



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
January 13, 2020
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

A. 2105 N. Verde Dr. - 11/18/19

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

A. 809 S. Burton Pl. - ZBA#19-032

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



**Zoning Board of Appeals
1/13/2020**

Item: 2105 N. Verde Dr. - 11/18/19

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2105 N. Verde Dr. - Minutes 11/18/19	Minutes
2105 N. Verde Dr. - Findings 11/18/19	Minutes

ZONING BOARD

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

OF APPEALS

RE: 2105 NORTH VERDE AVENUE - ZBA #19-031

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 18th day of November, 2019 at the hour of
7:02 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRMAN DIVITO: Let's call the Zoning Board of Appeals meeting for November 18, 2019. Derek, would you do the roll?

MR. MACH: Chairman Divito.

CHAIRMAN 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. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. Selbka.

(No response.)

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Here.

CHAIRMAN DIVITO: Thanks. Please join me in the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRMAN DIVITO: All right, first order of business is the review and approval of minutes from last meeting. Has everyone had an opportunity to review? Are there any errors or omissions, comments to be heard? No, okay. If not, is there a motion?

COMMISSIONER SIAVELIS: So moved.

COMMISSIONER JAFFE: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: All right, on to the new business. We have one item on the agenda today. Do you need a refresher on the four elements that we're going to ask you to talk on?

MS. GRUMAN: I don't know.

CHAIRMAN DIVITO: Okay, come on up and we'll guide you through it. So, I'm assuming you are 2105 North Verde?

MS. GRUMAN: This will stay here or just --

CHAIRMAN DIVITO: Yes, right.

MS. GRUMAN: Okay, I've never done this before so I'm just --

CHAIRMAN DIVITO: No worries. Name and address for the record please.

MS. GRUMAN: Sonia Gruman, 2105 North Verde Drive, Arlington Heights, Illinois 60004.

(Witness sworn.)

CHAIRMAN DIVITO: Thank you. All right, you can start with your petition.

MS. GRUMAN: Okay, so I'm really nervous, being here just by myself and with all of you guys. So, I just prepared some notes for me. So, basically, I am requesting a permit, you know, for the replacing of the old pergola that was already

attached to the house when we bought the house with a new one. It is supposedly 20 feet away from the property line. So, unfortunately, my house is located on a corner lot, you know, and then it's more towards the back which is, of the property line where all the neighbor houses, they are located towards the street which gives them more space and unfortunately for me not enough space, how the house is there situated.

The new pergola, it's the same, in the same spot, the same size. Everything is the same, nothing changed. The old one was enclosed porch; this one is just the cover since we don't need the whole enclosed thing. So, it's not extremely large because everything is the same as before and it's not enclosed, and it's not out of the character, you know, for my neighbors. It doesn't affect the neighbors in any way, and neither, you know, I'm not building another story or putting another level story to my house or trying to do a business in my house or anything like that. It's just the pergola, so where, you know, we would need more like, let's say very strictly zoning requirements, you know.

Like I said, the measurements, everything is the same. The height, it's eight feet and 25 wide, exactly like the old one.

CHAIRMAN DIVITO: How long have you lived in the residence?

MS. GRUMAN: We purchased the house in April 2017. We purchased with the enclosed porch; it was already there.

CHAIRMAN DIVITO: Have you had a chance to talk to the neighbors?

MS. GRUMAN: About the pergola? Yes, I talked to some of my neighbors, especially even with the neighbors across the street that actually they were just approved for a permit to make addition to their house and extend their kitchen and everything.

CHAIRMAN DIVITO: What was the feedback from the neighbors?

MS. GRUMAN: About my pergola?

CHAIRMAN DIVITO: Yes.

MS. GRUMAN: It doesn't anybody, so you know, it doesn't make a shade or anything for anybody, so, yes, as far as I know who I talked to, you know, around my neighborhood which are really close next to my house.

CHAIRMAN DIVITO: Any other questions from the Board members to the Petitioner?

COMMISSIONER JAFFE: No.

MS. GRUMAN: I have a picture on my phone if you guys want to see how it was the old enclosed porch.

COMMISSIONER LANAGHAN: Yes, that was one thing I was kind of curious. I was a little confused on the enclosed porch pergola and what have you. So, you're taking an enclosed area and actually opening that up?

MS. GRUMAN: Yes, the enclosed area that it was, was really, really old and it was not pretty much safe. It was, I believe the wood was like really rotten and it was not safe for me and my kids, my kids to go play out there. You know, they play with the ball, sometimes my kids, they kick the ball really hard and they could have just knocked it down and something fall on their head, you know. So, that needed to be replaced.

COMMISSIONER LANAGHAN: Sure, okay.

MS. GRUMAN: Yes, but I could show you the picture if you want to see the

enclosed.

COMMISSIONER LANAGHAN: Sure, if you've got one, why not?

MS. GRUMAN: Yes.

CHAIRMAN DIVITO: We need it --

COMMISSIONER LANAGHAN: That needs to be sent, never mind.

COMMISSIONER SIAVELIS: And it's got to go on to the record here if it's going to be material.

COMMISSIONER LANAGHAN: Yes, so never mind.

CHAIRMAN DIVITO: It's okay.

COMMISSIONER LANAGHAN: We won't be able to put it into the record, but thank you.

MS. GRUMAN: Oh, okay, okay. So, it was just enclosed and it had, how do you call it? It's not, never mind because it's not coming. It's gone, I'm too nervous.

CHAIRMAN DIVITO: That's okay, I understand what you're going for there, okay. Any other questions for the Petitioner?

COMMISSIONER SIAVELIS: No.

CHAIRMAN DIVITO: All right. Take a seat.

