



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
January 12, 2015
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. Weiss Residence - 1528 N. Fernandez Pl.
- B. Olejniczak Residence - 1314 W. Watling St.
- C. Wronkiewicz Residence - 901 N. Hickory Ave.
- D. Muenkel Residence - 1105 N. Mitchell Ave.
- E. Teague Residence - 301 S. Walnut Ave.
- F. Kopach Residence - 328 S. Donald Ave.

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. Olsen Residence - 706 N. Dryden Ave.

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: Weiss Residence - 1528 N. Fernandez Pl.

Department: Planning & Community Development

Approval of Minutes & Findings from 12/8/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 12/8/14 - Weiss	Minutes
Findings 12/8/14 - Weiss	Minutes

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ZONING BOARD

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

OF APPEALS

RE: ZBA#14-044 - WEISS RESIDENCE - 1528 N. FERNANDEZ PL.

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 Monday, the 8th day of December, 2014, at the hour of
7:01 o'clock p.m.

MEMBERS PRESENT:

CARL ANFENSON, Acting Chair
JOSEPH SELBKA
JOSEPH GEISEL
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

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ACTING CHAIR ANFENSON: Good evening, everybody. I'm stepping up for Chairman Petrillo this evening here. We'll call this meeting of the Village Zoning Board of Appeals to order. First item is the roll call.

MR. MACH: Chairman Petrillo.

(No response.)

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Anfenson.

ACTING CHAIR ANFENSON: Here.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Here.

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Divito.

(No response.)

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

ACTING CHAIR ANFENSON: Thank you. Will everyone please rise for the pledge of allegiance? I don't know if we have a flag in the room.

(Pledge of allegiance.)

ACTING CHAIR ANFENSON: Thank you. We have minutes from the meeting held on, when was that, November -- when was the meeting last month?

MR. SELBKA: November 10th.

ACTING CHAIR ANFENSON: November 10th, 2014. Has everybody had a chance to review the minutes? Any comments or corrections? Then I'll take a motion to accept or approve.

MR. SIAVELIS: I'll motion.

ACTING CHAIR ANFENSON: Second?

MR. SELBKA: Second.

ACTING CHAIR ANFENSON: All in favor say aye.

(Chorus of ayes.)

ACTING CHAIR ANFENSON: Opposed?

(No response.)

ACTING CHAIR ANFENSON: Thank you. Okay. We have six items, six petitions on the agenda this evening. We'll try and do them quickly. When I do call your name for your presentation, step up to the podium. Hopefully you've had a chance to sign in. If you haven't, please sign in. I'll ask you to state your name and address for the record and I will swear you in.

Then I'll, after the presentation and questions from the

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Board, I'll allow any residents who may have come to comment on a certain petition. I'll give them a chance to speak, and the petitioner will have a chance to respond at the end. In your presentation, I'll ask you to hit on the three main points of your presentation, that being the hardship that's involved, the uniqueness of your situation, and how if your petition is approved it won't alter the character of your neighborhood.

So, with that, I will call the Weiss petition. You may come forward. Did you have a chance to sign in?

MR. VAN DIJK: Yes, I did.

ACTING CHAIR ANFENSON: Can I ask you to state your name and address for the record please?

MR. VAN DIJK: Yes. My name is Tony Van Dijk, 800 South Milwaukee Avenue in Libertyville.

(Witness sworn.)

ACTING CHAIR ANFENSON: Thank you. You may proceed.

MR. VAN DIJK: I am the Petitioner. I work for a company called Emerald Homes. We are a custom home-builder and developer. I am proposing to purchase the property at 1528 North Fernandez Place, to remove the existing structure on the property, and build a brand new custom home in its place.

The lot in question is substandard. It does not meet the R-3 Zoning in that area only because it's a cul-de-sac lot. And so, it doesn't meet the 70-foot wide requirement at the building line because it's pie-shaped. It's plenty big enough, it's over 12,000 square feet.

I'm not asking for a variance on any setbacks, any requirements as far as asphalt or floor area ratio or anything like that. It's just I am 3 feet short on the setback, or on the width, excuse me.

ACTING CHAIR ANFENSON: Okay. And you're proposing to purchase the home?

MR. VAN DIJK: Correct.

ACTING CHAIR ANFENSON: So, Derek, when it's not the homeowner that's bringing the property forward to the Board, is that, if something happens and it doesn't get approved, does the homeowner still, do they have to allow this to happen? Or how?

MR. MACH: They have to allow it, at a minimum they have to provide a purchase contract contingent on the variation presumably.

ACTING CHAIR ANFENSON: Okay. So, they were able to provide that, okay, thank you. Great, I think your plans here for the home are included and it looks like a nice home. It doesn't appear like you're asking for any other variances. Questions from Board members?

MR. SIAVELIS: So, just to clarify. You don't need a side -- you do not need a variance for the side yards?

MR. VAN DIJK: No.

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MR. SIAVELIS: The current house on the south, the wall setback from the property line is only 6.75 feet at its narrowest?

MR. VAN DIJK: Correct, yes.

ACTING CHAIR ANFENSON: Any other questions? Did you talk to your neighbors?

MR. VAN DIJK: I have not.

ACTING CHAIR ANFENSON: You're not aware of any issues or people who object to the --

MR. VAN DIJK: Not that I'm aware but I guess we'll know.

ACTING CHAIR ANFENSON: Okay. Any other questions?

MRS. LIVERMORE: The Engineering Department has said to us a proposed site plan was that proposed for you, so they need to get that so that --

MR. GEISEL: Which I found to be an odd comment because the package actually included a plan.

MR. VAN DIJK: Yes.

MRS. LIVERMORE: Proposed site plan was not provided for review.

MR. GEISEL: Understood, but the package is in there.

ACTING CHAIR ANFENSON: Well, the Engineering Department obviously is going to have to --

MRS. LIVERMORE: Yes.

MR. MACH: Engineering has received the plan and has reviewed it.

MRS. LIVERMORE: Okay. I have to go by what I'm told here.

ACTING CHAIR ANFENSON: Okay. Thank you so much.

MR. VAN DIJK: Thank you.

ACTING CHAIR ANFENSON: I'll now open it to any neighbors or residents who would like to step up and speak. I'd like to ask you to come up to the podium.

MR. SALEMI: Sure.

ACTING CHAIR ANFENSON: If you'll please sign in?

MR. SALEMI: All right.

ACTING CHAIR ANFENSON: And if you can state your name and address for the record?

MR. SALEMI: Okay. Fernandez Place is a long thing to put in. Okay. My name is John Salemi.

ACTING CHAIR ANFENSON: Your address?

MR. SALEMI: 1534 North Fernandez Place. That's the home directly adjacent to the east of the proposed new home. So, just on the east.

ACTING CHAIR ANFENSON: Great. Can you raise your right hand?

MR. SALEMI: Sure.

(Witness sworn.)

ACTING CHAIR ANFENSON: Thank you.

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MR. SALEMI: Okay. First of all, I'd like to ask, what questions are we allowed to ask here? Is it just per the variance or are there other things we can bring up?

ACTING CHAIR ANFENSON: It's really just focused on what is the variance, what they're looking for here which, do you understand what the variance is?

MR. SALEMI: I understand what the variance is.

ACTING CHAIR ANFENSON: Okay.

MR. SALEMI: I've looked at the drawings. I know how it affects my home.

ACTING CHAIR ANFENSON: Okay.

MR. SALEMI: I had no problem with that. I have no problem with the variance. But I was just wondering what meeting do we talk about maybe the layout of the plan, you know, the landscaping and the grading?

ACTING CHAIR ANFENSON: Well, it does have to go through the Design Commission which --

MR. SALEMI: Which is tomorrow night?

ACTING CHAIR ANFENSON: Which is tomorrow night. That would be a probably good place maybe if, I don't know, if landscaping is discussed at Design Commission?

MR. MACH: No. I mean it's not required but --

ACTING CHAIR ANFENSON: Okay.

MR. SALEMI: Well, actually it's really not landscaping. It's grading of the grounds, okay, and how the water flow is going to be from the building to the back property line.

ACTING CHAIR ANFENSON: Okay, so Engineering would be the department to go to who would raise any concerns. I don't know if there is a public form where they'd go discuss this.

MR. MACH: No.

MR. SALEMI: Well, I would like some interpretation of the drawings.

MR. VAN DIJK: Have you seen the drawings, sir?

MR. SALEMI: I have downloaded them from the website.

ACTING CHAIR ANFENSON: I think, isn't the best approach to go to the Engineering Department?

MR. SALEMI: I've already done some of that, okay, but I need a better interpretation of the drawings for myself so I know how, what's going to change with the landscape, with the grounds.

ACTING CHAIR ANFENSON: Maybe speak to the Petitioner and --

MR. SALEMI: I was glad to hear you just say, hey, did you speak to the neighbors.

ACTING CHAIR ANFENSON: That would be probably the best way.

MR. SALEMI: And it hasn't happened.

ACTING CHAIR ANFENSON: Okay.

MR. SALEMI: Okay. So, all right, that's where I'm at right

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now, okay. I'm okay with the variance, I have no problem with it. I know how much the difference this is going to be between my house and the new house, I have no problem with it.

ACTING CHAIR ANFENSON: Great, okay. Thank you so much. Anyone else in the audience who wishes to be heard? None being heard, I'll give you a chance to respond if you have any other comments.

MR. VAN DIJK: No, but I would be happy to meet with you and show you the grading plan. I don't have it with me today, it's not in this package, but I do have an engineer who will go through every house to make sure that it doesn't affect the neighbors' houses on either side, so that the water does not go on to your property. It's going to end up either, you know, going where it's supposed to go, we would put a swale so it goes towards the street and into the storm sewers. I would be happy to meet with you and show you the grading plan.

MR. SALEMI: I think it's necessary because of some problems that I experience on my property.

