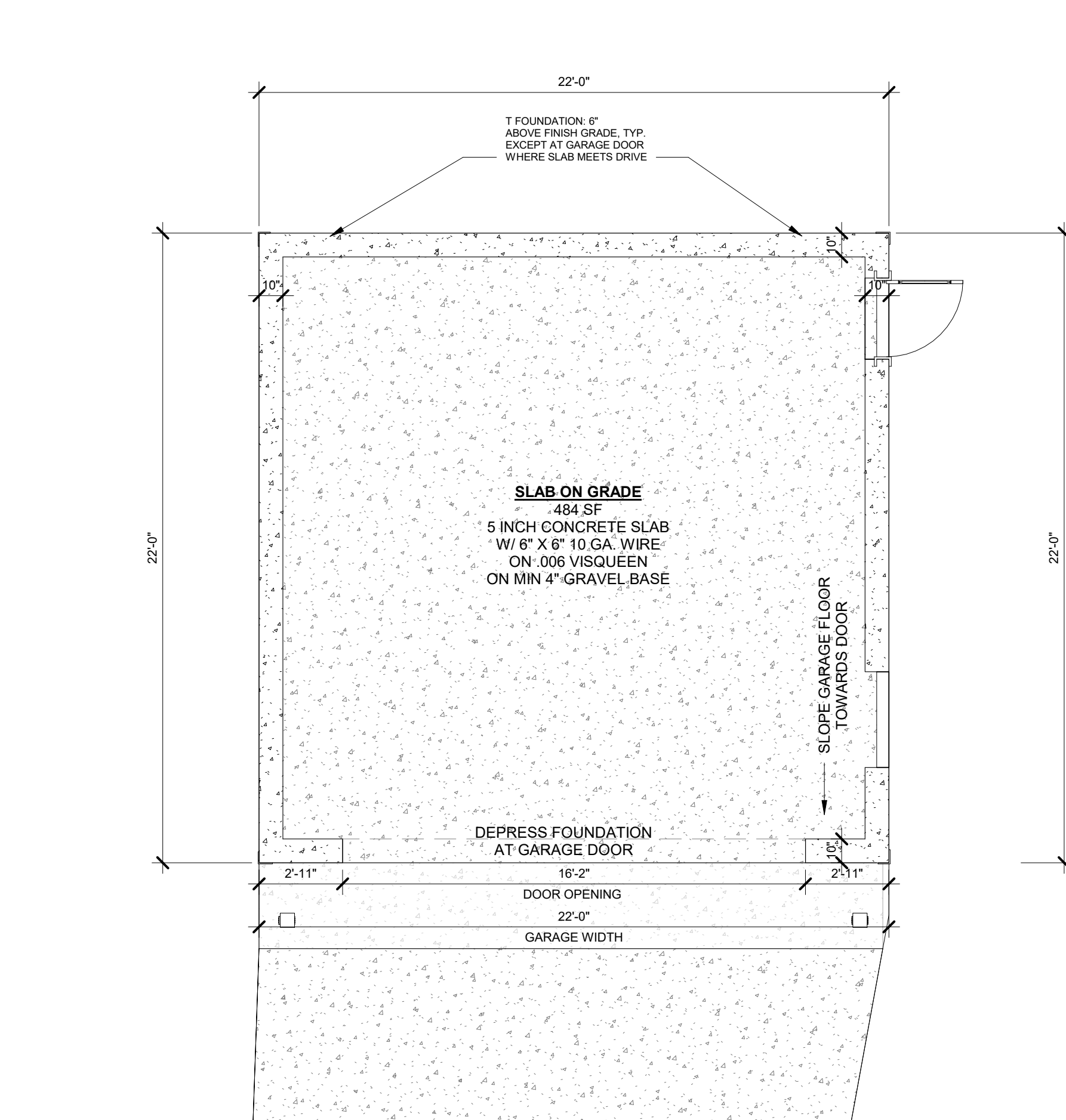
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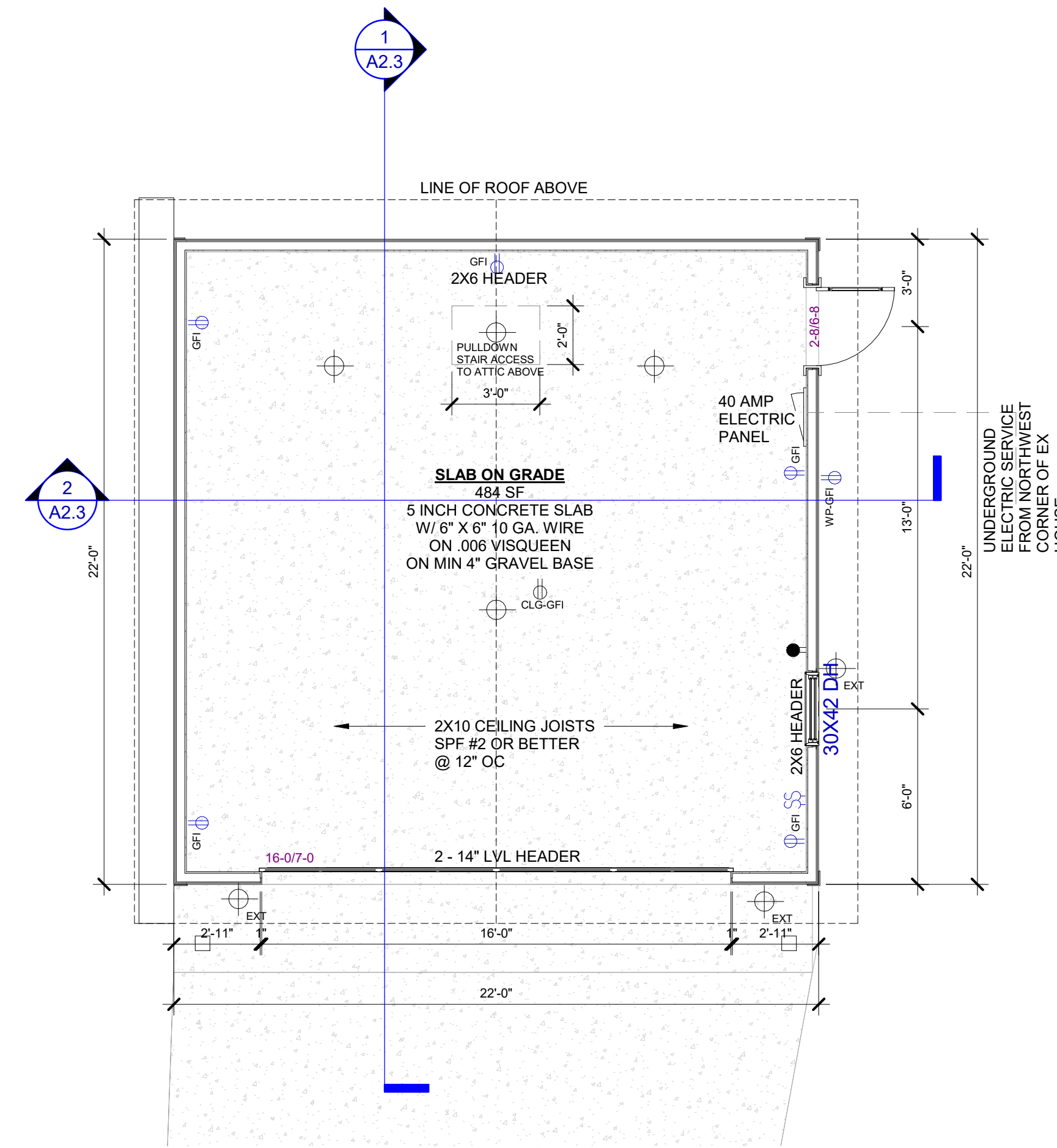
SHEET TITLE
PLANS

