



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
October 9, 2018
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 2103 E. Gregory St. - 9/13/18
- B. 901 N. Pine Ave. - 9/13/18
- C. 208 W. St. James - 9/13/18
- D. 514 N. Chestnut Ave. - 9/13/18

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 415 N. Haddow Ave. - ZBA#18-029
- B. 2535 N. Waterman Ave. - ZBA#18-030

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: 2103 E. Gregory St. - 9/13/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2103 E. Gregory St. - Minutes 9/13/18	Minutes
2103 E. Gregory St. - Findings 9/13/18	Minutes

ZONING BOARD

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

OF APPEALS

RE: 2103 EAST GREGORY STREET - ZBA# 18-024

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 13th day of September, 2018 at the hour of
7:00 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: I'd like to call to order the Zoning Board of Appeals meeting for September 13th, 2018. Derek, would you please do a roll call?

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Here.

MR. MACH: Mr. Drake.

MR. DRAKE: Here.

MR. MACH: Mr. Geisel.

(No response.)

MR. MACH: Mr. Jaffe.

MR. JAFFE: Here.

MR. MACH: Mr. Schwingbeck.

(No response.)

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Here.

CHAIRMAN DIVITO: All right. I would like everyone to join us in the pledge of allegiance.

(Pledge of allegiance recited.)

CHAIRMAN DIVITO: Thank you all. All right, the first order of business would be the approval of minutes of last month's meeting. Has everyone had an opportunity to review them? Are there any errors or omissions to be stated?

All right, with none being heard, is there a motion?

MR. JAFFE: Motion.

CHAIRMAN DIVITO: Okay, is there a second?

MR. SIAVELIS: I'll second.

CHAIRMAN DIVITO: All right, all in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right, motion passed.

MR. SIAVELIS: On a roll.

CHAIRMAN DIVITO: Yes, so far so good. All right, this is a seven-person board, so, we only have five members present, I just want to reiterate to all that we take four affirmative votes in order for your petition to be approved. So, since there are less than six members present, you have the option to delay your hearing until next month if so you wish. So, when it's your time, you can come up and just state that you want to pass until next month. All right.

MR. SIAVELIS: Perhaps you should explain that, the consequence of a no vote on a variance that's sought.

CHAIRMAN DIVITO: Very good point. So, if by chance we come to a decision that we do not approve your vote, you do have to wait one full year to re-petition for that same petition. So, all right, good enough?

MR. SIAVELIS: Yes.

CHAIRMAN DIVITO: All right. Today, each petitioner, well, we're going to ask that you highlight the three elements in order for us to grant this variance that you're requesting. First, talk about how, if not approved, the property will not be able to yield a reasonable return. Second, talk about the unique circumstances. Third, how if granted you will not be altering the essential characteristics of the neighborhood.

So, with all that said, do you have the first one? 2103 East Gregory, that's the old business?

MR. SIAVELIS: No, 901 North Pine.

CHAIRMAN DIVITO: 2103 is old business.

MR. SIAVELIS: Oh, yes, you're right, you're right.

CHAIRMAN DIVITO: So, 2103 East Gregory Street. Good evening.

MS. WISNIEWSKI: Hello.

CHAIRMAN DIVITO: Have you both had an opportunity to sign in?

MS. GATEWOOD: I did. She hasn't yet.

CHAIRMAN DIVITO: Okay, please do.

MS. WISNIEWSKI: This is the owner, Wendy Gatewood.

CHAIRMAN DIVITO: I'll have you both swear in in a second. All right, so name and address for the record please.

MS. GATEWOOD: Wendy Gatewood, 2103 East Gregory.

MS. WISNIEWSKI: Carole Wisniewski, 1275 East Davis.

CHAIRMAN DIVITO: Okay, and raise your right hand.

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you. Go ahead.

MS. WISNIEWSKI: Okay, what were the main questions that you had?

CHAIRMAN DIVITO: Talk about not being able to yield a reasonable return if not permitted, the unique circumstances, and not altering the essential characteristics of the neighborhood.

MS. GATEWOOD: So, I'm trying to put on a garage on a duplex. All of the other duplexes with the exception of mine has the ability to do so because of the alley in the back way.

MS. WISNIEWSKI: The unusual circumstance is that her lot is pie-shaped and there is no access to the rear like the other properties do.

MS. GATEWOOD: Plenty of room on the side for that because of the pie-shaped lot, so if you saw that. As far as altering the --

CHAIRMAN DIVITO: Characteristics.

MS. GATEWOOD: Yes, clearly I'm relying on my architect and I'm sure that it doesn't alter the characteristics of the home or the neighborhood.

MR. SELBKA: Well, all the other duplexes have garages.

MS. GATEWOOD: Behind the house, correct.

MR. JAFFE: How long have you lived in the property?

MS. GATEWOOD: Two years.

MS. WISNIEWSKI: And the positioning of the garage basically had

a new driveway put in, so we're trying to maintain most of that. So, it should bear as far back as the existing house, it will actually probably even have like a few inches in from the brick so the siding won't butt up with the brick and it ties in a little nicer.

CHAIRMAN DIVITO: How many people live in the property?

MS. GATEWOOD: On a consistent basis, two, three.

MR. SIAVELIS: Is this a rental property?

MS. GATEWOOD: No. I own it.

MR. SIAVELIS: Do you live there?

MS. GATEWOOD: Yes. I have kids who are in college, that's why I said that.