ACTING CHAIR ANFENSON: Thank you both so much. You guys can feel free to speak after the meeting, I appreciate that. And so, I'll close it to the discussion of the Board. A very unique property, obviously a pie-shaped property in a cul-de-sac. I'm very familiar with it as I had one for myself. Existing home on the property, looking just to call it a buildable lot. I don't think there is anything unusual about it.

MR. SIAVELIS: Yes, and the proposed house is reasonable. It doesn't require any other variances for side setbacks. So, I'll move this for Board approval.

ACTING CHAIR ANFENSON: And so, we have a motion. Do we have a second?

MR. SELBKA: Second.

ACTING CHAIR ANFENSON: Let's take a vote.

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Anfenson.

ACTING CHAIR ANFENSON: Yes. Congratulations, it passes.
Good luck to you.

(Whereupon, the meeting on the above-mentioned petition
was adjourned at
7:12 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS December 8, 2014

PETITIONER: Weiss Residence
ADDRESS OF PROPERTY: 1528 N. Fernandez Pl.
VARIATION: 5.1-3.4 (Minimum Lot Size)

A variance to allow a 67' wide, 12,228 SF lot to be buildable, where 70' wide, 8,750 SF is required.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are proposing to tear down the existing home and construct a new home. The petitioner testified that the proposal is before the Zoning Board of Appeals because of the substandard lot width. Pursuant to Chapter 28, 5.1-3.4, the minimum lot width for the R-3 zoning district is 70 feet. The petitioner's property is 67 feet wide and 12,228 square feet. The petitioner testified that they are requesting a variation for lot width in order to make it a buildable lot.

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. Selbka. 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.

Carl Anfenson, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: Olejniczak Residence - 1314 W. Watling St.

Department: Planning & Community Development

Approval of Minutes & Findings from 12/8/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 12/8/14 - Olejniczak	Minutes
Findings 12/8/14 - Olejniczak	Minutes

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ZONING BOARD

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

OF APPEALS

RE: ZBA#14-045 - OLEJNICZAK RESIDENCE - 1314 W. WATLING ST.

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 Monday, the 8th day of December, 2014, at the hour of
7:12 o'clock p.m.

MEMBERS PRESENT:

CARL ANFENSON, Acting Chair
JOSEPH SELBKA
JOSEPH GEISEL
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

ACTING CHAIR ANFENSON: Okay. Next on the agenda, I'm going

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to screw up this name I know, the Olejniczak?

MR. OLEJNICZAK: Olejniczak.

ACTING CHAIR ANFENSON: Olejniczak, thank you. Have you had a chance to sign in?

MR. OLEJNICZAK: No, I'm going to sign in now.

ACTING CHAIR ANFENSON: Your name and address please?

MR. OLEJNICZAK: Rich Olejniczak, currently at 1007 East Valley Lane in Arlington Heights.

(Witness sworn.)

ACTING CHAIR ANFENSON: Thank you very much. You can proceed.

MR. OLEJNICZAK: Good evening. My name, as I mentioned, is Rich Olejniczak. I am petitioning the Board for a variance on 1314 Watling, which my wife and I plan to, upon completion, move into and live in.

And we're long-time residents of Arlington Heights, in fact I grew up here. My daughter goes to school here. I'm on the board of education. We want to stay here a long time.

So, what I'm asking for is, at 1314 Watling, our hardship at this point is the front and side setback. The home was built at a time period when there was a different zoning enforced. And now, these setbacks as applied actually go through the existing home.

Our plan is to remodel the home and add a second story so that it fits into the existing homes that are being built within the area at that point. So, I'm asking a modification to the front, which is actually the side, and the side, which is actually the front, setbacks so that we can leverage the existing house and then build around it and up.

ACTING CHAIR ANFENSON: So, how much of the existing house will you be using?

MR. OLEJNICZAK: Actually the whole footprint.

ACTING CHAIR ANFENSON: The whole footprint, okay.

MR. OLEJNICZAK: Yes. We're going to add on to, I think the plans are in there maybe? Yes, no?

ACTING CHAIR ANFENSON: No, no plan in here. It's a plat.

MR. OLEJNICZAK: Yes.

ACTING CHAIR ANFENSON: Yes, I guess there's plans.

MR. OLEJNICZAK: Yes. So, if you take a look at that first page there, yes, the dark shaded portion is the existing structure. And then we're actually going to be going up, and then the new light kind of shaded section is going back a little bit.

MR. SIAVELIS: That light shaded section, the cross hatching for the new structure, that does not require a variance, correct?

MR. OLEJNICZAK: Correct, no variance.

MR. SIAVELIS: Derek?

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MR. MACH: Correct.

MR. OLEJNICZAK: We just want to leverage the existing structure and, from our understanding, we needed a variance.

ACTING CHAIR ANFENSON: Yes, they have an existing noncompliant home.

MR. OLEJNICZAK: Correct.

ACTING CHAIR ANFENSON: And actually, to make it compliant, it looks like you'd have a --

MR. OLEJNICZAK: I'd have really an odd lot if I had to do it, yes. We couldn't really do anything with it at that point.

ACTING CHAIR ANFENSON: Right.

MR. SELBKA: Yes, you'd have to knock down the current house, right?

MR. OLEJNICZAK: We would have to completely knock it down, fill it back in, shift it over.

MR. SELBKA: And put it on a diagonal.

MR. OLEJNICZAK: A weird diagonal, yes. It would be odd there.

MR. SIAVELIS: I think that would qualify as a hardship.

MR. OLEJNICZAK: Yes, exactly. As you can see here, there's ample setback even from, because the parkway is 40 feet plus long. It's a weird lot.

ACTING CHAIR ANFENSON: Yes. When do you think that home was originally built?

MR. OLEJNICZAK: Good question. The survey was done, all right, what does this thing say here? This was the survey at the time.

ACTING CHAIR ANFENSON: Yes, it's an old original.

MR. OLEJNICZAK: Yes. So, some long time ago, a very long time ago.

MR. SIAVELIS: All right, we'll kind of move it along a little bit. Have you talked to the neighbors?

MR. OLEJNICZAK: Yes, I've talked to several. One of the main concerns was are we going to live in it, and that's yes. We plan to build it for ourselves and live in it. Otherwise, our neighbors are supportive because the general layout of the house fits the community that we're looking to mimic.

ACTING CHAIR ANFENSON: Any other questions? Thank you very much. Anyone in the audience who wishes to speak on this petition? None being heard, Board discussion?

MRS. LIVERMORE: It seems quite straightforward.

MR. SIAVELIS: Yes, and like I said, they've got a hardship --

ACTING CHAIR ANFENSON: I'd have to agree. Do we have a motion?

MR. SIAVELIS: I'll move.

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second? ACTING CHAIR ANFENSON: We have a motion. Do we have a

MR. GEISEL: Second.

ACTING CHAIR ANFENSON: Any discussion? Take a vote.

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Anfenson.

you. ACTING CHAIR ANFENSON: Yes. Congratulations. Good luck to

 (Whereupon, the meeting on the above-mentioned petition
 was adjourned at
 7:16 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS December 8, 2014

PETITIONER: Olejniczak Residence
ADDRESS OF PROPERTY: 1314 W. Watling St.
VARIATION: 5.1-1.6, 5.4 (Required Minimum Yards)

A 16.5' variance to allow an addition with a front yard setback of 19.4' from the west property line instead of the minimum 35.9' and an additional 1.0' for the eave; A 17.3' variance to allow an addition with an exterior side yard setback of 21.3' from the south property line instead of the minimum required 38.6' and an additional 1.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing to remodel the home and add a second story. The petitioner explained that the lot is irregular in shape which contributes to the hardship. The petitioner also explained that the zoning regulations have changed since the home was built. The petitioner testified that the existing home is encroaching into the required setbacks on both the front and exterior side yard setback.

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. Giesel. 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.

Carl Anfenson, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: Wronkiewicz Residence - 901 N. Hickory Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from 12/8/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 12/8/14 - Wronkiewicz	Minutes
Findings 12/8/14 - Wronkiewicz	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ZBA#14-046 - WRONKIEWICZ RESIDENCE - 901 N. HICKORY AVE.

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 Monday, the 8th day of December, 2014, at the hour of
7:16 o'clock p.m.

MEMBERS PRESENT:

CARL ANFENSON, Acting Chair
JOSEPH SELBKA
JOSEPH GEISEL
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

ACTING CHAIR ANFENSON: All right. On to number 3, the

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Wronkiewicz Residence. I did say that right?

MR. WRONKIEWICZ: Mine was easier. We were before the Board, oh, wait, I have to --

ACTING CHAIR ANFENSON: You do have to give your name and address please.

MR. WRONKIEWICZ: Gary Wronkiewicz, W-r-o-n-k-i-e-w-i-c-z, 1000 South Brockway in Palatine.

ACTING CHAIR ANFENSON: Great. If you'd raise your right hand?

(Witness sworn.)

ACTING CHAIR ANFENSON: Thank you.

MR. WRONKIEWICZ: So, we were before the Board about a year ago and got approval for the variances that we have here, but basically ran out of time. And then we didn't know that we expired, that it's only a one-year approval and if you're not in and granted a permit by that time, then it expires.

We have submitted the plans for permit and we've been approved. And we're kind of just waiting now to get this, to reinstate this variance that we're looking for. So, the plans have been approved by the Building Department and Engineering also.

ACTING CHAIR ANFENSON: So, it does look like you've come back since last year with a larger garage request, is that correct?

MR. WRONKIEWICZ: I think we made it a little bit bigger. I think it was a requirement that we had to make it a little bit bigger, wasn't there? Yes, we had to make the garage a little bit bigger for requirements. But we didn't change any of the setbacks, it's still the same setbacks.