MS. GRUMAN: Thank you.

CHAIRMAN DIVITO: We'll see if there's anybody else who has anything else. Anyone from the audience who wishes to speak on this? None being heard, we'll close it down for the Board discussion.

COMMISSIONER JAFFE: I think it's a very straightforward request. I understand why she needs to go from a solid to an open design. No concerns from the neighbors. So, I'd be supportive of recommending that we approve.

COMMISSIONER SIAVELIS: Concur.

CHAIRMAN DIVITO: Being like for like, it makes sense. Is there a motion?

COMMISSIONER DRAKE: I move approval of the petition.

COMMISSIONER JAFFE: Second.

CHAIRMAN DIVITO: All right, 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. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. MACH: Chairman Divito.

CHAIRMAN DIVITO: Yes. Congratulations, the motion is approved.

MS. GRUMAN: Thank you so much.

CHAIRMAN DIVITO: Thank you.

MS. GRUMAN: I really appreciate it, you guys being nice and kind to me. What do I have to do now? Do I just leave and then you'll send somebody home?

MR. MACH: Yes, I think you already submitted for a permit.

MS. GRUMAN: Yes.

MR. MACH: So, I'll coordinate online and I believe you'll be working with Jake and we'll follow up with you.

MS. GRUMAN: Okay, thank you so much. Have a great night, thank you.

CHAIRMAN DIVITO: That was the first and only item on the agenda today. So, is there a motion to adjourn?

COMMISSIONER LANAGHAN: So moved.

COMMISSIONER JAFFE: Second.

CHAIRMAN DIVITO: All in favor?

(Chorus of ayes.)

CHAIRMAN DIVITO: All opposed?

(No response.)

CHAIRMAN DIVITO: We are adjourned.

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

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS

November 18, 2019

PETITIONER: Gherman Residence

ADDRESS OF PROPERTY: 2105 N. Verde Dr.

VARIATION: 5.1-3.2d

A 10' variance to allow a covered patio with a rear yard setback of 20-feet where 30-feet is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they removed an enclosed porch that was 20 feet from the rear property line and they are proposing to construct a new pergola. The petitioner explained that the dimensions of the proposed pergola are the same as the enclosed porch.

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 6-0 to approve the variance request.

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



Zoning Board of Appeals 1/13/2020

Item: 809 S. Burton Pl. - ZBA#`19-032

Department: Planning & Community Development

REQUEST

A 682 square-foot variation from Chapter 28, Section 5.1-0.3 (Maximum Floor Area Ratio) to allow a home with a floor area of 6,669 square feet where 5,987 square feet is allowed.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: January 13, 2020
Date Prepared: January 8, 2020
Project Title: Samikkannu Residence
Address: 809 S. Burton Pl.

Background Information

Petition Number: ZBA #19-032
Petitioner: Victoria Rhoadarmer / Patrick A. Finn Ltd.
Address: 1212 W. Northwest Hwy.
Palatine, IL 60067

Existing Zoning: R-E Single-Family Residential District

Requested Action/Background Information

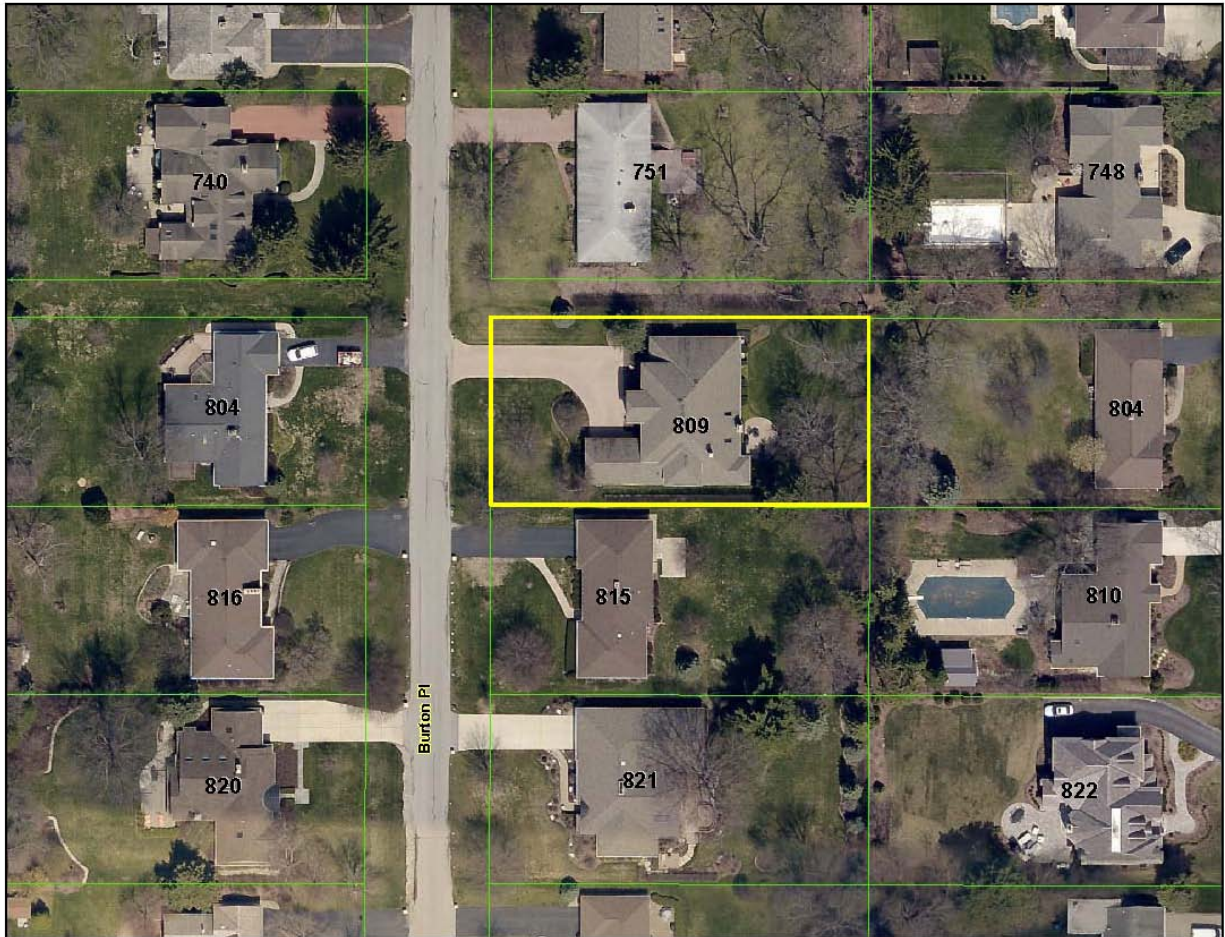
The petitioner is proposing an addition to the existing two story house. The subject site is zoned R-E, Single Family Dwelling District. The property has a total land area of 20,000 square feet and the proposed residence with the addition will be approximately 6,669 square feet where 5,987 square feet is permitted. Therefore, the petitioner requests the following variation:

