



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

Arlington Heights Village Hall
33 S. Arlington Heights Road
Arlington Heights, IL 60005
January 9, 2017
7:00 PM

I. CALL TO ORDER

II. ROLL CALL

III. APPROVAL OF MINUTES

- A. 1504 N. Howard Ct. - 12/12/16
- B. 925 N. Douglas Ave. - 12/12/16
- C. Electronic Packet Distribution - 12/12/16

IV. REPORTS

V. OLD BUSINESS

VI. NEW BUSINESS

- A. 3265 N. Arlington Heights Rd. - ZBA#16-058
- B. 2004 N. Kennicott Dr. - ZBA#16-059

VII. OTHER BUSINESS

VIII. ADJOURNMENT

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



Item: 1504 N. Howard Ct. - 12/12/16

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
1504 N. Howard Ct. - 12/12/16 - Minutes	Minutes
1504 N. Howard Ct. - 12/12/16 - Findings	Minutes

DRAFT

ZONING BOARD

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

OF APPEALS

RE: 1504 NORTH HOWARD COURT - ZBA#16-048

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 12th day of December, 2016 at the hour of
7:00 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM DRAKE
DAVID DIVITO
JOSEPH GEISEL
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

DRAFT

CHAIRMAN PETRILLO: All right, we'll call the meeting of the Zoning Board of Appeals, December 12th, 2016 meeting to order. Derek, do you want to call the roll?

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Here.

MR. MACH: Mr. Divito.

MR. DIVITO: Here.

MR. MACH: Mr. Drake.

MR. DRAKE: Here.

MR. MACH: Mr. Geisel.

MR. GEISEL: Here.

MR. MACH: Mr. Schwingbeck.

(No response.)

MR. MACH: Mr. Selbka.

MR. SELBKA: Here.

MR. MACH: Mr. Siavelis.

(No response.)

CHAIRMAN PETRILLO: We have a quorum. The first order of business is the pledge of allegiance. If you would join us in the pledge of allegiance?

(Pledge of allegiance.)

CHAIRMAN PETRILLO: The next order of business is approval of the minutes from the November 14, 2016 meeting. Has everybody had an opportunity to review those minutes? Any changes or comments?

None being heard, is there a motion?

MR. DRAKE: Move approval.

CHAIRMAN PETRILLO: Motion to approve, is there a second?

MR. SELBKA: Second.

CHAIRMAN PETRILLO: We have a second. All those in favor say aye.

(Chorus of ayes.)

CHAIRMAN PETRILLO: Those opposed?

(No response.)

CHAIRMAN PETRILLO: Motion passes. Next order of business is the Douglas petition, 925 North Douglas.

Gentlemen, tonight we will ask you to first sign in actually at the podium. Then as we work through the petition, we will ask you to touch on three areas in order for us to weigh the evidence of your petition. The first will be that the property cannot yield a reasonable return on the investment if the strict code is applied, the plight of the owner is due to unique circumstances, and the variation if granted will not detract from the character of the neighborhood.

Sir, you might as well stay up because you're the first Petitioner.

MR. SCHROEDER: Sure, thank you.

CHAIRMAN PETRILLO: So, do you need me to repeat those three circumstances?

MR. SCHROEDER: No. I've got it.

CHAIRMAN PETRILLO: Okay, if you would state your name and address for the record?

MR. SCHROEDER: Sure. Bill Schroeder, William Schroeder, 1504 North Howard Court in Arlington.

CHAIRMAN PETRILLO: I'll swear you in.
(Witness sworn.)

CHAIRMAN PETRILLO: If you would touch on the three areas? This is a variance for a fence, correct?

MR. SCHROEDER: Yes.

CHAIRMAN PETRILLO: And the exterior side yard setback?

MR. SCHROEDER: Yes. If I could, I'll address that in just a second. I want to apologize, I missed my first date. There was a, I don't want to use the word confusion on how many signs I needed in a cul de sac. I only had one, I should have had two, so I want to publicly apologize for that, okay. Hopefully it didn't cause any inconvenience.

Yes, thank you for this opportunity for allowing me to present my case. If you don't mind, if I can just reiterate what you just said, okay, the three issues, that the property in question cannot yield a reasonable return, the plight of the owner is due to unique circumstances, and number three, the variation if granted will not alter the character of the locale.

So, number one, property in question not to yield a reasonable return. Okay, the current fence that was installed and maintained by the Courts of Russetwood that runs from Waterman to the east to the end of their property line up to my property line, that's the current fence that's in place now, excuse me. A step-back fence per the code is not only unsafe, but it will also cut into my side yard, cutting 12 and a half feet back, and look aesthetically bad. Subsequently, it will affect my resell value as a corner lot cutting my yard in half.

