



Agenda
Village of Arlington Heights
Zoning Board of Appeals
Virtual Meeting

January 11, 2021
7:00 PM

I. CALL TO ORDER

- A. In response to the COVID-19 pandemic, this meeting is being held virtually which permits the public to fully participate via their computers or using their phones.

To participate in the virtual meeting, please follow these instructions: <https://bit.ly/3hHGnKE>

Individuals who wish to comment or ask a question on an item on the Agenda may either participate virtually or send an email to the Village at dmach@vah.com. Please limit emails to 200 words or less. To be shared at the meeting, the email must be received by 3:00 p.m. on January 11, 2021.

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 300 E. Haven St. - 12/14/20
B. 116 N. Pine Ave. - 12/14/20
C. 2404 E. Gregory St. - 12/14/20

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 1724 E. Flentie Rd. - ZBA#20-004
B. 725 S. Highland Ave. - ZBA#20-041

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
1/11/2021**

Item: 300 E. Haven St. - 12/14/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
300 E Haven St - Minutes 12/14/20	Minutes
300 E Haven St - Findings 12/14/20	Minutes

ZONING BOARD

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

OF APPEALS

RE: 300 EAST HAVEN STREET - ZBA #20-033

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals, held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones, on the 14th day of December, 2020 at the hour
of 7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
DAVID DIVITO
BENJAMIN JAFFE
JOE GEISEL
JOE SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Let's call this meeting to order. Welcome, everyone, to the December 14, 2020 ZBA meeting. Okay, screen? Okay, great. Thanks, Derek.

So, we have to address a couple of housekeeping matters and items first, folks, before we proceed with the actual petitions for consideration.

So, first off, I find that the public health concerns related to the Corona virus 19 pandemic render in-person attendance at the regular meeting location at the Village Hall not feasible. Thus, we're proceeding on the Zoom meeting.

Another point of housekeeping item here is that after the petitioner's presentation, as part of the comments from the audience, public attendees will have an opportunity to speak. To do so, please select the Raise Your Hand icon on the display and wait for the Chairman, that is me, to call on you one at a time. Please keep your remarks concise and on point, we'd request that.

To all participants, please mute your microphone when not speaking to avoid background noise and interruptions. During the meeting, if the Staff liaison who is the host Derek loses connection, please remain in the meeting until Derek can rejoin the meeting and resume the meeting. If a participant loses connection, you can simply rejoin using the original meeting link that was previously provided to you.

With that in mind, let's proceed to roll call. Derek?

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

(No response.)

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

(No response.)

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Here.

CHAIRPERSON SIAVELIS: Okay, so, Derek, by my count we have five, correct?

MR. MACH: Right.

CHAIRPERSON SIAVELIS: Okay, great.

Next item, let's move to the Pledge of Allegiance. Derek, you already have the flag up there, thank you very much. Everybody stand please and we'll do a virtual pledge.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: All right, thank you. Okay, next item, let's go to the approval of minutes from the prior meeting on November 30th. I believe there were five petitions at that meeting. Hopefully, everybody at the Board here has had a chance to review those meeting minutes. Are there any revisions, corrections, or adjustments to

those minutes contemplated or required, Board Members?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, let's move to approval.

Derek, we're going to need to vote on this, is that correct?

MR. MACH: Correct, with a roll call.

CHAIRPERSON SIAVELIS: Yes, in roll call vote, okay. All right, go ahead please.

COMMISSIONER GEISEL: I move approval.

COMMISSIONER DIVITO: I second.

CHAIRPERSON SIAVELIS: Thanks, Joe.

MR. MACH: I have Mr. Geisel and Mr. Divito.

Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Abstain.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

CHAIRPERSON SIAVELIS: Okay, let's move on now to the hearing procedures. There are some points in here that we need to cover before the petitioners get a chance to present their petitions. By the way, I hear some background noise there. Can folks mute themselves? Okay, thank you.

If less than six members of the Board are present, which is the situation tonight by the way, the petitioners have the option to continue to the next meeting. Please note that it takes four yes votes, four affirmative votes to approve a variance, regardless of the number of Board members in attendance. So, what that means is for a variance to be passed, you need four yeses out of the five of us. If a petition is denied or a variance is denied, the petitioner cannot reapply for an entire year, one year period you must wait. So, keep that in mind, petitioners.

We're also going to have a Staff presentation of the various petitions at the outset before the petitioner has the floor. That will be a brief overview of each and every one of the petitions, and Derek will provide that.

Petitioners, please also keep in mind that there are four elements necessary to establish in order for the Board to be able to grant the variance. Each of these four must be established by the petitioner. It's not the Board's responsibility to establish them for you. You must make the showing yourselves.

The elements are as follows:

1. That the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property;
2. That the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of the chapter

of the code; and

4. That the variance requested is the minimum variance necessary to allow reasonable use of the property.

A variance is permitted only if the evidence, in the judgment of the Board of Appeals, sustains and meets each of the four of these conditions or elements. Again, it's the petitioner's responsibility to establish these four elements. It's not the Board's responsibility.

Okay, Derek, I believe we are now ready to move to the first item of new business. It is ZBA Petition #20-033. Address is 300 East Haven Street. So, Derek, can you please give an overview of the project?

MR. MACH: Thank you, Chairman.

The Petitioner is proposing to demolish the existing one-and-a-half story house to allow construction of a new two-story residence. The subject site is zoned R-1, and the property has a total land area of 15,563 square feet. The project requires approval by the Zoning Board for encroachment variations in the front and rear setbacks.

The Petitioner is requesting an 8.8-foot variation from Chapter 28, Section 5.1-1.2a to allow a front yard setback of 31.2 feet where 40 feet is required, and an additional one foot for the eave. In addition, they're requesting a 10.7-foot variation from Chapter 28, Section 5.1-1.2d to allow a rear yard setback of 19.3 feet where 30 feet is required, and an additional one foot for the eave.

Thank you, Chairman.

CHAIRPERSON SIAVELIS: Great, thank you very much, Derek. At this point in time, Petitioner needs to identify himself or herself. We'll swear you in and you will begin your presentation. So, who is it?

MR. AJROJA: My name is Rushit Ajroja.

CHAIRPERSON SIAVELIS: Okay, Mr. Ajroja, you are presenting and speaking on behalf of this Petitioner Ray H.C. Fang, is that correct?

MR. AJROJA: Yes.

CHAIRPERSON SIAVELIS: Okay. All right, this is your residence, is that correct?

MR. AJROJA: Yes, sir.

CHAIRPERSON SIAVELIS: Okay, let's swear you in, okay? Repeat your name and state your address if you don't mind?

MR. AJROJA: My name is Rushit Ajroja. The address that I'm living in now is 21 Jonathan, Lake Zurich, Illinois. The property where I'm building is 300 East Haven Street in Arlington Heights.

CHAIRPERSON SIAVELIS: Okay, sounds good. Thank you very much, Mr. Ajroja. Let me swear you in. Can you raise your right hand again?

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, sounds good. You may begin.

MR. AJROJA: Thanks. Actually, the property the way it is, it's an old house where I wanted get it out of there, demolish it, then put the new house. I got all the drawing here and you guys have all that kind of stuff.

For the variation, I'm asking to be an existing area where it's the old

house because the other lot in the back, we don't have enough room where we can go more than 30 feet. If it's possible, you know, the Village could see and take a look on this stuff and to okay this kind of thing.

CHAIRPERSON SIAVELIS: Okay, so Mr. Ajroja, you need to do a more compelling and better job explaining to us what your project specifically entails, okay, involves, and then how the four elements that I went through with you are satisfied. Do you understand?

MR. AJROJA: I do understand, but I'm not prepared for this kind of questions.

CHAIRPERSON SIAVELIS: Okay, well, it's not really a question. What it essentially is, is that you are responsible for presenting evidence to support your petition and establish the four elements that were in the paperwork that were provided to you, okay? You need to talk, while you're here, as part of your presentation, you need to talk to us and tell us why your project satisfies each of the four elements and both of the two variances that you're seeking are warranted and should be granted.

MR. AJROJA: Because the way the lot is, I don't have enough room to build, you know, the new house.

CHAIRPERSON SIAVELIS: Okay, so you don't have enough room to build the house that you want to design there, right?

MR. AJROJA: Yes, actually the way it's designed, you know.

CHAIRPERSON SIAVELIS: Okay, so Derek, why don't we zoom in a little bit on that?

MR. MACH: Sure.

CHAIRPERSON SIAVELIS: So, there is an existing house there right now, correct?

MR. AJROJA: Yes.

CHAIRPERSON SIAVELIS: Okay, and you're going to tear that house down, right?

MR. AJROJA: Yes.

CHAIRPERSON SIAVELIS: Okay, and do you have a neighbor? Derek, can I see the key real quick? I just want to see the directional key real quick. Is there a neighbor?

Go ahead, Derek.

MR. MACH: North is up.

CHAIRPERSON SIAVELIS: Okay, is there a neighbor to your west?

MR. AJROJA: No, that other property is mine.

CHAIRPERSON SIAVELIS: Okay, and what about a neighbor to your north?

MR. AJROJA: No, it's me again.

CHAIRPERSON SIAVELIS: Say that again, please?

MR. AJROJA: No, that piece is mine, too. To the north is my property, too.

CHAIRPERSON SIAVELIS: Yes, scroll there, Derek. He's going to zoom in.

MR. AJROJA: Actually, the only neighbor I have is in the west side which is so far away because the lot is divided that way. It's bigger, you know.

CHAIRPERSON SIAVELIS: He's going to zoom in here.
 MR. MACH: Sorry, thank you. This is the subject property, Chairman.
 CHAIRPERSON SIAVELIS: Right. Can you go in tighter there?
 MR. MACH: Sure.
 CHAIRPERSON SIAVELIS: So, that image looks familiar, does it not, Mr. Ajroja?
 MR. AJROJA: Yes.
 CHAIRPERSON SIAVELIS: That's the aerial, right?
 MR. AJROJA: Yes.
 CHAIRPERSON SIAVELIS: So, you don't have a neighbor to your west, correct?
 MR. AJROJA: To the west?
 CHAIRPERSON SIAVELIS: Look at the screen.
 MR. AJROJA: Okay, okay.
 CHAIRPERSON SIAVELIS: Derek was indicating which direction is to the west. Go ahead, Derek, with your mouse.
 MR. AJROJA: Okay, to the west, it is, you know, me that's there.
 CHAIRPERSON SIAVELIS: Okay, so this looks like an open --
 MR. AJROJA: That is not mine; I'm the other side right over here, you know.
 CHAIRPERSON SIAVELIS: Okay, and then, right, and what about to the east of you?
 MR. AJROJA: To the east of me, no neighbor, it's mine, the lot. The other lot, it's mine.
 CHAIRPERSON SIAVELIS: Okay, is this, just to clarify, so that's a vacant lot right there?
 MR. AJROJA: Yes.
 CHAIRPERSON SIAVELIS: On Belmont and Haven?
 MR. AJROJA: Yes, that's a vacant lot.
 CHAIRPERSON SIAVELIS: Okay, and then that trapezoidal lot to the north of you?
 MR. AJROJA: That's vacant lot, too.
 CHAIRPERSON SIAVELIS: Do you own that?
 MR. AJROJA: Yes, I do.
 CHAIRPERSON SIAVELIS: Okay, you have quite a nice parcel of land there then, okay.
 MR. AJROJA: Thank you.
 CHAIRPERSON SIAVELIS: I understand, okay.
 MR. AJROJA: That's why I want to fix this land, because it's nice lots. I want to build three nice houses there and make them nice there.
 CHAIRPERSON SIAVELIS: Okay, but you're only seeking a petition right now for 300 East Haven, right?
 MR. AJROJA: For one, just one. Yes, because the old house there, it needs to be demolished because the old neighbors there keep saying, you know, come on, what are you doing, why don't you demolish it, why this, why that. They don't know

what's going on because I got this kind of stuff, you know.

CHAIRPERSON SIAVELIS: Okay, explain to us a little bit more about what's wrong with the existing house and why it's got to be demolished. Just tell us in one or two more sentences.

MR. AJROJA: The house is too old. It's built 70-80 years ago. The foundation doesn't look that bad which I can do something here. But still, it's old, it smells, I don't like, you know, to build there. I want to just demolish that house and build a new house.

CHAIRPERSON SIAVELIS: Okay, does anybody live in that house?

MR. AJROJA: No.

CHAIRPERSON SIAVELIS: Nobody lives in that house.

MR. AJROJA: No.

CHAIRPERSON SIAVELIS: So, it's uninhabited right now?

MR. AJROJA: Uninhabited because everything is, I mean, everything is gone inside. No bathrooms, no nothing. It needs to be, if I rebuild the house, I need to spend more money than build a new one.

CHAIRPERSON SIAVELIS: Okay, how long has it been uninhabited?

MR. AJROJA: It's been three years since I bought it.

CHAIRPERSON SIAVELIS: How many?

MR. AJROJA: Three years since I bought it.

CHAIRPERSON SIAVELIS: Okay. All right, so Derek, can you scroll to the actual variances being sought real quick?

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: Okay, so Mr. Ajroja, you recognize that you need two variances, right?

MR. AJROJA: Yes.

CHAIRPERSON SIAVELIS: Okay, so you need, the first variance is almost a nine-foot variance to allow a front yard setback of 31 feet where 40 is required, and then an additional one foot for the eave, okay?

MR. AJROJA: Yes.

CHAIRPERSON SIAVELIS: So, given that you have so much property there, why do you need to put that house only 31 feet, to have a front setback of 31 feet? Why can't you comply with what the ordinance requires of 40 feet given how much property you have there?

MR. AJROJA: Yes, but the lots, there are three lots, they were divided and I cannot go to the other lot to do something because I have to ask for permission and a lot of stuff which is not worth it to me.

CHAIRPERSON SIAVELIS: All right, no, I'm just talking about the position of the house.

MR. AJROJA: Because what happens, it's not enough space there.

CHAIRPERSON SIAVELIS: So, that's where I'm going with this, that's what I wanted to ask you. So, if you push the front of the house back so you have a front yard setback of 40 feet instead of the 31.2 feet, why is that a problem for you?

MR. AJROJA: Because this problem, until the other divided lots, the lots are divided. It's not enough space, that's the problem for the new house.

CHAIRPERSON SIAVELIS: So, if the new house was built, had a front yard setback of 40 feet, if the new house had a front yard setback of 40 feet, that would cause problems for the other lots? What would it do? Would it push the house too far back on the lot?

MR. AJROJA: Absolutely. Absolutely.

CHAIRPERSON SIAVELIS: Okay, so then let's look at the other variance you're seeking here: a 10.7-foot variance to allow a rear yard setback of 19 feet where 30 feet is required, okay. So, and basically, is it the same situation for you? If you maneuver the house and moved the house forward such that you had a rear yard setback of 30 feet instead of 19 feet, that house would be, what? Even closer to the street, right? Even closer to --

MR. AJROJA: Absolutely. Absolutely. If we maneuver the house the way you're thinking, the house from the garage to the other end will be around 60 feet while this is around 39 something. It's totally --

CHAIRPERSON SIAVELIS: Yes, there we go, Derek. Can you, yes, perfect. Thank you.

MR. AJROJA: Because it's not enough backyard.

CHAIRPERSON SIAVELIS: It's not enough backyard for the size of this house, right?

MR. AJROJA: Yes.

CHAIRPERSON SIAVELIS: So, Derek, can you show which drawing shows the lot dimensions as well here?

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: That's right. This is just what, this is the existing house, too.

COMMISSIONER SELBKA: Chairman, I just had a quick issue. I don't know if this is the time to deal with it. The petition has two requests for variances, but throughout the paperwork there are three requests. So, if you look at the Building and Life, the Department of Building and Life Safety and the note from the Engineering Department, there are some requests for three variances, including an increase in the square footage of the house. So, I'm not sure if that's something that we are supposed to run or not.

MR. MACH: Mr. Selbka, the Petitioner did revise the plans and reduced the size of the home; therefore, the floor area ratio variance is no longer being requested or necessary.

COMMISSIONER SELBKA: Okay, thank you.

COMMISSIONER GEISEL: Thank you, Derek, that was not evident.

CHAIRPERSON SIAVELIS: Yes, I think it's in the paragraph right above the bullet points on page one. I saw that in the materials, but I may be mistaken. If we scroll back up there, we can double check that. But that's where --

MR. MACH: You're correct, Chairman.

COMMISSIONER GEISEL: The clarification is appreciated, thank you.

CHAIRPERSON SIAVELIS: Sure, okay. So, I'm struggling a little bit. I don't know if other members of the Board are struggling with this in the same way. I don't see an image, whether it's a picture or a drawing, showing the proposed new house on

site with the lot lines so I can try and understand exactly what the Petitioner is saying while we pull it out of here.

COMMISSIONER GEISEL: Peter, I think that Derek did have it up previously. There is a site plan located on one of the pages.

CHAIRPERSON SIAVELIS: Okay, because I'm looking at the materials on the side here. Do we have one with the lot lines showing? Am I missing the lot lines?

COMMISSIONER GEISEL: I think that they're depicted. So, for example, from the front of the home to the front lot line, it shows a 31-foot distance.

COMMISSIONER DIVITO: Yes, if you actually scroll down, you'll see the demo plan which shows the lot line below the clear, and the same shapes and measurements are represented in the new site plan as well.

CHAIRPERSON SIAVELIS: Okay, but we don't have one consolidated drawing showing the new house with the lot lines dimension, right?

COMMISSIONER GEISEL: Well, it's directly above this labeled New Site Plan.

CHAIRPERSON SIAVELIS: Okay, let Derek scroll up.

COMMISSIONER GEISEL: There we go.

CHAIRPERSON SIAVELIS: Okay, but it's not, here is my point, Joe. It's not dimensioned, the lot lines aren't dimensioned here. So, we've just got to interpolate from the other drawing.

COMMISSIONER DIVITO: You have to assume that the demo plan drawing that has the dimensions is the same as the new site plan.

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER GEISEL: Correct. However, this appears to reflect the home on the lot and it calls out the distance from the front of the proposed home to the lot line. I agree with you, some additional information would have been helpful.

CHAIRPERSON SIAVELIS: Yes. I see that, and Joe, your point that you're seeing that up front at about 31.5 feet, 1.5 inches maybe or half inch, and then on the back of the house you're seeing 19 feet four inches, right? Is that what you guys are seeing as well?

COMMISSIONER GEISEL: Yes.

CHAIRPERSON SIAVELIS: Okay, I'm a little bit surprised that we have to - again we've got some background noise there.

COMMISSIONER GEISEL: Clearly, in my mind, it would have been helpful if the Petitioner had engaged his architect to speak on behalf of this since he prepared these documents and drawings. We would have had the benefit of his thoughts as to the what and the why this is laid out as is.

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER GEISEL: We're having to make assumptions which I don't think any of us would prefer to make, although my general assumption is because of the irregular shape of this parcel, basically to construct the current home, he's obviously having to ask for variances front and back. So, if you were to satisfy one, you'd still be larger with, no matter which way you push this on that parcel, you'd be asking for variances.

CHAIRPERSON SIAVELIS: Right, and I will a 100 percent agree with you,

Joe. What it comes down to also is that this lot, the depth of this lot according to the demo work drawing is only 120 feet deep, 128.5 feet deep. Is that how you're reading it as well?

COMMISSIONER GEISEL: Correct.

COMMISSIONER DIVITO: I am actually reading it as the existing house is also closer to the front setback versus the new site plan.

CHAIRPERSON SIAVELIS: Yes, that's a good point. That's a good point, too. Right, it's a marginal difference, right, Dave?

COMMISSIONER DIVITO: Sure.

CHAIRPERSON SIAVELIS: It's basically a foot. It's a foot farther back, but it's obviously a much larger house than the prior house, the existing house.

COMMISSIONER DIVITO: I think the Petitioner had his hand up. He wanted to say something.

CHAIRPERSON SIAVELIS: Yes?

MR. AJROJA: Yes. Actually, my architect, he's listening. He should speak about it. I think so, he's --

COMMISSIONER GEISEL: Well, we would welcome that.

MR. AJROJA: Ray, you should talk about it if you're listening to me.

MR. MACH: Yes, I see somebody signed in as Ray Fang.

MR. AJROJA: Yes, he is.

COMMISSIONER GEISEL: Let's get him on.

CHAIRPERSON SIAVELIS: Yes, because we're burning a lot of time here, Mr. Ajroja and, you know, frankly, the way this petition is being handled by you is not the way things are supposed to work. Like I said at the outset of this meeting, establishing these four elements is your responsibility. It's not for us to pull it out of you. Right now, you haven't done a suitable job to establish these four elements. So, we need to move this along. You're not the only petition we have here and we've essentially burned 25 minutes on you.

So, if your architect wants to speak, now is the time, okay, because we've got to move things along.

COMMISSIONER GEISEL: Derek, can you let him in?

MR. MACH: Mr. Fang, you should be able to speak. You're unmuted.

COMMISSIONER DIVITO: Is there any way that you can get a hold of him? I don't know if we want to move on and then come back?

CHAIRPERSON SIAVELIS: No.

COMMISSIONER DIVITO: Yes, I know.

CHAIRPERSON SIAVELIS: Let's, I think that's problematic for us. We've got to get this done and squared away the right away.

Mr. Ajroja, I need to ask you a question.

MR. AJROJA: Yes, my architect, he's on the phone now. You guys can listen.

MR. FANG: Hello?

CHAIRPERSON SIAVELIS: Yes, right here. We've been here.

MR. FANG: Okay, well, look at it, okay. The original house, the front setback is 30 feet three inches. The back is 15 feet four. So, they are much deeper than

the proposed house we have. So, the front, I know we have 31 feet two inches, the front is 19 feet four inches. That lot depth is too shallow as their house was designed and in trying to satisfy the customers within the minimum space required. That's how we thought, we think if we can stay with the original front and the back, that would be beneficial for the project.

CHAIRPERSON SIAVELIS: Okay, we understand, we heard you. Mr. Ajroja, have you talked to your neighbors or received any feedback from the neighbors there regarding the variances and the signage that you put up or that was put up?

MR. AJROJA: Nobody called me, nobody tells me anything. I don't have nothing.

CHAIRPERSON SIAVELIS: Okay, have you been near the property or been by the property recently in the last couple of days or weeks?

MR. AJROJA: I was yesterday, I was today, I was five hours ago there.

CHAIRPERSON SIAVELIS: Okay, and no neighbors stopped you or talked to you or sent you a text, called you on your phone?

MR. AJROJA: No.

CHAIRPERSON SIAVELIS: Derek, do we have anything from the public including the neighbors? Were there any essentially comments sent into the Village regarding this petition?

MR. MACH: No, Chairman, I did not receive any e-mail or letters.

CHAIRPERSON SIAVELIS: Okay, all right, noted.

Let's see if there's any other questions from the Board members. I don't have any other further questions, guys. I don't know if you do, if anyone else does.

COMMISSIONER DIVITO: The only question I have is the signage was, it's facing Haven, right? That's the way your public notice is presented?

MR. AJROJA: Yes.

COMMISSIONER DIVITO: Okay, so because it's a cul-de-sac, because it's not a through-street, there's only a couple of neighbors that probably would have seen this. My in-laws live kitty corner almost to them. A good friend lives directly across the street. So, I know the area very well.

CHAIRPERSON SIAVELIS: Do you have any other questions then?

MR. AJROJA: But we sent a letter to all the neighbors, the 32 neighbors around. We did send a letter and they know, every single one.

CHAIRPERSON SIAVELIS: Okay, and you didn't get any feedback from them, Mr. Ajroja?

MR. AJROJA: No, sir.

CHAIRPERSON SIAVELIS: Okay. All right, Derek, we're at the spot now where we need to go to comments from the audience. So, if there's any audience members --

COMMISSIONER SELBKA: Peter, if I could, one point of order?

CHAIRPERSON SIAVELIS: Sure, sure, go ahead.

COMMISSIONER SELBKA: Mr. Fang offered testimony. I don't believe he was sworn in. We should clarify that real quick.

CHAIRPERSON SIAVELIS: Yes, that's a really good point. Thank you very much, Joe, I appreciate that.

COMMISSIONER SELBKA: Sorry.

CHAIRPERSON SIAVELIS: No, no, no, that's good.

Mr. Fang, this is one of the problems by life lining him in by phone, right, because we can't, how do we know he's being properly sworn in? We don't actually see that process in front of us. So, I guess we'll take a verbal attestation to that and weigh it accordingly as the Board deliberates, okay?

MR. FANG: Okay.

CHAIRPERSON SIAVELIS: So, Mr. Fang, are you still there? Can you hear us?

MR. FANG: Yes.

CHAIRPERSON SIAVELIS: We're going to swear you in indirectly through Mr. Ajroja's phone unless, had you been able to join the Zoom call so we can see your image?

MR. FANG: Well, I'm on the, I don't know, I'm on Zoom, okay, but I don't, I can't see you guys. I put unmute, I'm unmute, but I cannot see anything. So, I don't know why.

CHAIRPERSON SIAVELIS: Okay, is your, are you looking at us on a laptop? I mean is your laptop open?

MR. FANG: I'm using my laptop.

CHAIRPERSON SIAVELIS: Okay. All right, let's swear you in real quick, and we'll weigh his testimony accordingly.

MR. FANG: Sure.

(Witness sworn.)

CHAIRPERSON SIAVELIS: All right, Joe, do you have any follow-up items for the Petitioner? I wasn't sure if you had anything more for him.

COMMISSIONER SELBKA: I do not. Again, to your point, we're having to dig out the information with which to make a decision as opposed to having it be properly presented to us which is difficult.

CHAIRPERSON SIAVELIS: Yes, I agree. When the Board caucuses and deliberates, we'll get to that. But if there's no other questions from the Board for the Petitioner, let's go to the comments from the audience and see if anybody in the audience wants to weigh in on this petition.

Derek?

MR. MACH: Chairman, I'm not showing any raised hands at this time.

CHAIRPERSON SIAVELIS: Okay, thank you very much, appreciate that.

So, now let's go to the deliberation phase. Consistent with what Mr. Selbka said, I, too, am frustrated by the fact that we had to pry this information out of the Petitioner and his architect. It's wholly unnecessary. The requirements for obtaining a variance and presenting the petition are made clear to all petitioners, and frankly, we haven't had a problem like this and a shortcoming like this in quite some time. That rests squarely on the shoulders of the Petitioner, Mr. Ajroja, and his architect.

That said, I think this is a unique situation, right? We have a huge parcel of land, kind of an odd-shaped trapezoidal lot. I do appreciate that the Petitioner shrunk the plans to avoid the FAR, or to reduce the FAR to get under the Village's requirements there, as clarified by Derek maybe 10 minutes ago.

We have no negative opinion from the public and from neighbors. The Petitioner is lucky in that regard because that would have been a damning view in my eyes.

So, that said, I would support both of the variances in this, but we can't have this sort of poor performance from petitioners in the future. So, other Board members, feel free to weigh in.

COMMISSIONER JAFFE: Mr. Chairman, I mean this whole thing has been scattershot. The Petitioner even at the outset of his comments said he wasn't prepared. A couple of us have said we've been making assumptions along the way for the past 32 minutes.

I guess I'm conflicted with either not supporting it as presented, or if the Board would want to consider allowing the Petitioner to come back in January so we don't vote no and potentially put him off for one year's time. But I can't in good faith support this as presented with just how fragmented, how incomplete, and how scattershot we've spent the last half hour.

CHAIRPERSON SIAVELIS: Well said. Anybody else?

COMMISSIONER GEISEL: Well, the only thing I'm relying upon is I'd like to take into account that if we say no, that's a year and whatnot. When you look at the existing site plan and you see the rear yard setback, it's set back 15 feet and they're proposing 19, and you see existing at 30 and they're requesting 31. So, effectively on the north-south basis, they're kind of largely constructing on or less than the existing footprint, however considerably wider as the lot would support, and they've reduced their ask so as to not be over on FAR.

No offense, but I'm not a 100 percent convinced that if we delay, that we're going to be left in a much better position despite that we would like to think we would be. So, based on the drawings as presented, I'd be willing to approve the project given the fact that we've got drawings that are speaking to the issue better than the Petitioner himself.

COMMISSIONER DIVITO: Yes, Joe, I follow along with your thought. I've known this property for the last 20 years. I've driven by it on a weekly basis, if not sometimes daily. It's an odd-shaped parcel, right, the three different properties that make it up. If you notice from Haven to Noyes one block east, it's actually about 10 to 15 feet wider. I don't know, I'm just speculating on those figures, don't quote me but, you know, it's actually, the entire property is actually wider. So, with that and the fact that it is a trapezoid, it kind of shrunk down and breaks up the property lines even worse.

So, it's been in a dilapidated state. There was another house that was on that corner for a long time that was in disrepair as well. So, the property has been distressed, I know it well.

CHAIRPERSON SIAVELIS: Are you in favor, Dave?

COMMISSIONER DIVITO: Yes. Despite the Petitioner's presentation, I would actually be in favor just to actually improve this lot. You know, to Joe's point about the petitions, the individual line items that they're requesting, the fact that they've reduced and got rid of the FAR and they just needed two setbacks, you know, I see it being pretty reasonable.

COMMISSIONER SELBKA: Yes, I think as well the fact that the existing

structure is non-conforming is some evidence that there are some unique circumstances and a hardship for building on this lot. Given the shape of the lot and the dimensions of the lot, as well as the fact that the existing structure is non-conforming, it leads me to believe it would be very difficult to construct a house on this lot without the variation in question, which leads me to believe that the unique circumstances are here. Despite the sort of lack of evidence that was provided, I think there is enough to prove that.

You know, we didn't get anything on whether this house would be in line with the community standards, but I think that because there's all nearly entirely empty lots around it, and none of the neighbors have spoken up, I think we can, and given the artist's drawings of the house and our knowledge of the neighborhood, we can sort of piece together that this new place would be in line with community standards.

COMMISSIONER DIVITO: I know a lot of the neighbors there and have been in a lot of the houses around there. They're all of the same magnitude, you know.

COMMISSIONER SELBKA: Given David's, you know, statements to that effect, I think I would be inclined to support this if for no other reason than to allow for this dilapidated house to be torn down and the lot to be used, despite the fact I don't want to approve of the fact that this was not a well presented petition.

CHAIRPERSON SIAVELIS: Yes.

COMMISSIONER GEISEL: Ultimately, we've got a six-foot variance and a 10-foot variance. When you look at the site plan, granting these variances does not cause hardship to any of the surrounding immediate properties. I would say that to the extent that the Petitioner owns the adjacent parcels and intends to develop them and come before us again, to do a better job in doing so.

