



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 16, 2017
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 716 S. Arthur Ave. - 9/11/17
- B. 616 N. Arlington Heights Rd. - 9/11/17
- C. 602 S. Dryden Pl. - 9/11/17
- D. 621 N. Belmont Ave. - 9/11/17
- E. 1805 N. Walnut Ave. - 9/11/17

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 1315 E. Miner St. - ZBA#17-047
- B. 827 N. Highland Ave. - ZBA#17-048
- C. 626 W. Campbell St. - ZBA#17-049
- D. 1628 N. Evergreen Ave. - ZBA#17-050
- E. 1103 E. Euclid Ave. - ZBA#17-051
- F. 130 S. Fernandez Ave. - ZBA#17-052
- G. 221 S. Evergreen Ave. - ZBA#17-053

VII. OTHER BUSINESS

VIII. ADJOURNMENT

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible

formats, should contact David Robb, Disability Services Coordinator, at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847)368-5793 (Voice), (847)368-5980 (Fax) or drobb@vah.com.



Item: 716 S. Arthur Ave. - 9/11/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
716 S. Arthur Ave. - Minutes 9/11/17	Minutes
716 S. Arthur Ave. - Findings 9/11/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 716 SOUTH ARTHUR AVENUE; ZBA #17-037

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 11th day of September, 2017 at the hour of
7:00 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right. I'd like to call to order the Zoning Board of Appeals meeting for September 11th. Perfect timing, Peter. At this time, Derek would you do the roll call?

MR. MACH: Chairman Divito?

COMMISSIONER DIVITO: Here.

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Geisel?

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe?

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Here.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Siavelis?

COMMISSIONER SIAVELIS: Here.

CHAIRMAN DIVITO: All right then. If you would, all please stand and we'll do the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRMAN DIVITO: Thank you. All right, as of last month, we had quite the jam-packed agenda. Has everyone had an opportunity to review the minutes from last month? Has there been any omissions or corrections that anyone would like to state?

(No response.)

CHAIRMAN DIVITO: All right, we can, let's see, is there anyone motioning to approve?

COMMISSIONER DRAKE: So moved.

COMMISSIONER SCHWINGBECK: Second.

CHAIRMAN DIVITO: All right. Do we do a roll or just all in favor?

MR. MACH: All in favor

CHAIRMAN DIVITO: All right, so all in favor to approve minutes from last month?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: None being heard, we can move on to new business.

The first item on the Board, is actually an old piece of business from 716 South Arthur. And before we get started with your testimony, I just want to bring up the three key areas of, the three elements to establish the need for the petition itself. This will be heard for all of the petitions tonight. First and foremost is the, your ability to sustain a hardship. The property cannot yield a reasonable return if permitted to be used only under the circumstances allowed by the regulations. Second, talk about the unique characteristics in each situation of your petition. And third, mention how, if your petition is granted, it will not alter the character of the neighborhood. So, that being in mind, do you mind just stating your name and address for the record, please?

MR. SAEF: I'm Scott Saef, attorney at Sidley Austin, 1 South Dearborn, Chicago, here on behalf of Commonwealth Edison.

MR. DUDECK: My name is James Dudeck, I am a Commonwealth Edison employee. I'm the External Affairs Department at ComEd and I report to the reporting location directly across the street from the, the area we're talking about tonight.

CHAIRMAN DIVITO: Great, and if you guys are both willing, I'd swear you both at the same time.

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you. Go ahead.

MR. DUDECK: Thank you for, for having us tonight as we introduced ourselves here, we also have a couple other individuals from, involved with the project. Jason Dwyer, Vice President and Senior Project Executive for Wight & Company. He's the Project Architect, back in the back row, there. Also, William Booth, ComEd Project Manager from our Real Estate, Commonwealth Edison Real Estate and Facilities Department. And he's right there, also sitting next to Jason.

ComEd has operated an operating facility, a critical regional headquarter facility in the area. We call it a reporting center. It's actually bordered on, by Arlington Heights and Mount Prospect. And we've operated that for about a half a century, a good 50 years. The location is very advantageous for the Arlington Heights area, because it allows our company to have rapid response for a multitude of various ComEd type of activities. So, it's strategically placed to not to, to service the town of Arlington Heights, amongst the rest of the towns from that reporting center.

The footprint or the space of the reporting center is limited. It's constrained and has some safety challenges. Mr. Saef will, will provide some further details of what, of what I'm referring to in a moment, but we're proposing to use a small amount of the parking lot directly across the street from the building on the Arlington Heights side to improve our safety and response time for our customers in the community. This capital investment will solidify our on-going commitment to the location and to our customers in the area. Much of the site development plan focuses on buffers, reflecting our sensitivity to the neighborhood and to our neighbors. Mr. Saef will go through some details, but as always, I'm here to answer questions about ComEd in general. And so at this time, I'm going to hand it off to Scott.

MR. SAEF: What I'd like to do is provide further background on the project, review the site plan and address the hardship standards. I'm going to try to see if that's the right image. What you're looking at here, hopefully the laser will work, on the east side of Arthur is the reporting center, as Jim said. And this rectangular thing, area, is the parking lot. The area we're focused on is at the southern, southern portion right here. The reporting center serves a wide variety of crews and operational departments. It houses transmission and distribution workers that work on substations and those that work on overhead lines and underground cables, inspection staff, maintenance staff, engineering and vehicle repairs. This center also serves as a command and control center during emergencies and large scale outages, thunderstorms, snowstorms, and the territory is wide, Barrington to the City of Chicago, Des Plaines to Hoffman Estates.

So, the issue here is the footprint, as the small footprint of this area here and the need to house a variety of, a wide variety of equipment and materials, given

the range of job types that exist in Arlington Heights and all around the northwest suburbs. So, the issue is the traffic flow at this center is from northeast to southwest, through this equipment depot. So, the trucks are here. They come down here to pick up equipment and exit here. The problem is that this tight congestion hinders response time because it's so tight and also there's been safety issues as the center. So that the, what ComEd plans to do is alleviate this deficiency by moving the not-so-often used utility equipment, which is out here, to this location here. That would, in-turn, allow the relocation of this equipment on the eastern side of the lot, which hinders vehicle movement up to the north line. So, that's in essence what this project is about.

The three types of things that would be moved to this area here would be vehicles and equipment used for specialized installation and repair, emergency repair and occasional inspections. Inspections have to go on, but the equipment is not needed every day. And these, as I just said, those types of things are what would be in this area. Just to flip to the next, to give you some sense of the kinds of things that would be, these are a little hard to see, but these are examples of critical pieces of equipment that aren't needed all the time. Air conditioning trailer, cable, cable loader for the JCB tractor, what's known as a Sherman rider, which is a specialized piece of equipment, it goes out for a month or two at a time, trailers, wire-puller. You're getting the inner view of what's on the reporting center lot.

So, now we're looking at an overall view of the parking lot with a, with a superimposed site plan where the storage area would be. This area is not used generally for parking. At one time, it may have been, but due to the increasing automation, for example, meter reading and other things, there really isn't the demand for all of the accessory parking that's there. So, we're proposing to use about 1/4 of the existing, public utility, vehicular use area. Going to the specific plan, this is the actual plan for the site. There's an eight foot wide landscaped buffer, a six foot high wood fence along the western line here and we'll get to the landscape plan. But one of the key things that this plan shows in this particular plane is a relocation to the east, away from Arthur Avenue of the front gate. This is about 50 feet back. Today it's about 30, so that allows the vehicles to enter and exit without impact to Arthur.

Landscaping, there are, the landscape plan here is this six foot tall wooden fence and then about 80 trees, which are a mix of holly and spruce. There's about 50 spruce and 30 holly, the mature height is 8 to 12 feet and this was an attempt to combine both the fence and the landscape buffer to create a soft edge along the western edge of the lot, which adjoins an R-6 Zoning District. There are three new light standards which are, it's a lighting plan, but the goal of this lighting plan was to place the light standards along the western line, so that the, the light is aimed to the east, away from the residential properties. So, that's an upgrade to the lighting plan.

Addressing the variation standards, unless there's questions about the actual plan. In terms of the first standard, if the variation was not granted, the site could only be used to store the equipment that we wanted to store if a building was constructed and I don't know, Derek, if you could go back to just the site plan. That's fine, that'll work. But the problem for us is that the narrow 120 foot width of this property, combined with the applicable set-backs, which would otherwise apply, would require us to build a very long and narrow building and that would make the building inefficient to

operate with everything being towed. It really wouldn't allow the response time and safety that's desired. It would also be a very expensive building to construct. So, if the regulations were strictly applied, really it would render this site unusable for any public utility activity other than parking and our view is that that's not really a reasonable use of our property for continuation of public utility purposes.

Addressing the second standard, which is unique circumstances, there's several. One is obviously the capacity constraints and footprint, which is small, of our reporting center. The other is that the definitions in the zoning ordinance really call, even though this is, in essence, parking we're proposing, because not every piece of equipment is needed every day. It's defined as storage, although it looks and feels like parking. Further, the need for us to maintain the reporting center in its current location, this is really the only option for alleviating the space crunch, is shifting the not-every-day-needed equipment to the west side, to this parking area.

And finally, ComEd is under a standing obligation through it's franchise agreement, which mandates that we, we as a company maintain local facilities that are adequate for repairs and maintenance and 24-hour emergency service to the grid. So, part of our unique circumstance are our franchise agreement obligations to the Village and the other villages.

The final variation standard is not, is that our variation not alter the essential character of the area. The landscape buffer, with the robust buffer we're proposing here is consistent with an actually, a maturation of existing landscaping that exists all the way up and down our property line. So, this is a further vision of that and implementation of that. Also, outdoor storage activities appear already to be interspersed with parking along the rear property line of the B-4 properties, which are on the west side of Arthur, up and down this stretch of Arthur. So, those two activities combine in various properties and this is consistent with those pre-existing activities. Our team is here and would be happy to answer any questions about our application.

CHAIRMAN DIVITO: Thank you for that. There is existing screening?

MR. SAEF: There is trees in between the two properties. I can't tell you that it's a coordinated landscape plan, unless Jason would feel that it is, but it's pre-existing for some time now.

CHAIRMAN DIVITO: Is it increasing, decreasing?

MR. SAEF: In what we're proposing?

CHAIRMAN DIVITO: Yes.

MR. SAEF: We are proposing an increase, up and down the rest of the property it doesn't have an eight foot buffer. We're putting in a wide eight foot buffer.

COMMISSIONER SIAVELIS: But you're not continuing that south to the north line of the property line?

MR. SAEF: We are not continuing that north of this storage area, because it, we're leaving that unchanged.

COMMISSIONER SIAVELIS: Because to do otherwise would chew into the parking spaces there?

MR. SAEF: That's correct.

COMMISSIONER SIAVELIS: And what about the south piece of property line, are you –

MR. SAEF: This we are showing now the southern portion of the parking lot where we would install the, what is now defined as a storage area for the equipment.

COMMISSIONER SIAVELIS: The vegetation, all the plantings that you are going to add, you're not going to cross the south property --

MR. SAEF: Oh, that's correct. I'm sorry, we're not, we're leaving that as existing. It's, I think a wall we're building at that location.

COMMISSIONER SIAVELIS: There's, it looks like there's actually a fence and then a line of parking and then a building --

MR. SAEF: I'm sorry.

COMMISSIONER SIAVELIS: -- north to south.

MR. SAEF: Okay.

COMMISSIONER DRAKE: How many years out, if this is approved, would this allow you to operate? Have you thought about, you know, just for the next 10 years, five years?

MR. DUDEK: The current plan, excuse me, the current plan for the Mount Prospect operating center is to keep that functional and operational for the foreseeable future. So, we've been there for a half a century, 50 plus, almost 50 years and the plan is to keep it there and it's a vital link to the, to the surrounding suburbs. We have operating centers throughout the company, throughout the service territory. We try to strategically locate those, so that our vehicles aren't making long trips to respond to outages and problems and then every day working maintenance.

COMMISSIONER DRAKE: Okay.

COMMISSIONER JAFFE: So, this existing six foot tall chain link fence. So, I know on the east side of Arthur, there's also barbed wire that helps, presumably, to protect all your equipment from theft and vandalization. Is there also going to be barbed wire on the west side or is this just going to be a six foot fence that if somebody wanted to, could just jump right over it?

MR. SAEF: I don't believe, unless my team tells me otherwise, there's barbed wire is proposed to be added to the top of the wooden fence. Is that right?

COMMISSIONER JAFFE: There is or there is not?

MR. SAEF: There is not. No barbed wire planned for the western wooden fence.

COMMISSIONER JAFFE: So, would there be risk or jeopardy that people could vandalize that equipment, because again, I drive down there every day and I see on the east side, you have all the equipment, there's barbed wire, it's very secure. On the west side where the service personnel park their cars, they walk across that stop sign with the cross walk. So, if somebody wanted to be dishonest, could they get into this lot now, which is, does not appear to be as secure as your lot on the east side of Arthur?

MR. SAEF: I mean, it's a tall wooden, six foot tall wooden fence, with two rows of trees, so --

COMMISSIONER JAFFE: It's vulnerable. That's what you're saying.

MR. SAEF: I'm not saying it's vulnerable. I'm saying that there is no plan for barbed wire.

COMMISSIONER JAFFE: Okay.

CHAIRMAN DIVITO: But that's the western fence. What about the, are you

changing out the chain link fence on the eastern?

MR. SAEF: No, I don't believe they are changing out the plan, but --

CHAIRMAN DIVITO: Oh, so that's staying as is.

MR. SAEF: That's staying as is. It's staying as existing.

COMMISSIONER SIAVELIS: So that, in this lot, the east side of the property line, that existing fence will remain as is?

MR. SAEF: Yes.

COMMISSIONER SIAVELIS: No barbed wire added there?

MR. SAEF: No.

COMMISSIONER SIAVELIS: And the same with the south part of the fence line, right?

MR. SAEF: Yeah, the south is remaining as is, the east is remaining as is. There is a fence being installed to the north because there is no fence there today, just faces the rest of the parking lot and then the wooden fence we've described along the western lot.

COMMISSIONER SIAVELIS: And that, that fence on the north side of the proposed new zone there, that extends west to east, that's shown there on the, the double black, horizontal line, is that right?

MR. SAEF: Yes, but the --

COMMISSIONER SIAVELIS: Right, okay.

MR. DUDEK: And then there will be a mechanical gate that would be operated by swipe ID for the trucks going in and out.

COMMISSIONER SIAVELIS: And that gate's on the east? On Arthur, right?

MR. SAEF: Yeah, on --

COMMISSIONER SIAVELIS: Offset from Arthur?

MR. DUDEK: Offset. Right, Scott, I think you said it was about like 50 feet offset earlier?

MR. SAEF: Yeah.

MR. DUDEK: I think the reader might be there and the reader --

COMMISSIONER DRAKE: You'd indicated that that area is going to better lighted with this plan. Do you think that in any way is going to impact the residents that are there? It's good for you guys that it's better lighted, security and access in and out. Will it affect the residents that are behind there?

MR. SAEF: No. Well, what's been engineered and you can show the actual photometric plan is a, so you can't read this at this scale, but the whole idea was to engineer the lighting plan so that there is zero foot candles along the property line with the light intensity proceeding to the east, away from the homes.

MR. DUDEK: There is some current lighting there on the west side, right now, that shines into the, into the parking lot area.

CHAIRMAN DIVITO: How tall are those light poles going to be? Do you know that --

MR. DUDEK: That's a good question.

MR. SAEF: 25 feet.

COMMISSIONER SCHWINGBECK: And you said the bushes that you're

going to put along the western side, did you say when they go in, they're going to be eight foot tall?

MR. SAEF: I don't think, is that? Jason, come on up.

CHAIRMAN DIVITO: All right.

MR. DWYER: I am Jason Dwyer of Wight & Company, 2500 North Frontage Road, Darien, Illinois.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. DWYER: Yeah, they probably won't be 8, they grow to a mature height of 8 to 12 feet, so they probably won't be at day one because it's hard to, you know, get that mature of a planting on day one, which is partly why we look at the opaque fence to start and then letting the greenery mature. The other part is the, right now, it's a deciduous planting, so in the wintertime, you know, all the leaves are dropping, so it doesn't provide very good screening and we're looking at more of an evergreen type of arrangement with the spruce and the holly.

MR. SAEF: The other thing I should have pointed out is that we are adding a hedge area here that does not exist in an attempt to soften the front, but leaving this area as it is for the storage purposes, but that's something else in addition that's new.

COMMISSIONER SCHWINGBECK: Well, and yes, I was just concerned about the neighbors. I went back in there today and that parking lot is right in the neighbors' backyard. I mean, in many cases, you're looking right into their back door, so I just want to make sure there's a buffer there, where they're not going to be sitting out on their patios looking at the equipment.

MR. SAEF: And we took that into account, really, I think from day one, thinking through how best to address that.

CHAIRMAN DIVITO: Any other questions from the Board?

COMMISSIONER JAFFE: Yes, I guess one last one from me. So, you said these parking spots that are basically going to go away because there's been increased automation, where there's, you know, service personnel there. So, do you have a sense then of the remaining parking? I mean, how full is that on a, when you're at full shift or you have all those cars there? I'm just thinking that if you did expand or grow and hired more people, is there going to be enough parking to accommodate them?

MR. SAEF: We think there will be. I was going to give you the statistics. We are at 206 spaces today on both sides. We're going down to 157, our legal minimum is 125.

COMMISSIONER JAFFE: Okay.

MR. SAEF: But, unless those at the facility can tell me otherwise, I think that on a daily basis, there is lots of excess spaces.

MR. DUDEK: There's adequate parking on a daily basis. Really, no, there's never a need for any employee to be parking their vehicle other than on the property, on the parking lot property. There's never any street parking. There is a small parking area on the east side of Arthur that's still, that maintains for some employee parking, but per Scott's comments there, you know, with the decrease in, in personnel at the site due to automation, we feel confident that there's going to be adequate space for vehicle traffic.

MR. SAEF: The only time where parking does reach capacity is when this

site is used as the command and control center during emergencies. So, you know, that's rare, but crews are brought in from multiple locations to, you know, it's --

COMMISSIONER JAFFE: Thank you.

MR. SAEF: You're welcome.

CHAIRMAN DIVITO: Okay, if there's no other questions from the Board, we can go to comments from the audience, so --

MR. SAEF: Thank you.

MR. DUDEK: Thank you.

MR. DWYER: Thank you.

CHAIRMAN DIVITO: All right, so is there anyone from the audience that wishes to speak on this petition?

(No response.)

CHAIRMAN DIVITO: None being heard. All right, so close it down to Board deliberations. Okay, anyone want to start us off here?

COMMISSIONER SIAVELIS: I'll start it.

CHAIRMAN DIVITO: Sure.

COMMISSIONER SIAVELIS: At first when I first saw the paperwork, I was a little bit concerned about this, but they did a good job presenting the information in a precise manner. They're obviously taking a lot of steps to improve on the vegetation, planting on the west side, increasing it and, you know, quite frankly, I don't think you move into a home in this area unsuspecting knowing what's behind you, right. So, I think they, they've established their showings -- and most significantly, we don't have anybody in the audience presenting a credible opposition.

CHAIRMAN DIVITO: Yes.

COMMISSIONER SIAVELIS: And I also think that the hardship issue, I think it's, that's weighs in their favor, especially since they provide valuable services to this entire community and the surrounding communities. So, I think that carries weight at least within the, I'm not sure about the report.

CHAIRMAN DIVITO: Yes, a long time neighbor of 50 years plus.

COMMISSIONER SIAVELIS: Yes.

CHAIRMAN DIVITO: The fact that there are apartment complexes behind with a parking lot, not greenery, but a parking lot in the back, so I think the improvement in the fence is actually going to just do that with the green area and the fence is going to improve the look of that parking lot back, so --

COMMISSIONER SCHWINGBECK: I would agree.

COMMISSIONER SIAVELIS: I'd move, pending any other comments.

CHAIRMAN DIVITO: All right, so I hear a move, is there a second?

COMMISSIONER DRAKE: Second.

CHAIRMAN DIVITO: All right. Derek, can you take a roll?

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel?

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe?

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Siavelis?

COMMISSIONER SIAVELIS: Yes.

MR. MACH: Chairman Divito?

CHAIRMAN DIVITO: Yes. Congrats. Have a good evening.

MR. SAEF: Thank you.

MR. DUDEK: Thank you.

(Whereupon, the above-mentioned petitioner
was adjourned at 7:24 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 11, 2017

PETITIONER: 716 S. Arthur Ave.

ADDRESS OF PROPERTY: 716 S. Arthur Ave.

VARIATION: 5.1-13.1(d)

A variation to allow a portion of an existing public utility vehicular use area in a B-4 zoning district to be utilized for the unenclosed storage of utility equipment and materials.

The petitioner explained that ComEd has operated the critical regional headquarters facility in its current location for over 50 years. The petitioner further explained that the location is advantageous for the Arlington Heights area since it allows ComEd to have rapid response for various ComEd activities. The petitioner testified that the reporting center serves a wide variety of crews and operational departments. The petitioner explained that the center houses transmission and distribution workers that work on substations as well as employees that work on overhead lines and underground cables, inspection staff, maintenance staff, engineering and vehicle repairs. The petitioner testified that the center also serves as a command and control center during emergencies and large scale outages for a wide territory that includes Arlington Heights to the City of Chicago and Des Plaines to Hoffman Estates.

The petitioner explained that the issue is that ComEd needs to house a wide variety of equipment and materials, given the range of job types that exist in Arlington Heights and around the northwest suburbs. The petitioner testified that they are proposing to store equipment on the west side of Arthur within the ComEd parking lot. The petitioner explained that the congestion on the east side hinders response time because it's tight and there's been safety issues at the center. The petitioner testified that the plan is to alleviate the deficiency by moving the not-so-often used utility equipment to the west side of the street. The petitioner testified that a landscape screen will be provided along the west property line adjacent to the residential district.

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. Siavelis and seconded by Mr. Drake. Thereafter, the Board voted 7-0 to approve the variance request.

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

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

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

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



Item: 616 N. Arlington Heights Rd. - 9/11/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
616 N. Arlington Heights Rd. - Minutes 9/11/17	Minutes
616 N. Arlington Heights Rd. - Findings 9/11/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 616 NORTH ARLINGTON HEIGHTS ROAD; ZBA #17-043

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
 Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
 Arlington Heights, Illinois on the 11th day of September, 2017 at the hour of
 7:24 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right. Moving on to 616 North Arlington Heights Road. Good evening, Bob.

MR. FLUBACKER: Good evening.

CHAIRMAN DIVITO: Name and address for the record, please.

MR. FLUBACKER: My name is Bob Flubacker. I'm with Robert Flubacker Architects. We're at 1835 Rohlwing Road in Rolling Meadows.

CHAIRMAN DIVITO: All right.

MR. FLUBACKER: Here on behalf of Liz and Peter Trent, who live at the subject address.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. FLUBACKER: I have a dilemma about how to frame the argument here. We designed this structure to be an addition of the house, not an accessory structure. I've been working in the Village for 25 years and have seen numerous examples of where physical connections between accessory structures and principal structures have created, the accessory structure be counted as part of the principal structure. As an example, here's a project we did in Scarsdale Estates that we did a attached storage building in the front of the house. It's connected with a roof between. This is done in the early 2000s. We did that, required a zoning variation for that. It was considered part of the principal structure, set-backs, FAR, all of the requirements for the principal structure were met as part of that.

So, the project you have in front of you was designed with that same thought in mind. It's attached with the roof construction between the two structures. It's meant as an addition of the house, rather than an accessory structure. Through discussions with the Planning Department, they interpreted it that the structure is not structurally attached and that it is, in fact, an accessory structure. Their logic is that you have to go outside to get into the building, making it an accessory structure. That happens all over town. There are a number of garages that are attached to buildings that you have to go outside to get into the garage. So, I don't find that a viable argument making it an accessory structure.

The, I have a letter here that's written by my client who explains what the thought process is of the actual construction of it. I apologize for getting this to you tonight. But the uses of, for the structure, is primarily as a guest suite for a father, father-in-law, who's incapacitated, partly incapacitated. And the family has four very small children, so the desire is to be kept away from the hubbub of the house. Also, it includes a home office, an area for overflow entertaining and in the basement, a workshop. The reason for the separation, an open separation between the two structures is the best use of the outdoor space of the property is to the south of the existing house, closer to Arlington Heights Road, where they have a deck. It's very open and bright. There isn't a lot of trees there. There's a lot of trees in the center of the property where the structure is being proposed and then again, there's more open space to the west. The property is exceedingly long to the west. And so the open area between the structures is to facilitate the flow between the various outdoor areas.

So, as I kept formulating my thoughts here, one of the comments I'd like to make is there are a number of ways that this could be designed virtually identical to

what it is and not require a zoning variation. For instance, if I contained the area under the roof with two walls, it would make a breezeway. The structure is now part of the structure through an internal corridor. We'd meet all of the requirements for height, set-backs, FAR, all of the other applicable zoning requirements of the structure would not need a variation. I could increase the roof, the size of the roof connection so that there was a corridor inside of it and connect second floor to second floor, and it would be a second method of interconnecting the two structures. But, obviously, then we'd have this extremely large physical roof connecting the two buildings. But one I'm not sure of is whether I connected the basements with a linking basement and left it open above if that would actually satisfy the Planning Department. So, I'm here based on an interpretation of the Planning Department requesting a variation on the height and size of an accessory structure. So, I'm open to questions you may have regarding it.

COMMISSIONER GEISEL: Is there any reason you didn't enclose the, just go the obvious and enclose the breezeway?

MR. FLUBACKER: Again, to facilitate the movement from the various outdoor spaces without having to go through or around the structure. So, there's the outdoor space that's to the south of the house where the deck is now. And then there's all of the area that's to the west, the open area to the west, and with four little kids and stuff, they want the kids to be able to go through from the deck area back to the backyard, see them through from when they are in the backyard, be able to see that open space in the back and just facilitate the flow back and forth.

COMMISSIONER GEISEL: Okay.

COMMISSIONER SIAVELIS: When was this house built?

MR. FLUBACKER: 1900, yeah.

COMMISSIONER SIAVELIS: When did your clients move in?

MR. FLUBACKER: When did you move in?

MRS. TRENT: April of 2015.

MR. FLUBACKER: We've looked at a number of different alternatives to physically connecting the addition. For instance, putting a garage on the south side of the building, with the driveway directly off of Arlington Heights Road. Opening the backyard, obviously, more to the, to the house, but Arlington Heights Road is a state road and curb cuts are complicated, if at all. It does destroy a lot of the natural light into the main body of the house, if it gets new windows on the south side.

COMMISSIONER SELBKA: And this corridor couldn't be simply accommodated through with windows and door on each side of the corridor or something like that?

MR. FLUBACKER: I'm not sure I understand what you mean –

COMMISSIONER SELBKA: So it the corridor always open or –

MR. FLUBACKER: -- but like --

COMMISSIONER SELBKA: So, you want it usually to connect the two outdoor areas, I mean, couldn't that be done through simply having a door on each side of the corridor or something to that effect, leaving the addition and the existing residence?

MR. FLUBACKER: Yeah, but again, you know, now you're going back and forth between outdoor spaces, in essence, going through a hallway. Another aspect of this that I'd like to make the Board aware of is I think this opens Pandora's box. As I've

said, I've worked here for 25 years. I've been in meetings where the chairman of the Zoning Board said as simple as a 2x4 connecting that house to a detached garage constitutes structural attachment to the garage. At least half of the time, when we do a detached garage, I get a request, can I put a roof between the garage and the house so I can walk out of the rain. This interpretation is saying I can do that and that's new. That has never been the case in town.

COMMISSIONER SCHWINGBECK: Bob, you brought up a couple of examples, the picture that you showed earlier, that is a storage shed --

MR. FLUBACKER: Right.

COMMISSIONER SCHWINGBECK: -- and you've talked a little bit about a detached garage.

MR. FLUBACKER: Correct.

COMMISSIONER SCHWINGBECK: I mean, those are common. People either leave them detached or they put a little breezeway in there or a roof going over there. This is a second house.

MR. FLUBACKER: It's a guest quarters, yeah.

COMMISSIONER SCHWINGBECK: I mean, how many bedrooms?

MR. FLUBACKER: One bedroom.

COMMISSIONER SCHWINGBECK: One bedroom, kitchen --

MR. FLUBACKER: No kitchen.

COMMISSIONER SCHWINGBECK: Bath.

MR. FLUBACKER: There's no kitchen.

COMMISSIONER SCHWINGBECK: So, it's got a full bath?

MR. FLUBACKER: Yes.

COMMISSIONER SCHWINGBECK: And one bedroom. And can you address the, because this is an extension of the house. This isn't a garage.

MR. FLUBACKER: That's how it was designed, as an extension of the house.

COMMISSIONER SCHWINGBECK: Can you talk a little bit about, we saw in a letter how you're going to heat, air conditioning, electric, how you're going to tie-in to the existing home in the front.

MR. FLUBACKER: Well, if you referring to the services --

COMMISSIONER SCHWINGBECK: Yes.

MR. FLUBACKER: -- we're only allowed one meter on the property, so every, all the services will be, you know, sub-fed from the electric service on the house.

COMMISSIONER SCHWINGBECK: Underground.

MR. FLUBACKER: Obviously, there'll be, you know, air conditioning and heating unit for the structure, yeah, but --

COMMISSIONER SCHWINGBECK: But all the electrical --

MR. FLUBACKER: -- all the services will come from the primary house.

COMMISSIONER SIAVELIS: And Bob, I think the materials that you submitted you indicate or the petitioner indicates that the addition is, be designed to allow a disabled senior to have space to live, right?

MR. FLUBACKER: If you look, there's a ramp on the north side of the structure that gets the grade level up to the main living level, yes.

COMMISSIONER SIAVELIS: Right, and I think there's other written text in there disclosing that the gentleman suffers from MS, multiple sclerosis.

MR. FLUBACKER: Right.

COMMISSIONER SIAVELIS: That's correct?

MR. FLUBACKER: Yes.

COMMISSIONER SIAVELIS: And have the petitioners talked to their neighbors?

MR. FLUBACKER: I think the ones to the south, correct?

MR. TRENT: Yes.

MR. FLUBACKER: I don't know that they've talked to the neighbors to the north.

COMMISSIONER SIAVELIS: To the south or the ones on the property line. I don't have the drawing.

COMMISSIONER SCHWINGBECK: Right.

CHAIRMAN DIVITO: That's one that would be most impacted by.

COMMISSIONER SIAVELIS: But you are within the –

MR. FLUBACKER: But again, if I create the hallway between the two structures, where it's located it's within compliance of zoning ordinance.

COMMISSIONER SCHWINGBECK: Yes, and when you, when you threw out the idea of a garage or another structure, that I totally understand. You're not thinking in the winter time, when there's a lot of snow out there, you've got to get into this other house in the middle of the night; that it's not going to be advantageous to have them connected where it's one big home?

MR. FLUBACKER: No, the advantages of the separation outweigh the disadvantages of the separation.

COMMISSIONER SIAVELIS: And there's going to be no other changes to the main house, Bob? The house itself, the existing structure?

MR. FLUBACKER: Just a little bit, at the mudroom there, where it connects, but other than that, the rest of the structure stays the same.

COMMISSIONER SCHWINGBECK: Derek can you clarify something for me anyway? The note from Charles Craig for me is a little cryptic. Is he objecting to this or is he framing that this is an accessory structure and kind of throwing it in our lap to sort through it? I'm not sure what he's, how he's weighing in and how to read this. It raises a number of issues, but I don't see anywhere here that they object to it.

MR. MACH: It's my understanding that he's stating that it's going to have to comply with the building code requirements and address the, as Mr. Flubacker indicated, the one meter for the utilities, et cetera and meet all other building code requirements.

CHAIRMAN DIVITO: He's calling it an accessory structure based off of the interpretation, but in all reality, this is an addition to.

MR. FLUBACKER: Correct.

CHAIRMAN DIVITO: All services are being fed, minus the A/C, furnace, from the existing structure.

MR. FLUBACKER: Yeah, but the gas for the furnace, the electric for the furnace will all be off the primary leader of the house.

CHAIRMAN DIVITO: It's more of an aesthetic thing than anything else,

where we don't have walls connecting. You have roofline, you have –

MR. FLUBACKER: And I understand the concern of the Village this is not a second residence at the property. They could be rented out or, you know, a separate family could live in; hence, no kitchen there.

CHAIRMAN DIVITO: You mentioned this before in response to a different question, but in that e-mail, it mentioned the idea of a full kitchen, so for the record, you are saying that there is no kitchen.

MR. FLUBACKER: There's no kitchen, right.

CHAIRMAN DIVITO: Does anybody else have any questions? All right, let's hear if there's anybody in the audience. Thanks.

All right, anyone from the audience that wishes to speak on this behalf, of this petition?

MR. THORNTON: We live to the north –

CHAIRMAN DIVITO: You have to actually come up, sorry.

MR. THORNTON: Okay.

CHAIRMAN DIVITO: So, this is a recorded –

MR. THORNTON: Oh, it's recorded.

CHAIRMAN DIVITO: Yes, so that's why we have to –

COMMISSIONER SIAVELIS: No comments from the peanut gallery.

CHAIRMAN DIVITO: So, sign in please and then I'll swear you in. Name and address for the record.

MR. THORNTON: 624 North Arlington Heights Road.

CHAIRMAN DIVITO: Name?

MR. THORNTON: Patrick Thornton.

CHAIRMAN DIVITO: All right.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. THORNTON: So, it's on the south end of it, I guess, right, the south, right behind your house?

MR. TRENT: Yes.

MR. THORNTON: And does that, what are the dotted lines there? Like connect from the other house?

MR. TRENT: That's the roofline. That's where the roof will go off there.

CHAIRMAN DIVITO: Yes, you know what, if you would, Bob do you want to show him real quick?

MR. FLUBACKER: Oh, I'm sorry.

COMMISSIONER SIAVELIS: If you have, if you have questions, which is fine, Mr. Flubacker needs to answer the questions --

MR. FLUBACKER: Oh, okay. No worries.

COMMISSIONER SIAVELIS: -- in order to --

CHAIRMAN DIVITO: He's of record and it is recorded through the voice, so --

MR. FLUBACKER: Okay.

CHAIRMAN DIVITO: I mean --

MR. FLUBACKER: Actually, we have a roof plan under there.

MR. DEREK: Yes, I was trying to get that a little bigger

MR. FLUBACKER: So, that's what you'd see from Google Earth, basically, the roof connection and the rest of the existing house is not drawn on that, it's off to the right. And basically this is –

MR. THORNTON: So, is this, is the deck drawn on there?

MR. FLUBACKER: It is on the floor plan.

MR. THORNTON: I'm just trying to figure out where this will be.-

MR. FLUBACKER: Probably the easiest thing for, for you to place it is, you know where their detached garage is?

MR. THORNTON: Yeah.

MR. FLUBACKER: It's equal to that, just south of the garage.

MR. THORNTON: How tall is the garage? Just to give me a reference or --

MR. FLUBACKER: I guess, it's probably 14 or 15 feet. The structure is lower than the existing house. So, there you can see up at the top the existing garage and then the shed behind it and the structure is – it doesn't go any farther then the back of the –

MR. THORNTON: All right, that's all I have.

CHAIRMAN DIVITO: Please. Have you had a chance to sign in yet?

MR. STURGEON: Yes.

CHAIRMAN DIVITO: All right.

MR. STURGEON: I live at 110 East Euclid. My name is Jack Sturgeon.

CHAIRMAN DIVITO: All right.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. STURGEON: 110 East Euclid, I live directly south of this property, the one intervening property and I want to state that I would look forward to this improvement to this property; a wonderful addition. There is an aspect to that I think we should also emphasize. The property that intervenes between mine and the Franks at 612 is actually the oldest house in Arlington Heights. It is a certain scale, a bungalow, it's the Asa Dunne Farmhouse and I, I really want to compliment Mr. Flubacker in the way the scale of the placement of the improvements to the Frank house respects that house. It would enhance, rather than building an addition and enlarging their, their residence. So, I'm very much in favor of, of this project. Thank you.

MR. FLUBACKER: Thank you.

CHAIRMAN DIVITO: Thank you. Anyone else from the audience wish to present?

(No response.)

CHAIRMAN DIVITO: None being heard, let's close it down to Board discussions.

COMMISSIONER JAFFE: So, the home's in Historic District of Arlington Heights. While it is a unique situation, I don't see any issue with the changing the look and feel, the character and I think one of the neighbors just reinforced it as well, so from my vantage point, I have no concerns.

COMMISSIONER SIAVELIS: I source similar thoughts tonight. I look at the property just to the north of the petitioner's house, and I think to myself. Looking at the

size of that driveway and that house is close to the other houses in the neighborhood and I think what the petitioner is doing is on a better scale, so for similar reasons, plus that I'm – from today.

COMMISSIONER GEISEL: I also think with the roof between, despite the nuance that suggested that it's not attached, it's essentially attached, so I don't find this objectionable.

CHAIRMAN DIVITO: All right. Is there a motion?

COMMISSIONER GEISEL: I motion.

COMMISSIONER JAFFE: Seconded.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel?

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe?

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Siavelis?

COMMISSIONER SIAVELIS: Yes.

MR. MACH: Chairman Divito?

CHAIRMAN DIVITO: Yes. Congratulations.

MR. FLUBACKER: Thank you, all.

(Whereupon, the above-mentioned petition was
adjourned at 7:43 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 11, 2017

PETITIONER: Schrenk Residence
ADDRESS OF PROPERTY: 616 N. Arlington Heights Rd.
VARIATION: 6.5-8. 6.5-6

A 796 sf variance to allow an accessory structure with a size of 1,096 sf instead of the maximum of 300 sf; and a 10.3' variance to allow an accessory structure that is 25.3' instead of the maximum allowable height of 15.0'.

The petitioner testified that the structure is designed as an addition but staff is defining the structure as an accessory structure. The petitioner testified that the structure is intended to be used primarily as a guest suite for a family member. The petitioner explained that the reason for the separation of the structure from the principal structure is that it is the best use of the outdoor space of the property. The petitioner explained that the open area between the structures is to facilitate the flow between the various outdoor areas. The petitioner testified that there are a number of ways that the structure could be designed which would be almost identical to what it is proposed and not require a zoning variation. The petitioner also testified that they are meeting all other zoning requirements. The petitioner testified that they are seeking a variance for the height and size of an accessory structure.