SHEET NUMBER

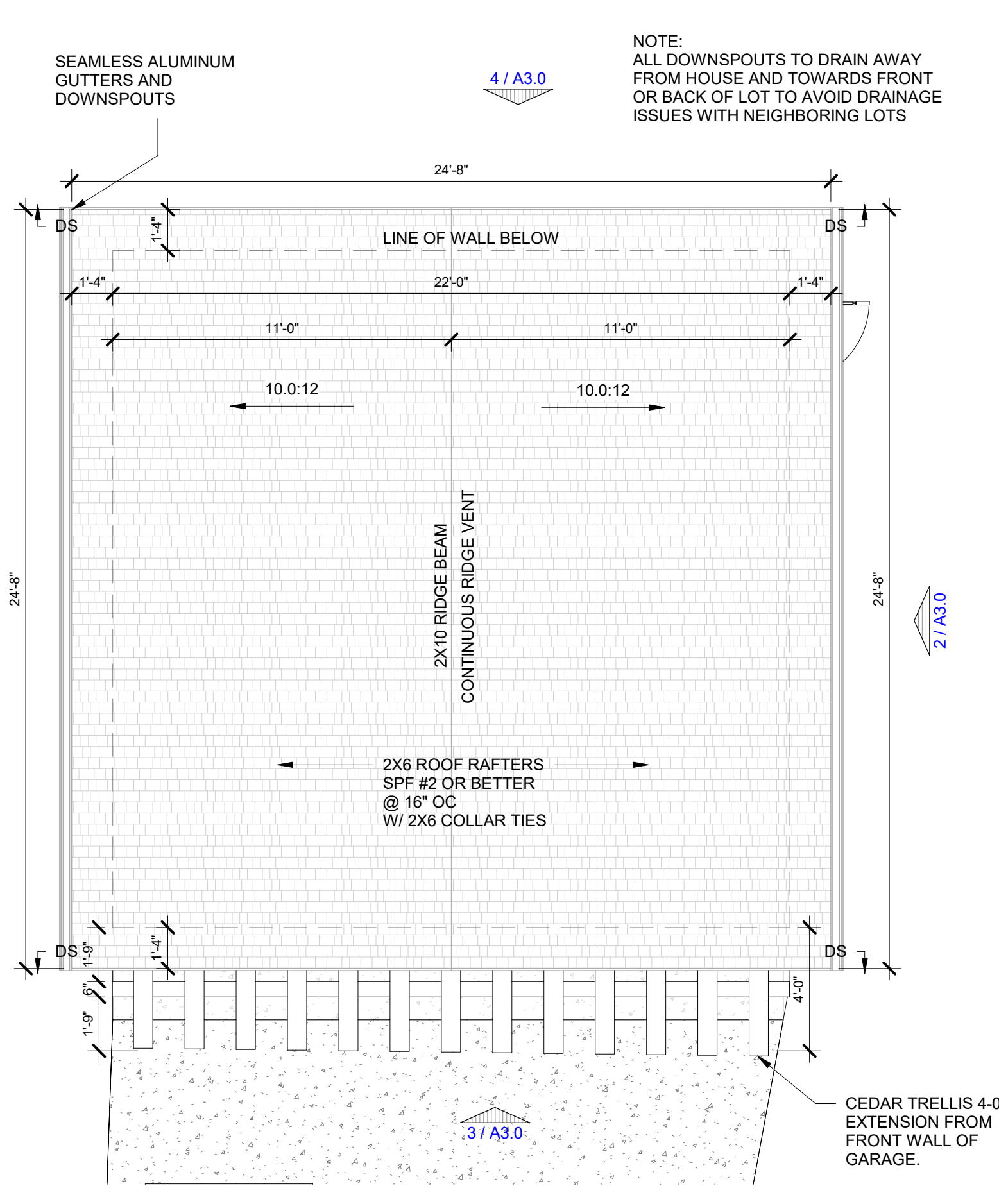
A2.0



1
A2.0 FOUNDATION PLAN
1/4" = 1'-0"



2
A2.0 FIRST FLOOR PLAN
1/4" = 1'-0"



3
A2.0 ROOF PLAN
1/4" = 1'-0"

CONCRETE AND EXCAVATION

- FOOTINGS SHALL BEAR ON UNDISTURBED, INORGANIC SOIL WITH MINIMUM BEARING CAPACITY OF 3,000 PSF.
- ALL EXCESS SOIL SHALL BE REMOVED FROM THE SITE.
- FOUNDATION CONCRETE TO ACHIEVE COMPRESSIVE STRENGTH OF 3,000 PSI AT 28 DAYS: MIN. 5 BAG MIX SIDEWALKS, PATIOS & STEPS TO BE AIR-ENTRAINED WITH COMPRESSIVE STRENGTH OF 3500 PSI AT 28 DAYS. MIN 6 MIX.
- BACK-FILL SOIL SO THAT GRADE SLOPES AWAY FROM FOUNDATION 6" WITHIN FIRST 10'-0" (MIN.)
- EXISTING GROUND ELEVATIONS WILL NOT BE ALTERED ANYWHERE ON THE SITE IN ORDER TO MAINTAIN THE EXISTING DRAINAGE PATTERN AND NOT OBSTRUCT ANY TRIBUTARY DRAINAGE FROM THE SURROUNDING PROPERTIES.
- ALL EXCAVATED SOIL MATERIALS NOT TO BE USED FOR BACKFILL, & TO BE IMMEDIATELY REMOVED FROM SITE. NO ON-SITE STOCKPILING OF EXCAVATED MATERIALS WILL BE ALLOWED, WITH THE EXCEPTION OF TOPSOIL FOR FINAL GRADING.
- GRAVEL BASE ON CONCRETE SLABS TO HAVE A BASIC COURSE CONSISTING OF CLEAN GRADE SAND, GRAVEL, CRUSHED STONE, OR CRUSHED BLAST-FURNACE SLAG PASSING A 2" SIEVE AND RETAINED ON 1/4" SIEVE SHALL BE PLACED ON THE PREPARED SUBGRADE WHEN THE SLAB IS BELOW GRADE. PEA GRAVEL IS NOT ALLOWED.
- PLEASE TAKE CARE WHEN DIGGING FOR THE FOOTINGS. THE USE OF ROCK UNDER FOOTING CAN FACILITATE WATER ACCUMULATION UNDER THE FLOOR SLAB/BASEMENT AND CONTRIBUTE TO FLOODING AS THE GROUND WATER LEVEL RISES DURING EXTREMELY WET PERIODS. THEREFORE, CRUSHED ROCK CANNOT BE PERMITTED UNDER FOUNDATIONS UNLESS A SOILS REPORT BY AN ILLINOIS LICENSED SOILS ENGINEER SPECIFICALLY ADDRESSES THE EXISTING AND POTENTIAL HIGH LEVELS OF GROUND WATER TABLE AND ADEQUATE PREVENTATIVE MEASURES TO PROTECT THE HOMEOWNER.