MR. SIAVELIS: Yes.

MR. DRAKE: Have you had contact with the neighbors about the project and what reaction if you have?

MS. GATEWOOD: I have a neighbor here today who is positive about it. So, I actually bought the home from his daughter. We're in a duplex; our neighbors are very supportive of it.

CHAIRMAN DIVITO: So, as of right now, you do not have any type of cover for the vehicles that are in the driveway, right?

MS. GATEWOOD: Correct.

CHAIRMAN DIVITO: Okay, any other questions from the Board members? All right, we'll see if anybody out in the audience wants to speak.

MS. GATEWOOD: Okay.

MS. WISNIEWSKI: Okay.

CHAIRMAN DIVITO: So, you can take a seat. Anyone from the audience wishes to speak? Have you had a chance to sign in?

MR. RICH: Pardon?

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

MR. RICH: No, but I can.

CHAIRMAN DIVITO: Please do.

(Slight pause.)

MR. RICH: My name is Corky Rich, and I live at 2121 East Gregory, basically four --

CHAIRMAN DIVITO: All right.

MR. RICH: Oh, I'm sorry.

(Witness sworn.)

CHAIRMAN DIVITO: All right.

MR. RICH: I'm Corky Rich, I live at 2121 East Gregory, four doors down. My daughter owned that property and she sold it to this lovely lady. We originally intended to put a garage up when my daughter owned it, and Nichols was doing the construction for their shopping center. I came to almost all of Village meetings about the shopping center, a little concerned about what it was going to be, et cetera. One of the things we said at the time was, you know, what's this going to do with if we put up a garage. The Village said, well, you guys have been very accommodating to the construction, we will take into consideration that

when it's time to do a garage, I'm sure we can work something out.

If you've been by their property at all, it's beautiful. They've leveled the corner lot, that angled lot which used to have hills and trees, and they've made a very lovely thing. I think it will be a nice addition to the neighborhood if it was done. So, please take it in consideration.

CHAIRMAN DIVITO: Thank you.

MR. RICH: Okay, thank you.

CHAIRMAN DIVITO: Anyone else from the audience that wishes to speak?

(No response.)

CHAIRMAN DIVITO: None being heard, we'll close it to Board discussion.

MR. SIAVELIS: Yes, it seems pretty straightforward to me. The Engineering Department approved and the Design Commission was generally favorable. No objection raised there.

CHAIRMAN DIVITO: Right, it's an odd-shaped lot.

MR. SIAVELIS: Yes, significantly.

CHAIRMAN DIVITO: And it looks like they are going to save as much green space as possible based off of where they're locating the garage.

MR. DRAKE: And I think it's a legitimate hardship to not have cover for automobiles or bicycles or lawn equipment or whatever you need. So, I would support it.

CHAIRMAN DIVITO: Yes, good point. So, is there a motion?

MR. DRAKE: Move approval.

MR. JAFFE: Seconded.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Motion has passed. You do not need to stick through the rest of the meeting.

(Whereupon, the above-mentioned petition was adjourned at 7:10 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 13, 2018

PETITIONER: Gatewood Residence
ADDRESS OF PROPERTY: 2103 E. Gregory Street
VARIATION: 5.1-3.2d

A 25.5 foot variation from Chapter 28, Section 5.1-3.2d (Required Minimum Yards) to allow an addition with a rear yard setback of 4.5 feet where 30 feet is required and an additional 1.5 feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing an addition to the existing duplex. The petitioner explained that the addition would consist of a two car attached garage and a bedroom above the garage. The petitioner testified that they explored options for placing the garage in a location that would meet code but the lot is irregular in shape.

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

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

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

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

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

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



Item: 901 N. Pine Ave. - 9/13/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
901 N. Pine Ave. - Minutes 9/13/18	Minutes
901 N. Pine Ave. - Findings 9/13/18	Minutes

ZONING BOARD

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

OF APPEALS

RE: 901 NORTH PINE AVENUE - ZBA# 18-026

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 13th day of September, 2018 at the hour of
7:10 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: Next order of business is 901 North Pine.

MR. FLUBACKER: Good evening.

CHAIRMAN DIVITO: Name and address.

MR. FLUBACKER: I'm Bob Flubacker from Robert Flubacker Architects. The case I'm presenting to you tonight is --

CHAIRMAN DIVITO: Got to have you sworn.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. FLUBACKER: Is an addition to an existing two-car garage. The kind of unique circumstance here, there's a couple of them. One is the placement of the garage leaves a fairly large area to the east that's kind of undeveloped beyond the setback. The setback would be five feet normally for a detached garage, and I think it's almost 17 feet to the property line. The second unique circumstance is the garage is an all-masonry garage, so it's block on the inside, brick on the outside. To modify it to a three-car, we would need to take down the entire east wall of the garage and also have to rework the entire front of the garage which, you know, obviously would be a lot of expenses.

So, what we're proposing is a one-car attached to the two-car. The size of the garage is the code minimum for a one-car garage which is 21-foot-four deep and 12-foot wide. It ends up pushing the side of the garage three inches over the setback on the east side, and then it increases the area of the garage more than the allowed 720 square feet.

MR. JAFFE: Has the owner discussed this with their neighbors?

MRS. HEDSTROM: Yes.

MR. HEDSTROM: Yes.

MR. JAFFE: Any feedback?

MRS. HEDSTROM: No, they all --

MR. JAFFE: Got to swear them in.