CHAIRPERSON SIAVELIS: Yes. To that point, I agree. I agree with everything that the Board members have said. Mr. Petitioner, I think you should take heed of Mr. Geisel's comments. If you come before us again seeking a variance, you need to do, you and your architect need to do a much better job. We had to pull evidence out of you and ask you a lot of questions to move the process along. We will not be doing that again in the future if you come our way again.

That said, do we have -- actually, before I ask whether there's a motion or not, Derek, is even delaying this into the January time slot procedure be feasible? Or, because we have commenced discussion and the issues have been presented, we are locked in?

MR. MACH: No, the Zoning Board could make a motion to continue it to the January 11th meeting if they feel that additional, if they are requesting additional information from the Petitioner.

CHAIRPERSON SIAVELIS: Understood.

Okay, with that in mind, Board members, do we have a motion?

COMMISSIONER GEISEL: This is Geisel. I would move to approve the petition as presented.

COMMISSIONER SELBKA: I'll second.

MR. MACH: Is that, I have Mr. Geisel put the motion forward. Is that Mr. Selbka seconded the motion?

COMMISSIONER SELBKA: Yes.

MR. MACH: Thank you.

CHAIRPERSON SIAVELIS: Just to clarify, Mr. Geisel, that motion is to approve both variances sought, correct?

COMMISSIONER GEISEL: Correct, forgive me. The six-foot-seven variance for the minimum front yard, and 10-foot-seven variance for the rear yard setback.

MR. MACH: I'm sorry, 8.8-foot I think as presented in the Staff analysis.

COMMISSIONER GEISEL: Okay, forgive me, I was going off of the sheet here.

MR. MACH: Okay.

CHAIRPERSON SIAVELIS: Okay, let's restate the motion just to make sure we're clear since we got a bunch of back and forth.

Mr. Geisel, can you just restate the motion?

COMMISSIONER GEISEL: I would move to approve the variance for the front and rear setbacks as provided in the petition.

COMMISSIONER SELBKA: And I will second.

CHAIRPERSON SIAVELIS: Thank you, gentlemen. Derek?

MR. MACH: Just to clarify, that's an 8.8-foot front yard variance request and a 10.7-foot rear yard variance request.

COMMISSIONER GEISEL: Thank you for the clarification because what I'm looking at is an older version.

MR. MACH: Okay, Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: No.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Okay, Mr. Petitioner, Mr. Ajroja, your petition has been granted. Both variances are granted. In the event, like I said, you come before us again on the adjoining properties, please follow the requirements and be better prepared with your architect, okay? You do not have to stay on the Zoom call as we proceed to the next items if you do not want to. You may drop off or you may stay, it's your call.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:46 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS December 14, 2020

PETITIONER: Ajroja Residence

ADDRESS OF PROPERTY: 300 Haven St.

VARIATION: 5.1-1.2a, 5.1-1.2d (Required Minimum Yards – Front & Rear Yards)

A 8.8' variation to allow a front yard setback of 31.2' where 40.0' is required and an additional 1.0' for the eave; A 10.' Variation to allow a rear yard setback of 19.3' where 30.0' is required and an additional 1.0' for the eave.

The petitioner testified that they are proposing to construct a new home. The subject lot is approximately 120 feet deep. The petitioner explained that the limited depth of the lot makes it difficult to construct a home and meet the required setbacks. The petitioner also testified that they own the property north of the subject parcel.

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

Thereafter, a motion was made by Mr. Geisel and seconded by Mr. Selbka. Thereafter, the Board voted 4-1 to approve the variance request.

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 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.

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



**Zoning Board of Appeals
1/11/2021**

Item: 116 N. Pine Ave. - 12/14/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
116 N Pine Ave. - Minutes 12/14/20	Minutes
116 N Pine Ave - Findings 12/14/20	Minutes

ZONING BOARD

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

OF APPEALS

RE: 116 NORTH PINE AVENUE - ZBA #20-037

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals, held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones, on the 14th day of December, 2020 at the hour
of 7:46 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
DAVID DIVITO
BENJAMIN JAFFE
JOE GEISEL
JOE SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Next item up is ZBA Petition #20-037, address 116 North Pine Avenue.

Derek, can you please provide the Staff overview?

MR. MACH: Yes. Chairman, the Petitioner is proposing to add a two-story addition to an existing two-story house. The project does comply with all single-family zoning requirements; however, the subject property is located in an R-6 Multi-Family Zoning District where the minimum lot width requirement for a corner lot is 90 feet. Since the existing lot is only 67 feet in width, a zoning variation is required to allow expansion of the house on a non-conforming lot.

Therefore, they're requesting a variation from Chapter 28, Section 5.1-6.1 --

CHAIRPERSON SIAVELIS: Hold off, Derek.

Mr. Fang?

Derek, could you somehow block him?

MR. MACH: Here, I will.

CHAIRPERSON SIAVELIS: Mute him.

MR. MACH: The Petitioner is requesting a variation from Chapter 28, Section 5.1-6.1 to allow a lot width of 67 feet whereas 90 feet is required.

CHAIRPERSON SIAVELIS: All right, thank you very much, Derek. I appreciate that.

Who is speaking tonight on behalf of this petition?

MR. PURDOM: I'll be speaking. I'm Kevin Purdom from JRC Design Build.

CHAIRPERSON SIAVELIS: Nice to see you, Kevin. Please raise your right hand, I'll swear you in.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, Kevin, please proceed, consistent with the elements and everything that you heard today. Please be focused and provide concise evidence establishing the four elements.

MR. PURDOM: Okay, thank you. So, I want to thank you all for your time. I'll get right to the point.

We are proposing a two-story addition off of the existing two-story house. We are not altering the essential character because we already are meeting all the zoning requirements. The only setback that is being affected, I'm sorry, the only lot line that we're even coming close to is the rear, and we still are within the setbacks.

The unique circumstance is that the existing lot is already a non-conforming R-6 where 90 is required for the corner lot and we are only 67. So, in order to build any addition, we would need to ask for a variance.

We believe we are in harmony and spirit of the ruling because we passed our Design Commission and have, again, followed all of the zoning requirements.

This is the minimum requirement that we could do in order to get this variance, in order to do any project. We would have to ask for this variance because of the existing non-conformance.

CHAIRPERSON SIAVELIS: Okay, Ben, I believe you have lead on this petition?

COMMISSIONER JAFFE: I do

So, again you referenced the Design report, Mr. Purdom. You also acknowledge the property already sits on a non-conforming lot. Based on those two pieces of information, I just have two questions, the first being how long have the property owners been in this home?

MR. PURDOM: The property owners are actually on the call and they can speak to that. I do not know exactly how long they've had it.

COMMISSIONER JAFFE: So, we're going to have to swear them in. So, if they can unmute themselves, we can get that out of the way now.

CHAIRPERSON SIAVELIS: So, they just need to identify themselves as they pop up and then we'll get them sworn in, and ideally, just one of them.

MR. MILFORD: Matt Milford here, property owner of 116 North Pine, Arlington Heights, Illinois.

CHAIRPERSON SIAVELIS: Okay, great. Raise your right hand please.
(Witness sworn.)

CHAIRPERSON SIAVELIS: Please answer Mr. Jaffe's question.

MR. MILFORD: So, we purchased the home I believe in January 2017.

COMMISSIONER JAFFE: And have you had an opportunity to discuss the project with any of your neighbors?

MR. MILFORD: Yes, we have.

COMMISSIONER JAFFE: What was their feedback or reaction?

MR. MILFORD: They liked the idea a lot. They liked the fact that we were sticking with the architecture of the existing building as best we can. There was a hint of jealousy, I'm kidding. But, no, they liked the direction it's going. They liked the fact that we took the extra step to redo the siding, and they felt it kept the spirit of the neighborhood, you know, in fact as opposed to some of the other knock-down buildups that we've seen in our neighborhood.

COMMISSIONER JAFFE: Thank you, and thank you for the levity. I think we all needed that at this point. So, those are my only questions after reading the materials in the packet, so I'll turn it over and see if any of the other Board members have questions for either you, Mr. Milford, or Mr. Purdom.

CHAIRPERSON SIAVELIS: I do not have any questions, and I'd just like to tell Mr. Purdom and Mr. Milford, thank you for being concise and to the point. It's well received on our end.

Any other comments from the Board members?

COMMISSIONER SELBKA: I would support this. I actually live down the street. The drawings are very much in line with what the houses are like in Rec Park, and I think it's a nice design. So, I would definitely support this variance request.

CHAIRPERSON SIAVELIS: Mr. Selbka, are you one of those jealous neighbors that was referenced a few minutes ago as being, of the resulting product that could come from this addition?

COMMISSIONER SELBKA: Well, I'm a little jealous, but it won't affect my vote on this. So, I still am going to support it.

CHAIRPERSON SIAVELIS: Okay, thank you for clarifying that.

All right, let's move, if there are no other questions, let's move to

comments from the audience. Derek, are there any audience members who would like to provide concise commentary on this particular petition?

MR. MACH: Chairman, there are none at this time.

CHAIRPERSON SIAVELIS: Great, thank you very much. I appreciate that.

Now, let's move to the phase where the Board deliberates. We heard Mr. Selbka weigh in on that score. Any other Board members care to provide commentary, deliberation, for or con for the petition at all?

COMMISSIONER DIVITO: I think this is very straight-forward, you know, a single request on an existing non-conforming.

COMMISSIONER GEISEL: Agreed.

CHAIRPERSON SIAVELIS: No any further comments? Mr. Selbka, any further comments?

COMMISSIONER SELBKA: No.

CHAIRPERSON SIAVELIS: Mr. Jaffe?

COMMISSIONER JAFFE: No.

CHAIRPERSON SIAVELIS: Mr. Geisel?

COMMISSIONER GEISEL: None.

CHAIRPERSON SIAVELIS: Okay, do we have a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER JAFFE: Seconded.

MR. MACH: I have Mr. Selbka put the motion forward and Mr. Jaffe seconded the motion.

Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations! Your petition has been granted, you now have the variance. Thank you very much for your time.

MR. PURDOM: Thank you.

CHAIRPERSON SIAVELIS: You may remain on the Zoom call if you want, or you could drop off, it would not hurt our feelings, as we proceed to the next matter.

MR. PURDOM: Have a good night.

CHAIRPERSON SIAVELIS: Thank you. You, too.

MR. MILFORD: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:53 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS

December 14, 2020

PETITIONER: Milford Residence
ADDRESS OF PROPERTY: 116 N. Pine Ave.
VARIATION: 5.1-6.1 (Minimum Lot Width)

A variation to allow a lot width of 67' whereas 90' is required.

The petitioner explained that they are proposing to add a two-story addition to the existing two-story house. The petitioner testified that the project complies with all single-family zoning requirements except that the lot width is substandard. The petitioner explained that the subject property is located in an R-6 Multi-Family zoning district where the minimum lot width requirement for a corner lot is 90 feet and the subject property is 67 feet wide.

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

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

Now, therefore, after hearing all the evidence and after due deliberation, the Zoning Board of Appeals, voted 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.

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



**Zoning Board of Appeals
1/11/2021**

Item: 2404 E. Gregory St. - 12/14/20

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
2404 E. Gregory St. - 12/14/20 Minutes	Minutes
2404 E Gregory St - 12/14/20 Findings	Exhibits

ZONING BOARD

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

RE: 2404 EAST GREGORY STREET - ZBA #20-038

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals, held virtually in response to the
COVID-19 pandemic, which permits the public to fully participate via their
computers or using their phones, on the 14th day of December, 2020 at the hour
of 7:53 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
DAVID DIVITO
BENJAMIN JAFFE
JOE GEISEL
JOE SELBKA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, next item up is ZBA Petition #20-038, address is 2404 East Gregory Street.

Derek, can you please give the Staff overview of this petition?

MR. MACH: Chairman, the Petitioner has personally constructed a shed in the side yard where sheds are only permitted in the rear yard. The shed is 15 feet by 14.6 feet for a total of 219 square feet. However, the shed is 1.5 feet from the side property line where a minimum of three feet is required.

Therefore, the Petitioner has requested a variation from Chapter 28, Section 6.5-2 to allow a shed in the side yard where sheds are only permitted in the rear yard. In addition, they're requesting a 1.5-foot variation from Chapter 28, Section 6.5-2 to allow a shed with a side yard setback of 1.5 feet from the north property line where a minimum of three feet is required.

Thank you, Chairman.

CHAIRPERSON SIAVELIS: Great, thank you very much, Derek. Appreciate it.

All right, who is going to be speaking on behalf of this petition?

MR. RAZNIAK: Good evening, gentlemen. That would be me, Jakub Razniak. I'm the owner of the 2404 East Gregory Street house.

CHAIRPERSON SIAVELIS: Okay, Jakub, hold on for one second. I'm having a technical difficulty, I've somehow lost the image. There we go, I apologize.

All right, Jakub, I am going to swear you in, okay? So, please raise your right hand. Thank you for making sure we see you.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, please begin.

MR. RAZNIAK: So, I'm the owner of 2404 East Gregory Street. I am, I'm so sorry, guys.

CHAIRPERSON SIAVELIS: You got a little one, no worries. No worries, Mr. Razniak.

MR. RAZNIAK: The only reason I want that shed in that place is because per code, if I have to do it per code, it's going to be in my east and south corner, and from the east-south corner, you can see it on this side, I've got a tree, a very old, nice tree and it will be so close to that tree. Also, I want to be able to have an access from the street, and there is a, if I don't have that access from the street, there always will be a mark on the grass and it will look not good from the Gregory Street. So, plus all my furniture and everything, we used to have a patio, the shed was part of the privacy, which is also a reason we want to choose that place.

CHAIRPERSON SIAVELIS: Okay, and I apologize, you've already commenced building this shed, have you not? The picture certainly indicates that.

MR. RAZNIAK: I'm sorry, I'm sorry.

CHAIRPERSON SIAVELIS: Sure. Have you already commenced building the shed?

MR. RAZNIAK: Yes. Have I already put the shed there?

CHAIRPERSON SIAVELIS: Yes.

MR. RAZNIAK: I started, yes. I started.

CHAIRPERSON SIAVELIS: What's the current state of the building of the

shed?

MR. RAZNIAK: I did three days work myself, and I still need probably seven days to finish. I got the two-by-four walls and the roof.

CHAIRPERSON SIAVELIS: Okay, why is there --

COMMISSIONER DIVITO: Hold on, three days worth of work? It looks like those are, is the roof done on that already?

MR. RAZNIAK: That's correct. Correct. I had some, I did three days of my work, by myself so you know. That shed can be done depending on how many people work there.

CHAIRPERSON SIAVELIS: All right, Dave, do you have any further questions, Dave? Because I had a couple more.

COMMISSIONER DIVITO: I'm sorry, continue. I'm just saying, because I built my shed and it took me a lot longer than three days to get even --

CHAIRPERSON SIAVELIS: Well, perhaps when you build your next shed, Mr. Razniak should come help you.

COMMISSIONER DIVITO: I can contract him out, exactly.

CHAIRPERSON SIAVELIS: Okay, so I have a couple of questions, Mr. Razniak. Why did you not apply for a variance before commencing, before starting to build this shed?

MR. RAZNIAK: I got, before that I had a shed, and I'll be honest with you, I was going to put the same site of the shed, put on the same place, but it was much smaller. You can see it, right? Yes, it was much smaller.

COMMISSIONER DIVITO: It was a plastic one, like a plastic storage shed, right?

MR. RAZNIAK: Yes, plastic storage shed, yes. I didn't, it's also, since I got a concrete over there, so I didn't know -- so I bought material and I said to myself I don't want to move nowhere else, I've got kids and I need a lot of space. So, I'm like why don't I use this space? Then I realized, oh, it's going to be another expense, and that's what happened.

Like I said, it's really nice for me of course, I don't know for neighbors if someone have a problem with that, but for me it's a really nice space because if I put it on the other side from Gregory, it certainly will be very visible, like the main house and the shed. Here, you can only see it from one side, only from that street.

I can move this shed. I didn't screw the shed to the ground. I was going to, I was going to move it towards the house.

CHAIRPERSON SIAVELIS: Your house is on the corner of Rammer and Gregory, right?

MR. RAZNIAK: Corner, yes. Correct.

CHAIRPERSON SIAVELIS: So, this shed is in what you utilize as your backyard, is that right?

MR. RAZNIAK: Correct, yes.

CHAIRPERSON SIAVELIS: But because you're on a corner, the current location of your shed is considered your side yard, is that right?

MR. RAZNIAK: Correct. Correct, sir, yes. I've got a --

CHAIRPERSON SIAVELIS: Derek, is my interpretation of the zoning

correct given his corner lot location?

MR. MACH: That is correct. The shorter of the two dimensions of the frontage is the front yard. Therefore, South Rammer Avenue is the front, and this is the side yard, my cursor's location where the personally constructed shed is located. So, therefore, his rear yard would be this area east of the home.

CHAIRPERSON SIAVELIS: Right.

MR. RAZNIAK: Which for me, I'm sorry for interrupting, which for me is kind of the front. That's what I meant before when I said if I have to put it in the lot, this yard is the front of the house to be honest when you look at the front of the house.

CHAIRPERSON SIAVELIS: Okay, Derek, can you zoom in there? Much tighter?

Okay, so Mr. Razniak, is that a fence there in the east side, east of your driveway there?

MR. RAZNIAK: To the east? Yes, correct, yes. Yes, sir. East, yes, we've got a fence, yes.

CHAIRPERSON SIAVELIS: Okay, and is there a tree in that yard that's to the east of the house?

MR. RAZNIAK: Correct, yes, big tree.

CHAIRPERSON SIAVELIS: Okay, so if you had to put the shed to the east side of the house in that yard area, what problems would arise?

MR. RAZNIAK: It's going to be right in the middle of my yard, and the kids play there. I have three kids, the kids play there all the year, I mean everyday, and it's kind of, it makes the yard a really, really small yard. That's why it's in the yard.

CHAIRPERSON SIAVELIS: How old are your kids?

MR. RAZNIAK: Five, six and, I'm sorry, eight, six and five.

CHAIRPERSON SIAVELIS: So, you have three kids.

MR. RAZNIAK: Yes.

CHAIRPERSON SIAVELIS: Okay, and they're out there in that yard playing, running around?

MR. RAZNIAK: Everyday. Thank God we've got a nice view across the street as well. Yes, so that will be like, and I thought, you know, over there it's a very nice space because it's kind of giving me privacy from the street and I don't need that part over there, kids aren't playing there, it's always dark there because the sun doesn't go there.

CHAIRPERSON SIAVELIS: Did I hear you correctly before say that you already had the foundation, the concrete foundation there?

MR. RAZNIAK: Yes. Correct, yes.

CHAIRPERSON SIAVELIS: So, you did not pour new concrete there before you started building that shed?

MR. RAZNIAK: I did not. I didn't need to because it's already there, yes.

CHAIRPERSON SIAVELIS: Okay, how long have you lived in this house?

MR. RAZNIAK: I've been living here since -- June, sorry, 2015.

CHAIRPERSON SIAVELIS: Okay, so five years basically?

MR. RAZNIAK: Yes, five years, yes.

CHAIRPERSON SIAVELIS: Okay.

MR. RAZNIAK: I've lived here. I love this area. Our kids go to school, kids

have neighbors. I really want a bigger house because of kids' toys, I got my own toys, and I thought the shed is the right way to stay here. If I have a shed, I'll be the happiest guy in the world.

CHAIRPERSON SIAVELIS: Have you talked to your neighbor directly behind you, just north of you in 535 South Rammer?

MR. RAZNIAK: Of course, yes. His name is Chris. Yes, before I started anything, I talked to him.

CHAIRPERSON SIAVELIS: Okay, before you started building that shed you talked to him?

MR. RAZNIAK: Yes, correct, yes. We talk on many bases when I see him outside.

CHAIRPERSON SIAVELIS: Has he expressed any concern whatsoever regarding the location of the shed?

MR. RAZNIAK: No.

CHAIRPERSON SIAVELIS: Not one?

MR. RAZNIAK: Not that I know, no, not even one.

CHAIRPERSON SIAVELIS: Okay, any questions from other members of the Board?

COMMISSIONER GEISEL: I do, this is Joe Geisel, I do see the photo with the prior shed which appears to be considerably smaller. So, I'm confused as to how existing concrete was there despite the fact that that, or because of the fact that that shed appears to be smaller, substantially smaller than the new one.

MR. RAZNIAK: Oh, I'm sorry, I didn't, when I was building the house, rebuilding the house for the addition, I did that concrete. It was five years ago.

CHAIRPERSON SIAVELIS: Wait a second. You laid the concrete for, that was underneath the existing shed, is that right?

MR. RAZNIAK: Right, yes. Correct. Correct.

CHAIRPERSON SIAVELIS: Were you permitted for that concrete work?

MR. RAZNIAK: Yes, of course, yes.

CHAIRPERSON SIAVELIS: Did that prior concrete work, were the dimensions of that prior concrete work, did they exceed that old shed, the dimensions of that old shed?

MR. RAZNIAK: Yes, yes. That shed that was here, yes.

CHAIRPERSON SIAVELIS: Okay, that's not the question I was asking, and I didn't ask --

MR. RAZNIAK: Oh, I'm sorry.

CHAIRPERSON SIAVELIS: Let me rephrase the question. That concrete that you said was existing, what were the dimensions of that existing concrete?

MR. RAZNIAK: To be honest with you, I don't know. I'd have to go outside and measure it.

CHAIRPERSON SIAVELIS: Do you remember whether that existing concrete, the dimensions of that existing concrete were bigger and larger than the dimensions of that prior shed?

MR. RAZNIAK: Prior means existing shed, right?

CHAIRPERSON SIAVELIS: Yes.

MR. RAZNIAK: There was, when I bought the house, I already had the concrete under the shed, right? The old concrete.

CHAIRPERSON SIAVELIS: Okay.

MR. RAZNIAK: Then, if you can see it here, so existing shed, then I got a little space like two or three feet of space, then another concrete. So, I didn't do the entire, I just put more concrete around it because I didn't need like two or three feet of grass anyway. I'm sorry, I don't have, I think we should have -- no, I don't have the older plat of survey to show that. But for example, this old shed was like 10 by 12, that's where my concrete was before. Then I added concrete around to make it bigger, right, because I didn't know that --

COMMISSIONER GEISEL: That's where I was going. So, that's what confused me because you indicated there was an existing shed and you're building a new shed in the current location which I can understand why you'd want to construct it there relative to the balance of your sides. You don't have a lot of choices. It's a fairly unused area and, you know, it would make a good location for the shed.

I guess my only real concern to be honest was if this had been presented to us from the onset, I can see my way to building a shed in what's the side yard. I don't know that building 1.5 feet from the property line would have been entertained.

CHAIRPERSON SIAVELIS: Was the prior shed, Mr. Razniak, was it also 1.5 feet from the property line?

MR. RAZNIAK: Well, it was very close to the property line, yes, the prior one, yes, correct.

CHAIRPERSON SIAVELIS: So, again, was the prior shed 1.5 feet from the property line?

MR. RAZNIAK: Not even, it was closer than 1.5 feet. Someone pushed it.

CHAIRPERSON SIAVELIS: It was closer than 1.5 feet?

MR. RAZNIAK: Yes, correct. That's what I think, yes.

COMMISSIONER DIVITO: Peter, the existing, the old shed being a plastic shed, those things were, it looks much easier to relocate --

MR. RAZNIAK: Yes.

COMMISSIONER DIVITO: -- versus the one that he's building.

CHAIRPERSON SIAVELIS: Absolutely, right.

MR. RAZNIAK: And I was going to, I want to finish this shed with cedar boards, one-by-sixes like my fence so it would kind of be like camouflaged a little bit and not visible as it is right now.

CHAIRPERSON SIAVELIS: It will blend in?

MR. RAZNIAK: Yes, same color of the fence, same color of the wood.

CHAIRPERSON SIAVELIS: Okay, so I noticed that Engineering Division has no comment on the proposed variance although, the Engineering Department does have a comment.

Are you aware of the comment that was provided?

MR. RAZNIAK: Me?

CHAIRPERSON SIAVELIS: Yes.

MR. RAZNIAK: I'm sorry. Yes, I am aware of this comment;

however --

CHAIRPERSON SIAVELIS: It's on the screen there right now.

MR. RAZNIAK: Yes.

COMMISSIONER GEISEL: So, Peter, are you questioning it as to whether the new shed impedes the swale?

CHAIRPERSON SIAVELIS: Not yet.

Okay, yes, Mr. Razniak, did you read this comment from the Engineering Department?

MR. RAZNIAK: Right now, yes, I did.

CHAIRPERSON SIAVELIS: Okay, are you going to be able to satisfy that comment and meet the requirements of the comment?

MR. RAZNIAK: Of course, because the water drainage, I'm going to have gutters so there's no water drainage.

CHAIRPERSON SIAVELIS: Okay, so you'll be able to maintain the swale that the Engineering Department is referencing?

MR. RAZNIAK: Yes, correct. Yes, of course.

CHAIRPERSON SIAVELIS: Okay. All right, Mr. Geisel, any comment in that regard?

COMMISSIONER GEISEL: No.

CHAIRPERSON SIAVELIS: Okay, any further comments from Board members?

COMMISSIONER DIVITO: I have a question. You have two five-foot-six doors. In the drawing, it looks like they swing out, but I see a fence that you have right there.

MR. RAZNIAK: Yes. So, right now I've got a fence and I want to, the fence, redo the same way. The doors, first I will open the door from the fence, then the door from the shed. The design will be the same, one-by-six boards, so you will not see those doors because it will be covered by the fence. Same color, same design. So, first I have to open the fence, then my door to the shed, put it in whatever I want to put in, and close it.

COMMISSIONER DIVITO: And they are going to be two separate doors, not a single bay?

MR. RAZNIAK: Yes, correct, yes. Like I said before, same design so it can match with my fence, same color, because the design of my fence is horizontal one-by-sixes.

CHAIRPERSON SIAVELIS: Anything further, Mr. Divito?

COMMISSIONER DIVITO: No, I'm okay.

CHAIRPERSON SIAVELIS: Okay, if there are no other comments or questions from Board members, I think we're at the spot where we need to go to, or seek any comments from the audience if there's anyone out there who would like to comment on this petition.

So, Derek, is there any such person?

MR. MACH: No, Chairman, there are no comments at this time.

CHAIRPERSON SIAVELIS: Okay, thank you very much, appreciate it.

All right, so on to the deliberation phase for the Board. This is not an

unusual request. Petitioner has done a reasonably good job explaining it and answering the questions. I understand, personally I understand the need, right, with three young kids and all the stuff that that results in, from bicycles, skating boards to, you know, everything else in between, wagons, everything that young kids utilize and play with.

I would have liked to have seen the Petitioner come to us first before he put this rather large shed up. With that said, I do understand why he doesn't want to put it on the east side of his house because it would impede and reduce the play space and the available green space there. I do note that it's awfully close to the property line to the neighbor to the north, but we have no objections from that neighbor to the north. Had there been any objections from the neighbor to the north, I think we'd be in a different, at least my mind set would be different and my posture in whether to approve or deny this petition would be different.

But that said, he's trying to optimize the layout of his property and the features he's going to build in with the shed, and I would look to grant the variance given what I've seen tonight on the papers and then the testimony we've heard.

COMMISSIONER JAFFE: I would tend to agree. But for the record, I'd also, this has been a bit of a puzzle that I think, you, Mr. Chairman and some of the other Board members worked hard to solve, there just seemed to be a lot of background here, to make that we uncovered that this is a reasonable request. The hardship does also exist and this is something that more or less should be granted.

MR. MACH: Chairman, I do have one member in the audience who is asking if they could speak.

CHAIRPERSON SIAVELIS: Was that member in the audience, Derek, present when we asked for comments from the audience?

MR. MACH: I believe so, yes.

CHAIRPERSON SIAVELIS: All right, I guess for better judgment, I think we should allow the audience member to make their comment. So, please let the audience member, Derek, let's identify him or her, swear that person in, and then allow them to make concise remarks.

MR. MACH: Chairman, it's not necessary to --

CHAIRPERSON SIAVELIS: No, we don't have to swear them, that's right, I apologize.

MR. MACH: Maryann, you should be unmuted if you'd like to speak.

(No response.)

MR. MACH: Chairman, that person left the meeting, so I'm not sure. I unmuted them. I don't --

COMMISSIONER DIVITO: It could be the same situation as the architect from earlier where they showed the mic icon, but nothing was moving.

MR. MACH: Yes.

CHAIRPERSON SIAVELIS: Okay, all right. If that person rejoins, we'll give her the opportunity to speak.

MR. MACH: Sure.

CHAIRPERSON SIAVELIS: But let's continue on with deliberations if any.

COMMISSIONER DIVITO: So, my only additional comments that I think you had cited, Peter, already, the fact that it's already under construction is giving me the

hardest, or the most grief right now. But tearing it down and doing that would cause some additional hardship, so I know that's something. But the location, yes, we've done this before where it makes sense to put it where the Petitioner is suggesting to put it. The Design Committee didn't call out anything within the design or the magnitude of it.

So, I can get behind it as well, you know, with this much.

CHAIRPERSON SIAVELIS: Yes, and in the absence of opposition from the neighbor, Mr. Divito?

COMMISSIONER DIVITO: Yes, I was trying to really draw up my speaking here just to give that one person from the audience the opportunity to speak. But yes.

CHAIRPERSON SIAVELIS: Mr. Geisel and Mr. Selbka?

COMMISSIONER GEISEL: No additional comments on my part, thank you.

COMMISSIONER SELBKA: None on my part. I think you and Mr. Divito and Mr. Jaffe said everything that needed to be said about this.

CHAIRPERSON SIAVELIS: Okay, thank you.

Derek, did the member from the public or the audience rejoin?

MR. MACH: They did not.

CHAIRPERSON SIAVELIS: Okay. All right, with that in mind, let me ask if there is a motion?

COMMISSIONER JAFFE: I move to approve the petition as presented.

COMMISSIONER SELBKA: Second.

MR. MACH: I have Mr. Jaffe and Mr. Selbka seconded the motion.

CHAIRPERSON SIAVELIS: Correct. All right, call the roll vote.

MR. MACH: Proceed with roll call. Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, your petition has been granted.

MR. RAZNIAK: Thank you. I can sleep in the same room with my wife. Thank you so much. I've been waiting for this vote for five months.

CHAIRPERSON SIAVELIS: Very good, Mr. Razniak. We not going to comment on that any further on that. We'll just let that lie.

MR. RAZNIAK: Okay, thank you very much, guys.

CHAIRPERSON SIAVELIS: All right. Okay, Derek, any other items before we move to adjourn?

MR. MACH: No other items, Chairman.

CHAIRPERSON SIAVELIS: All right, do we have a motion to adjourn?