And what this is is a nonconforming lot that's smaller in width and size than the required lots that are in the, what zoning district is this? R-2 I think it is. So, what we're asking for is a variance on the lot width, the exterior side setbacks, permitted obstructions on one of the side yards, and the site square footage variance.

ACTING CHAIR ANFENSON: Okay. So, I think that 57 square foot --

MR. WRONKIEWICZ: Difference.

ACTING CHAIR ANFENSON: -- covering the variance, that is added now, right?

MR. WRONKIEWICZ: Yes. Yes, it's added.

ACTING CHAIR ANFENSON: Okay.

MR. WRONKIEWICZ: But the house conforms. I mean it's, you know, similar, actually smaller than some of them going up in the neighborhood. It's, you know, a typical house that's soon to be 3,000 square feet. We're just under that. It's typical, it's a similar design, it fits in the neighborhood. We actually designed it to fit in the neighborhood so it's not, it doesn't have any unique

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architecture, you know. It's made to be a vintage style look to it for that existing neighborhood. We put a porch on it because it's a corner, you know, a corner lot.

ACTING CHAIR ANFENSON: It is a nice design. Any questions from the Board?

MRS. LIVERMORE: Do you plan to live in this house?

MR. WRONKIEWICZ: No, I'm a builder. I just build really nice houses. I build them like I'm going to live in them though. That's the comments we always get back, that we do a good house.

ACTING CHAIR ANFENSON: Has there been anybody living there during the last year?

MR. WRONKIEWICZ: No.

ACTING CHAIR ANFENSON: There hasn't been.

MR. WRONKIEWICZ: Not the last year, no. It's a disaster in the inside, everything is falling apart. Falling, even the ceilings are falling down, so that's the way I bought it.

ACTING CHAIR ANFENSON: I think we're all anxious for you to move forward.

MR. WRONKIEWICZ: And get it out of there, yes.

ACTING CHAIR ANFENSON: Any other questions? Thank you so much.

MR. WRONKIEWICZ: Thank you.

ACTING CHAIR ANFENSON: Anyone in the audience who wishes to speak on this petition? None being heard, discussion of the Board? Anybody have a change of heart from last year?

MR. SIAVELIS: No.

MR. GEISEL: No comments, other than that the Petitioner has stipulated it is pitiful inside the house.

MR. SIAVELIS: Inside the house, yes.

ACTING CHAIR ANFENSON: Anybody wish to make a motion?

MRS. LIVERMORE: I move approval.

MR. SELBKA: Second.

ACTING CHAIR ANFENSON: We have a second, let's take a vote.

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Anfenson.

ACTING CHAIR ANFENSON: Yes. Congrats, thank you. Hopefully within the next year you can make something happen.

MR. WRONKIEWICZ: Yes, we're ready to start.

MRS. LIVERMORE: We don't want to see you next year here.

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MR. WRONKIEWICZ: I don't want to be there.

MR. SIAVELIS: Right, this isn't baseball, it's not --

MR. WRONKIEWICZ: No, the permit is ready to be issued, so we're ready to go.

ACTING CHAIR ANFENSON: All right, good luck.

(Whereupon, the meeting on the above-mentioned petition was adjourned at

7:20 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS December 8, 2014

PETITIONER: Wronkiewicz Petition
ADDRESS OF PROPERTY: 901 N. Hickory Ave.
VARIATION: 5.1-3.4, 5.1-3.6, 6.6-5.1, 5.1-3.8

A variance to allow a 45.51' wide, 6,324.1 SF lot to be buildable, where 90' wide, 9,900 SF is required; A 5.7' variance to allow a new home with an exterior side yard setback of 4.3' from the south property line instead of the minimum 10' and an additional 1.5' for the eave ; A 0.5' variance for a 1.5' eave projection along the north property line (interior sideyard) where the maximum eave allowed is 1.0'; A 57 SF variance to allow 2,270 SF of building lot coverage where a maximum of 2,213 SF is allowed.

The petitioner testified that they are proposing to build a home on a lot that is 45.51 feet wide and 6,324 square feet. The petitioner explained that there is an existing home on the lot that is in disrepair and that they are proposing a new two story home with a covered front porch. The petitioner explained that the home complies with the required setback but that the covered porch is encroaching into the required exterior side yard setback. The petitioner testified that due to the lot width and site constraints, a setback variation is necessary. The petitioner also explained that the variations were approved on July 22, 2013; however, a year has passed and the variations are no longer valid.

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 Ms. Livermore and seconded by Mr. Selbka. 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.

Carl Anfenon, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: Muenkel Residence - 1105 N. Mitchell Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from 12/8/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 12/8/14 - Muenkel	Minutes
Findings 12/8/14 - Muenkel	Minutes

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ZONING BOARD

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

OF APPEALS

RE: ZBA#14-047 - MUENKEL RESIDENCE - 1105 N. MITCHELL AVE.

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 Monday, the 8th day of December, 2014, at the hour of
7:20 o'clock p.m.

MEMBERS PRESENT:

CARL ANFENSON, Acting Chair
JOSEPH SELBKA
JOSEPH GEISEL
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

ACTING CHAIR ANFENSON: Next is the Muenkel Residence.

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DRAFT

MR. MUENKEL: Yes.

ACTING CHAIR ANFENSON: Got that one right. Did you have a chance to sign in?

MR. MUENKEL: I did not. I'm Dan Muenkel, 1105 North Mitchell Avenue.

ACTING CHAIR ANFENSON: Thank you. If you'd raise your right hand?

(Witness sworn.)

ACTING CHAIR ANFENSON: Thank you. You can proceed.

MR. MUENKEL: Okay. So, my wife and I have purchased the 1105 North Mitchell Avenue house in April of 2013, so about one and-a-half years ago. It was a newer build, a scrape off when we bought it. But we bought it pretty much new but we didn't build it ourselves.

We're looking to add a screened porch about 15 by 15 and-a-half that will mimic the existing style completely and the quality of the home as well. So, we're looking at it as a continued investment in Arlington Heights and our neighborhood and it will, you know, increase the property value. And we don't believe it will make any encumbrances to our neighbors as well.

In regards to unique circumstances and hardship, something with my family, so personally I have to limit my sun exposure due to sun and heat. I have a doctor's note, I don't know if you need it or not, but I get migraines, dizziness, sickness and all that stuff. And my family, the entire family, very light, fair skinned including my youngest who has white, too few hairs.

Currently, we have two sets of french doors out of our family room that lead out to the back. It has a three and-a-half-foot deck in the back, so you can't even put a chair on it. I think they built it just because they were selling the house and that it's about 3 feet off the ground, and so in order to get out the back doors they had to have it there.

Other options we looked at just really doesn't give us the coverage from the sun and heat that we need. And also, anything we do would require a variance based on the size of the home right now.

In regards to the impervious coverage, the 43 feet, I know that the Engineering Department had comments on that. I didn't actually mean to touch the impervious coverage when Derek and I were talking that my calculations were wrong. And so, I didn't actually mean to touch that. So, you know, I'd be willing to put in a couple of rain barrels on the property or something else, you know, to make up for that some of that impervious things that we're touching as well. But I also just want to comment that it's not a foundation we're looking at, it's a porch, you know, so rain can still get underneath it as well.

ACTING CHAIR ANFENSON: It's on pillars.

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MR. GEISEL: So, it's on a deck, not on a concrete slab?

MR. MUENKEL: It's on a decking, yes, thank you.

ACTING CHAIR ANFENSON: So, they still would call that an impervious --

MR. MACH: It still contributes to impervious since it's a roofed structure.

ACTING CHAIR ANFENSON: Okay. Because that was my biggest concern is the impervious area.

MR. MUENKEL: Yes.

ACTING CHAIR ANFENSON: Possibly causing any other water problems up in the area. Are you aware of any water issues?

MR. MUENKEL: Well, Engineering Department said that they have been called there, but we've never had any issues in our neighborhood as far as we know. We've only been there a year and-a-half, but we don't have any water issues at all.

ACTING CHAIR ANFENSON: Okay.

MR. GEISEL: Okay. From the questions you've heard before, have you gone to your neighbors on this?

MR. MUENKEL: To speak to them about it? I haven't spoken, I mean I spoke to a couple of them who are excited if we got a screened porch. But nobody has come up to me and had any issues at all with the sign posted. And I didn't talk to my direct neighbor but --

MR. GEISEL: But you hadn't gone to them and you haven't heard back from them conversely, but you haven't gone to them?

MR. MUENKEL: I haven't gone, I mean we're friends with them but we haven't, no, they haven't come to us and we haven't gone to them specifically about this.

ACTING CHAIR ANFENSON: Any other questions?

MR. SIAVELIS: Are you, so why are the comments from the Engineering Department, are you willing to scale back a bit such that you fall within the impervious coverage calculation?

MR. MUENKEL: We could. So, we're looking for --

MR. SIAVELIS: And have you done that calculation?

MR. MUENKEL: Yes, so we're looking at 15 and-a-half by 15. To scale it back 43 square feet, I'd have to go 15 and-a-half by 12, which is acceptable to us. I mean I'd rather put a couple of rain barrels on I was potentially looking at, routing the downspouts underneath the porch and out, you know, so some of the water does get underneath, things like that. So, I'd rather do that, but we could scale it back if that's what it took.

MR. SIAVELIS: So, you're talking 15 by 15 and 15 by, what is it?

MR. MUENKEL: 12.

MR. SIAVELIS: 12.

ACTING CHAIR ANFENSON: Now, do you have --

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MR. SIAVELIS: So, I've got to ask you a quick follow-up question. These rain barrels, I'm just kind of curious about those. Like you see out in the southwest and New Mexico?

MR. MUENKEL: No, no, for watering your garden. So, the downspout comes in this big barrel, it fills the barrel and then it goes -- use it for watering your garden all summer long.

MR. SIAVELIS: Right.

MR. MUENKEL: It keeps some of the stuff out of the sewers and you know.