CHAIRMAN DIVITO: You've got to come up, sorry. You have signed in?

MRS. HEDSTROM: No, we didn't.

MR. HEDSTROM: We have not.

CHAIRMAN DIVITO: Okay, please do.

MRS. HEDSTROM: Okay.

MR. HEDSTROM: Thought you could get away with it.

MRS. HEDSTROM: I thought I could.

(Slight pause.)

CHAIRMAN DIVITO: For the record, name and address?

MR. HEDSTROM: Rich Hedstrom, 901 North Pine Avenue, Arlington Heights, Illinois.

MRS. HEDSTROM: Marlene Hedstrom, 901 North Pine.

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

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you.

MRS. HEDSTROM: We've lived there for four years, so we know the neighbors very well. I've talked to several of them, especially the one neighbor who is going to be seeing this garage, and she has no problem with it. As a matter of fact, she said she's going to even cut down the bushes all the more so she can see more of it because we showed her the plans and told her how we were going to design it and put the window in and make it look appealing.

MR. SIAVELIS: So, what's the need for this third garage?

MR. HEDSTROM: I'm sorry, I did not hear?

MR. SIAVELIS: What's the need?

MR. HEDSTROM: Okay, there is my wife, myself, and my daughter all in the same house, so there's three of us.

MRS. HEDSTROM: Our 30-year-old who moved back home.

MR. HEDSTROM: She sold her house and she's living with us, okay.

MRS. HEDSTROM: We have lots of cars.

MR. HEDSTROM: I also, well, we have three cars, and then I also have my '76 Corvette which is restored.

MRS. HEDSTROM: And my car sits outside.

MR. HEDSTROM: So, that's really kind of it. We would like, we don't want an attached garage, I like a detached for a lot of reasons. Plus, we have a lot of stuff, you know.

MRS. HEDSTROM: Yes. So, it's just too many cars, and we're parking them like sideways on the apron way. So, now this way it will be off and people can walk to the sidewalk.

MR. HEDSTROM: It makes it a little bit easier for guests and traffic. We do park at an angle, so there is plenty of room to walk around it. However, it's just, it's awkward at best, I'll say that.

MR. JAFFE: So, Derek, do you have the numbers on the ratio of permeable and non-permeable space? Does this do anything to that?

MR. MACH: I do have the numbers. They are complying with code for allowable impervious surface coverage.

MR. SIAVELIS: So, that Corvette is going to go in that third spot then I bet?

MRS. HEDSTROM: The Corvette has always been in the garage. My car might get in, maybe.

MR. SIAVELIS: Okay, understandable.

MR. MACH: They're allowed 4,368 square feet of impervious surface coverage, and they're proposing 3,915.

MR. SIAVELIS: So, they're about 10 percent under.

MR. MACH: Yes.

CHAIRMAN DIVITO: Okay, any other questions?

MR. DRAKE: The only comments really from the Staff were about engineering related to possible utility issues. Are you aware of the comments?

MR. FLUBACKER: Yes, the Engineering Department gave them a clean bill. There weren't any underground utilities there.

MR. DRAKE: Okay.

MR. FLUBACKER: And the Building Department asked that that wall on the east side be rated one hour, and that's fine. No problem.

MR. DRAKE: Is there a reason you want a detached garage instead of expanding?

MR. HEDSTROM: I'm sorry?

MR. DRAKE: You said you wanted a detached garage?

MR. HEDSTROM: Yes. I've always had a detached garage and there's a couple of reasons why I like that. One, if the worst thing happened, there would not be easy access into the living quarters if somebody gets into your garage. Also, if God willing there was a fire, it would be pretty much relegated to the garage and not the house. So, those two are reasons I've always liked a detached garage versus an attached garage.

CHAIRMAN DIVITO: All right, if there's no other questions from the Board, we'll see if anybody from the audience wishes to speak.

MR. FLUBACKER: Thank you.

CHAIRMAN DIVITO: Is there anyone in the audience that wishes to speak on this petition? None being heard, we'll close it down for Board discussion.

MR. JAFFE: It's pretty straight-forward.

MR. SIAVELIS: Yes, another straight-forward, yes.

MR. DRAKE: It's reasonable and it met all the requirements.

MR. SIAVELIS: Yes, and quite honestly, the question about the neighbor directly to the east, that's the one that's going to be most impacted, and if there was concerns there, I think I would have looked at this a little differently. But since there are no objections on paper or here present, I'm okay with this.

CHAIRMAN DIVITO: Agreed. All right, is there a motion?

MR. SIAVELIS: I'll move.

MR. JAFFE: Seconded.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Motion passed.

MRS. HEDSTROM: Thank you.

CHAIRMAN DIVITO: Thank you.

(Whereupon, the above-mentioned petition was adjourned at 7:18 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 13, 2018

PETITIONER: Hedstrom Residence
ADDRESS OF PROPERTY: 901 N. Pine Avenue
VARIATION: 6.5-7a, 6.5-2, 10.2-11.1b, 10.2-11c

A 106 square foot variance from Chapter 28, Section 6.5-7a (Maximum Size of Accessory Structures) to allow an 826 square foot garage where 720 square feet is allowed.

A 0.3 foot variance from Chapter 28, Section 6.5-2 for a detached garage with a rear yard setback of 4.7 feet instead of the minimum required 5.0 feet and an additional 1.0 feet for the eave.