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. Jaffe. Thereafter, the Board voted 7-0 to approve the variance request.

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

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

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

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



Item: 602 S. Dryden Pl. - 9/11/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
602 S. Dryden Pl. - Minutes 9/11/17	Minutes
602 S. Dryden Pl. - Findings 9/11/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 602 SOUTH DRYDEN PLACE; ZBA #17-044

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
 Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
 Arlington Heights, Illinois on the 11th day of September, 2017 at the hour of
 7:43 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, so 602 South Dryden Place. Have you both had a chance to sign in?

MR. KLUMPP: We have.

MR. WEIDNER: We have, yes.

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

MR. KLUMPP: Stephen Klumpp, 300 North 11th Street, Architects Unlimited.

MR. WEIDNER: Dan Weidner, Director of Economic Programs for School District 214 and office is 2121 South Goebbert.

CHAIRMAN DIVITO: I'll swear you in both at the same time.

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you.

MR. KLUMPP: So, the property is 602 South Dryden. It's actually part of District 214's Prep for Architectural Construction Program or PAC Program. This program has been around in the District since 1971 and traditionally, what we've done for the past 30 plus years, is actually doing new construction within District 214's boundaries. This is actually the first property where we are looking at, rather than doing new construction, we're actually doing renovation and remodeling of an existing property. So, a little bit of background with the PAC program, we actually have students who at six District 214 sites, who actually design, those are civil engineering architecture students in addition to our CAD students and we have then a competition within the District of different professionals across the field who judge that main design of the house. That's ultimately what we did here at 602 South Dryden. We then have a second team that following year, who actually do construction work at the site and construction would potentially begin later this fall if this petition is granted.

MR. WEIDNER: And one of the unique things about this particular year's project was it did have Steve Hutsinger of the Arlington Heights staff work with us and he was actually one of the judges, so I've worked quite closely with Steve to establish a really good looking plan and elevation. The issues as far as the variances involved. The one set-back from, I think it's off of Fairview, needs to be according to the zoning and the established exterior side set-back, but there's only one other house between the intersections on that street. And that house is more than twice as wide, property-wise. Our lot is 50 feet wide, whereas the lot to the west is 125 feet wide and the frontage of that faces, I believe it's Lincoln, where ours faces Fairview, along the longer access.

The numbers kind of get goofy based on the house to the west because it's a wider lot and it is set 26-and-a-half feet back from the property line, whereas ours is established at 19.34 and we are not planning on extending any closer to the street. We're looking just to square off the corners, where there's an addition that was poorly constructed to the east and the west, and we're just looking to square off those two corners and not extend any closer to the street. The other issue is the set-back of an existing first floor that encroaches into the interior side lot by two foot by only 14 feet wide. And we're just simply looking to go straight up from that and not encroach any further.

And I did talk to both property owners that have a contiguous property line and, in fact, the one, the larger lot, gave me his plat of survey, but the one to the south, called me and asked me for copies of the drawings, which I e-mailed to him and he

responded that, it looks great. He did ask whether we were extending that encroachment any further, and I said no, we're just simply going straight up that 14 foot wide to be able to have a walk-in closet, which doesn't compromise the size of the master bedroom. So, that was the perfect place to, to set up the walk-in closet, just going straight up from that. So, if you look at the elevations, I think it's a drastic improvement to what's there right now. We are planning on also improving the garage, but still keep it a detached garage. We didn't want to do a tear-down because if we had to build according to the zoning set-backs, we would only be able to do a house that was 20 feet wide, which is basically unsaleable. So, that's our hardship and we needed the square footage to get a good saleable house. Anything you want to add?

MR. KLUMPP: No, that's great.

CHAIRMAN DIVITO: Any questions from the Board? Okay, is there anyone from the audience that would choose to speak on the petition?

(No response.)

CJHAIRMAN DIVITO: None being heard. Close it down to Board.

COMMISSIONER SIAVELIS: It started off as a pretty standard existing non-conforming going up second story and this side pushout. The pushout is to, if again, alignment with the existing structure. I think this is entirely feasible. Fits within the character of the neighborhood. Nothing ostentatious in excessive here.

COMMISSIONER GEISEL: It would be a nice improvement.

COMMISSIONER SIAVELIS: Needed.

COMMISSIONER GEISE: Very much so.

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

COMMISSIONER SIAVELIS: I'll motion.

COMMISSIONER SCHWINGBECK: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel?

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe?

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Siavelis?

COMMISSIONER SIAVELIS: Yes.

MR. MACH: Chairman Divito?

CHAIRMAN DIVITO: Yes. Congratulations.

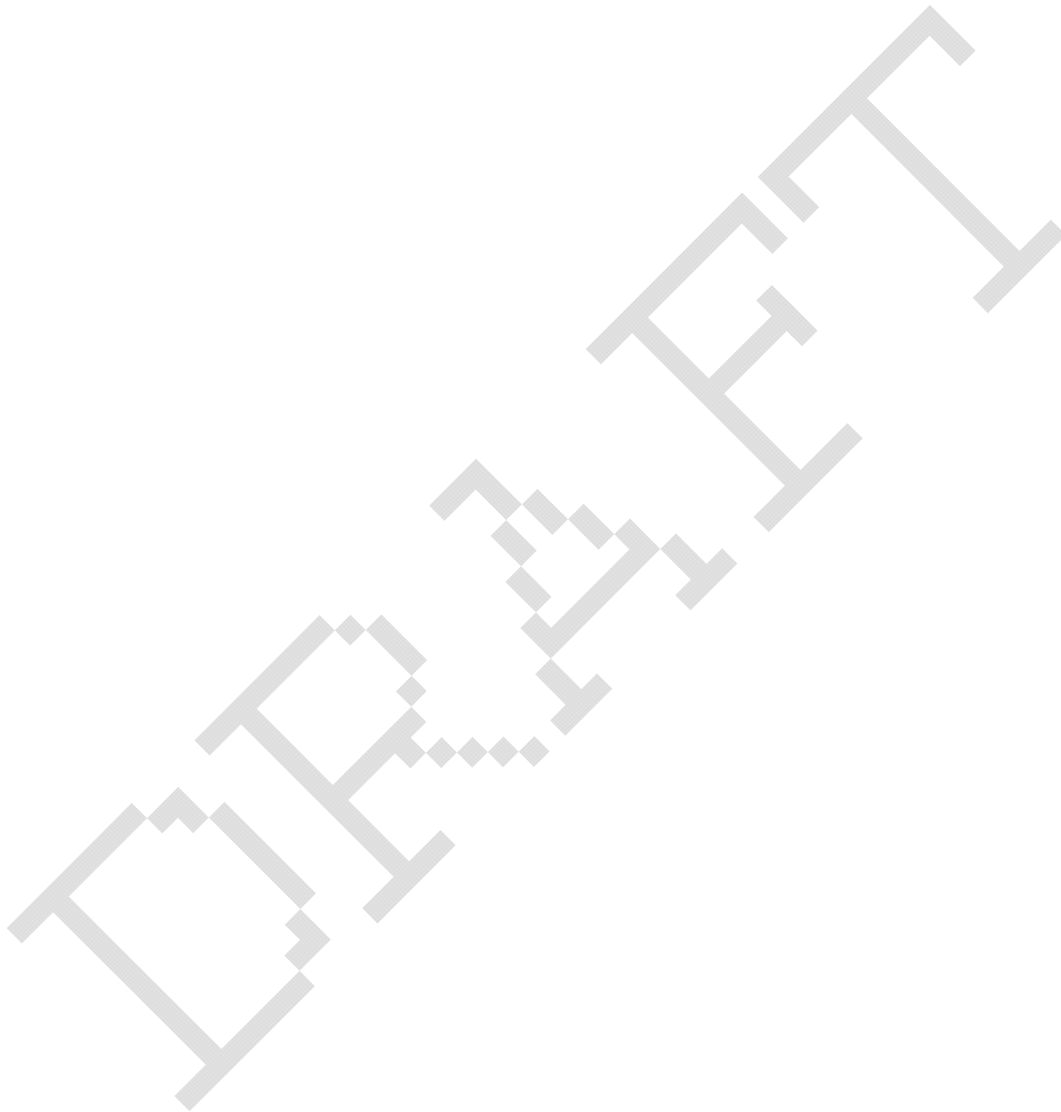
MR. KLUMPP: Thank you

MR. WEIDNER: Thank you.

CHAIRMAN DIVITO: Maybe next time you should bring your students here to see the process.

MR. KLUMPP: Sounds great.

(Whereupon, the above-mentioned petitioner
was adjourned at 7:51 p.m.)



ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 11, 2017

PETITIONER: High School District #214 Residence

ADDRESS OF PROPERTY: 602 S. Dryden Pl.

VARIATION: 5.1-3.6

A 2.0' variance to allow a home with a side yard setback of 3.0' from the south property line instead of the required 5', and a 5.4' variance to allow a home with an exterior side yard setback of 19.3' where 24.7' is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that the project is part of District 214's Prep for Architectural Construction Program. The petitioner explained that the program has been around since 1971 and in the past the program has typically done new construction. The petitioner explained that this is the first property that is being renovated and expanded opposed to new construction. The petitioner explained that the School District has students at six sites and that students interested in engineering and architecture are involved with the design of the home. The petitioner also testified that the existing footprint is non-conforming. The petitioner explained that they are not extending the home any closer to the street and that they are infilling and squaring off the corners of the existing home.

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

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

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

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

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

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



Item: 621 N. Belmont Ave. - 9/11/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
621 N. Belmont Ave. - Minutes 9/11/17	Minutes
621 N. Belmont Ave. - Findings 9/11/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 621 NORTH BELMONT AVENUE; ZBA #17-045

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
 Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
 Arlington Heights, Illinois on the 11th day of September, 2017 at the hour of
 7:51 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, moving right along, we are at 621 North Belmont. Have you had a chance to sign in?

MR. EVERETT: Yes.

CHAIRMAN DIVITO: Excellent. Name and address for the record.

MR. EVERETT: Jeffrey W. Everett, 118 North Maple Street, Mount Prospect.

CHAIRMAN DIVITO: All right.

MR. RASCHILLO: Anthony Raschillo, 621 North Belmont.

CHAIRMAN DIVITO: Okay. Raise your right hand.

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you.

MR. EVERETT: Well, I'm here representing Anthonio and Dimitra Raschillo. They purchased the property at 621 North Belmont as an existing 12,000 square foot raised ranch, masonry structure. Currently, with the front yard set-back established at 26.1 feet, there's about 14 square feet that is presently sitting in the front set-back on the north portion of the west side. The owners purchased this particular property to relocate from St. Charles to Arlington Heights. They currently have other family members residing in Arlington Heights and Dimitra's family back in the day used to own Rapp's Restaurant on Northwest Highway, which I guess no longer exists. But with the existing 1200 square foot raised ranch, they want to basically renovate it, alter it and add to it to create the three bedroom, three car garage, one-and-a-half story home that you see in the drawings.

There is, at this time, I'd like to point out one particular correction to the second variance request, to request a six foot variance. The north face of the west elevation is presently at 25.1 feet. The porch addition, if it's approved, would extend four feet out from that north face, so the variance should request a 21.1 front yard set-back, as opposed to 20.1. It's really just five feet, not six feet, as stated. And also from, as to the western edge of the actual porch platform, the -- will extend another six inches beyond that. If you look at the elevation drawing, the garage portion is also extended out to that 25.1 feet dimension. And the intent is to be basically create a basis for the symmetry of the, what I call the Tudor dormers above on the second floor.

I guess, responding to the three criteria, I'm not sure I should actually say this, but I guess they're not really looking for a reasonable return. I mean, they're looking to develop this property with the existing 1200 square foot brick house and incorporating it into the whole. The porch addition is being proposed for a number of reasons. One, is it obviously makes a much better transition into the home. It's sheltered. It gives you sort of a semi-public space to engage your neighbors. It also, in conjunction and looking at the Design Commission and the single-family guidelines, gives the opportunity to break up the west façade and actually draw attention away from the garage door and also gives the opportunity to lower the new eave line on the overall addition.

At least in terms of this particular neighborhood, it's kind of interesting, this house being on the east side of Howell Street, there's five out of the seven structures that are used to calculate the set-back are roughly in the same plane, but on the west side, the houses are in and out and there's a lot of variances in the set-backs. There's also somewhat interesting in that the right of way on the south portion of the street

is 49.2 feet, whereas the north portion is 66 feet. So, there's just a lot of neat characteristics to this whole, this one particular block. I mean, the main sense of what the character of this particular block that I get is certainly true of any mature residential street that actually, the trees and landscaping and the houses are then, I mean, that's what makes this whole street is obviously the mature nature of the whole environment. Neighborhood homes are raised ranches, they're one-and-a-half story wood-frame homes, two-story wood-frame homes, one-and-a-half story masonry face brick homes, many of them have the porches. So, and they are all basically a bunch of varied traditional styles in character.

COMMISSIONER SIAVELIS: Let me interrupt you real quick. Have you talked to your neighbors about the plans?

MR. RASCHILLO: Yeah, we've talked to the neighbors. Nobody's, one neighbor came in, asked me what the variance was? I explained, if I said it right, I told him we'd go out a couple more feet. Hope that was right, but into our -- she says as long as you're not going to the street, and so. I had one neighbor ask me about pounding in the signs in the grass and I talked to my neighbor Jeff about it. He, I asked him to come today, but he wasn't real, he didn't want to come. And then the neighbor to the, Tudor next to us, we were having wine in their house the other day and they were okay with what we were, what we had talked about building.

COMMISSIONER SELBKA: Just a quick correction. You kept saying 12,000 feet house.

MR. EVERETT: 1200 square foot.

MR. RASCHILLO: 1200, yeah, right.

COMMISSIONER SELBKA: Okay.

MR. EVERETT: Sorry about that.

COMMISSIONER SELBKA: No, that's okay.

MR. SIAVELIS: That's a gigantic house.

CHAIRMAN DIVITO: I don't know if you actually mentioned this in your testimony or not and I can't find it in the drawings. The front porch, do you have the dimensions of it?

MR. EVERETT: Well, it extends out four feet from the existing house. The overall depth is two feet, because there's a two foot offset between the north and the south portions of the facade. There's that two foot offset, it's 12.6 or 12.5 feet wide. We were going to extend eight inches on either end to lock into the old foundation and also the new foundation for the garage. It's also, and I would say -- it's an open air porch and wrought iron railings, just to minimize whatever type of visual bulk that we can eliminate, obviously, since we are encroachment to the front yard set-back.

CHAIRMAN DIVITO: Okay.

COMMISSIONER GEISEL: Am I interpreting this correctly; it seems like a four foot from the, from the face of the existing?

CHAIRMAN DIVITO: Right.

COMMISSIONER GEISEL: That is what you were thinking.

CHAIRMAN DIVITO: Thank you. Any other questions from the Board? Let's see if there's anybody in the audience?

MR. RASCHILLO: Okay.

CHAIRMAN DIVITO: Thanks. Does anybody in the audience wish to speak on this petition?

(No response.)

CHAIRMAN DIVITO: None being heard, we'll close this down for the Board.

MR. SCHWINGBECK: And when you look at the existing homes to the north in particular and across the street, where they're all two-story, this is one of the few single-story homes, I think the addition as proposed here is very nicely done and actually ties in better with the neighborhood than leaving it as is, so –

CHAIRMAN DIVITO: I completely agree. It doesn't seem like they are asking for this huge eight foot porch in front and coming out to the sidewalk. It seems like they are trying to do what they can to minimize and just keep it very aesthetically pleasing front of the homes.

COMMISSIONER SCHWINGBECK: Yes, and I mean, it's a small porch by the time you put a couple of chairs out there, it's not a lot of room, but it really adds to the, to the look of the house. It really sparks it up and I think you said it, takes away from walking up to the house and eyeballing the garage. It looks nice.

COMMISSIONER SELBKA: Very nicely done.

CHAIRMAN DIVITO: Is there a motion?

COMMISSIONER DRAKE: I move for approval.

COMMISSIONER JAFFE: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel?

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe?

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Siavelis?

COMMISSIONER SIAVELIS: Yes.

MR. MACH: Chairman Divito?

CHAIRMAN DIVITO: Yes. Congratulations. Thank you.

MR. EVERETT: Thank you.

MR. RASCHILLO: Should I sign in? I didn't sign in.

CHAIRMAN DIVITO: Oh, yes, please.

(Whereupon, the above-mentioned petition was adjourned at 8:02 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 11, 2017

PETITIONER: Raschillo Residence
ADDRESS OF PROPERTY: 621 N. Belmont Ave.
VARIATION: 5.1-3.6

A 3.4' variance to allow an addition with a front yard setback of 25.1' from the west property line instead of the required 28.5' and an additional 2.5' for the eave; and an 8.4' variance to allow an open air front porch with a front yard setback of 21.1' where 28.5' is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing to renovate the existing home in order to create a one-and-a-half story home that includes three bedrooms and a three car garage. The petitioner testified that as part of the renovation they are proposing a new front porch. The petitioner testified that the front porch and addition, allows the overall roof line to lower and mimic the character of the neighboring homes. The petitioner also testified that the front porch is an integral part of the home in relationship to the surrounding 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. Drake and seconded by Mr. Geisel. Thereafter, the Board voted 7-0 to approve the variance request.

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

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

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

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



Item: 1805 N. Walnut Ave. - 9/11/17

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1805 N. Walnut Ave. - Minutes 9/11/17	Minutes
1805 N. Walnut Ave. - Findings 9/11/17	Minutes

ZONING BOARD

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

OF APPEALS

RE: 1805 NORTH WALNUT AVENUE; ZBA #17-046

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 11th day of September, 2017 at the hour of
8:02 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: All right, the last piece of business for this evening is 1805 North Walnut. All right, name and address for the record, please.

MR. KOLOSOSKI: Bob Kolososki, 415 South Middleton Avenue, Palatine.

MR. DAHL: Michael Dahl, 75 Gaylord Street, Elk Grove Village.

CHAIRMAN DIVITO: All right.

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you.

MR. KOLOSOSKI: I'll start off. I'm the architect for the project and when I was first approached with designing a home on this particular site, a couple thoughts came to mind. One was it's a, it's a corner lot, which I dealt with before in Arlington Heights and it's always a good opportunity to put the garage on the side rather than have the front of the house look like a house attached to a garage. So, to the advantage that, but the other thing I saw was that the lot was kind of an odd-shaped, kind of small and a little, you know, less of a lot than I'd dealt with in the past. So I did, you know, I did the design hoping that we could fit it in. At the time I started, I did, I wasn't, we didn't have the average set-backs we eventually had and if you look at a site plan of, of that area, you will see that Mitchell kind of curves. Well, I had another project and one thing I learned is that you get a higher exterior side area set-back when the houses are in curve because their lots are like this and they are set back a little further than normal. So, in this case, it did, you know, come into play.

I felt that we're in a neighborhood in transition. I've known this, I used to work at, at Mod in Arlington Heights Road. I know this area really well, but, you know, it's changed a lot in the last few years and it's an area where tear-downs are prevalent. Across the street, there's three brand new homes. There's a brand new home next door. So I wanted to, I wanted to design a house that would, you know, service a young family and establish them in the community that's in transition and, and fit in an area where I think more young families are moving in. That was my intent with this design and I hope, I hope you agree with that concept.

CHAIRMAN DIVITO: Derek is just pulling it up here. So, the side yard set-back you're putting in, this is for a three car garage that you're putting on the attached home?

MR. KOLOSOSKI: Correct, yeah.

COMMISSIONER SIAVELIS: Let's do the easiest stuff first while you're looking at it.

CHAIRMAN DIVITO: Yes, please.

COMMISSIONER SIAVELIS: Looking for the drawings. Talk to the neighbors, any pushback, any concerns, any comments?

MR. KOLOSOSKI: I personally have not.

MR. DAHL: I haven't heard from any of the neighbors, no calls into the office or anything like that.

COMMISSIONER SIAVELIS: The signage is up, isn't it?

MR. KOLOSOSKI: I'm sorry?

COMMISSIONER SIAVELIS: The signage is up?

MR. KOLOSOSKI: The signage is up, yes.

MR. DAHL: When I was there, there wasn't anyone out and it was the

middle of the afternoon, the times that we were there and I didn't feel like knocking on doors in the middle of the afternoon, so I haven't done any of that.

COMMISSIONER GEISEL: Are you constructing this on a spec basis?

MR. DAHL: Yes, except it's more semi-custom, but yes, it's a spec. No buyer yet.

COMMISSIONER GEISEL: No buyer, okay.

CHAIRMAN DIVITO: All right. Any other Board member questions? Okay. Let's see if anybody in the audience raise this up. Come on up.

MR. GENUALDI: One simple question.

CHAIRMAN DIVITO: Have you signed in?

MR. GENUALDI: Yeah.

CHAIRMAN DIVITO: All right. And is your question for the petitioner himself?

MR. GENUALDI: Yes, my question --

CHAIRMAN DIVITO: Oh, real quick. Name and address.

MR. GENUALDI: 1831 North Mitchell, right behind it.

CHAIRMAN DIVITO: And your name?

MR. GENUALDI: Salvatore Genualdi

CHAIRMAN DIVITO: All right.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. GENUALDI: My only question is just how far back is it going on the lot? Because I'm on Mitchell this way, just for drainage issue.

MR. KOLOSOSKI: We're at the established -- can I speak?

CHAIRMAN DIVITO: If you don't mind coming back up, though.

MR. KOLOSOSKI: No, I'm sorry.

MR. GENUALDI: It looks beautiful.

MR. DAHL: It does.

MR. KOLOSOSKI: The established set-back line is 31 feet and you're just a little bit back from here.

MR. GENUALDI: From here to the end

MR. KOLOSOSKI: Yeah, we measured from, I believe, we estimated from here to your house is 46 feet.

MR. GENUALDI: Okay.

MR. KOLOSOSKI: Yeah, 46, but we're at 30.25 foot, which is, the established set-back is 32.

MR. GENUALDI: Okay, and how high up are you going, so, I just don't want, at my old house I used to live in, my neighbor, their water was always running off, so I just wanted to make sure --

MR. KOLOSOSKI: Well, what we did, we have a low roof pitch and then, you know, we're trying to blend into the neighborhood.

MR. GENUALDI: Yeah.

MR. KOLOSOSKI: The engineering department, we'll have civil engineers in the engineering department will give us grading plans, so that water does not come onto your property --

MR. GENUALDI: Okay.

MR. KOLOSOSKI: -- any more than it does now, okay.

MR. GENUALDI: Yeah.

MR. KOLOSOSKI: So, and we typically are on final plans and we say that, all downspouts are to point toward streets, and you know, streets and front yards, not to the back yards or to the neighbor's side yards.

MR. GENUALDI: Okay.

MR. KOLOSOSKI: So, we're not going to drainage to send any more water to your side.

MR. GENUALDI: Okay. Thank you.

MR. KOLOSOSKI: That's it. Pretty simple.

CHAIRMAN DIVITO: Great. Thank you.

MR. GENUALDI: Thank you.

CHAIRMAN DIVITO: I know there was one other gentleman here, but I don't think --

COMMISSIONER SIAVELIS: I think he stepped out.

CHAIRMAN DIVITO: He stepped out, so, all right. No other audience members being heard. Close it down to Board deliberations.

COMMISSIONER SIAVELIS: Again, another straight-forward one.

CHAIRMAN DIVITO: Corner lot, curvy street.

COMMISSIONER SIAVELIS: Corner lot, curvy street. Not a big ask.

COMMISSIONER GEISEL: It's well designed, particularly in terms of the actual, when you consider more of the front elevation of the home, the home next door to it.

COMMISSIONER JAFFE: Yes, I drove past earlier this afternoon and I think it will certainly blend in with some of the other homes that have gone up there in the last three or four years, so, no concerns.

CHAIRMAN DIVITO: All right, is there a motion?

COMMISSIONER DRAKE: I move approval.

CHAIRMAN DIVITO: Is there a second?

COMMISSIONER SELBKA: Second.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake?

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Geisel?

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe?

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Schwingbeck?

COMMISSIONER SCHWINGBECK: Yes.

MR. MACH: Mr. Selbka?

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Siavelis?

COMMISSIONER SIAVELIS: Yes.

MR. MACH: Chairman Divito?

CHAIRMAN DIVITO: Yes. Congratulations.

MR. KOLOSOSKI: Thank you very much, gentlemen.

CHAIRMAN DIVITO: All right.

COMMISSIONER GEISEL: I have one request if you're in front of us again, could you make your aerial consistent with the other drawing you've got them juxtapose. It's crazy to look at.

MR. KOLOSOSKI: What is it? Oh, sorry.

COMMISSIONER GEISEL: Look at the materials as submitted, you've got a corner here, corner there.

MR. KOLOSOSKI: Oh, I didn't do that. --

COMMISSIONER GEISEL: I'm just saying, if you're coming back here, make it consistent, make it consistent.

MR. KOLOSOSKI: I'll let him know in the morning.

COMMISSIONER GEISEL: Call him tonight. Let him know you --

COMMISSIONER SIAVELIS: Tell him you almost went down in flames because of that.

CHAIRMAN DIVITO: All right. That was the last piece of business. Is there a motion to adjourn?

COMMISSIONER SCHWINGBECK: Motion to adjourn.

CHAIRMAN DIVITO: Second?

COMMISSIONER SELBKA: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: Okay, thank you.

(Whereupon, the above-mentioned petition was adjourned at 8:12 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 11, 2017

PETITIONER: 1805 N. Walnut Ave. Residence

ADDRESS OF PROPERTY: 1805 N. Walnut Ave.

VARIATION: 5.1-3.6

A 6.5' variance to allow a new home with an exterior side yard setback of 26.0' from the south property line instead of the required 32.5'.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that the subject site is a corner lot and the proposed attached garage will be located within the required exterior side yard setback. The petitioner explained that the shape of the lot is almost square and that the lot is not very deep. The petitioner testified that exterior side yard setback is higher when the houses are located on a street with a curve. The petitioner also testified that the neighborhood is in transition and that there are other new homes.

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

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

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

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

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

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



Item: 1315 E. Miner St. - ZBA#17-047

Department: Planning & Community Development

REQUEST

A 3 foot variance from Chapter 28, Section 6.13-3b2 (Location of Fences) and Section 6.15-2.2 to allow an increase to the maximum fence height from 5-feet to 8-feet, for a fence located along the south property line adjacent to 1304 and 1308 E. Campbell Street.

A 1 foot variance from Chapter 28, Section 6.13-3b2 (Location of Fences) and Section 6.15-2.2 to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the south property line adjacent to 1312 E. Campbell Street.

A variation from Chapter 28, Section 6.13-3b (Location of Fences) to allow a solid fence along the south property line adjacent to 1304, 1308 and 1312 E. Campbell Street where only a semi-open or open fence is permitted.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 16, 2017
Date Prepared: October 9, 2017
Project Title: Windsor School
Address: 1315 E. Miner St.

Background Information

Petition Number: ZBA #17-047
Petitioner: Ryan Schulz / Arlington Heights School District 25
Address: 1315 E. Miner St.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

The subject property is approximately 7.53 acres in size and contains the Windsor Elementary School and associated recreational areas to the west of the school building. Windsor School is one of seven elementary schools operated by District 25. Recently the school was expanded in order to allow for additional class rooms, offices and gym space. The petitioner is requesting a variance for fence height along the south property line adjacent to the single family homes where a seven foot high fence was previously located. The petitioner requests the following variations:

- A 3 foot variance from Chapter 28, Section 6.13-3b2 (Location of Fences) and Section 6.15-2.2 to allow an increase to the maximum fence height from 5-feet to 8-feet, for a fence located along the south property line adjacent to 1304 and 1308 E. Campbell Street.
- A 1 foot variance from Chapter 28, Section 6.13-3b2 (Location of Fences) and Section 6.15-2.2 to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the south property line adjacent to 1312 E. Campbell Street.
- A variation from Chapter 28, Section 6.13-3b (Location of Fences) to allow a solid fence along the south property line adjacent to 1304, 1308 and 1312 E. Campbell Street where only a semi-open or open fence 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	9/25/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/25/17	
3. Letter that was Mailed	✓	9/25/17	
4. Photographs of Sign on Property	✓	9/25/17	

Photographs of Existing Structure



ZBA# 17-047

1315 E Miner St- ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering



Submitted: September 26, 2017

Completed: September 29, 2017

The proposed ZBA application indicates that the petitioner is seeking:

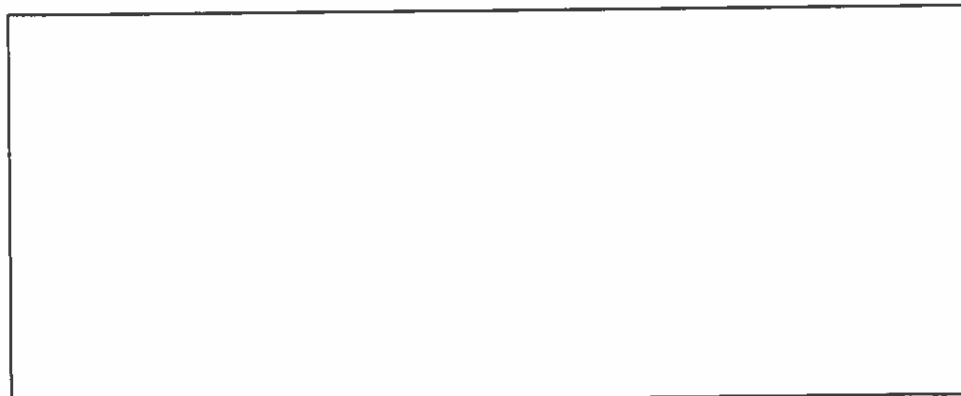
A 3 ft variance to allow an increase to the maximum fence height from 5 ft to 8 ft for a fence located along the south property line adjacent to 1305 & 1308 E Campbell St;

A 1 ft variance to allow an increase to the maximum fence height from 5 ft to 6 ft for a fence located along the south property line adjacent to 1312 E Campbell St; and

A variance to allow a solid fence along the south property line adjacent to 1304, 1308 & 1312 E Campbell St where only a semi-open or open fence is permitted.

NOTE: The proposed variance is for the Windsor School playground that backs up to residential homes on E Campbell St. There was also an existing 7 ft tall privacy fence that was damaged by high winds in the spring of 2017.

The Engineering Department has NO OBJECTION to the proposed variances.





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: 1315 E Miner Street

Project Address: 1315 E Miner Street

ZBA #: 17-047

Date: October 4, 2017

Derek:

I have reviewed the requests for three variations for a new fence as stated in the application and have no objections to the variances.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 1315 E. Miner Street

Project Address: 1315 E. Miner Street

ZBA #: 17-047

ZBA Hearing Date: October 16th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: September 26th, 2017

- A 3 foot variance from Chapter 28, Section 6.13-3b2 (Location of Fences) and Section 6.15-2.2 to allow an increase to the maximum fence height from 5-feet to 8-feet, for a fence located along the south property line adjacent to 1304 and 1308 E. Campbell Street.
- A 1 foot variance from Chapter 28, Section 6.13-3b2 (Location of Fences) and Section 6.15-2.2 to allow an increase to the maximum fence height from 5-feet to 6-feet, for a fence located along the south property line adjacent to 1312 E. Campbell Street.
- A variation from Chapter 28, Section 6.13-3b (Location of Fences) to allow a solid fence along the south property line adjacent to 1304, 1308 and 1312 E. Campbell Street where only a semi-open or open fence is permitted.

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 Wednesday, October 4th, 2017.

PETITION

NOW COMES the Petitioner Arlington Heights School District 25
being the owner of the property commonly known as: 1315 E Miner, Arlington Heights
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:

Erect an 8' wood privacy fence at the southern property line
where the Windsor School property adjoins addresses 1304 & 1308
Campbell. Install a section of 6' wood privacy fence with a gate
where property adjoins address 1312 Campbell.

I hereby state that the following hardship would exist if the variation were not granted:

Property owners adjacent to the school would have an unobstructed
view of the playground structure and lack the necessary privacy
to reasonably enjoy their property.

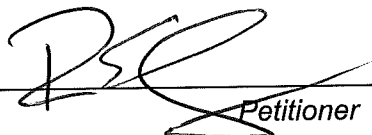
I hereby state that the following unique circumstances exist:

The unique nature of this school site adjacent to residential
neighbors requires additional screening and height to achieve
the desired privacy for listed properties.

I hereby state that the variation, if granted, will not alter the essential character of the locality

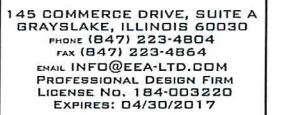
because:
A privacy fence of appx 7' was previously in this location but
was extensively damaged during high winds in the spring of 2017.
The fence is similar in nature to other fencing along the property
line with Windsor and Miner Schools.

Signed: _____


Petitioner

Date: _____

8/28/17



WINDSOR ELEMENTARY SCHOOL
ADDITION AND RENOVATIONS
1315 E. Miner Street
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
	01/20/16	ISSUE FOR MWWD PERMIT
①	03/14/17	MWWD PERMIT REVIEW #1
	03/20/17	VOLUME CONTROL REVISION FOR MWWD APPROVAL
②	03/23/17	MWWD PERMIT REVIEW #2
③	04/05/17	MWWD PERMIT REVIEW #3
④	04/11/17	MWWD PERMIT REVIEW #4
⑤	04/18/17	MWWD PERMIT REVIEW #5

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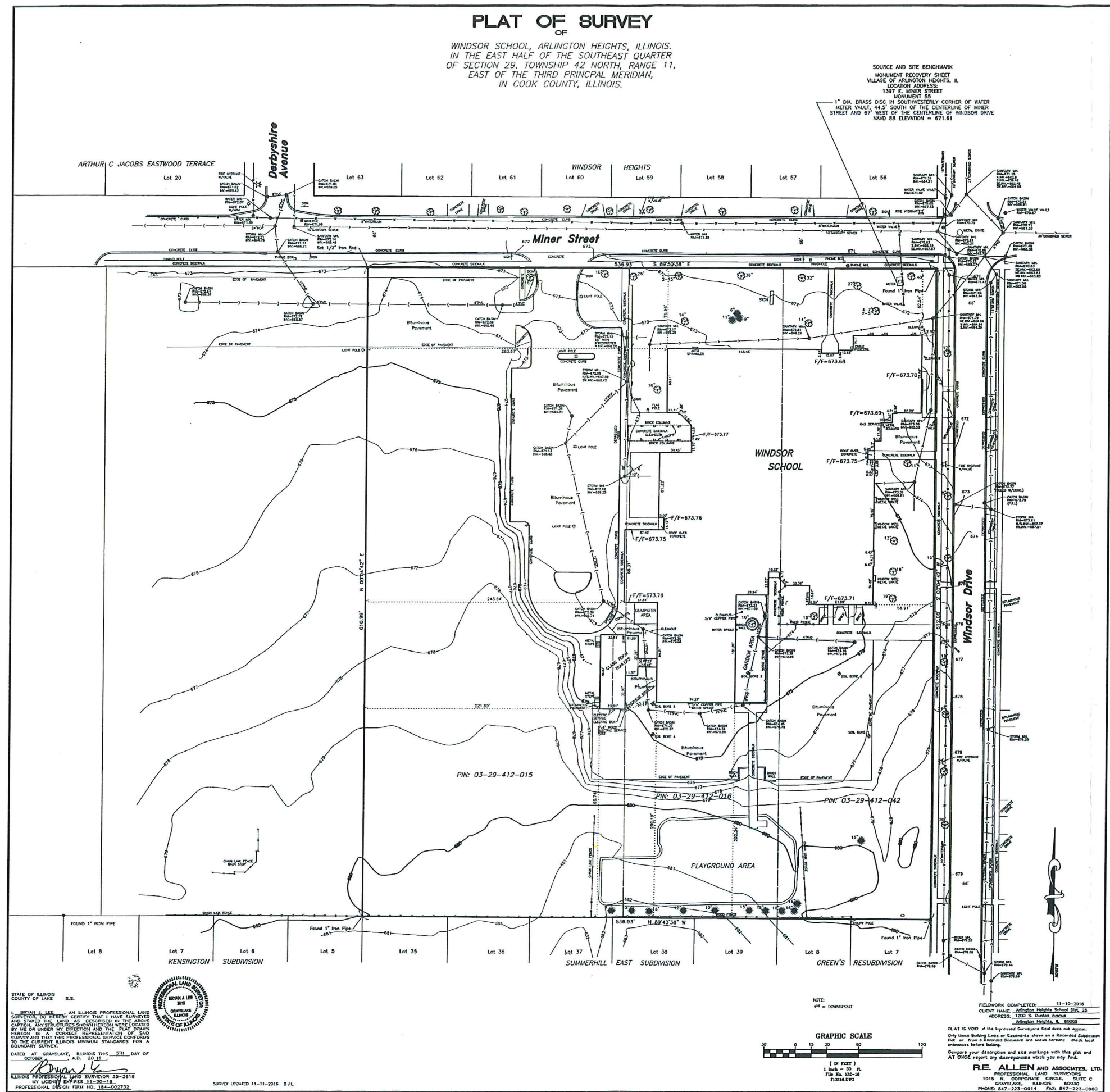
Design By: JC	Date: 12/14/16
Approved By: KC	Project No.