If the petition is allowed, the new fence will run along the sidewalk, matching the existing fence in height and color, stopping parallel to my garage about 90 feet. Now, there is a precedent where this is allowed a few blocks away on 220 Amhurst Court. It's adjacent to Waterman, parts of the Courts of Russetwood. It's a corner lot where the fence runs along the sidewalk parallel to the house. I have photos of that if you want to see it, okay.

The second standard is that the plight of the owner is due to unique circumstances. Thomas, I call it an arterial street, the definition to the Village might be different. It's a busy street. I live one block away from Hersey and again that street can be busy. Without a fence to the corner, it's dangerous for my kids to play and makes for an unsafe environment for my pets. Also, pedestrians have easy access to my yard. Then we have a screened-in porch that have some safety concerns without that fence.

Then the third, if granted, it will not alter the essential character of the locality. If granted, actually in my opinion it will do just the opposite. The fence will enhance the character of the neighborhood. If we're forced to do a step-back, it will be a bit of an eyesore. I'm on one of the major streets leading to one of the major schools here in Arlington. One precedent that I do have where there is a step-back, again a few blocks away, is 1703 Waterman, just north of the Courts of Russetwood, not part of the Courts of Russetwood where there is a step-back fence. It's two difference colors and frankly,

aesthetically, it looks bad. Again, I have pictures if you want to see it.

What I'm asking for is a fence that matches an existing fence in height and in color. It does not need to be attached but, again, would be the same color. If granted, I would have a private yard for my kids to play and my wife and I to relax and enjoy without the concerns of walkers by. Thank you.

CHAIRMAN PETRILLO: Morning traffic, after-school traffic, it's been observation that it goes up and down there pretty quickly, after basketball games, track meets, football games. I've also over the years noticed a lot of debris from time to time up against that fence on the north side of Thomas. Right now, do you get those residuals of that same type of debris and/or traffic noise?

MR. SCHROEDER: We do. We've only lived there for a month, so the debris not quite yet. But yes, the noise for sure. Around 6:00 a.m. it starts. School days obviously are more prevalent than others, but with all the sporting activities that Hersey attracts, like you said, it can be a busy street.

CHAIRMAN PETRILLO: There's a number of houses to the west of you that already have this fence in place, correct?

MR. SCHROEDER: To the east and west both.

CHAIRMAN PETRILLO: To the east and west, all right. I have no other questions. Is there anybody else with any questions for this Petitioner?

None being heard, we'll close it to Board discussion. Does anybody have any questions or comments you would like to be tendered at this point in time?

MR. GEISEL: I think this would be a common sense continuation of the existing fence. So, it would actually be appropriate for the neighborhood looks like.

CHAIRMAN PETRILLO: I agree. Is there a motion?

MR. DRAKE: I move approval.

CHAIRMAN PETRILLO: Is there a second?

MR. SELBKA: Second.

CHAIRMAN PETRILLO: Derek, would you call the roll please?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MR. SCHROEDER: Thank you, gentlemen. Can I ask now what's the procedure?

CHAIRMAN PETRILLO: You'll go ahead and, oh, I'm sorry. Go ahead, Derek.

MR. MACH: So, just submit for a building permit if you haven't already done so, consistent with your approval, and you can go ahead and do that.

MR. SCHROEDER: Great. Thank you, gentlemen.

CHAIRMAN PETRILLO: All right, have a good holiday.

MR. SCHROEDER: You, too. Is my attendance involved any more here or am I good to go? I'm going to go home, thank you.

(Whereupon, the public hearing on the
above-mentioned petition was adjourned
at 7:08 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS

December 12, 2016

PETITIONER: Schroeder Residence
ADDRESS OF PROPERTY: 1504 N. Howard Ct.
VARIATION: 6.13-3c1, 6.13-3

A 12.5' setback variance to allow a 6-foot tall solid fence in the exterior side yard along the south property line with no street side landscaping, where a 12.5' setback is required; and a 3' height variance to allow a 6' tall fence in the exterior side yard along the perimeter of the lot, where a 3' tall fence is allowed.

The petitioner testified that they are proposing a six foot tall fence along the property line adjacent to Thomas Street. The petitioner explained that the proposed fence will line up with the existing fence to the west which is the Courts of Russetwood. The petitioner explained that a code compliant fence that is setback would look out of character since the Courts of Russetwood has a six foot high fence along the sidewalk. The petitioner testified that they are a few blocks from Hersey High school and that Thomas is a very busy street. The petitioner explained that the fence is necessary to limit noise and provide privacy.