COMMISSIONER DIVITO: Motion to adjourn.

COMMISSIONER JAFFE: Seconded.

MR. MACH: Mr. Geisel.

COMMISSIONER GEISEL: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Mr. Divito.

COMMISSIONER DIVITO: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes. Thank you very much, everyone. I appreciate your time. Have a great holiday!

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:19 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS

December 14, 2020

PETITIONER: Razniak Residence

ADDRESS OF PROPERTY: 2404 E. Gregory St.

VARIATION: 6.5-2

A variation to allow a shed in the side yard where sheds are only permitted in the rear yard; A 1.5' variation to allow a shed with a side yard setback of 1.5' from the north property line where a minimum of 3.0' is required.

The petitioner explained that they have partially constructed a shed in the side yard where it is only permitted in the rear yard. The petitioner also explained that the shed is 1.5 feet from the side property line where a minimum of 3 feet is required. The petitioner testified that they have a tree that would conflict with the code compliant location in the rear yard. The petitioner explained that the shed in its current location provides privacy from the street when using the patio.

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

Thereafter, a motion was made by Mr. Jaffe and seconded by Mr. 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 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.

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



Zoning Board of Appeals 1/11/2021

Item: 1724 E. Flentie Rd - ZBA#20-004

Department: Planning & Community Development

REQUEST

—
A 1.75 foot variation from Chapter 28, Section 6.13-3c (Location of Fences- Exterior Side Yards) to allow a 5-foot tall, semi-open fence in the exterior side yard to be 3.25 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

ATTACHMENTS:

Description	Type
Supporting Documents	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: January 11, 2021
Date Prepared: January 5, 2021
Project Title: Gilio Residence
Address: 1724 E. Flentie Ln.

Background Information

Petition Number: ZBA #20-004
Petitioner: Gerald Gilio
Address: 1724 E. Flentie Ln.
Arlington Heights IL 60004

Existing Zoning: R-3 Single-Family Residential District

Requested Action/Background Information

The subject property is zoned R-3, One-Family Dwelling District. The petitioner is seeking to maintain an existing 5-foot tall semi-open fence in their exterior side yard, which was installed without a permit. The fence is located 3.25 feet from the property line with no landscaping along the outside of the fence, where code requires this type of fencing in exterior side yards to have a 5 foot setback from the property line, with landscaping 36 inches tall, spaced 48 inches on center, on the street side of the fence. Therefore, the petitioner requests the following variation:

- A 1.75 foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 5-foot tall, semi-open fence in the exterior side yard to be 3.25 feet from the property line where a setback of 5 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

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.

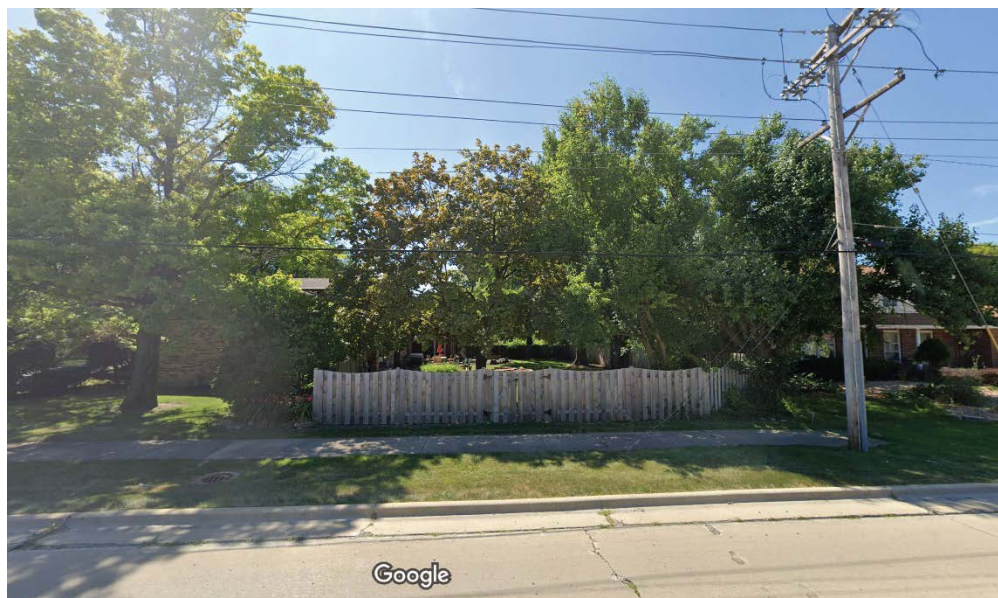
Map of General Vicinity



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	✓	12/22/20	
2. List of Property Owners Within 250 feet of Subject Property	✓	12/22/20	
3. Letter that was Mailed	✓	12/22/20	
4. Photographs of Sign on Property	✓	12/22/20	

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: Gilio Residence

Project Address: 1724 E Flentie Rd

ZBA #: 20-004

Date: March 26, 2020

Derek:

I have reviewed the request for a 1.7 foot variance to allow a 5-foot tall semi-open fence in the exterior side yard to be 3.3 feet from the property line where a setback of 5.0 feet is required, and to waive the requirement to provide landscaping on the street side of the fence, and do not have any objections to the request.

RECEIVED
MAR 26 2020
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

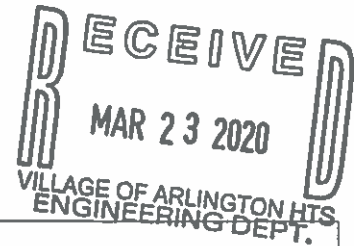
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PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Gilio Residence

Project Address: 1724 E. Flentie Road

ZBA #: 20-004



ZBA Hearing Date: April 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

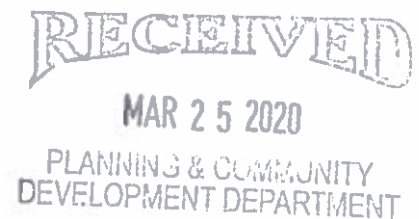
From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: March 23, 2020

- A 1.8 foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 5-foot tall, semi-open fence in the exterior side yard to be 3.3 feet from the property line where a setback of 5.0 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

Attached are the Petitioner's:

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



Comments: ENGINEERING HAS NO OBJECTION TO THE REQUESTED
VARIATION. MP 3-25-2020

Please review, comment, and return to me no later than April 2, 2020.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Gilio Residence

Project Address: 1724 E. Flentie Road

ZBA #: 20-004

ZBA Hearing Date: April 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: March 23, 2020

- A 1.8 foot variation from Chapter 28, Section 6.13-3c (Location of Fences-Exterior Side Yards) to allow a 5-foot tall, semi-open fence in the exterior side yard to be 3.3 feet from the property line where a setback of 5.0 feet is required, and to waive the requirement to provide landscaping on the street side of the fence.

Attached are the Petitioner's:

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

Comments: NO COMMENTS.

- STEVE HAUTZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than April 2, 2020.

PETITION

Now comes the Petitioner Gerald & Myra Gilio being the owners of the property commonly known as: 1724 E. Flentie Lane Arlington Heights, IL. 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 6.13-3 Chapter 28, of the Arlington Heights Municipal Code, in order to: Keep existing fence 39" from sidewalk.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation is granted.

Fence will not impede sight line of traffic, will not impede pedestrian traffic, does not impact other people's property since Buffalo Grove road is east of fence and north of fence is un-incorporated cook county. The fence is on a sidewalk that goes nowhere.

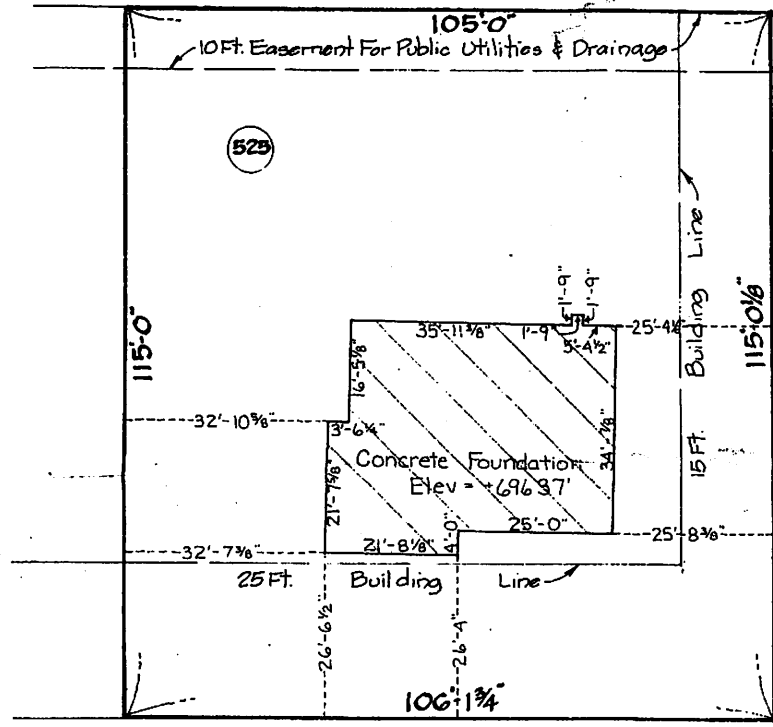
I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property.

If fence is moved back to 60" from sidewalk, we will need to remove 15" Bradford Pear tree and part of brick garden. Various trees and fence were installed as a site and noise barrier to Buffalo Grove Road. We when bought home in 1974, the road was 2 lanes that dead-ended at Dundee road. It is now 4 lanes and goes north to Vernon Hills.

A handwritten signature in black ink, appearing to read "Gerald Gilio", is written over a horizontal line.

January 21, 2020

lot 525 in NORTHGATE ~ UNIT 4-B, being a Subdivision in the East 1/2 of Section 8 and the West 1/2 of Section 9, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.



RD.
BUFFALO GROVE

FLENTIE LANE

Ordered by: MILLER BUILDERS, INC.

Scale: 1 inch equals 20 Feet

Order No. 69-248.1B.525

STATE OF ILLINOIS } ss. October 19th, 1973
COUNTY OF COOK }

STATE OF ILLINOIS } ss. April 20th, 1973
COUNTY OF COOK }

Compare the description in this plat with your deed, abstract or certificate of title, also compare all points before building by same and at once report any difference.

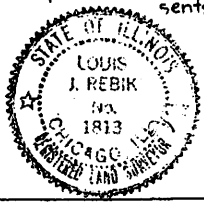
I, hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said premises.

This is to certify that I have surveyed above described property according to the official Record, and the above plat correctly represents said survey.

Building lines are shown only where they are so recorded in the maps. Refer to your deed or abstract.

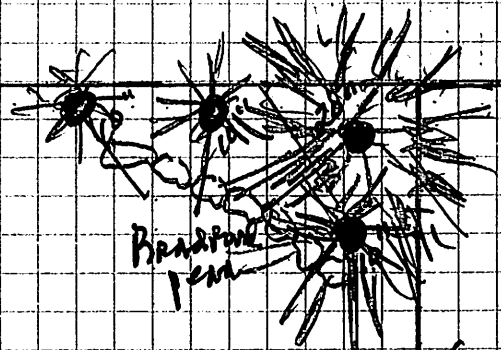
This survey has been made for use in connection with a mortgage loan transaction and is not to be used for any other purpose.

by: Louis J. Rebiak
I.R.L.S. No. 1813



by: Louis J. Rebiak
President I.R.L.S.

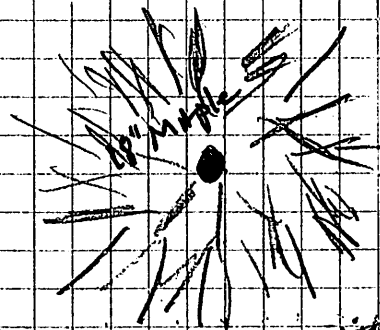
UNINCORPORATED COOK COUNTY



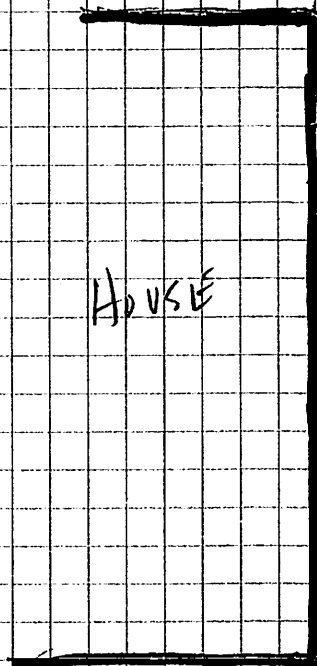
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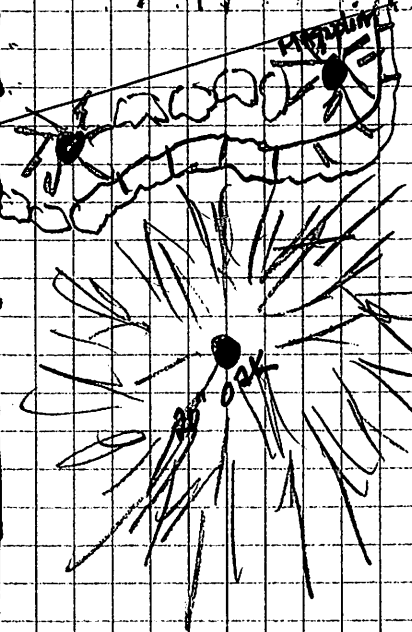
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HOUSE



FLENTIE LANE

2 Fr



**Zoning Board of Appeals
1/11/2021**

Item: 725 S. Highland Ave. - ZBA#20-041

Department: Planning & Community Development

REQUEST

–
A 2.5 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 27.5 feet where 30.0 feet is required, and an additional 1.0 feet for the eave.

ATTACHMENTS:

Description

Supporting Documents

Type

Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: January 11, 2021
Date Prepared: January 6, 2021
Project Title: Biagini Residence
Address: 725 S. Highland Ave.

Background Information

Petition Number: ZBA #20-041
Petitioner: Kevin Purdom / JRC Design Build
Address: 1275 E. Davis St.
Arlington Heights IL 60005

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

Requested Action/Background Information

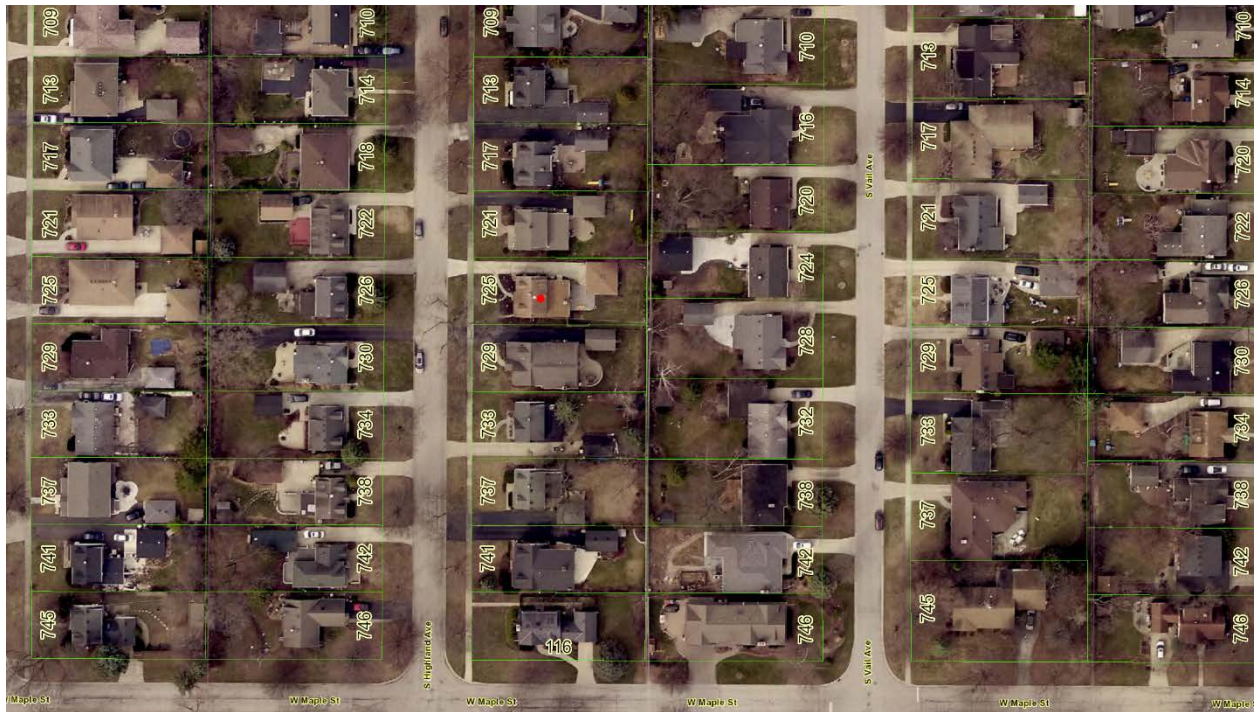
The subject property is zoned R-3, One-Family Dwelling District and the property has a total land area of 6,515 square feet. The petitioner is proposing a code compliant second story addition. As part of the project the petitioner is also proposing to add a front porch addition to the existing home. The proposed front porch is 4.0 feet deep by 16.8 feet in width and the proposed front yard setback is 27.5 feet; however, per code, a front yard setback of 30.0 feet is required. Therefore, the petitioner requests the following variation:

- A 2.5 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 27.5 feet where 30.0 feet is required, 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 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

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	12/23/20	
2. List of Property Owners Within 250 feet of Subject Property	✓	12/23/20	
3. Letter that was Mailed	✓	12/23/20	
4. Photographs of Sign on Property	✓	12/23/20	

Photographs of Existing Structure



ZBA# 20-041
725 S Highland - ZBA
Rev. Eng: Briget Schwab, P.E.
cc: Mike Pagones, P.E. Village Engineer

Application Date: November 20, 2020
Received by Planning:
Transmitted to Engineering: December 21, 2020
Received by Briget: November 21, 2020
Completed: December 22, 2020

The proposed ZBA application indicates that the petitioner is seeking:

A 2.5 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 27.5 feet where 30.0 feet is required, and an additional 1.0 feet for the eave.

The Engineering Division has NO COMMENT to the proposed variance request for required minimum yard-front yards.

--



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: Biagini Residence

Project Address: 725 S Highland Ave

ZBA #: 20-041

Date: December 21, 2020

Derek:

I have reviewed the request for the following variance:

- A 2.5-foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 27.5 feet where 30.0 feet is required, and an additional 1.0 feet for the eave.

and have no objections to the requests.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Biagini Residence

Project Address: 725 S. Highland Avenue

ZBA #: 20-041

ZBA Hearing Date: January 11, 2021

To: Mike Pagones, Village Engineer
Mark Fink, Assistant Building Official

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 21, 2020

- A 2.5 foot variation from Chapter 28, Section 5.1-3.2a (Required Minimum Yards – Front Yards) to allow a front porch with a front yard setback of 27.5 feet where 30.0 feet is required, 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 front porch is nicely designed and fits well with the existing house.
This project is favorable for an Administrative design approval, pending the
outcome of the ZBA review. Steve Hautzinger, Design Planner

Please review, comment, and return to me no later than January 4, 2021.

ZONING PETITION

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

PETITION

NOW COMES the Petitioner JRC Design Build

being the owner of the property commonly know as: 725 D S Highland Ave

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from 6.6-5.1 _____

Section Chapter 28, of the Arlington Heights Municipal Code, in order to: extend existing concrete porch

portico to 16'-9" where 10'-0" is maximum allowed portico width in front setback

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The proposed plan will simply extend the existing portico and not have a major impact on house or locality.

This will allow better cohesion of exterior facade between new and old.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): If we were to only go the 10'-0" maximum this would leave a few feet short of the corner and create a more awkward corner/porch condition. By extending to corner, the entry to the house is more prominent and the space is more usable as a porch.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): This proposed porch only encroaches in front setback 2 feet where 5 feet is allowed. The length is the only restricting element and this variance will ensure the house conforms to the intent of the village code

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): This is the minimum required solution in order to extend porch and also improve the experience of the entry to the house without completely ignoring the intention and spirit of the maximum allowed obstruction in the front setback.

Signed: 
Petitioner

Date: 11/20/2020

PROJECT DATA

PROJECT LOCATION:	725 S HIGHLAND AVE ARLINGTON HEIGHTS, IL 60005
ZONING DISTRICT: LOT AREA:	R-3 6515.5SF
PIN:	03-32-308-007-0000
MAX LOT COVERAGE:(35%)	2,280 SF
PROPOSED LOT COVERAGE: BUILDING FOOTPRINT:	1,726 SF
MAX FAR: (.45)	2,931 SF
PROPOSED FAR:	2,235 SF
MAX IMPERVIOUS COVERAGE (55%)	3,584.3 SF
PROPOSED IMPERVIOUS COVERAGE:	3,499 SF
MAX BUILDING HEIGHT:	25'-0"
PROPOSED BUILDING HEIGHT:	EX. NO CHANGE
LOCATION AREAS: FIRST FLOOR SECOND FLOOR	1066 SF 909 SF
TOTAL BUILDING SIZE:	1975 SF
GARAGE	660 SF

DESIGN CRITERIA

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

RENOVATION AND ADDITION TO 725 S HIGHLAND



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

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMANGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ	FLOOD HAZARDS CHAPTER 15 OF VILLAGE CODE	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND- BORNE DEBRIS ZONE		WTHRNG	FROST LINE DEPTH	TERMITE					
25	115	NO	NO	NO	b	SEVERE	42"	MOD TO HEAVY	-4	YES	NOV 6 2000	2000	47.6

ENERGY CODE COMPLIANCE NOTES

1.
ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR: 0.30
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR: 0.55
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49 (BLOWN)
MIN. FRAME WALL R-VALUE: 20 OR 13+5
ACTUAL WALL R-VALUE: 15 + 5 (BATT & RIGID)
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE: N/A
MIN. BASEMENT R-VALUE: 15/19
ACTUAL BASEMENT R-VALUE: 21
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS. SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.

2.
ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2018 IECC REQUIREMENTS.
ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM.
ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.

3.
ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.

4.
ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.
5.
PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.

6.
ALL DUCTWORK SHALL BE ADEQUATELY SEALED. ALL SUPPLY DUCTWORK IN UNCONDITIONED ATTIC TO HAVE R-8 INSULATION. ALL OTHER DUCTWORK TO HAVE R-8 INSULATION. HVAC CONTRACTOR SHALL PROVIDE EITHER POST-CONSTRUCTION OR ROUGH-IN TEST OF TOTAL AIR LEAKAGE FOR DUCT SYSTEMS.

7.
ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.

8.
ALL ACCESS HATCHES/DOORS TO UNCONDITIONED SPACE SHALL BE INSULATED & WEATHERSTRIPPED.

9.
AT LEAST 90% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.

10.
FURNACE: +90% AFUE
WATER HEATER: +95% AFUE
A/C: 13+ SEER
SHGC: 0.27 OR BTR

11.
WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE NO MORE THAN 0.3 CFM PER SF, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SF.

APPLICABLE CODES

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:

BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	INTERNATIONAL MECHANICAL CODE, 2018
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2018 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS
FIRE CODE	INTERNATIONAL FIRE CODE, 2018

ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.

MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.

ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.

SHEET INDEX - ARCHITECTURAL		
A0.0	COVER SHEET	11/20/2020
A0.00	EXISTING DRAWINGS	11/04/2020
A1.0	SITE PLAN	11/20/2020
A2.0	FOUNDATION & BASEMENT PLANS	11/20/2020
A2.1	FIRST AND SECOND FLOOR PLAN	11/20/2020
A3.0	ROOF PLAN & STAIR DETAILS	11/20/2020
A4.0	EXTERIOR ELEVATIONS & MATERIALS	11/20/2020
A4.1	GARAGE ELEVATIONS	11/04/2020
A5.0	GARAGE SECTIONS	11/20/2020
A5.1	WALL SECTIONS, DETAILS, & NOTES	11/04/2020
A6.0	SPECIFICATIONS	11/04/2020
MEP1.0	MEP DIAGRAMS AND NOTES	11/04/2020



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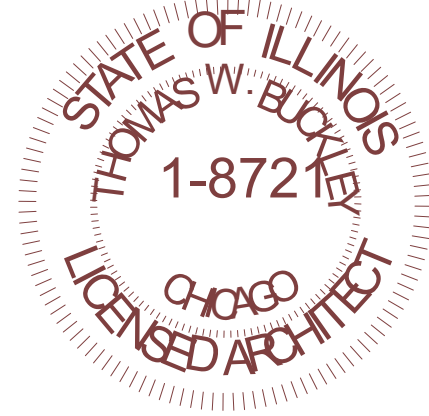
ADDITION TO
RESIDENCE AT
725 S HIGLAND AVE
ARLINGTON HEIGHTS, IL
60005

DATE

11/20/2020

ISSUE DATE

11/03/2020	1 - DESIGN REVIEW
11/04/2020	2 - ISSUE FOR PERMIT
11/20/2020	3 - ADDENDUM 01



THOMAS
BUCKLEY
ARCHITECT

P.O. BOX 95624
HOFFMAN ESTATES, IL 60195
TEL. 847-310-9530 e-mail:
tom@thomasbuckleyarchitect.com

ARCHITECT'S CERTIFICATION

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

Thomas Buckley

CERT. NO. 001.008721

EXP11-30-2022

DATE 11/20/2020

SHEET TITLE
COVER SHEET

SHEET NUMBER

A0.0

6415 N. Caldwell Ave.
Chicago, IL 60646

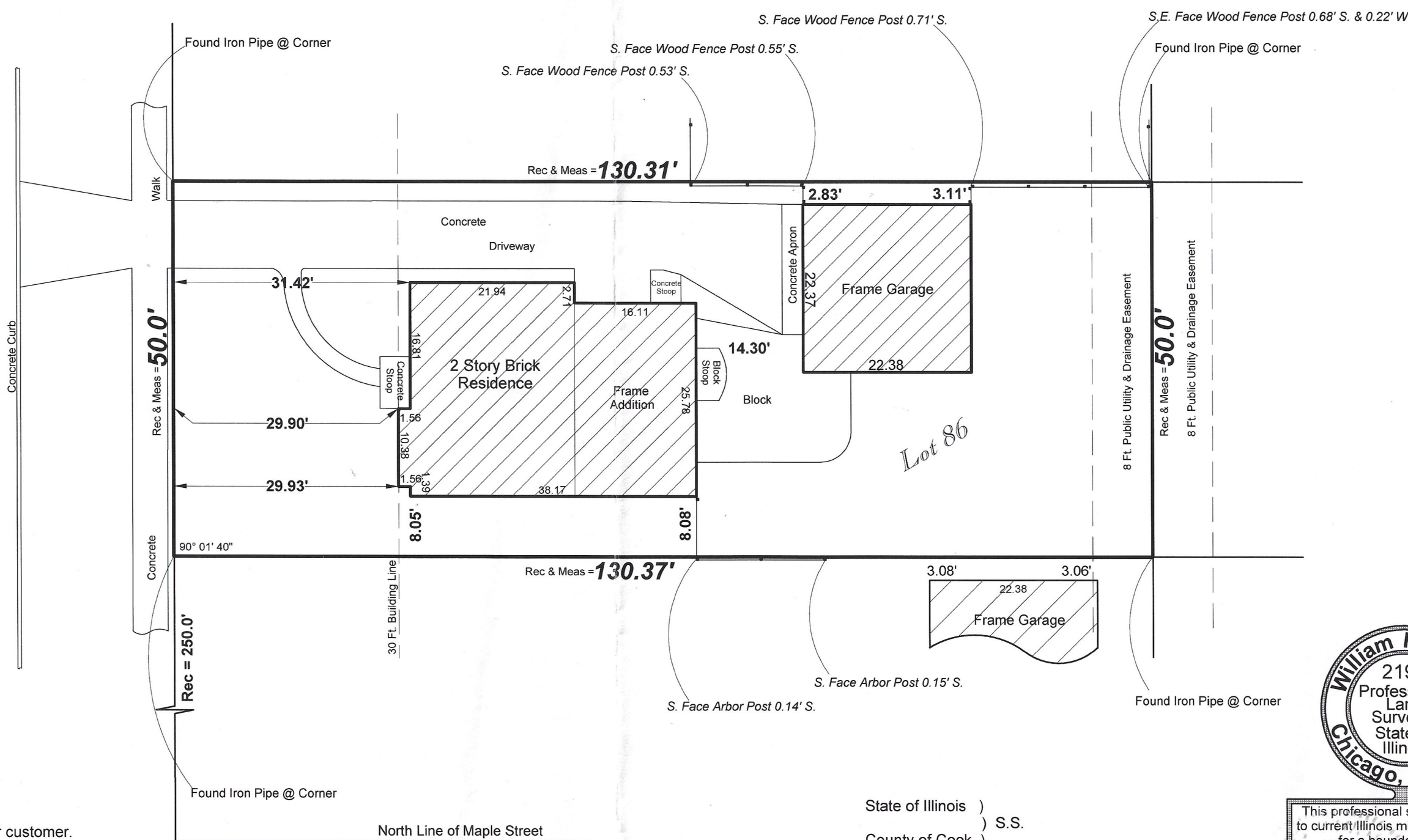
Plat of Survey by Central Survey LLC

Phone (773) 631-5285
Fax (773) 775-2071
www.Centralsurvey.com

Legal Description
Lot 86 in H. Roy Berry Company's Laudmont Terrace, being a Subdivision of part of the Southeast 1/4 of Section 31 and part of the Southwest 1/4 of Section 32, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois
Commonly Known as: 725 S. Highland Ave., Arlington Heights, Illinois
Area of Land Described: 6,524 Sq. Ft.



S. Highland Ave.



Legend	
N.	= North
S.	= South
E.	= East
W.	= West
(TYP)	= Typical
Rec	= Record
Meas	= Measure
St.	= Street
Ave.	= Avenue

Decimal/Inch Conversions	
0.01" = 1/8"	0.08" = 1"
0.02" = 1/4"	0.17" = 2"
0.03" = 3/8"	0.25" = 3"
0.04" = 1/2"	0.33" = 4"
0.05" = 5/8"	0.42" = 5"
0.06" = 3/4"	0.58" = 6"
0.07" = 7/8"	0.67" = 7"
	0.75" = 8"
	0.83" = 10"
	0.92" = 11"
	1.00" = 12"

NOTES: *Property corners were staked per customer.
*AutoCad file will not be provided under this contract. *For building restrictions refer to your abstract, deed, contract, title policy and local ordinances. *Assume no dimension from scaling upon this plat. *Compare all points before building and report any difference at once.