A 5.3 foot variance from Chapter 28, Section 10.2-11.1b and Section 10.2-11c to allow a 27.3 foot wide driveway near the property line where the maximum allowable width is 22.0 feet and a 3.0 foot variance to allow a 35.0 foot wide driveway near the garage where the maximum width allowed for a three car garage within 18.0 feet of the face of the structure is 32.0 feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing an addition to an existing two-car garage. The petitioner also explained that the placement of the garage leaves a large area to the east that is undeveloped beyond the setback. The petitioner testified that the required setback is five feet for a detached garage and that the existing garage is 17 feet to the rear property line. The petitioner also testified that the garage is an all-masonry garage. The petitioner explained that in order to modify the garage, the entire east wall would need to come down since it is masonry. The petitioner testified that they are proposing a one-car attached to the existing two-car garage which results in a garage that is three inches over the setback on the east side, and increases the area of the garage so that it is more than the allowed 720 square feet.

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 5-0 to approve the variance request.

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

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

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

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



Item: 208 W. St. James St. - 9/13/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
208 W. St. James St. - Minutes 9/13/18	Minutes
208 W. St. James St. - Findings 9/13/18	Minutes

ZONING BOARD

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

OF APPEALS

RE: 208 WEST. ST. JAMES - ZBA# 18-027

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 13th day of September, 2018 at the hour of
7:18 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: Next Petitioner is 208 West St. James. Good evening. Have you both had the chance to sign in?

MR. STARR: We have. We signed another sheet over there.

CHAIRMAN DIVITO: That should be good. So, you did sign over there?

MR. ANDERSON: We had, yes, sir.

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

MR. ANDERSON: My name is Kevin Anderson, I'm at 164 South Plum Grove Road in Palatine.

MR. STARR: My name is Jacob Starr, I'm at 208 West St. James Street.

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you.

MR. ANDERSON: Yes, so, the Petitioner's proposal this evening is to construct a second-story dormer addition. This is an existing two-story structure. Currently, only the east half of the second floor is built out from living space. They would like to convert what's currently used as attic space by just raising the roofline of the western half of that building and creating a couple of bedrooms for his family which is growing, as families tend to do.

With that in mind, the proposal does not exceed the existing footprint of the building. It's going straight up over the walls of the existing foundation and existing first floor of the residence. So, from an exterior perspective, you wouldn't notice any difference in the setback to the property line.

As far as neighborhood characteristics, there are several two-story homes on the north side of this street. There's other homes that have had dormer additions built on the same side of the street in the past, and there are other homes on the north side of the street which have setbacks, side yard setbacks which really span five feet.

With that in mind, what's being proposed is generally consistent with what's on that side of the block. The neighborhood character is a bit inconsistent. To the west is a multi-tenant building. To the far east of this block is a municipal parking lot for the train station. Then on the south side, you have a banking facility and a real estate facility that are much more high intensive uses.

(Slight pause.)

CHAIRMAN DIVITO: Actually just looking through some of the notes here.

MR. SIAVELIS: Yes.

CHAIRMAN DIVITO: Looks like the Design Commission was good with the overall design of everything. There were some concerns with -- sorry.

Let's see. So, building and life safety, they're talking about fire resistance, okay.

MR. ANDERSON: Would you like me to address those issues?

CHAIRMAN DIVITO: Have you seen them?

MR. ANDERSON: Yes, sir.

CHAIRMAN DIVITO: Okay, yes, please.

MR. ANDERSON: Certainly, yes. So, we have seen the Building Department's review comments. Typically, those would have come to us during the review process, and so we understand that this is the Zoning Commission, you guys are reviewing the structures and what it's going to look like and what the setbacks are. The Building Department obviously raised the concerns with fire ratings and things of that nature. The builder is confident, well, beyond confident, he will comply with all the restrictions of the building code and the requirements of the fire rating of that wall.

She did list a couple of recommended solutions which we can comply with those. We would have liked to see a couple of alternatives, but obviously that would be something that your Building Director would have to sign off on before any permit was issued.

MR. SIAVELIS: Just to clarify, you're staying within the existing footprint of the house?

MR. ANDERSON: That's correct.

MR. SIAVELIS: You're just going up?

MR. ANDERSON: Yes, that's correct.

MR. STARR: Just going up.

MR. ANDERSON: So, essentially you're going to see the roof go from this to this.

MR. SIAVELIS: Talked to your neighbors?

MR. STARR: I have on both sides. Talked to the guy straight west to me which is the duplex. He's a hundred percent okay with it, more than happy to help, and it means that if workers have to be in the yard, he's fine with it. He doesn't really use the yard at all, in order to restore that obviously. Then my other neighbors on the east side of us, they have a similar style home that has dormered on each side. The interior will be very similar to theirs with a master suite and a hall bathroom for kids, and then an extra bedroom. Then I talked to, the only other neighbor I saw was one more house on Chestnut that my yard kind of backs up to and he would stare at it, and see if the neighbor was okay with it also.

MR. SIAVELIS: Okay, good.

MR. ANDERSON: So, the home was built in the '20s, I think the lot was platted in the 1860's. So, they're a victim of kind of the way that the zoning ordinances evolved over time whereas the house was built several decades ago.

MR. STARR: We only have 1.5 bathrooms in our house, we have a half one downstairs in the basement.

MR. SIAVELIS: Wait, wait, say that again?