Sheet Title:

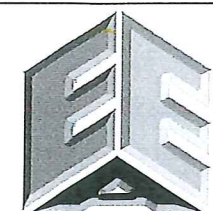
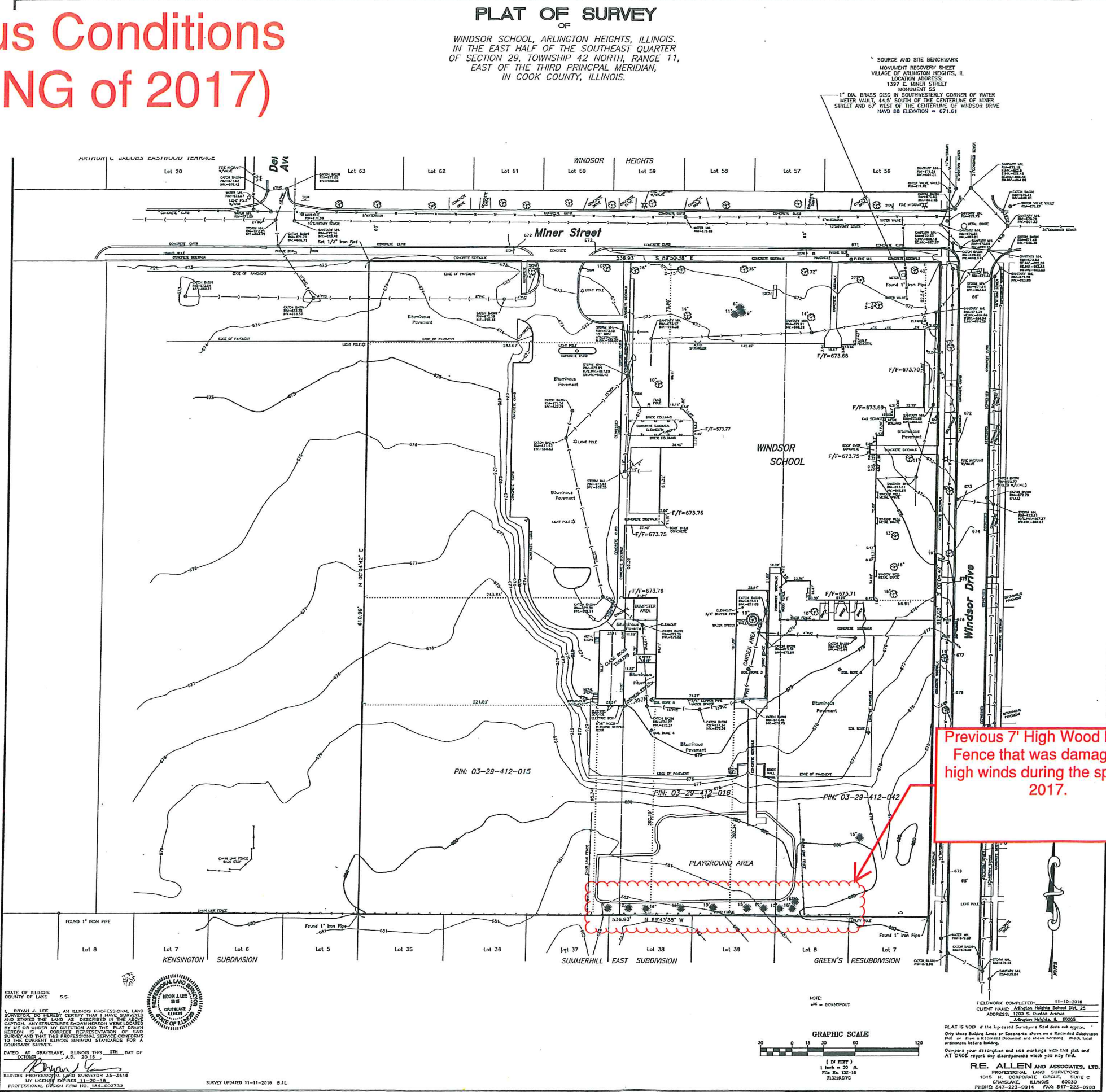
PLAT OF TOPOGRAPHIC SURVEY

Sheet No:

CO.1



Previous Conditions (SPRING of 2017)



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

WINDSOR ELEMENTARY SCHOOL ADDITION AND RENOVATIONS 1315 E. Miner Street Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
01/20/16		ISSUE FOR MWRD PERMIT
03/14/17		MWRD PERMIT REVIEW #1
03/20/17		VOLUME CONTROL REVISION FOR MWRD APPROVAL
03/23/17		MWRD PERMIT REVIEW #2
04/05/17		MWRD PERMIT REVIEW #3
04/11/17		MWRD PERMIT REVIEW #4
04/18/17		MWRD PERMIT REVIEW #5

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Design By:	JC	Date:	12/14/16
Approved By:	KC	Project No.	

Sheet Title:
**PLAT OF
TOPOGRAPHIC
SURVEY**

Sheet No:

C0.1

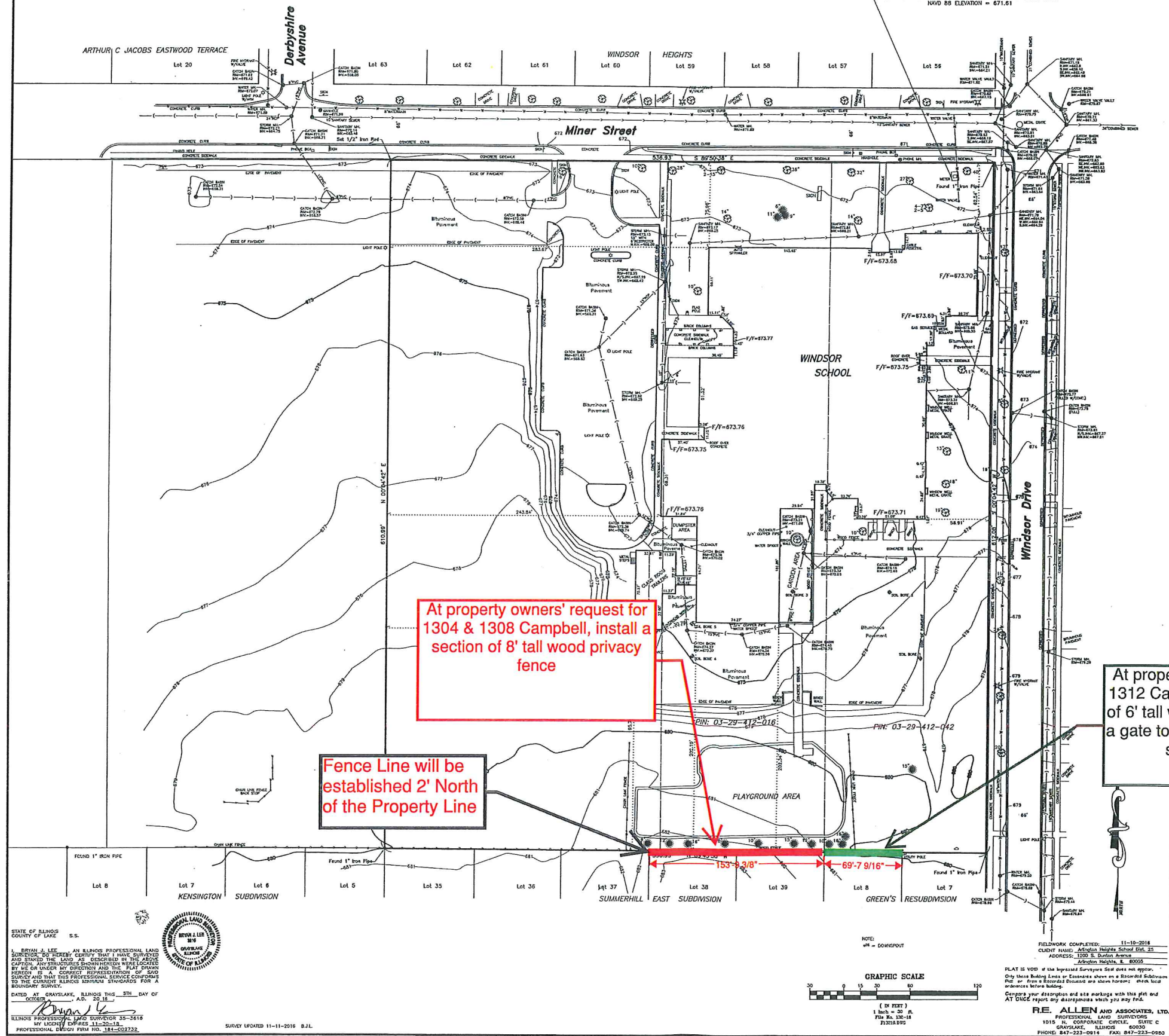
Proposed Plan

PLAT OF SURVEY OF

WINDSOR SCHOOL, ARLINGTON HEIGHTS, ILLINOIS.
IN THE EAST HALF OF THE SOUTHEAST QUARTER
OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11,
EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN COOK COUNTY, ILLINOIS.

SOURCE AND SITE BENCHMARK
MONUMENT RECOVERY SHEET
VILLAGE OF ARLINGTON HEIGHTS, IL
LOCATION ADDRESS:
1397 E. MINER STREET
MONUMENT 55

1" DIA. BRASS DISC IN SOUTHWESTERLY CORNER OF WATER
METER VAULT, 44.5' SOUTH OF THE CENTERLINE OF MINER
STREET AND 67' WEST OF THE CENTERLINE OF WINDSOR DRIVE
NAVD 88 ELEVATION = 671.61



ERIKSSON
ENGINEERING
ASSOCIATES, LTD.

145 COMMERCE DRIVE, SUITE A
GRAYS LAKE, ILLINOIS 60030
PHONE (847) 223-4804
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2017

**WINDSOR ELEMENTARY SCHOOL
ADDITION AND RENOVATIONS**

1315 E. Miner Street
Arlington Heights, Illinois

Reserved for Seal:

Expiration Date: _____

No.	Date	Description
	01/20/16	ISSUE FOR MWRD PERMIT
<u>1</u>	03/14/17	MWRD PERMIT REVIEW #1
	03/20/17	VOLUME CONTROL REVISION FOR MWRD APPROVAL
<u>2</u>	03/23/17	MWRD PERMIT REVIEW #2
<u>3</u>	04/05/17	MWRD PERMIT REVIEW #3
<u>4</u>	04/11/17	MWRD PERMIT REVIEW #4
<u>5</u>	04/18/17	MWRD PERMIT REVIEW #5

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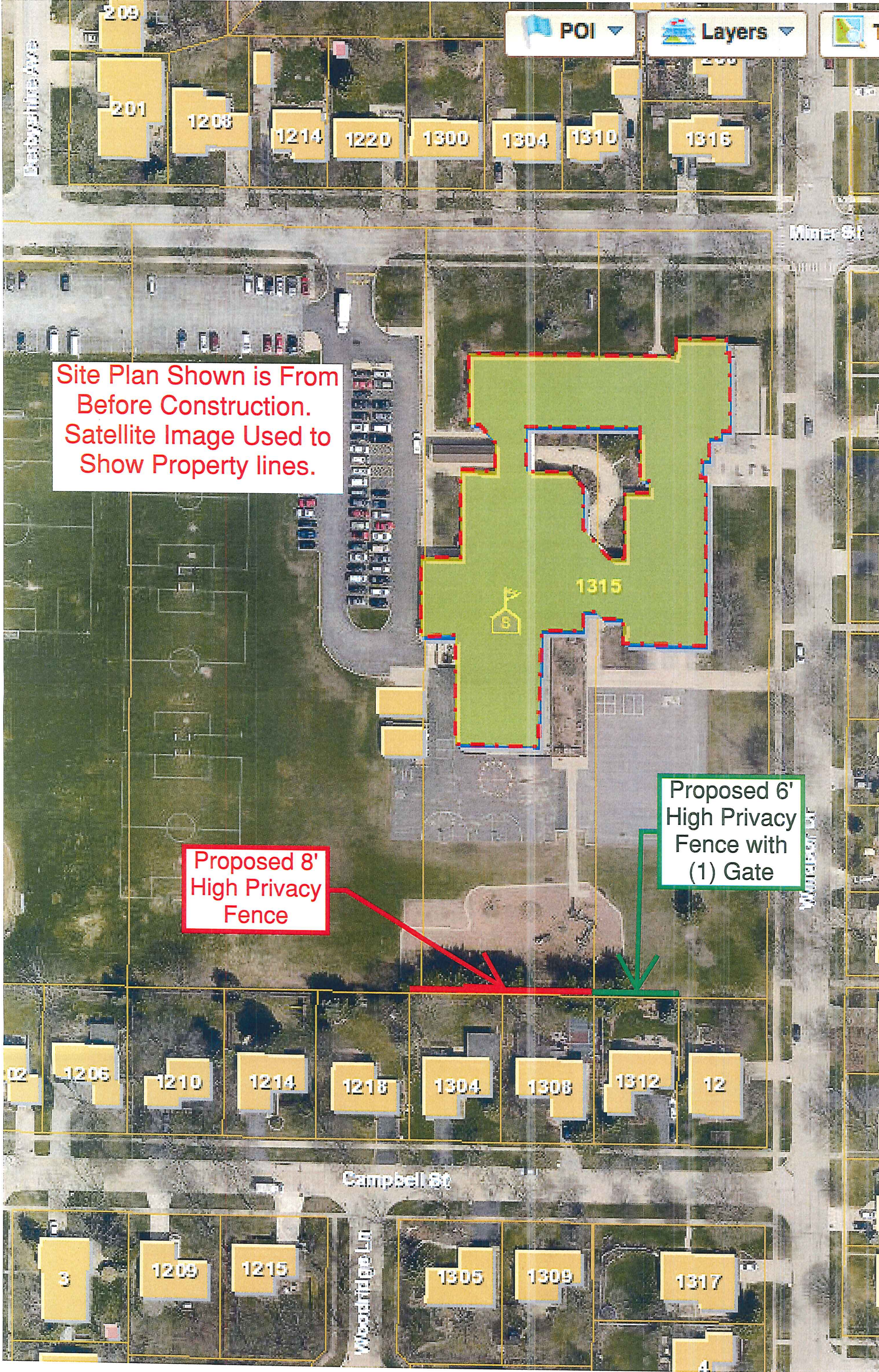
Design By: JC	Date: 12/14/16
Approved By: KC	Project No.

Sheet Title:

PLAT OF
TOPOGRAPHIC
SURVEY

Sheet No:

CO.1



Site Plan Shown is From
Before Construction.
Satellite Image Used to
Show Property lines.

Proposed 8'
High Privacy
Fence

Proposed 6'
High Privacy
Fence with
(1) Gate

1312 Campbell

1308 Campbell

1304 Campbell

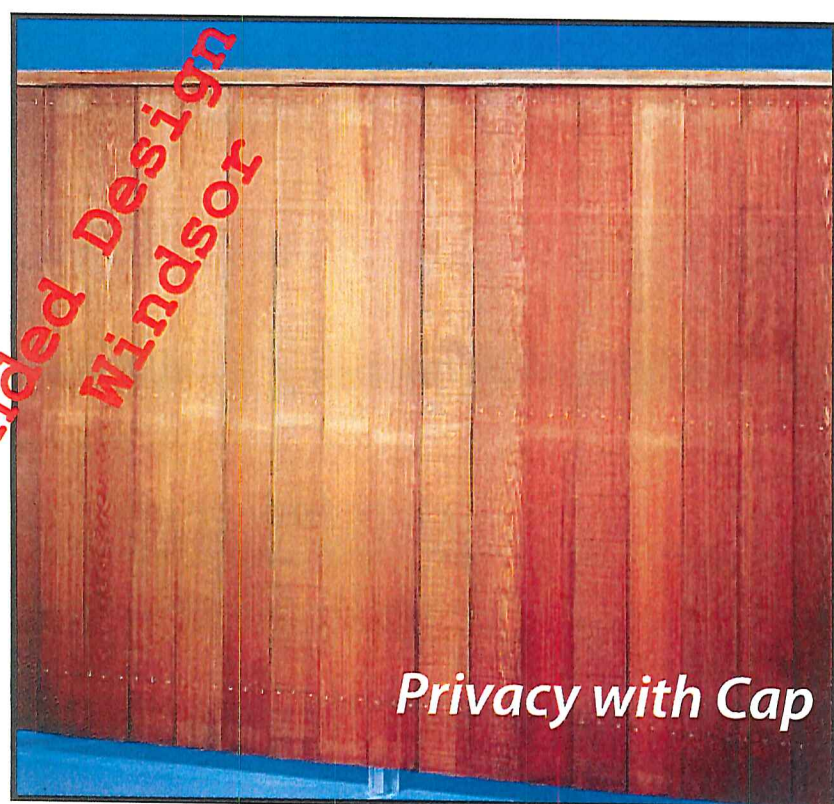


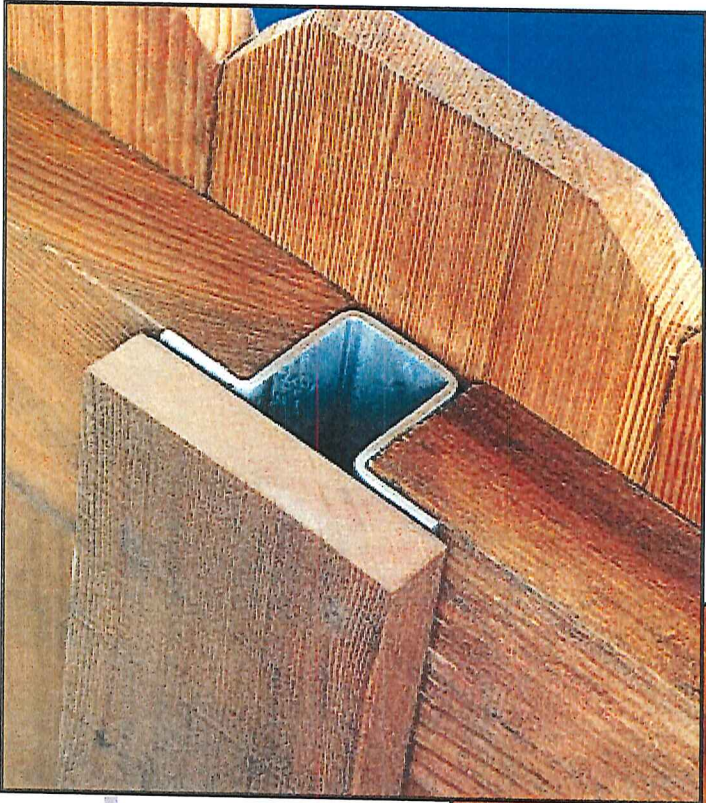
Gate
Final Location to be
coordinated with 1312
Campbell Property
Owner

PostMaster® Works With Most Styles

Will PostMaster limit my design options?

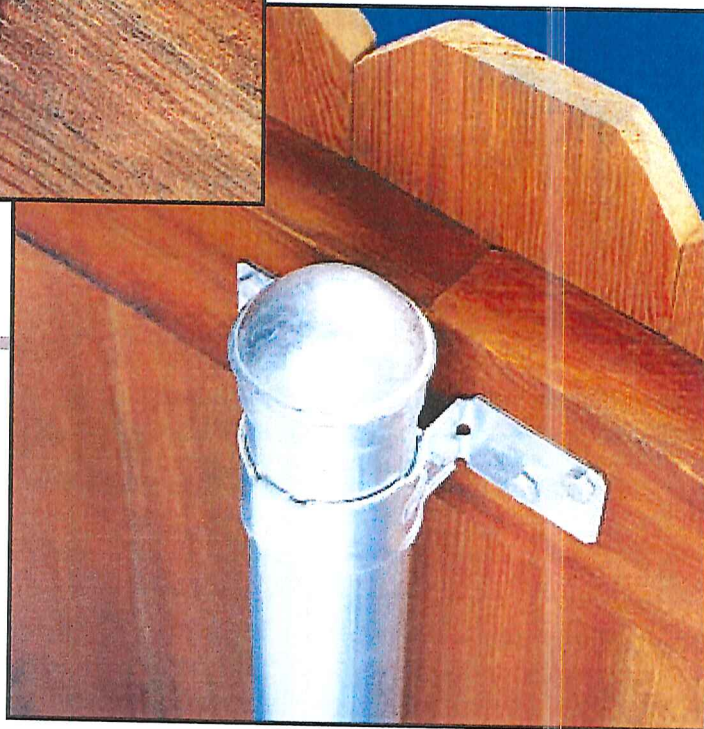
No. You are only limited by your imagination. PostMaster can be incorporated with most wood fence styles, adding natural beauty and warmth that only a wood fence can provide. Your professional fence contractor can help you with a design that is right for you and can assure proper installation practices for your local conditions.





Do I have to sacrifice the look of wood?

No. PostMaster's in-line design can be easily covered or concealed with matching wood, retaining the esthetics of a wood fence. It can be finished with both sides identical - a true good neighbor fence.

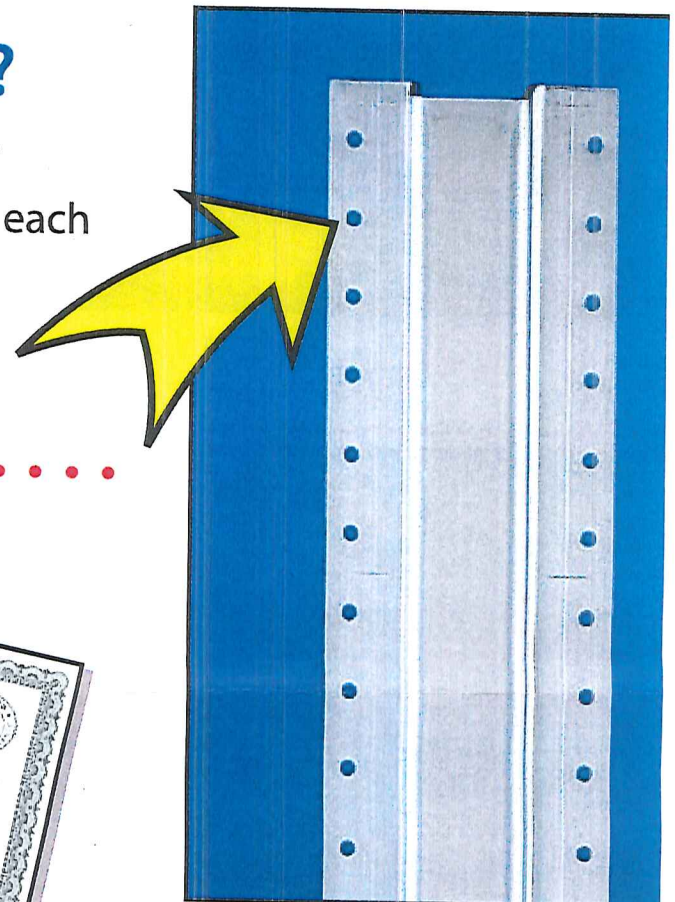


Wood fences built with steel pipe posts and brackets are unsightly because they protrude from the line of fence.

Patented

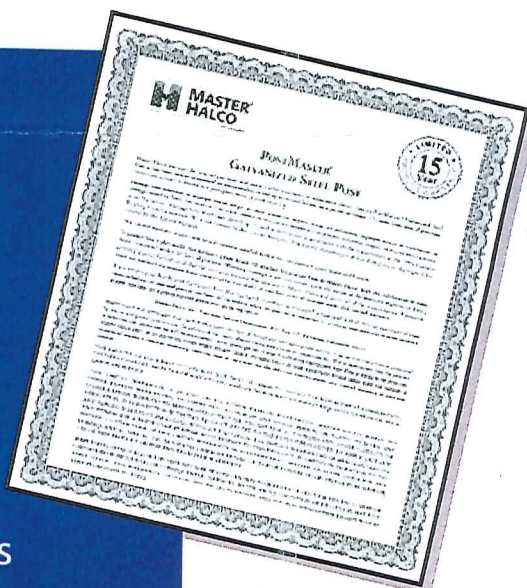
Is PostMaster hard to install?

No. Unlike most other steel posts which require brackets and/or fittings, PostMaster has pre-punched holes on each flange for attaching rails, eliminating the need for expensive brackets for most designs.



Are all product warranties the same?

A warranty is only as good as the company that stands behind it. You should understand the reputation of the company behind the warranty. PostMaster's 15-year limited warranty is as strong as the company that stands behind it.



A Tradition of Fencing Solutions

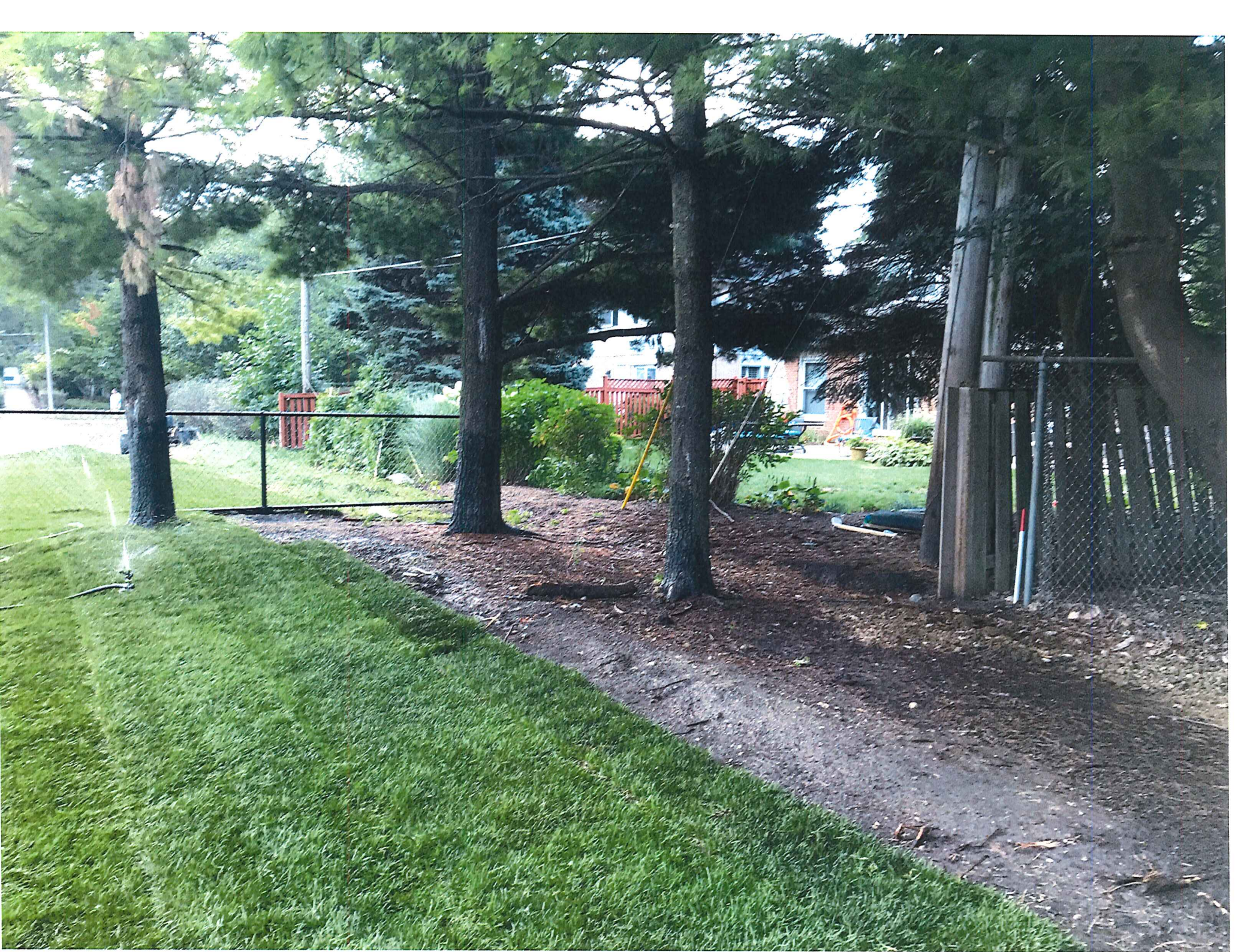
MasterHalco.com | 888-MH-Fe













Mr.
tylisi.com

structure
designed
for children
2 years old
values users
sufficient
strength and
coordination.
supervision
is strongly
commanded.

Welcome

WARNING

Installation and use of this equipment must be in accordance with the manufacturer's instructions. The manufacturer's instructions must be read and understood before use. The manufacturer's instructions must be read and understood before use. The manufacturer's instructions must be read and understood before use.



Item: 827 N. Highland Ave. - ZBA#17-048

Department: Planning & Community Development

REQUEST

A 1.5-foot variation from Chapter 28, Section 6.5-7a-iv. (Location of Accessory Structures) to allow a detached garage that is 8.5 feet from the principal structure where 10 feet is required.

ATTACHMENTS:

Description

Exhibits

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 16, 2017
Date Prepared: October 9, 2017
Project Title: Cecchi Residence
Address: 827 N. Highland Ave.

Background Information

Petition Number: ZBA #17-048
Petitioner: Linda Cecchi
Address: 827 N. Highland Ave.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

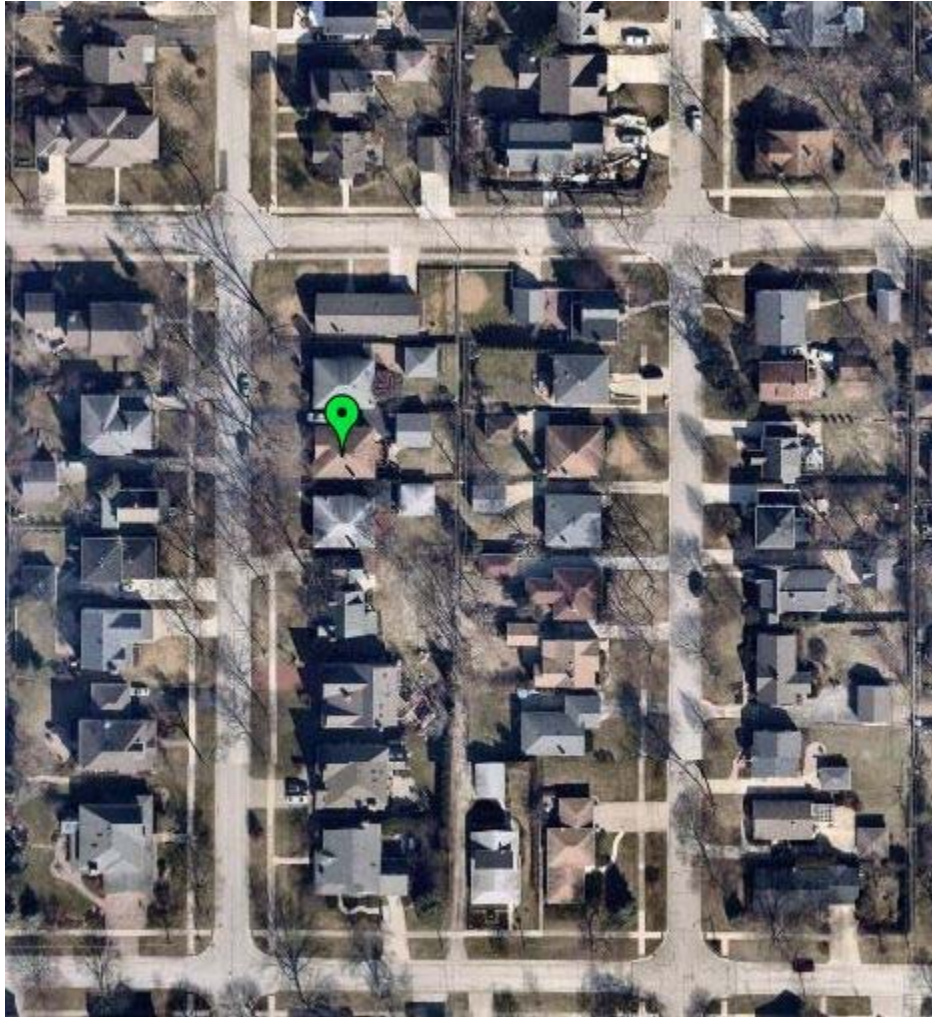
The petitioner proposes to construct a rear porch addition to their existing home. Due to the location of an existing generator, the porch can only be constructed in an area that is 8.5 feet from their existing detached garage where 10 feet is the minimum separation required by code. Therefore, the petitioner requests the following variation:

- A 1.5-foot variation from Chapter 28, Section 6.5-7a-iv. (Location of Accessory Structures) to allow a detached garage that is 8.5 feet from the principal structure where 10 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/25/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/25/17	
3. Letter that was Mailed	✓	9/25/17	
4. Photographs of Sign on Property	✓	9/25/17	

Photographs of Existing Structure



ZBA# 17-048
827 N Highland Ave- ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering



Submitted: September 26, 2017
Completed: September 29, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 1.5 ft variance to allow a detached garage that is 8.5 ft from the principal structure where 10 ft is required.

NOTE: The plans are for a covered porch addition to the rear of the home that would be 8.5 ft from the existing detached garage.

The Engineering Department has NO OBJECTION to the proposed variance provided the Building Department is satisfied for fire safety.





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Cecchi Residence

Project Address: 827 N Highland Ave

ZBA #: 17-048

Date: October 4, 2017

Derek:

I have reviewed the request for the variance to allow a detached garage to be within 8.5 feet instead of the required 10 feet from the principal structure and have no objection to the variance, on the following condition:

1. The walls and ceiling of the detached garage shall have 5/8-inch Type-X drywall installed. This information shall be on the permit application and drawings for the addition.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Cecchi Residence

Project Address: 827 N. Highland Ave.

ZBA #: 17-048

ZBA Hearing Date: October 16th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: September 26th, 2017

- A 1.5 foot variation from Chapter 28, Section 6.5-7a-iv. (Location of Accessory Structures) to allow a detached garage that is 8.5 feet from the principal structure where 10 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 Wednesday, October 4th, 2017.

From: Linda Cecchi [REDACTED]
Subject: Petition
Date: Sep 14, 2017, 11:34:46 AM
To: Linda Cecchi [REDACTED]

PETITION

NOW COMES the Petitioner Linda Cecchi being the owner of the property commonly known as 827 N. Highland Ave. and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.5-7a. ~~the~~, ^{iv.} Chapter 28, of the Arlington Heights Municipal Code, in order to REDUCE DISTANCE BETWEEN ATTACHED GARAGE AND PRINCIPAL STRUCTURE FROM 10' TO 8.5'.

I hereby state that the following hardship would exist if the variation were not granted:

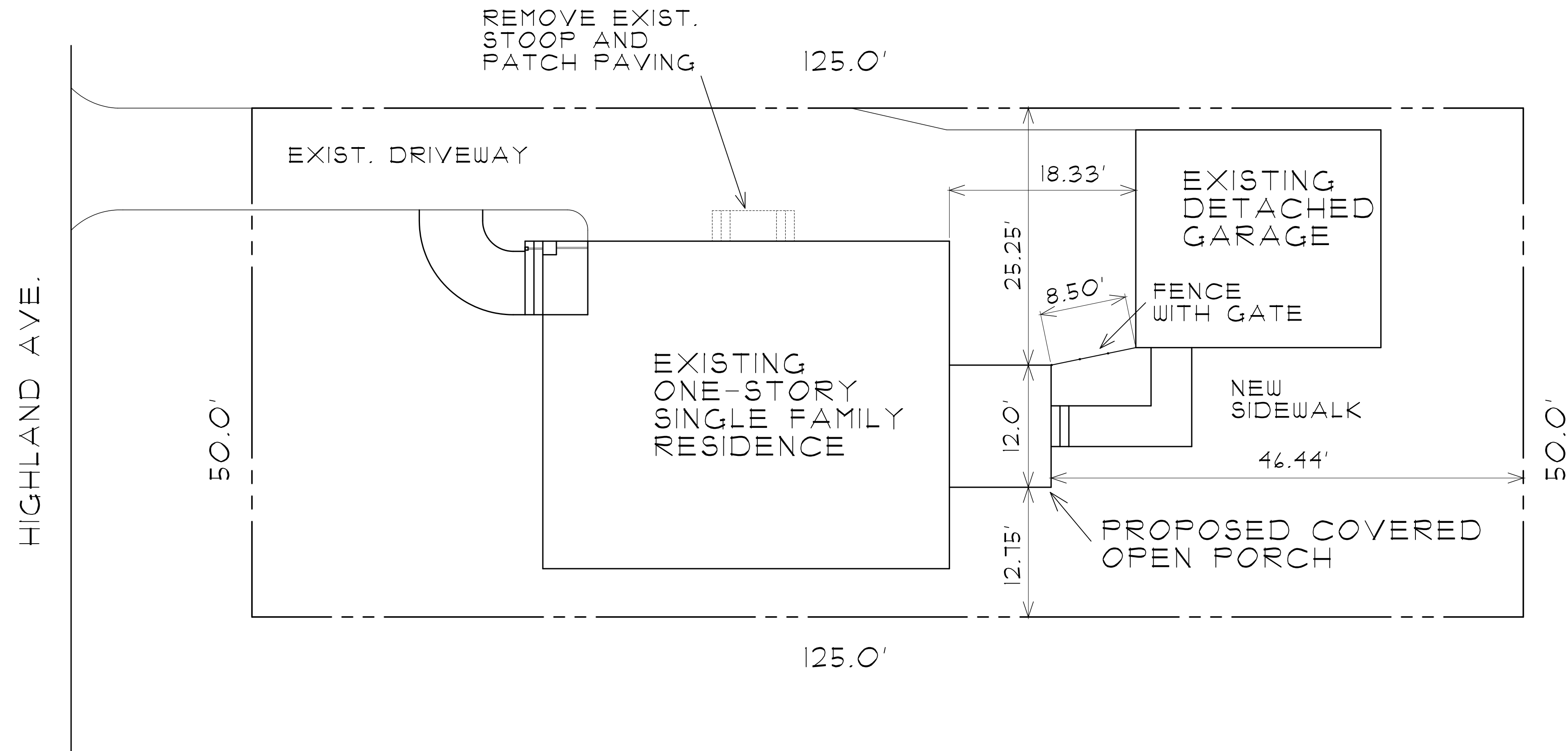
AN EXISTING PERMANENT GENERATOR PREVENTS MOVING THE PORCH ANY FURTHER SOUTH.

I hereby state that the following unique circumstances exist: THE EXISTING GARAGE WAS BUILT IN ITS CURRENT LOCATION BY OTHERS, SEVERLY LIMITING ANY ADDITION TO EAST.

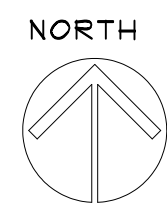
I hereby state that the variation, if granted, will not alter the essential character of the locality because: THE PORCH ADDITION IS UNOBTRUSIVE AND WILL NOT ALTER THE ESSENTIAL CHARACTER OF THE LOCALITY.