- PROVIDE A PERMANENTLY AFFIXED LADDER IN AREAWELL IF GRADE IS HIGHER THAN 44" ABOVE THE BOTTOM OF THE WELL.
- PORCHES & STEPS EXPOSED TO WEATHER SHALL HAVE CONCRETE W/ A MIN. COMPRESSIVE STRENGTH OF 3,500 PSI AND SHALL BE AIR ENTRAINED NOT LESS THAN 5% OR MORE THAN 7%.
- SLABS-ON-GRADE REQUIRE MINIMUM OF #10 WELDED WIRE FABRIC LOCATED IN THE UPPER ONE THIRD OF THE THICKNESS.
- CONTROL JOINTS FOR 4" SLABS SHALL BE AT A MAXIMUM OF 8'-0" INTERVALS.
- FIELD VERIFY SAW CUT CONTROL JOINTS ARE INSTALLED WITHIN 24 HOURS OF FINAL FINISHING OF CONCRETE.
- BUILDING DRAINS THAT EXTEND THROUGH A FOUNDATION WALL SHALL BE OF CAST-IRON PIPE AND SHALL EXTEND A MIN. 5'-0" BEYOND AN EXTERIOR FOUNDATION WALL. 6" FULL SIZE CLEANOUT IS ACKNOWLEDGED.
- A WRITTEN RECORD PROVIDED FROM THE MATERIAL SUPPLIER SHALL BE PROVIDED TO THE LOCAL AUTHORITY UPON COMPLETION OF DELIVERY OF CONCRETE. THE RECORDS SHALL CONTAIN THE FOLLOWING:
A: TIME THAT WATER WAS INTRODUCED TO THE CONC. MIX
B: TIME AT THE END OF THE CONCRETE POUR
C: CEMENT MIX RATIO
D: AMOUNT OF WATER ADDED ON SITE
E: TOTAL NUMBER OF DRUM REVOLUTIONS
F: AMOUNT OF CHLORIDE ADDED TO THE CEMENT MIX
G: AMOUNT OF ADMIXTURES IN CEMENT MIX
H: AIR CONTENT OF CEMENT MIX
- THE SOIL BEARING CAPACITY SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEER AT THE TIME THE FOOTINGS ARE EXCAVATED AND A COPY OF THE REPORT SHALL BE PROVIDED TO THE INSPECTOR PRIOR TO POURING THE FOOTINGS.
- AREA WELL COVER.
THE COVER SHALL BE CAPABLE OF SUPPORTING A MINIMUM LIVE LOAD OF 250 POUNDS. THE COVER SHALL CONSIST OF ONE OF THE FOLLOWING: A METAL GRATED COVER, A CLEAR PLASTIC COVER, OR A TRANSLUCENT FIBERGLASS COVER AND BE OPENABLE FROM THE INSIDE WITHOUT A KEY, TOOL, SPECIAL KNOWLEDGE OR FORCE GREATER THAN THAT REQUIRED TO OPEN THE ESCAPE WINDOW.