Scale: 1 Inch equals 15 Feet.
Ordered By: Galanopolous & Galgan
Order Number: 725G

State of Illinois) S.S.
County of Cook)

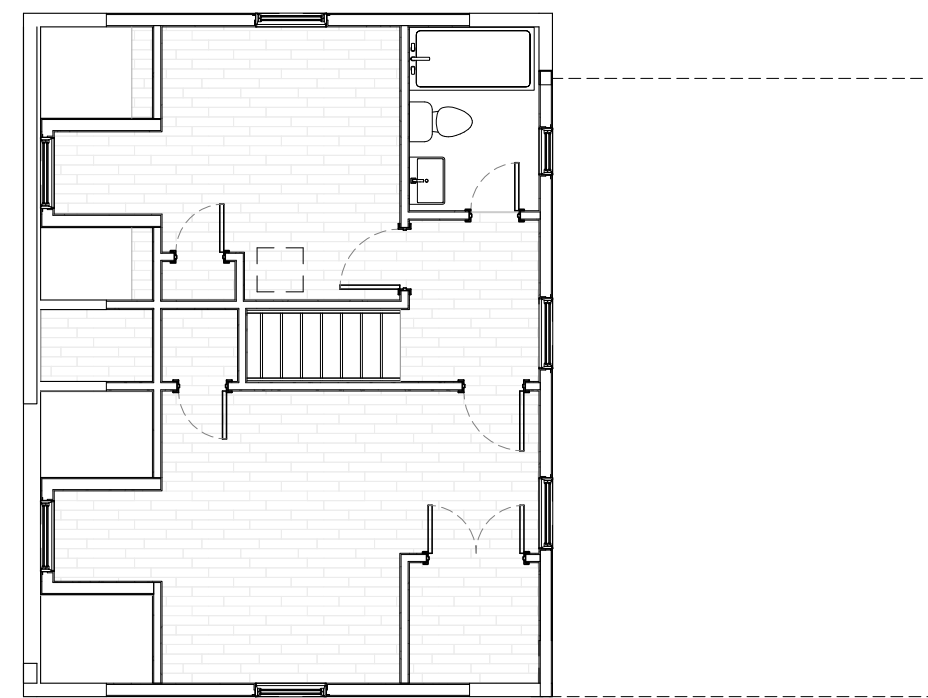
Central Survey LLC does hereby certify that an on the ground survey per record description of the land shown hereon was performed on July 7, 2020 and that the map or plat hereon drawn is a correct representation of said survey. When bearings are shown the bearing base is assumed. Dimensions are shown in feet and hundredths and are correct at a temperature of 68° Fahrenheit.

Dated this 7th day of July 2020

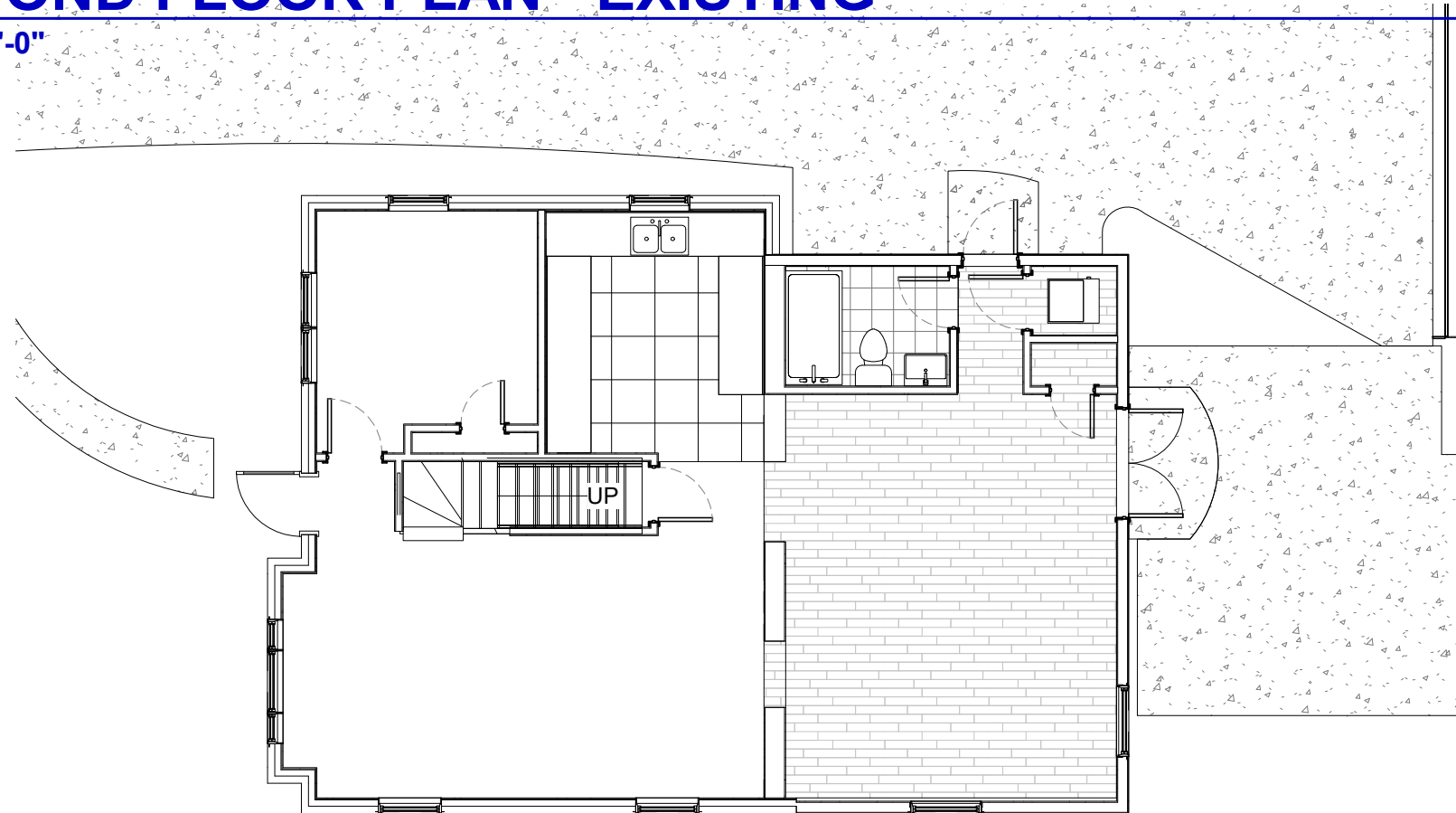
William R. Webb P.L.S. #2190 (exp. 11/30/2020) Professional Design Firm Land Surveying LLC (#184.005417)



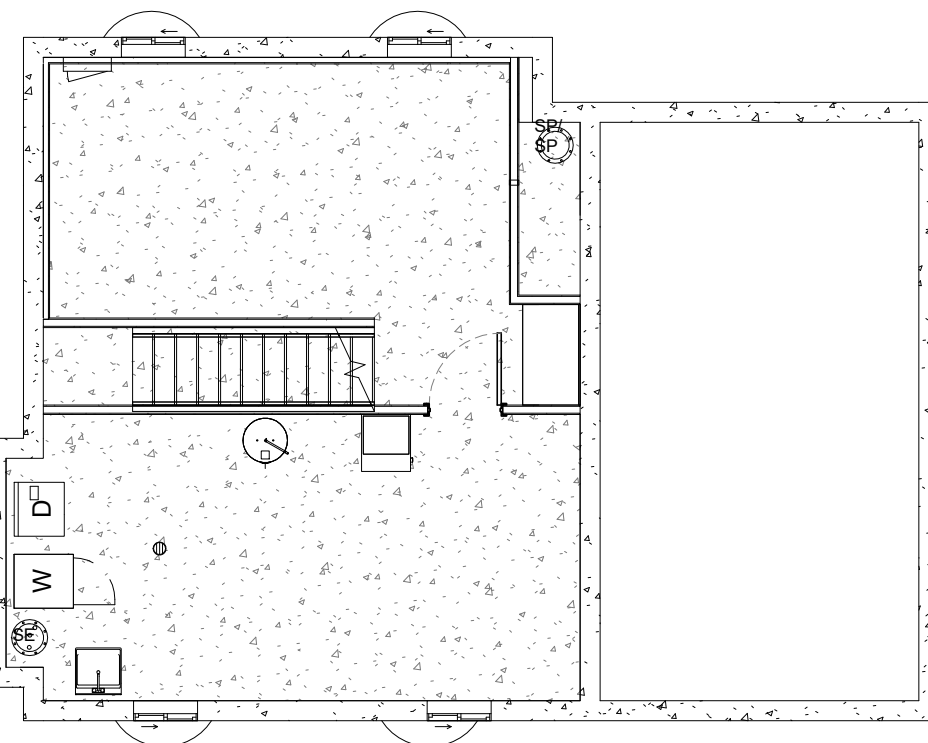
This professional service conforms to current Illinois minimum standards for a boundary survey.



1 SECOND FLOOR PLAN - EXISTING
A0.00 1/8" = 1'-0"



3 FIRST FLOOR PLAN - EXISTING
A0.00 1/8" = 1'-0"



2 BASEMENT PLAN - EXISTING
A0.00 1/8" = 1'-0"

7 WEST ELEVATION - EXISTING
A0.00 1/8" = 1'-0"



5 NORTH ELEVATION - EXISTING
A0.00 1/8" = 1'-0"



4 EAST ELEVATION - EXISTING
A0.00 1/8" = 1'-0"



6 SOUTH ELEVATION - SIDE
A0.00 1/8" = 1'-0"



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RESIDENCE AT
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60005

DATE

11/04/2020

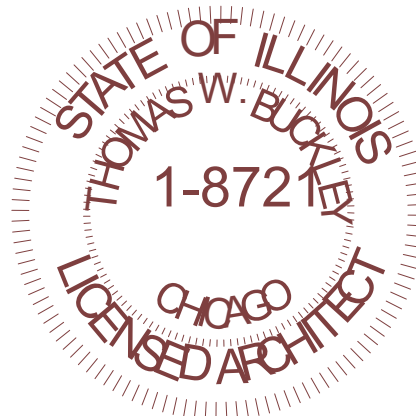
ISSUE DATE

11/03/2020

1 - DESIGN REVIEW

11/04/2020

2 - ISSUE FOR PERMIT



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Thomas Buckley

CERT. NO. 001.008721

EXP 11-30-2022

DATE

11/04/2020

SHEET TITLE
EXISTING DRAWINGS

SHEET NUMBER

A0.00

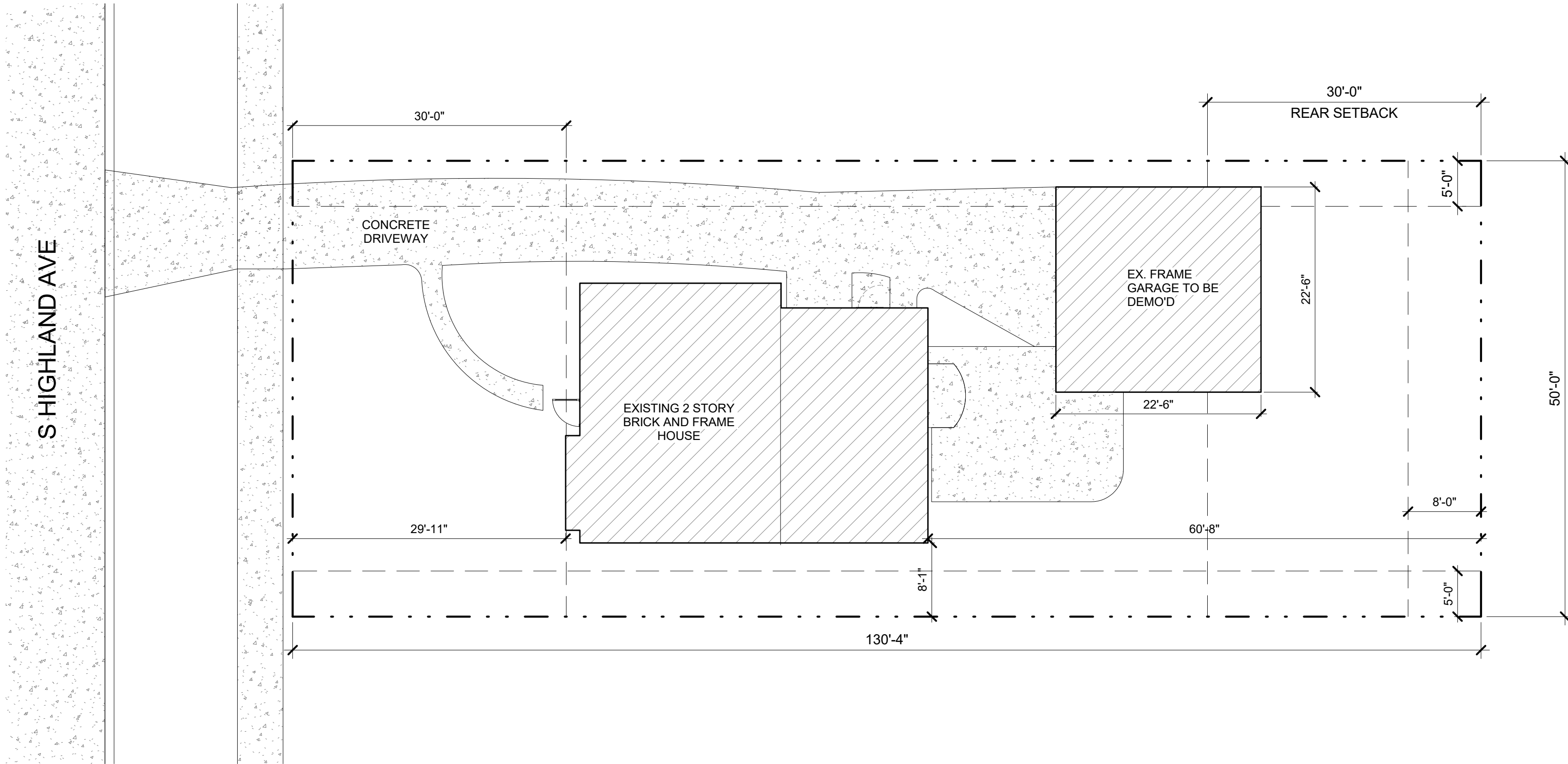
SITE SETBACKS (R-3)	REQUIRED	PROPOSED
FRONTYARD	30'-0"	30'-0"
INTERIOR SIDEYARD 10% LOT WIDTH	5'-0"	EX 7'-1"
INTERIOR SIDEYARD 10% LOT WIDTH	5'-0"	EX 13'-5"
REARYARD	30'-0"	EX. 60'-8"
HEIGHT - MEAN	25'-0"	EX 18'-5"

SITE PLAN LEGEND & NOTES

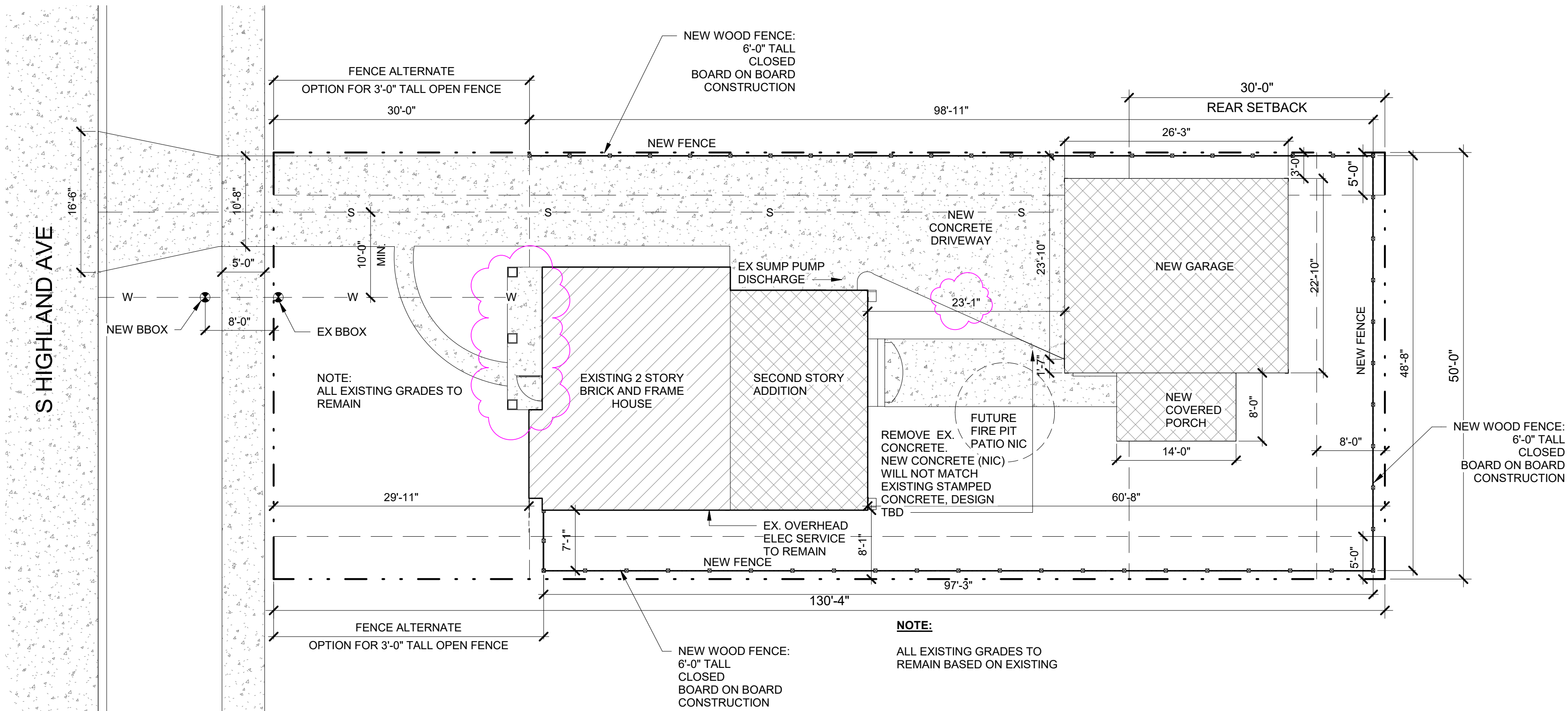
- INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION.
- VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
- PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING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

	NEW FIRST CONSTRUCTION
	PROPERTY LINE
	SETBACK LINE
	EXISTING CONTOUR TO REMAIN
	EXISTING CONTOUR REMOVED
	NEW CONTOUR

IMPERVIOUS SURFACES:	
NEW DRIVEWAY	- 1342 SF
BACK PAVERS	- 298 SF
GARAGE WALK	- 30 SF
GARAGE PORCH	- 112 SF
NEW GARAGE	- 660 SF
FRONT PORCH	- 68 SF
BUILDING FOOTPRINT	- 1066 SF
TOTAL IMPERVIOUS	- 3576 SF
MAX ALLOWED	- 3584 SF



1 SITE PLAN - EXISTING
A1.0 1" = 10'-0"



2 SITE PLAN - PROPOSED
A1.0 1" = 10'-0"



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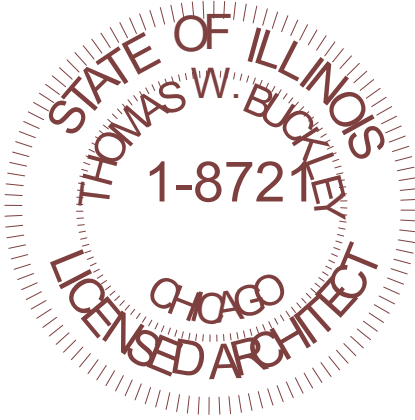
ADDITION TO RESIDENCE AT 725 S HIGHLAND AVE ARLINGTON HEIGHTS, IL 60005

DATE

11/20/2020

ISSUE DATE

11/03/2020 1 - DESIGN REVIEW
11/04/2020 2 - ISSUE FOR PERMIT
11/20/2020 3 - ADDENDUM 01



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ARCHITECT'S CERTIFICATION

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Thomas Buckley

CERT. NO. 001.008721

EXP11-30-2022

DATE

11/20/2020

SHEET TITLE
SITE PLAN

SHEET NUMBER

A1.0

ELECTRICAL LAYOUT LEGEND

	GARBAGE DISPOSAL		SWITCHED OUTLET		110V SMOKE DETECTOR INTERCONNECTED W/ BATTERY BACKUP
	GFCI PROTECTED OUTLET		JUNCTION BOX		110 V COMBO C.O. DETECTOR INTERCONNECTED W/ BATTERY BACK-UP
WP	WATERPROOF		SINGLE SWITCH (D = DIMMER, T = TIMER)	H	HOOD
WL	WET LOCATION -WATERPROOF GFCI W/ "WHILE IN USE" COVER		USB OUTLET	MW	MICROWAVE
D	DIMMER		RECESSED LIGHT FIXTURE (IC RATED)		UNDER-CABINET LIGHT
PC	PULL CHAIN		PENDANT LIGHT		WALL MOUNTED FIXTURE
JS	JAMB SWITCH		CABINET PUCK LIGHT		DISCONNECT
DW	DISHWASHER		SURFACE MOUNTED LIGHT		
REF	REFRIGERATOR		CEILING MOUNTED LIGHT FIXTURE (EXTERIOR GRADE)		
	DUPLEX RECEPTABLE - 220V		CEILING FIXTURE W/ FAN APPROVED JUNCTION BOX		
	DUPLEX POWER OUTLET		DOOR BELL		

NUMBERS INDICATE HEIGHT
ABOVE FINISHED FLOOR

WALL LEGEND - SUB LEVEL

LOCATION	U.L. NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	---	---	=====	10" CONCRETE FOUNDATION WALL W/ 2 - #5 TOP, MID & BOTTOM ON 20" X 10" CONCRETE FOOTING
EXTERIOR (2)	---	---	=====	12" TRENCH CONC. FOUNDATION WALL W/ 2 - #5 TOP & BOTTOM MIN. 42" BELOW GRADE
INTERIOR - 1	---	---	=====	2 X 4 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 2 (PLUMBING)	---	---	=====	2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 3 (PERIMETER)	---	---	=====	FOUNDATION WALL W/ 2X4 STUD WALL @ 16" OC OFFSET 2" FROM FOUNDATION WALL TO ALLOW FOR R-21 CAVITY INSULATION + 5/8" DRYWALL (INT)

MECHANICAL LEGEND

	FAN / CEILING FIXTURE
	EXHAUST FAN
	SUPPLY-AIR REGISTER
	PROGRAMMABLE THERMOSTAT
	HI/LOW RETURN AIR GRILLE
	TOE-KICK SUPPLY REGISTER

PLUMBING LEGEND

	FROST PROOF HOSE BIBB W/ VACUUM BREAKER PROTECTION
	GAS VALVE



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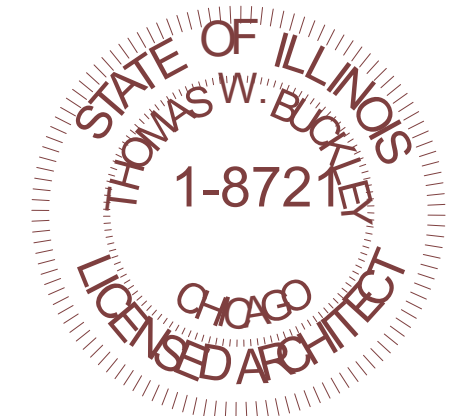
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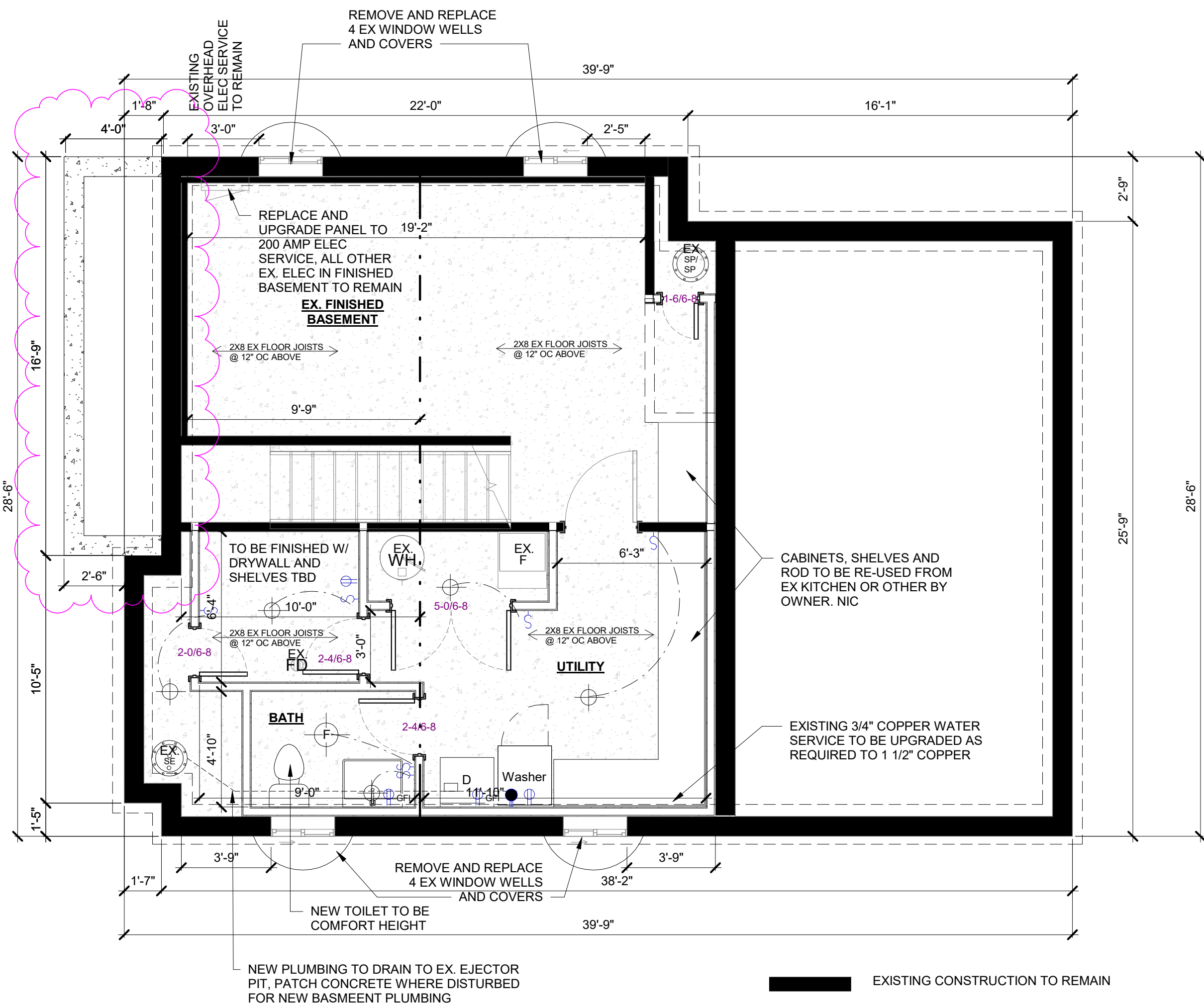
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SHEET TITLE

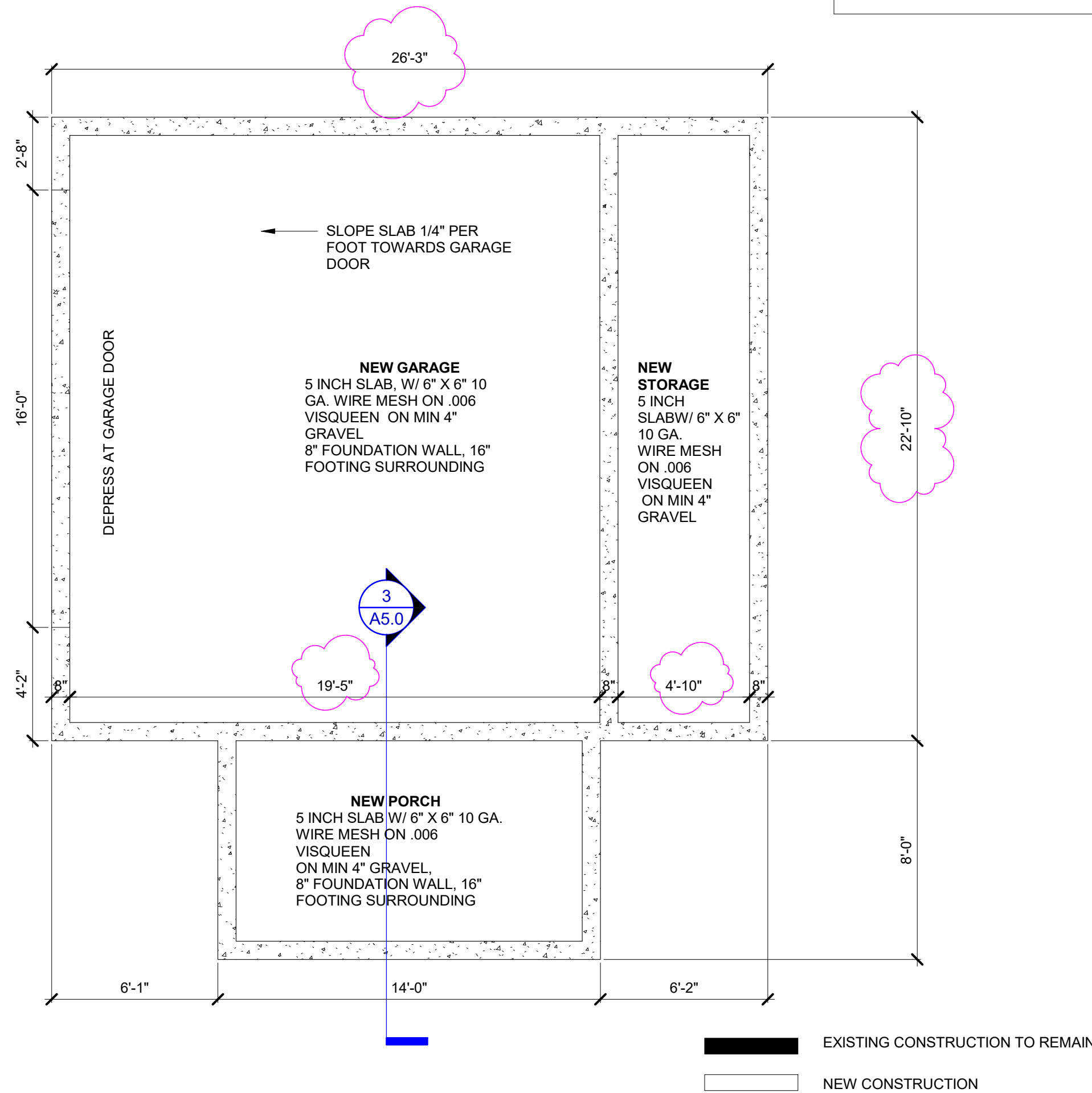
FOUNDATION & BASEMENT PLANS

SHEET NUMBER

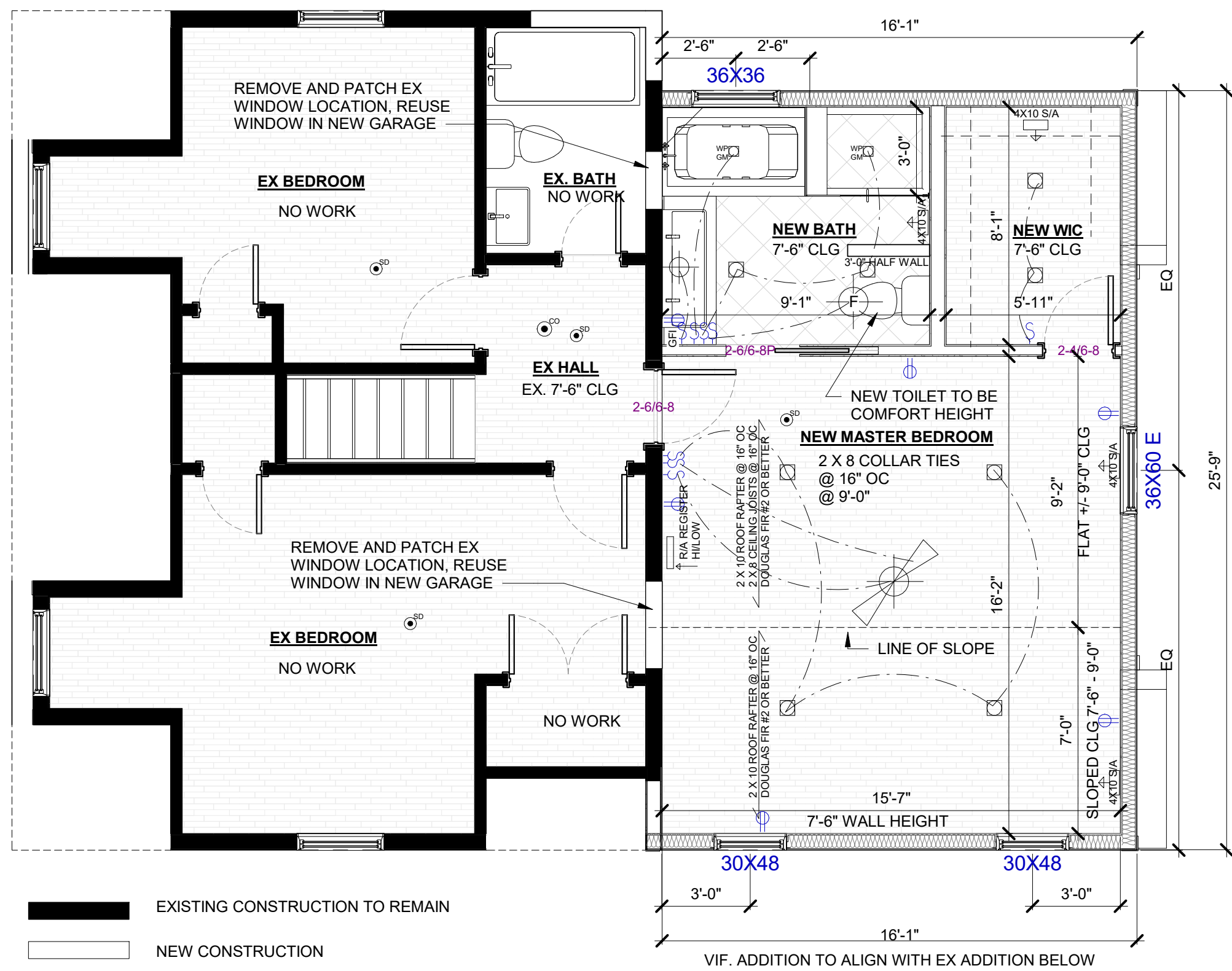
A2.0



1 BASEMENT - CONSTRUCTION PLAN
A2.0 1/4" = 1'-0"



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



NOTE:
REUSE DEMO'D WINDOWS
FROM SECOND FLOOR ON
NEW GARAGE.