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

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

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

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

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

Anthony Petrillo, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: 925 N. Douglas Ave. - 12/12/16

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
925 N. Douglas Ave. - 12/12/16 - Minutes	Minutes
925 N. Douglas - 12/12/16 - Findings	Minutes

ZONING BOARD

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

OF APPEALS

RE: 925 NORTH DOUGLAS AVENUE - ZBA#16-056

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 12th day of December, 2016 at the hour of
7:00 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM DRAKE
DAVID DIVITO
JOSEPH GEISEL
JOSEPH SELBKA

ALSO PRESENT:

DEREK MACH, Village Planner

CHAIRMAN PETRILLO: Sir, would you please step forward? The next petition is the Douglas petition, 925 North Douglas, for an undersized lot to be a buildable lot where 50 feet is required and the lot in question is a 49-foot lot as well as the square footage. Correct, Derek?

MR. MACH: Yes.

CHAIRMAN PETRILLO: Sir, would you state your name and association to this petition for the record please?

MR. DAVIS: Kevin Davis, owner of Fairfield Homes.

(Witness sworn.)

CHAIRMAN PETRILLO: Thank you. You may proceed.

MR. DAVIS: So, we purchased 925 North Douglas to build a home on and, surprise, there is no zoning because it doesn't meet the minimum 50-foot lot. In investigating it, we found out that that's common to grant variances for a 49-foot lot based on meeting all the other criteria under the current zoning that's allowed for 50-foot lots.

This is our seventh house in this neighborhood in the last two years. The house would have the same setbacks, again it meets the zoning criteria except for the 49-foot issue.

CHAIRMAN PETRILLO: So, if you're not able to --

MR. DAVIS: Build a house, the hardship.

CHAIRMAN PETRILLO: Derek, he would require a variation if he was going up anyway because his setbacks I think are, I thought I saw the setbacks, that they were greater than, I mean less than what would be required?

MR. DAVIS: No.

CHAIRMAN PETRILLO: Or is it the driveway? I went by there. Was it the driveway?

MR. DAVIS: Well, that's the existing house. Yes, I think the existing house actually encroaches the current setbacks. Maybe back then they weren't the same when the house was built. But our new home would have the proper setbacks under the current zoning.

CHAIRMAN PETRILLO: Yes, but mind you it's just shy, so my point was even though it's just shy by a matter of inches, 4.8 I think, we still need 4.9, so after coming in for some type of variance if you were just going straight up.

The footprint of the new home, is it going to comply with the setbacks?

MR. DAVIS: Yes.

CHAIRMAN PETRILLO: Front, both sides and the rear?

MR. DAVIS: Correct.

CHAIRMAN PETRILLO: In your opinion, is the home design in character of this neighborhood?

MR. DAVIS: Well, I've been through Design Review, so yes. For the record, they were kind of hard on me. It's okay, I get it.

CHAIRMAN PETRILLO: Any other questions? You're already on kind of a unique position. You purchased this property, there's a home that exists on an undersized lot so that's kind of the uniqueness of this. So, we've touched on all three criteria. Are

there any questions or comments for the Petitioner?

MR. SELBKA: This would be a huge improvement to the neighborhood. It is a much nicer home than the one that's there. So, I think that that lays in your favor of the petition in addition to the fact that the lot really isn't buildable in any other way.

MR. DAVIS: Right.

MR. SELBKA: So, I would be in favor of the petition.

CHAIRMAN PETRILLO: I just wanted to comment, I'm very familiar with that neighborhood. There's a lot of additions or a lot of homes with additions that in my opinion don't look as nice and then just to the west, is that Haddow? That first street to the west, yes, Douglas-Haddow, and there are a lot of homes that are much larger in scale than this although this block has a lot of smaller homes but there are some additions that I believe are on this block, three or four. I think this block is starving for another nice, new facade on a home.

MR. DAVIS: It might be that the whole block is 49-foot lots, you know.

MR. GEISEL: No, it's just those particular ones in the middle. I still live nearby.

MR. DAVIS: It's just the middle?

MR. GEISEL: We just approved the lot immediately east of it within the past 60 days, the exact same condition.

CHAIRMAN PETRILLO: Any other questions or comments?

MR. DRAKE: I've got a comment and question.

MR. DAVIS: Sure.