MR. SIAVELIS: Yes.

ACTING CHAIR ANFENSON: Any other questions? No other questions? Okay, thank you so much. Is there anyone in the audience who wishes to speak on this petition? None being heard, I'll open it to Board discussion. And certainly my biggest concern is the impervious area. And you know, hearing that it will be built up off the ground, not on a slab, and the Petitioner's willingness to --

MRS. LIVERMORE: Downsize.

ACTING CHAIR ANFENSON: He does have the willingness to downsize. I guess, you know, that would remove a variance.

MR. SIAVELIS: Because he needs two.

ACTING CHAIR ANFENSON: Right. So, it would remove the second variance, he would still need the first, although it would be a little less, right?

MR. SIAVELIS: Right, because he's at 235 on what he needs for the first, so he's not probably going to get there just by going down to 12, I'm sorry, 15 by 12, right? It's not going to shave down that much.

MR. GEISEL: At 15 wide, 3 feet, to take him from 15 to 12 is 45, it brings him right under.

MR. SIAVELIS: But these are going to the second half --

MR. GEISEL: Right, just for the second.

MR. SIAVELIS: So, the problem is we are thinking versus 15 by 15 and the rain barrel?

ACTING CHAIR ANFENSON: Yes, I think it would, it certainly would be I think more palatable just to kind of scale back where we would not have to approve a second variance if it's acceptable to you.

MR. SELBKA: The problem with the rain barrels is that when there is a big storm, they just overflow. I mean they're there basically sort of as an environmental concern where, you know, you're using sort of a moderate rainfall instead of your hose. But the problem is there's been, if there's flooding, which is reported here, the rain barrels aren't going to stop anything in those once a year sort of deluge floods that we get every now and then. So, I think we need to sort of reduce the impervious surface so that we don't have the flooding going to 1107 and 1101 in my thinking.

MR. SIAVELIS: And I agree with that. I don't think we've

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seen language like this, this strong a language from the Engineering Department in quite some time. We recognize each petition is evaluated unto itself, but when we see language like this from another department in the Village, that's a real strong sign to us that we need to very, very carefully assess this. So, getting, bringing yourself down to 15 by 12 to the back of it, you know, would help you a long way because you're still going to need the first variance, you've obviated the need for the second variance. But due to the comments here, you're not going to get the second variance from us.

MR. MUENKEL: That's fair.

MR. SELBKA: The motion would be then to approve the first variance but deny the second variance?

ACTING CHAIR ANFENSON: Correct. So, we'd look for approval of, I think it would be 190 square-foot variance in number 1? The floor area ratio, is that correct? That would be workable. Does somebody want to make that motion?

MR. SELBKA: Are we reducing the floor area ratio, too, to 3,755? Or no, that would still say the same? So, 190 square-foot variance?

ACTING CHAIR ANFENSON: Yes.

MR. SELBKA: We reduce that down to 3,755 FAR or no?

ACTING CHAIR ANFENSON: Yes.

MR. SELBKA: Yes, okay.

ACTING CHAIR ANFENSON: Correct. So, would that be your motion?

MR. SELBKA: Yes.

MR. SIAVELIS: Second.

ACTING CHAIR ANFENSON: And we have a second. Let's take a vote.

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Anfenson.

ACTING CHAIR ANFENSON: Yes. So, your first variance passes. And then do we need to actually officially vote to deny the second?

MR. MACH: Yes.

ACTING CHAIR ANFENSON: Okay. So, I'll accept a motion to deny variance number 2, 43 square-foot variance.

MR. SIAVELIS: I'll move to deny.

MRS. LIVERMORE: I'll second.

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MR. SIAVELIS: In light of the conditions we set forth in the first one.

ACTING CHAIR ANFENSON: Correct. And Barbara, you second?

MRS. LIVERMORE: Yes.

ACTING CHAIR ANFENSON: Let's take a vote.

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Anfenson.

ACTING CHAIR ANFENSON: Yes. Okay. You got all that?

MR. MUENKEL: Yes.

project. ACTING CHAIR ANFENSON: All right, good luck on your Thank you.

MR. MUENKEL: Thank you.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:30 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS December 8, 2014

PETITIONER: Muenkel Residence
ADDRESS OF PROPERTY: 1105 N. Mitchell Ave.
VARIATION: 5.1-3.7, 5.3-3.2, 5.3-2, 5.1-3.8, 5.3-2

A 235 square foot variance to allow a FAR of 3,800 square feet instead of the maximum allowed 3,565 square feet; and a 43 square foot variance to allow an increase to the impervious surface coverage at 4,004 square feet where the maximum allowed is 3,961 square feet.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner explained that they are requesting variations in order to construct a screened in porch. The petitioner testified that due to medical reasons they have to limit their exposure to the sun.

After much discussion the Zoning Board of Appeals was in favor of the request for an increase to the allowable floor area ratio but was not in favor of the variance for the increase to the allowable impervious surface coverage.

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 floor area ratio 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. Selbka, to approve the request for a 190 square foot variance to allow a FAR of 3,755 square feet instead of the maximum allowed 3,565 square feet. Thereafter, the Board voted 5-0 to approve the variance request.

Therefore, a motion was made by Mr. Siavelis and seconded by Ms. Livermore, to deny the request for a 43 square foot variance to allow an increase to the impervious surface coverage at 4,004 square feet where the maximum allowed is 3,961 square feet. Thereafter, the Board voted 5-0 to deny the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 5-0 to grant a variance for a 190 square foot variance to allow a FAR of 3,755 square feet, and voted 5-0 to deny the variance request for a 43 square foot variance to allow an increase to the impervious surface coverage at 4,004 square feet.

The granting of the floor area ratio 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.

Carl Anfenson, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: Teague Residence - 301 S. Walnut Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from 12/8/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 12/8/14 - Teague	Minutes
Findings 12/8/14 - Teague	Minutes

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ZONING BOARD

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

OF APPEALS

RE: ZBA#14-048 - TEAGUE RESIDENCE - 301 S. WALNUT AVE.

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 Monday, the 8th day of December, 2014, at the hour of
7:30 o'clock p.m.

MEMBERS PRESENT:

CARL ANFENSON, Acting Chair
JOSEPH SELBKA
JOSEPH GEISEL
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

ACTING CHAIR ANFENSON: Okay. The fifth petition this

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evening is the Teague Residence.

MS. TEAGUE: I have my husband here. If he needs to stand up, it would crowd the podium but, so it's just myself and the architect, is that okay?

ACTING CHAIR ANFENSON: Okay, great. If you would both sign in?

MS. TEAGUE: Yes.

ACTING CHAIR ANFENSON: I'm going to have you both state your name and address for the record.

MS. TEAGUE: Should we put in our address?

ACTING CHAIR ANFENSON: Yes, please. You can go ahead and state your name and address.

MS. TEAGUE: Oh, okay, sorry. Amy Teague and John Dempsey. We're at 10 South Dunton in the Metro Lofts.

ACTING CHAIR ANFENSON: Okay. Thank you.

MR. LIRA: Gary Lira, Lira & Associates, 2015 South Arlington Heights Road.

ACTING CHAIR ANFENSON: Thank you. And I ask you both to raise your right hand.

(Witnesses sworn.)

ACTING CHAIR ANFENSON: Thank you. You can proceed.

MS. TEAGUE: Hi. We are currently living at 10 South Dunton Avenue. I've been there since the beginning, the original owner. Been in Arlington Heights for about 14 years, we were in the Wing Street building before. And we have found a home that, after two years looking, that we'd like to move into.

We are asking for four variances. We originally had I think six or seven, but we kind of moved back and more than that to scale. Our hardship really is we're trying to use the entire existing home and that was part of our challenge. When looking for a home, we wanted to find something that we could maintain the entire footprint and then be able to add on to that.

Our situation, our lot is unique. It's a corner lot right on South and Walnut. The home was originally built in 1922, so it's a small little farmhouse style that kind of sits a little bit farther back in the property, and then we've got the garage that's pretty close. That must have been added later, that's really close to the house.

Yes, and so, the first variance we're asking for is the front porch. We want to do a farm, traditional farmhouse style. So, with that, we're asking for the porch to come out 6 feet to keep the front structure, to just make the farmhouse, I've got a picture of it, that farmhouse porch on the front.

The second variance we're asking for is the side, the south side --

MR. LIRA: North side.

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MS. TEAGUE: Oh, sorry, north but South Street. North side of the home, just for the staircase. We're keeping the whole side of the house but the staircase would bump out a little bit and be encroaching on the lot line.

MR. LIRA: And the rear portion of the addition, that stays in line with the existing house also as required to be part of the variance because of the average of those two houses.

MRS. LIVERMORE: What staircase?

MR. LIRA: The interior staircase, that's where it's located.

MRS. LIVERMORE: Okay. Okay.

MR. LIRA: That's what has that 2-foot little projection on the north side. But the rear portion of the addition that stays in line also requires a variance.

ACTING CHAIR ANFENSON: So, the existing wall is there today? The existing home is noncompliant?

MS. TEAGUE: Yes.

MR. LIRA: Correct.

ACTING CHAIR ANFENSON: Okay.

MS. TEAGUE: The third variance we're asking for is for the, well, for the garage because we're going to be knocking that garage down. This is where it sits, there is no way we could go anything to the home, it just sort of sits there. So, we're asking to be 2 --

MR. LIRA: 3 feet.

MR. DEMPSEY: 3.

MS. TEAGUE: I'm sorry, 3 feet to the lot line.

MR. LIRA: From the rear.

MS. TEAGUE: From the rear.

MR. LIRA: And the side.

MR. SELBKA: Is that the fourth variance?

MS. TEAGUE: No. The fourth variance is actually the height of the home to give us the --

MR. SELBKA: Okay.

MR. LIRA: That's the third one on yours.

MR. SELBKA: Okay.