Signed: *Linda S. Cecchi*

Date: 9-14-17



SITE PLAN
SCALE 1/4" = 1'-0"



INDEX OF DRAWINGS	
SHEET	DESCRIPTION
G-1	SITE PLAN
A-1	CONSTRUCTION PLAN
A-2	EXTERIOR ELEVATIONS

PROPOSED COVERED
OPEN PORCH ADDITION

9-14-17 RELEASED FOR
SUBMITTAL TO ZBA

CECCHI
RESIDENCE

THOMAS
BUCKLEY
ARCHITECT

P.O. BOX 15624
HOFFMAN ESTATES, IL 60195
TEL. 847-310-9530 e-mail:
tom@thomasbuckleyarchitect.com

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

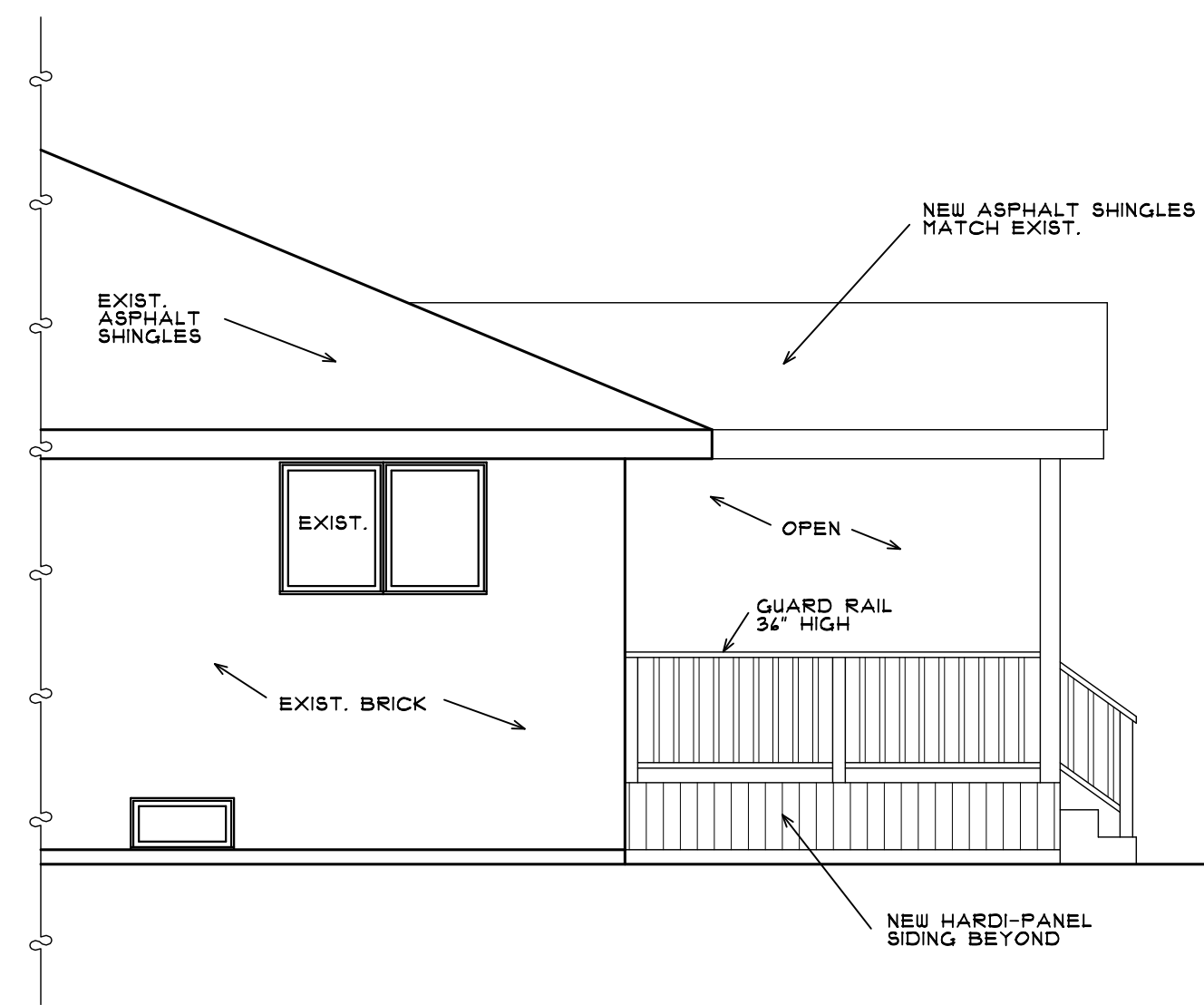
CERT. NO. 0000812
EXP. 1-30-18 DATE

821 HIGHLAND AVE.
ARLINGTON HEIGHTS

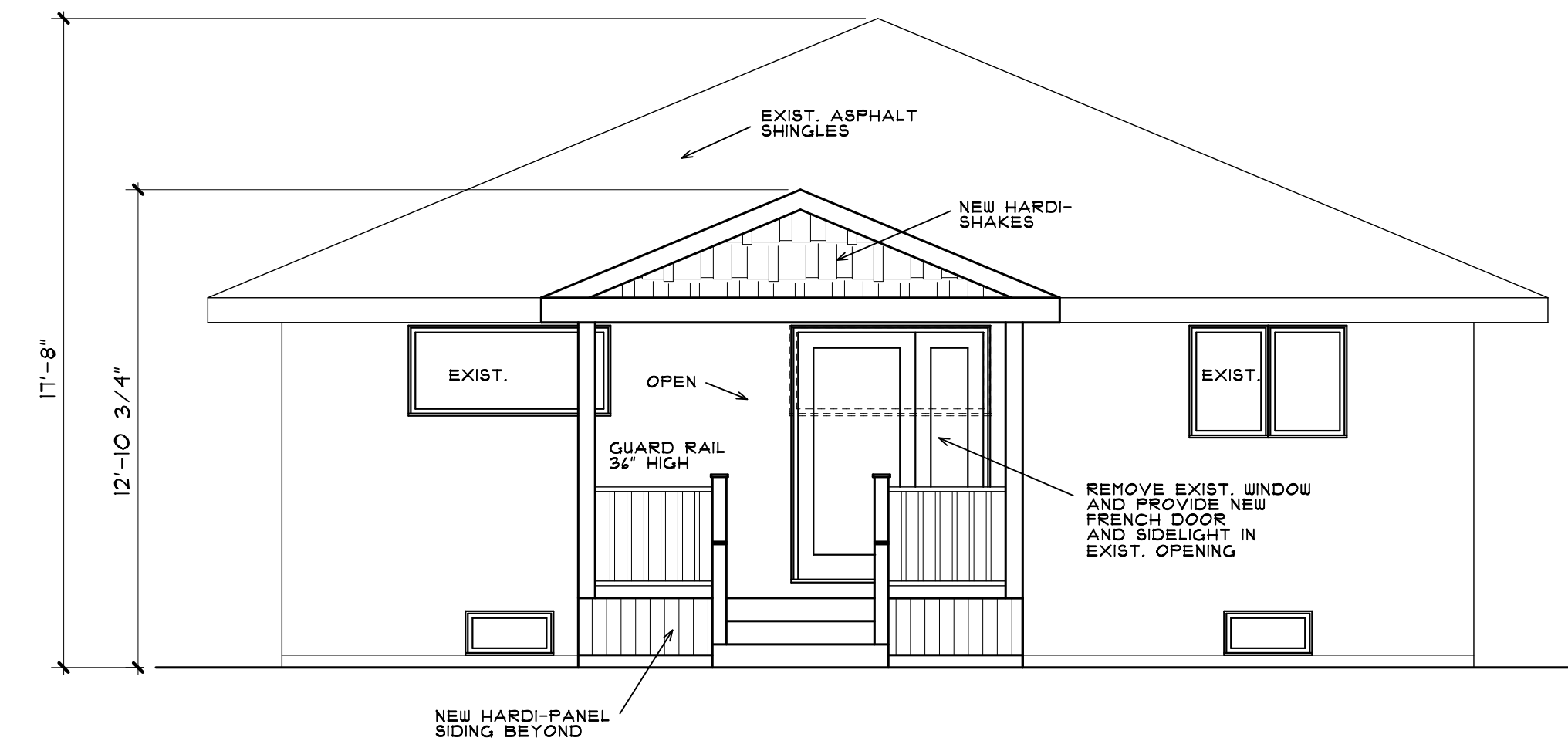
2017-064
TB

9-8-17

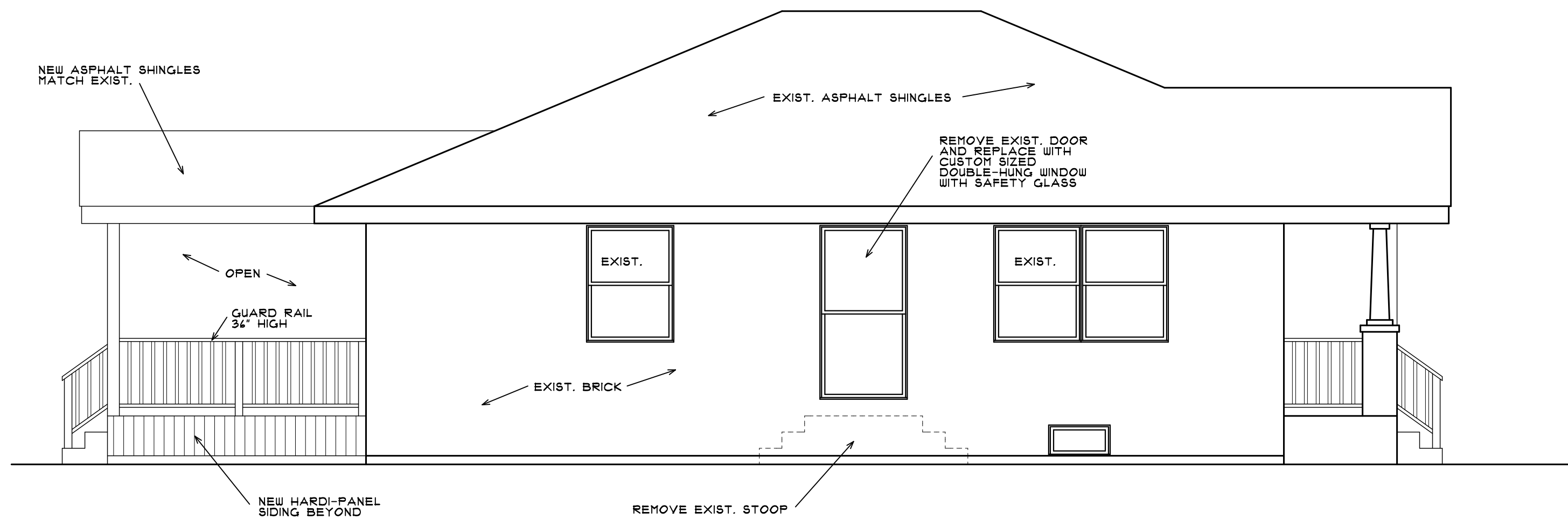
6-1
OF THREE



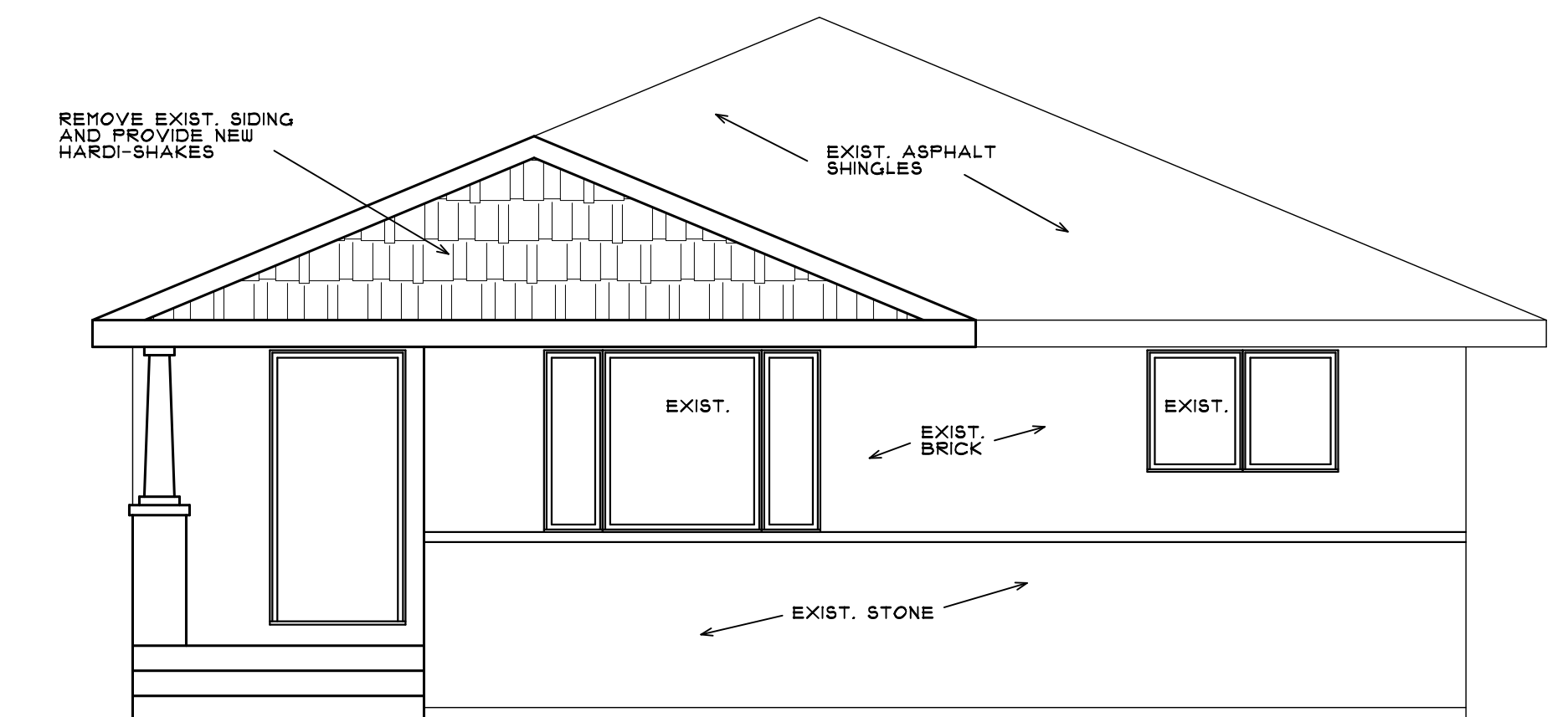
PARTIAL
SOUTH ELEVATION
SCALE 1/4" = 1'-0"



EAST ELEVATION
SCALE 1/4" = 1'-0"



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



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

PROPOSED COVERED
OPEN PORCH ADDITION

9-14-17 RELEASED FOR
SUBMITTAL TO ZBA

CECCHI
RESIDENCE

THOMAS
BUCKLEY
ARCHITECT

P.O. BOX 15624
HOFFMAN ESTATES, IL 60195
TEL. 847-310-8530 e-mail:
tom@thomasbuckleyarchitect.com

821 HIGHLAND AVE.
ARLINGTON HEIGHTS

2017-064
TB

9-8-17

A-2
OF THREE



Item: 626 W. Campbell St. - ZBA#17-049

Department: Planning & Community Development

REQUEST

A 5.0 foot variation from Chapter 28, Section 6.5-7a-iv. (Location of Accessory Structures) to allow a detached garage that is 5.0 feet from the principal structure where 10 feet is required.

ATTACHMENTS:

Description

Exhibits

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 16, 2017
Date Prepared: October 9, 2017
Project Title: Matzen Residence
Address: 626 W. Campbell St.

Background Information

Petition Number: ZBA #17-049
Petitioner: Ryan Matzen
Address: 626 W. Campbell St.
Arlington Heights, IL 60005
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

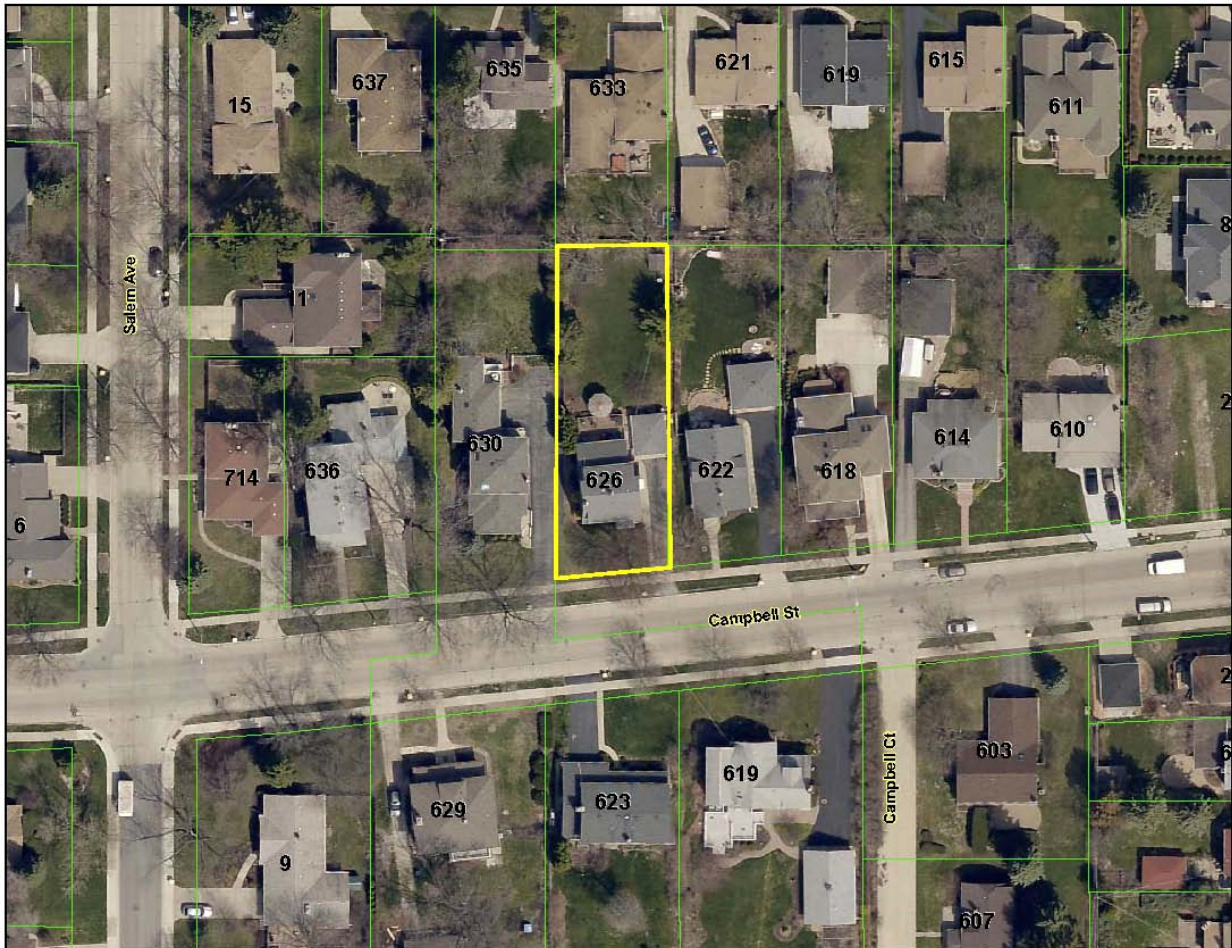
The subject site is zoned R-3, One Family Dwelling District and the property has a total land area of 10,357 square feet. The petitioner is proposing to construct an addition to the existing home and the proposed addition is within ten feet of the existing garage. Therefore, the petitioner requests the following variation:

- A 5.0 foot variation from Chapter 28, Section 6.5-7a-iv. (Location of Accessory Structures) to allow a detached garage that is 5.0 feet from the principal structure where 10 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three 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	✓	9/29/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/29/17	
3. Letter that was Mailed	✓	9/29/17	
4. Photographs of Sign on Property	✓	9/29/17	

Photographs of Existing Structure



ZBA# 17-049

626 W Campbell - ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering



Submitted: September 26, 2017

Completed: September 27, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 5 ft variance to allow a detached garage that is 5 ft from the principal structure where 10 ft is required.

NOTE: The existing home is 5 ft from the existing detached garage, and the plans are for a second story addition.

The Engineering Department has NO OBJECTION to the proposed variance provided the Building Department is satisfied for fire safety.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Matzen Residence

Project Address: 626 W Campbell Street

ZBA #: 17-049

Date: October 4, 2017

Derek:

I have reviewed the request for the variance to allow a detached garage to be within 5 feet instead of the required 10 feet from the principal structure and have no objection to the variance, on the following condition:

1. The walls and ceiling of the existing detached garage shall have 5/8-inch Type-X drywall installed, until the existing garage is demolished and the new garage is constructed.
2. The requirement to install the 5/8-inch Type-X drywall in the existing garage shall be indicated on the plans for the second floor addition.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Matzen Residence

Project Address: 626 W. Campbell Street.

ZBA #: 17-049

ZBA Hearing Date: October 16th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: September 26th, 2017

- A 5.0 foot variation from Chapter 28, Section 6.5-7a-iv. (Location of Accessory Structures) to allow a detached garage that is 5.0 feet from the principal structure where 10 feet is required.

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION IS VERY NICELY DESIGNED AND
WILL RECEIVE AN ADMINISTRATIVE DESIGN APPROVAL, PENDING
ZBA APPROVAL. - STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, October 4th, 2017.

PETITION

NOW COMES the Petitioner; Ryan Matzen

being the owner of the property commonly know as: 626 West Campbell

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

6.5-7,a,iv Chapter 28, of the Arlington Heights Municipal Code, in order to: Construct a second story addition over an existing one story structure that currently lies within 10' of an existing garage.

I hereby state that the following hardship would exist if the variation were not granted: The original investment in the home will not be justified if expanding the living space on the second floor is not able to be done in the manner anticipated and indicated in the attached documents.

I hereby state that the following unique circumstances exist: The proposed second story addition is anticipated to be on top of a first floor addition that is currently within 10' of the existing garage structure. The proposed addition will not be encroaching any further into the existing separation requirement. Also, this is the first phase of a two phase project where the existing garage is demolished and a new garage is build 18' away from the current first floor and new second story addition (see the attached documentation). The project as a whole was split into two parts due to budgetary constraints.

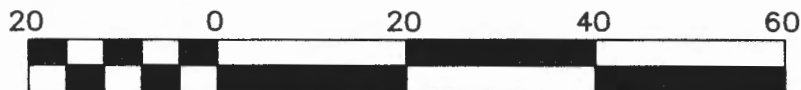
I hereby state that the variation, if granted, will not alter the essential character of the locality because: the existing footprint of the building is not expanded and the new second addition design incorporates the existing first floor into a building that is coherent with the existing, original home.

Signed: _____


Petitioner

Date: _____

9/14/17



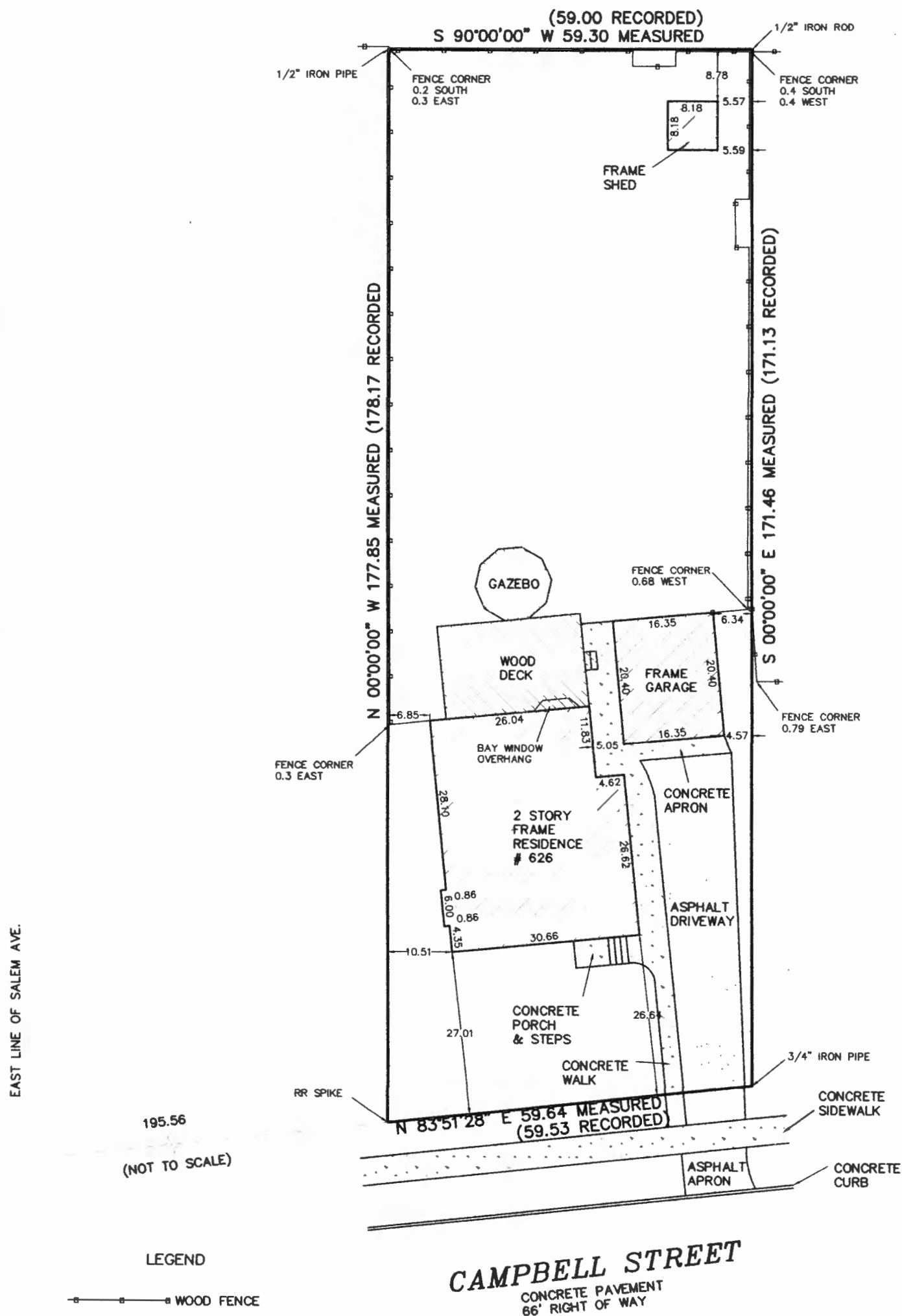
Scale 1" = 20'

PLAT OF SURVEY

OF

LOT 1 IN THE SUBDIVISION OF THE EAST 236.55 FEET OF THE WEST 458.33 FEET OF THAT PART LYING NORTH OF THE CENTER OF CAMPBELL AVENUE OF THE SOUTH 3/4 OF THE EAST HALF OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ASSUMED BASIS OF BEARING



CAMPBELL STREET
CONCRETE PAVEMENT
66' RIGHT OF WAY

LEGEND

— — — — — WOOD FENCE

MEASURED LOT AREA = 10,357 SQ. FT. (0.24 ACRES)

- * All dimensions shown are given in feet & decimal parts thereof
- * No angles or distances are to be assumed by scaling
- * Legal description, building lines and easements are taken from recorded subdivision plat and/or other available documentation. Refer to title policy, deed or local jurisdiction for building setbacks and easements not shown hereon and report any discrepancies.

Scale: 1"=20'
Order # 16-086
Address: 626 W. Campbell St.
Arlington Heights, IL 60005
P.I.N. 03-30-417-009
Ordered by: Rick Erickson

STATE OF ILLINOIS } ss.
COUNTY OF COOK }

I, Thomas R. Knauber, an Illinois Professional Land Surveyor do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey.

Thomas R. Knauber Illinois P.L.S. #035-003405
Dated: April 4, 2016
Field work completed: April 4, 2016
Professional Design Firm Lic. No. 184.005204
This professional service conforms to the current Illinois minimum standards for a boundary survey.

THIS SURVEY IS VALID ONLY WITH EMBOSSED SEAL

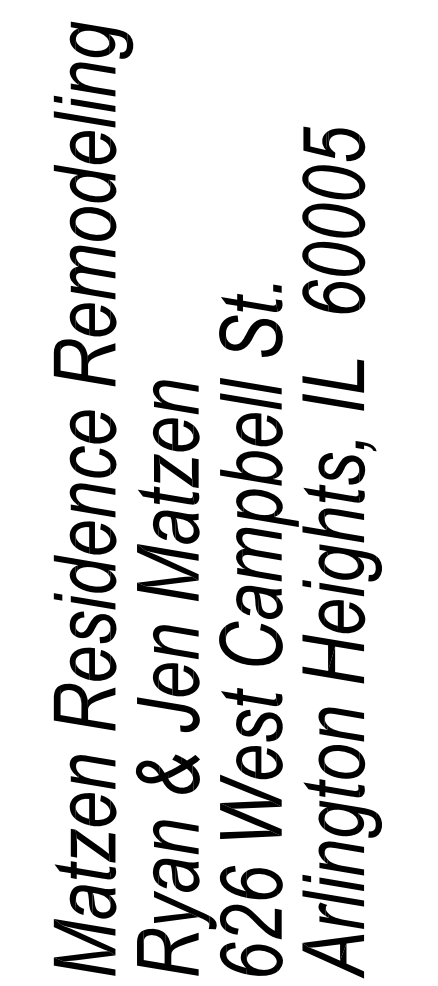


COPYRIGHT - 2016
drivearchitecture, ltd

FOR BIDDING ONLY - NOT FOR CONSTRUCTION

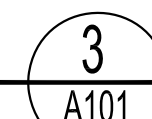
NEW WORK SHOWN SHADED. EXISTING SHOWN IN WHITE

Zoning District	R3		
Lot Area	10,357.00		
Existing Garage Footprint	327.00		
New Garage & Workshop Footprint	827.00		
Neat Add in Area	500.00		
Existing House Footprint	1,119.44		
Existing House Floor Area	1,920.00		
New Second Floor Addition Floor Area	319.00		
New House Floor Area Total	2,239.00		
Existing Impervious Surface	1,119.44	House	
	327.00	Garage	
	111.00	Gazebo	
	362.00	Deck	
	1,033.00	Drive & Walks	
	38.00	Front Porch	
	2,990.44	Total	
New Impervious Surface	1,119.44	House	
	827.00	Garage	
	111.00	Gazebo	
	326.00	Deck	
	1,573.00	Drive & Walks	
	38.00	Front Porch	
	3,994.44	Total	
Existing FAR	0.19		
New FAR	0.22	0.442	Allowed
Existing Impervios Surface	0.29		
New Impervious Surface	0.39	0.50	Allowed
Existing Building Lot Coverage	0.14		
New Building Lot Coverage	0.19	0.35	Allowed
Setbacks	Required	Existing	New
Front (South) House	25	27	No Change
Side (West) House	5.96	6.85	No Change
Side (East) House	5.96	18.55	No Change
Rear (North) Garage	30	91.5	53.66
Side (East) Garage	3	4.57	3

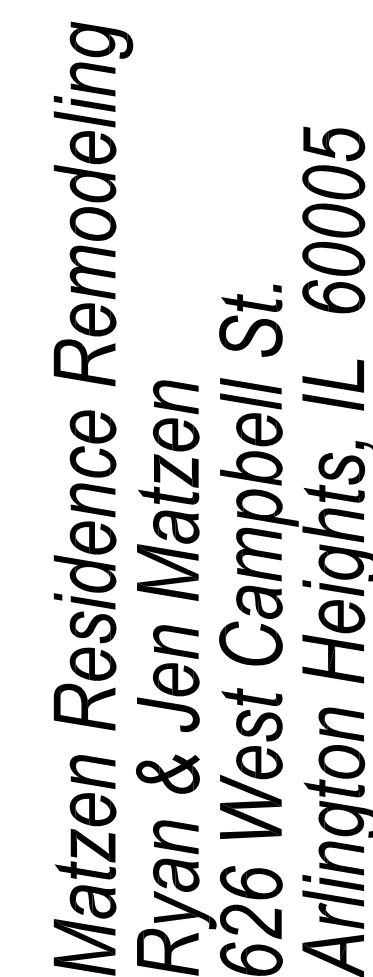


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A101



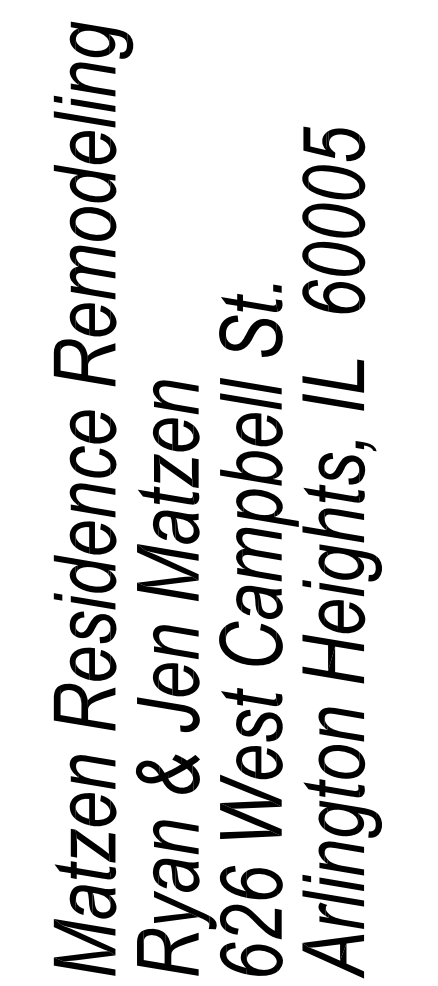
FOR BIDDING ONLY - NOT FOR CONSTRUCTION



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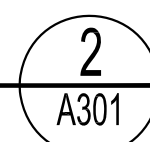
A300





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Item: 1628 N. Evergreen Ave. - ZBA#17-050

Department: Planning & Community Development

REQUEST

- A 6 foot, 4 inch variance from Chapter 28, Section 6.5-7 (Height of Accessory Structures) to allow a 21 foot, 4 inch tall detached garage where 15 feet is allowed.
- A 117 square foot variation from Chapter 28, Section 6.5-7a (Maximum Garage Size) to allow a detached garage with a size of 837 square feet where 720 square feet is the maximum allowed.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 16, 2017
Date Prepared: October 9, 2017
Project Title: Kicinski Residence
Address: 1628 N. Evergreen Ave.

Background Information

Petition Number: ZBA #17-050
Petitioner: Robert & Veronica Kicinski
Address: 1628 N. Evergreen Ave.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

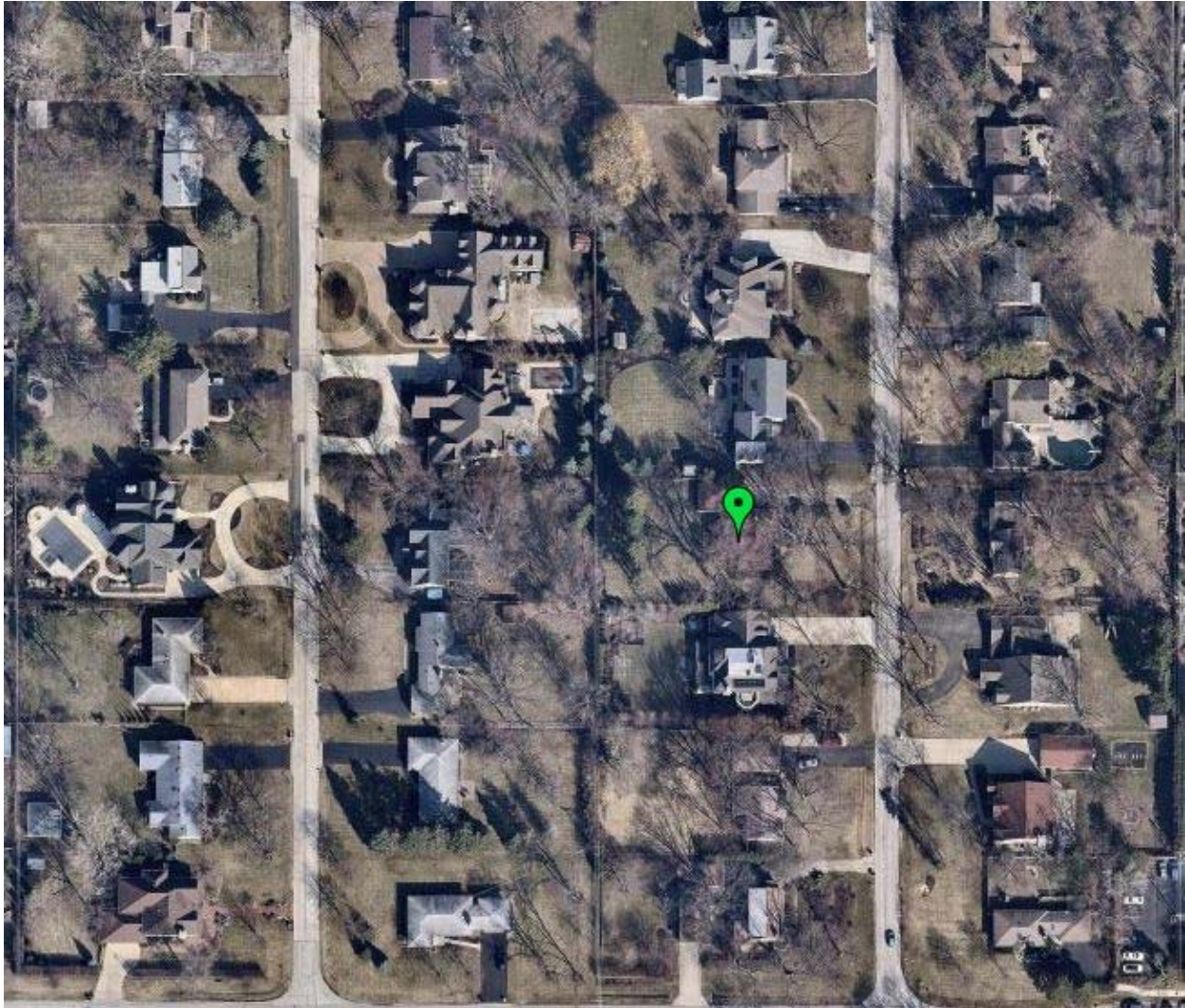
The petitioner wishes to construct a new two car detached garage at the rear of their home. The petitioner is proposing that the garage roof slope match the roof slope on the principle structure. However, this results in a detached garage with an overall height of 21 feet, 4 inches in height where 15 feet is the maximum allowed. Additionally, the garage will feature a covered porch to the side of a structure, resulting in a garage that is 837 square feet where 720 square feet is the maximum size permitted. Therefore, the petitioner requests the following variation:

- A 6 foot, 4 inch variance from Chapter 28, Section 6.5-7 (Height of Accessory Structures) to allow a 21 foot, 4 inch tall detached garage where 15 feet is allowed.
- A 117 square foot variation from Chapter 28, Section 6.5-7a (Maximum Garage Size) to allow a detached garage with a size of 837 square feet where 720 square feet is the maximum allowed.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three 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	✓	9/29/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/29/17	
3. Letter that was Mailed	✓	9/29/17	
4. Photographs of Sign on Property	✓	9/29/17	

Photographs of Existing Structure



ZBA# 17-050

1628 N Evergreen Ave- ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering



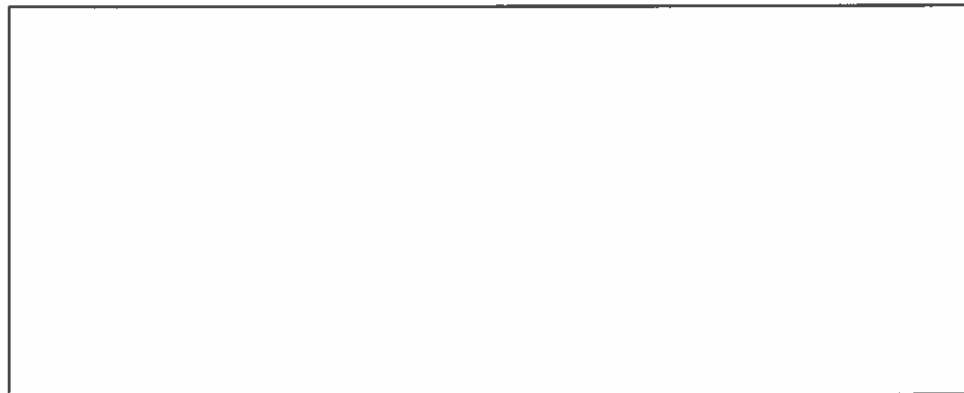
Submitted: September 26, 2017

Completed: September 27, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 6 ft, 4 inch variance to allow a 21 ft, 4 inch tall detached garage where 15 ft is allowed; and a 117 sq ft variance to allow a detached garage with a size of 837 sq ft where 720 sq ft is the maximum allowed.