R905.1.2 ICE BARRIERS

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

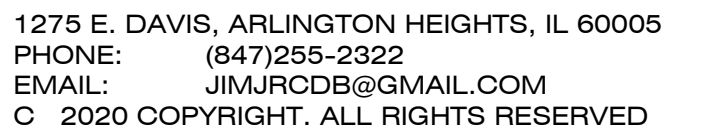
WALL LEGEND - FIRST + SECOND FLOORS

LOCATION	U.L. NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	---	---		10" CONCRETE FOUNDATION WALL
EXTERIOR (2)	---	---		2 X 4 WD STUDS @ 16" OC W/ 5/8" DRYWALL TYPE "X" (INT) 1/2" OSB (EXT), TYVEK OR SIMILAR BUILDING WRAP, HORIZONTAL VINYL SIDING
ROOF LINE ABOVE	---	---	-----	---
WALL LINE BELOW	---	---	-----	---

ELECTRICAL LAYOUT LEGEND

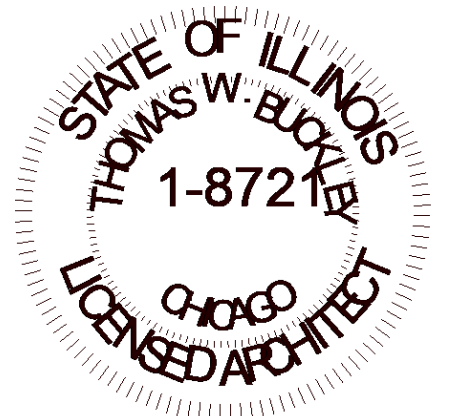
WP	WATERPROOF	SW	SWITCHED OUTLET	SD	110V SMOKE DETECTOR INTERCONNECTED W/ BATTERY BACKUP
WL	WET LOCATION - WATERPROOF GFCI W/ "WHILE IN USE" COVER	JB	JUNCTION BOX	CD	110 V COMBO C.O. DETECTOR INTERCONNECTED W/ BATTERY BACK-UP
D	DIMMER	S	SINGLE SWITCH (D = DIMMER, T = TIMER)	H	HOOD
PC	PULL CHAIN	U	USB OUTLET	MW	MICROWAVE
JS	JAMB SWITCH	RL	RECESSED LIGHT FIXTURE (IC RATED)	UCL	UNDER-CABINET LIGHT
DW	DISHWASHER	P	PENDANT LIGHT	W	WALL MOUNTED FIXTURE
REF	REFRIGERATOR	CL	CABINET PUCK LIGHT	D	DISCONNECT
		SL	SURFACE MOUNTED LIGHT	ER	EXISTING RECESSED CAN LIGHT
		CE	CEILING MOUNTED LIGHT FIXTURE (EXTERIOR GRADE)	J	EXISTING JUNCTION BOX
		CF	CEILING FIXTURE W/ FAN APPROVED JUNCTION BOX		
		DB	DOOR BELL		