MR. LIRA: The fourth one Derek was going to add as the fourth variance. Right, Derek?

MR. MACH: Correct.

MR. LIRA: For the garage.

MR. SELBKA: And that's a one-foot variance, right, for the height?

MS. TEAGUE: Yes.

MR. LIRA: Correct.

MS. TEAGUE: It just would give us the --

MR. LIRA: And the reason for the height is the existing floor height is a little higher than typical. I think it's like 3

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foot 8 inches. And with the style that we're trying to achieve which is this old farmhouse that has this nice pitched roof, that's the only way that we can achieve it, by working with the existing structure. And if you look at the elevations, I've actually even pulled down the gutter line below the ceiling of the second floor, so when the Teagues were going to their bedroom, they won't be full 8-foot high ceilings, they'll be 8-foot high. And when it comes to the exterior wall, it would be a clipped ceiling to pull that gutter down as low as possible to kind of play with that roof height.

MR. SIAVELIS: So, visually, from the street then it's going to be a nominal difference.

MR. LIRA: Correct. Correct, so we're pulling the roof height down.

MR. SIAVELIS: That's the intention of this.

MR. LIRA: Correct. And I also say on that front variance, the average on this lot is very skewed because there is a house, maybe four or five houses to the south that is set back 85 feet. And I'm assuming it's 85 feet, I don't know. Do you know, Derek?

MR. MACH: No.

MR. LIRA: I think it's 319 and you can see in the photograph --

ACTING CHAIR ANFENSON: Right.

MR. LIRA: -- the street view.

MR. GEISEL: That house is going to mess with the math quite a bit.

MR. DEMPSEY: That house is --

MR. LIRA: How many?

MS. TEAGUE: 82.

MR. LIRA: 82 feet? Yes. So, that really skews the average of the block over there.

MS. TEAGUE: They'll be coming before you. It just sold.

MR. LIRA: And the only neighbor that contacted me was the neighbor directly to the south. And she wanted to know how far we were coming to her property. I told her we were coming about 9.8 feet but we were not requesting a variance to her side. She said okay. I said if you want to come in and see the drawings, you know, I'll have the owner run by the drawings to you. She said no, we just wanted to see if the variance affected us at all.

And then I told them about the front porch, that's the front porch, they said, oh, I think they talked scope with Jack. They knew about the front porch, and the front porch on their side is actually kind of a wraparound porch.

MRS. LIVERMORE: Did you mention the garage to her?

MR. LIRA: No, I did not mention the garage to her. She was more asking about the house. And it wasn't because I was not divulging the information. When her question came up, I didn't even

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think about the garage because she said how much is the house going to --

MRS. LIVERMORE: It's so ugly where it is.

MS. TEAGUE: It is ugly. And my husband has talked to the neighbors quite a bit.

MR. SIAVELIS: That existing garage, according to the plat, that existing garage is at 1.2 feet?

MS. TEAGUE: Yes.

MR. DEMPSEY: Yes.

MS. TEAGUE: Yes, it's like in the middle of that. It's very strange.

MR. LIRA: Yes, correct. That existing garage is tighter than the garage that we're installing, and our garage is going to be farther away from their house.

MS. TEAGUE: And it would be keeping, I mean with the style, you can see it would be very, we're kind of going back to the traditional old farm style house that would be really nice.

ACTING CHAIR ANFENSON: It's a very nice design.

MR. LIRA: Thank you.

ACTING CHAIR ANFENSON: So, and the height, you're saying the existing home is raised up?

MR. LIRA: Yes.

ACTING CHAIR ANFENSON: Is that unusual?

MR. LIRA: Yes, it is.

MR. GEISEL: It's an old bungalow, so you have to step up into it.

ACTING CHAIR ANFENSON: Okay.

MR. LIRA: This house is, like we said, about 3 foot 8 inches above grade. A lot of the homes that we've renovated, we haven't encountered many homes that were above 3 foot, maybe 3 foot 2-ish.

ACTING CHAIR ANFENSON: Right.

MR. LIRA: This one is a little bit taller than typical.

ACTING CHAIR ANFENSON: Interesting.

MR. SIAVELIS: That would work for flooding issues.

ACTING CHAIR ANFENSON: Yes. So, the front porch, certainly the porch itself is meeting guidelines, right? The size of the porch, that's not the issue, it's just the setback?

MR. LIRA: Correct, in that we're encroaching on the front yard setback.

ACTING CHAIR ANFENSON: And on the garage, because you have a lot of room to work with here, what was the reason not just keeping at the 5-foot setback?

MR. LIRA: Well, when we were laying it out, you know, on a corner lot it's always tricky when you have married family and they have kids.

DRAFT

MS. TEAGUE: Two small kids.

MR. LIRA: The corner lot really doesn't have a lot of backyard, especially backyard that you kind of contain. So, as your kids are out there playing, especially the street on South Street, it's a very, very busy street. And actually some of our variances that we are flopping about and looking at different options was making sure this is, on the second floor, putting the master bedroom to the south because of the noise with South Street when we're standing out there talking about it.

So, what we're trying to do there is recognize that we're pushing this garage as far as possible to keep the kids when they're playing contained in the --

MS. TEAGUE: The yard.

MR. LIRA: In a corner yard that you're always concerned about.

ACTING CHAIR ANFENSON: Yes. The corners do add complexities there, a challenge. Other questions?

MR. SIAVELIS: Yes, Gary, just to that corner lot of the garage, that neighbor behind, I believe it's at 405, that garage is a touch crowded in the southwest corner, I believe.

MR. LIRA: You know, I don't have the plat of survey here so I don't have a relationship of our garage to his garage. Do you have one there? There's pictures?

MR. SIAVELIS: I was looking at the overhead, yes. It looks like that's where it's at, so it looks like it's pretty tight on the property though.

MR. LIRA: Do they have a detached garage?

MR. DEMPSEY: No, it's attached.

MR. SIAVELIS: Oh, that's attached?

MR. LIRA: And it comes off of Michigan.

MR. SIAVELIS: Is that a shed back there?

MR. DEMPSEY: It's a shed, yes. They have a full backyard.

MS. TEAGUE: They did have like a garden. That would be --

MR. SIAVELIS: Okay, so that's a shed back there.

MR. DEMPSEY: Yes.

ACTING CHAIR ANFENSON: Do you think the placement of your garage will actually improve from where it's at now for them? Because that garage is right up against their property.

MR. DEMPSEY: I mean there's always --

MS. TEAGUE: No, I don't think it's going to, they've got kind of a lot of, like they have like a little garden and they've got some other stuff and some dirt. I don't think, it's not even close to where it would affect their backyard because there's kind of --

MR. SIAVELIS: Okay. So, we're talking now about the neighbor at 305?

ACTING CHAIR ANFENSON: Right.

DRAFT

MS. TEAGUE: Yes, yes.

MR. SIAVELIS: Not to mention lightly.

MS. TEAGUE: Right, yes. Yes, and the garage where it is, I mean if we, the house as it is, I mean if the garage wasn't moved back, we can't --

MR. SIAVELIS: Carl, was your concern or your comment based on that they would be 3 feet from the property lines? Is that from the garage versus --

ACTING CHAIR ANFENSON: Right.

MR. SIAVELIS: Not just a placement per se.

ACTING CHAIR ANFENSON: No.

MR. SIAVELIS: But placement relative to the property.

ACTING CHAIR ANFENSON: Why not meet the code because they have the room. But I understand that corner is an issue. You don't get a yard.

MS. TEAGUE: We're trying to have more room for the kids. I've got a 19-month-old and a four-year-old. And to try to get a fence and keep them in the yard, because we are working with the existing structure. It would be easier if we were going to tear it down, but we have financial constraints.

ACTING CHAIR ANFENSON: Okay. Other questions?

MR. SELBKA: It would, the variance actually for the garage goes to two properties, right? Because it would be 3 feet from the Mitchell, or the 405 Mitchell property, and then 3 feet from the 305 Walnut property, right?

MR. MACH: Correct.

MR. SELBKA: Okay.

MR. MACH: With the required side yard setback for the garage, it's 3 feet.

MR. SELBKA: Oh, okay.

MR. MACH: And the rear yard setback would be 5 feet.

MR. SELBKA: Okay.

MS. TEAGUE: It's just over here.

MR. SIAVELIS: Okay. So, only one of those 3 feet setback requires a variance.

MR. MACH: Correct.

MR. LIRA: But isn't how the code reads to the eave?

MR. MACH: The rear, the setback for the detached garage.

MR. LIRA: But isn't that to the eave?

MR. MACH: It would be to the wall.

MR. LIRA: To the wall?

MR. MACH: To the wall.

MR. LIRA: I always thought it would run to the eave. Okay.

ACTING CHAIR ANFENSON: Okay. Anything else? Thank you. Anyone in the audience who wishes to speak on this petition? No, okay.

DRAFT

So, we have a beautiful new proposed home with four variances. I think we've gotten the details on each one. So, the hardship is obviously dealing with this corner lot and the challenges it poses as well as the existing structure that's there. In my mind, not a difficult decision to allow them to do what they're proposing to do. But I'd like to hear some of the concerns of the Board members.

MR. SIAVELIS: Mine is consistent with yours, Carl. I think they've done a good job trying to minimize the impact of the design. Mr. Lira is testifying as to the reduced height of the second floor, the guard lines, and I know they have a front porch that also has kind of a stepped configuration near the south, or is that southeast? They're going to be forced to kind of reduce its visual weight, so I'm in favor. I think they met the requirements for the variances. But -

MR. GEISEL: The biggest variance is obviously the 14'8. The rest of them are fairly minor in the context of the, and that's the one that gets really skewed by that home a few down. If you didn't have that, you might not even have that particular variance.

ACTING CHAIR ANFENSON: Correct.

MR. SIAVELIS: That's a good point.