1 SECOND FLOOR - PROPOSED SECOND FLOOR LIVING AREA: 909 SF
A2.1 1/4" = 1'-0"

KITCHEN MEP NOTES:
ISLAND RECEPTABLES - RECEPTABLES INSTALLED IN ISLAND SHALL NOT BE LOCATED MORE THAN 12" FROM THE COUNTERTOP & SHALL NOT BE LOCATED UNDER MORE THAN A 6" OVERHANG
COUNTER RECEPTABLES - COUNTERTOP RECEPTABLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL LINE IS MORE THAN 24" FROM A RECEPTACLE OUTLET.
COUNTERTOP RECEPTABLES SHALL BE ON AT LEAST 2 SEPARATE 20 AMP BRANCH CIRCUITS
DISHWASHER - PROVIDE DW, LOCAL DISCONNECT, ACCESSIBLE W/ UNIT IN PLACE
RANGE HOOD - PROVIDE EXHAUST HOOD W/ DUCT TO EXTERIOR PER MANUF SPECS. (LESS THAN 400 CFM)
REFRIGERATOR - PROVIDE COLD WATER LINE TO REFRIGERATOR

CODE NOTES:
WHOLE-HOUSE MECHANICAL VENTILATION SYSTEMS SHALL BE DESIGNED IN ACCORDANCE WITH SECTIONS M1507.3.1 THROUGH M1507.3.3.

M1507.3.1 SYSTEM DESIGN
THE WHOLE-HOUSE VENTILATION SYSTEM SHALL CONSIST OF ONE OR MORE SUPPLY OR EXHAUST FANS, OR A COMBINATION OF SUCH, AND ASSOCIATED DUCTS AND CONTROLS. LOCAL EXHAUST OR SUPPLY FANS ARE PERMITTED TO SERVE AS SUCH A SYSTEM. OUTDOOR AIR DUCTS CONNECTED TO THE RETURN SIDE OF AN AIR HANDLER SHALL BE CONSIDERED AS PROVIDING SUPPLY VENTILATION.

M1507.3.2 SYSTEM CONTROLS
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL BE PROVIDED WITH CONTROLS THAT ENABLE MANUAL OVERRIDE.

M1507.3.3 MECHANICAL VENTILATION RATE
THE WHOLE-HOUSE MECHANICAL VENTILATION SYSTEM SHALL PROVIDE OUTDOOR AIR AT A CONTINUOUS RATE OF NOT LESS THAN THAT DETERMINED IN ACCORDANCE WITH TABLE M1507.3.3(1).

ALL RECEPTABLES IN BEDROOMS TO BE ARC-FAULT INTERRUPTER (AFCI) TYPE
LIGHT IN SHOWERS TO BE LISTED FOR WET LOCATIONS

THE WINDOW AT THE MASTER BATHROOM TUB SHALL BE SAFETY GLAZING,
PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER
INSTALLATION TO VERIFY COMPLIANCE. SECTION IRC 2018 R308.4

VERIFY IN FIELD THAT SMOKE DETECTORS ARE BATTERY OPERATED AND UP TO
CURRENT CODE REQUIREMENTS.

DOOR & WINDOW WOOD HEADER SIZES (U.N.O)

SPAN/OPENING	HEADER SIZE	# JACKS
LESS THAN 3'-0"	2 - 2X6	1
3'-0" - 3'-8"	2 - 2X8	1
3'-8" - 4'-6"	2 - 2X10	1
4'-6" - 5'-6"	2 - 2X12	1
GREATER THAN 5'-6"	SEE PLAN	2

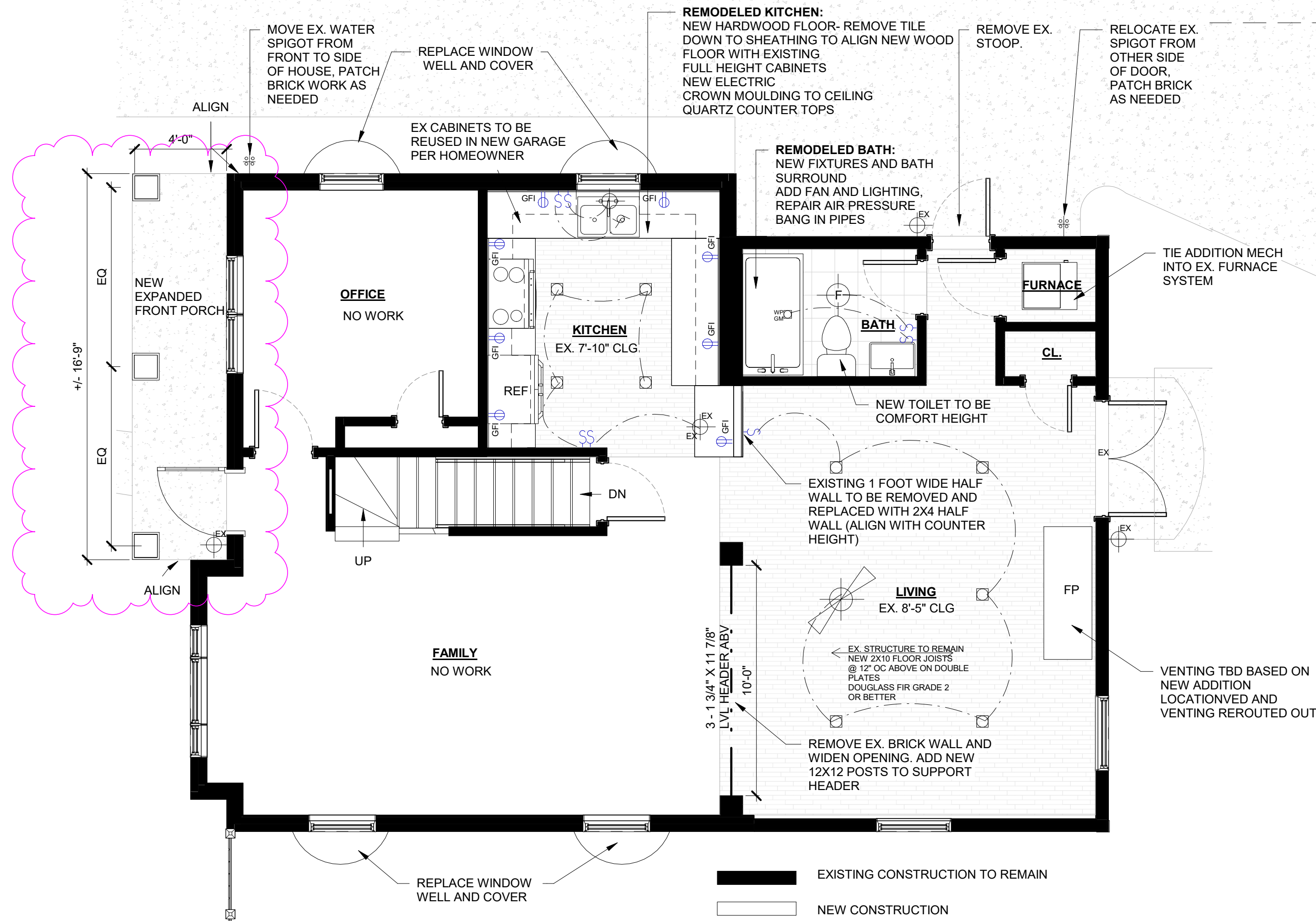
WOOD HEADER/BEAM SUPPORT COLUMNS

BEAM/HEADER	COLUMN (IN 2X4 WALL)	COLUMN (IN 2X6 WALL)	DETAIL
DIMENSIONAL LUMBER (2X10, 2X8, 2X6, 2X4)	(EA END) (2) 2X4 JACK 2X4 KING STUD	(EA END) (2) 2X6 JACK 2X6 KING STUD	2X LUMBER
DIMENSIONAL LUMBER (2X12)	(EA END) (2) 2X4 JACK 2X4 KING STUD	(EA END) (2) 2X6 JACK 2X6 KING STUD	2X LUMBER
2 - 1 3/4" LVLS ALL 12" LVLS TO BE 11 7/8"	(EA END) (2) 2X4 JACK 2X4 KING STUD	(EA END) (2) 2X6 JACK 2X6 KING STUD	2X LVL
3 - 1 3/4" LVLS ALL 12" LVLS TO BE 11 7/8"	(EA END) (2) 2X4 JACK 2X4 KING STUD	(EA END) (2) 2X6 JACK 2X6 KING STUD	3X LVL

NOTE:
FOR SPANS UNDER 6'-0" USE ONE 2X4 OR 2X6 BEARING JACK STUD.
FOR SPANS OVER 6'-0" USE TWO 2X4 OR 2X6 BEARING JACK STUDS.

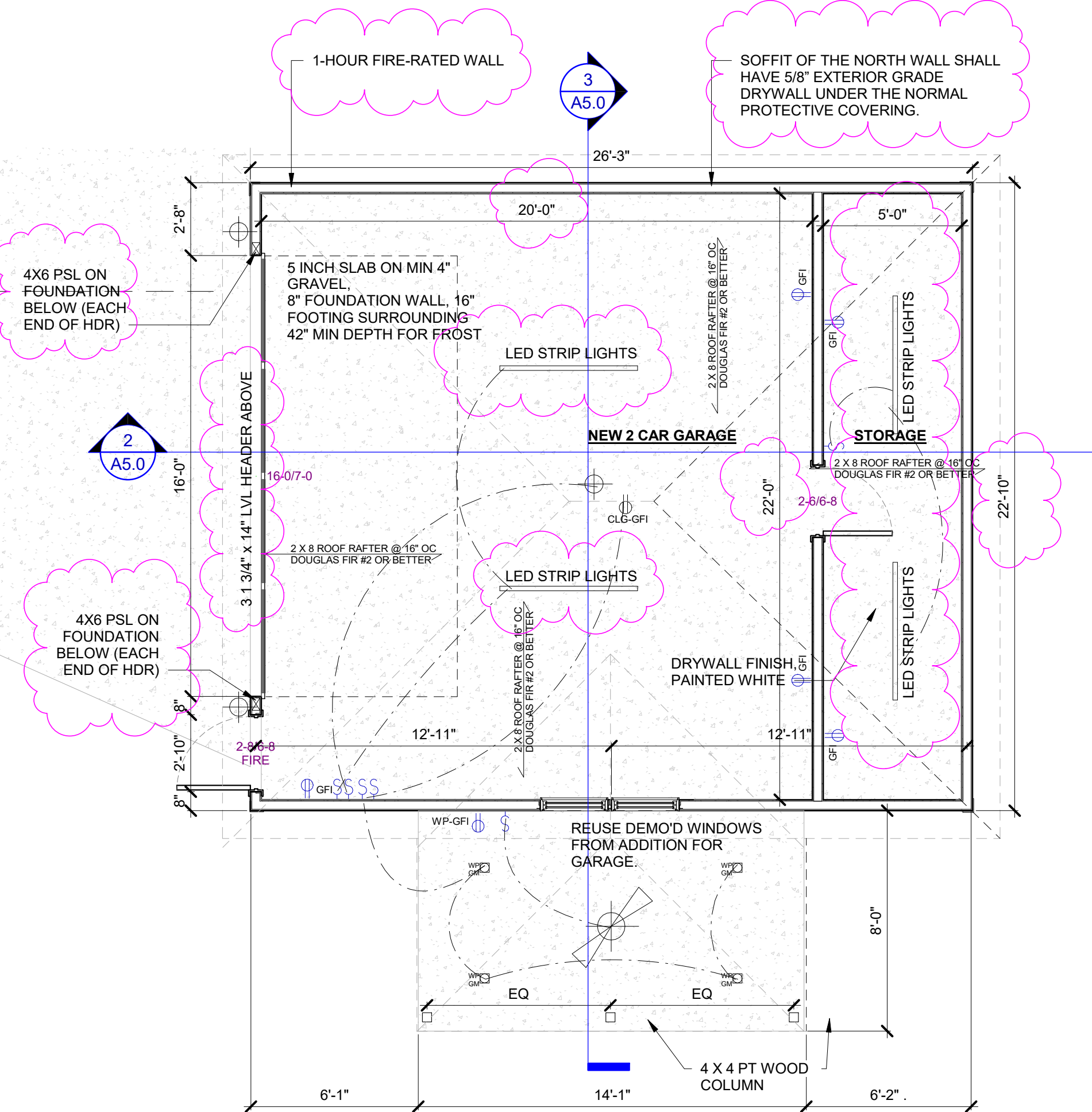
MECHANICAL LEGEND

- FAN / CEILING FIXTURE
- EXHAUST FAN
- SUPPLY-AIR REGISTER
- PROGRAMMABLE THERMOSTAT
- HI/LOW RETURN AIR GRILLE
- TOE-KICK SUPPLY REGISTER



2 FIRST FLOOR - PROPOSED FIRST FLOOR LIVING AREA: 1,066 SF
GARAGE: 660 SF
A2.1 1/4" = 1'-0"

3 GARAGE FLOOR PLAN - PROPOSED 1/4" = 1'-0"



LIGHT & VENT SCHEDULE - ADDITION ONLY

ROOM	AREA	LIGHT		VENT	
		REQ'D 8% AREA	ACTUAL	REQ'D 4% AREA	ACTUAL
MASTER BEDROOM	252 SF	20.2	35	10.1	17.5
MASTER BATH	73 SF	---	---	73 CFM	75 CFM



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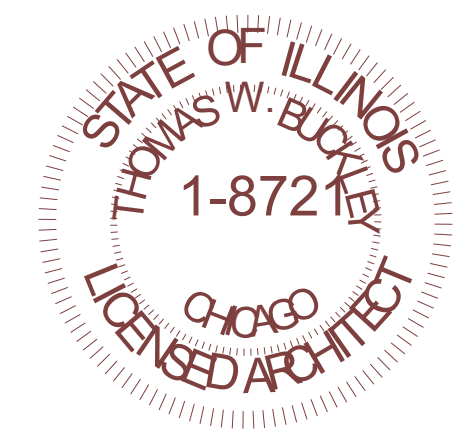
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EXP 11-30-2022 DATE 11/20/2020

SHEET TITLE
FIRST AND SECOND FLOOR PLAN

SHEET NUMBER

A2.1

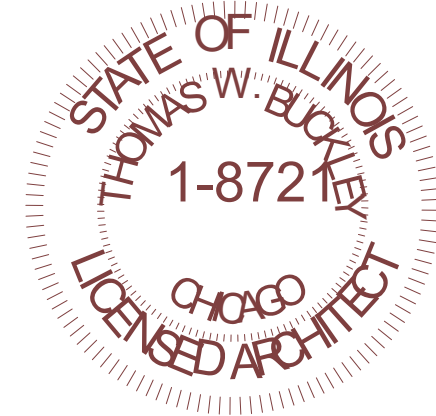
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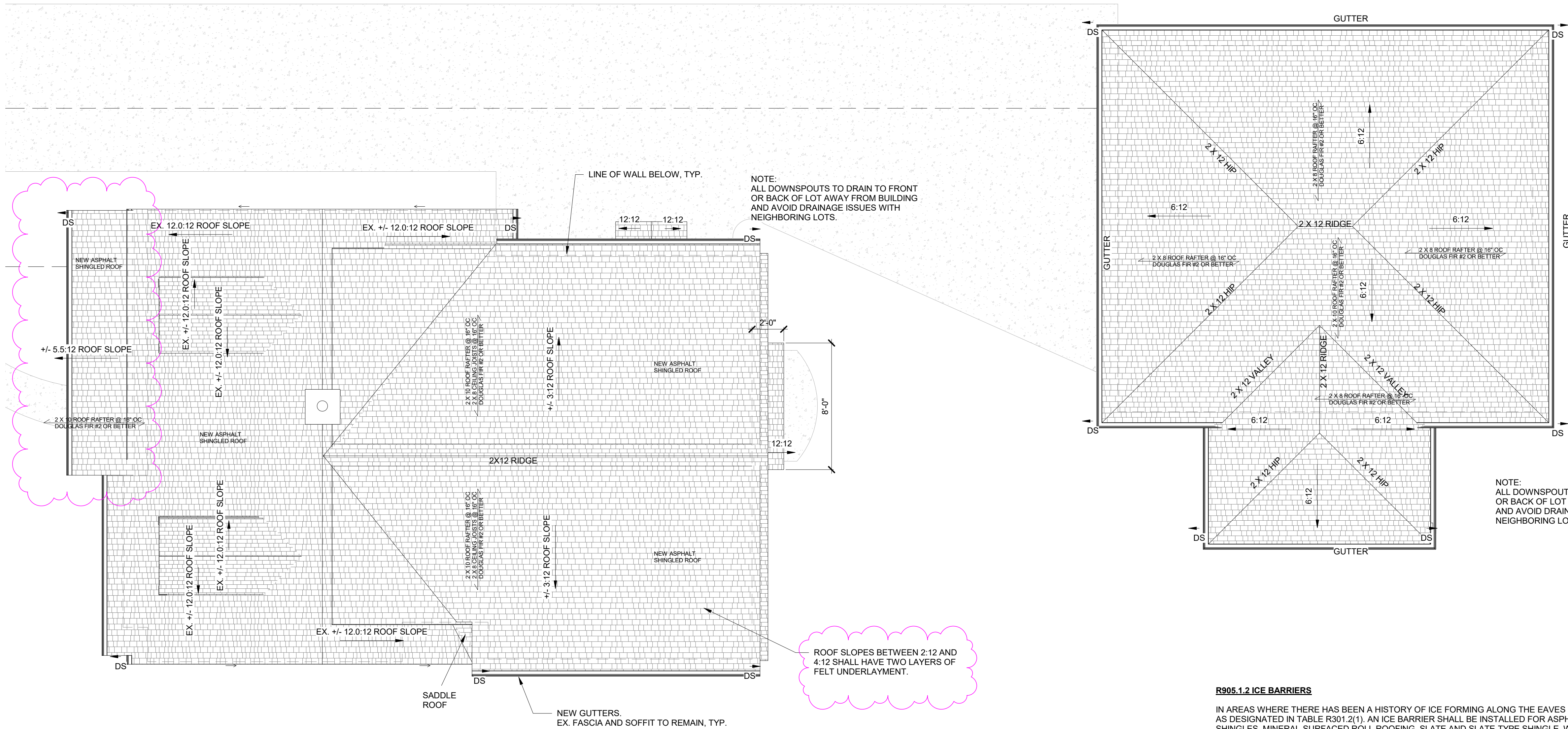
11/20/2020

SHEET TITLE

ROOF PLAN & STAIR DETAILS

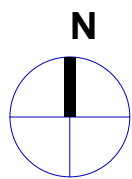
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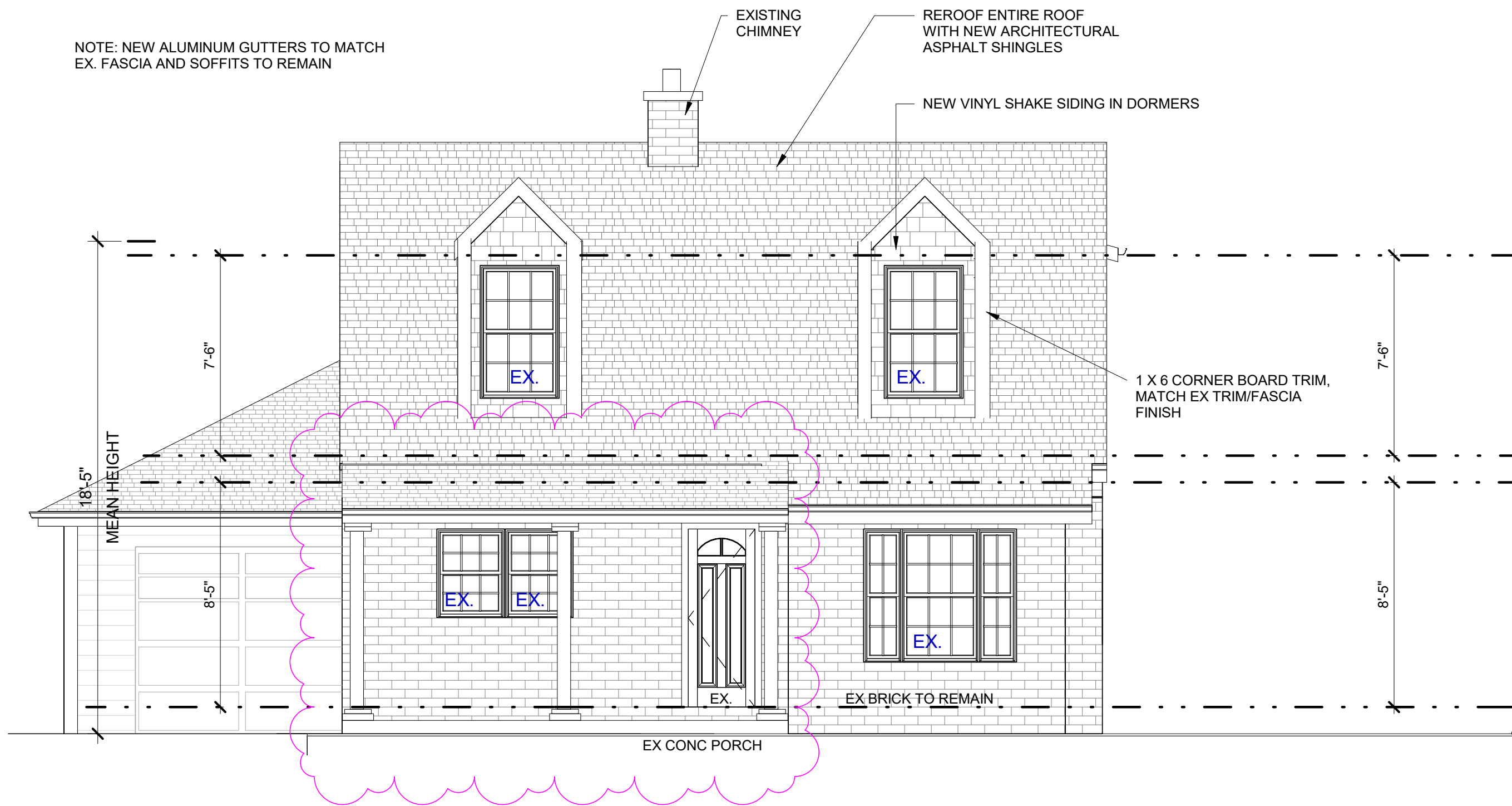
A3.0