The Engineering Department has NO OBJECTION to the proposed variances.





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Kicinski Residence

Project Address: 1628 N Evergreen Ave

ZBA #: 17-050

Date: October 4, 2017

Derek:

I have reviewed the request for the variance to allow a detached garage with a maximum roof height of 21 feet 4 inches where the maximum is 15 feet, and the request to allow a 837 square foot detached garage where the maximum allowed is 720 square feet and have no objection to the variance, with the following comment:

1. An accessory structure of light frame construction more than 600 square feet in size requires a full footing and foundation. A monolithic concrete pour with a thickened edge is not permitted. Section: 2009 IRC R403.1.4.1, Exception 1.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Kicinski Residence

Project Address: 1628 N. Evergreen Ave.

ZBA #: 17-050

ZBA Hearing Date: October 16th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: September 26th, 2017

- A 6 foot, 4 inch variance from Chapter 28, Section 6.5-7 (Height of Accessory Structures) to allow a 21 foot, 4 inch tall detached garage where 15 feet is allowed.
- A 117 square foot variation from Chapter 28, Section 6.5-7a (Maximum Garage Size) to allow a detached garage with a size of 837 square feet where 720 square feet is the maximum allowed.

Attached are the Petitioner's:

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

Comments: THE DESIGN DOES A NICE JOB OF MATCHING

THE HOUSE. NO OBJECTION.

-STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, October 4th, 2017.

PETITION

NOW COMES the Petitioner _____ Robert or Veronica S. Kicinski _____

being the owner of the property commonly know as: _____ 1628 N Evergreen Ave Arlington Hts IL 60004 _____

and appeals 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: _____

___ Ask for a variance of maximum height for the detached garage. Based on the Code, the allowable ___
___ height is 15 feet, the proposed height is 21 feet 4 inches. _____

I hereby state that the following hardship would exist if the variation were not granted: _____
___ the detached garage would not match the details of the principle residence. _____

I hereby state that the following unique circumstances exist: _____ the detached garage should _____
___ match the details of the principle residence. The detached garage will match the details of the rest _____
___ of the principle residence. _____

I hereby state that the variation, if granted, will not alter the essential character of the locality
because: _____ the detached garage will resemble to character of the principle residence, noting that the _____
___ attic space of the detached garage will solely be used as storage space. _____

SIGNED: _____

(Petitioner)

DATE: _____

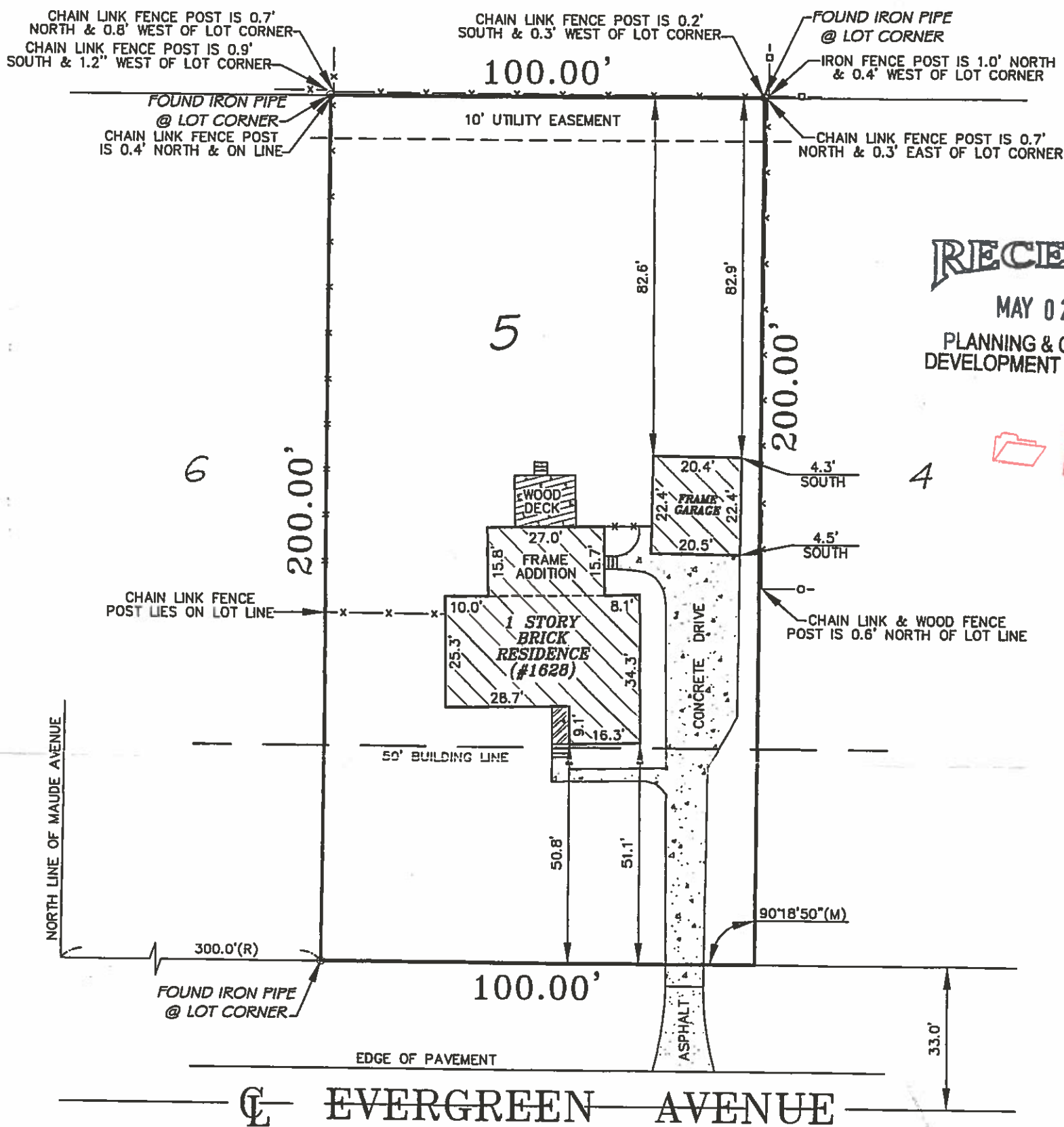
09/15/17

RECEIVED
SEP 15 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PLAT OF SURVEY

OF

LOT 5 IN BLOCK 2 IN ARLINGTON KNOLLS, BEING A SUBDIVISION OF THAT PART OF THE EAST HALF OF THE NORTHEAST QUARTER OF SECTION 19, AND PART OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 20, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



RECEIVED

MAY 02 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

FILE

LEGEND

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

AREA = 20,000 SQ. FT.
MORE OR LESS

PREPARED FOR: ADVANCED SURVEY, INC.

JOB ADDRESS: 1628 N. EVERGREEN AVE., ARLINGTON HEIGHTS, IL

SELLER/BUYER: PLIML REVOCABLE TRUST / KICINSKI

JOB NO.: 17-03-0003

NEKOLA SURVEY, INC.

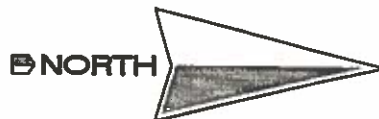
PROFESSIONAL LAND SURVEYING SERVICES

WWW.NEKOLASURVEY.COM

400 N. SCHMIDT RD., STE. 203

BOLINGBROOK, ILLINOIS 60440

(630) 226-1530 PHONE (630) 226-1430 FAX



SCALE: 30'



FIELD WORK COMPLETED ON THE 3RD DAY OF MARCH, 2017.

(STATE OF ILLINOIS)
(COUNTY OF WILL) SS

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

DATED THIS 6TH DAY OF MARCH, 2017.

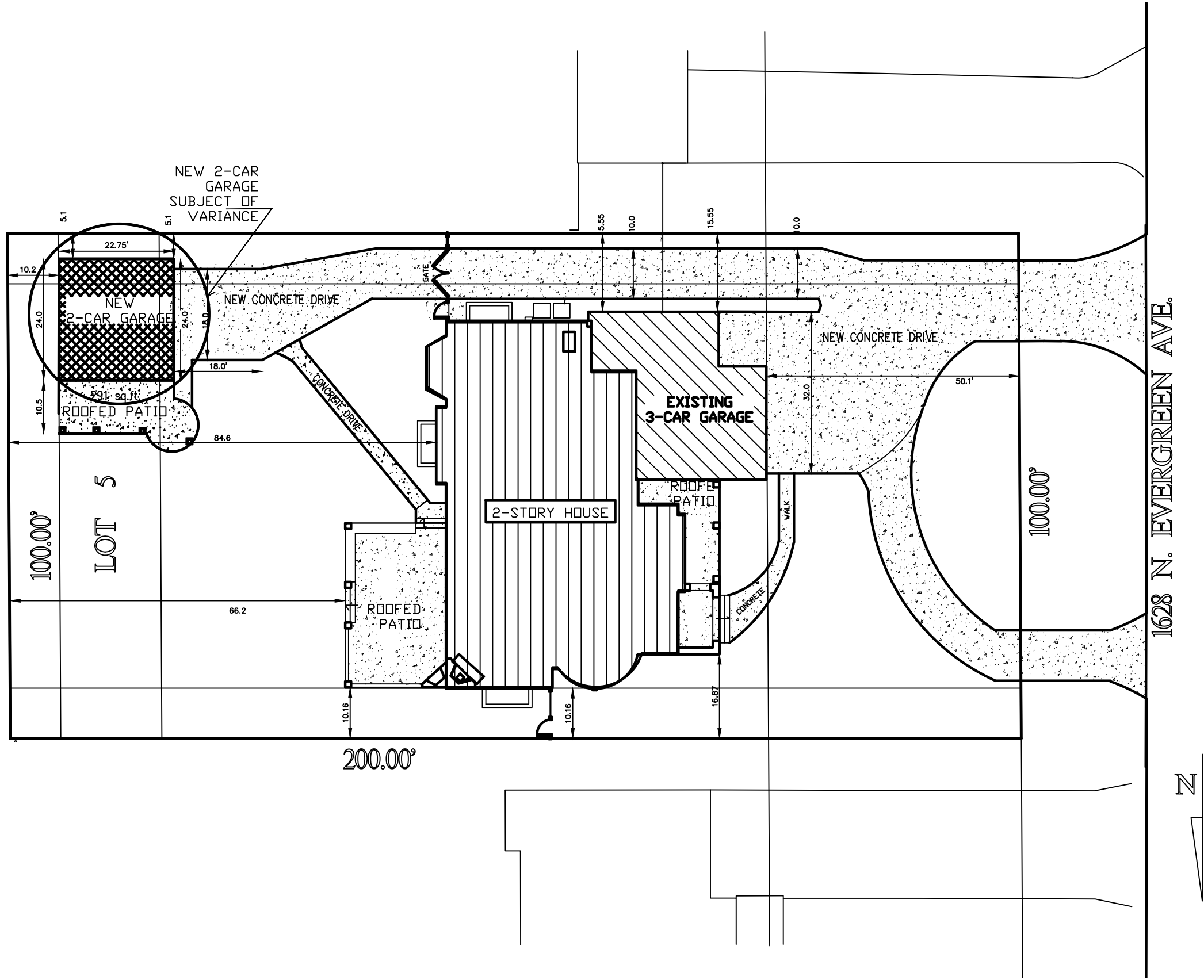
Wayne W. Nekola
PLS No. 2923

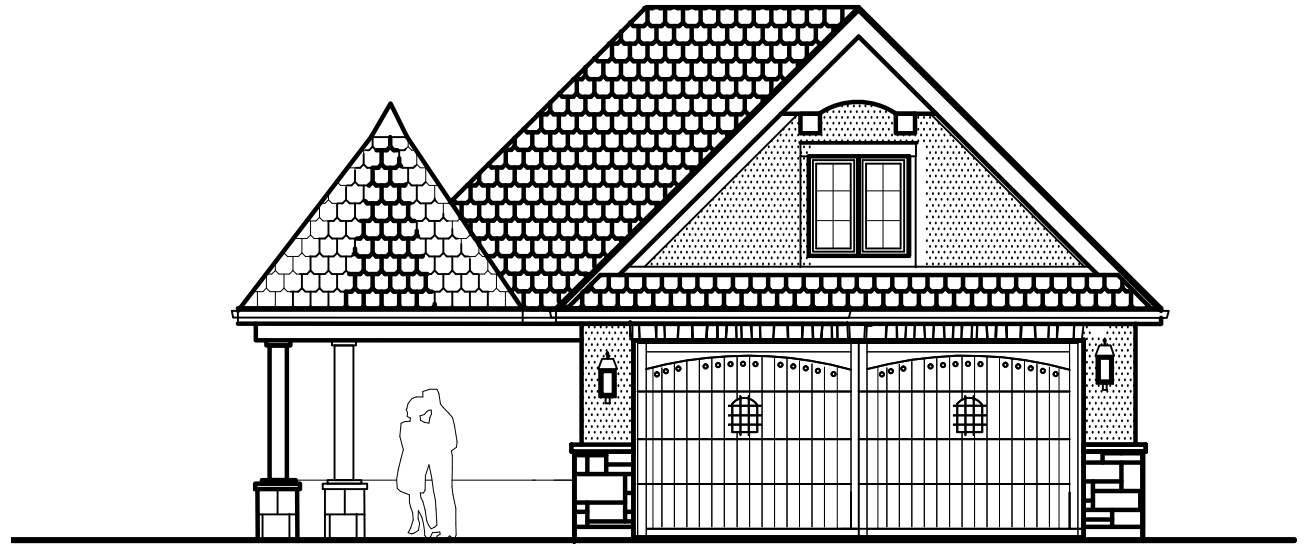
LICENSE RENEWAL DATE: 30 NOVEMBER 2018.

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

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

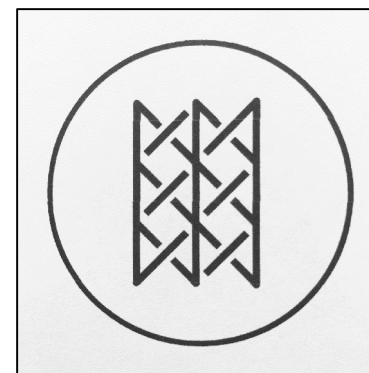
PROPOSED SITE PLAN





***NEW DETACHED 2 CAR GARAGE
AT 1628 N. EVERGREEN
ARLINGTON HEIGHTS ,IL.***

PREPARED BY:
BKArchitect



100 HIGGINS AVE. SUITE 205
PARK RIDGE IL. 60068

CELL 847 877 6255
PHONE 847 823 1801
bkbuiltdesign@gmail.com

CONNECTION WITH EXISITING BUILDING



PROPOSED GARAGE SOUTH ELEVATIONS

HOUSE SOUTH ELEVATIONS



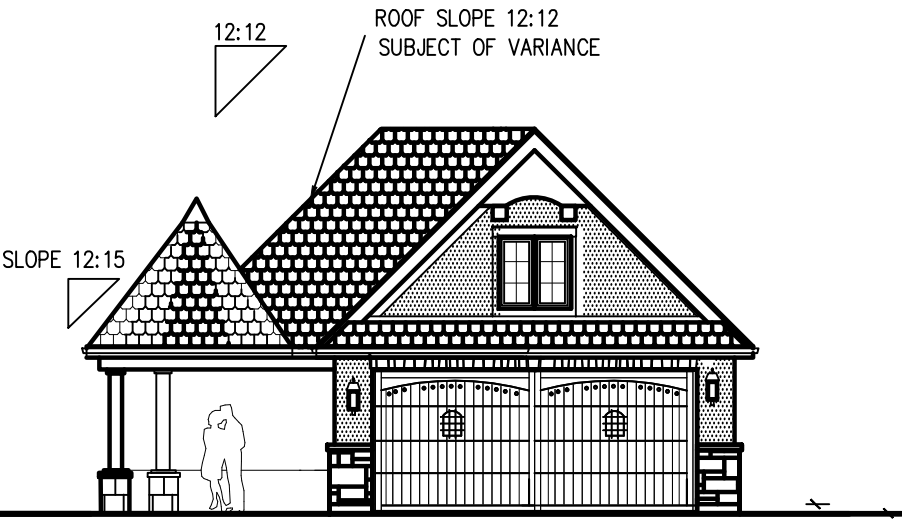
GARAGE SOUTH ELEVATIONS ALLOWED BY CODES

HOUSE SOUTH ELEVATIONS

CONNECTION WITH EXISITING BUILDING



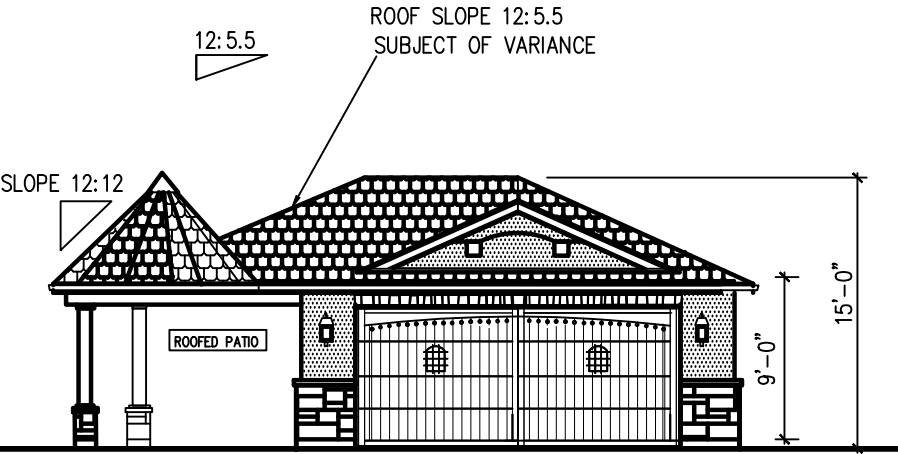
HOUSE EAST ELEVATIONS



PROPOSED GARAGE EAST ELEVATIONS



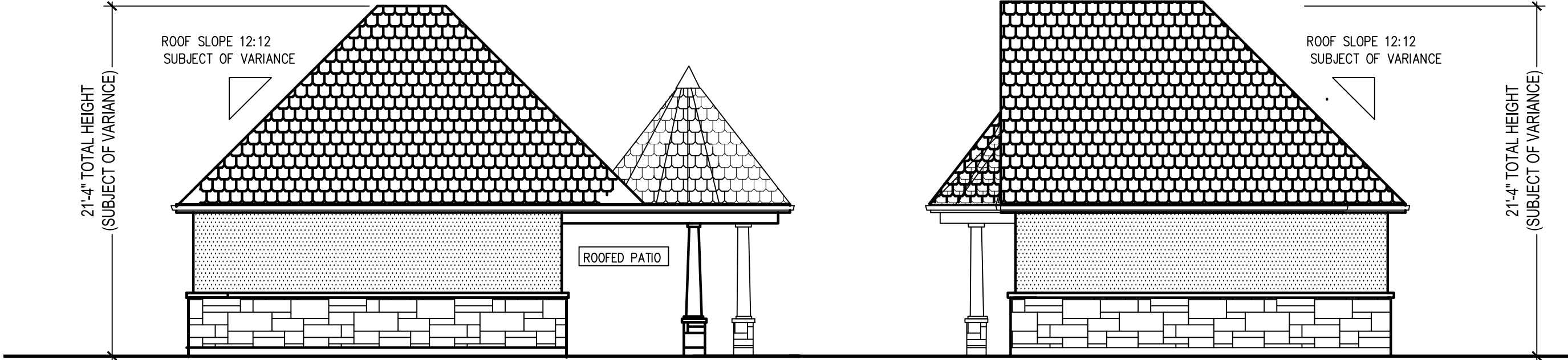
HOUSE EAST ELEVATIONS



GARAGE EAST ELEVATIONS ALLOWED BY CODES

PROPOSED GARAGE ELEVATIONS

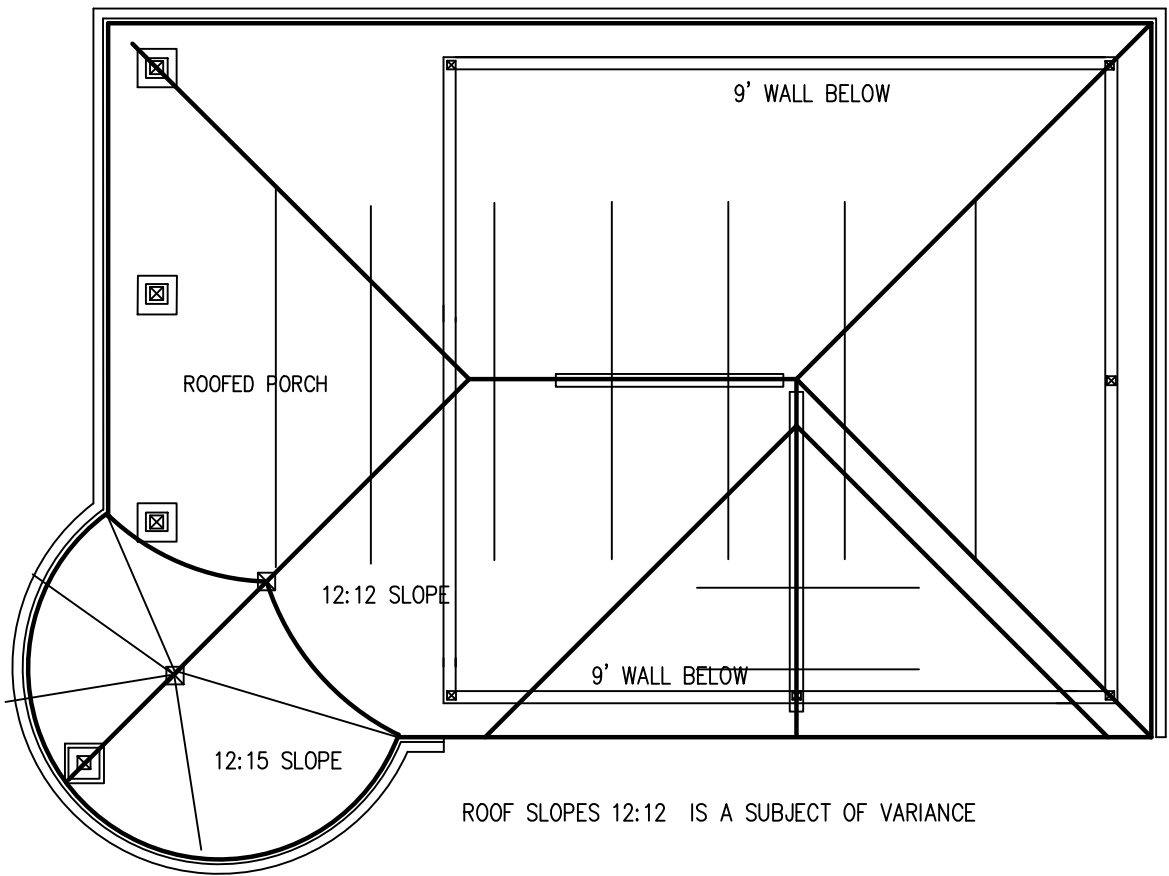
ALL EXTERIOR MATERIALS FOR PROPOSED GARAGE TO BE THE SAME AS USED FOR PRINCIPAL HOME (WHICH IS UNDERCONSTRUCTION)



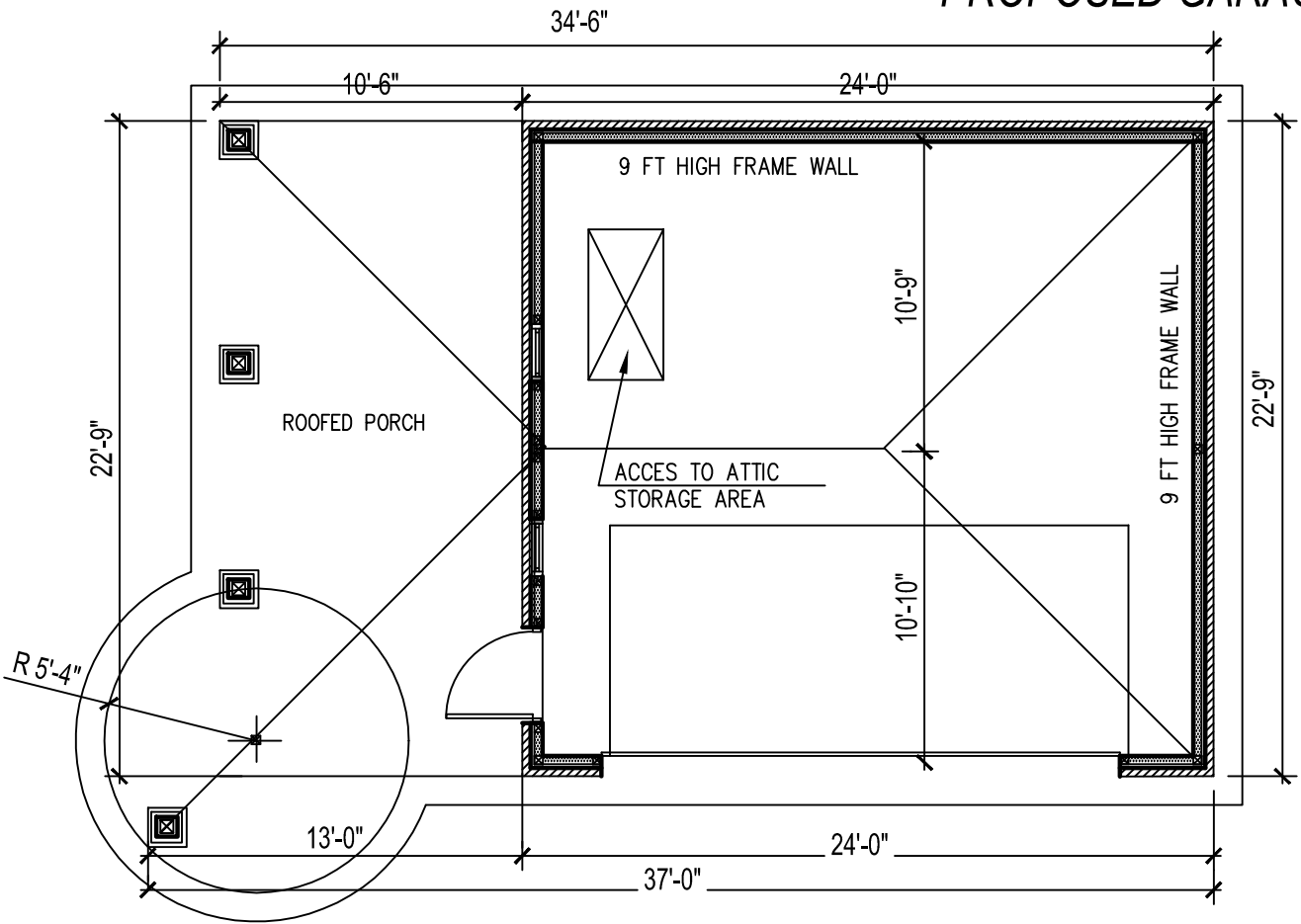
PROPOSED WEST GARAGE ELEVATION

PROPOSED NORTH GARAGE ELEVATION

PROPOSED GARAGE PLANS AND ELEVATIONS

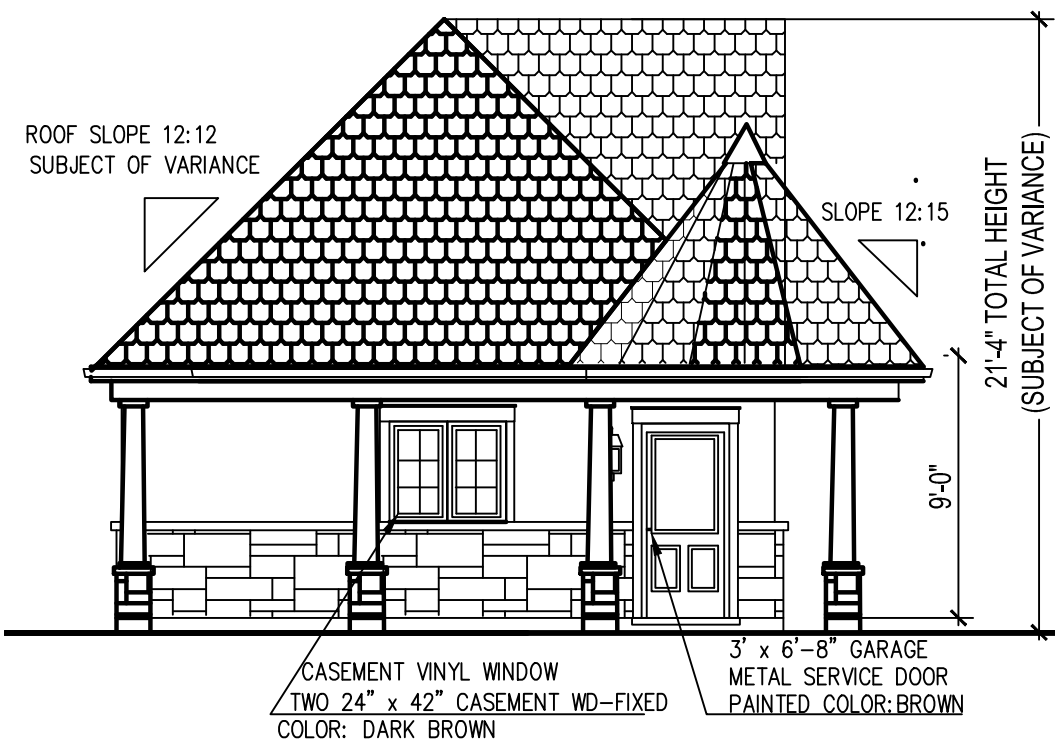


PROPOSED ROOF PLAN

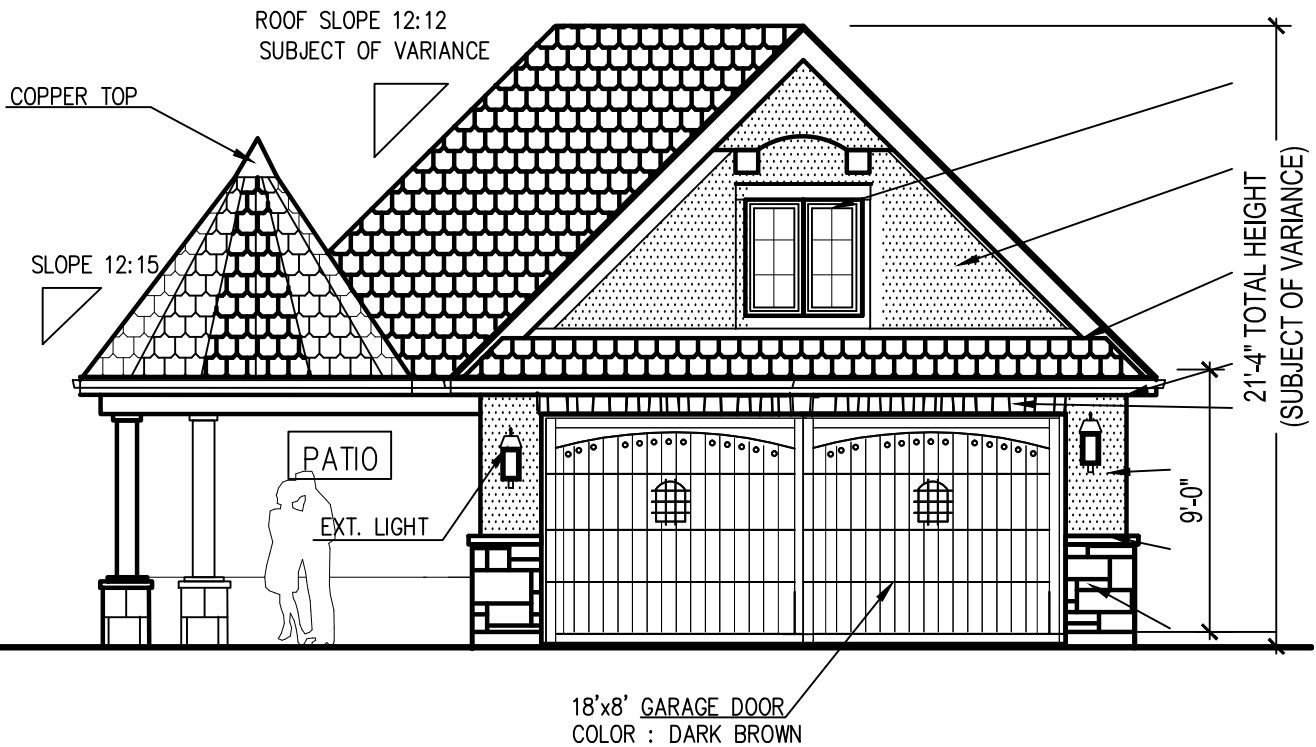


PROPOSED GARAGE FLOOR PLAN

ALL EXTERIOR MATERIALS FOR PROPOSED GARAGE TO BE THE SAME AS USED FOR PRINCIPAL HOME (WHICH IS UNDERCONSTRUCTION)



PROPOSED SOUTH GARAGE ELEVATION



PROPOSED EAST GARAGE ELEVATION

- CASEMENT VINYL WINDOW
- TWO 24" x 42" CASEMENT WD-FIXED
- COLOR: DARK BROWN
- CEM. STUCCO
- COLOR: LIGHT BEIGE
- DESIGNER
- ASPHALT SHINGLES
- COLOR: ROYAL SLATE
- ALUM. FASCIA, SOFFIT, GUTTERS D.S.
- COLOR :DARK BROWN
- 3/4"THICK STONE VENEER
- CEM. STUCCO
- COLOR: LIGHT BEIGE
- 3"CONTINUOUS CONCRETE SILL
- 4"NATURAL STONE VENEER
- COLOR : LIGHT GRAY

SIMILAR EXISTING OVERSIZE GARAGES IN NEIGHBORHOOD



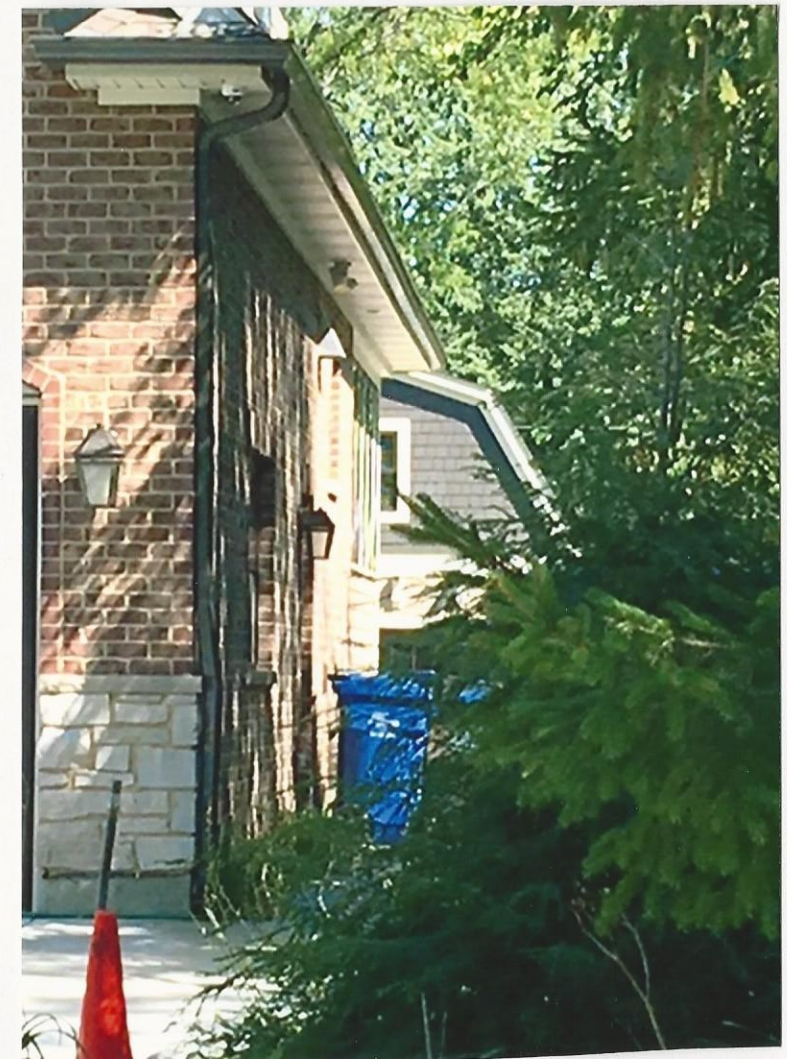
600N. BELMONT AVE.