MR. STARR: We have the half bath in the basement. We have a main bath on the first floor, but there's only an office and a bedroom there. That's where we currently live because that's the only full bath. But we have a child on the way and we would like to be on the same floor as our kid and also have a bathroom situation. So, going upstairs, it would be nice to have, you know, not only have a master suite but have a child's bathroom.

MR. SIAVELIS: So, what's on the second floor right now?

MR. STARR: There is a front bedroom on the, the three windows on top is one bedroom which we'll turn into our master. Then on the east side of the house, there is another room there. There's just no bathrooms up there.

MR. SIAVELIS: No bathrooms. Two bedrooms up there, no bath.

MR. STARR: There's two bedrooms up there, and those would be the main two bedrooms. The third bedroom that is in the plans, it's smaller, we don't, like that would just probably be an extra sitting room unless we have another kid.

MR. SIAVELIS: Right, okay.

MR. DRAKE: How long have you been in the home?

MR. STARR: Five years.

MR. ANDERSON: I think one last thing to point out is that the number 2.6 comes from a very small portion of a bump-out in the building. The majority of the structure is actually just under five feet. It still needs relief but the 2.6-foot number that is in front of you is because of a, I call it a bump-out, but that's not what it is. It's kind of a linen closet is what it's described to me. So, it's basically, you know, it's about that wide.

MR. SIAVELIS: That's on the west side of the house?

MR. ANDERSON: Yes.

MR. STARR: On the west side of the house, if you see the one --

MR. ANDERSON: If there's a traveling mic?

MR. SIAVELIS: No, you're fine.

MR. STARR: The one-sill window, between the two sets of windows, that's our first floor bathroom. It's just, it's a thin, it's a narrow bathroom, so they bumped it out a little bit for it, and that will mimic the hall bathroom for upstairs. So, that's the only spot that it actually bumps out to 2.6; everything else is at four and change.

MR. SIAVELIS: All right.

CHAIRMAN DIVITO: Makes sense.

MR. SIAVELIS: I'm good.

CHAIRMAN DIVITO: Any other questions? All right, we'll see if there's anybody from the audience. Thank you.

MR. STARR: Thank you.

CHAIRMAN DIVITO: Anyone from the audience wishes to speak on this petition?

MR. SHELDON: I'm a neighbor, I'll come on up. I did not sign in.

CHAIRMAN DIVITO: Yes, take a second please.

(Slight pause.)

CHAIRMAN DIVITO: Name and address for the record?

MR. SHELDON: Walter Sheldon, I'm at 514 North Chestnut.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you.

MR. SHELDON: The only thing I have to say, it's a beautiful home. It's very well-kept and it's a great neighborhood.

MR. SIAVELIS: What's your proximity again to the Petitioner's

house?

MR. SHELDON: We're about four houses, five houses away. Flipping around the corner on Chestnut. So, I support it.

CHAIRMAN DIVITO: Thank you. Anyone else from the audience?
(No response.)

CHAIRMAN DIVITO: None being heard, we'll close it down for Board discussion.

MR. JAFFE: I think it's a reasonable request and I support it.

MR. SIAVELIS: Agreed.

CHAIRMAN DIVITO: Yes, going straight up, it's one of the easier ones.

MR. SELBKA: Yes.

MR. DRAKE: Yes, likewise, and I'd like to compliment the Petitioner. I think you did a very good job of laying it out for us.

CHAIRMAN DIVITO: All right. With all that said, is there a motion?

MR. DRAKE: Move approval.

MR. JAFFE: Seconded.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Congratulations to the Petitioner.

MR. STARR: Thank you.

(Whereupon, the above-mentioned petition was adjourned at 7:27 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS September 13, 2018

PETITIONER: Staar Residence
ADDRESS OF PROPERTY: 208 W. St. James Street
VARIATION: 5.1-6.3b

A 2.4 foot variation from Chapter 28, Section 5.1-6.3b (Required Minimum Yards) to allow a second story addition with a side yard setback of 2.6 feet instead of the required 5 feet, and an additional 1.0 feet for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to construct a second-story addition to the existing home. The petitioner testified that they are proposing to convert the attic space to living space by raising the roofline above the non-conforming footprint. The petitioner testified that the proposal does not expand beyond the existing non-conforming footprint of the building and that the addition is going straight up above the walls of the existing foundation.

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

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

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

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

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

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



Item: 514 N. Chestnut Ave. - 9/13/18

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
514 N. Chestnut Ave. - Minutes 9/13/18	Minutes
514 N. Chestnut Ave. - Findings 9/13/18	Minutes

ZONING BOARD

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

OF APPEALS

RE: 514 NORTH CHESTNUT AVENUE - ZBA# 18-028

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 13th day of September, 2018 at the hour of
7:27 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: The last order of business tonight, 514 North Chestnut.

MR. MARR: I thought it might be easier if I put the pictures in front of you, so we can all know what I'm talking about.

CHAIRMAN DIVITO: Perfect. All right, so I think I have to re-swear you in. So, name and address?

MR. SHELDON: Walter Sheldon, 514 North Chestnut Avenue.

CHAIRMAN DIVITO: Perfect.

MR. MARR: Brian Marr, 176 Waltonian Terrace, Fox Lake.

(Witnesses sworn.)

CHAIRMAN DIVITO: Thank you.

MR. MARR: What you're looking at is the property itself. I'll start with this and then try to answer your three questions. In the center is the landscape plan, upper right corner is the northeast corner of the property viewed from the intersection of Chestnut and Euclid. Upper left corner is the northwest portion of the property viewed from Euclid. The lower right corner is the side yard viewed from Chestnut. The lower left corner is the side yard on the west side.