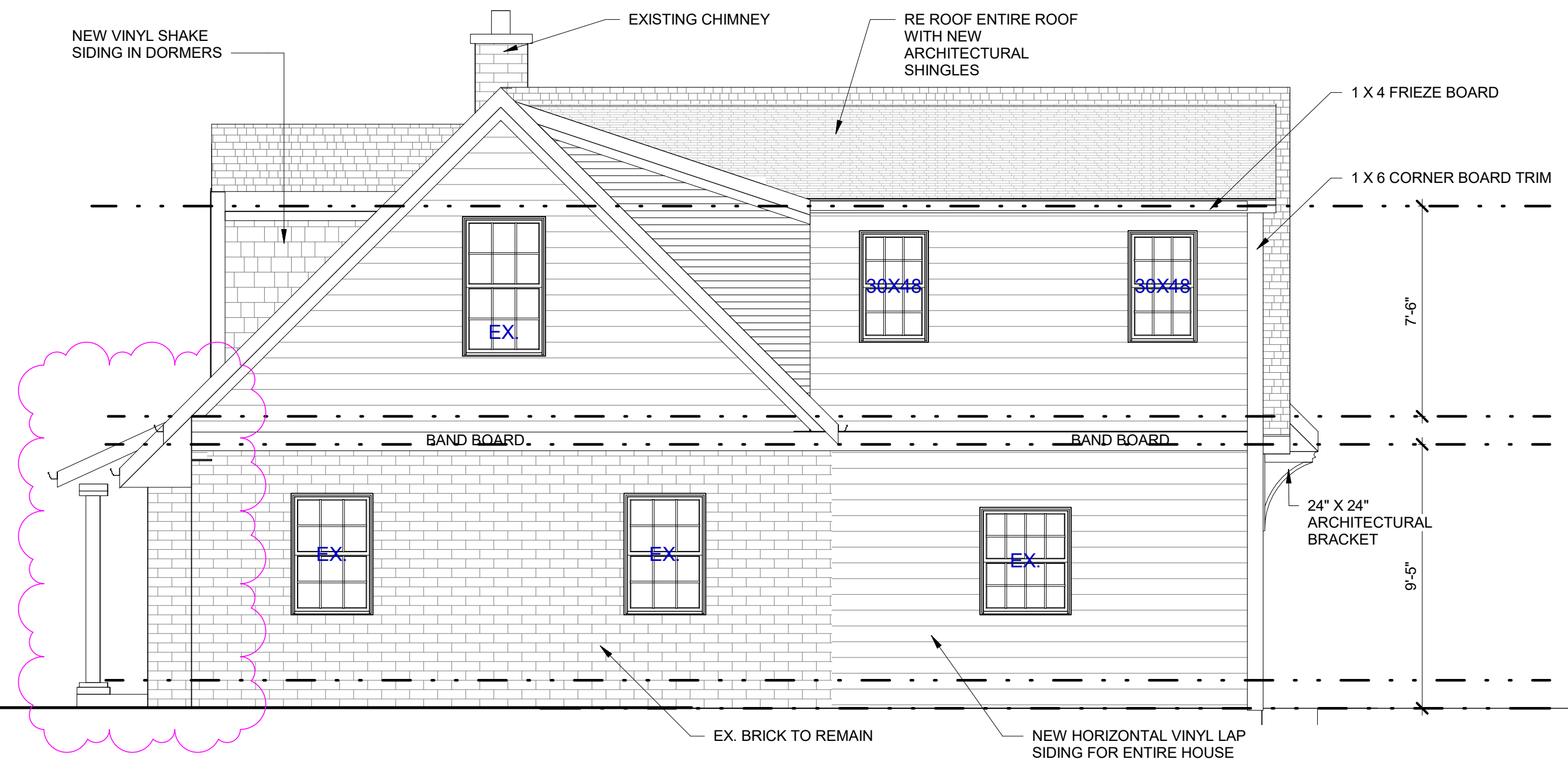
R905.1.2 ICE BARRIERS

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

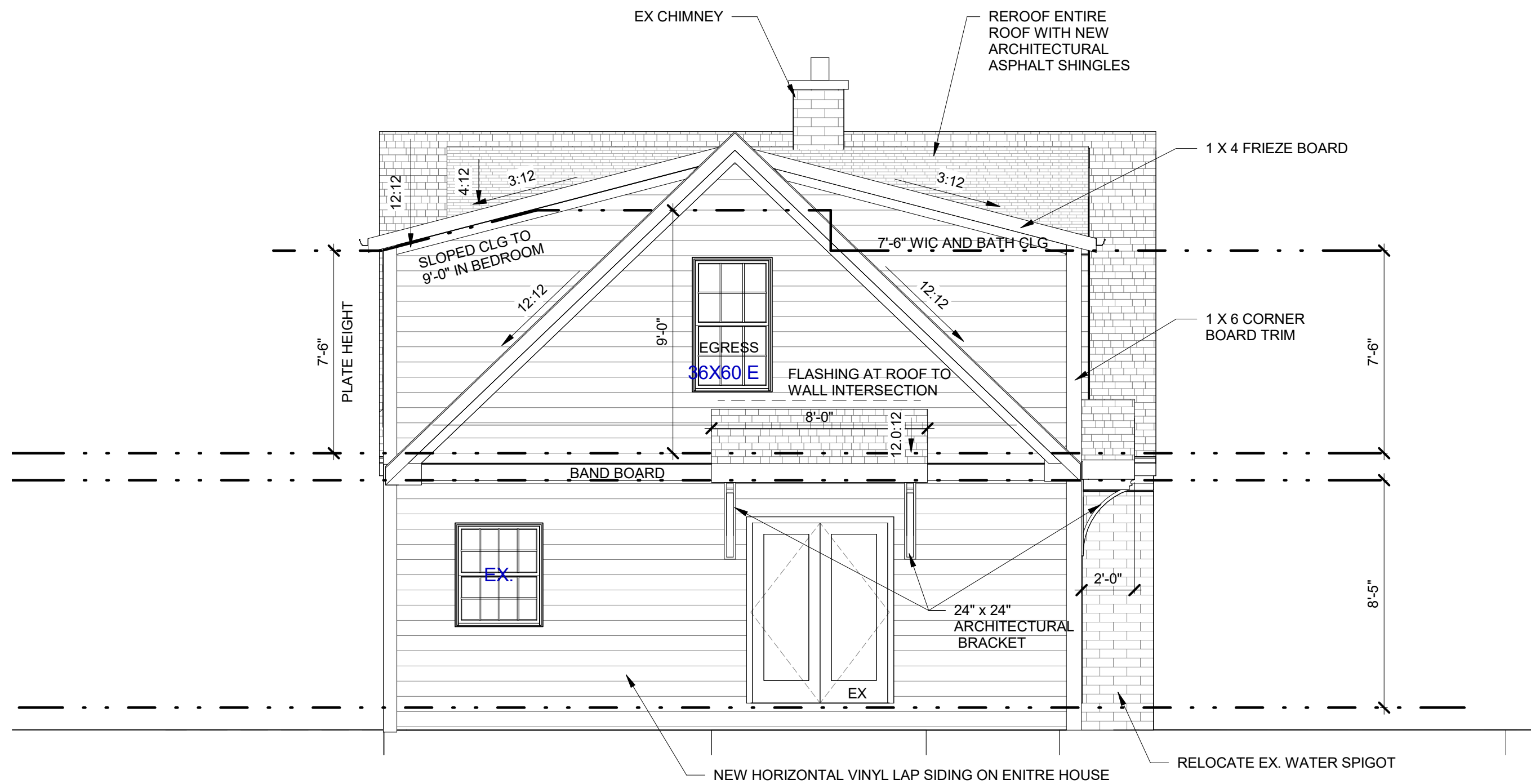




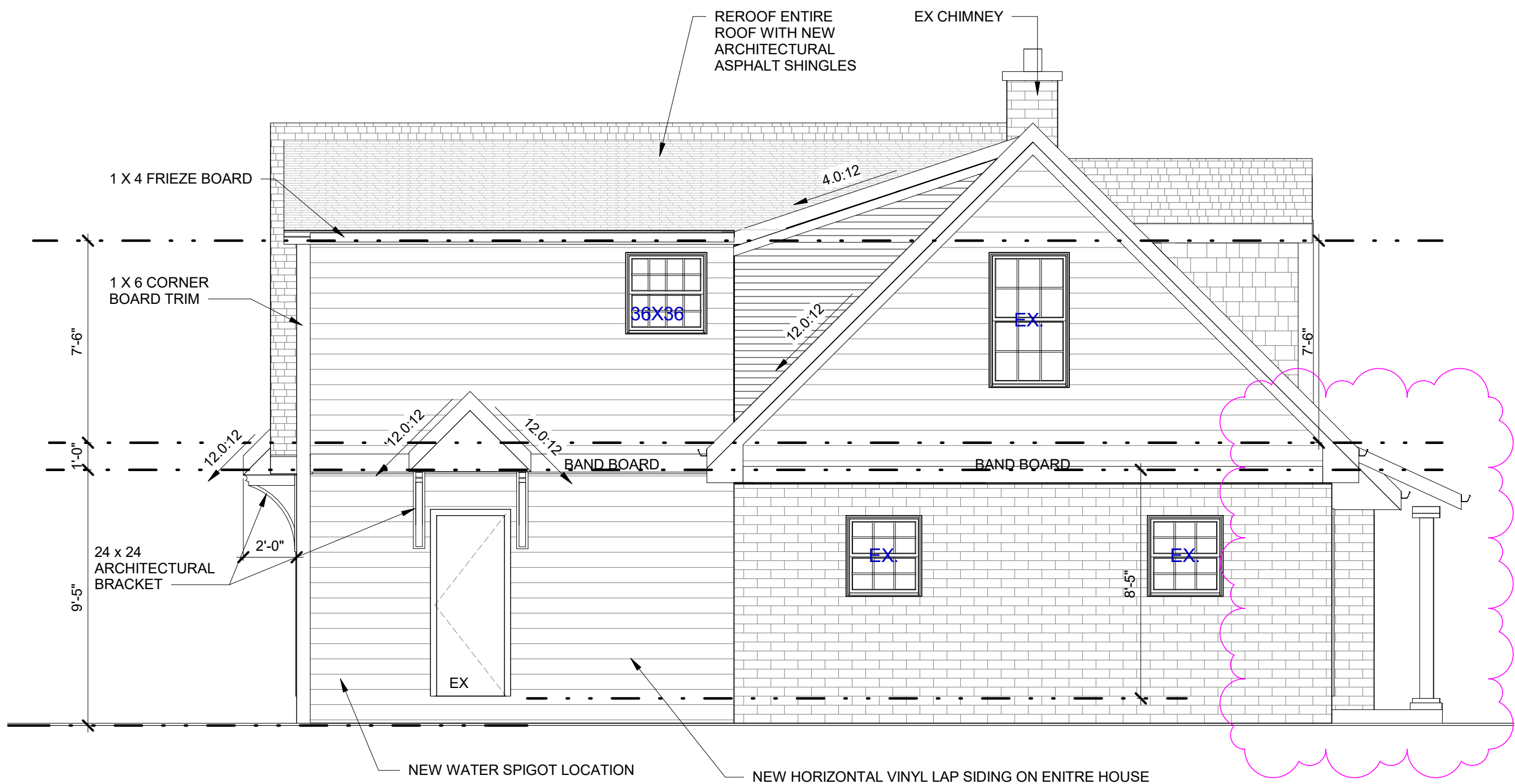
1 WEST ELEVATION - FRONT
A4.0 1/4" = 1'-0"



3 SOUTH ELEVATION - SIDE
A4.0 1/4" = 1'-0"



2 EAST ELEVATION - BACK
A4.0 1/4" = 1'-0"



4 NORTH ELEVATION - SIDE
A4.0 1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZONTAL LAP SIDING [GREY FINISH]	MASTIC VINYL SIDING	TRIM AND FASCIA		GRAY TO MATCH EXISTING	
SIDING (2)		EXISTING BRICK TO REMAIN		SOFFIT AND FASCIA		MATCH EXISTING	
SIDING (3)		SHAKE SIDING [GREY FINISH]	MASTIC VINYL SIDING	COLUMNS		GRAY TO MATCH TRIM AND SIDING	
ROOFING (1)		ARCHITECTURAL ASPHALT SHINGLES - DESERT TAN	OWENS CORNING	GUTTERS, DOWNSPOUTS		MATCH EXISTING	
WINDOWS		FIBERGLASS [WHITE WITH GRAY TRIM TO MATCH EXISTING]		DOORS		EXISTING	

- WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION.
- GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
- BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
- WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
- FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS EGRESS WINDOW REQUIREMENTS PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS. A MINIMUM CLEAR WIDTH OF 20" A MINIMUM CLEAR HEIGHT OF 24" A SILL HEIGHT OF LESS THAN 44" AFF
- ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.32
- EXISTING WINDOWS DEMO'D TO BE USED IN NEW GARAGE. VIF SIZES BEFORE FRAMING.

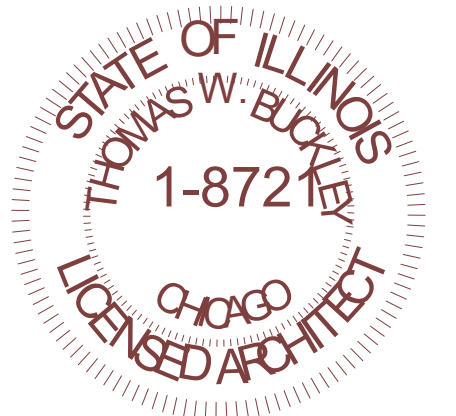
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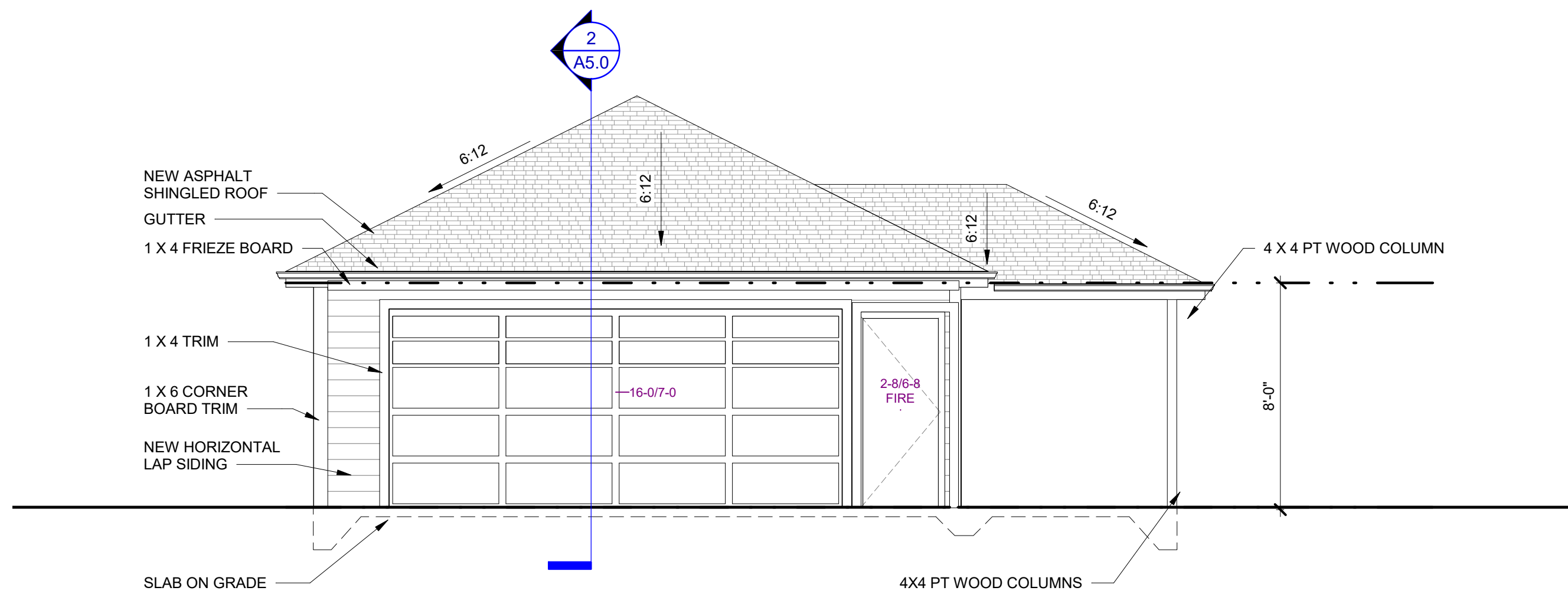
DATE 11/20/2020

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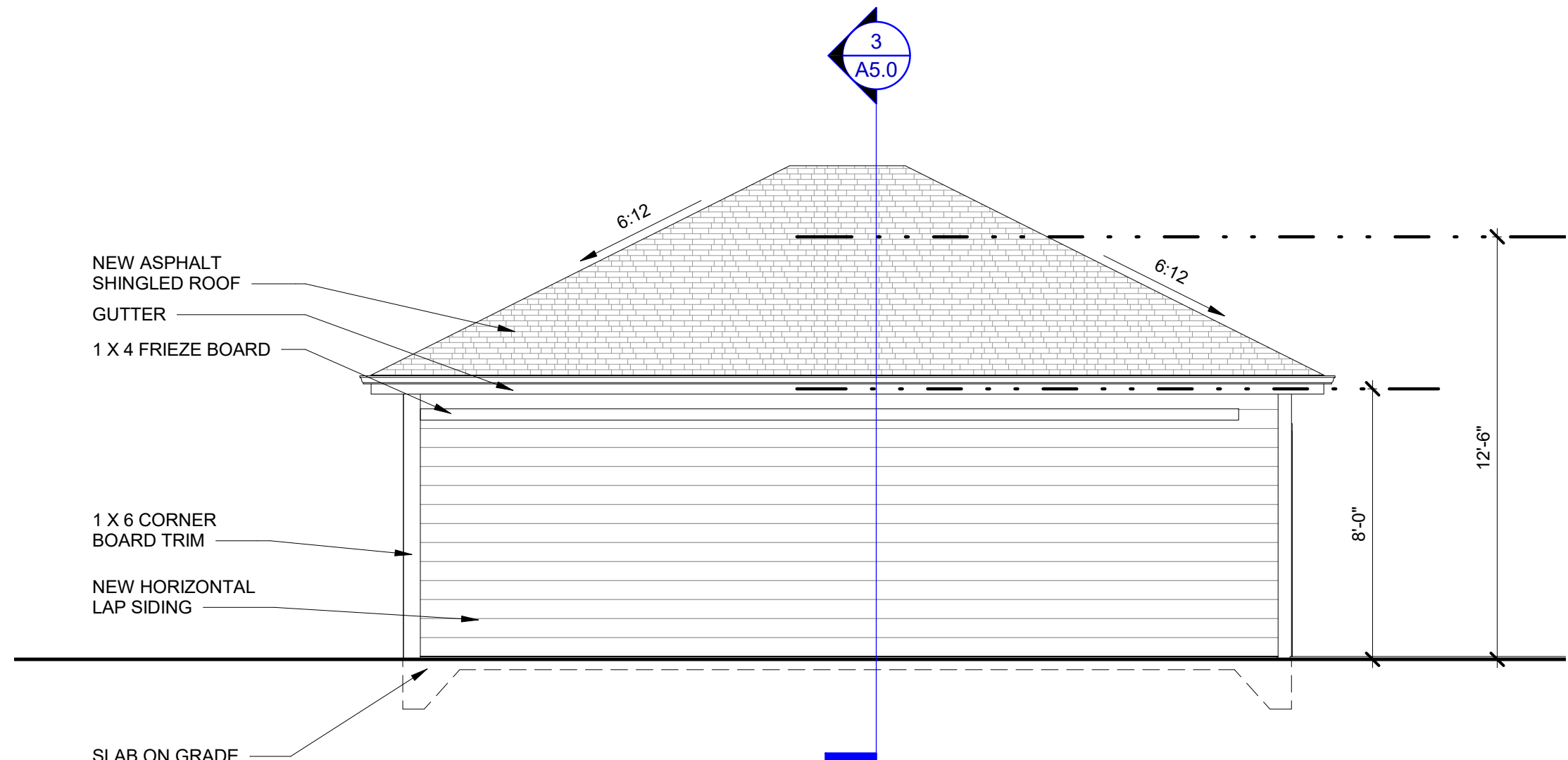
EXTERIOR ELEVATIONS & MATERIALS

SHEET NUMBER

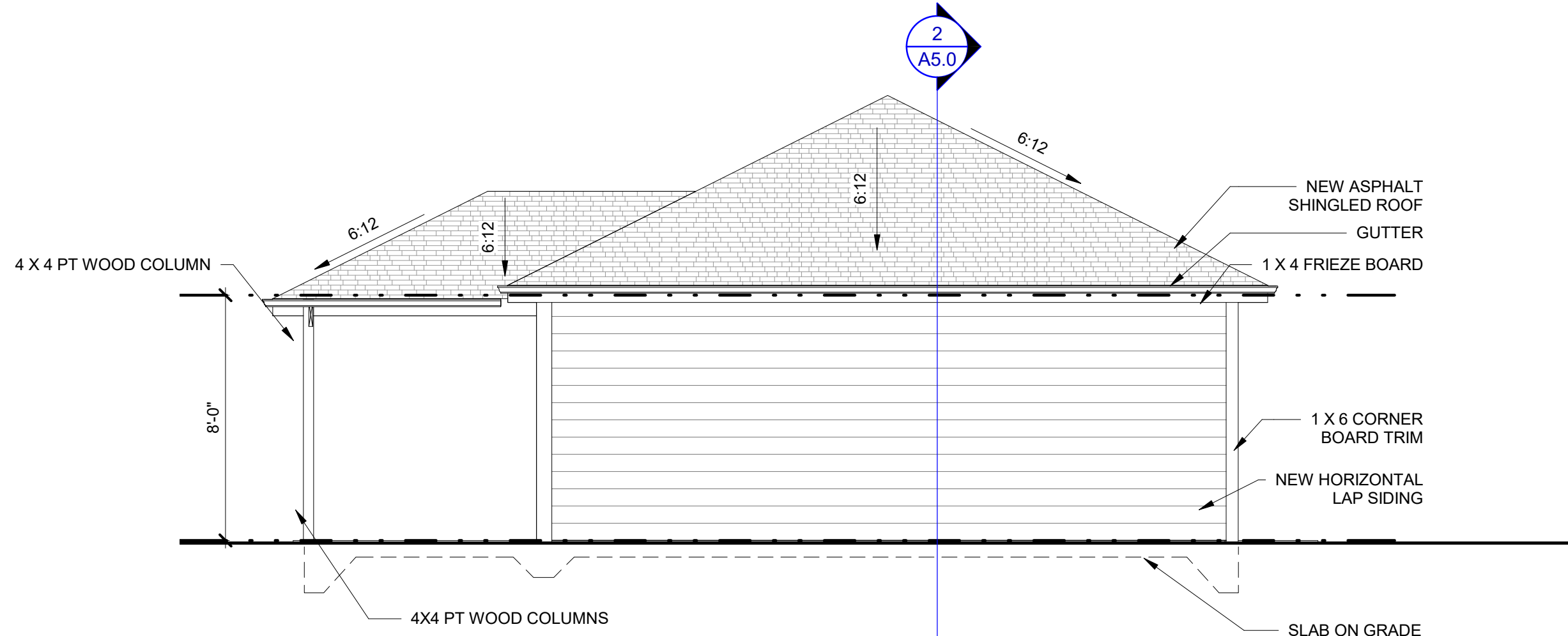
A4.0



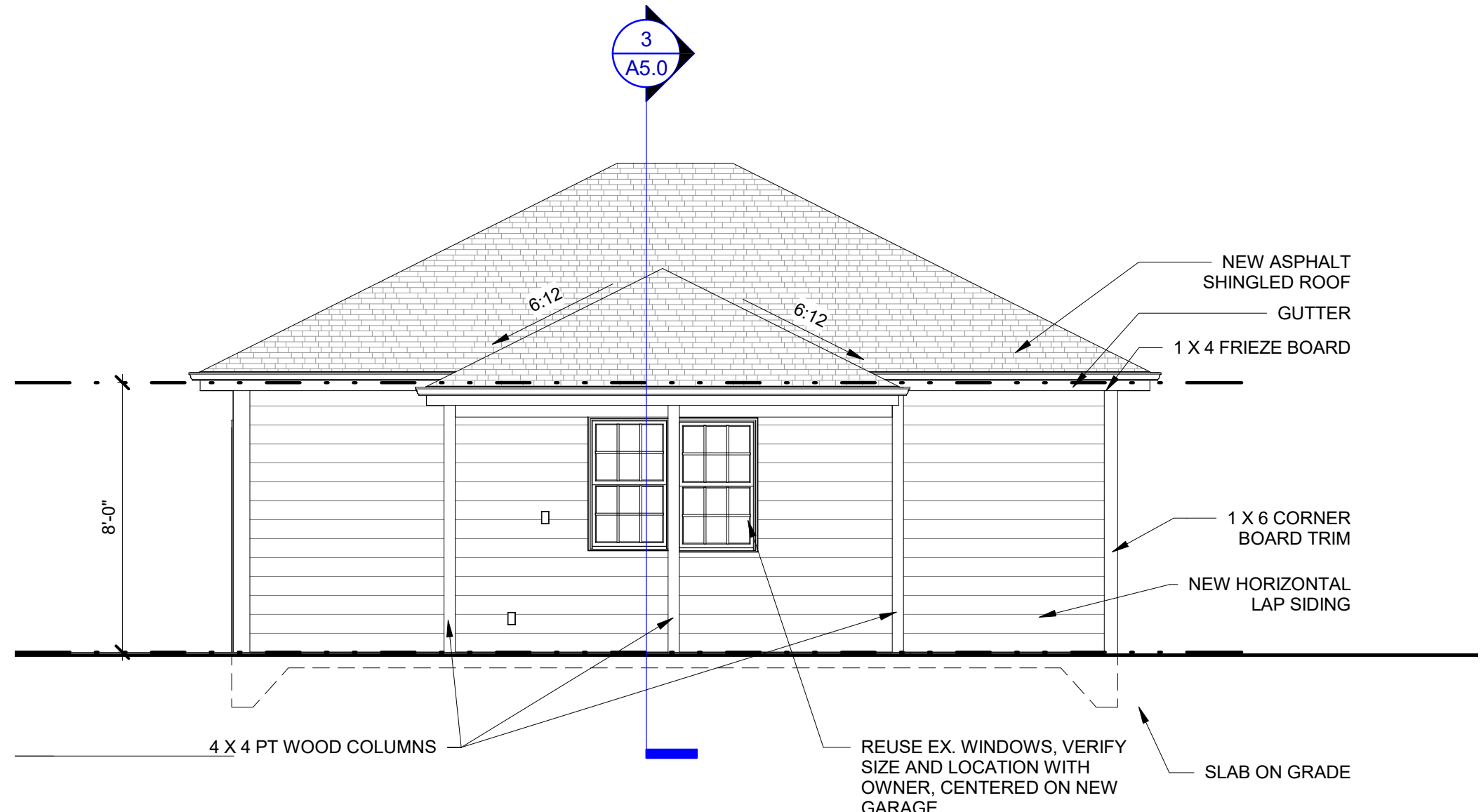
1 GARAGE ELEVATION - WEST
A4.1 1/4" = 1'-0"



2 GARAGE ELEVATION - NORTH
A4.1 1/4" = 1'-0"



3 GARAGE ELEVATION - EAST
A4.1 1/4" = 1'-0"



4 GARAGE ELEVATION - SOUTH
A4.1 1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.		HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZONTAL LAP SIDING [GREY FINISH]	MASTIC VINYL SIDING	TRIM AND FASCIA		GRAY TO MACTH EXISTING	
SIDING (2)		EXISTING BRICK TO REMAIN		SOFFIT AND FASCIA		MATCH EXISTING	
SIDING (3)		SHAKE SIDING [GREY FINISH]	MASTIC VINYL SIDING	COLUMNS		GRAY TO MATCH TRIM AND SIDING	
ROOFING (1)		ARCHITECTURAL ASPHALT SHINGLES - DESERT TAN	OWENS CORNING	GUTTERS, DOWNSPOUTS		MATCH EXISTING	
WINDOWS		FIBERGLASS [WHITE WITH GRAY TRIM TO MATCH EXISTING]		DOORS		EXISTING	

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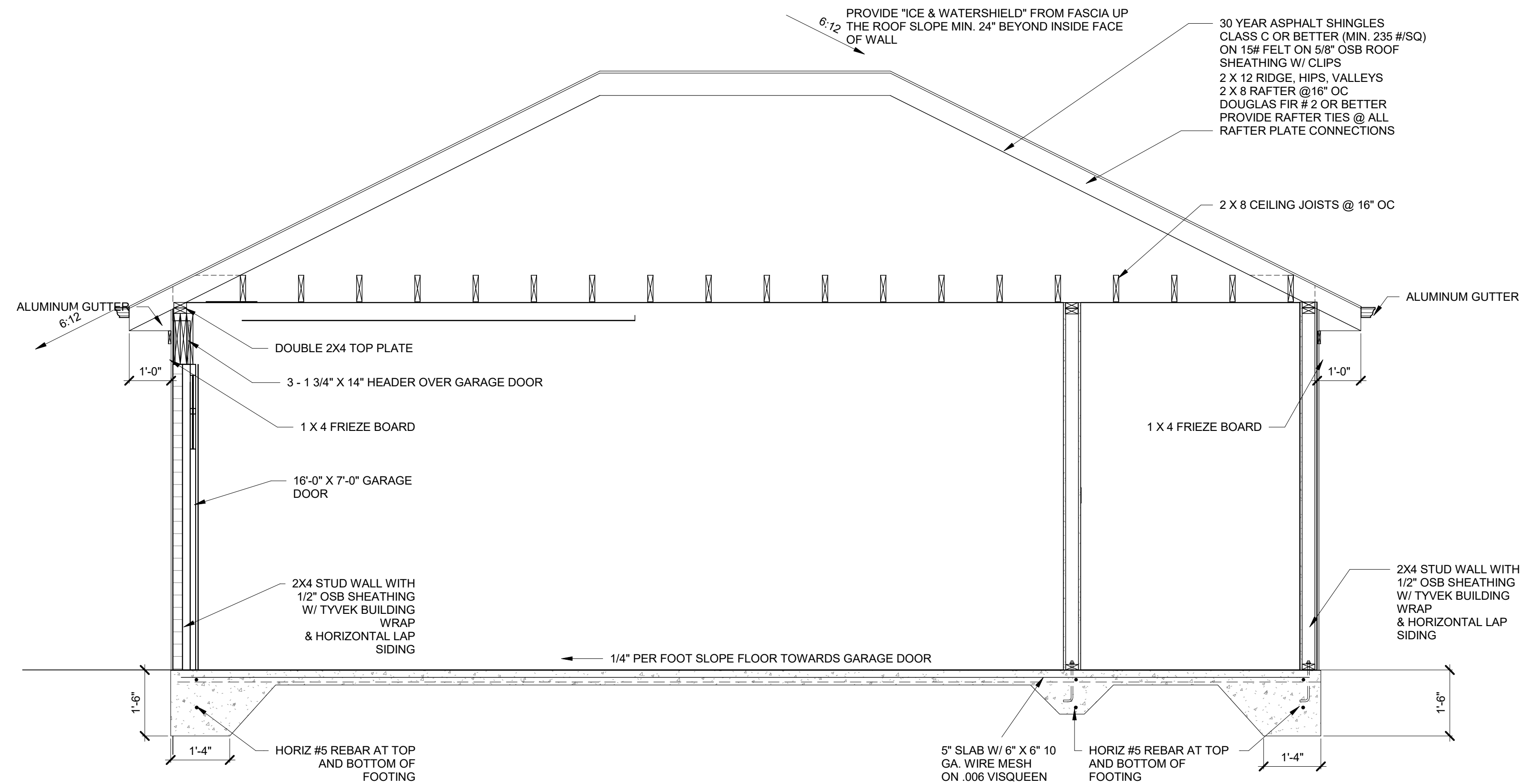
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SHEET TITLE

GARAGE ELEVATIONS

SHEET NUMBER

A4.1



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

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

A5.0

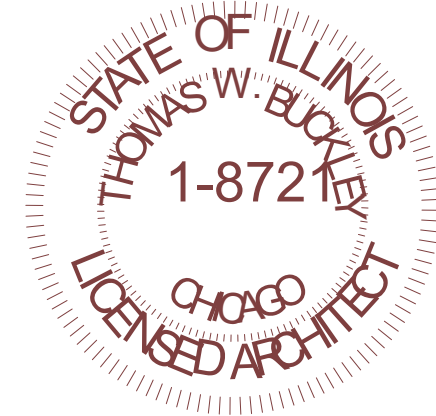
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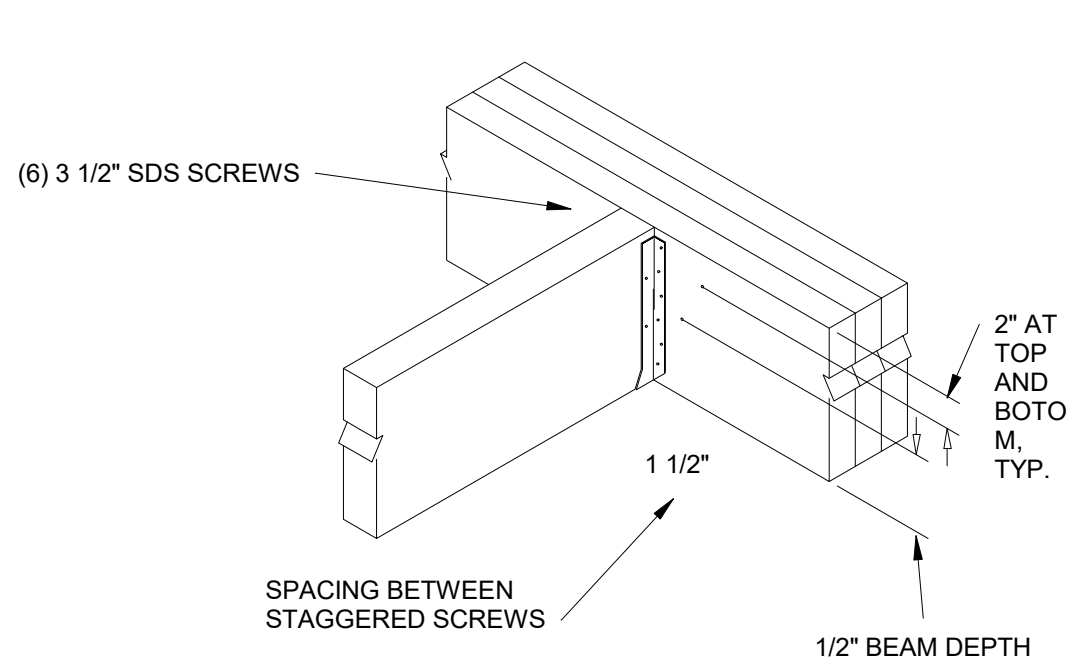
DATE