NUMBERS INDICATE HEIGHT ABOVE FINISHED FLOOR



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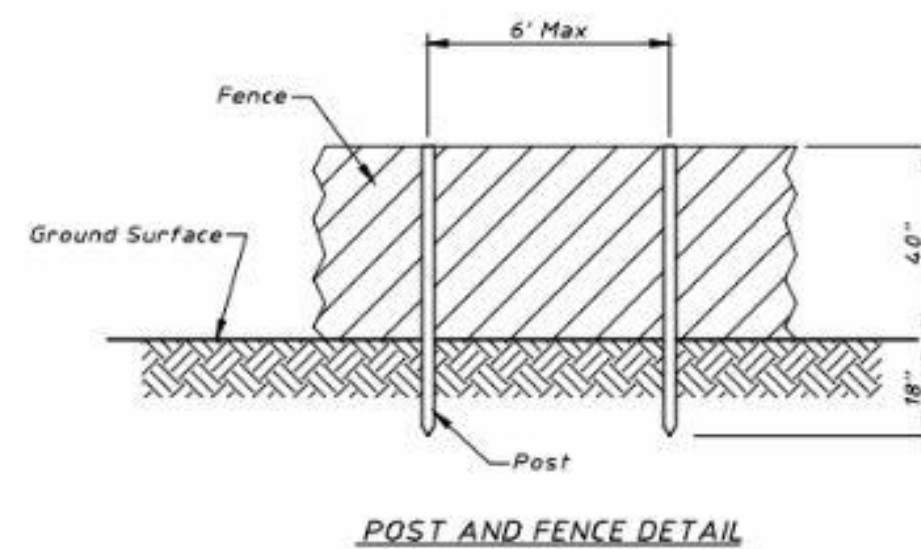
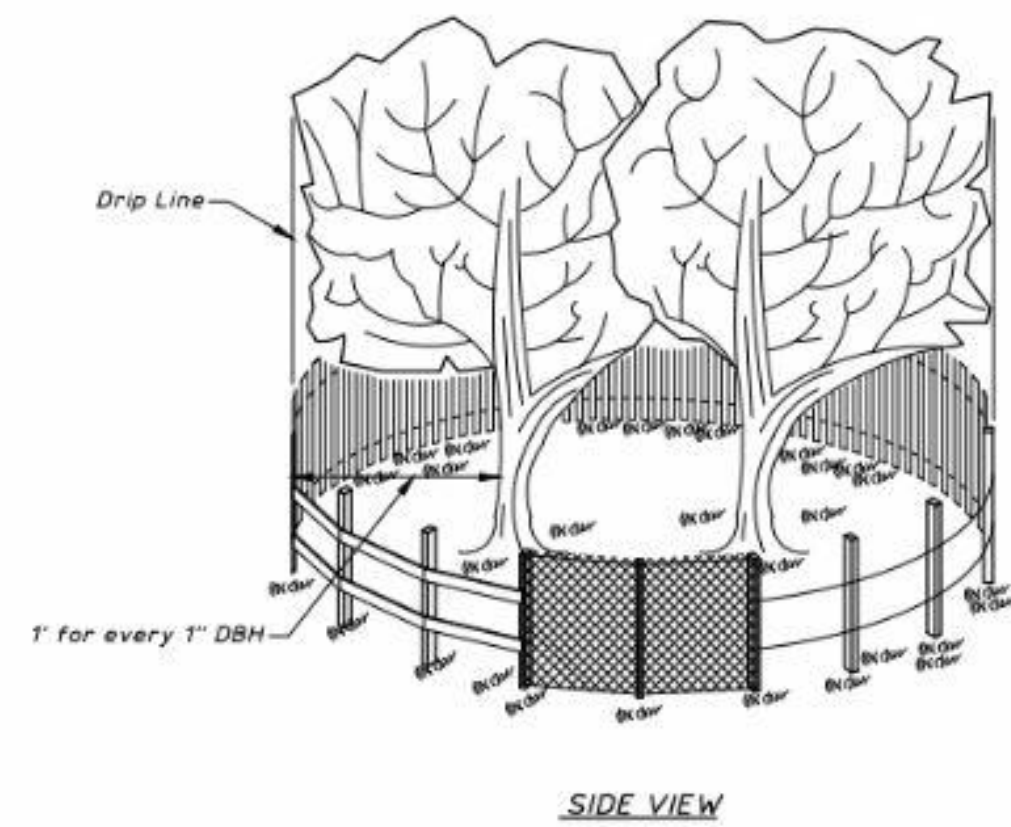
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SHEET TITLE
DETAILS & NOTES

A2.3



1. The fence shall be located outside the drip line of the tree to be saved and in no case closer than 1 foot for every 1" DBH to the trunk of any tree.
2. Fence posts shall be either standard steel posts or wood posts with a minimum cross sectional area of 3.0 sq. in..
3. The fence may be either 40" high snow fence, 40" plastic web fencing or any other material as approved by the engineer.