- **A 682 square-foot variation from Chapter 28, Section 5.1-0.3 (Maximum Floor Area Ratio) to allow a home with a floor area of 6,669 square feet where 5,987 square feet is allowed**

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	12/27/19	
2. List of Property Owners Within 250 feet of Subject Property	✓	12/27/19	
3. Letter that was Mailed	✓	12/27/19	
4. Photographs of Sign on Property	✓	12/27/19	

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: Samikkannu Residence

Project Address: 809 S Burton Place

ZBA #: 19-032

Date: January 3, 2020

Derek:

I have reviewed the request for a 682 square foot variance to allow a home with a floor area of 6,669 square feet where 5,987 square feet is allowed and do not have any comments or objections to the request.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Samikkannu Residence

Project Address: 809 S. Burton Place

ZBA #: 19-032

ZBA Hearing Date: January 13th, 2020

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building and Life Safety

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: December 19, 2019

- A 682 square-foot variation from Chapter 28, Section 5.1-0.3 (Maximum Floor Area Ratio) to allow a home with a floor area of 6,669 square feet where 5,987 square feet is allowed

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION FITS SEAMLESSLY WITH THE EXISTING HOUSE. THIS PROJECT IS FAVORABLE FOR AN ADMINISTRATIVE DESIGN APPROVAL, PENDING OUTCOME OF

Please review, comment, and return to me no later than January 3, 2020.

ZBA REVIEW. - STEVE HAUZINGER, DESIGN PLANNER

MP

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Samikkannu Residence

Project Address: 809 S. Burton Place

ZBA #: 19-032

RECEIVED
DEC 18 2019
VILLAGE OF ARLINGTON HTS
ENGINEERING DEPT.

ZBA Hearing Date: January 13th, 2020

To: Mike Pagones, Village Engineer
Steven Touloumis, Director of Building and Life Safety

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: December 19, 2019

- A 682 square-foot variation from Chapter 28, Section 5.1-0.3 (Maximum Floor Area Ratio) to allow a home with a floor area of 6,669 square feet where 5,987 square feet is allowed

Attached are the Petitioner's:

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

Comments: _____

RECEIVED
DEC 20 2019
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Please review, comment, and return to me no later than January 3, 2020.

ENGINEERING HAS NO OBJECTION TO THE PROPOSED VARIATION.

MP 12/20/19

Petition

Now comes the Petitioner, Patrick A Finn, Ltd., on behalf of the owner of the property commonly known as: 809 South Burton Place and appeals to the Zoning Board of Appeals of the village of Arlington Heights for a variation from Section 5.1-0.07, Chapter 28, of the Arlington Heights Municipal Code, in order to:

Add a second floor bedroom on the rear of the home of an existing two story residence that will exceed the floor to area ratio according to zoning regulations.

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

A fourth upstairs bedroom is needed to accommodate all the children family members so that they each have their own bedroom; otherwise two of the four boys who range in age from 2-7 currently will have to share a bedroom as they age, which was not the intention when the home was bought in April of 2019.

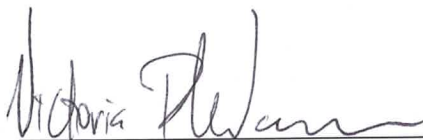
I hereby state that the following unique circumstances exist:

Having been built an odd 20 years ago, the existing house as it stands today without the addition no longer meets the zoning requirements of today, the lot is proven undersized. Building on the rear and on top of the existing structure with the current design would not impact any side, front or backyard setbacks. The location and size of the second story addition would not encroach on the existing rear yard setback and will not exceed the height of the existing roof.

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

The addition is in keeping with the style of the house, using matching materials and design choices and does not compete with the architecture of the surrounding properties in the area.