11/04/2020

SHEET TITLE
WALL SECTIONS, DETAILS, & NOTES

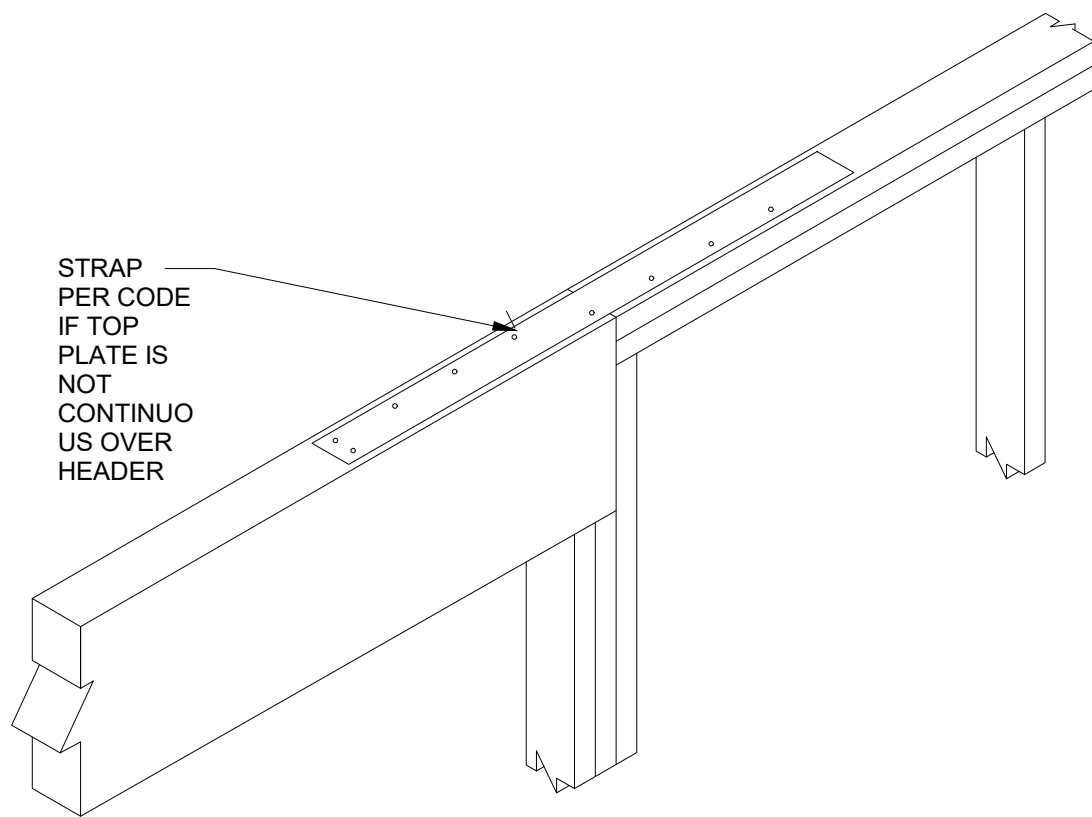
SHEET NUMBER

A5.1

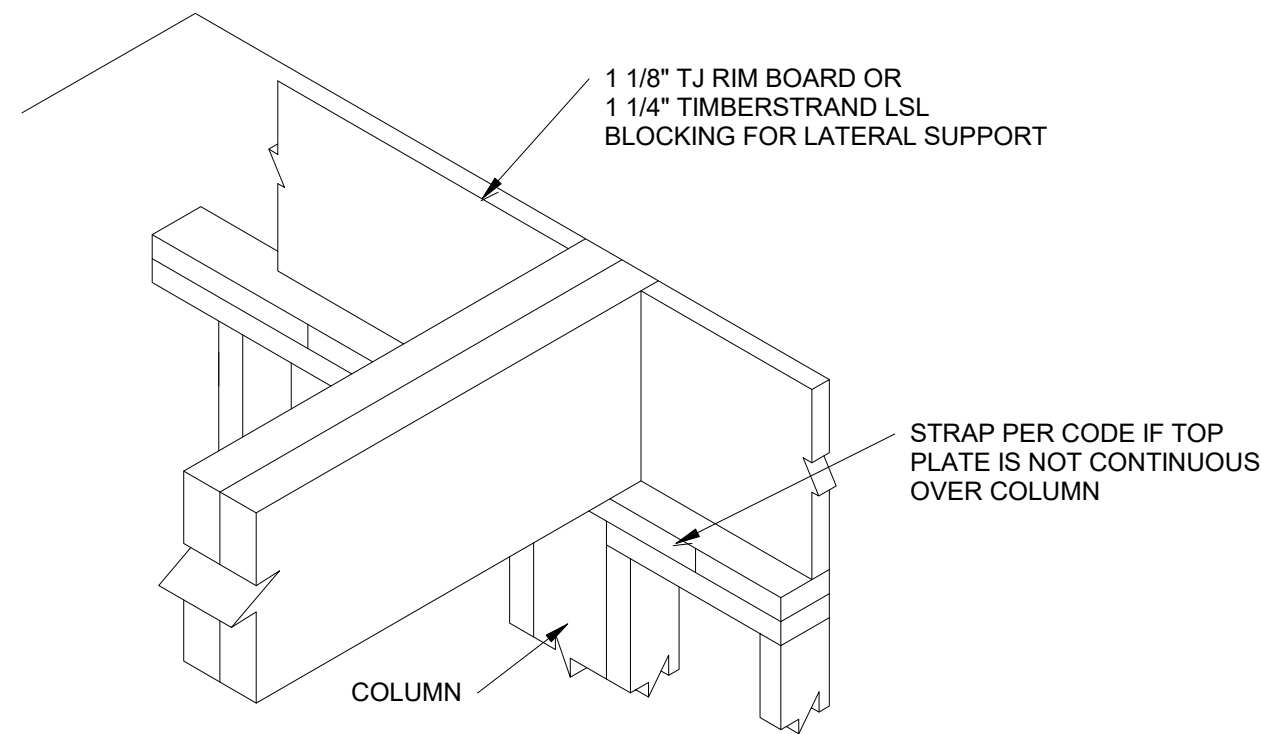


POINT-LOAD CONNECTOR SPACING
6- SCREW CONNECTION

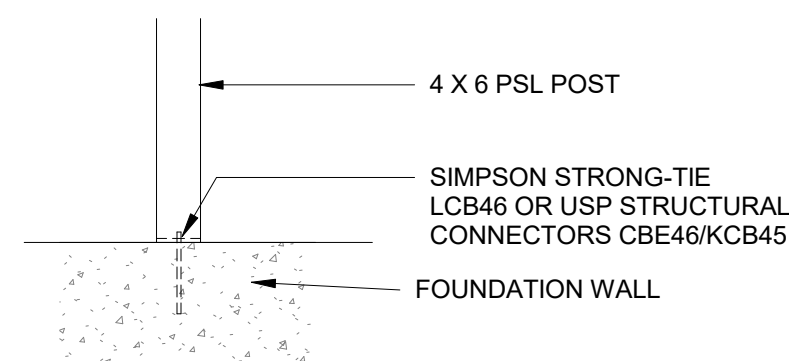
FACE MOUNT HANGERS:
3 1/2" X 9 1/2" - 18" LVL = HHUS410 W/ 16D NAILS
5 1/4" X 14"-20" LVL = HGUS5.50/12 W/ 16D NAILS



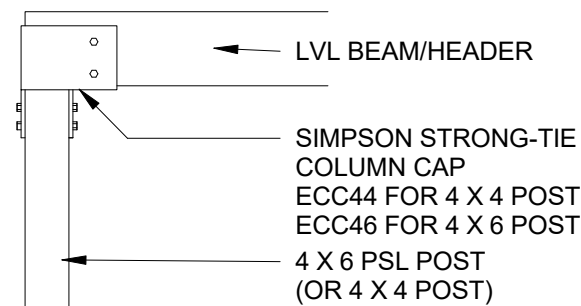
**LVL BEARING FOR DOOR
OR WINDOW HEADER**



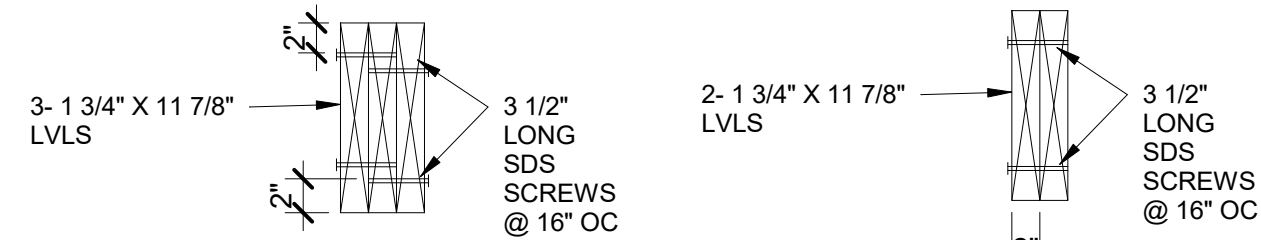
LVL BEARING AT WALL



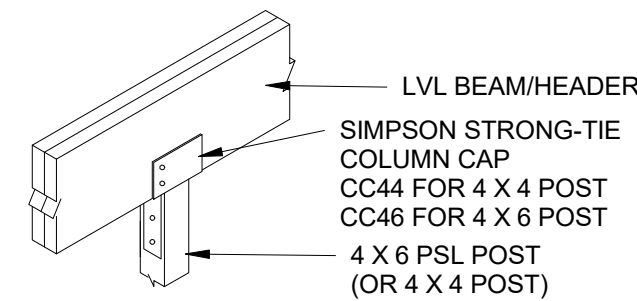
PSL COLUMN BASE DETAIL
(4X4) POST TO USE SIMPSON STRONG-TIE
LCB44 OR USP STRUCTURAL CONNECTORS
CBE44/KCB44)



PSL - LVL (END)
COLUMN CAP DETAIL



3-PLY LVL
FASTENING
DETAIL



PSL - LVL (MID)
COLUMN CAP DETAIL

Thermal and Moisture Protection:

Roofing: Shingles shall comply w/ ASTM D225 or D3462. Provide no less than 4 non-corrosive fasteners per strip. Base flashing to be corrosive- resistant metal min. .019 inch thick or mineral surface roll .77#100 SF. Cap flashing to be corrosive-resistant metal min. .019 inch thick. Open valleys to be lined w/ metal 24" (min.) wide or 2 plies or mineral surface roll 36" (min.) wide, close valley the same as open valley or one ply min. 36" wide.

Ice and water shield is required in all valleys and on eaves, a minimum of 2'-0" beyond the interior wall line.

R-value shall be indicated on insulation or certification of the installed R-value shall be provided at the job site by the insulation installer.

Glazing: Maximum allowed glazing U factor is .32 [btuh·hr x ft² x f] glazing U factor shall be shown on the window label during inspection.

Provide 3/4" pipe insulation for refrigerant piping.

Access doors from conditioned to unconditioned space shall be weather-stripped and insulated to a level equivalent to insulation on the surrounding areas.

The vapor barrier shall be lapped 12 inches and the seams sealed with compatible glues.

Where eave vents are installed, insulation shall not block the free flow of air. A minimum of one-inch (1") space shall be provided between the insulation and the roof sheathing at the location of the vent.

Air barrier shall be installed on fireplate walls and behind electrical or communication boxes or air sealed boxes shall be installed.

Fenestrations shall be listed and labeled by the manufacturer. The max air infiltration of windows, skylights, and sliding glass doors is 0.3 cfm per sf. Max air infiltration of swinging doors is 0.5 cfm per sf.

Fire Protection

- Provide fire-blocking conforming to IRC R602.8
- In combustible construction where there is usable space both above and below the concealed space of a floor/ceiling assembly, draft stopping shall be installed so that the area of the concealed space does not exceed 500 sf or 25 ft in any horizontal direction. Draft stopping shall be divided in equal areas.
- Firestopping to be installed at all plate penetrations, soffits, furred spaces concealed spaces, etc. as per the building code.
- Field verify code compliant firestopping is provided at the following locations
 - Concealed spaces of stud walls & partitions, including furred spaces, at the ceiling & floor level & at 10'-0" intervals both horizontal and vertical.
 - All interconnections between concealed vertical & horizontal spaces such as occur at soffits, drop ceilings, Cove ceiling, etc.
 - Concealed spaces between stair stringers at the top and bottom of the run.
 - Openings around vents, pipes, ducts, chimneys and fireplaces at the ceiling and floor level, w/out non combustible materials.
- When alterations, repairs or additions requiring a permit occur, the entire building shall be provided with smoke detectors located as required for new dwellings. (IRC R317.1.1) Smoke detectors shall be installed in each sleeping room, outside of each separate sleeping area vicinity of bedrooms & on each additional story including basements but not including crawl spaces and uninhabitable attics. In split level homes a smoke detector need be installed on upper level, if lower level is less than full story below. Smoke detectors shall have battery backup (IRC R317.1) verify existing. Add as needed in spaces in areas where no other work is done we will consider using battery only devices. Smoke detectors in existing areas are not to be hardwired.
- Foam plastic finishes and cores shall be ignition protected or have a flame spread rating of not more than 75 and smoke developed rating of not more than 450 when tested in max. thickness intended for use. (IRC R318.1.1) The approved tests: ASTM E 83, FM 4880, UL 41040, ASTM E 152 or UL 1715. (R318.3)

Structural

- All walls will be provided with a double top plate lapped at the corners.
- Construction lumber to SPF construction grade No. 2
- Lumber with spans greater than 12' to be Douglas fir construction grade No. 2
- F_b = 1200 PSI modulus of elasticity 1,100,000
- All bearing partitions w/ pipes larger than 3/4" and all non-bearing partitions w/ pipes larger than 1 1/4" shall be increased to a min. 2x6 stud wall to appropriately accommodate the max. notching and boring restrictions.
- All interior wall framing, unless otherwise noted, to be 2 x 4 studs @ 16" OC w/ 5/8" drywall each side.
- Provide double joists under all parallel partitions. Openings in floor construction shall be framed with double header and trimmer joists. Provide jig hangers as required.
- Provide 2 - 2x12 joist header with 1/2" plywood and single cripple for spans up to 6'. See plan for spans greater than 6'; provide double cripple for spans exceeding 6'.
- Exterior or load bearing walls with studs drilled within 5/8" of the face of the stud shall be reinforced with a structural stud shoe. (Section R602.6)
- Roof, floor, and wall framing are designed to meet the following design load criteria: See A0.0 for chart.
- All rafter ties shall be provided in accordance with 2009 R802.11.1 resulting uplift forces from the ties shall be transmitted to the foundation.
- Ridge board shall be at least one-inch (1") nominal thickness & not less in depth than the cut end of the rafter, valley & hip rafters shall not be less than two-inch(2") nominal thickness & not less in depth than the cut end of the rafters.
- Hip rafters to be supported at the ridge by a brace to a bearing partition or be designed to carry & distribute the specific load at that point.
- Cut notches and holes bored in trusses, laminated veneer lumber, glue-laminated members or joists are not permitted unless the effects of such are specifically addressed. (Section R502.8.2)
- Exterior or load bearing walls with plates cut, drilled or notched more than 50% of the width of the stud shall have a galvanized metal tie 1/6 gauge and 1 1/2" wide fastened to each plate. (Section R602.6.1)

Anchor rods (bolts) shall conform to ASTM A1554.
Structural steel shall conform to ASTM A36 or ASTM A992 with 36,000 PSI minimum yield strength.
Pipe columns shall conform to ASTM A53-Grade B with 35,000 PSI minimum yield strength.
All steel work shall be fabricated and erected to conform with the latest AISC specs.
Shop connections shall be welded or bolted; field connections shall be bolted.
Welding shall comply with American Welding Society specifications, & made with A5.1 or A5.5, E70xxx electrodes & in accordance with the latest AWS D1.1 structural welding code.
All welders shall be certified by a laboratory of recognized standing.
Bolts shall be 3/4" A325N U.N.O.
Bolt holes shall be 1/32" U.N.O.
The contractor shall brace vertically and/or horizontally, all the construction which may be unstable pending its final integration and/or interaction with adjacent elements of permanent construction, which would eliminate the need for interior bracing.

Energy Conservation Notes:

- A permanent certificate shall be posted on a wall in the space where the furnace is located. A utility room or an approved location in the building. It shall list the R-values of insulation installed, U-factors of glazing, duct testing & blower door results.

Division 2-Sitework

- Clear area of site at location of construction of all existing growth and vegetation, removing debris from site. Stockpile topsoil on site where approved by building inspector.
- Stake corners of building for owner and architect's review w. and approval, prior to excavation, contractor shall anticipate adjustments to the original staked location of the building.
- Footings shall bear on undisturbed soil at the elevations shown on the drawings or if over-excavated; compacted fill shall be placed to the elevations required for bearing. A minimum 3'-6" cover for frost protection shall be maintained for exterior footings.
- No backfilling shall occur sooner than seven (7) days after pouring of concrete.
- Backfilling materials shall be clean sand for inside foundations and excavated sand, gravel or clay for exterior of foundations placed in successive horizontal layers on over 8" thick, loose measurement, with each layer thoroughly compacted and placed to avoid damage to the foundation walls, footings or other work in place.
- Excavation with sand or other approved granular fill in areas where cast iron and clay tile pipes are to be installed as well as excavated areas where slab on grade will be poured.
- Furnish and install 4" of compacted pea gravel fill for all areas to receive interior concrete slabs and exterior concrete work. Fill to be compacted to 90% of maximum density.
- The site shall be rough graded and excess dirt hauled away. No black dirt or landscaping is included.
- Final grade entire area of construction to 1" in ten (10) feet using top soil from stockpile.
- A minimum perimeter chain-link fencing of five (5) feet in height shall be required.

Division 3 - Concrete

- Provide all concrete work, for all trades required to complete this project. Work includes, but is not limited to, footings, foundation walls, piers, floor slabs and walks.
- Concrete work shall comply with the latest version of "Building Code Requirements for Reinforced Concrete" (ACI 318) and "Specifications for Structural Concrete" (ACI 301)
- Ready-mixed concrete shall comply with ASTM C 94
- For project site mixing, measure, batch, and mix concrete material and concrete according to ASTM C 94. Mix concrete materials in appropriate drum - type batch machine.
- All footings shall bear on minimum 3000 PSF, undisturbed soil.
- Concrete used for all exterior flatwork shall be six (6) bag portland cement per cubic yard (4000 PSI) concrete for all interior flatwork shall be 5 1/2 bag portland cement per cubic yard (3500 PSI)
- Concrete used for foundation walls, footings and all other concrete in forms shall be five (5) bag portland cement per cubic yard (3000 PSI)
- Comply with concrete reinforcing steel institute's recommended practice for "Placing Reinforcing Bars", for details and methods of reinforcement placement and supports, and as herein specified.
- Reinforcing steel shall conform to ASTM A615, Grade 60. Lap continuous bars 36 diameters.
- Unless otherwise noted, provide corner bars of same size and spacing as horizontal wall reinforcement.
- Make provisions in the foundation and footings for the passage of the 4" plastic and cast iron drain tile when pouring concrete.
- Furnish and the outside perimeter of excavated lower levels as shown. Drain tile connection to sump pit shall be made using 4" cast iron pipe.
- Forms shall not be stripped from concrete walls sooner than 48 hours from time of pour.
- Brick walls shall be covered with resilient flooring, carpet, ceramic, or quarry tile, paint or other thin film finish coating system. Provide a level surface plane so that depressions between high spots do not exceed 1/8" under a 10' straight edge.
- All exterior flatwork shall have a medium broom finish.
- Provide spot survey at the completion of outside plot, architect and local jurisdiction, showing all foundation dimensions and dimensions of foundation to all property lines.

Division 4 - Masonry

- Stone masonry work shall confirm to "Building Code Requirements for Stone Masonry."
- Stone material allowance per construction contract - verify with builder.
- Mortar shall be type N.
- Masonry ties: galvanized 20 gauge corrugated metal ties. Provide 24" O.C. vertically and 16" O.C. horizontally.
- For sills, caps and similar applications resulting in exposure of stone surfaces which otherwise would be concealed from view, provide uncured or solid units.
- Walls are to be covered at the end of each day to prevent water absorption. Clean the air space of mortar drippings and other debris during construction.
- Do not firewire fall below 40 degrees F.
- Upon completion of construction, clean all masonry with a cleaner approved by masonry unit supplier.
- Store, handle and install all masonry products in strict adherence to suppliers instructions.

Division 5 - Metals

- All structural steel to be A-36.
- All structural steel bolts to be a minimum of 3/4"-A-325
- Use metal or other approved shims under steel beams and columns. Wood shims are not allowed.
- All structural steel to receive on shop coat of rust inhibitive paint.
- Provide 6" x 6" x 1/2" base plates under all columns (U.O.N.)
- All beams to be bolted to columns at 2 locations (S minimum)
- Provide 1/2" cap plate with (4) 3/4" diameter bolts at all columns.

Division 6 - Woods and Plastics

All wood framing shall comply with AFPA's "Manual for Wood Frame Construction" All lumber shall conform to U.S. product standard PS-20 and applicable rules of lumber grading agencies certified by the American Lumber Standards Committee. Board review, factory mark each piece of lumber with grade stamp of grading agency.
All plywood shall conform to U.S. product standard PS-1 and shall be grade marked. Plywood construction shall conform to the "Plywood Construction Guide" of the American Plywood Association.
Stress grade lumber shall conform to the "National Design Specification for Wood Construction" with an allowable F_b = 1100 PSI except where noted otherwise on plans and for micro-lams.
Treat rough carpentry such as: wood sills, sleepers, blocking, furring, stripping, and similar concealed members in contact with concrete.
Install floor joists w/ crown edge up and support ends of each member with not less than 1 1/2" of bearing on wood or metal, or 3" on masonry, where supported on wood members, attach by toe-nailing or using metal framing anchors, where framed into wood supporting members, use ledgers or metal joist anchors. Frame openings with header and trimmers supported by metal joist hangers.
Do not notch in middle third of joists; limit notches to 1/6 depth of joist, 1/3 at ends.
Do not bore holes larger than 1/3 depth of joist, do not locate closer than 2" from top or bottom.
Provide solid blocking of 2" nominal thickness by depth of joist at ends of joists unless nailed to header or band.

- Provide 1x3 cross bracing with maximum spacing of 8'-0" OC
- Provide double joists under all bearing partitions.
- Provide double joists and headers at stair openings.
- Notch rafters to fit exterior wall plates and toe nail or use metal framing anchors. Double rafters to form header and trimmers at openings in roof framing, if any, and support with metal hangers, where rafters abut a ridge. Place directly opposite each other and nail to ridge member or use metal ridge hangers. At valleys, provide rafter of same thickness as regular rafters and 2" deeper. Bevel ends of jack rafters for full bearing against valley rafters. At hips, provide hip rafter of same thickness as regular rafters and 2" deeper. Bevel ends of jack rafters for full bearing. Righip/valley rafters shall not be less in width than the cut end of the rafter being served.
- Against hip rafter or beam (ties) as indicated or, if not indicated, provide 1x6 nominal size boards between every third pair of rafters, but not more than 48" O.C. Locate below ridge member, at third point of rafter span, cut ends to fit roof slope and nail to rafters.
- Install 2x ceiling joists complying with manufacturers requirements. Face nail to end of parallel rafters. Where ceiling joists are at right angles to rafters, provide additional short joists parallel to rafters from wall plate to first joist; nail to ends of rafters and to top plate and nail to first joist or anchor with framing anchors or metal straps.
- All exterior and bearing partitions shall have studs at 16" OC with double 2x top plate, minimum lap 48" and 2x scale plate.
- All interior non-bearing partitions shall have studs @ 16" OC.
- All corners and intersections shall be not less than three or more studs.
- All bearing wall openings shall be framed with 2-2x 12 headers with 1/2" plywood spacers except where otherwise noted.
- All subfloors to be 3/4" T & G plywood decking glued and nailed as per specifications of the American Plywood Association.
- Provide 1/2" T & G plywood underlayment glued and nailed under all floors to receive carpeting.
- Exterior wall sheathing shall be 1/2" exterior grade plywood, nail at edges with 10d nails at 6" O.C. and 12" O.C. at intermediate studs.
- Roof sheathing to be 5/8" exterior grade plywood.
- Fascia boards, rakes rake trim bd. Shingle mould and trim boards to be cedar.
- Provide firestopping at all furring, partitions and outside stud walls at the level of each floor or ceiling and at the juncture of roof rafters and walls. Provide additional firestopping as required by code.
- Blocking shall be installed where needed, particularly kitchens, baths, closets, and stairs.
- All finish wood flooring, trim, doors no jams shall be left in the building for minimum of two (2) weeks prior to installation, but not prior to the completion of drywall work.
- All supply registers in wood floors to match specification of floor. Registers shall be flush with surrounding flooring.
- Rework existg stairs: treads, handrails, and newel posts shall be oak (stain).
- Handrails having minimum and maximum heights of 34 inches and 38 inches, measured vertically from the nosing of the treads, shall be provided on at least on side of stairways of three or more risers. All required handrails shall be continuous the full length of the stairs. Both ends shall be returned or shall terminate in newel posts or safety terminals.
- Handrails adjacent to stairways shall have a maximum 1/4" between the wall and the handrail. Handrails shall have a circular cross section with a diameter of 1 1/4" to 2".
- Exterior wood trim shall be perpendicular spec.
- Stairs to have a minimum tread depth of 10". Measured nosing to nosing, and all treads shall be equal.
- Stairs to have a maximum step rise of 7 3/4" and the maximum difference between the tallest and smallest riser shall not be greater than 3/8"
- Cuts, notches and holes bored in trusses, laminated veneer lumber, glue laminated members or joists are not permitted unless the effects of such are specifically addressed.
- Exterior load bearing walls with plates cut, drilled or notched more than 50% of the width of the stair shall have a galvanized metal tie 16 gauge and 1 1/2" wide fastened to each plate.
- Exterior bearing walls with studs drilled within 5/8" of the face of the stud shall be reinforced with a structural stud shoe.

Division 7 - Thermal and Moisture Protection

- Exterior walls shall have R-21 batt insulation with 6 mil vapor barrier installed towards the interior.
- Living units with unheated areas above shall have R-49 insulation with protective baffles at eaves to allow for air flow and have an integral vapor barrier, installed towards the interior.
- Provide sound attenuation blankets at all waste lines at floor and wall cavities. Provide soft closed-cell foam or dense glass fiber sleeves nominally 1" long and 1/2" thick between un-insulated pipes and hangers there should be no direct connect between the plumbing and studs or drywall.
- Cantilevered projections shall have R-30 batt insulation with integral vapor barrier installed towards the interior.
- Door and window sills shall be fully stuffed or foamed with insulation.
- All band sills shall be insulated with R-19 batt insulation with integral vapor barrier installed towards the interior.
- All skylights shall be flashed with appropriate flashing provided by manufacturer and installed in accordance with manufacturer's instructions.
- Caulk all joints between siding and corner boards, soffits, brick molds, wood trim and sills. Caulk all intersections between counter tops and walls, bathtubs, shower bases, tile and tips of all painted baseboards.
- Flash at head of all exterior door and window openings with galvanized sheet metal drip caps drip capping/nailing fin integral with windows is acceptable.
- Glitters and dovetails shall be pre-finished aluminum and have a minimum pitch of 1/16" per foot (color per owner).
- Install ridge vents in accordance with manufacturer's recommendations for installation on an asphalt shingle roof.
- Install roofing and flashing in accordance with national association recommendations.
- Asphalt roof shingles - Owens Corning Oakridge Architectural Premium, verify color w/owner.
- Felt underlayment shall be 15lb 36" wide.
- Provide waterproof underlayment under shingles at all roof edges 2' from interior wall and valleys.
- All hot water piping shall be insulated to a minimum of R-3.
- Exterior walls shall have continuous air barrier, including bathtubs.

Division 8 - Doors and Windows

- Windows to be as manufactured by advanced window corp.
 - Glass: 5/8" insulating low E for windows
 - 3/4" tempered insulation low E exterior doors.
 - Exterior frames: clad (color to be selected by owner from standard line)
- Screens: at all operable windows. Frame finish (match ex. verify w/owner)
- General types and approximate quantities of door hardware would be anticipated by the contractor to help estimate installation and other work. In addition to lock, anticipate hinges and a wall mounted stop per each swing door. Coordinate hardware mounting locations with owner.
- Factory fit doors to suit frame-opening sizes indicated on the drawings. Provide 1/8" clearance at heads, jambs, and between pairs of doors. Provide 1/2" clearance from bottom of decorative floor finish, where threshold occurs. Provide 3/8" from bottom of door to top of threshold. Bevel doors 1/8" in 2 inches at lock and hinge edges.
- Provide approved safety glazing at hazardous locations.
- Provide the following doors in accordance with manufacturer's recommendations
 - Front door: existing
 - Interior doors: reuse or match existing
- Coordinate installation of windows and doors with owners security consultant as req'd

Division 9 - Finishes

- All walls to be 5/8" gypsum board (glued and screwed typical and screwed only at walls w/ visqueen vapor retarder).
- All ceilings to be 5/8" gypsum board (match existing in areas to be patched) glued and screwed typical.
- Where gas furnaces are confined in a closet or utility room, 5/8" type "x" gypsum board on walls and ceiling.
- Provide green board on all wet areas and "durock" at sides of shower and tub enclosures to receive tile.
- Floor finished to be as noted on plans.
- Provide tile where indicated on the drawings. Provide tile installation materials complying with ANSI standards referenced in "Setting Material" and "Grouting Material" articles. All ceramic tile to be installed in thinset. Install ceramic tile in accordance with TCA's "Handbook for Ceramic Tile Installation" recommendations for the installation required.
- Provide 3/4" thick x 1/4" wide, solid, clear, plain sawn wood strip flooring to match existing, where indicated on the plans for wood. Provide 15# felt as a vapor barrier. Direction as shown on plans. Install sand and finish in accordance with national oak flooring manufacturer assoc. inc. review stain color w/ owner. Provide transition strip in same species and grade as wood flooring where wood flooring abuts dissimilar flooring material. Provide wood grilles where HVAC supplies are located in floors receiving wood and to be flush with finished floor.
- All drywall surfaces and painted woodwork to receive one (1) coat of primer, two (2) finish latex paint coats.
- Stained woodwork to receive one (1) coat stain and two (2) coats varnish with steel wool between coats.
- All exterior cedar trim and siding to receive one coat of semi-transparent stain-machine applied (four sides back-primed) and one coat field applied. Cut trim to length and prime cut ends. Verify color to match ex. and provide sample to owner for approval.