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

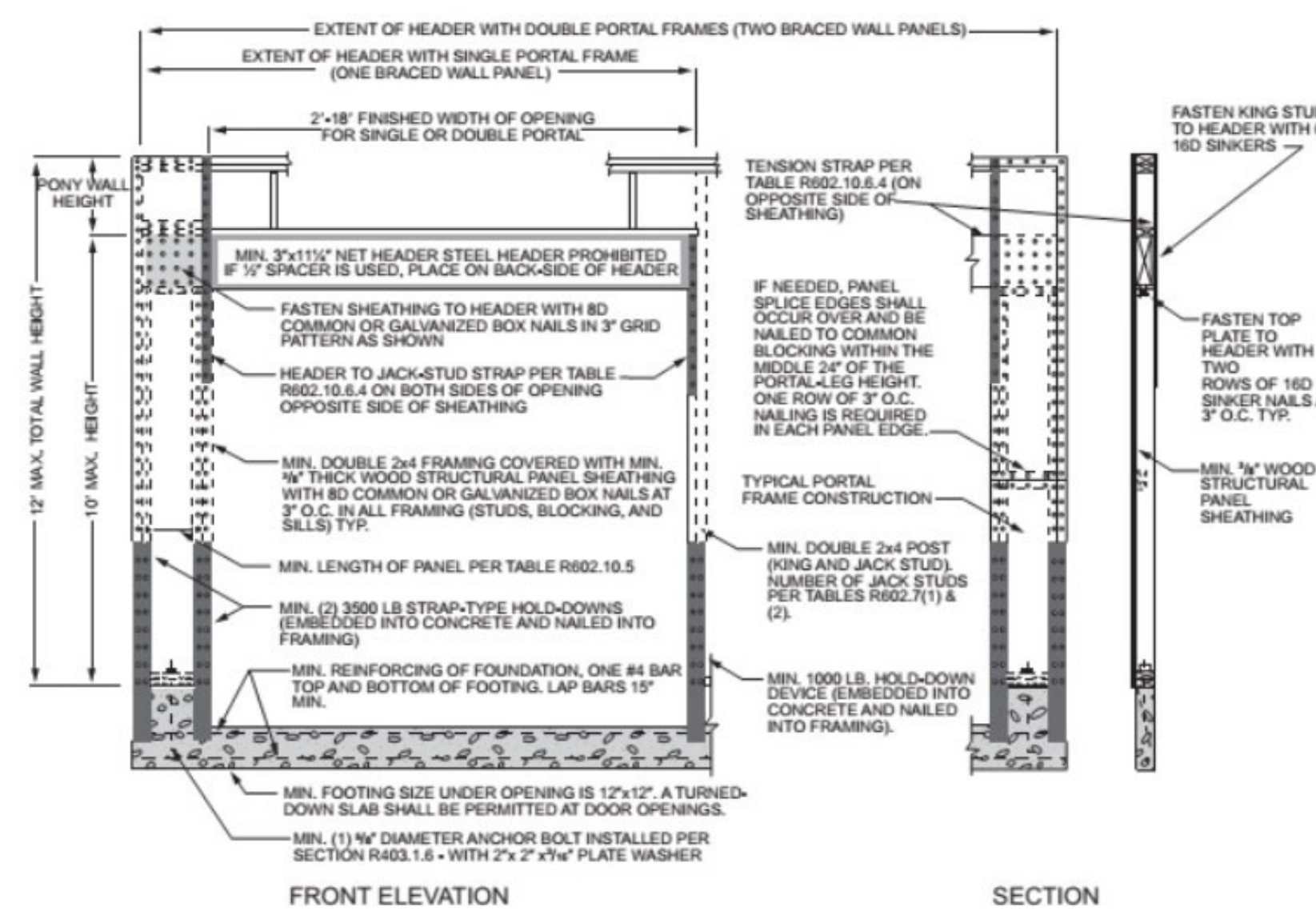


FIGURE R602.10.6.2METHOD PFH—PORTAL FRAME WITH HOLD-DOWNS

TREE PROTECTION - FENCING

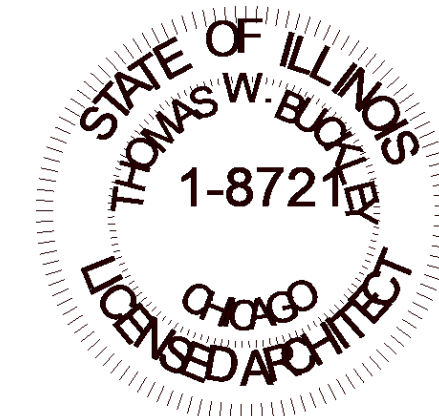