Signed,



Date: 12-11-19

Victoria Rhoadarmer
Patrick A Finn, Ltd.
1212 West Northwest Highway
Palatine, IL 60067

PORTLAND CEMENT: ASTM C-150, TYPE I OR II.
WATER: POTABLE
AGGREGATES: ASTM C33 (NORMAL WEIGHT CONCRETE)
AGGREGATES: ASTM C330 (LIGHTWEIGHT CONCRETE)
AIR ENTRAINING ADMIXTURES: ASTM C260
WATER REDUCING ADMIXTURES: ASTM C494
REINFORCING STEEL BARS: NEW DEFORMED BILLET STEEL, ASTM A 615-47 GRADE 60 EXCEPT GRADE 40 FOR TIES.
REINFORCING WIRE: COLD DRAWN STEEL, ASTM A82 SIZE 6x6 10/10
JOINT FILLER: FIBER OR CORK PER ASTM D1752.
VAPOR BARRIER: 6 MIL CLEAR POLYETHYLENE, ASTM D2128
CONCRETE MIX: 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, (NORMAL CONCRETE) 4" MAX SLUMP.
CONCRETE MIX: 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, 4" MAX SLUMP AND 3% TO 6% AIR ENTRAINMENT (PATIOS AND SIDEWALKS).
PROPORTIONING: PER ASTM C 301, ARTICLE 3.8.22 (METHOD 2).
CURING COMPOUND: PER ASTM C 309, USE TYPE WHICH WILL NOT INTERFERE WITH BOND OF FINISH MATERIALS TO SLAB.

EXECUTION:
REDIMIX CONCRETE SHALL BE DELIVERED WITH TICKET LISTING, SUPPLIER
NAME, DATE, JOB NAME/LOCATION, TYPE/CLASS OF CEMENT, QUANTITY,
TIME DISPATCHED, ADMIXTURES AND AMOUNT OF WATER ADDED AT SITE.
INSERTS, OPENINGS AND EMBEDDED ITEMS SHALL BE FORMED OR PLACED
IN THE FORM WORK PRIOR TO PLACEMENT OF CONCRETE.
THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK
OF ALL OTHER TRADES THAT AFFECT THE CONCRETE WORK.

VAPOR BARRIER SHALL BE PLACED UNDER ALL INTERIOR SLABS ON GRADE. CONCRETE FLATWORK SHALL BE MOIST CURED AND BE PROTECTED FROM THE ELEMENTS FOR A MIN. OF 5 DAYS. SEPARATE SLABS ON GRADE FROM VERTICAL SURFACES WITH A BOND BREAKING MATERIAL.

CONCRETE SHALL BE POURED CONTINUOUSLY BETWEEN PREDETERMINED JOINTS. MAINTAIN SURFACE LEVEL TO WITHIN 1/4" IN ANY 10'-0" DIMENSION UNLESS SLAB IS INDICATED TO SLOPE TOWARDS DRAIN WHICH SHALL HAVE A MINIMUM SLOPE OF 1/4"/FT. (WITHIN THE AREA TO BE DRAINED). EARTH FORMS SHALL BE ALLOWED AT VERTICAL SURFACES OF FOOTINGS. FINISHES SHALL BE STEEL TROWELED FOR INTERIOR SLABS AND WOOD FLOAT FOR EXTERIOR SLABS.

INSTALLATION:
FOOTINGS: SIZE PER PLAN, HAND DIG FINAL 4" INTO BEARING SOIL.
CONCRETE SUBSTRATES: SURFACE DRY, CURED 3 DAY (MIN) FREE OF
VOIDS, SPALLS AND PROTRUSIONS, CLEAN, SMOOTH, FREE OF
CONTAMINANTS PREVENTING BOND AND FREE OF FROST.

HEADERS AND SIMILAR MEMBERS

SHALL BE SPF #2 OR BETTER. MATERIAL SHALL HAVE A MOISTURE CONTENT OF LESS THAN 19% AT TIME OF SURFACING AND SHALL BE GRADE MARKED 'DRY'. HEADERS AT ALL WINDOWS AND DOORS SHALL CONFORM TO THE FOLLOWING MAXIMUM SPANS:

SIZE OF HEADER	ROOF ONLY	ROOF & FLOOR	JACK STUDS
2-2X6	6'	4'	1
2-2X8	8'	6'	1
2-2X10	10'	8'	2
2-2X12	12'	10'	2

MULTIPLE MEMBER BUILT-UP HEADERS (INCLUDING HEADERS WITH PLYWOOD FLITCH TO MATCH STUD WIDTH) TO BE FASTENED AT EACH LAYER WITH 10d NAILS @ 32" O.C. AT TOP & BOTTOM AND STAGGERED. TWO NAILS AT ENDS AND AT EACH SPlice