What we are petitioning for is an outdoor entertainment space in the front yard and a fireplace in the front yard. Recently, Walter and his wife are putting an addition on their house. They have an existing outdoor entertainment area in the front yard, and the addition has taken part of that out. We'd like to push the outdoor entertainment area a little farther to the north. As you can see by the pictures, it's virtually out of sight.

All right. So, the problem with the site is the actual front yard is to the north, the perceived front yard is to the east. As you can see from the picture in the lower right, everything about it looks like the front of the house. The rear yard presently has the driveway and the garage. The side yard to the west has no room. So, the only place to expand the outdoor entertainment area is in the actual front yard or the perceived side yard, supplementing the existing landscaping, trees and more shrubs all the way through, the removal of one crabapple and one burning bush.

At this point, I think that's about it. In a nutshell, that's what we want to do.

MR. JAFFE: So, have you spoken to the neighbors? Especially the one to your east, that would actually be facing the side yard?

MR. SHELDON: Yes. Yes, they're fine. You know, Euclid comes into play, so that's not really an issue. There's a very heavily, there's a pretty dense foliage there. The neighbors right next to us, we're great friends with. They approve it. We've done a lot of work on the house over the years.

The one thing about the lot that I'd like to say is when we put in the white fence around in '07, we were here, and the front of the house is really the side of the house. So, that's where the, I think the, it's coming in here, the front of our driveway is actually out to Chestnut. So, I don't know how that ever got deemed to be the front on Euclid because I don't think it, the house was built in

1800's, I don't think it ever went out onto Euclid. But I think it's just kind of a semantics thing, you know, where it is our front yard technically, you know.

MR. JAFFE: Right.

MR. SELBKA: But in reality it's your backyard.

MR. SHELDON: It really is, yes. It's a side yard, it's a good buffer against Euclid. None of the other neighbors, I talked to them all, they've been fine with it.

MR. JAFFE: Okay, thank you.

MR. SHELDON: Yes, thanks.

CHAIRMAN DIVITO: All right. Any other questions from Board members?

MR. JAFFE: No.

CHAIRMAN DIVITO: All right, we'll see if anybody wants to speak up on this one.

MR. STARR: Jacob Starr, 208 West St. James. I walk my dog by the house all the time. I have a Great Dane and you've probably seen me in the neighborhood. I always thought that was his front, not the side. It's kind of secluded there. It's a beautiful home, I think it will be a great addition. Thanks.

CHAIRMAN DIVITO: Thank you. I do have one question, and this came from one of the Board members that unfortunately couldn't be here tonight. It was discussing a large tree, a maple that potentially was being removed?

MR. MARR: The tree in question, I spoke with --

MR. MACH: Derek.

MR. MARR: Derek, thank you. I spoke with Derek about that. The tree in question is, it's actually a linden. In the pictures, it is this tree here, right here, and that will stay. That is not coming down.

CHAIRMAN DIVITO: Okay, thank you. All right, so we'll close it down to Board discussion.

MR. JAFFE: I'm very familiar with the property from walking, and I think this will be a very nice addition. So, I'm supportive of it.

MR. SELBKA: And it is not the, the way the house is configured on the lot does make it sort of a difficult issue when it comes to landscaping. So, I think that this is a reasonable request for a variance and the hardship is met.

CHAIRMAN DIVITO: All right.

MR. SIAVELIS: Agree.

CHAIRMAN DIVITO: Is there a motion?

MR. SELBKA: Motion to approve.

MR. JAFFE: Seconded.

CHAIRMAN DIVITO: Derek?

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Jaffe.

MR. JAFFE: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Congratulations.

MR. SHELDON: Thank you.

CHAIRMAN DIVITO: All right, that brings us to the last piece of business of calling it to adjourn. So, is there a motion to adjourn?

MR. SIAVELIS: I'll move.

MR. DRAKE: Second.

CHAIRMAN DIVITO: All right, all in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS

September 13, 2018

PETITIONER: Sheldon Residence
ADDRESS OF PROPERTY: 514 N. Chestnut Ave.
VARIATION: 6.5-2, 6.6-5.1

A variation to allow an accessory structure (fireplace) in the front yard where accessory structures (fireplace) are only permitted in the rear yard.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that per the zoning code the front yard is to the north and that the perceived front yard is to the east. The petitioner testified that the rear yard currently has a driveway and a garage. The petitioner testified that the only place to expand the outdoor patio area is in the front yard. The petitioner also explained that they will be supplementing the existing landscaping with additional trees and shrubs. The petitioner testified that they are removing one crabapple and one burning bush but the large deciduous tree will remain.

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

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

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

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

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

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



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

Department: Planning & Community Development

The petitioner has requested that the project be continued to the next ZBA hearing on November 19, 2018.

ATTACHMENTS:

Description

Type

No Attachments Available



Item: 2535 N. Waterman Ave. - ZBA#18-030

Department: Planning & Community Development

REQUEST

A 565 square foot variation from Chapter 28, Section 6.5-7a (Maximum Garage Size) for an accessory structure (detached garage and pool house) with a size of 1,285 square feet where 720 square feet is the maximum allowed for a garage and 300 square feet for a pool house with an additional 180 square foot attached pergola/trellis.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: October 9, 2018
Date Prepared: October 2, 2018
Project Title: Novak Residence
Address: 2535 N. Waterman Ave.