MR. GEISEL: So, all in all, I think they've kind of maximized the site and they've done a reasonable job in doing it.

MR. SIAVELIS: Skewed is a good word. The store would also probably apply here given the scenario of that setback with that 319.

ACTING CHAIR ANFENSON: And so, I'm sorry, does somebody have a motion?

MR. SELBKA: Motion to approve.

MRS. LIVERMORE: I'll second.

ACTING CHAIR ANFENSON: Any other discussion? Let's take a vote.

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Anfenson.

ACTING CHAIR ANFENSON: Yes. Congrats.

(Whereupon, the meeting on the above-mentioned petition was adjourned at 7:47 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS December 8, 2014

PETITIONER: Teague Residence
ADDRESS OF PROPERTY: 301 S. Walnut Ave.
VARIATION: 5.1-3.6, 5.4, 5.1-3.9, 6.5-2

A 14.8' variance to allow an addition with a front yard setback of 18.7' from the west property line instead of the minimum 33.5' and an additional 1.0' for the eave; A 1.0' variance to allow an addition with an exterior side yard setback of 12.6' from the north property line instead of the minimum 16.9' and an additional 1.0' for the eave; A 1.0' variance to allow an increase to the building height (midpoint) from 25' to 26'; A 2.0' variance for a new detached garage with a rear yard setback of 3.0' instead of the minimum required 5.0' and an additional 1.0' for the eave.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that they are proposing to expand the existing home which currently does not meet the required setbacks. The petitioner explained that as part of the addition, they are proposing a front porch that is encroaching into the required front yard setback. The petitioner testified that they are also seeking a variation for the setback of the detached garage in the rear yard and that due to the existing height of the home, a 1 foot height variation is necessary.

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 Ms. Selbka and seconded by Ms. Livermore. 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.

Carl Anfenson, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: Kopach Residence - 328 S. Donald Ave.

Department: Planning & Community Development

Approval of Minutes & Findings from 12/8/14 hearing.

ATTACHMENTS:

Description	Type
Minutes 12/8/14 - Kopach	Minutes
Findings 12/8/14 - Kopach	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: ZBA#14-049 - KOPACH RESIDENCE - 328 S. DONALD AVE.

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 Monday, the 8th day of December, 2014, at the hour of
7:47 o'clock p.m.

MEMBERS PRESENT:

CARL ANFENSON, Acting Chair
JOSEPH SELBKA
JOSEPH GEISEL
BARBARA LIVERMORE
PETER SIAVELIS

ALSO PRESENT:

DEREK MACH, Landscape Planner

ACTING CHAIR ANFENSON: All right. The final petition is

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DRAFT

the Kopach Residence. Did I say that one correct?

MR. RUNDLE: That was beautiful.

ACTING CHAIR ANFENSON: Did you have a chance to sign in?

MR. RUNDLE: I'll do it now.

ACTING CHAIR ANFENSON: Can I ask you to state your name and address please?

MR. RUNDLE: My name is Rick Rundle. I live at 2114 Daybreak Drive, Lake in the Hills, Illinois.

ACTING CHAIR ANFENSON: Okay. Raise your right hand.

(Witness sworn.)

ACTING CHAIR ANFENSON: Thank you. You can proceed.

MR. RUNDLE: I am here tonight to petition for a variance for an air conditioning unit to be located at the side yard setback of the residence of Marty and Stacey Kopach.

ACTING CHAIR ANFENSON: Okay.

MR. RUNDLE: The hardship that we have with the location of it is where it was drawn on the plan, it impeded upon a window that views out to the rear of the home. The window is configured near the site of a fireplace, and we could not move it to the north side of the home due to the fact that the electrical pedestal is located on that spot. Again, the main concern is the viewing and the noise obstruction that it would have with the location that it was drawn originally on the approved plans.

ACTING CHAIR ANFENSON: So, the home has been built now?

MR. RUNDLE: Yes, it has, the addition.

ACTING CHAIR ANFENSON: Okay. And you're just waiting as to the final piece?

MR. RUNDLE: That's the final piece of the puzzle, correct.

ACTING CHAIR ANFENSON: And the neighbors?

MR. RUNDLE: The neighbors, I have acknowledgment. I already spoke to a man who signed one of our agreements, that they're okay with the location of it.

ACTING CHAIR ANFENSON: Okay.

MR. SIAVELIS: And that neighbor is the neighbor to the south adjacent?

MR. RUNDLE: To the south, that is correct. Correct. And the air conditioning unit would also be located in a fenced-in area, so from the street you would not be able to see it.

ACTING CHAIR ANFENSON: Yes, can you describe the fenced-in area?

MR. RUNDLE: It's approximately a 4-foot high fence that runs east, or I'm sorry, yes, east to west of the home. And so, it is directly behind that fence, it's basically a fenced-in yard. So, that AC unit would not even be able to be viewed by the residents next door unless they're over the fence and on the side of their home. They do not have any windows that look down into that side yard lot so they

DRAFT

wouldn't be able to view upon it.

ACTING CHAIR ANFENSON: Okay.

MR. RUNDLE: And again, the noise factor, if they had no windows opened wide while the AC unit was running, that wouldn't be an obstruction to them as well either in my belief in speaking to that.

ACTING CHAIR ANFENSON: Great. Other questions? Thank you so much.

MR. RUNDLE: Thank you.

ACTING CHAIR ANFENSON: Would you like to speak on this petition? No? You've been here all night. Okay. You picked a good time, you picked a good time. Discussion of the Board?

MRS. LIVERMORE: This is very minimal. I don't see any problem with it.

ACTING CHAIR ANFENSON: I think it's a very viable option.

MR. SIAVELIS: Yes, especially with the fact of the testimony that the directly adjacent neighbor didn't have an issue with it.

MRS. LIVERMORE: Right.

MR. GEISEL: The adjacent structure is their garage with no windows.

ACTING CHAIR ANFENSON: So, do I hear a motion?

MRS. LIVERMORE: I move approval.

ACTING CHAIR ANFENSON: Do I hear a second?

MR. SIAVELIS: I'll second.

ACTING CHAIR ANFENSON: Let's take a vote.

MR. MACH: Mrs. Livermore.

MRS. LIVERMORE: Yes.

MR. MACH: Mr. Siavelis.

MR. SIAVELIS: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Anfenson.

ACTING CHAIR ANFENSON: Yes. Thank you.

MR. RUNDLE: Thank you. Have a good evening.

(Whereupon, the meeting on the above-mentioned petition was adjourned at
7:50 p.m.)

ACTING CHAIR ANFENSON: Thank you very much. Any other business?

MRS. LIVERMORE: Yes, the budget.

ACTING CHAIR ANFENSON: Oh, the budget. So, we all had a chance to review. Mr. Petrillo worked long and hard I'm sure in putting this budget together. Did everybody have a chance to go through it in detail and have plenty of questions?

DRAFT

MR. SIAVELIS: I have a question.

ACTING CHAIR ANFENSON: You're not getting a raise.

MR. SIAVELIS: I've got a second question then. Office supplies, I didn't even realize there was even anything budgeted for that. I didn't, Derek, can you shed some light on that? What is that? What is that line entry?

MR. MACH: It's just for administrative items that's, if necessary or needed.

MR. SIAVELIS: Oh, as part of the packet distribution over here.

MR. MACH: Yes. Yes, exactly.

MR. SIAVELIS: Okay.

MR. GEISEL: Well, the money on the photocopying sure went down because the packages got black and white.

MR. MACH: Yes.

MR. SIAVELIS: Eight and-a-half by 11's now, too, a lot easier and cheaper.

ACTING CHAIR ANFENSON: Okay. You've done an excellent job staying under budget, so that's it for the budget.

MR. SELBKA: Motion made.

MR. GEISEL: Second.

ACTING CHAIR ANFENSON: And second. All in favor say aye.

(Chorus of ayes.)

ACTING CHAIR ANFENSON: Opposed?

(No response.)

ACTING CHAIR ANFENSON: Thank you. So, with no other business, we will adjourn.

(Whereupon, the meeting was adjourned at
7:53 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS December 8, 2014

PETITIONER: Kopach Residence
ADDRESS OF PROPERTY: 328 S. Donald Ave.
VARIATION: 6.6-5 (Permitted Obstructions)

A 1.7' variance to allow an air conditioning unit in the required side yard setback with a setback of 4.9' from the north property line instead of the minimum required 6.6'.

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality. The petitioner testified that due to the placement of the window on the rear elevation, the air conditioner compressor must be located in the side yard. The petitioner explained that the air conditioning unit is for an addition that has already been constructed. The petitioner explained that the air conditioning unit would be adjacent to an existing air conditioning compressor in the side yard. The petitioner presented a letter of support from the neighbor.

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 Ms. Livermore and seconded by Mr. Siavelis. 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.

Carl Anfenson, Acting Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: Olsen Residence - 706 N. Dryden Ave.

Department: Planning & Community Development

REQUEST:

A 0.7 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a second story addition with a side yard setback of 4.3 feet from the south property line instead of the minimum 5.0 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description	Type
Staff Report	Report
Department Comments	Correspondence
Supporting Documents & Drawings	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: January 12, 2015
Date Prepared: January 6, 2015
Project Title: Olsen Residence
Address: 706 N. Dryden Ave.