Division 15 - Mechanical

- Contractor shall provide all labor, materials, and equipment to complete the design and installation of heating, cooling, and ventilation systems, including but not limited to heating plant, distribution, air conditioning system, humidification, temperature (programmable thermostats) and humidification controls, electronic air cleaners, exhaust fans, gas fired equipment flues and appliance vents.
- Entire system shall conform to applicable ASHRAE and SMACNA standards. Contractor shall calculate heat loss and gain, size all ducts and equipment to guarantee system will heat house to 74 degree at -15 degree outside temperature with 15 m.p.h. winds and cool house to 74 degree F at 95 degree outside temperature.
- Contractor to provide the number, manu. and efficiency of furnaces, A/C units, and equipment and accessories to meet the mechanical heating and cooling specifications at time of bid submittal.
- If portion of HVAC system is located outside the building envelope, all ducts, air handlers, filter boxes, and building cavities used as ducts shall be sealed. Duct tightness shall be verified by a third party by either
 - Post construction leak test proving that leakage to outdoors shall be less than or equal to 8cfm per 100 sf of conditioned floor area or total leakage of less than 12 cfm per 100 sf of conditioned floor area when tested at .1" water gradient.
 - Rough in leak test proving that leakage shall be less than 6cfm per 100 sf of conditioned floor area including the air handler or 4 cfm per 100 sf of conditioned floor area when tested at .1" water gradient.
- Mechanical contractor to review layout of supply and return grilles with architect and owner in field prior to installation.
- Provide combustion air for furnaces and water heaters in accordance with NFPA 54. Install louvered door or 2 transfer grills (min 100 sq. in. ea) within 12' of floor and ceiling.
- All supply registers to be 4" x 10" unless noted otherwise. Paint inside of floor supply ducts one (1) coat flat black upon request. All supply registers in wood floors to match specification of floor, and to be flush with wood floors.
- All supply, return and exhaust duct openings shall be covered with screening during construction.
- Joists and seams of supply and return ducts to be secured properly and substantially airtight.
- All sheets metal duct systems to have sufficient in-line dampers for balancing purposes.
- Type B flex to be installed in accordance with their listings and manufacturer's instructions.
- Chimney or vent connectors shall have a rise of at least 1/4" to the foot of run and be securely supported.
- All gas lines to gas appliances shall be run by plumbing contractor and provided with a shut-off valve at the appliance.
- Heating contractor to run all condensate lines to floor drain.
- Sewer pipe to penetrate foundation walls shall be ductile iron or schedule 40 PVC pipe to extend to virgin soil on the exterior and 6" clean out within 5'-0" of foundation. All mission couplings shall be the non-shear types.
- Plastic (PVC) piping for waste and vent and copper water supply piping shall conform to latest ASTM specifications for residential use.
- Above ground potable water piping shall be type L copper and underground potable water piping shall be type K copper.
- Provide cleanout at every change of direction and in any run with a bend greater than 45 degrees.
- Provide 12" air chambers at each hot and cold water line at every fixture. Air chambers in a riser shall be 24"
- The footing drain shall be covered with a minimum of six (6) inches of washed gravel. (Sizes one-inch to three-fourth inch) to a point not less than three(3) inches above the top of the footing and covered with resin paper.
- Stack test is required on all waste and vent piping at the time of the rough and underground inspections.
- 75 PSI air test or water pressure req'd on water piping at time of rough inspection.
- 25 PSI air test req'd on all gas piping at the time of the rough.
- All existing plumbing that may pose a health or safety hazard must be revised to meet the Illinois plumbing code and village of Arlington Heights ordinances.
- Floor drain traps and drains, installed below a concrete floor or underground shall not be less than four (4) inches in diameter.
- Min. trap size for tubs, whirlpool or soaking tub shall be 2"
- A 3" full size stack is req'd for all water closets unless reverted back to main full size stack within twenty feet.
- All floor drains must be vented a minimum of 2'.
- All returns shall be ducted; use of wall cavity for return air prohibited.
- All exhaust fans shall run to exterior air, venting to within one(1) foot of roof vent with trap is not permitted.
- Dryer to be vented directly to exterior and provided with back draft damper.
- All equipment and appliances, including the air conditioner, water heater and furnace, shall be installed in accordance with their listings and the manufacturer's instructions. A copy of the manufacturer's installation instructions must be provided on site at the time of inspection.
- HVAC system shall be controlled by a programmable thermostat.
- Water service from main to building to be installed by a licensed plumber.
- New furnace room to have floor drain and single sprinkler head as req'd by Arlington Heights code.



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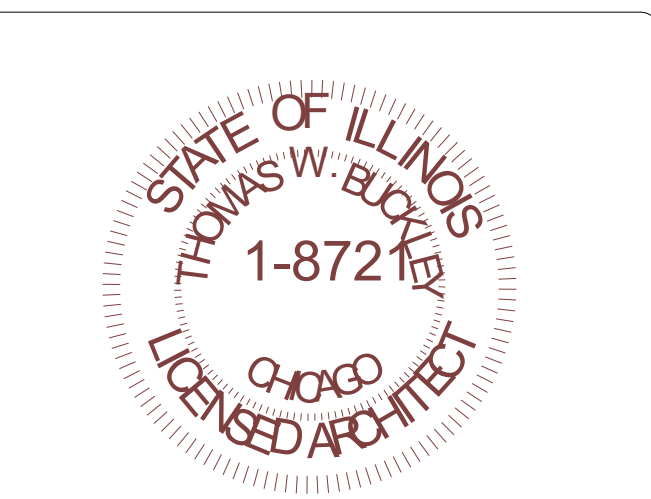
ADDITION TO RESIDENCE AT
725 S HIGHLAND AVE
ARLINGTON HEIGHTS, IL 60005

DATE

11/04/2020

ISSUE DATE

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|------------|----------------------|
| 11/03/2020 | 1 - DESIGN REVIEW |
| 11/04/2020 | 2 - ISSUE FOR PERMIT |



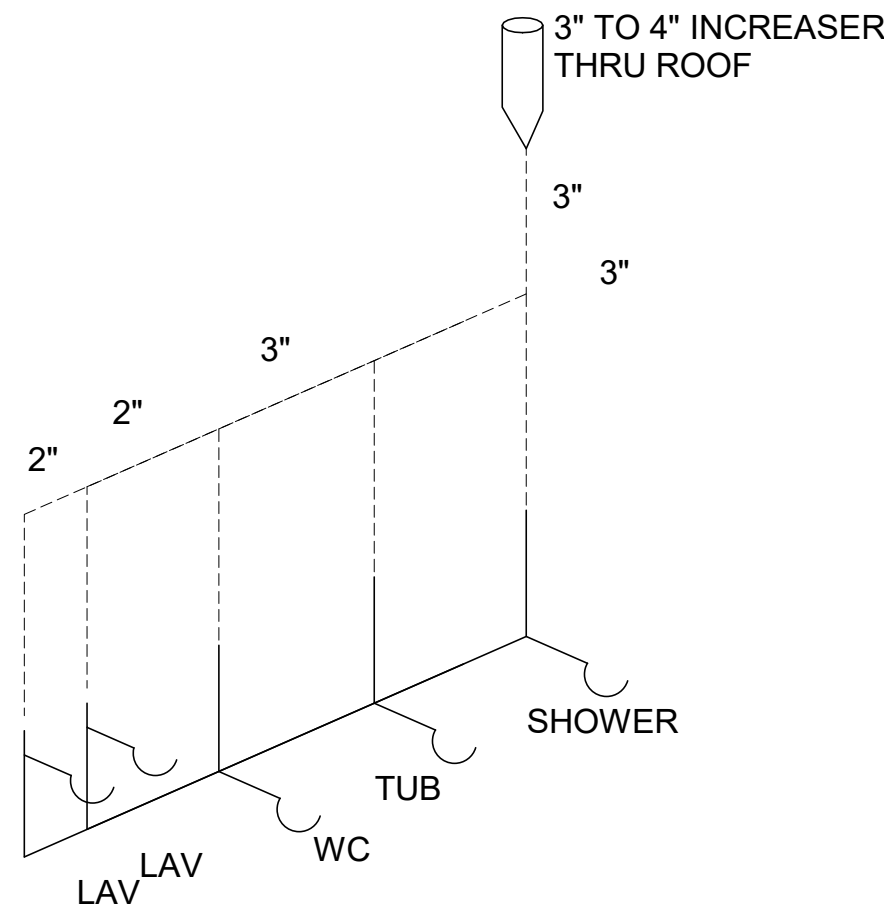
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ARCHITECT'S CERTIFICATION
I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE, COMPLY WITH ALL APPLICABLE CODES AND ORDINANCES.
Thomas Buckley
CERT. NO. 001.008721
EXP 11-30-2022 DATE 11/04/2020

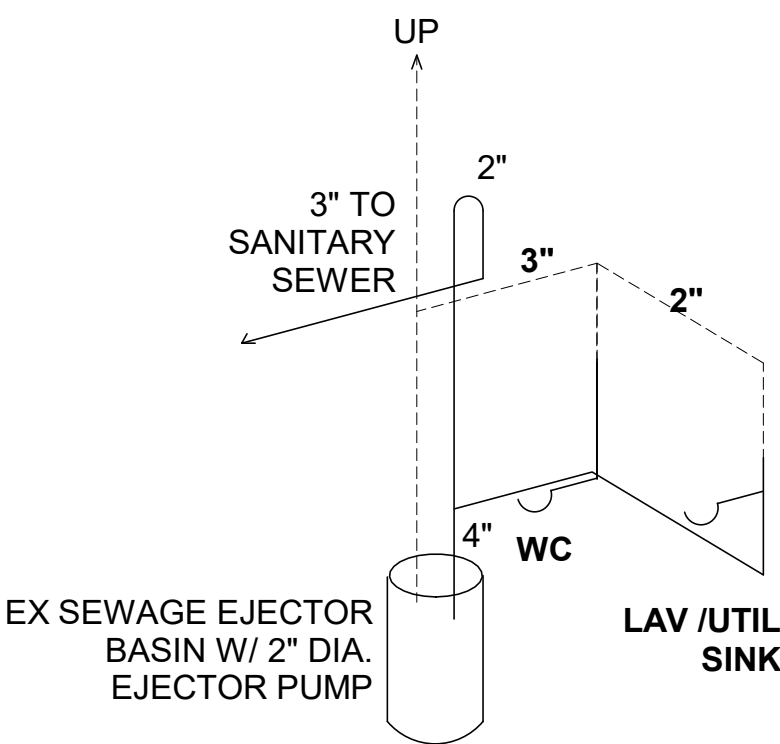
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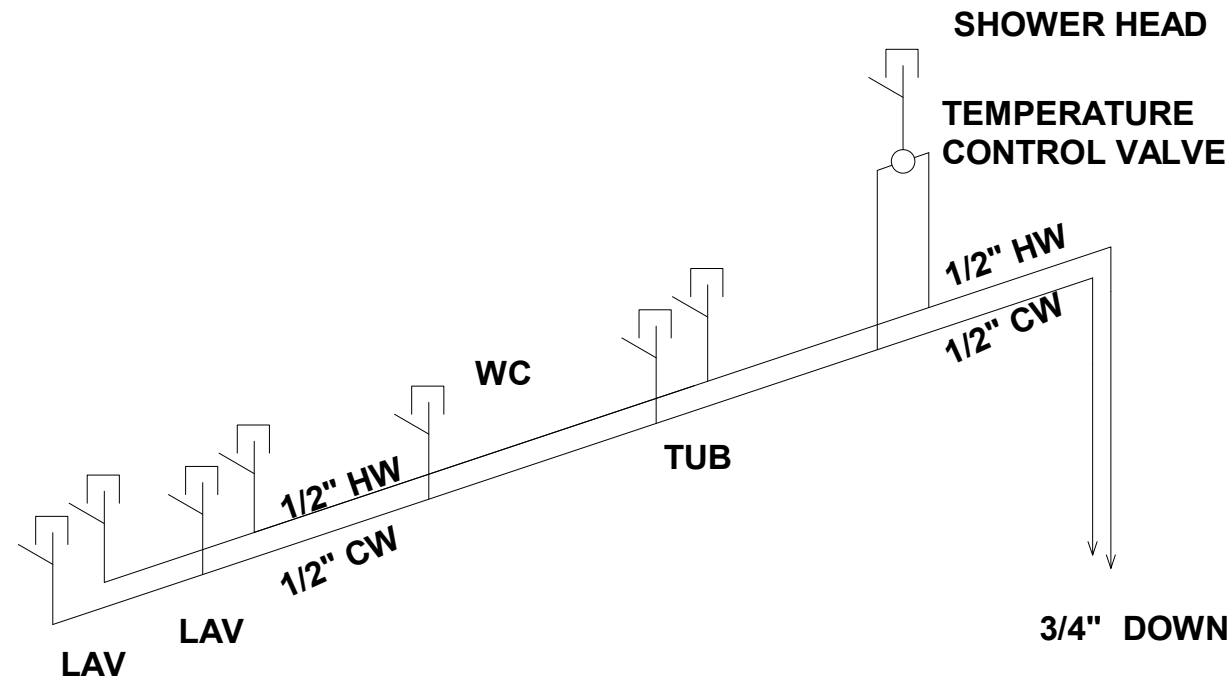
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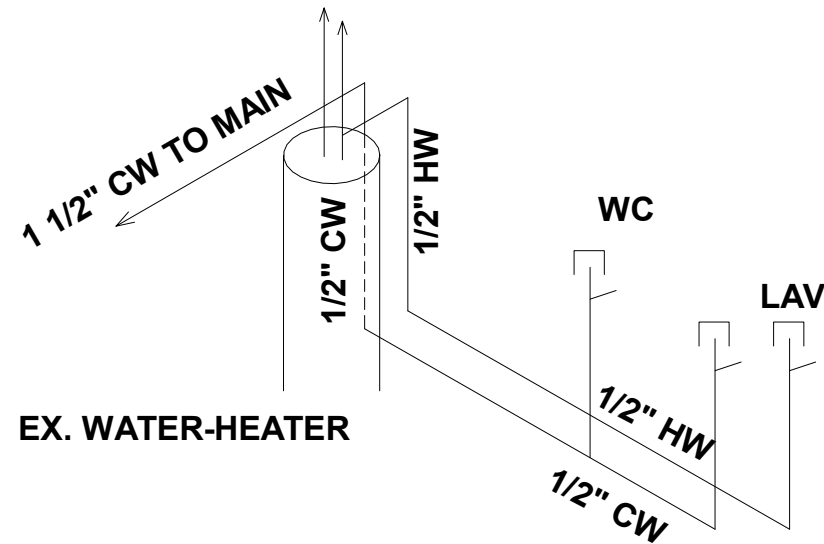
2ND FLOOR SHARED WASTE & VENT DIAGRAM
N.T.S.
NEW WASTE & VENT PIPING TO BE PVC SCHEDULE 40.



BASEMENT WASTE & VENT DIAGRAM
N.T.S.
NEW WASTE & VENT PIPING TO BE PVC SCHEDULE 40.



2ND FLOOR SHARED WATER PIPING DIAGRAM
N.T.S.
ALL SUPPLY PIPING TO BE COPPER TYPE "L"



BASEMENT WATER PIPING DIAGRAM
N.T.S.
ALL SUPPLY PIPING TO BE COPPER TYPE "L"

DIVISION 16 - ELECTRICAL

- 200 AMP PANEL TO BE USED.
- ALL EQUIPMENT INSTALLED OUTDOORS SHALL BE WEATHER PROOF.
- ALL WP RECEPTACLES SHALL BE WEATHER-PROOF AND HAVE GROUND FAULT INTERRUPTER.
- ALL INTERIOR RECEPTACLES SHALL BE OF THE GROUNDED TYPE.
- ALL OUTLETS DESIGNATED TO BE GFI ARE TO BE U.L. LISTED FRI OUTLETS, NOT STANDARD OUTLETS CONNECTED TO A GFI CIRCUIT. GFI CIRCUITS MAY ONLY BE USED FOR THOSE THOSE DIRECT-WIRED APPLIANCES AND FIXTURES THAT REQUIRE GFI PROTECTION.
- VERIFY MOUNTING HEIGHT OF ELECTRICAL DEVICES AT WALLS IN FIELD WITH OWNER AND ARCHITECT. COORDINATE LOCATIONS OF ALL ELECTRICAL DEVICES, INCLUDING RECESSED LIGHT FIXTURES, WITH OWNER AND ARCHITECT IN FIELD PRIOR TO INSTALLATION OF CONDUIT.
- ALL DIRECTLY CONNECTED HVAC AND KITCHEN APPLIANCES TO BE DIRECT WIRED BY ELECTRICIAN.
- CONTRACTOR SHALL VERIFY POWER REQUIREMENTS FOR ALL APPLIANCES IN FIELD PRIOR TO WIRING.
- ALL RECESSED ELECTRICAL FIXTURES SHALL BE LOCATED A MINIMUM OF 2" FROM ANY SURROUNDING WOOD.
- RECESSED FIXTURES INSTALLED IN INSULATED CEILINGS TO BE IC" TYPE.
- EXERCISE CARE WITH CONDUIT AND ELECTRIC BOX WHEN SWITCHES OR RECEPTACLES ARE AT POCKET DOOR LOCATIONS TO INSURE DOOR DOES NOT SCRAPE AGAINST CONDUIT OR ELECTRIC BOX.
- AT LEAST 75% OF THE LAMPS IN THE PERMANENTLY INSTALLED LIGHT FITURES MUST BE HIGH EFFICIENCY BULBS
- ALL TELEPHONE WIRING SHALL BE "HOME-RUN". ALL WIRING SHALL BE CATEGORY 5/ TWISTED PAIR.
- CLOSET INCANDESCENT FIXTURES MUST BE MOUNTED A MINIMUM OF TWELVE (12") INCHES AWAY FROM THE NEAREST POINT OF STORAGE. RECESSED INCANDESCENT, RECESSED FLOURESCENT AND SURFACE MOUNTED FLOURESCENT FIXTURES MUST BE MOUNTED A MINIMUM OF SIX (6") INCHES AWAY FROM THE NEAREST POINT OF STORAGE. LIGHT FIXTURES IN CLOSETS MUST HAVE A COMPLETELY ENCLOSED LAMP.
- ELECTRICAL DEVICES SUCH AS RECEPTLES, SWITCHES AND JACKS SHALL BE VERIFIED WITH OWNNER.
- EXHAUST FAN/LIGHTS SHALL BE BROAN OR EQUAL . VERIFY W/ OWNNER.
- PROVIDE SMOKE DETECTORS PER CODE. ALL DETECTORS TO BE INTERCONNECTED.
- RECESSED CAN LIGHT FIXTURES AT DAMP LOCATIONS SHALL BE WATERPROOF (VERIFY STYLE W/ OWNER)
- ALL BRANCH CIRCUITS THAT SUPPLY 125 VOLTS, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS INSTALLED IN DWELLING UNIT BEDROOMS, FAMILY ROOM, DINING ROOM, LIVING ROOM, LIBRARY, DEN, SUNROOM, GREAT ROOM, CLOSET, HALLWAY OR SIMILAR ARE OUTLETS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTOR LISTED TO PROVIDE PROTECTION OF THE ENTIRE BRNACH CIRCUIT
- ALL EQUIPMENT SHALL BE U.L. APPROVED OR ANY OTHER NATIONALLY RECOGNIZED TESTING COMPANY.
- ALL RECEPTABLES SHALL BE GROUNDED AS REQUIRED BY ARTICLE 250-146
- COUNTERTOP RECEPTACLES ARE TO BE INSTALLED SO NO POINT ALONG THE WALL LINE IS MORE THAN TWENTY-FOUR (24) INCHES FROM A RECEPTABLE OUTLET. COUNTERTOPS TWELVE INCHES (12") OR LARGER REQUIRE A RECEPTACLE.
- ALL OUTSIDE LIGHTS SHALL BE U.L. APPROVED FOR WET OR DAMP LOCATIONS AS REQUIRED BY SECTION 410-4.
- INSTALL WALL RECEPTACLES SO THAT NO POINT ALONG THE FLOOR LINE IN ANY WALL SPACE IS MORE THAN 6 FEET MEASURED HORIZONTALLY FROM AN OUTLET IN THAT SPACE. (ARTICLE 210.52(A)(1)
- TAMPER RESISTANT RECEPTACLES ARE REQUIRED.
- ALL CEILING OUTLET ELECTRICAL BOXES SHALL BE CAPABLE OF SUPPORTING CEILING FANS.

250.104 BONDING OF PIPING SYSTEMS AND EXPOSED STRUCTURAL STEEL

METAL WATER PIPING

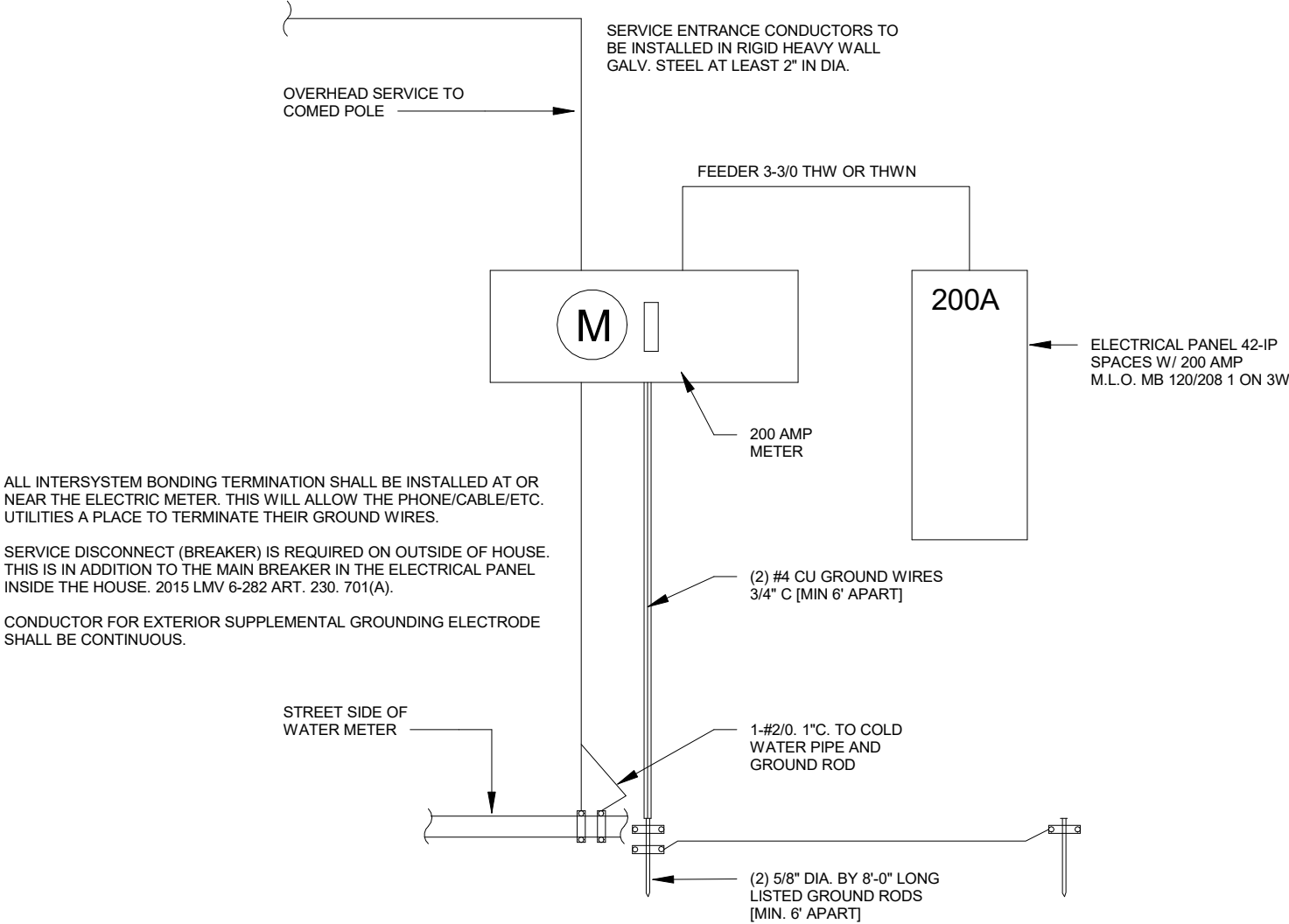
THE METAL WATER PIPING SYSTEMS SHALL BE BONDED AS REQUIRED IN (A)(1), (A)(2), OR (A)(3) OF THIS SECTION. THE BONDING JUMPER(S) SHALL BE INSTALLED IN ACCORDANCE WITH 250.64(A), (B) AND (E). THE POINTS OF ATTACHMENT OF THE BONDING JUMPER(S) SHALL BE ACCESSIBLE.

GENERAL

METAL WATER PIPING SYSTEM(S) INSTALLED IN OR ATTACHED TO A BUILDING OR STRUCTURES SHALL BE BONDED TO THE SERVICE EQUIPMETN ENCLOSURE, THE GROUNDED CONDUCTOR AT THE SERVICE, THE GROUNDING ELECTRODE CONDUCTOR WHERE OF SUFFICIENT SIZE, OR TO THE ONE OR MORE GROUNDING ELECTRODES USED. THE BONDING JUMPER(S) SHALL BE SIZED IN ACCORDANCE WITH TABLE 250.66 EXCEPT AS PERMITTED IN 250.104(A)(2) AND (A)(3).

OTHER METAL PIPING

IF INSTALLED IN OR ATTACHED TO A BUILDING OR STRUCTURE, A METAL PIPING SYSTEM(S), INCLUDING GAS PIPING, THAT IS LIKELY TO BECOME ENERGIZED SHALL BE BONDED TO THE SERVICE EQUIPMENT ENCLOSURE. THE GORUNDED CONDUCTOR AT THE SERVICE, THE GROUNDING ELECTRODE CONDUCTOR, IF OF SFFICIENT SIZE, OR TO ONE OR MORE GROUNDING ELECTRODES USED. THE BONDING JUMPER(S) SHALL BE SIZED IN ACCORDANCE WITH 250.122. USING THE RATING OF THE CIRCUIT THAT IS LIKELY TO ENERGIZE THE PIPING SYSTEM(S). THE EQUIPMENT GROUNDING CONDUCTOR FOR THE CIRCUIT THAT IS LIKELY TO ENERGIZE THE PIPING SHALL BE PERMITTED TO SERVE AS THE BONDING MEANS. THE POINTS OF ATTACHMENT OF THE BONDING JUMPER(S) SHALL BE ACCESSIBLE.



1 ELECTRICAL SERVICE RISER DIAGRAM
MEP1.0 N.T.S.

PLUMBING FIXTURE SCHEDULE

FIXTURE	MANUF/MODEL	QUANTITY	WSFU PER	WSFU
LAVATORY (LAV)		4	1	4
WATER CLOSET (WC)		4	3	12
TUB (W/P)		3	2	6
SHOWER (SHOW-1)		1	2	2
KITCHEN SINK (K SINK)		1	2	2
WASHER/DRYER (W/D)		1	2	2
UTILITY SINK (UTIL)		1	3	3
DISHWASHER (DW)		1	1	1
WATER-HEATER (WH)		1		
TOTAL FIXTURES		17	---	32

PER ILLINOIS PLUMBING CODE 1" DIAMETER WATER SERVICE IS REQUIRED. 1/2" DIAMETER SERVICE TO BE INSTALLED.

- ALL COPPER VENT / WASTE PIPE TO BE "M" TYPE
- ALL COPPER ABOVE GROUND TO BE "L" TYPE
- ALL COPPER BELOW GROUND TO BE "K" TYPE
- ALL COPPER FITTINGS TO BE FORGED WITH NO LEAD SOLDER FLUX.
- ALL PVC TO BE SCH. 40 TO MEET CODE
- ALL PVC FITTINGS TO BE DMV WITH PURPLE PRIMER AND CLEAR PVC CEMENT
- 24" AIR CHAMBERS ON ALL MAIN WATER RISERS.
- 12" AIR CHAMBERS ON ALL FIXTURES
- SHUT OFF STOPS ON ALL FIXTURES.

MINIMUM SHEET METAL THICKNESSES FOR SINGLE DWELLING UNITS			
DUCT SIZE	GALVANIZED STEEL		APPROX. ALUMINUM B+S GAUGE
	MINIMUM THICKNESS (INCHES)	EQUIVALENT GALVANIZED GAUGE NO.	
ROUND DUCTS + ENCLOSED RECT. DUCTS			
14" OR LESS	0.013	30	26
OVER 14"	0.016	28	24
EXPOSED RECT. DUCTS			
14" OR LESS	0.016	28	24
OVER 14"	0.019	26	22

DWELLING UNIT FLOOR AREA (SQUARE FEET)	NUMBER OF BEDROOMS				
	0-1	2-3	4-5	6-7	>7
AIRFLOW IN CFM					
< 1500	30	45	60	75	90
1500 - 3000	45	60	75	90	105
3001 - 4500	60	75	90	105	120
4501 - 6000	75	90	105	120	135
6001 - 7500	90	105	120	135	150
> 7500	105	120	135	150	165



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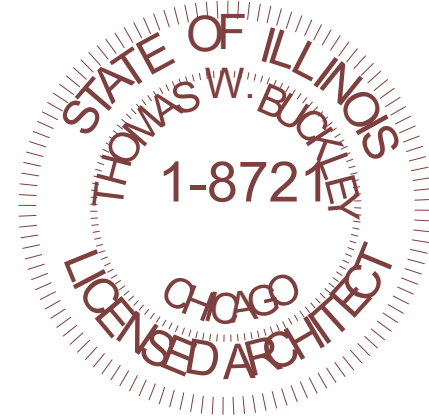
ADDITION TO
RESIDENCE AT
725 S HIGHLAND AVE
ARLINGTON HEIGHTS, IL
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DATE

11/04/2020

ISSUE DATE

11/03/2020 1 - DESIGN REVIEW
11/04/2020 2 - ISSUE FOR PERMIT



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ARCHITECT'S CERTIFICATION

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

Thomas Buckley

CERT. NO. 001.008721

EXP 11-30-2022

DATE 11/04/2020

SHEET TITLE

MEP DIAGRAMS AND NOTES

SHEET NUMBER

MEP1.0