Background Information

Petition Number: ZBA #18-030
Petitioner: David Wojcik
Address: 265 Cottonwood Dr.
Elk Grove Village, IL 60007

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

Requested Action/Background Information

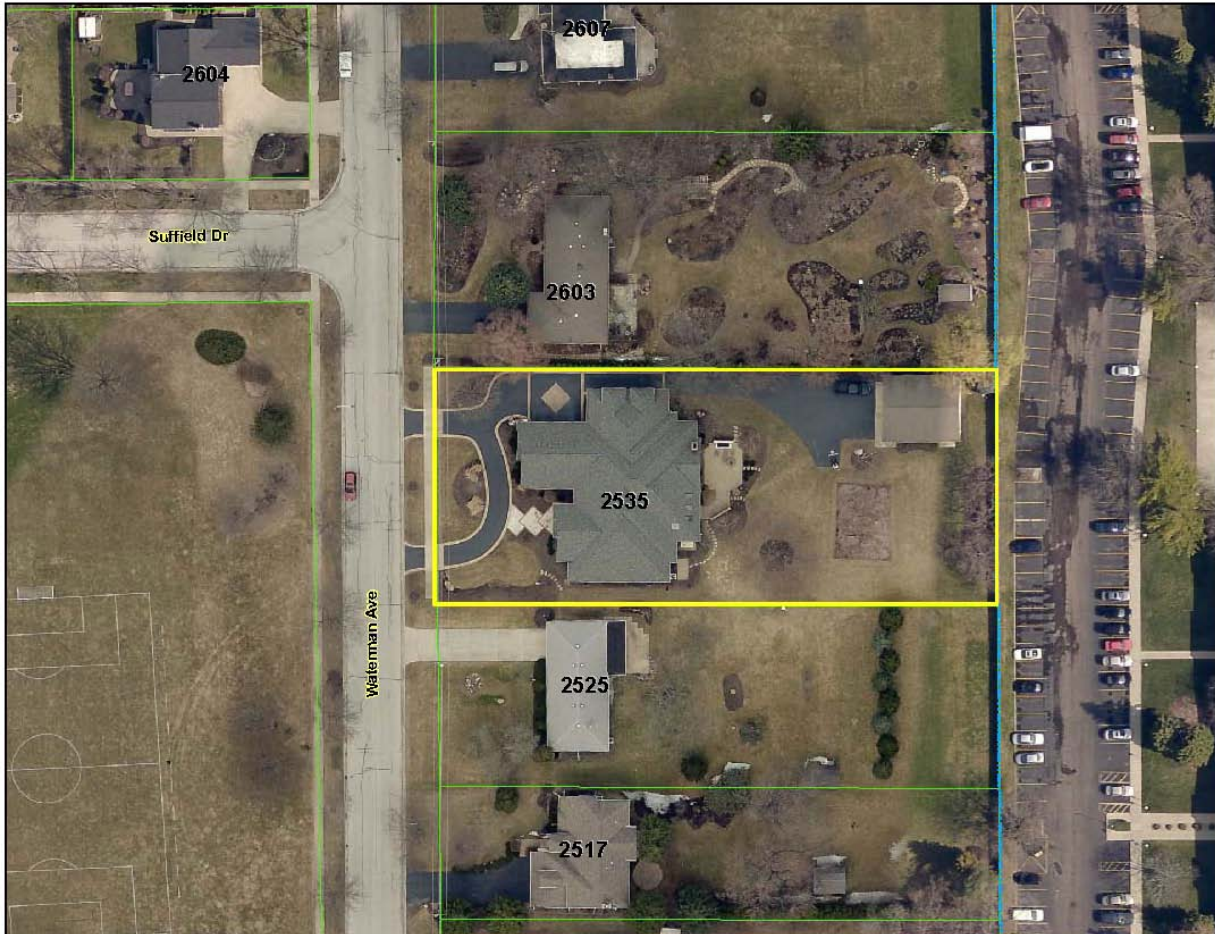
In 1997, a variance was reviewed by the Building Code Review Board and approved by the Village Board for a 1,285 square foot garage where the maximum allowed is 720 square feet. Per the Building Code, the maximum size for a detached garage was 720 square feet. Since then, the size requirement for an accessory structure was removed from the Building Code and is part of the Zoning Code. As part of the variance that was previously granted, the homeowner was proposing to convert the existing attached two car garage into living space which was conditioned as part of the approval. In 2003, the home was torn down and a new house was constructed with a three car attached garage. The petitioner is proposing to use a portion of the existing detached garage for a pool house. Therefore, the petitioner is requesting the following variation:

- **A 565 square foot variation from Chapter 28, Section 6.5-7a (Maximum Garage Size) for an accessory structure (detached garage and pool house) with a size of 1,285 square feet where 720 square feet is the maximum allowed for a garage and 300 square feet for a pool house with an additional 180 square foot attached pergola/trellis.**

Variation Review Standards

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

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	9/19/18	
2. List of Property Owners Within 250 feet of Subject Property	✓	9/19/18	
3. Letter that was Mailed	✓	9/19/18	
4. Photographs of Sign on Property	✓	9/19/18	

Photographs of Existing Structure





Village of Arlington Heights Building & Life Safety Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Building & Life Safety Department

Project Name: Novak Residence

Project Address: 2535 N Waterman Ave

ZBA #: 18-030

Date: September 26, 2018

Derek:

I have reviewed the request for the following variances:

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

I do not have any objections to the request.