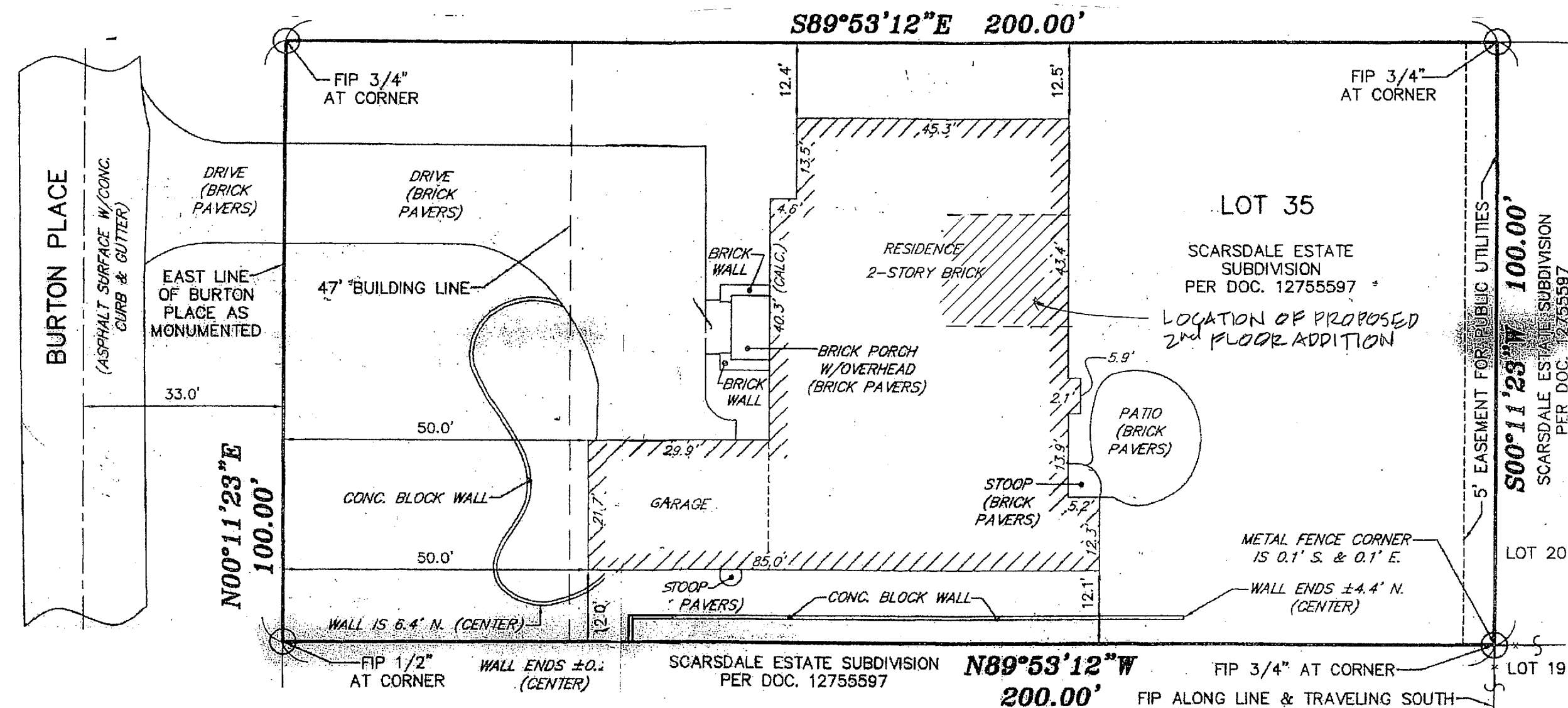
ANY PREFABRICATED JOISTS, LAMINATED-VENEER LUMBER HEADERS, OR OTHER MANUFACTURED WOODEN FRAMING SHALL BE AS MANUFACTURED BY TRUS-JOIST CORP., IN SIZES AND QUANTITIES SHOWN ON THE PLANS.

FIRESTOPPING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL
2. ALL INTERCONNECTION BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRED AT SOFFITS, DROP CEILINGS, ETC.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
4. IN CONCEALED SPACES AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NON-COMBUSTIBLE MATERIALS.

EXCEPT AS PROVIDED IN ITEM 4, FIRESTOPPING SHALL CONSIST OF 2 INCH NOMINAL LUMBER, OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 23/32" WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32" WOOD STRUCTURAL PANELS OR ONE THICKNESS OF 3/4" PARTICLEBOARD WITH JOINTS BACKED BY 3/4" PARTICLEBOARD, 1/2" GYPSUM BOARD, OR 1/2" CEMENT-BASED MILLBOARD.

SHALL BE S4S DOUGLAS FIR, SOUTHERN PINE, HEM/FIR OR APPROVED
EQUAL, OF NOMINAL SIZES SHOWN; MAXIMUM MOISTURE CONTENT 19% AT
TIME OF GRADING.


$$1/2'' = 1' - 0''$$

$$1/20'' = 1''$$

INFORMATION FOR THIS SITE PLAN IS FROM THE
PLAT OF SURVEY BY EZ SURVEYING, INC. DATED
APRIL 19, 2019

THESE DRAWINGS AND ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING WITH VILLAGE OF ARLINGTON HEIGHTS AMENDMENTS:

1. INTERNATIONAL RESIDENTIAL CODE, 2009 EDITION (WITH AMENDMENTS).
2. INTERNATIONAL MECHANICAL CODE, 2009 EDITION (WITH AMENDMENTS).
3. INTERNATIONAL FUEL GAS CODE, 2009 (WITH AMENDMENTS).
4. INTERNATIONAL ENERGY CONSERVATION CODE, 2015 WITH STATE OF ILLINOIS AMENDMENTS.
5. NATIONAL ELECTRICAL CODE, 2005 EDITION (WITH AMENDMENTS).
6. ILLINOIS PLUMBING CODE, 2014 EDITION (W/ AMENDMENTS)
7. ILLINOIS ACCESSIBILITY CODE, LATEST EDITION

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS
AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE ARCHITECT
AND THE OWNER UPON DISCOVERY.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON PLANS.
ADJUST AS REQUIRED TO OBTAIN PROPER ALIGNMENT WITH EXISTING
WALLS, WINDOW OPENINGS, ETC., OR AS DIRECTED BY OWNERS.

BUILDING DESIGN LOADS ARE AS FOLLOWS:		
LOAD	TYPE LIVE (PSF)	TOTAL (PSF)
WIND	20	20
ROOF	30	37
FLOOR	40	50
ATTIC STORAGE	20	30
CEILING ONLY	10	15

FOOTINGS SHOWN ARE DESIGNED FOR AN ASSUMED MINIMUM SAFE SOIL BEARING PRESSURE OF 3000 PSF. SOIL BEARING CAPACITY SHALL BE VERIFIED BY AN ILLINOIS LICENSED SOILS ENGINEER AND A COPY OF THE REPORT SHALL BE GIVEN TO THE INSPECTOR AT THE FOOTING INSPECTION.

APPROVED PLANS SHALL BE KEPT ON THE SITE OF THE BUILDING OR
WORK AT THE TIME OF INSPECTION.