1100 BLOCK OF OLIVE AVE.



638 N. DRYDEN AVE. # 1137 DRURY AVE.





Item: 1103 E. Euclid Ave. - ZBA#17-051

Department: Planning & Community Development

REQUEST

- A 589 square foot variance from Chapter 28, Section 6.5-7a (Maximum Size of Accessory Structures) to allow a 1,309 square foot garage where 720 square feet is allowed.
- A 4.5 foot variance from Chapter 28, Section 6.5-6 (Height of Accessory Structures) to allow a detached garage with a height of 19.5 feet where 15 feet is allowed.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 16, 2017
Date Prepared: October 9, 2017
Project Title: Duchek Residence
Address: 1103 E. Euclid Avenue

Background Information

Petition Number: ZBA #17-051
Petitioner: Paul Duchek
Address: 1103 E. Euclid Ave.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family Residential District

Requested Action/Background Information

The petitioner proposes to construct a two car garage addition to the rear of their existing two car garage. However, this will create a garage with a size of 1,309 square feet where 720 square feet is the maximum size allowed by code. Additionally, the petitioner wishes for the garage expansion to match the height of the existing structure, resulting in a garage with a height of 19.5 feet where 15 feet is the maximum height permitted. Therefore, the petitioner requests the following variations:

- A 589 square foot variance from Chapter 28, Section 6.5-7a (Maximum Size of Accessory Structures) to allow a 1,309 square foot garage where 720 square feet is allowed.
- A 4.5 foot variance from Chapter 28, Section 6.5-6 (Height of Accessory Structures) to allow a detached garage with a height of 19.5 feet where 15 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 property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three 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	✓	9/29/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/29/17	
3. Letter that was Mailed	✓	9/29/17	
4. Photographs of Sign on Property	✓	9/29/17	

Photographs of Existing Structure



ZBA# 17-051

1103 E Euclid Ave - ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering

JJM

Submitted: September 26, 2017

Completed: September 27, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 589 sq ft variance to allow a 1,309 sq ft garage where 720 sq ft is allowed; and a 4.5 ft variance to allow a detached garage with a height of 19.5 ft where 15 ft is allowed.

The Engineering Department has NO OBJECTION to the proposed variances.



**Village of Arlington Heights
Building & Life Safety Department**

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Duchek Residence

Project Address: 1103 E Euclid Ave

ZBA #: 17-051

Date: October 4, 2017

Derek:

I have reviewed the request for the variance to allow a 1,309 square foot detached garage where the maximum allowed is 720 square feet, and to allow a roof height of 19 feet 6 inches where the maximum is 15 feet, and have no objection to the variances.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Duchek Residence

Project Address: 1103 E. Euclid Ave.

ZBA #: 17-051

ZBA Hearing Date: October 16th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: September 26th, 2017

- A 589 square foot variance from Chapter 28, Section 6.5-7a (Maximum Size of Accessory Structures) to allow a 1,309 square foot garage where 720 square feet is allowed.
- A 4.5 foot variance from Chapter 28, Section 6.5-6 (Height of Accessory Structures) to allow a detached garage with a height of 19.5 feet where 15 feet is allowed.

Attached are the Petitioner's:

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

Comments: THE GARAGE DESIGN LACKS CHARACTER OF THE MAIN HOUSE,
DOUBLE-HUNG WINDOWS ARE RECOMMENDED IN LIEU OF SLIDING WINDOWS,
BUT GARAGE IS ON LARGE WOODED LOT SO NO OBJECTION.

Please review, comment, and return to me no later than Wednesday, October 4th, 2017.

-STEVE HAUZINGER, DESIGN PLANNER

Now comes the Petitioner Paul and Susan Duchek

Being the owners of the property commonly known as: 1103 E. Euclid, Arlington Heights, Illinois and appeals to the Zoning Board of Appeals in the Village of Arlington Heights for a variation from Section 6.5-7, Chapter 28, of the Arlington Heights Municipal Code.

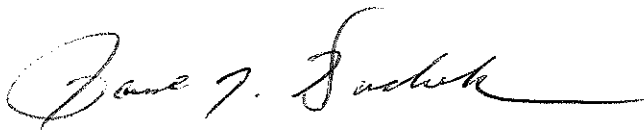
In order to build an additional 2 car garage to the rear of the current 2 car garage for a proposed 1309 square foot building. In addition, the maximum height of the garage will be 19.5 feet in lieu of the standard 15 foot height in order to match the existing ridge beam of the current building.

I hereby state that the following hardship would exist if the variation were not granted:

I am a builder/remodeler and do 95% of my work in Arlington Heights. Due to the amount of supplies and equipment that is necessary to perform my job I require a substantial amount of space to store my tools. The additional garage would mainly be used for the storage of these tools and trailers.

I hereby state that the following unique circumstances exist: The property is located on a very large 1.25 acre lot with the approximate dimensions of 165 frontage and 330 feet deep. The building to land ratio is quite small and the property would easily support the additional garage space.

I hereby state that the variation, if granted would not alter the essential character of the locality because it would be located behind the current garage and would largely be hidden from view from the street.

A handwritten signature in cursive script, reading "Paul J. Duchek". The signature is written in dark ink and is positioned above the printed name.

Paul J. Duchek

164.77:

1033, EUCLID AVE.
ARLINGTON HEIGHTS, IL

0000-



COPYRIGHT 2014 LINCOLNWAY ENGINEERING AND LAND SURVEYING LTD.

LINCOLNWAY

ENGINEERING AND LAND SURVEYING LTD.

DATE: 10-

10

SH

PLAT OF SURVEY

1033 EIGHTH AVENUE

PREPARED FOR:
TY. MARK WEIDMAN

GENERAL NOTES

- ALL WORK PERFORMED SHALL COMPLY WITH ALL APPLICABLE LOCAL AND STATE BUILDING CODES, ORDINANCES, REGULATIONS AND ALL OTHER AUTHORITIES HAVING JURISDICTION.
- CONTRACTORS SHALL VERIFY ALL EXISTING DIMENSIONS AND CONDITIONS ON THE JOB AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH WORK OR BE RESPONSIBLE FOR SAME.
- PROVIDE 2" MIN. WOOD FIRESTOPPING TO CUT OFF ALL CONCEALED DRAFT OPENINGS BETWEEN FLOORS AND ATTIC, PER IRC 2012.
- ALL COOKING AND HEATING DEVICES SHALL BE U.L. OR A.G. ASSOC. LABELED AND APPROVED OR EQUIVALENT.
- HOT AND COLD AIR DUCTS TO BE NON-COMBUSTIBLE MATERIAL.
- SILL SEALER UNDER ALL EXTERIOR WALLS.
- FURNACE ROOMS TO BE DRYWALLED AND TAPED PRIOR TO INSTALLATION OF FURNACE.
- HOLES MAY BE BORED THROUGH JOISTS MAXIMUM 2 1/2" DIA. WITH EDGES MINIMUM 2" FROM BOTTOM OR TOP OF JOISTS.
- ALL WOOD SILL PLATES BEARING ON CONCRETE SHALL BE PRESSURE-TREATED FOR ROT AND TERMITES.
- ALL GLAZING SHALL BE PER IRC/IRC REQUIREMENTS.
- ALL CONTRACTORS SHALL CARRY WORKMAN'S COMPENSATION; PUBLIC LIABILITY AND PROPERTY DAMAGE INSURANCE. THE OWNER SHALL MAINTAIN FIRE EXTENDED COVERAGE AND BUILDER'S RISK INSURANCE.
- PROVIDE 1/2" WATER-PROOF CEMENT BACKER BOARD IN TUB AND SHOWER WET WALLS WITH CERAMIC TILE.
- PROVIDE MIN. 3/8" UNDERLAYMENT BOARD UNDER FLOOR AREAS THAT ARE TO HAVE TILE.
- APPROVED JOIST HANGERS ARE REQUIRED AS CONNECTORS.
- ALL DUCTWORK IN UNHEATED SPACES TO BE INSULATED.
- TEMPERED GLASS REQUIRED ON WINDOWS AND DOORS PER 2012 IRC.
- PROVIDE 1 HOUR FIRE SEPERATION BETWEEN GARAGE AND LIVING AREAS.
- STAIRS, HANDRAILS, & GUARDRAILS TO COMPLY TO 2012 IRC.
- 1/2" GYP. BOARD ON ALL WALLS & CEILINGS UNLESS OTHERWISE NOTED.
- ALL WALLS AND CEILINGS TO RECEIVE 1 PRIMER COAT AND 2 FINISH COATS OF PAINT.
- ALL MANUFACTURED PRODUCTS AND MATERIALS TO BE INSTALLED PER MANUFACTURER'S SPECIFICATIONS. VERIFY WITH ALL APPLICABLE LOCAL CODES.
- 22. ALL CONSTRUCTION MATERIALS AND METHODS ARE TO BE FOLLOWED IN ACCORDANCE WITH THE REQUIREMENTS OF 2015 STATE OF ILLINOIS ENERGY CONSERVATION CODE (PUBLIC ACT 096-0776).**
- ALL CONSTRUCTION/DEMOLITION TO BE EXECUTED IN ACCORDANCE WITH THE EPA'S NATIONAL LEAD SAFE RENOVATION PROGRAM. INTERIOR AND EXTERIOR MATERIALS ARE TO BE TESTED FOR LEAD PRIOR TO DEMOLITION PHASE AND TEST RESULTS REPORTED TO OWNER.

GENERAL ELECTRICAL NOTES

- ELECTRIC PANEL LOCATION, 3'-0" CLEAR EACH SIDE, 4'-0" CLEAR AT FRONT AND 6'-6" MINIMUM HEADROOM INCLUDING PIPING.
- ALL CLOTHES CLOSETS, EXCEPT WALK-INS, SHALL HAVE RECESSED PULL CHAIN LIGHT FIXTURES. LIGHTING FIXTURES INSTALLED IN INSULATED JOIST SPACES SHALL BE PROTECTED BY ICT TYPE FIXTURES (INSULATED THERMAL PROTECTION).
- ALL OUTLETS OF KITCHEN MUST BE G.F.C.I. PROTECTED.
- EVERY ENTRANCE TO EVERY HABITABLE ROOM AND HALLWAY MUST HAVE AN ACCESSIBLE LIGHT SWITCH TO A PERMANENT LIGHT FIXTURE OR ELECTRICAL OUTLET PER 2011 NEC.
- ALL FIXTURES IN CLOTHES CLOSETS MUST CONFORM TO 2011 NEC.
- ALL PADDLE FAN INSTALLATIONS REQUIRE APPROVED TYPE CEILING BOXES.

GENERAL CONCRETE NOTES

- ALL FOOTINGS TO BE KEVED 4 INCHES INTO UNDISTURBED SOIL OR COMPACTED FILL AT 95% COMPACTION PER ASTM D-1557.
- ALL FOOTINGS TO BE DESIGNED FOR 3,000 PSF SOIL BEARING CAPACITY.
- ALL CONCRETE WORK SHALL BE IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
- ALL REINFORCING BARS ARE TO BE ASTM GRADE 40.
- ALL WELDED WIRE MESH ARE TO CONFORM TO ASTM #15-61T.
- ALL CONCRETE TO BE MIXED AND PLACED IN ACCORDANCE WITH ALL GOVERNING CODES AND ORDINANCES.
- PROTECT ALL CONCRETE FROM ADVERSE WEATHER.
- ALL EXPOSED CONCRETE TO HAVE 5% TO 7% AIR ENTRAINMENT.
- CONCRETE TO BE READY MIXED, 3,500 PSI (MIN.), 28 DAY STRENGTH (5 BAG MIX) TO BE POURED CONTINUOUSLY WHENEVER POSSIBLE.
- NO CONCRETE IS TO BE POURED INTO STANDING WATER OR ONTO FROZEN SUB-GRADE.
- INTERIOR FLATWORK TO RECEIVE SMOOTH STEEL TROWEL FINISH. EXTERIOR FLATWORK TO RECEIVE A BROOM FINISH ON ALL EXPOSED FACES.
- PROVIDE CONTROL JOINTS RADIATING OUT FROM ALL INTERIOR STEEL COLUMNS AND AS REQUIRED IN ALL LARGE POURS.
- PROVIDE ALL GRANULAR FILL UNDER EXTERIOR STOOPS.
- PROVIDE 4-#4 HOOKED RODS IN WALLS WHERE FOOTING ELEVATIONS ARE NOT CONTINUOUS.
- PROVIDE FIBERGLASS REINFORCED DAMPROOFING ON ALL FOUNDATION WALLS UNLESS OTHERWISE NOTED.
- CONTROL JOINTS TO BE A MIN. 25% OF DEPTH OF SLAB
- USE EXPANSION MATERIAL AT ALL FLOOR SLAB TO WALL CONNECTIONS.
- ALL EXTERIOR FLATWORK TO BE POURED ON MIN. 5" COMPACTED GRAVEL COMPACTED IN MAX. 3" LIFTS
- PROVIDE CONTROL JOINTS ON ANY FLOOR SLABS & PATIOS GREATER THAN 120 SQUARE FEET IN AREA.

STRUCTURAL NOTES

- DESIGN LIVE LOADS: FLOOR = 40 PSF
SLEEPING AREAS: FLOOR = 40 PSF
ATTICS: FLOOR = 20 PSF
ROOFS: = 30 PSF
- FRAMING LUMBER TO BE OF THE FOLLOWING GRADES:
STUDS: SPF, STANDARD OR BETTER
JOISTS AND RAFTERS: DF-L #2 OR BETTER
MINIMUM STRESSES: F(b) = 875 PSI, E = 1,400,000 PSI
- PROVIDE 2x12 HEADERS OVER ALL EXTERIOR OPENINGS UNLESS OTHERWISE NOTED.
- ALL INTERIOR BEARING WALLS TO BE 2x4 STUDS @ 16" O.C. UNLESS OTHERWISE NOTED.
- ALL JOISTS TO HAVE A MIN. 2" BEARING ON WOOD OR STEEL, MIN. 3 1/2" BEARING ON MASONRY.
- ALL LUMBER SHALL HAVE AN AVERAGE MOISTURE CONTENT OF NOT MORE THAN 19%.
- APPROVED JOIST HANGERS ARE REQUIRED AS CONNECTORS.

GENERAL EXCAVATION NOTES

- ALL WORK SHALL CONFORM WITH ALL LOCAL CODES AND ORDINANCES.
- THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR ESTABLISHING AND MAINTAINING EXCAVATION GRADES FROM A GRADE STAKE SHOWING TOP OF FOUNDATION ELEVATION. THIS GRADE STAKE SHALL BE OUTSIDE THE BUILDING AREA AND SHALL BE PROVIDED BY THE BUILDER.
- STRIP BLACK DIRT FROM BUILDING ZONE.
- MACHINE EXCAVATE TO AN ELEVATION 6 INCHES BELOW THE PROPOSED TOP OF FOOTING ELEVATION TO ALLOW FOR THE FINAL 4 INCHES TO BE KEVED INTO UNDISTURBED SOIL BY HAND BY OTHERS.
- ALL MATERIAL GENERATED FROM EXCAVATION SHALL BE SEPERATED INTO HOMOGENEOUS STOCKPILES.
- EXCAVATE AS REQUIRED TO PROVIDE 8 INCHES OF GRADE 9 STONE UNDER THE CMP CULVERT (IF ANY). INVERTS OF CULVERT SHALL CONFORM TO THE EXISTING FLOW LINE IN THE DITCHLINE, AND SHALL BE 18 INCHES (MIN.) BELOW THE CROWN ON THE ROAD. SUBCONTRACTOR SHALL CHECK FOR PROPER PITCH AND DEPTH PRIOR TO FILLING STONE OVER THE PIPE. INSTALLATION OF A DRIVEWAY WITH A HUMP OVER THE CULVERT PIPE SHALL BE PROHIBITED.
- PRESUMPTIVE SOIL BEARING CAPACITY IS 3,000 PSF ON UNDISTURBED SOIL. IF AT PLAN DEPTH A QUESTIONABLE SOIL CONDITION IS ENCOUNTERED, SUBCONTRACTOR SHALL CONSULT BUILDER OR BE RESPONSIBLE FOR ALL COSTS ASSOCIATED WITH EXCAVATING DEEPER THAN PLAN.
- NO EXCAVATIONS SHALL BE MADE WHOSE DEPTH BELOW THE FOOTING IS GREATER THAN 1/2 THE HORIZONTAL DISTANCE FROM THE NEAREST EDGE OF THAT FOOTING.
- ALL BACKFILL AT STOOPS, SLABS, STEPS AND PAVEMENTS SHALL BE CLEAN GRANULAR FILL. PLACE IN 8 INCH LAYERS AND COMPACT TO 95% MAXIMUM DRY DENSITY PER ASTM D-1557, OR PROVIDE ALL SELF-COMPACTING PEA GRAVEL MATERIAL.
- ALL SLABS ON GRADE SHALL BEAR ON MECHANICALLY COMPACTED CRUSHED STONE OR SELF-COMPACTING PEA GRAVEL CAPABLE OF SUPPORTING 1,000 PSF.
- BACKFILL SHALL BE BROUGHT UP EQUALLY ON EACH SIDE OF WALLS AND EQUALLY AROUND ALL SIDES OF THE BUILDING.
DO NOT BACKFILL UNTIL FOUNDATION WALLS HAVE ADEQUATELY CURED.
- ONLY RUBBER TIERED MACHINES MAY DRIVE ON EXISTING PAVEMENT AT STREET. LOADING AND UNLOADING OF METAL TRACK MACHINES SHALL BE MADE ON-SITE OR THE SUBCONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGES WHICH OCCUR.
- SUBCONTRACTOR AND/OR BUILDER SHALL CALL JULIE AT LEAST 48 HOURS PRIOR TO THE START OF ANY DIGGING OPERATIONS, OR BE HELD RESPONSIBLE FOR ANY LESS.
- ANY EXISTING FIELD TILES, WHETHER FLOWING OR NOT, SEVERED DURING THE EXCAVATION PHASE SHALL BE IMMEDIATELY MARKED SO AS TO ALLOW FOR PROPER RE-CONNECTION AROUND THE FOUNDATION IN CONFORMANCE WITH STATE DRAINAGE LAW.
- TAKE CARE WHEN DIGGING FOR FOOTINGS. THE USE OF ROCK UNDER THE FOOTINGS CAN FACILITATE WATER ACCUMULATION UNDER THE BASEMENT FLOOR SLAB 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 PREVENTIVE MEASURES TO PROTECT THE HOMEOWNER.

GENERAL STEEL NOTES

- STEEL WORK SHALL CONFORM TO THE CURRENT SPECIFICATIONS FOR THE DESIGN, FABRICATION AND ERECTION OF STRUCTURAL STEEL FOR BUILDINGS AS ADOPTED BY THE A.I.S.C.
- CONNECTIONS SHALL BE BOLTED OR WELDED. BOLTS SHALL CONFORM TO ASTM A325 AND BE 3/4 INCH DIAMETER UNLESS NOTED OTHERWISE.
- ALL STRUCTURAL STEEL SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATIONS A-36. STEEL FOR PIPE COLUMNS SHALL BE OF EQUIVALENT CAPACITY AND WELDABILITY TO ASTM SPECIFICATIONS A-501.
- ALL STEEL FLITCH PLATES SHALL BE IN ACCORDANCE WITH ASTM SPECIFICATIONS A-36, AND BE SHOP DRILLED FOR STAGGERED BOLTING.
- ALL STRUCTURAL STEEL BEAMS, COLUMNS, FLITCH PLATES, BOLTS AND SHIMS SHALL HAVE A SHOP APPLIED COAT OF RUST-INHIBITING PAINT.
- STEEL FABRICATOR TO SUPPLY ALL NECESSARY BOLTS, FLANGES, SEAT ANGLES AND SHIMS NECESSARY FOR PROPER INSTALLATION.
- STEEL BASEMENT COLUMNS SHALL REST ON STACKED STEEL SHIMS NOT TO EXCEED 2 INCHES IN HEIGHT. SETTING STEEL COLUMNS ON CHUNKS OF BRICK SHALL BE PROHIBITED.
- ALL HOLES IN ALL CONNECTIONS SHALL RECEIVE A BOLT AND NUT AND ALL NUTS SHALL BE FIRMLY TIGHTENED PRIOR TO IMPOSING LOADING FROM ABOVE. MIS-ALIGNED CONNECTIONS SHALL BE FIELD-DRILLED AS REQUIRED TO INSERT ALL BOLTS, OR BE FIELD-WELDED TO REPLACE SUCH BOLT(S).

PRESSURE TREATED MATERIALS

ALL HANGERS AND FASTENERS USED ON DECK TO BE SPECIFIED STAINLESS STEEL, G185, AND OR HOT DIPPED GALVANIZED FOR USE WITH ACO AND COPPER AZOLE TREATED LUMBER.

SPECIAL SAFETY NOTE

ALL CONTRACTORS, SUBCONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PRIOR AND DURING THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE SAFETY OF THEIR EMPLOYEES AS WELL AS OTHERS AND IN THE CARE OF THE PROPERTY. EACH AS REPRESENTATIVES OF THEIR EMPLOYEES SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK ARE SAFE AND MEET ALL REGULATIONS OF THE OCCUPATIONAL SAFETY HAZARD ACT OR OTHER GOVERNING REGULATIONS. THE BEGINNING OF WORK BY A CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE SATISFACTION CONCERNING SAFETY AND FULL RESPONSIBILITY FOR ACCIDENTS AND/OR DAMAGE. IF UNSATISFIED, THE CONTRACTOR OR SUBCONTRACTOR SHALL INDICATE THE ACTIONS AND/OR DEVICES NECESSARY TO RENDER THE JOB SITE SAFE. IF THE WORK OF OTHER PARTIES IS, UPON INSPECTION, FOUND AT ANY TIME TO BE UNSAFE, THE CONTRACTOR OR SUBCONTRACTOR SHALL IMMEDIATELY STOP ALL WORK AND NOTIFY THE GENERAL CONTRACTOR, ARCHITECT AND OWNER. THE BEGINNING OF WORK SHALL INDICATE ACKNOWLEDGEMENT AND ACCEPTANCE OF THESE REQUIREMENTS.

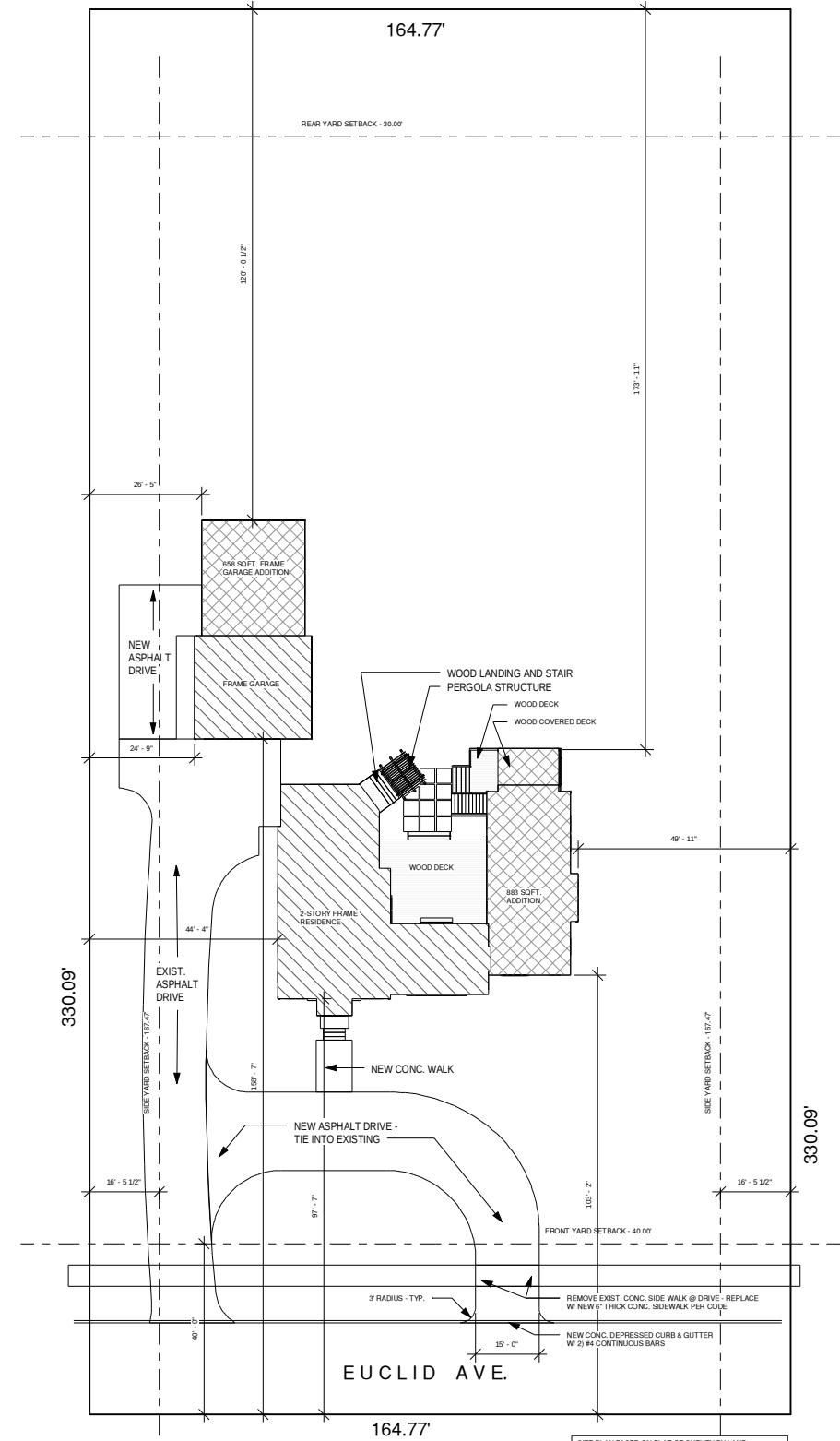
SPECIAL NOTICE

THE USE OF THESE PLANS TO OBTAIN A BUILDING PERMIT SHALL CONSTITUTE THE ACCEPTANCE AND APPROVAL OF ALL REQUIREMENTS CONTAINED THEREIN.
PLANS BASED ON ASSUMPTION OF ADEQUATE SOIL BEARING CAPACITY. OWNER IS RESPONSIBLE FOR PROVIDING A SOIL TEST BY AN APPROVED SOILS ENGINEER.

THE GENERAL CONTRACTOR SHALL BRING ALL ERRORS AND OMISSIONS WHICH MAY OCCUR IN THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.
THE GENERAL CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT THE WRITTEN APPROVAL OF THE ARCHITECT.

ALL SUBCONTRACTORS ARE RESPONSIBLE FOR VERIFYING ALL PRE-EXISTING SITE CONDITIONS PRIOR TO SUBMITTING PROPOSAL FOR NEW WORK.

GENERAL CONTRACTOR AND OWNER ARE RESPONSIBLE FOR ALLOWING ACCESS TO THE HOME FOR THIS TYPE OF INSPECTION BY THE SUBCONTRACTOR.



SITE PLAN

SCALE: 1" = 20'-0"

LIGHT AND VENT SCHEDULE					
ROOM	SQFT.	LIGHTING		VENTILATION	
		REQUIRED 8%	ACTUAL	REQUIRED 4%	ACTUAL
MASTER BEDROOM	401	32.08	84.32	16.04	62.42
MASTER BATHROOM	158	N/A	18.52	N/A	MECH. VENTED
LAUNDRY	48	N/A	---	N/A	---
BASEMENT	750	15.00 (2%)	17.01	7.50 (1%)	21.81

2015 IECC CODE COMPLIANCE

- PER SECTION 405 - SIMULATED PERFORMANCE
ALTERNATIVE

Economic Summary

Property
Paul and Sue Duchek
1103 E. Euclid Ave.
Arlington Heights, IL 60004
Form Addr
Duchek_Pam.slg

Organization
Builder
PAR Craft, Ltd.

Simple Payback(yrs)

First Year Savings(\$)

Heating 21
Cooling -7
Water Heating 0
Lights & Appliances 0
Photovoltaics 0
Service Charges 0
Total 14
First Year Cost 0
Net Saving 14

Assumptions

Improvement Cost (\$)

Interest Rate (%)

Loan Term (yrs)

0
5.4
30

Net Present Value of Savings (\$)

Heating -572
Cooling -185
Water Heating 0
Lights & Appliances 0
Photovoltaics 0
Service Charges 0
Total 388

Assumptions

Improvement Cost (\$)

Discount Rate (%)

Fuel Escalation Rate (%)

Improvement Life (yrs)

Deamperment (%)

0
4.5
4.2
30
10

Differences

From

Fiberglass Addn.

None

Uninsulated

Mechanical Equipment 1

Mechanical Equipment 2

Mechanical Equipment 3

Infiltration

Infiltr. Measure

Blower door test

Blower door test

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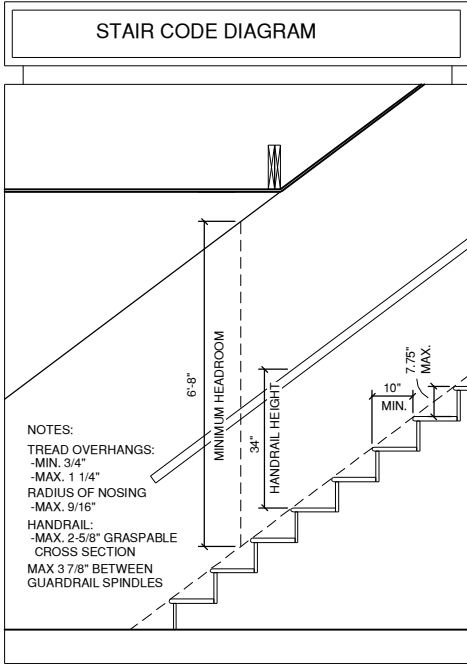
Blower door test

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STAIR CODE DIAGRAM



NOTES:
TREAD OVERHANGS:
-MIN. 3/4"
-MAX. 1 1/4"
RADIUS OF NOSING
-MAX. 9/16"
HANDRAIL:
-MAX. 2-5/8" GRASPABLE
CROSS SECTION
MAX 3 7/8" BETWEEN
GUARDRAIL SPINDLES

SHEET INDEX

SHEET NUMBER	DESCRIPTION
T1	SITE PLAN, GENERAL NOTES, CODE COMPLIANCE, IECC CODE COMPLIANCE, LIGHT & VENT SCHEDULE, SHEET INDEX
D1	DEMOLITION PLAN, DEMOLITION ELEVATIONS
A1	FOUNDATION PLAN, FIRST FLOOR PLAN, DETAIL SECTION, WALL SECTION
A2	ROOF PLAN, BUILDING SECTIONS, DETAIL SECTIONS
A3	NORTH ELEVATION, WEST ELEVATION, BUILDING SECTION
A4	SOUTH ELEVATION, BUILDING SECTION, WALL SECTION, DETAIL SECTION
A5	GARAGE FLOOR PLAN AND ELEVATIONS, GARAGE SECTION
M1	ELECTRICAL PLAN, PLUMBING RISER DIAGRAMS



ARCHITECTS

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

www.parcraft.com

Illinois Design Firm Registration:
184.007356

RESIDENTIAL
ADDITION AND
REMODEL FOR:

PAUL & SUE
DUCHEK

1103 E. EUCLID AVE.
ARLINGTON HEIGHTS, IL

ISSUE	DATE
PRELIMINARY	11/10/16
DESIGN DEV.	2/16/17
PERMIT SET	8/1/17

DRAWN BY: ES

CHECKED BY: PAR

SIGNATURE:.