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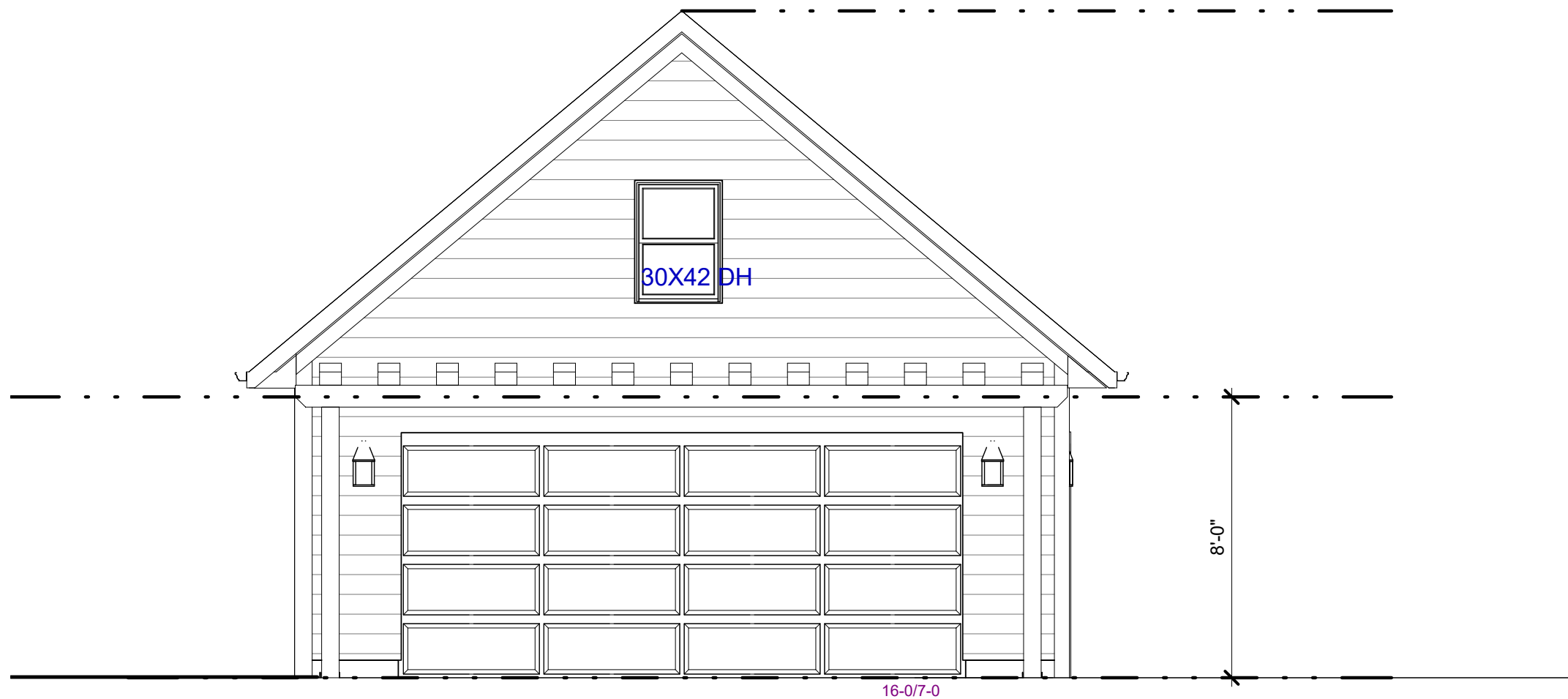
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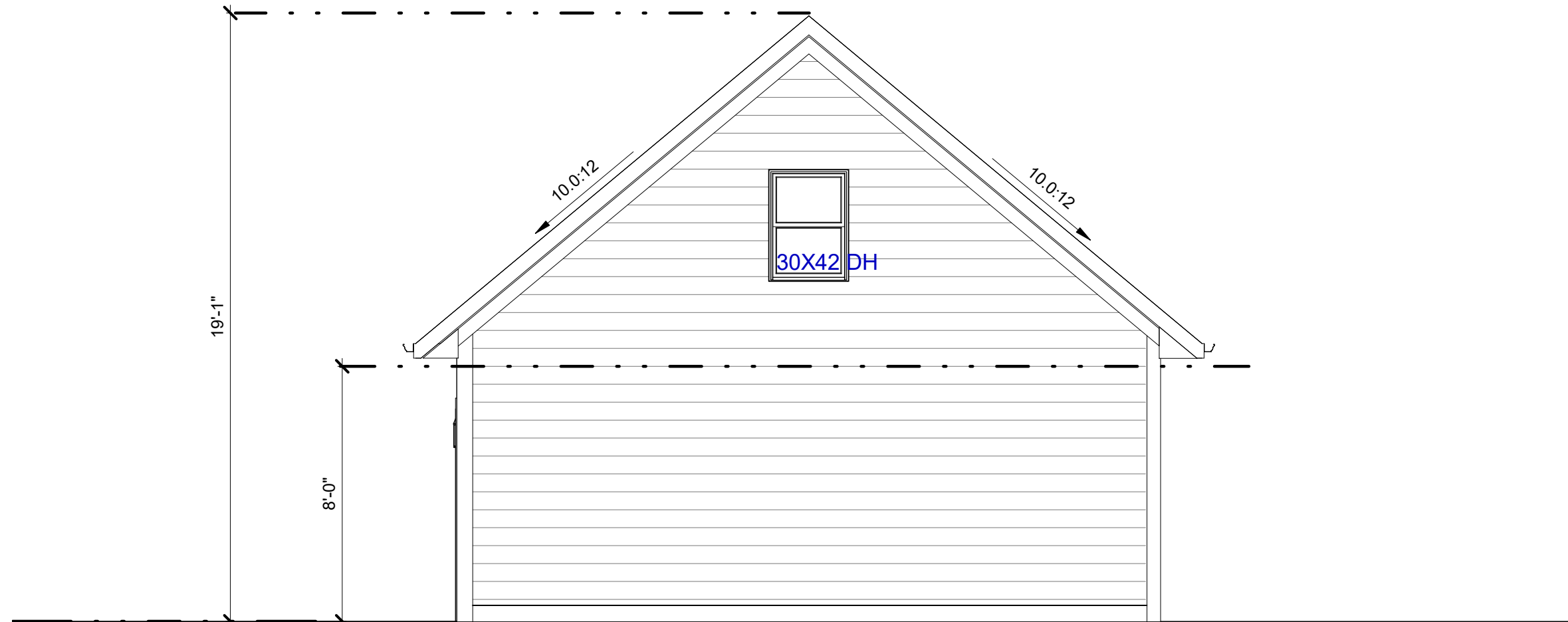
SHEET TITLE
ELEVATIONS