MR. DRAKE: I agree, I think it's a nice addition to the neighborhood. Did you have any contact with any of the neighbors or any reaction? Or had a chance to talk with any of the neighbors?

MR. DAVIS: Not on this particular one. With the previous owner that I bought it from, but no. We sent out the notices but no. We typically have a lot of contact with them when we get started, then they come out and meet us and we sort of work out our issues.

MR. DRAKE: Okay, thank you.

CHAIRMAN PETRILLO: Any other questions or comments? None being heard, is there a motion on the floor?

MR. DIVITO: Motion to approve.

CHAIRMAN PETRILLO: We have a motion, and is there a second?

MR. SELBKA: Second.

CHAIRMAN PETRILLO: We have a second. Derek, would you call the roll please?

MR. MACH: Mr. Divito.

MR. DIVITO: Yes.

MR. MACH: Mr. Drake.

MR. DRAKE: Yes.

MR. MACH: Mr. Geisel.

MR. GEISEL: Yes.

MR. MACH: Mr. Selbka.

MR. SELBKA: Yes.

MR. MACH: Chairman Petrillo.

CHAIRMAN PETRILLO: Yes.

MR. DAVIS: Thank you very much.

(Whereupon, the public hearing on the
above-mentioned petition was adjourned
at 7:23 p.m.)

ZONING BOARD OF APPEALS VILLAGE OF ARLINGTON HEIGHTS

FINDINGS

December 12, 2016

PETITIONER: Kevin Davis / Fairfield Homes
ADDRESS OF PROPERTY: 925 N. Douglas Ave.
VARIATION: 5.1-3.4

A variance to allow a 49-ft. wide, 6,470 sq. ft. lot to be buildable, where 70-ft. wide, 8,750 sq. ft. is required.

The petitioner explained that they are proposing to tear down a home and construct a new home and that the property has a total land area of 6,470 square feet and a lot width of 49 feet. The petitioner explained that the lot is substandard in width and lot area and that per code the minimum lot size and width requirements for the R-3 District are 70 feet in width and 8,750 square feet in area. As part of Chapter 28, Section 5.1-3.4, the Director of Building is authorized to issue permits for structures on lots that are less than the minimum area and width requirements if the majority of the frontage on which the property is located is developed with lots that are below the minimum district requirements; provided that no permit shall be issued for any parcel containing less than 6,250 SF and a lot width of 50 feet. The petitioner's property is 49.0 feet wide which does not meet the absolute minimum lot width of 50 feet.

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

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

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

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

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

Anthony Petrillo, Chairman
Zoning Board of Appeals
Village of Arlington Heights



Item: Electronic Packet Distribution - 12/12/16

Department: Planning & Community Development

ATTACHMENTS:

Description	Type
Electronic Packet Distribution - 12/12/16	Minutes

ZONING BOARD

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

OF APPEALS

RE: ELECTRONIC PACKET DISTRIBUTION

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor Beuchner Room,
Arlington Heights, Illinois on the 12th day of December, 2016 at the hour of
7:00 p.m.

MEMBERS PRESENT:

TONY PETRILLO, Chairman
TOM DRAKE
DAVID DIVITO
JOSEPH GEISEL
JOSEPH SELBKA

CHAIRMAN PETRILLO: Thank you. Is there a motion, since there is no other old business, is there a motion to adjourn?

MR. MACH: Chairman, I just wanted to briefly discuss the packet distribution.

MR. DAVIS: Thank you.

CHAIRMAN PETRILLO: Good luck. Oh, do we have to do that on the record? Okay, I'm sorry. Then we won't close yet the meeting.

MR. MACH: There have been concerns regarding the ZBA packet distribution, and in order to help expedite the packet, we're requesting that the ZBA consider utilizing the electronic packet system and notices directly. Majority of the commissions including the Village Board are using this system, and paperless packets would save substantial Staff time and then help expedite distribution by, you know, once we send that link and post it, it would be immediately available.

Again, we're requesting assistance from the Zoning Board of Appeals to go paperless. Again, it would save substantial time and help expedite distribution. We are willing to offer any assistance necessary during the transition from paper to electronic.

MR. GEISEL: I'll go ahead and own the complaint. I went to Derek, I talked to Tony as well, and I talked to Mayor Hayes and just I was frustrated with getting the packets on Friday with the expectation that we're going to read them over the weekend for a Monday meeting. In some cases I didn't have the time to do that. So, if we're supposed to give this the due consideration, I asked if we could get the package sooner. So, apparently that's what migrated into this and so at least I'll own my part of that.