		ISSUED FOR CONSTRUCTION
	11-05-19	ISSUED FOR PERMIT
		ISSUED FOR PRICING
		ISSUED FOR REVIEW

LINEWORKS LTD

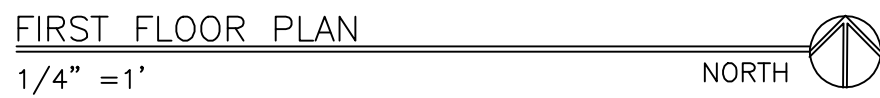
ARCHITECTS 847-564-5280
FAX-847-564-5379
3501 WOODHEAD DRIVE SUITE 8
NORTHBROOK-ILLINOIS 60062

SAMIKKANNU RESIDENCE
809 S. BURTON PLACE
ARLINGTON HEIGHTS, ILLINOIS

PROPOSED ADDITION

THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE
USED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF LINEWORKS, LTD.
PROFESSIONAL DESIGN FIRM CORPORATION LICENSE # 184-003924

DRAWN	PROJECT 19093	A-1
CHECKED	SHEET 1 OF 3	



		ISSUED FOR CONSTRUCTION
		ISSUED FOR PERMIT
		ISSUED FOR PRICING
		ISSUED FOR REVIEW
NO	DATE	DESCRIPTION

ARCHITECTS 847-564-5280
FAX-847-564-5379
3501 WOODHEAD DRIVE SUITE 8
NORTHBROOK-ILLINOIS 60062

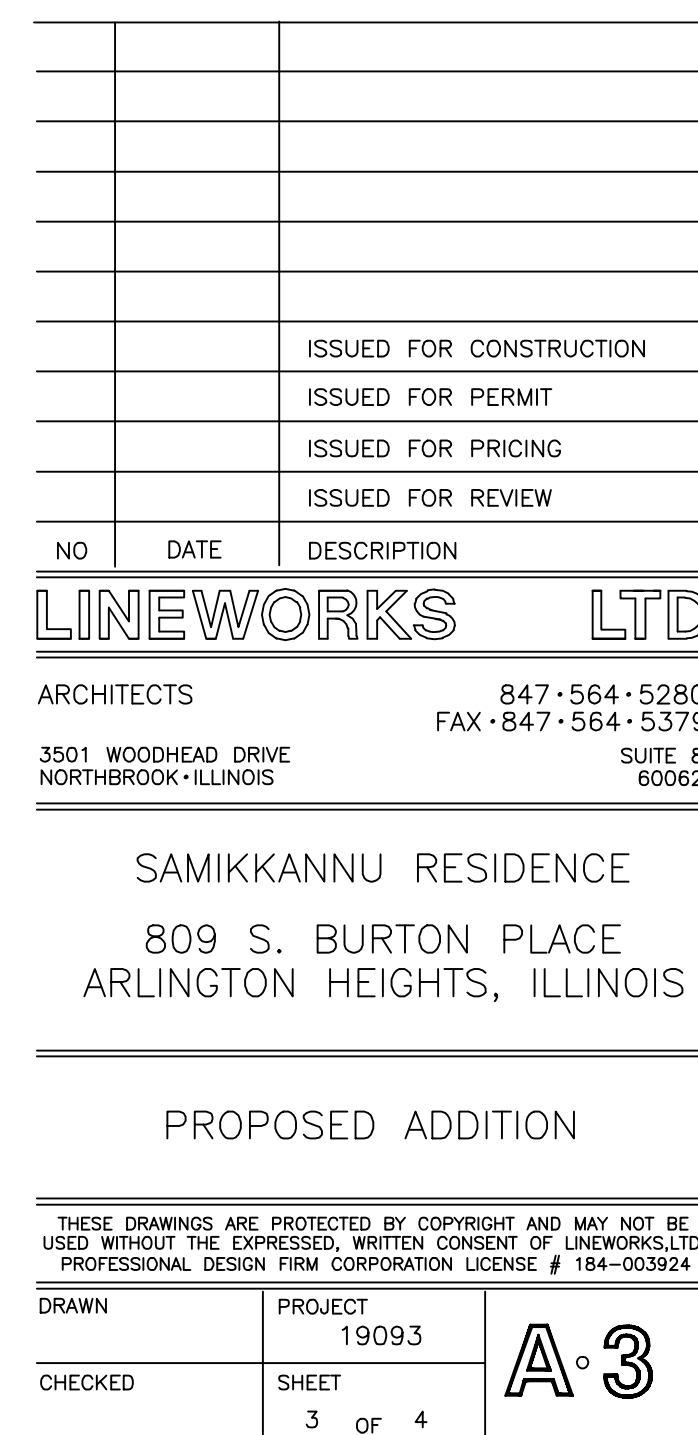
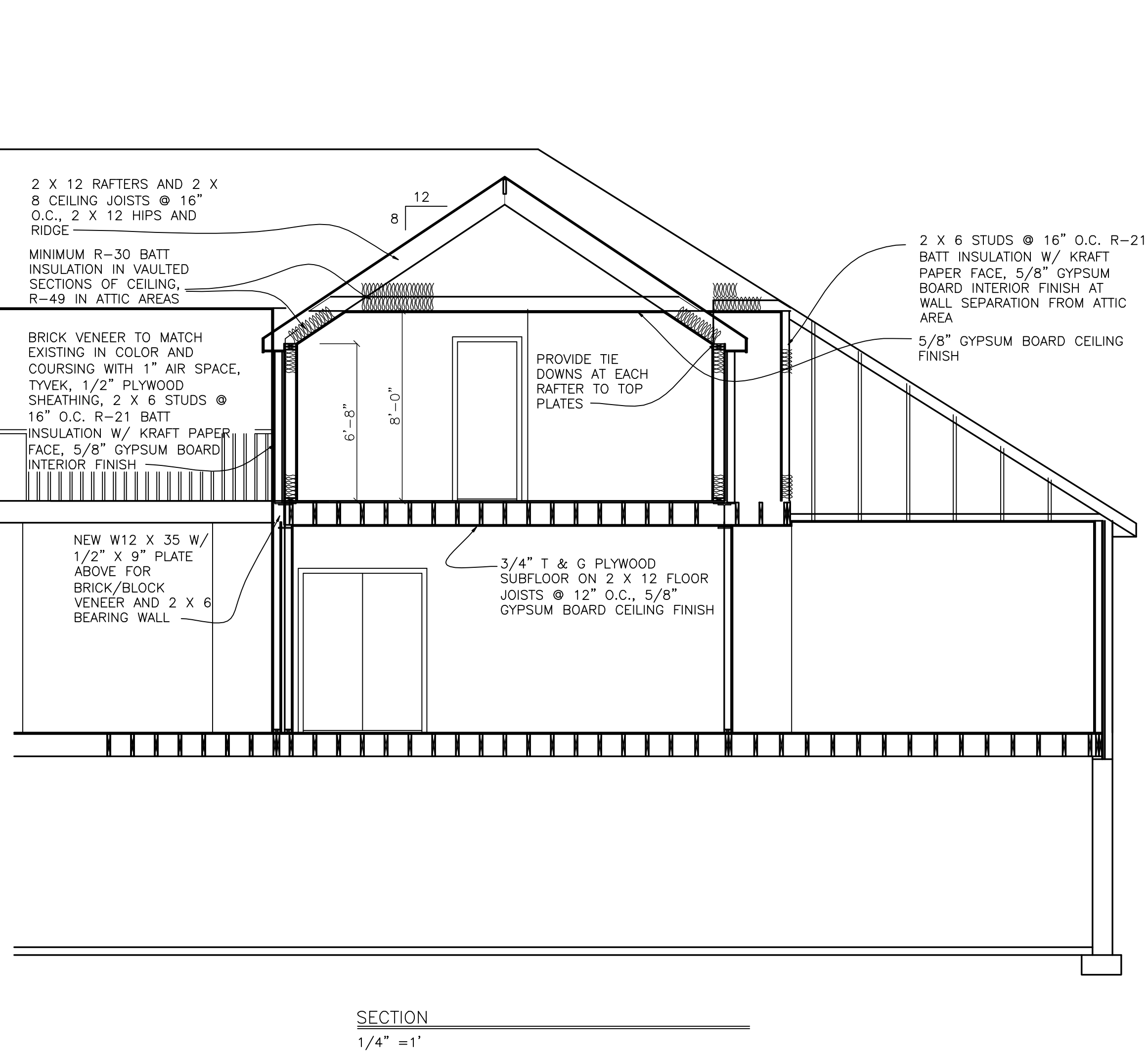
SAMIKKANNU RESIDENCE
809 S. BURTON PLACE
ARLINGTON HEIGHTS, ILLINOIS