SHEET NUMBER

A3.0



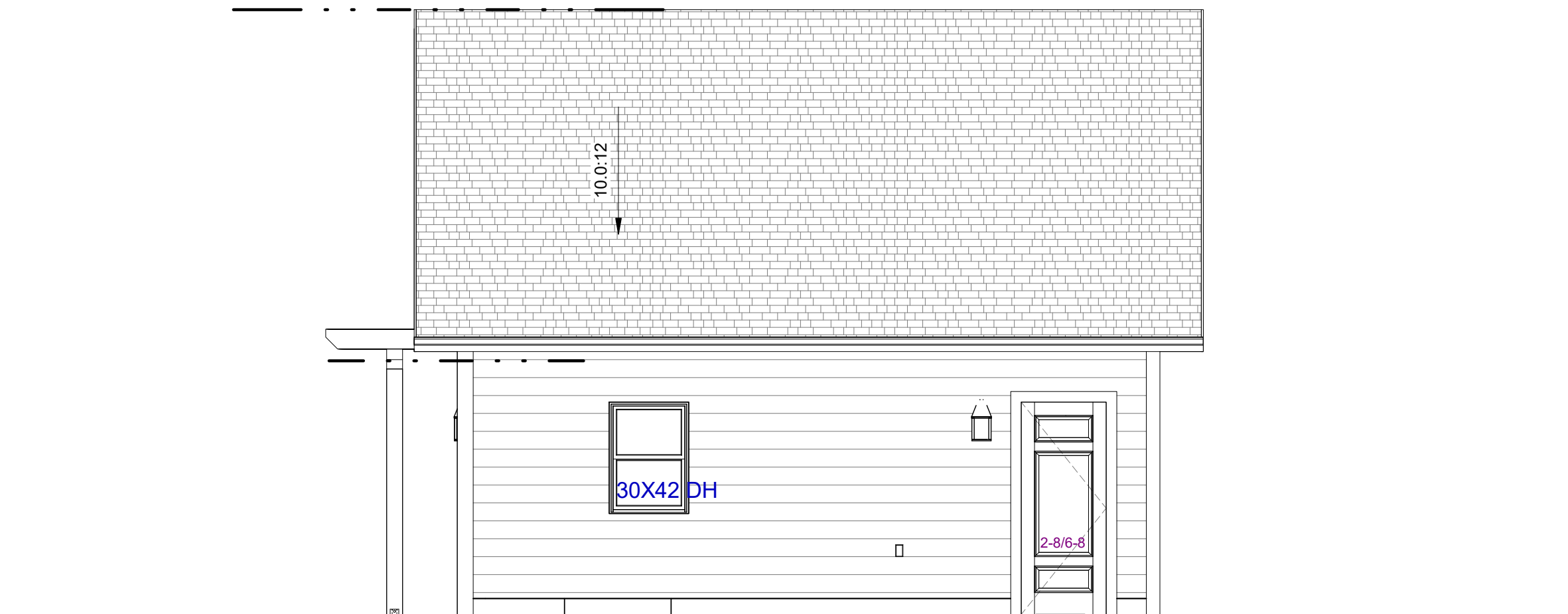
3 SOUTH ELEVATION - SIDE
A3.0 1/4" = 1'-0"



4 NORTH ELEVATION - SIDE
A3.0 1/4" = 1'-0"



1 WEST ELEVATION - FRONT
A3.0 1/4" = 1'-0"



2 EAST ELEVATION - BACK
A3.0 1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		VINYL SIDING - CHESTNUT HILL IN CANVAS GREEN OR SIMILAR	ROLLEX	TRIM AND FASCIA		TRIM [WHITE]	
ROOFING (1)		ASPHALT SHINGLES - TIMBERLINE HDZ IN SLATE	GAF	SOFFIT AND FASCIA		ALUMINUM - VENTED [WHITE]	
WINDOWS		VINYL [WHITE]		COLUMNS/TRELLIS		CEDAR - PAINTED WHITE	
DOORS		GARAGE DOOR - HAAS 670- SERIES LONG RAISED PANEL WHITE]	HAAS	GUTTERS, DOWNSPOUTS		ALUMINUM [WHITE]	

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
6. EGRESS WINDOW REQUIREMENTS
7. PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
8. PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
9. A MINIMUM CLEAR WIDTH OF 20"
10. A MINIMUM CLEAR HEIGHT OF 24"
11. A SILL HEIGHT OF LESS THAN 44" AFF
12. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
13. ALL BATHROOM GLASS SHALL BE SAFETY GLAZING, PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER INSTALLATION TO VERIFY COMPLIANCE. SECTION: IRC R308.4

October 9, 2022

To the Village of Arlington Heights Zoning Board of Appeals:

Dear members,

Our neighbors at 502 W. Campbell, the O'Neill's, are requesting a garage height variance of approximately four feet over what is allowed. Their existing garage is an old two-story building in disrepair.

The proposed garage will enhance our direct view and the less than two feet increase in height from the previous garage will not be noticeable, especially with all the existing trees and vegetation. The proposed garage is also more aesthetically pleasing.

Based on our conversations with the O'Neills, the proposed garage will have a 10/12 roof pitch to match their existing 19th century home.

As neighbors closest to the proposed garage, we encourage the ZBA approve the application for a height variance for the proposed garage.

Thank you,

Jeff Podlasek and Sandy Koretos

Jeff Podlasek and Sandy Koretos

506 W. Campbell Street

Arlington Heights, IL 60005