Background Information

Petition Number: ZBA #14-050
Petitioner: Thomas & Sharon Olsen
Address: 706 N. Dryden Ave.
Arlington Heights, IL 60004
Existing Zoning: R-3, Single-Family

Requested Action/Background Information

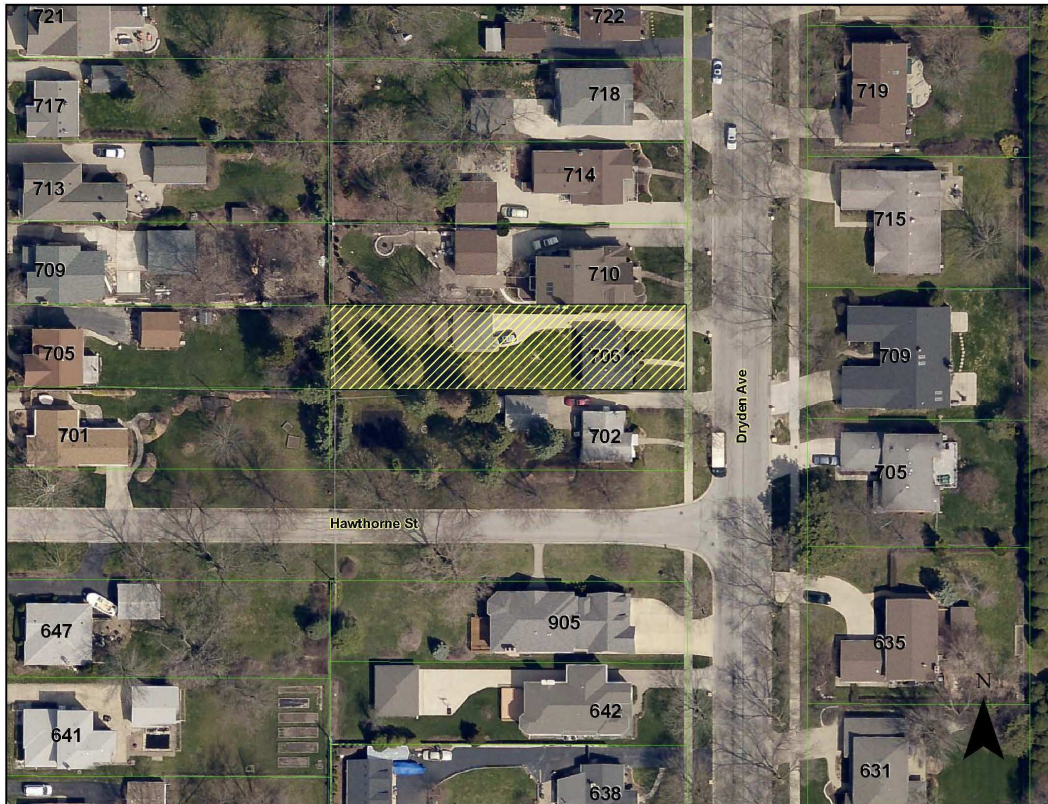
The petitioner proposes to construct a second story addition. The proposed addition will encroach 0.7 feet into the required side yard setback along the south property line. Therefore, the petitioner requests the following variation:

- **A 0.7 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a second story addition with a side yard setback of 4.3 feet from the south property line instead of the minimum 5.0 feet and an additional 1.0 feet for the eave.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	12/23/14	
2. List of Property Owners Within 250 feet of Subject Property	✓	12/23/14	
3. Letter that was Mailed	✓	12/23/14	
4. Photographs of Sign on Property	✓	12/23/14	

Photograph of Existing Structure



PROJECT REVIEW TRANSMITTAL

Zoning Board of Appeals Review

Project Name: Olsen Residence

Project Address: 706 N. Dryden Ave.

ZBA #: 14-050

ZBA Hearing Date: January 12, 2015

To: Jim Massarelli, Director of Engineering
Charley Craig, 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: January 6, 2015

- A 0.7 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a second story addition with a side yard setback of 4.3 feet from the south property line instead of the minimum 5.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: BUILDING AREAS WHICH ARE LESS THAN 5' TO PROPERTY LINE MUST COMPLY WITH ALL REQUIREMENTS OF I.R.C. SECTION R302.

Please review, comment, and return to me no later than Tuesday, January 6, 2015.

ZBA# 14-050

706 N Dryden Ave- ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: January 6, 2015

Completed – January 6, 2015

The proposed ZBA application indicates that the petitioner is seeking:

A 0.7 ft variance to allow a second story addition with a side yard setback of 4.3 ft from the south property line instead of the minimum 5 ft and an additional 1 ft for the eave.

The existing home has a setback of 4.3 ft, and the existing non-conformity will not be increased with the second story addition.

The Engineering Department has NO OBJECTION to the proposed variances.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Olsen Residence

Project Address: 706 N. Dryden Ave.

ZBA #: 14-050

ZBA Hearing Date: January 12, 2015

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

To: Jim Massarelli, Director of Engineering
Charley Craig, 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: January 6, 2015

- A 0.7 foot variance from Chapter 28, Section 5.1-3.6 (Required Minimum Yards) & Section 5.4 (Table of Required Minimum Yards) to allow a second story addition with a side yard setback of 4.3 feet from the south property line instead of the minimum 5.0 feet and an additional 1.0 feet for the eave.

Attached are the Petitioner's:

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

Comments: THE PROPOSED ADDITION IS NICELY DESIGNED AND FITS
THE SCALE OF THE NEIGHBORHOOD. THE DESIGN IS BEING CONSIDERED

Please review, comment, and return to me no later than Tuesday, January 6, 2015.

FOR AN ADMINISTRATIVE DESIGN APPROVAL, PENDING THE OUTCOME
OF THE ZBA REVIEW.

- S. HAUTZINGER, DESIGN PLANNER

PETITION

NOW COMES The Petitioners Tom and Sharon Olsen, being the owners of the property commonly known as 706 N. Dryden Ave.

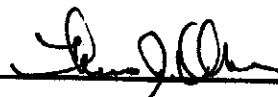
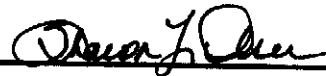
And appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from Section 5.1 – 3.6 . CHAPTER 28, of the Arlington Heights Municipal Code. In order to ALLOW A REDUCTION TO THE MINIMUM EXTERIOR SIDE (South) SETBACK FROM 5' TO 4.3'

I hear by state that the following hardship would exist if the variation were not granted: Limits expansion of existing addition to the second floor which sits on the 4.3' dimensions of the property line.

I hear by state that the following unique circumstances exist:

- 1. South wall of existing residence sits on the 4.3' dimension of the property line.**
- 2. Shifting the second floor to meet the 5' setback would affect the overall design integrity and cause for reworking the overall layout. This would also create addition cost.**
- 3. Shifting the second floor would take away from the square footage, which is at a minimum size causing rooms to be smaller.**

I hear by state that the variation, if granted will not alter the essential character of the locality because it will maintain an existing setback, and blend in with the overall look and character of the home.

Signed   **Date** 12/17/14

Tom and Sharon Olsen

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DEC 23 2014

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

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DEC 16 2014

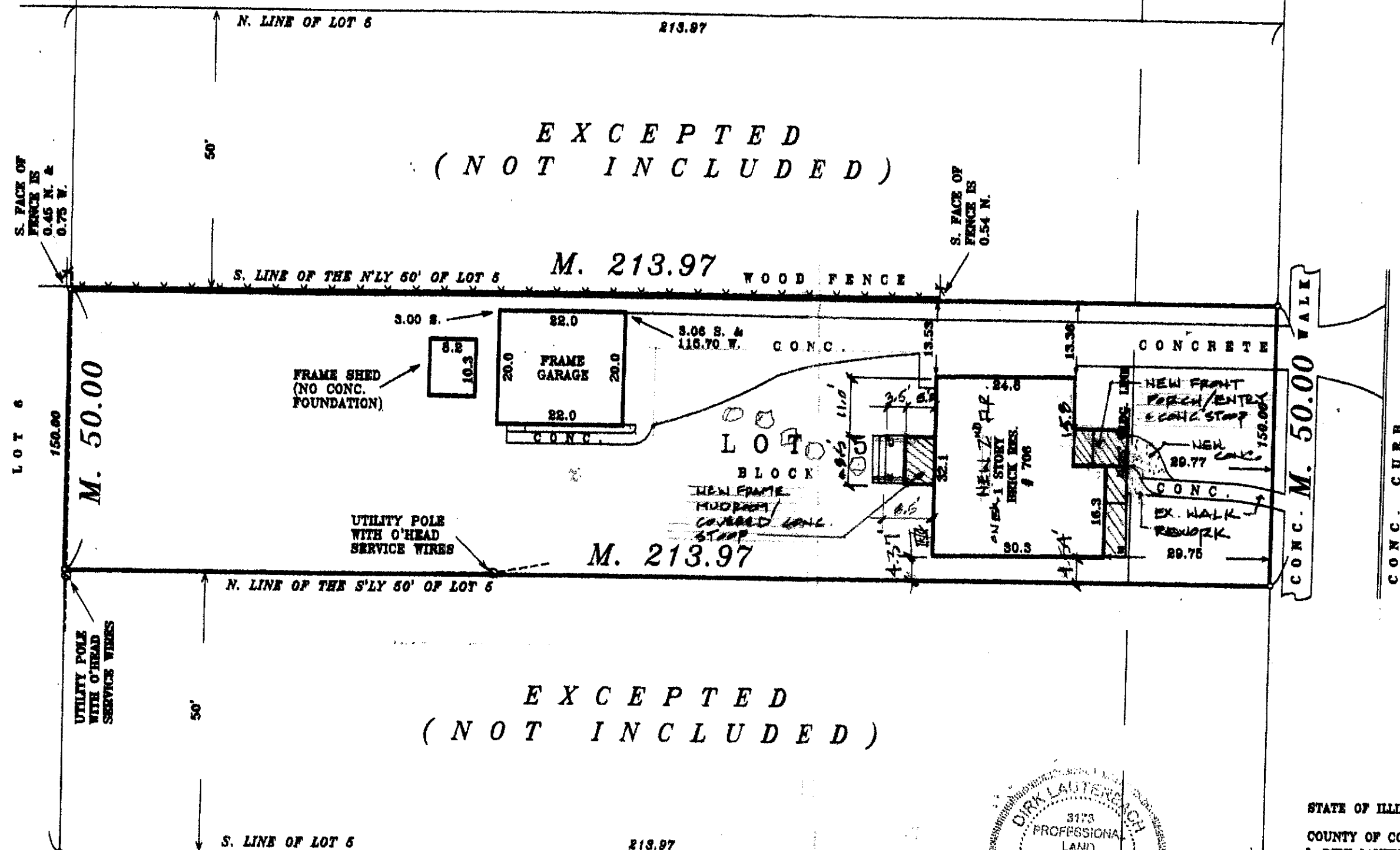
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

LOT 4

LOT 5 (EXCEPT THE NORTHERLY AND SOUTHERLY 50 FEET) IN BLOCK 4 IN ARLINGTON
FARMS, A SUBDIVISION OF THE EAST 80 ACRES OF THE WEST HALF OF THE NORTHEAST
QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



SCALE: 1"=20'



DRYDEN AVE.
(ASPHALT PAVEMENT)

NOTES:
FOR EASEMENTS, BUILDING LINES
AND OTHER RESTRICTIONS NOT
SHOWN ON THIS PLAT REFER TO
YOUR ABSTRACT, DEED, TITLE
POLICY AND LOCAL ORDINANCES.
ALL DIMENSIONS ARE IN FEET
AND DECIMAL PARTS THEREOF.
O INDICATES IRON PIPE.
FOR LOT LINE DIMENSIONS
MEASURED (M.) = RECORD (R.)