PROPOSED ADDITION

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DRAWN	PROJECT 19093	A. 2
CHECKED	SHEET 2 OF 4	

A.2



PLAT OF SURVEY

PARCEL DETAILS

ADDRESS: 809 S. BURTON PL.,
ARLINGTON HEIGHTS, IL 60005
PIN NO.: 03-32-329-001-0000

AREA SUMMARY

MEASURED PARCEL AREA IS
20,000 SQ. FT. =
0.459 ACRES MORE OR LESS

SURVEYOR'S NOTES

- FIELD WORK COMPLETED ON 04/19/2019.
- BEARINGS ARE ASSUMED. THE BEARINGS ARE BASED UPON THE EAST LINE OF BURTON PLACE BEING NORTH 00 DEGREES 11 MINUTES 23 SECONDS EAST.
- NO ANGLES OR DISTANCES ARE TO BE ASSUMED BY SCALING.
- MEASUREMENTS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
- THE EASEMENTS SHOWN HEREON ARE PROVIDED FROM THE CURRENT TITLE COMMITMENT PREPARED BY CHICAGO TITLE AS NO. 19CST387039NB WITH AN EFFECTIVE DATE OF MARCH 21, 2019 AND MAPS IN THE SURVEYOR'S POSSESSION. FOR BUILDING LINES AND EASEMENTS REFER TO ABSTRACT OF TITLE FOR POSSIBLE ADDITIONAL EASEMENTS AND/OR BUILDING LINES. COVENANT RESTRICTIONS OR OTHER ENCUMBRANCE UPON SUBJECT TO PROPERTY REFER TO VILLAGE, CITY, OR COUNTY CODES FOR FRONT, SIDE, AND/OR REAR BUILDING SETBACK RESTRICTIONS. NO SEARCH OF THE RECORDS FOR EASEMENTS OR ENCUMBRANCES WAS MADE AS PART OF THIS SURVEY.
- THIS PLAT IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE AND SEAL.
- COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED OR CERTIFICATE OF TITLE. ALSO COMPARE ALL POINTS BEFORE BUILDING, AND REPORT ANY DIFFERENCES TO THE SURVEYOR IMMEDIATELY.