DATE: 8/1/17

EXPIRES: 11/30/18

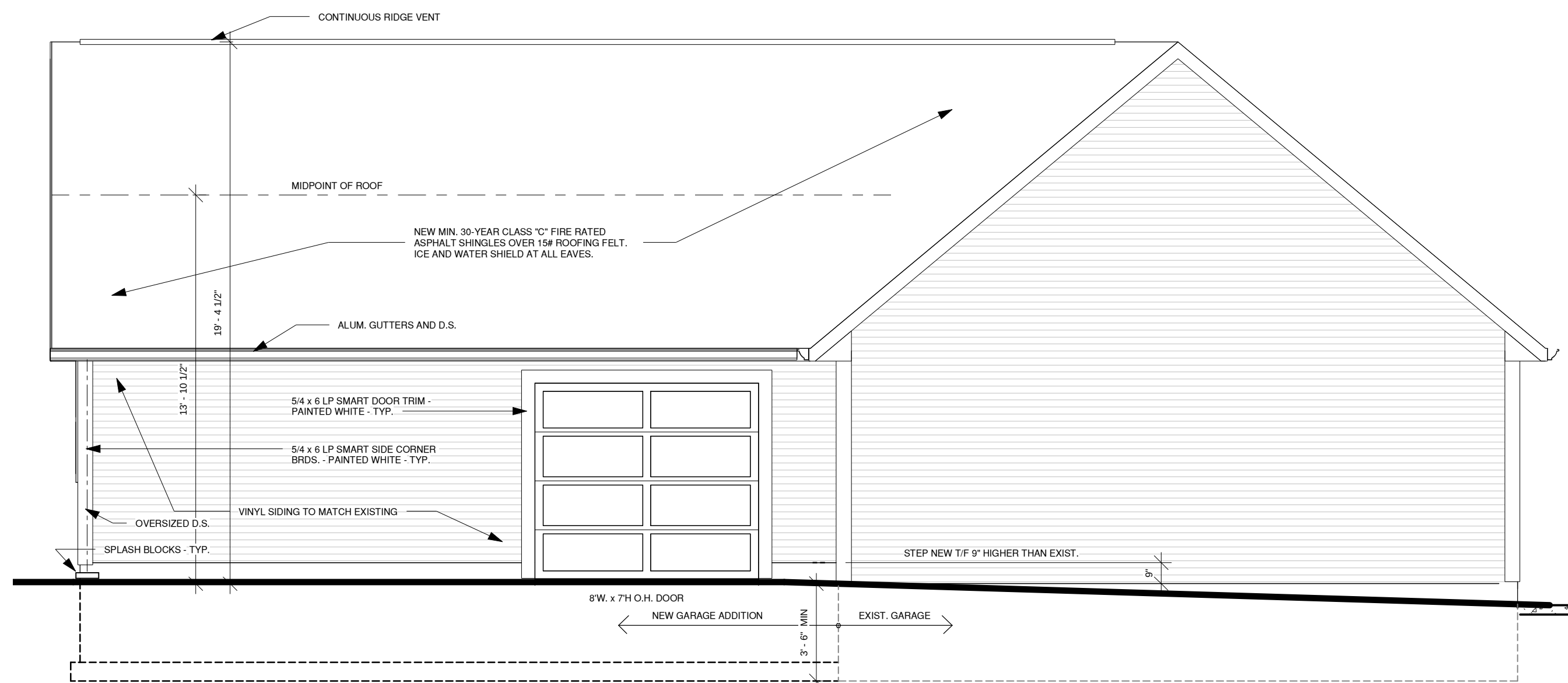
JOB NO.: DUCHEK

SHEET:

T1

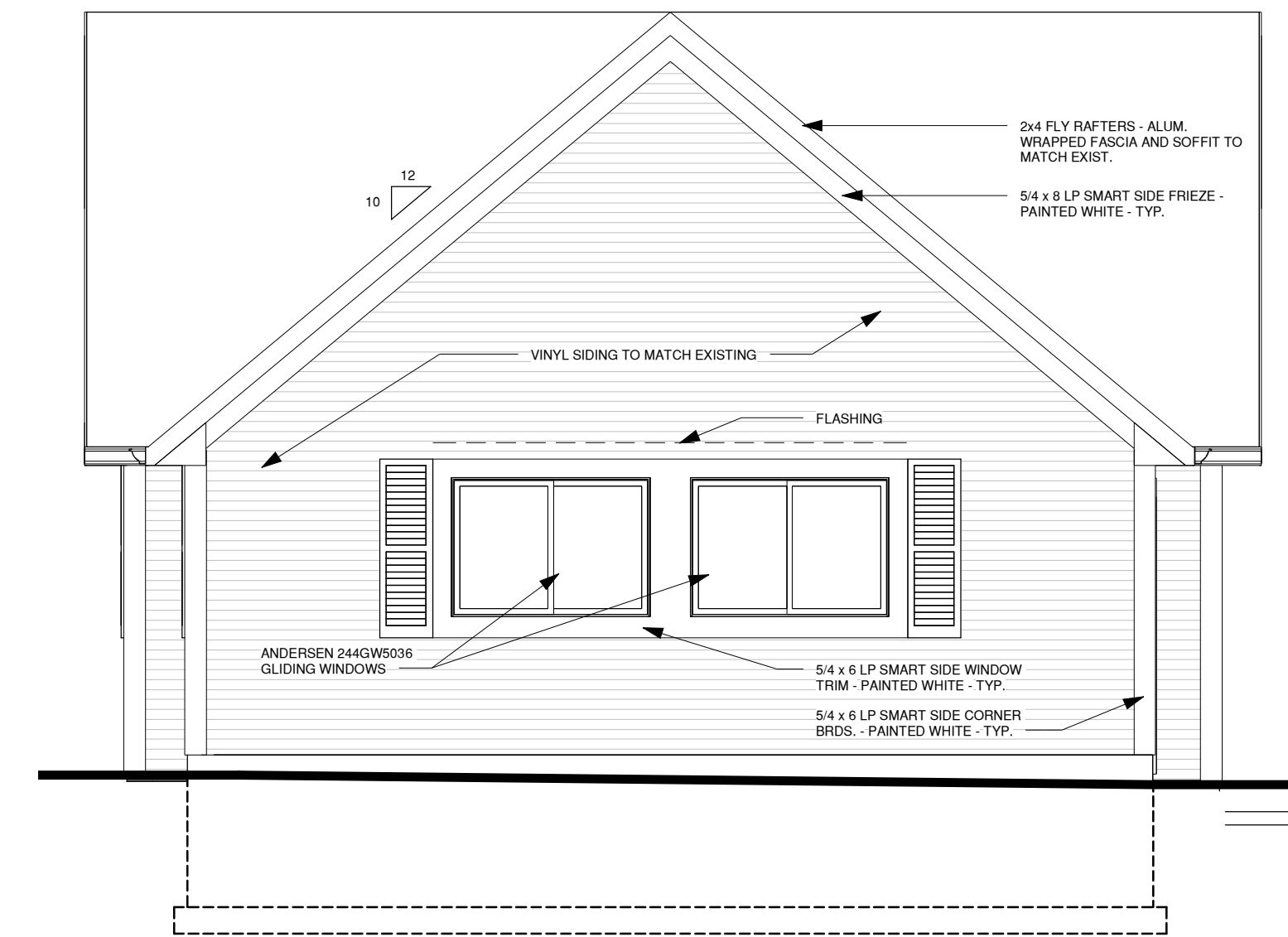
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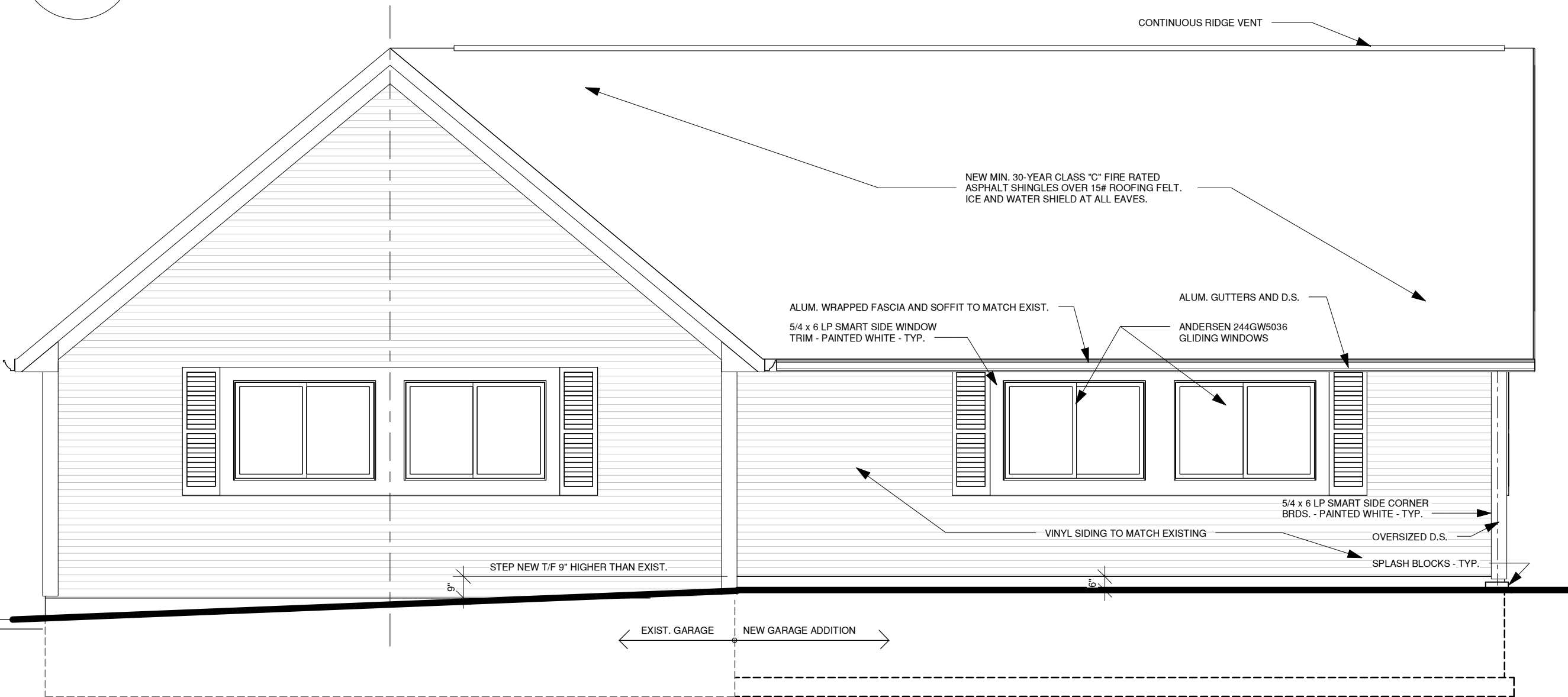
EAST ELEVATION - garage

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



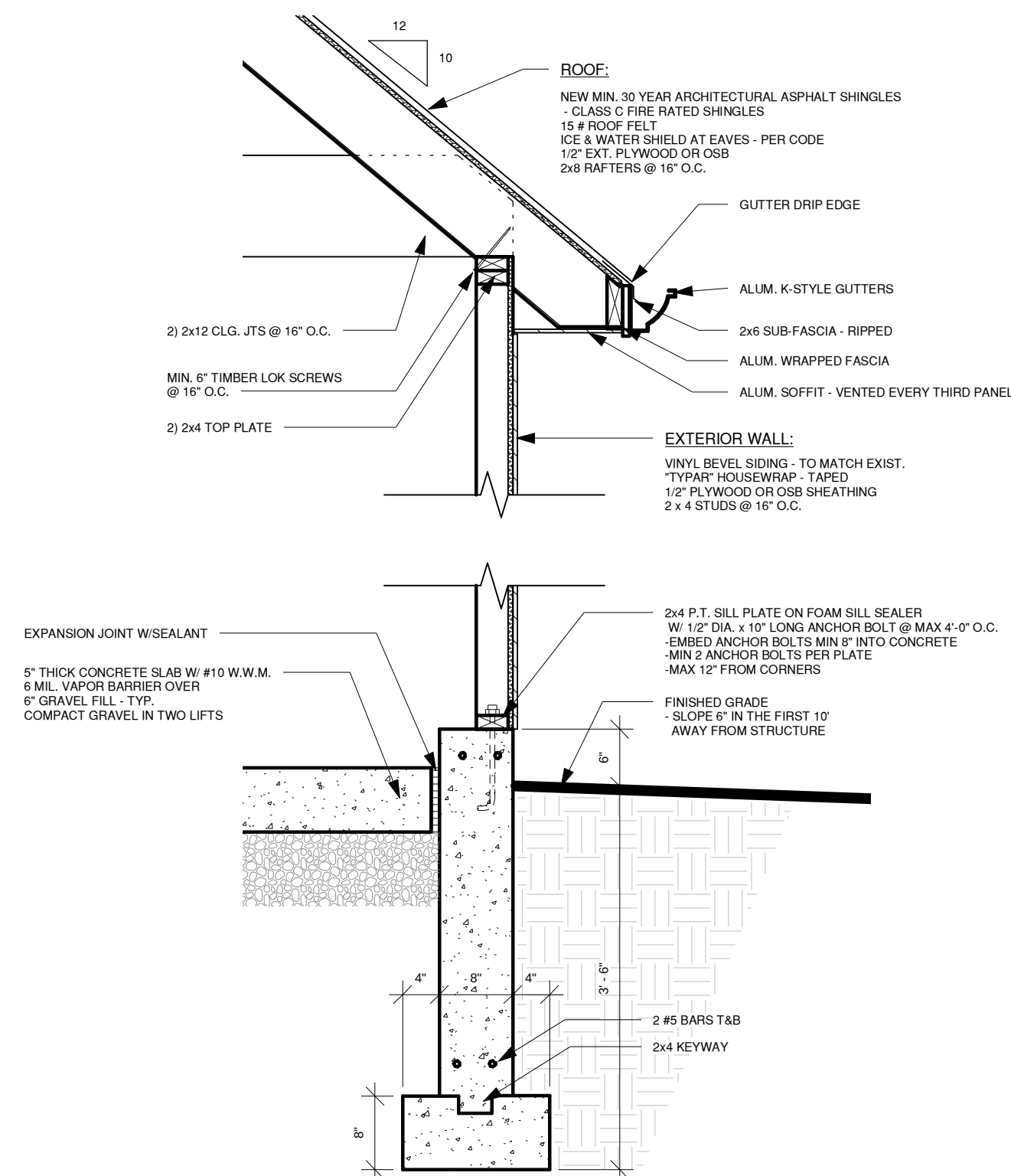
SOUTH ELEVATION - garage

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



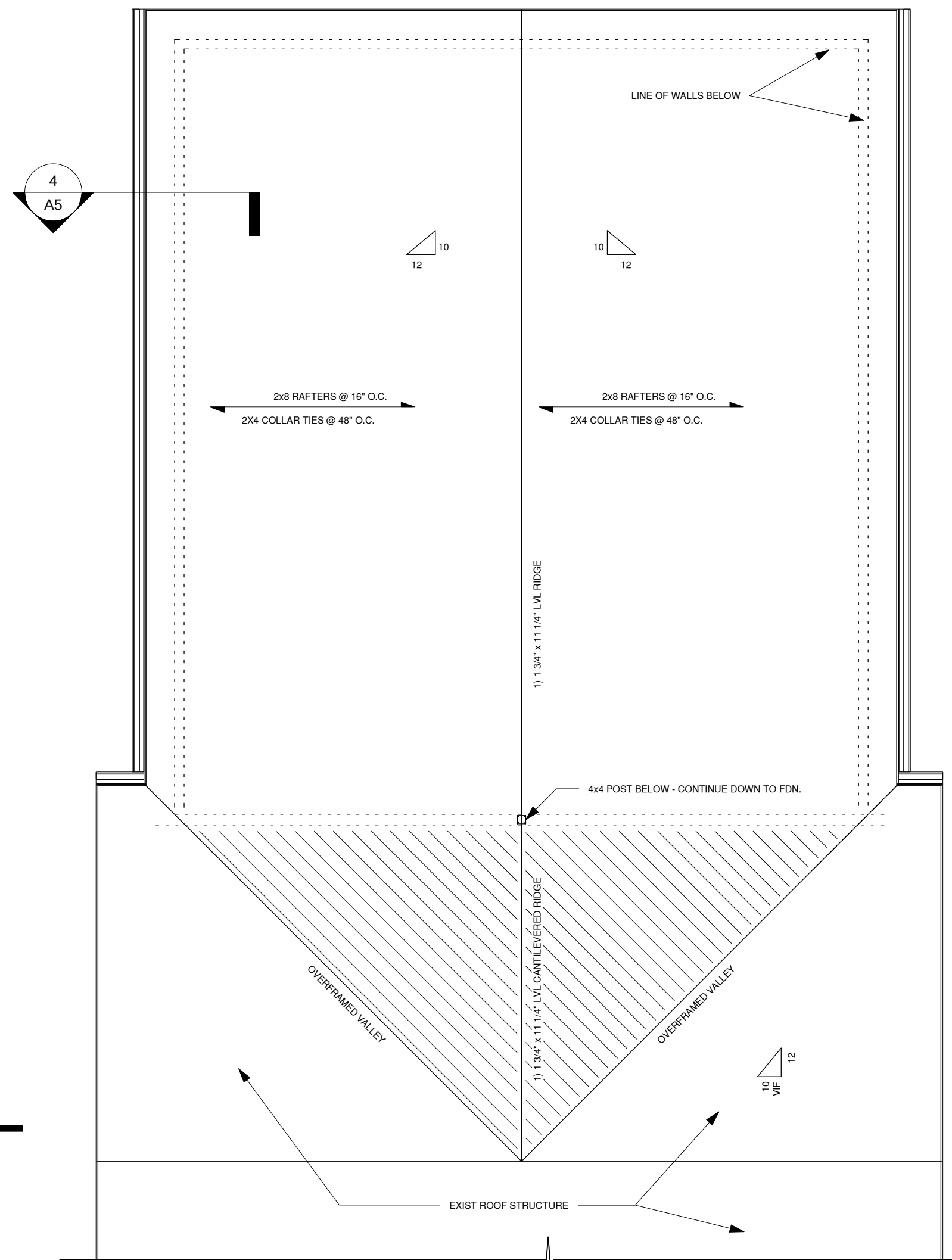
WEST ELEVATION - garage

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



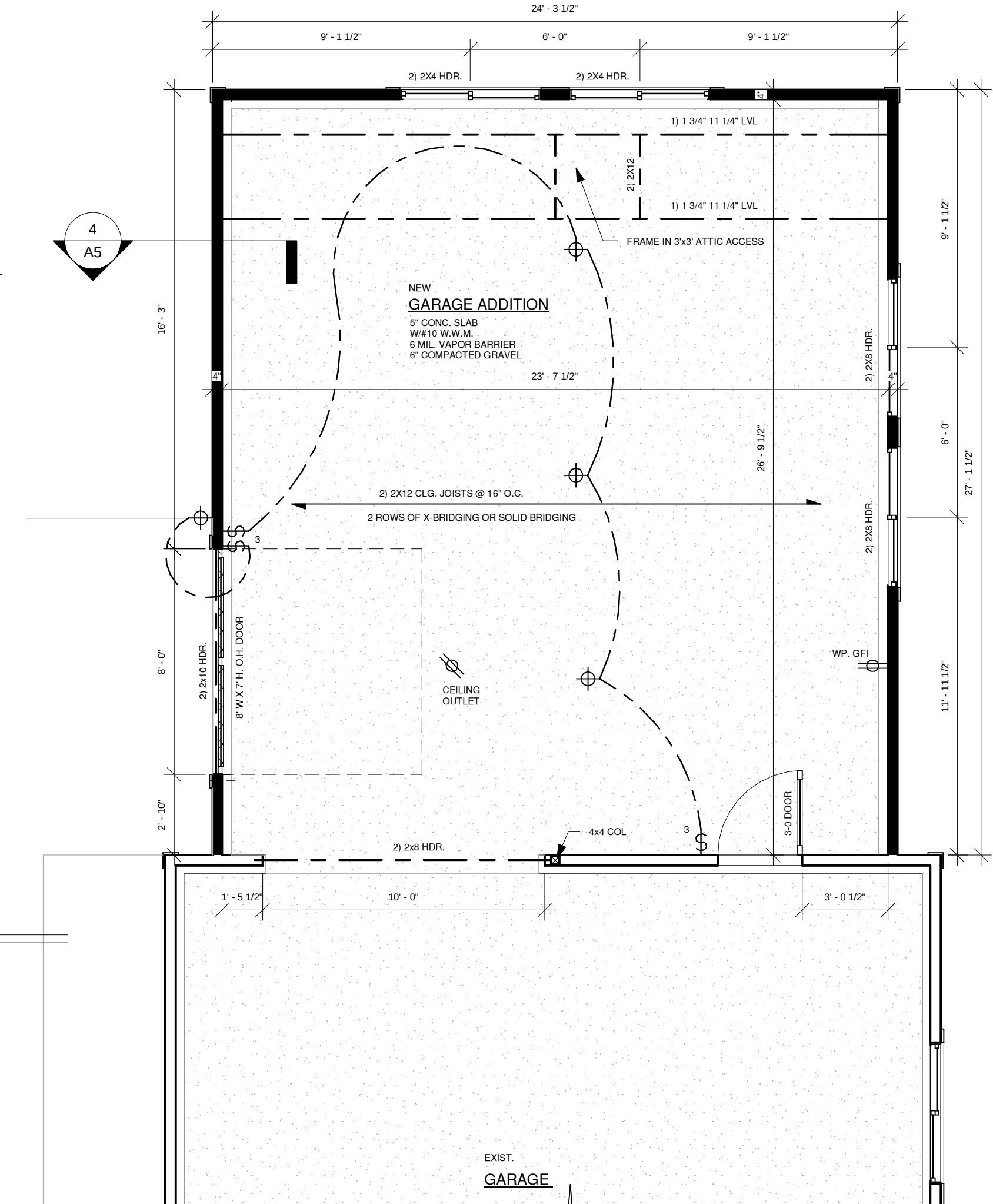
WALL SECTION - typ. garage wall

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



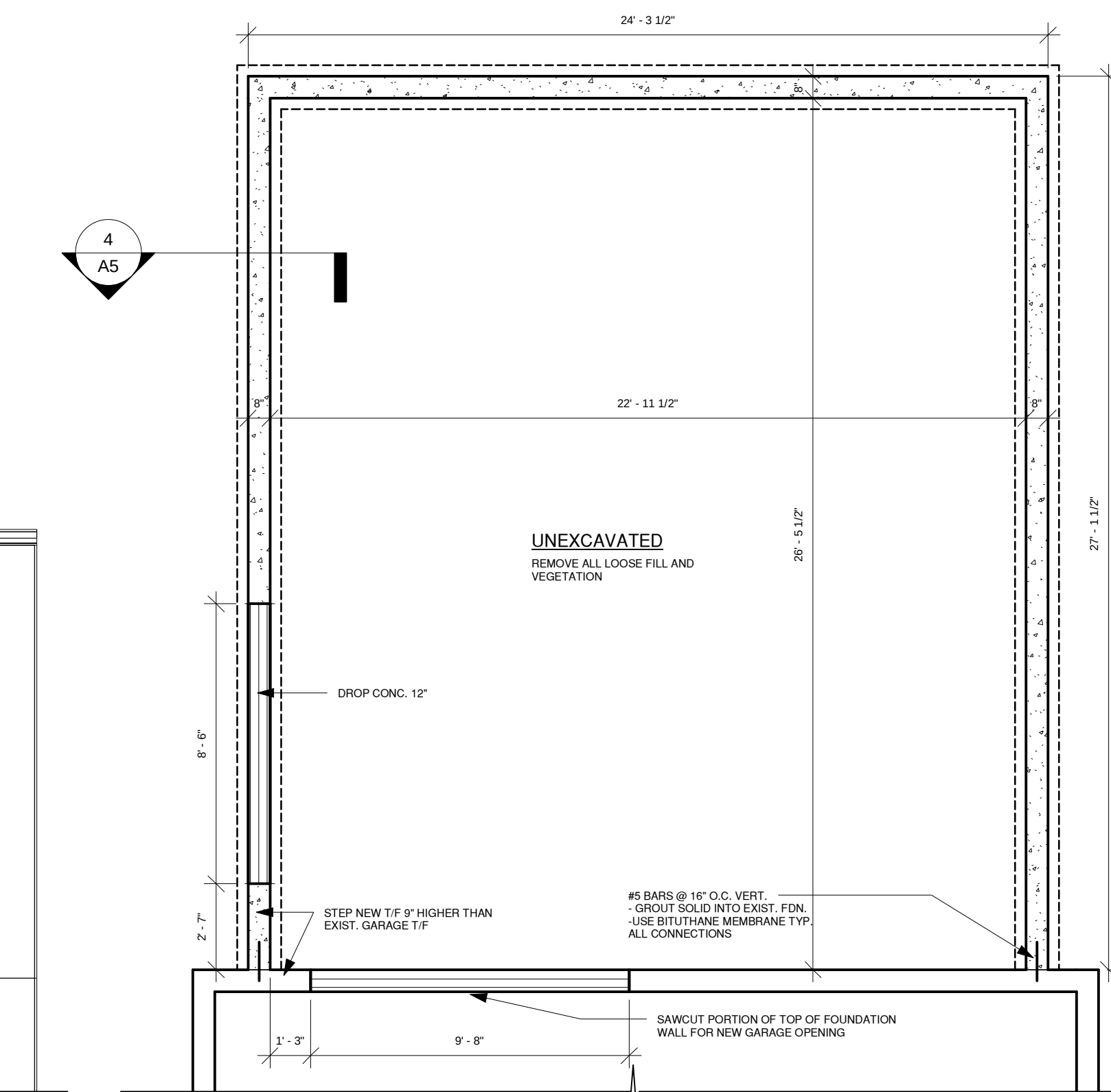
ROOF PLAN -garage

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



FIRST FLOOR PLAN -garage

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



FOUNDATION PLAN -garage

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



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RESIDENTIAL
ADDITION AND
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PAUL & SUE
DUCHEK

1103 E. EUCLID AVE.
ARLINGTON HEIGHTS, IL

ISSUE	DATE
PRELIMINARY	11/10/16
DESIGN DEV.	2/16/17
PERMIT SET	8/1/17

DRAWN BY: ES
CHECKED BY: PAR

SIGNATURE: :
DATE: 8/1/17
EXPIRES: 11/30/18

JOB NO.: DUCHEK

SHEET:

A5

OF :



Item: 130 S. Fernandez Ave. - ZBA#17-052

Department: Planning & Community Development

REQUEST

A 3.0 foot variance from Chapter 28, Section 5.1-2.7 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a covered front porch with a front yard setback of 27.0 feet and an additional 2.0 feet for the eave from the east property line instead of the minimum required 30.0 feet.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 16, 2017
Date Prepared: October 9, 2017
Project Title: Wolfe Residence
Address: 130 S. Fernandez Avenue

Background Information

Petition Number: ZBA #17-052
Petitioner: Keith Ginnodo
Kingsley/Ginnodo Architects
Address: 33 N. Hickory Ave.
Arlington Heights, IL 60004
Existing Zoning: R-2, Single-Family Residential District

Requested Action/Background Information

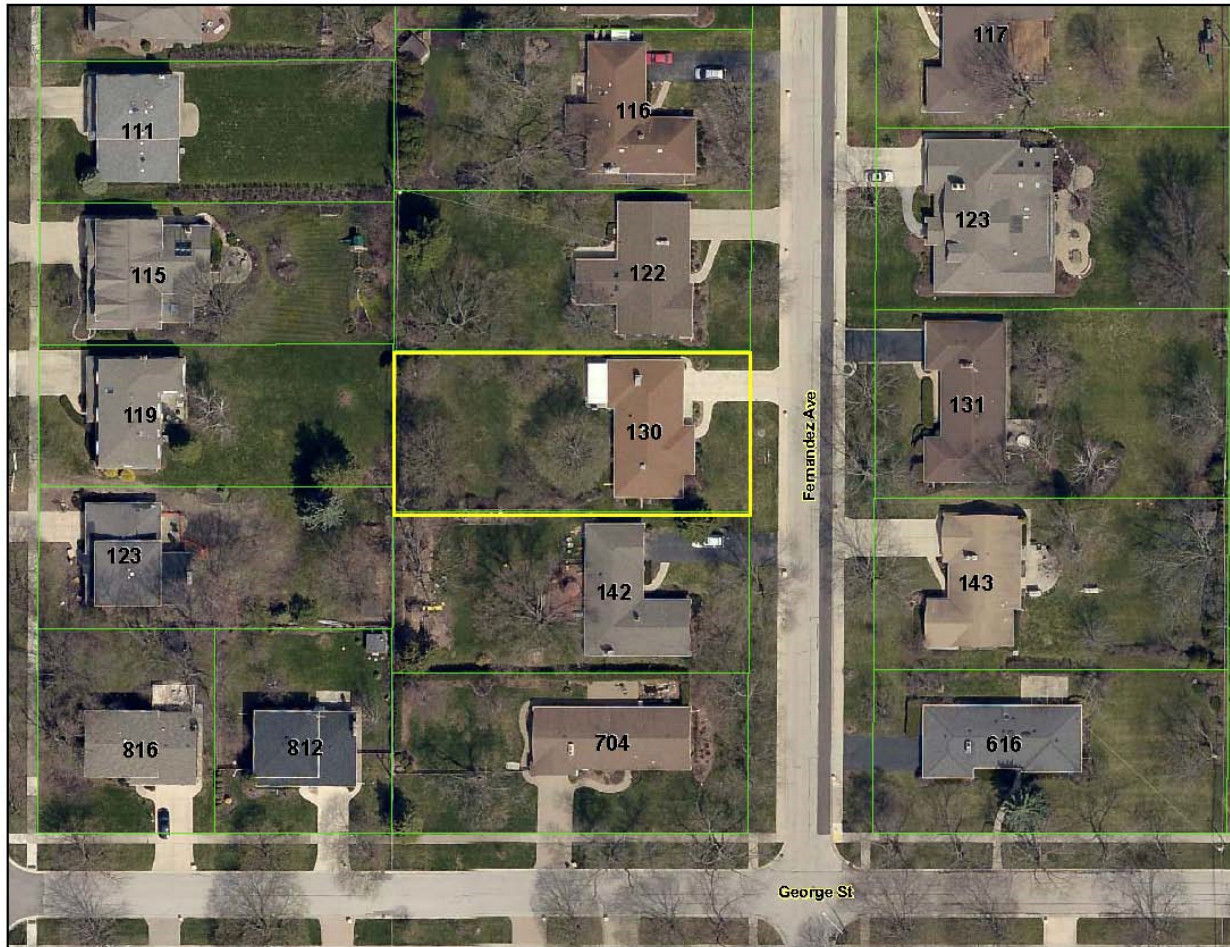
The subject site is zoned R-2, One Family Dwelling District and the property has a total land area of 15,920 square feet. The petitioner is proposing to renovate and construct an addition to the existing home. As part of the renovation, the petitioner is proposing a front porch that is encroaching into the required front yard setback. Therefore, the petitioner requests the following variation:

- A 3.0 foot variance from Chapter 28, Section 5.1-2.7 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a covered front porch with a front yard setback of 27.0 feet and an additional 2.0 feet for the eave from the east property line instead of the minimum required 30.0 feet.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three 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	✓	9/29/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/29/17	
3. Letter that was Mailed	✓	9/29/17	
4. Photographs of Sign on Property	✓	9/28/17	

Photographs of Existing Structure



ZBA# 17-052
130 S Fernandez Ave - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: September 26, 2017
Completed: September 27, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 3 ft variance to allow a covered front porch with a front yard setback of 27 ft and an additional 2 ft for the eave from the east property line instead of the minimum required 30 ft.

The Engineering Department has NO OBJECTION to the proposed variance.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Wolfe Residence

Project Address: 130 S Fernandez Ave

ZBA #: 17-052

Date: October 4, 2017

Derek:

I have reviewed the request for the variance to allow a covered front porch with a front yard setback of 27.0 feet and an additional 2 feet for the eave from the east property line instead of the minimum required 30 feet and have no objection to the variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Wolfe Residence

Project Address: 130 S. Fernandez Avenue.

ZBA #: 17-052

ZBA Hearing Date: October 16th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: September 26th, 2017

- A 3.0 foot variance from Chapter 28, Section 5.1-2.7 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a covered front porch with a front yard setback of 27.0 feet and an additional 2.0 feet for the eave from the east property line instead of the minimum required 30.0 feet.

Attached are the Petitioner's:

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

Comments: NICE DESIGN IS FAVORABLE FOR ADMINISTRATIVE APPROVAL,
PENDING ZBA APPROVAL.

-STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Wednesday, October 4th, 2017.

September 18, 2017

PETITION

130 S. Fernandez Avenue, Arlington Heights, Illinois 60005

NOW COMES the Petitioner Michael and Molly Wolfe being the owner of the property commonly known as: 130 S Fernandez Avenue, Arlington Heights, Illinois 60005 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from the Arlington Heights Municipal Code, Chapter 28 Zoning Regulations, Section 5.1-2.7 (Required Minimum Yards) in order to build a covered front porch that encroaches into the required front yard by 36".

I hereby state that the following hardship would exist if the variation were not granted: Meeting the strict requirements of the front yard setback would yield a porch that has too shallow a depth to be effectively usable. The scale, quality, and cost of the improvements being made to the house would be compromised by an underscaled front porch which would lessen the long term value of the home.

I hereby state that the following unique circumstances exist: The design of the remodeling and addition takes care to minimize the height of the addition in its context. The front porch design contributes to the appearance of the house without putting the house out of scale with neighboring homes. Because the setback is established, a usable porch depth requires a modest encroachment.

I hereby state that the variation, if granted, will not alter the essential character of the locality. The streetscape has undergone some recent changes through renovations and additions. The project as designed responds to the lower scale of many of the homes in a way that does not alter the essential character of the locality.

Signed: (petitioner) Molly Wolfe date: 9-18-17

RECEIVED

SEP 18 2017

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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

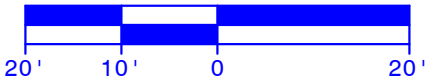
CHAIN LINK FENCE
WOOD FENCE
METAL FENCE
VINYL FENCE
EASEMENT LINE
SETBACK LINE
INTERIOR LOT LINE

PLAT OF SURVEY
OF

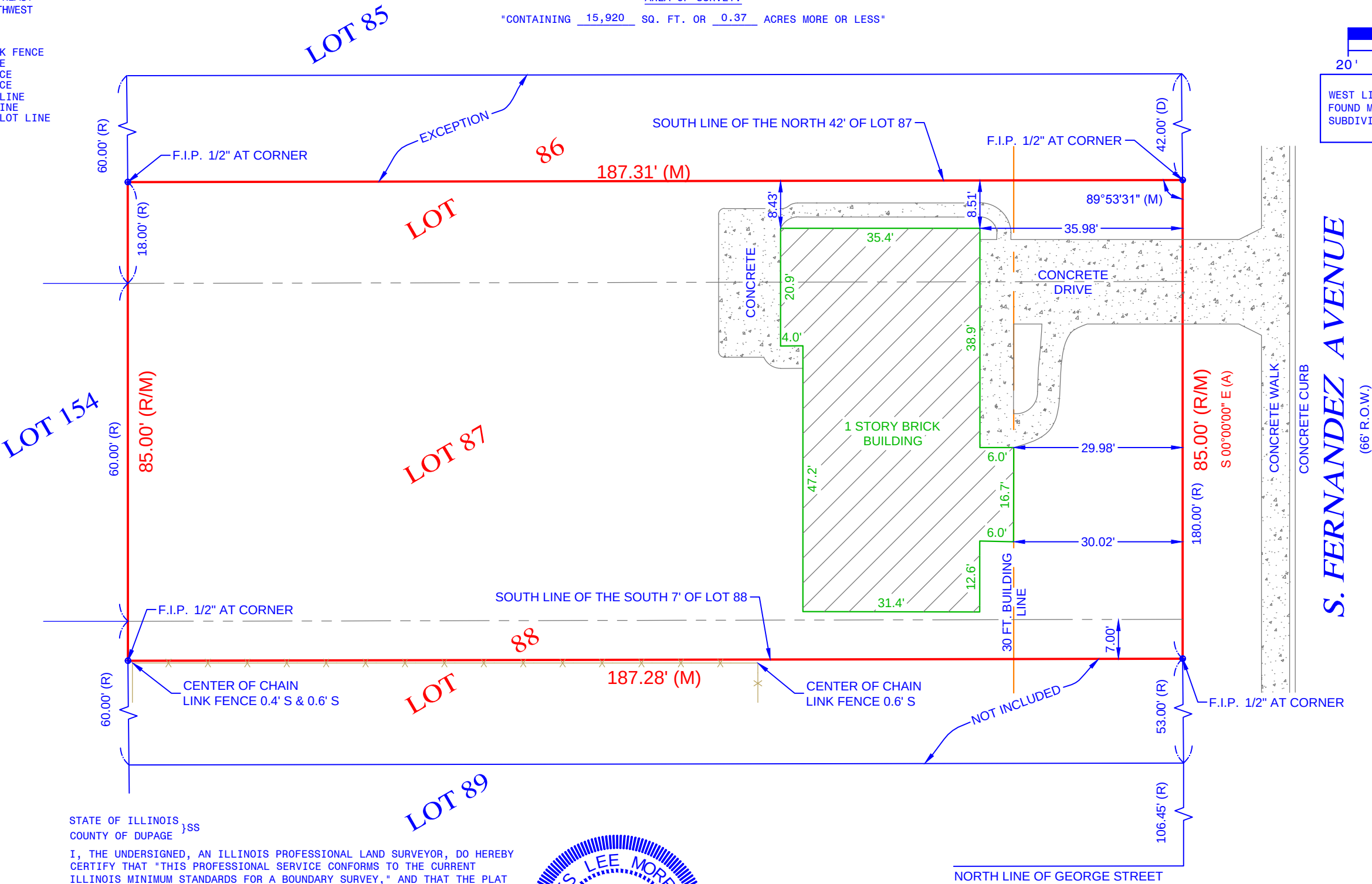
LOT 86 (EXCEPT THE NORTH 42 FEET THEREOF), ALL OF LOTS 87 AND THE NORTH 7 FEET OF LOT 88 IN ARLINGTON MANOR, A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF SECTION 30 AND ALL OF THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 31, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 15,920 SQ. FT. OR 0.37 ACRES MORE OR LESS"



BASIS OF BEARING:
WEST LINE OF S. FERNANDEZ AVENUE AS
FOUND MONUMENTED AND OCCUPIED PER RECORD
SUBDIVISION.
S 00°00'00" E (A)



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

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE
I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.
DATED, THIS 28TH DAY OF JUNE, A.D., 2017,
AT LISLE, ILLINOIS.

J. L. Morrison
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2018
ILLINOIS BUSINESS REGISTRATION NO. 184-001245



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

ADDRESS COMMONLY KNOWN AS 130 S. FERNANDEZ AVENUE
ARLINGTON HEIGHTS, ILLINOIS
CLIENT DROST KIVLAHAN MCMAHON & O'CONNOR LLC
FIELDWORK DATE (CREW) 06/20/2017 (RJ/VP)
DRAWN BY: LV REVISED: JOB NO. 17-05-0197



PROPERTY TO SOUTH 3
703 W. GEORGE ST.

W. GEORGE STREET



PROPERTY TO SOUTH 2
704 W. GEORGE ST.



PROPERTY TO SOUTH 1
142 S. FERNANDEZ AVE.



SUBJECT PROPERTY
130 S. FERNANDEZ AVE.



PROPERTY TO NORTH 1
122 S. FERNANDEZ AVE.



PROPERTY TO NORTH 2
116 S. FERNANDEZ AVE.



PROPERTY TO NORTH 3
110 S. FERNANDEZ AVE.

S. FERNANDEZ AVENUE

PROPERTY ACROSS SOUTH 1
143 S. FERNANDEZ AVE.



PROPERTY ACROSS
131 S. FERNANDEZ AVE.



PROPERTY ACROSS NORTH 1
123 S. FERNANDEZ AVE.