ZBA# 18-030
2535 N Waterman - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: Mike Pagones, P.E. Acting Director of Engineering

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

The proposed ZBA application indicates that the petitioner is seeking:

A 565 sq ft variance to allow an accessory structure (detached garage and pool house) with a size of 1,285 sq ft where 720 sq ft is the maximum allowed for a garage and 300 sq ft for a pool house.

NOTE: The existing non-compliant garage is 1,285 sq ft, approved by the Building Code Review Board in 1997. The petitioner is proposing to repurpose the existing structure.

The Engineering Department has NO OBJECTION to the proposed variances.

RECEIVED

SEP 18 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Novak Residence

Project Address: 2535 N. Waterman Ave.

ZBA #: 18-030

ZBA Hearing Date: October 9th, 2018

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

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: September 13, 2018

- A 565 square foot variation from Chapter 28, Section 6.5-7a (Maximum Garage Size) for an accessory structure (detached garage and pool house) with a size of 1,285 square feet where 720 square feet is the maximum allowed for a garage and 300 square feet for a pool house.

Attached are the Petitioner's:

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

Comments: NO COMMENTS.

-STEVE HAUZINGER, DESIGN PLANNER

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

PETITION

PETITION

NOW COMES the Petitioner Kevin Novak

being the owner of the property commonly know as: 2535 N. Waterman Avenue

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.5-7

Chapter 28, of the Arlington Heights Municipal Code, in order to: Repurpose the use of a portion of an existing previously approved, currently non-compliant accessory detached garage structure; into a Poolhouse / 3-season Room.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The existing garage function will remain, the essential character is existing with no proposed changes and there is a Poolhouse approximately 200 feet to the east.

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

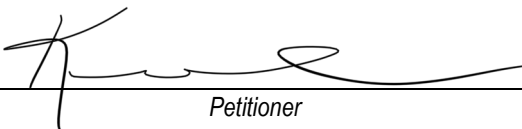
- The existing 1,285 S.F. accessory structure was approved in 1997 by the Building Code Review Board when the previous owners petitioned for its construction for a permitted use as a 6-car garage. The petitioners took occupancy in 2016.
- Section 6.5-7a allows for 2 detached garages on the lot. The owners could build another 720 S.F. accessory structure but that would increase cost, increase the amount of impervious surface and increase floor area, resulting in the only lot on the street that has 2 accessory structures, cause more disruption to existing earth for utility installation and visually deter from the natural environment.

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

- Health and Safety are not impacted. Promotion of Welfare and Morals of the community might be questioned as nearby property owners are more likely to oppose an additional 720 S.F. accessory building, than simply repurposing the existing structure.

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

- Of the 1285 S.F., 677 S.F. will be designated for Garage use and the remaining 608 S.F. will be for "Poolhouse" use. In lieu of constructing an additional 720 S.F. structure.

Signed: 
Petitioner

Date: 8/31/18

PLAT OF TOPOGRAPHY

OF

THE SOUTH 125.19 FEET OF THE NORTH 380.19 FEET OF THE SOUTH 1/2 OF THE WEST 1/4 OF LOT 2 OF THE SCHOOL TRUSTEE'S SUBDIVISION OF SECTION 16, TOWNSHIP 12 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

TOTAL LAND AREA: 38,655 SQ.FT

COMMONLY KNOWN AS: 2535 NORTH WATERMAN AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60004

RECEIVED

SEP - 5 2018

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

SCALE: 1 INCH = 10 FEET

SITE BENCHMARK:
CONTROL POINT, CUT CROSS BY SIDEWALK
8.55 S. & 8.37 W. FROM THE NORTHWEST
PROPERTY CORNER.
ELEVATION=878.64 FEET

REFERENCE BENCHMARK:
VILLAGE OF ARLINGTON HEIGHTS MONUMENT #23
3" DIA. BRASS DISC PLUSH IN CONCRETE, 1.80' NORTH
OF MAIN AND 1.20' WEST OF MAIN AT THE NORTHEAST
QUADRANT OF SUFFIELD DRIVE AND STRATFORD DRIVE.
ELEVATION = 877.81 FEET NAVD 1988

LEGEND:

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

ORDER NO.: 18-136
ORDERED BY: KEVIN NOVAK

PREPARED BY:
GEODETIC SURVEY, LTD.
PROFESSIONAL DESIGN FIRM NO. 184-004384
CONSTRUCTION AND LAND SURVEYORS
200 WALKER ROAD, GLENVIEW, IL 60025
TEL. (847) 804-7800; FAX (847) 804-7801
Info@gsurvey.net www.gesurveying.com

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

FOR LOCATION OF BURIED CABLE CALL 311.U.I.E.
811-800-892-0123 BEFORE DIGGING

GENERAL NOTES

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

STATE OF ILLINOIS SS
COUNTY OF COOK

THIS PROFESSIONAL SERVICE CONFORMS TO THE
CURRENT ILLINOIS MINIMUM STANDARDS FOR
TOPOGRAPHIC SURVEYS

FIELD WORK COMPLETED: MAY 29, 2018

DATED THIS 18th DAY OF JUNE, 2018.

James R. Hoffman
PROFESSIONAL ILLINOIS LAND SURVEYOR NO.3000
LICENSE EXPIRES 11/30/2018