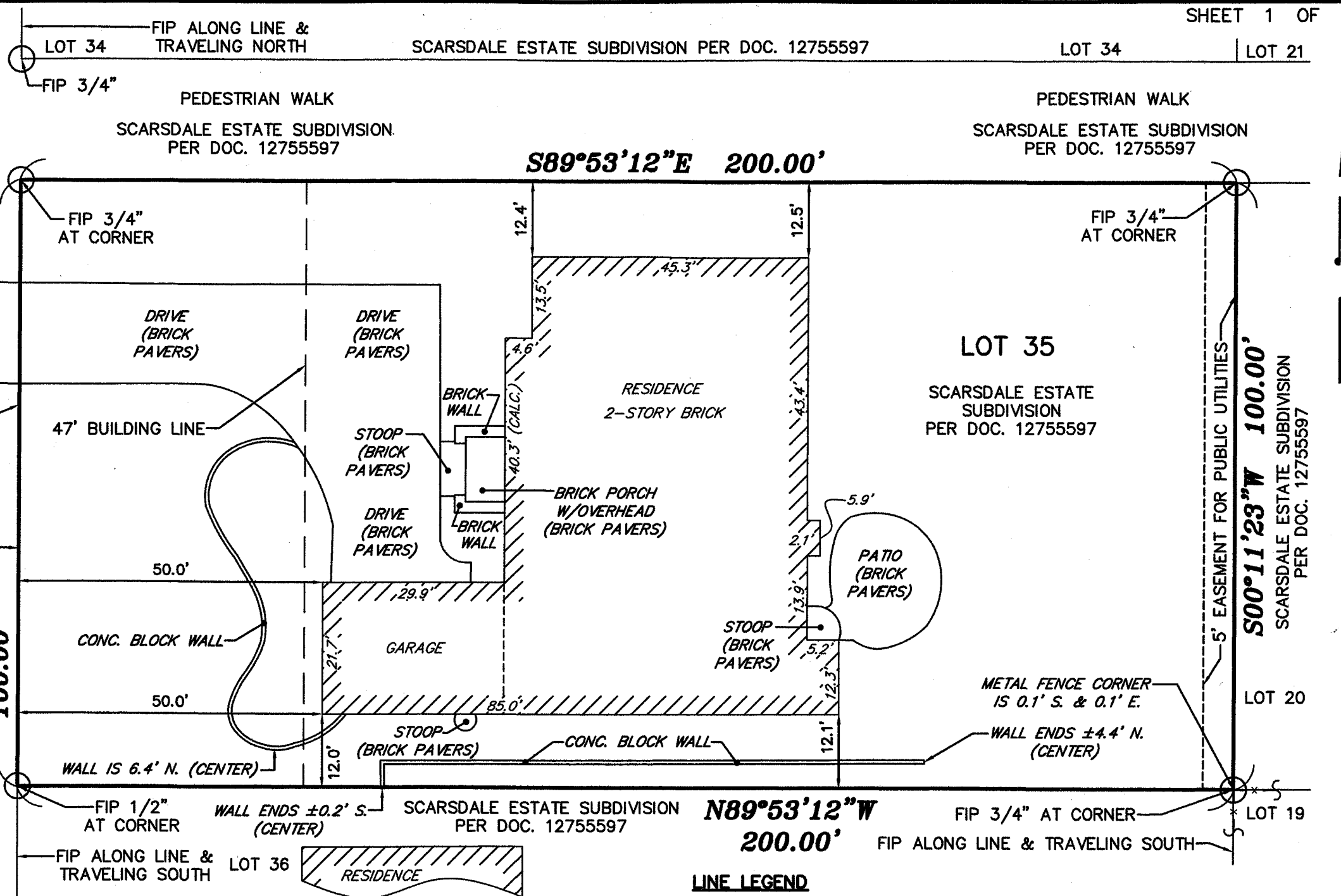
SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF WINNEBAGO) SS.

I, ERIC ZINGRE JR, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE ABOVE DESCRIBED PROPERTY HAS BEEN SURVEYED UNDER MY DIRECTION AND THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DATED THIS 19TH DAY OF APRIL, A.D., 2019.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3721
MY REGISTRATION EXPIRES ON NOVEMBER 1, 2020
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-005886
EXPIRATION DATE: APRIL 30, 2021



LEGAL DESCRIPTION

LOT 35 IN SCARSDALE ESTATE, BEING A SUBDIVISION OF THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS (EXCEPT THE NORTH 685.4 FEET THEREOF; ALSO EXCEPT THE EAST 40 ACRES OF THAT PART OF THE WEST HALF OF SAID SOUTHEAST QUARTER LYING SOUTH OF THE NORTH 685.4 FEET THEREOF; AND ALSO EXCEPT THAT PART OF THE EAST HALF OF SAID SOUTHWEST QUARTER LYING WESTERLY OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD, (CALLED STATE ROAD) AND SOUTH OF THE NORTH 685.4 FEET THEREOF) ALL IN COOK COUNTY, ILLINOIS.

LINE LEGEND

- PROPERTY LINE
- CENTER LINE
- ADJACENT PROPERTY LINE OR RIGHT-OF-WAY LINE
- x- FENCE LINE
- BUILDING SETBACK
- EASEMENT

SYMBOL LEGEND

- CONCRETE SURFACE
- (XXX.XX) — RECORD CALL
- — FOUND IRON PIPE/ROD
- FIP — FOUND IRON PIPE
- CONC. — CONCRETE
- BLDG. — BUILDING

PREPARED FOR

JEFFREY HELLER
500 SKOKIE BLVD., SUITE 650,
NORTHBROOK, IL 60062

SURVEY

DRAWN BY BZ	DATE 4/22/19	EZ SURVEYING, INC. P.O. BOX 595 ROCKTON, IL 61072 (815) 519-7319
PROJECT NO. 2019065	SHEET 1 OF 1	ERIC@EVSURVEYING.COM WWW.EVSURVEYING.COM
SCALE 1" = 20'		ALL RIGHTS RESERVED ©COPYRIGHT 2019