MIKE AND MOLLY WOLFE
130 S. FERNANDEZ AVENUE, ARLINGTON HEIGHTS, IL 60005



KINGSLEY + GINNODO ARCHITECTS
33 N HICKORY AV. ARLINGTON HTS. IL 60004

DC1

8.30.17

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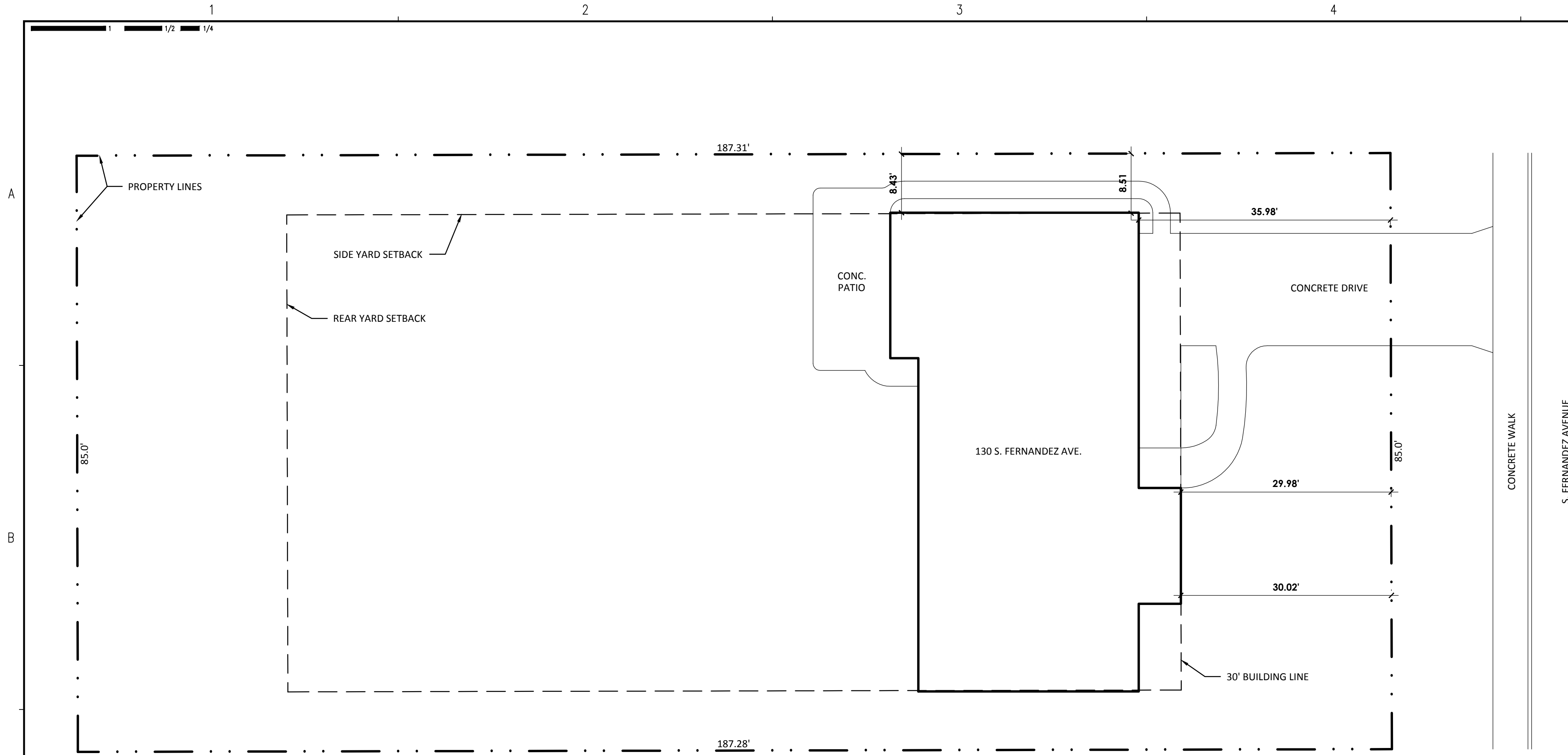
1 **EXISTING CONTEXT ELEVATIONS**
1" = 20'-0"



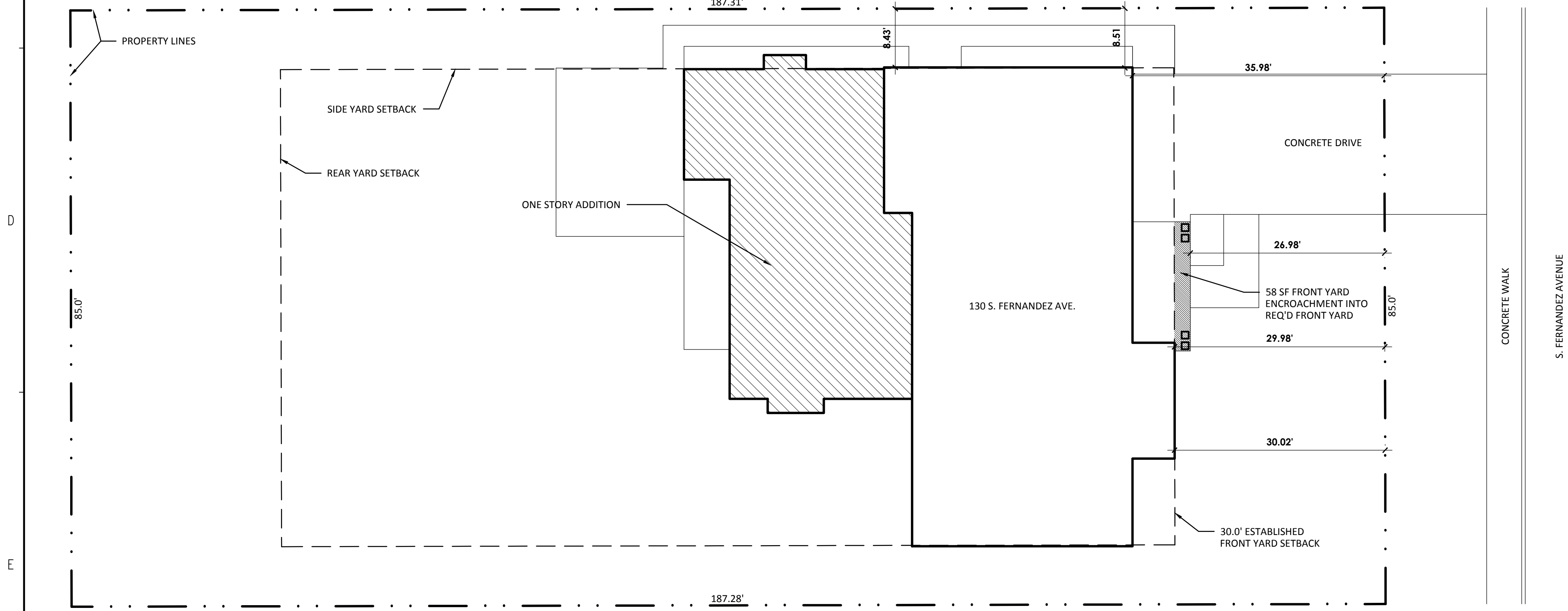
2 **PROPOSED CONTEXT ELEVATIONS**
1" = 20'-0"



MIKE AND MOLLY WOLFE
130 S. FERNANDEZ AVENUE, ARLINGTON HEIGHTS, IL 60005



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



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

FRONT YARD SETBACKS	
ADDRESS	SETBACK
102 S. FERNANDEZ AVE.	30.0'
110 S. FERNANDEZ AVE.	30.0'
116 S. FERNANDEZ AVE.	30.0'
122 S. FERNANDEZ AVE.	30.0'
130 S. FERNANDEZ AVE.	30.0'
142 S. FERNANDEZ AVE.	30.0'
704 W. GEORGE ST.	30.0'
TOTAL:	210.0'
210.0' / 7 HOUSES = 30.00'	
ESTABLISHED FRONT YARD SET BACK = 30.00'	

KINGSLEY + GINNODO ARCHITECTS
33 N Hickory Ave, Arlington Heights, IL 60004
Professional Design Firm - Architect
Sole Proprietor - Exp: 4.30.19 # 184.005449

DRAWING LIST	
T100	TITLE SHEET AND SITE PLAN
EX100	EXISTING PLANS AND ELEVATIONS
A100	BASEMENT PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	ROOF PLAN
A200	EXTERIOR ELEVATIONS
A201	EXTERIOR ELEVATIONS



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NOT FOR CONSTRUCTION

MIKE & MOLLY WOLFE

130 S. FERNANDEZ AVENUE
ARLINGTON HTS., IL 60005

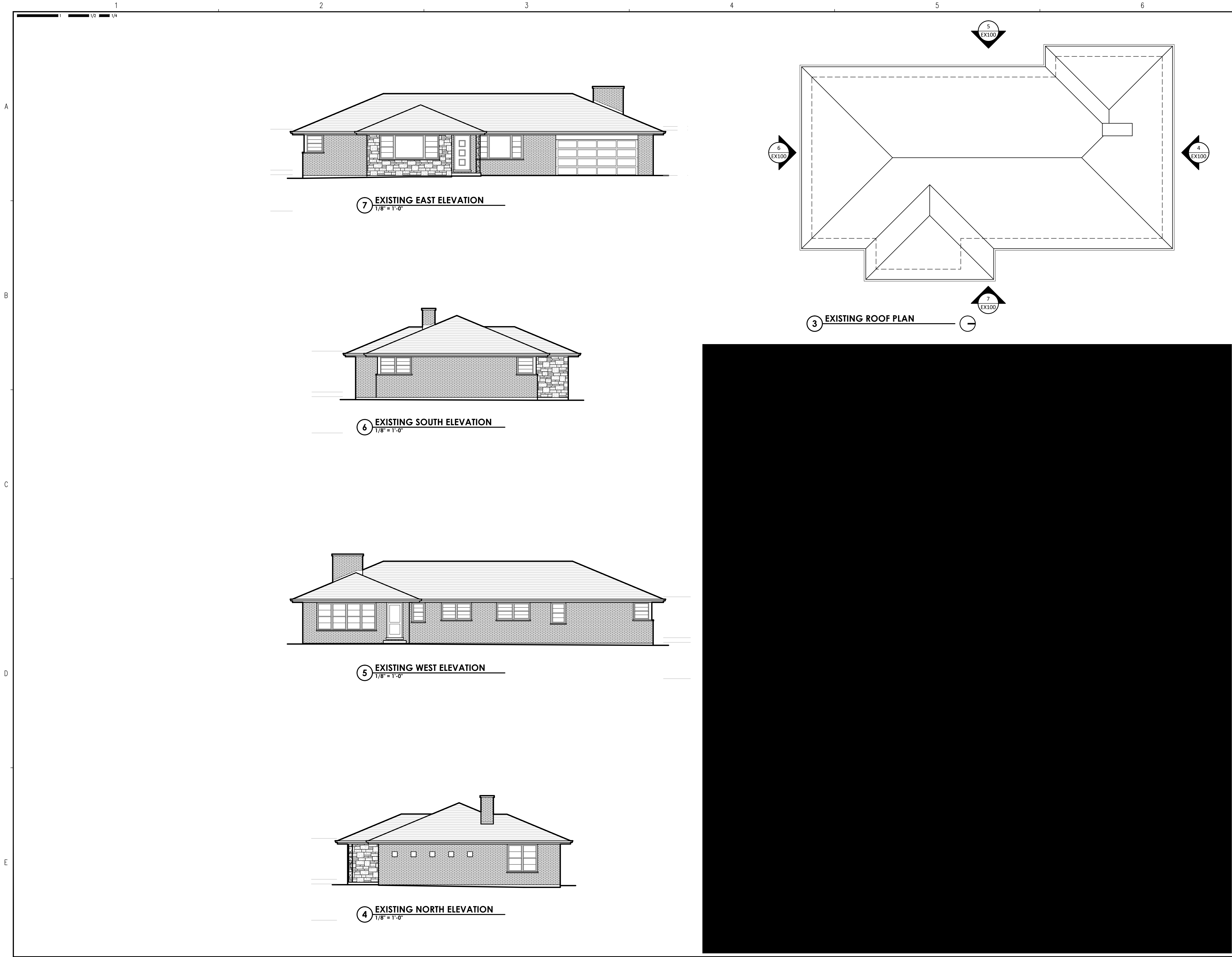
WOLFE RESIDENCE

no.	revision	init.	date
	DESIGN COMMISSION SUBMITTAL		9/1/17
	CD REVIEW		9/7/17
	ZONING BOARD OF APPEALS		9/18/17

TITLE SHEET AND SITE PLAN

date	drawn by	checked by
------	----------	------------

Job No.	WOLFE
Sheet No.	T100



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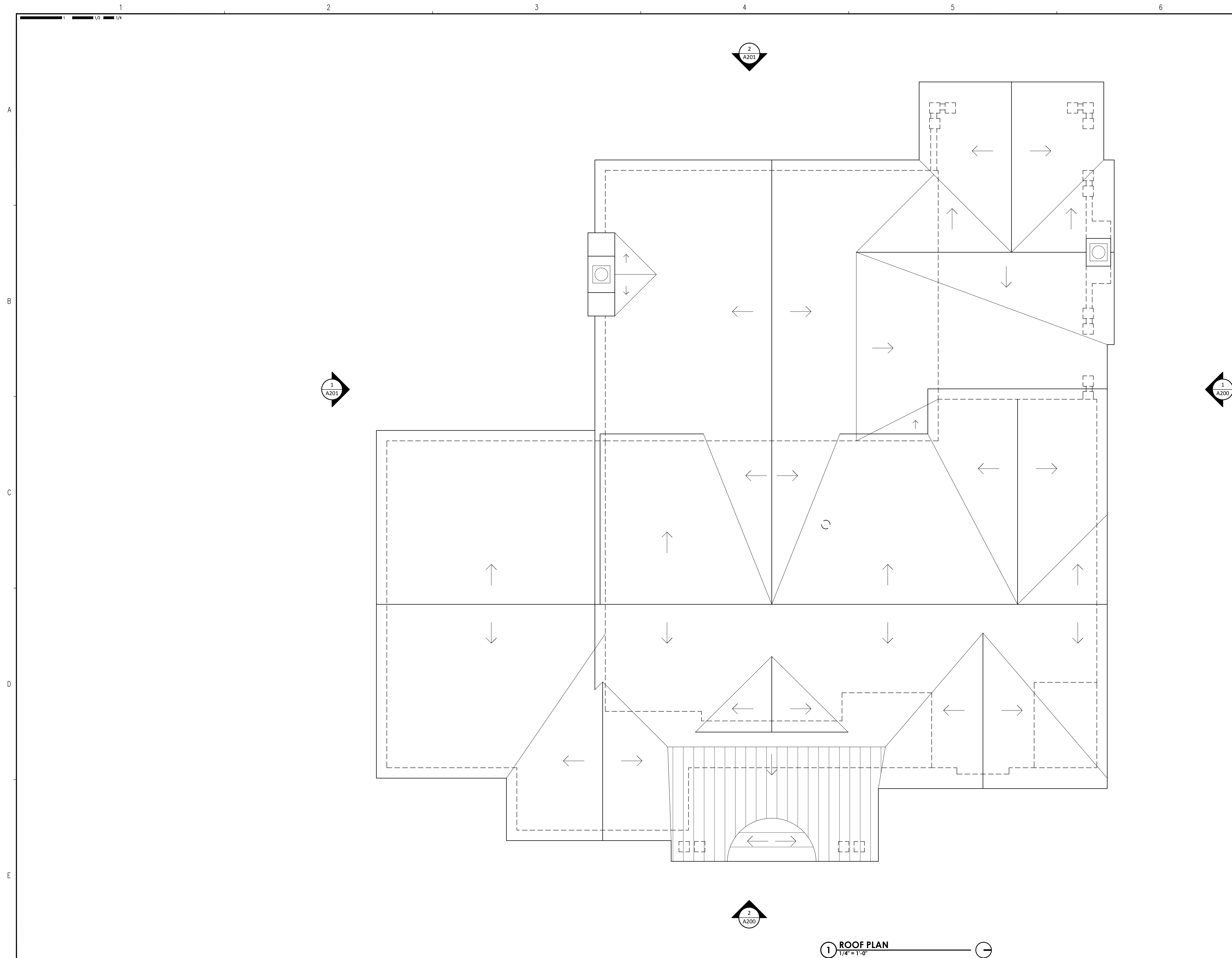
MIKE & MOLLY WOLFE
130 S. FERNANDEZ AVENUE
ARLINGTON HTS., IL 60005

WOLFE RESIDENCE

no.	revision	init.	date
	DESIGN COMMISSION SUBMITTAL		9/1/17
	CD REVIEW		9/7/17
	ZONING BOARD OF APPEALS		9/18/17

EXISTING PLANS AND ELEVATIONS

date	drawn by	checked by
Job No.	WOLFE	
Sheet No.	EX100	



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MIKE & MOLLY WOLFE

130 S. FERNANDEZ AVENUE
ARLINGTON HTS., IL 60005

**WOLFE
RESIDENCE**

no.	revision	init.	date
	DESIGN COMMISSION SUBMITTAL		9/1/17
	CD REVIEW		9/7/17
	ZONING BOARD OF APPEALS		9/18/17

ROOF PLAN

date	drawn by	checked by
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Job No. _____

Sheet No. **A103**



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



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

MATERIAL LIST

Shingles: "Iron Gray" - Straight Edge Panel HardieShingle
James Hardie Fiber Cement
Siding: "Iron Gray" - 5" exposure Select Cedarmill HardiePlank
James Hardie Fiber Cement
Trim: "Artic White" - Smooth HardieTrim Boards
Column: Melton Duraclassic Tuscan Square, 12" paint to match trim
Windows: "Ebony", Integrity Wood Ultrex Windows by Marvin
Metal Roofing: "Matte Black" - aluminum standing seam by PAC-CLAD
Gutters/Leaders: Prefinished aluminum, Black to match metal roof
Roof shingles: "Slate" - Timberline HD textured asphalt shingles by GAF
Brick: Existing to remain
Stone: Fond Du Lac Country Squire Jumpers by Buechel Stone



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MIKE & MOLLY
WOLFE

130 S. FERNANDEZ AVENUE
ARLINGTON HTS., IL 60005

WOLFE
RESIDENCE

no.	revision	init.	date
	DESIGN COMMISSION SUBMITTAL		9/1/17
	CD REVIEW		9/7/17
	ZONING BOARD OF APPEALS		9/18/17

EXTERIOR
ELEVATIONS

date drawn by checked by

Job No.

WOLFE

Sheet No.

A200

X:\Wolfe\Drawings\Wolfe_ZPA.dwg-018/2017-206-25-PL1.DWG To PDF.ppt3



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



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

MATERIAL LIST

Shingles: "Iron Gray" - Straight Edge Panel HardieShingle
James Hardie Fiber Cement
Siding: "Iron Gray" - 5" exposure Select Cedarmill HardiePlank
James Hardie Fiber Cement
Trim: "Artic White" - Smooth HardieTrim Boards
Column: Melton Duraclassic Tuscan Square, 12" paint to match trim
Windows: "Ebony", Integrity Wood Ultrex Windows by Marvin
Metal Roofing: "Matte Black" - aluminum standing seam by PAC-CLAD
Gutters/Leaders: Prefinished aluminum, Black to match metal roof
Roof shingles: "Slate" - Timberline HD textured asphalt shingles by GAF
Brick: Existing to remain
Stone: Fond Du Lac Country Squire Jumpers by Buechel Stone



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NOT FOR CONSTRUCTION

MIKE & MOLLY WOLFE

130 S. FERNANDEZ AVENUE
ARLINGTON HTS., IL 60005

WOLFE RESIDENCE

no.	revision	init.	date
	DESIGN COMMISSION SUBMITTAL		9/1/17
	CD REVIEW		9/7/17
	ZONING BOARD OF APPEALS		9/18/17

EXTERIOR ELEVATIONS

date drawn by checked by

Job No.

WOLFE

Sheet No.

A201



Item: 221 S. Evergreen Ave. - ZBA#17-053

Department: Planning & Community Development

REQUEST

- A 2,405 square foot variation from Chapter 28, Section 5.1-6.3, Minimum Lot Size to allow a reduction to the minimum lot size from 10,500 to 8,095 square feet.
- A 10.9 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a structure with a side yard setback of 4.8 feet from the north property line instead of the minimum 15.7 feet and an additional 2.0 feet for the eave.
- A 14.9 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow balconies with a side yard setback of 0.8 feet from the north property line instead of the minimum required 15.7 feet.
- A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow three air conditioning units in the required side yard.
- A 12.7 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a structure with a front yard setback of 21.3 feet from the west property line instead of the minimum 34.0 feet and an additional 2.0 feet for the eave.
- An 8.3 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a structure with a rear yard setback of 30.7 feet from the east property line instead of the minimum 39.0 feet and an additional 2.0 feet for the eave.
- A 2.0 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a structure with an exterior side yard setback of 18.0 feet from the south property line instead of the minimum 20.0 feet and an additional 2.0 feet for the eave.
- A 126 square foot variance from Chapter 28, Section 5.1-6.5 (Maximum Building Lot Coverage) to allow a structure with a building lot coverage of 2,960 square feet instead of the maximum 2,834 square feet.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 16, 2017
Date Prepared: October 9, 2017
Project Title: 221 S. Evergreen Ave.
Address: 221 S. Evergreen Ave.

Background Information

Petition Number: ZBA #17-053
Petitioner: Joseph LaBelle / Rize Properties
Address: 784 Busse Highway
Park Ridge, IL 60068
Existing Zoning: R-6, Multi-Family Residential District

Requested Action/Background Information

On June 12, 2017 variations were granted from the Zoning Board of Appeals for a three unit building on a 9,118 square foot lot. The plat of survey that was originally submitted included an area along the north property line that was identified as 'occupied'. The petitioner has indicated that there is a discrepancy between the recorded lot dimensions and the lot dimensions as measured and occupied. As a result, the lot size is smaller than what was presented at the June 12 ZBA meeting. In addition, the building is being shifted two feet to the south which changes some of the variations and additional variations are required because of the smaller lot size.

Surrounding Land Uses

Direction	Existing Zoning	Existing Use	Comprehensive Plan
North	R-6, Downtown District	Moderate Density Multi Family	Moderate Density Multi Family
South	R-3, Downtown District	Single Family	Single Family
East	B-2, Downtown District	Commercial	Commercial
West	R-6, Downtown District	Moderate Density Multi Family	Moderate Density Multi Family

The subject site is approximately 0.19 acres (8,095 square feet) and zoned R-6, Moderate Density Multi Family. The proposed action, if approved, would allow the petitioner to redevelop the site with a residential development that includes three units (3-three bedroom units) with an attached two car garage for each unit.

Minimum Lot Size

As shown in the table below, the proposed development has a total of three dwelling units.

	Number of Units	Required Land Area
Three Bedroom	3	3,500 SF per dwelling
Total Site Area Required		10,500 SF
Total Site Area Provided		8,095 SF

Per Chapter 28, Section 5.1-6.3, for lot size, 10,500 square feet is required in order to allow 3-three bedroom units and 8,095 square feet is proposed.

Building Setbacks

The petitioner is requesting a variance for the side yard setback along the north property line. Per Chapter 28, Section 5.1-6.4, a 15.7 foot setback is required and 4.8 feet is proposed. The petitioner is proposing balconies that are 0.8 feet from the north property line where 15.7 feet is required. In addition, the petitioner is requesting variances for the front, rear and exterior side yard setback. The petitioner is also requesting a variance to locate the air conditioning units in the required side yard setback along the north property line.

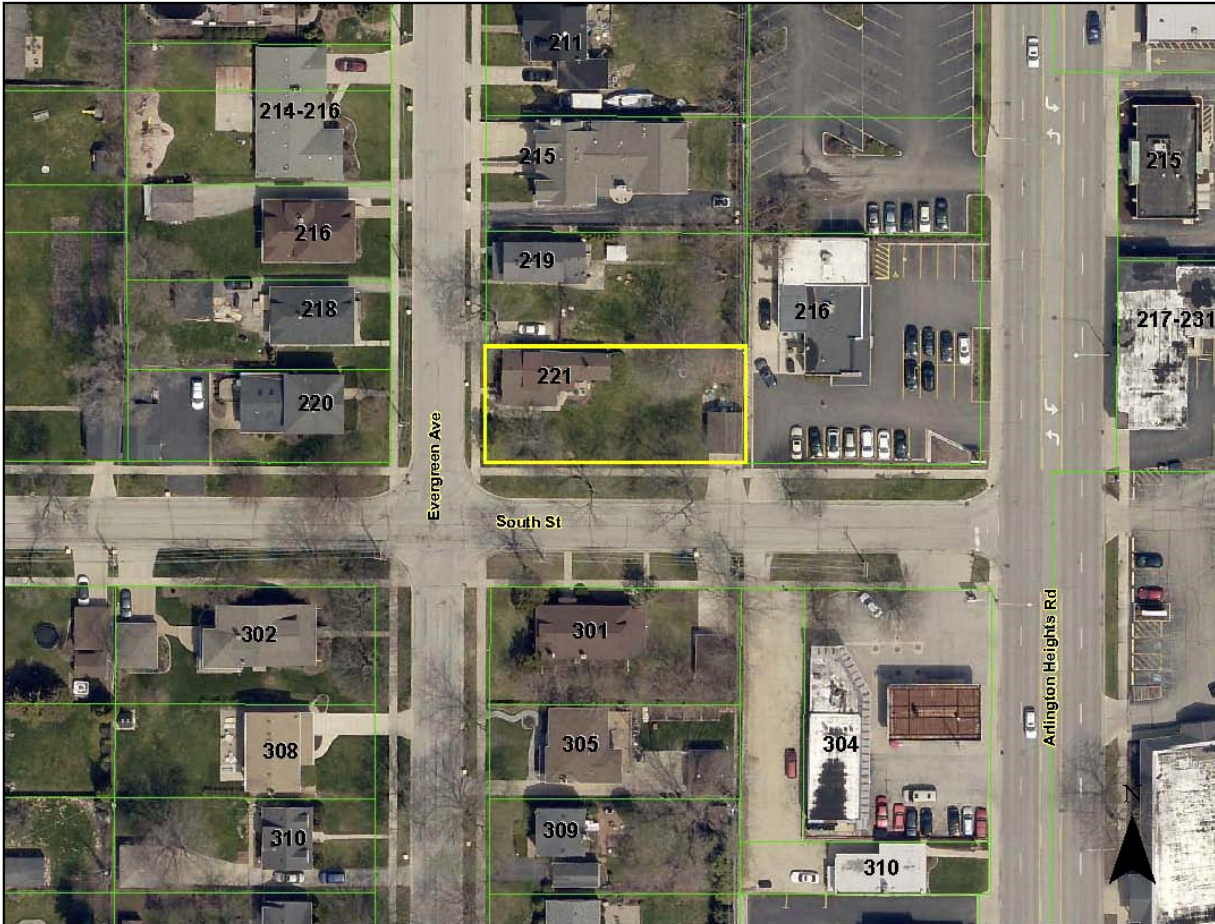
The petitioner is requesting the following variations:

- A 2,405 square foot variation from Chapter 28, Section 5.1-6.3, Minimum Lot Size to allow a reduction to the minimum lot size from 10,500 to 8,095 square feet.
- A 10.9 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a structure with a side yard setback of 4.8 feet from the north property line instead of the minimum 15.7 feet and an additional 2.0 feet for the eave.
- A 14.9 foot variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow balconies with a side yard setback of 0.8 feet from the north property line instead of the minimum required 15.7 feet.
- A variance from Chapter 28, Section 6.6-5 (Permitted Obstructions) to allow three air conditioning units in the required side yard.
- A 12.7 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a structure with a front yard setback of 21.3 feet from the west property line instead of the minimum 34.0 feet and an additional 2.0 feet for the eave.
- An 8.3 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a structure with a rear yard setback of 30.7 feet from the east property line instead of the minimum 39.0 feet and an additional 2.0 feet for the eave.
- A 2.0 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a structure with an exterior side yard setback of 18.0 feet from the south property line instead of the minimum 20.0 feet and an additional 2.0 feet for the eave.
- A 126 square foot variance from Chapter 28, Section 5.1-6.5 (Maximum Building Lot Coverage) to allow a structure with a building lot coverage of 2,960 square feet instead of the maximum 2,834 square feet.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three 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	✓	9/29/17	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/29/17	
3. Letter that was Mailed	✓	9/29/17	
4. Photographs of Sign on Property	✓	9/29/17	

Photographs of Existing Structure



ZBA# 17-053

221 S Evergreen - ZBA

Rev. Eng: Nanci Julius, P.E.

cc: James J. Massarelli, P.E. Director of Engineering



Submitted: September 26, 2017

Completed: October 2, 2017

The proposed ZBA application indicates that the petitioner is seeking:

A 2,405 sq ft variation to allow a reduction to the minimum lot size from 10,500 to 8,095 sq ft;

A 10.9 ft variance to allow a structure with a side yard setback of 4.8 ft from the north property line instead of the minimum 15.7 ft and an additional 2 ft for the eave;

A 14.9 ft variance to allow balconies with a side yard setback of 0.8 ft from the north property line instead of the minimum 15.7 ft;

A variance to allow three air conditioning units in the required side yard;

A 12.7 ft variance to allow a structure with a front yard setback of 21.3 ft from the west property line instead of the minimum 34 feet and an additional 2 ft for the eave; and

An 8.3 ft variance to allow a structure with a rear yard setback of 30.7 ft from the east property line instead of the minimum 39 ft and an additional 2 ft for the eave.

NOTE: The existing Sidwell and Cook County Tax Bill shows the lot size as 61.33 ft wide and 8,096 sq ft, the survey provided shows a lot width of 66.66 ft and 9,096 sq ft. The previous variances for the 9,096 ft lot were approved in June, 2017. This submittal indicates that the title company does not recognize the "occupied" lot dimensions. This resubmittal is requesting variances from the deeded lot line of 61.33 ft wide.

The Engineering Department is NOT IN FAVOR of the requested side yard setback variances and the air conditioning units in the side yard due to concerns regarding adequate drainage in the limited side yard (north property line). The location and size of the air conditioning units are also not shown on the site plan.

The Engineering Department has NO OBJECTIONS on the front yard setback, rear yard setback or minimum lot size variances.



Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: 221 S Evergreen

Project Address: 221 S Evergreen Ave

ZBA #: 17-053

Date: October 4, 2017

Derek:

I have reviewed the request for the following variances:

1. Minimum lot size reduction of 2,405 square feet to allow a minimum lot size of 8,095 square feet.
 - No objection to the variance.
2. A reduction in the side yard setback of 10.9 feet to allow a side yard setback of 4.8 feet from the north property line, instead of the minimum 15.7 feet setback.
 - No objection to the variance with the following requirements:
 - i. The entire north wall construction shall have a minimum fire-resistance rating of 1 hour as tested in accordance with ASTM E 119 of UL 263 with exposure from both the interior and exterior of the building.
 - ii. The entire soffit and fascia of the north wall shall have 5/8-inch drywall under the normal weather protective material.
3. A reduction in the side yard setback of 14.9 feet to allow balconies with a side yard setback of 0.8 feet from the north property line instead of the required 15.7 feet.
 - No objection to the variance with the following requirement:
 - i. The balconies shall be constructed entirely of noncombustible materials, including the guardrails.
4. A variance to allow three air conditioning units in the required side yard.
 - No objection to the variance.

5. A reduction in the front yard setback of 12.7 feet to allow a structure with a front yard setback of 21.3 feet, and an additional 2 feet for the eave, from the west property line where the minimum 34.0 feet is required.
 - No objection to the variance.
6. A reduction in the rear yard setback of 8.3 feet to allow a structure with a rear yard setback of 30.7 feet, and an additional 2 feet for the eave, from the east property line where the minimum 39.0 feet is required.
 - No objection to the variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 221 S. Evergreen

Project Address: 221 S. Evergreen Avenue.

ZBA #: 17-053

ZBA Hearing Date: October 16th, 2017

To: Jim Massarelli, Director of Engineering
Steven Touloumis, Director of Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: September 26th, 2017

- A 2,405 square foot variation from Chapter 28, Section 5.1-6.3, Minimum Lot Size to allow a reduction to the minimum lot size from 10,500 to 8,095 square feet.
- A 10.9 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a structure with a side yard setback of 4.8 feet from the north property line instead of the minimum 15.7 feet and an additional 2.0 feet for the eave.
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- An 8.3 foot variance from Chapter 28, Section 5.1-6.4.1 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a structure with a rear yard setback of 30.7 feet from the east property line instead of the minimum 39.0 feet and an additional 2.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: THIS PROJECT RECEIVED A PRELIMINARY DESIGN
COMMISSION REVIEW ON MAY 23, 2017. OVERALL, THE DESIGN
COMMISSION WAS IN SUPPORT OF THE PROPOSED DESIGN.

Please review, comment, and return to me no later than Wednesday, October 4th, 2017.

FORMAL DESIGN COMMISSION APPROVAL WILL BE REQUIRED.

-STEVE HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES the Petitioner Joseph LaBelle, Member of Rize Properties LLC,

being the purchaser of the property commonly known as 221 S. Evergreen Ave, Arlington Heights, IL 60005,

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-6, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Adjust the setbacks as approved per the variance granted June 12, 2017, in order to allow the approved 3-unit townhouse building to be constructed using the recorded lot dimensions of 61.33' x 132.0' versus the lot dimensions of 66.66' x 136.70' as measured and occupied.

I hereby state that the following hardship would exist if the variations were not granted:

The townhouse building as was approved per the variance granted June 12, 2017, will be a challenge to sell. Clear title will not be granted, as there is a significant discrepancy between the recorded lot dimensions and the lot dimensions as measured and occupied. The title company will not recognize the measured and occupied dimensions, and is requiring the variance be approved using the smaller, recorded lot dimensions, so that the building will show no encroachments past approved setback lines.

I hereby state that the following unique circumstances exist:

There is a significant discrepancy between the lot lines as recorded, versus the lot lines as measured and occupied. This apparently is due either to errors at the time the original plat of subdivision was recorded in the late 1800's, or due to errors or adjustments that occurred since that time. The current surveyor, Land Surveying Services, Inc, has verified the lot dimensions as measured and occupied are 66.66' x 136.70', and stands behind this finding. However, from a legal and title perspective, the recorded lot size of 61.33' x 136.70' will be recognized, as opposed to the larger lot size as measured and occupied.

Certain steps can be taken to ensure the larger lot dimensions will be recognized from a legal and title perspective, however the time and cost it would take to clear this discrepancy would be significant, and would not be feasible for a project of this size. Instead, adjusting the variance as granted June 12, 2017 to conform to the smaller, recorded lot dimensions, is the only feasible option to ensure the project can be built and sold without legal or title issues.

I hereby state that the variation, if granted, will not alter the essential character of the locality because:

- (a) The current property is blighted and is significantly detracting from the essential character of the locality, and
- (b) The design of the new building draws from the character of nearby single-family residences, while acting as a bridge to the larger, multi-unit structures situated to the north on the same block.

Signed: _____


Joseph LaBelle, Petitioner

Date: _____

9-15-17

Drawn By: KD		Checked By: GJK	
Drawing Revisions			
REVISION	Date	Drawn	Checked

EVERGREEN AVE

66.66'
LINE AS MEASURED & OCCUPIED

61.33'
LINE AS RECORDED

136.70'
LINE AS MEASURED & OCCUPIED
132.0'
LINE AS RECORDED

SHEET TITLE
PROPOSED
SITE PLAN

SHEET NUMBER:

2

SCALE: AS NOTED

DATE: 9/19/2017

REVISION:

DATE:

RIZE PROPERTIES LLC
784 BUSSE HIGHWAY
PARK RIDGE, IL 60068
847-452-6830
Info@RizeProperties.com

Rize
PROPERTIES

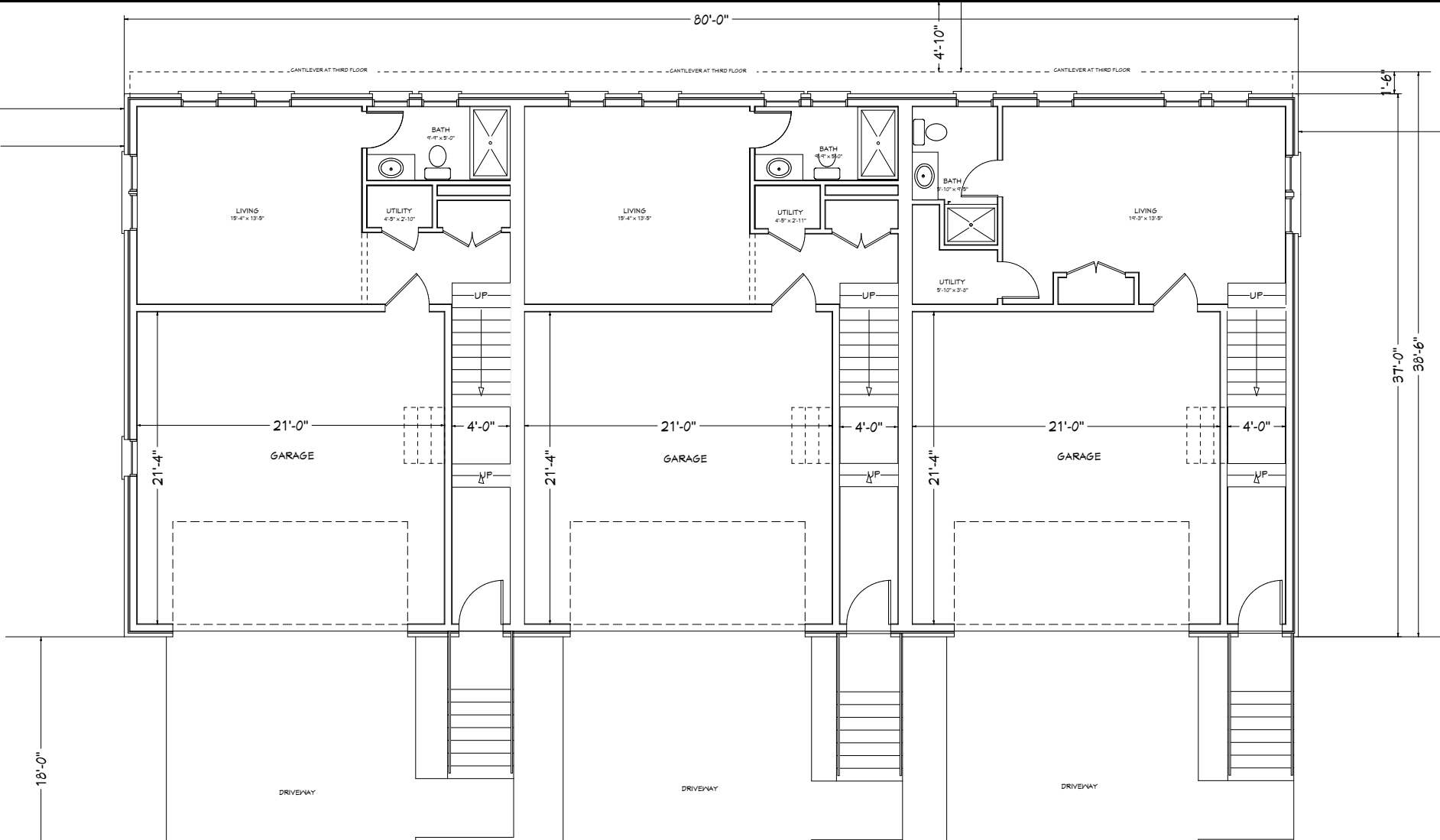
SCALE: 1" = 10'-0"

R6 ZONING

LOT SIZE AS MEASURED & OCCUPIED: 66.66' X 136.70' = 9112 SF

LOT SIZE AS RECORDED: 61.33' X 132.0' = 8096 SF

SOUTH STREET



+/- 32" MATURE
PARKWAY TREE



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

1
A2.02



RIZE PROPERTIES LLC
784 BUSSE HIGHWAY
PARK RIDGE, IL 60068
847-452-6830
Info@RizeProperties.com

REVISION:

DATE:

SHEET TITLE

PROPOSED
ELEVATIONS

SHEET NUMBER:

6

SCALE: AS NOTED

DATE: 5/15/2017



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

1
A2.02

REVISION:

DATE:

SHEET TITLE
**PROPOSED
ELEVATIONS**

SHEET NUMBER:
7

SCALE: AS NOTED

DATE: 5/15/2017



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

2
A2.02

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

3
A2.02

RIZE PROPERTIES LLC
784 BUSSE HIGHWAY
PARK RIDGE, IL 60068
847-452-6830
Info@RizeProperties.com

Rize
PROPERTIES

REVISION:

DATE:

SHEET TITLE
**PROPOSED
ELEVATIONS**

SHEET NUMBER:

8

SCALE: AS NOTED

DATE: 5/15/2017



EXTERIOR PERSPECTIVE
N.T.S.

1
A3.01

REVISION:

DATE:

SHEET TITLE

EXTERIOR
PERSPECTIVES

SHEET NUMBER:

9

SCALE: AS NOTED

DATE: 5/15/2017

[REDACTED]

From: Robin Titre [REDACTED]
Sent: Friday, October 06, 2017 10:30 AM
To: Mach, Derek
Subject: Public Hearing 221 S. Evergreen A.H.

Derek,

This is Mike Titre from [REDACTED] I will not be able to attend the Oct. 10th Hearing for the above property, but would like to express our ongoing support for Rize Properties in the construction of the new units. Please accept this correspondence as approval for the current variance request. I have been in contact with Joseph LaBelle of Rize Properties of our support.
Any further questions please let us know.

Thank you,
Michael & Robin Titre
[REDACTED]