STATE OF ILLINOIS)

SS

COUNTY OF COOK)

I, DIRK LAUTERBACH, AN ILLINOIS PROFESSIONAL
LAND SURVEYOR, HEREBY CERTIFY THAT I HAVE SURVEYED
THE ABOVE DESCRIBED PROPERTY AND THAT THE PLAT
HEREON DRAWN IS A REPRESENTATION OF SAID SURVEY.
DATED THIS 24TH DAY OF DECEMBER, 2014.

Dirk Lauterbach

DIRK LAUTERBACH

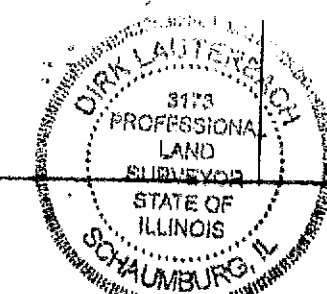
PROFESSIONAL LAND SURVEYOR

413 GREENHILL LANE, SCHAUMBURG, IL 60193

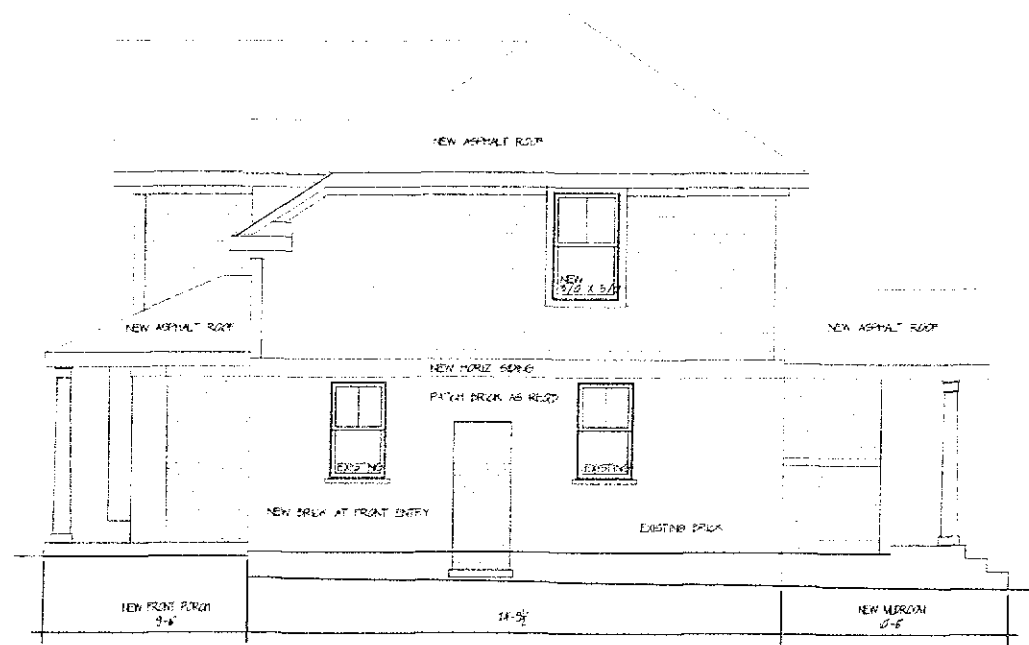
(847) 650-9194, dirkpls@yahoo.com

THIS PROFESSIONAL SERVICE
CONFORMS TO THE CURRENT
ILLINOIS MINIMUM STANDARDS
OF PRACTICE APPLICABLE TO
BOUNDARY SURVEYS.

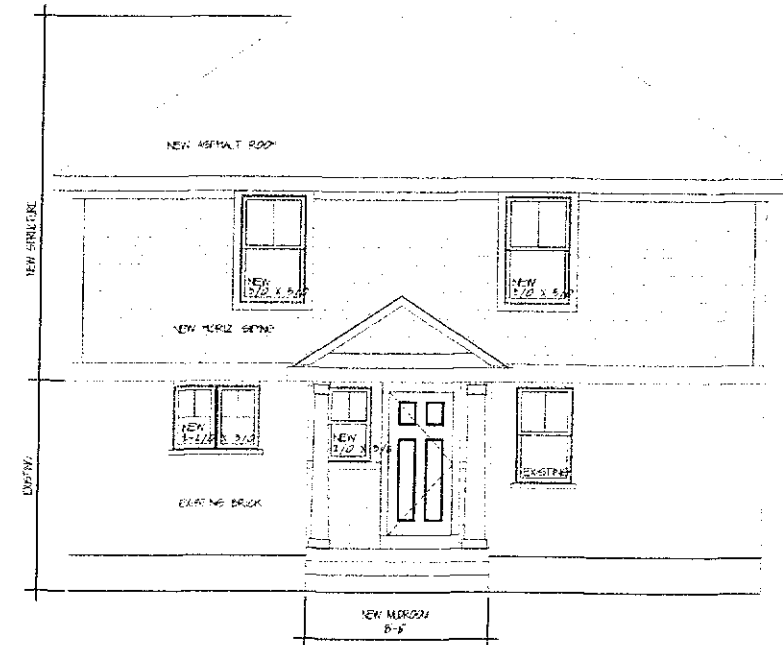
PREPARED FOR:
DONALD HUBBARD, P.C.
FILE NO. 1284



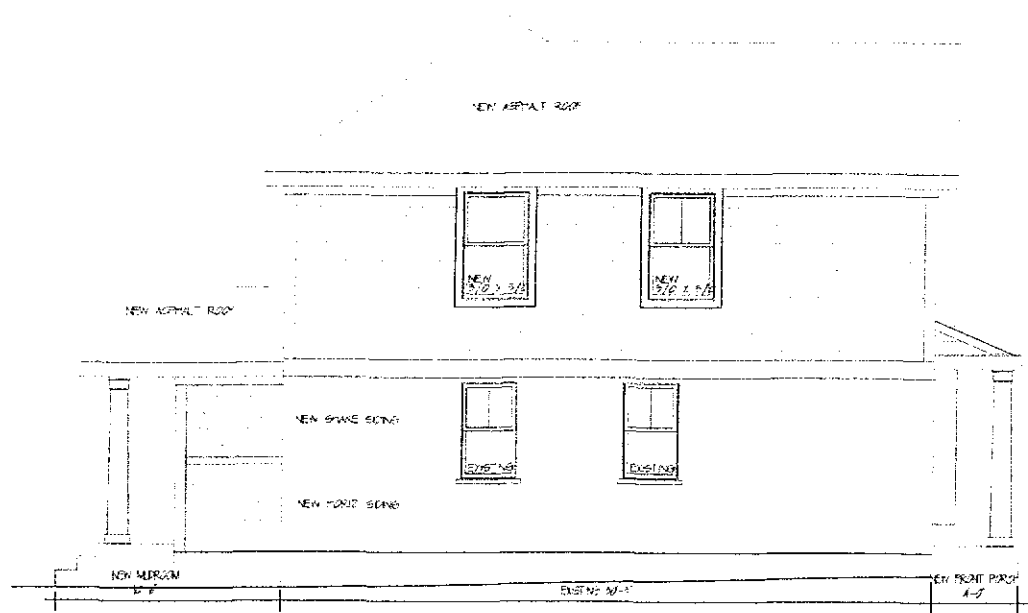
LICENSE EXPIRES NOV. 2014



4
A3
PROPOSED RIGHT (NORTH) ELEVATION
1/4" = 1'-0"



3
A3
PROPOSED REAR(WEST) ELEVATION
1/4" = 1'-0"



2
A3
PROPOSED LEFT(SOUTH) ELEVATION
1/4" = 1'-0"



1
A3
PROPOSED FRONT(EAST) ELEVATION
1/4" = 1'-0"

STATUS	
NO.	ISSUED FOR:
1	DESIGN CONCEPT 6/1/14
2	
3	
4	
5	
6	
7	
8	
9	
10	
11	
12	
13	
14	
15	
DRAWN BY: CLW	
DATE: 12/15/2014	

JRC DESIGN BUILD, INC.
CW DESIGN GROUP, ARCHITECT
1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
ph. (847)525-2322 E-mail: jimjrcdb@gmail.com

RECEIVED
DEC 15 2014
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

ADDITION/REMODELING FOR:
TOM AND SHARON OLSEN
705 N. DRYDEN
ARLINGTON HEIGHTS, IL

JOB NUMBER
14014.00

SHEET NO.

A3

OF SHEETS