CHAIRMAN PETRILLO: Well, it worked out well for me this past week getting it earlier. I got to get a sneak peek, and when I got the hard copy in the mail on Friday, it was a Saturday morning coffee and it was good for me. So, it worked out well.

MR. GEISEL: I got to look at it on the train, so I had downtime I could use to look at the package. So, it was far more beneficial to me. But I hope I didn't in fact impose anything difficult for anybody else.

MR. DRAKE: When will we be getting the electronic packet? We have a Monday meeting, when would the packet come electronically? I know when it came this past time, but typically when would it be?

MR. MACH: Right. We're still evaluating and we were, typically the packet was finished Wednesday and we're looking at earlier in the week, trying still a week in advance. We say that Monday is the goal, however, it could possibly go Tuesday but that is one week in advance is right now --

MR. SELBKA: Derek, I spoke to you about this before off the record, the only concern I have is that sometimes I can't connect to the WiFi in the building.

MR. MACH: Okay.

MR. SELBKA: That may be my problem as much as the Village's problem, or more the Village's problem. But you mentioned that you always have a pdf available. If you do, then I think electronic is great. I mean when I'm in the office I can get to the electronic packet fairly easily. The only problem I have is sometimes when I'm here I have a --

MR. GEISEL: Is the intent to always have it --

MR. MACH: We can have this available as well.

MR. GEISEL: That's why I'm asking if that's the intent because then --

MR. SELBKA: Then that takes care of it pretty much, yes.

MR. MACH: I can look into that because it should be always available here.

MR. SELBKA: Today I got it.

MR. DIVITO: Yes, like you can actually go to vah.com and on the agendas and minutes, you can actually navigate and pull it down and download it directly to your machine, because I usually do that and then have them offline in favor with my notes on it.

CHAIRMAN PETRILLO: I saved mine on an external hard drive today. My laptop is not working well and my iPad was, you know, not functional --

MR. GEISEL: My prior resistance to the electronic really was more so the inability to be on my iPad and be looking at Google Maps while simultaneously trying to view the package. You can't toggle back and forth right away. So, it wasn't so much the fact it was sent to us electronically. I understand that other committees have their materials sent to them that way, but in and of itself, I don't think they're facing necessarily that same issue if you're looking at the relativity of how does this impact the neighborhood.

Google Earth, you know, helps if there's a question. I mean sometimes you get in the car and drive it, but that's not practical if you get 10 of them, whereas if you're on Google Earth you can do the, you know, obviously the view from above as well as the street view and you can really get a sense. So, that's the one downside if you will.

MR. MACH: Sure.

MR. GEISEL: But if I have to, quite frankly, I could just use my iPhone and my iPad and do them both as they go.

MR. SELBKA: Especially if it's up there. I mean if it's up there, then you know, we can always do Google Earth here while we're watching.

MR. GEISEL: Well, I meant for the review.

MR. SELBKA: Oh, for the review, yes.

MR. DRAKE: I like the paper, but if we're going to have it electronically a week out, I'd rather have electronically a week out, then on paper two days out.

MR. MACH: Sure.

MR. DRAKE: I can work or I can print stuff out if I need something hard copy. I like the screen, I think that's a great addition. I hope we have that every time.

MR. MACH: Yes, that's the plan.

MR. DRAKE: I don't have any issue moving forward.

MR. MACH: Okay, great.

CHAIRMAN PETRILLO: Do we need to take a vote on that, Derek? Or just an open discussion on the --

MR. MACH: Yes, just open discussion. So, for the January meeting, we'll go paperless. I still need to coordinate with the two members that aren't here this evening. But great.

MR. DIVITO: Is there any way to consolidate it down into one PDF per case?

CHAIRMAN PETRILLO: That's what I asked him. That's what I was trying to do is to get it all in one, I couldn't do it. I mean I was going print screen back to, you

know, pulling it in and all these pages, I said to heck with it.

MR. MACH: So, that's the --

CHAIRMAN PETRILLO: I couldn't get all three into one.

MR. MACH: Just one PDF for each petition.

CHAIRMAN PETRILLO: Yes.

MR. DIVITO: They do make PDF consolidators. It's not too expensive, actually they may even be a free one that lets you make multiple pdfs, book them into one book. That way you can go in order as it would be like stacking the papers up.

MR. MACH: Okay, yes. I'll look into that.

MR. DIVITO: So, do you want me to look up one and send it over to you?

MR. GEISEL: What's the --

CHAIRMAN PETRILLO: Adobe does it with the --

MR. GEISEL: Yes, but what's the basis, what for?

MR. DIVITO: Just so that way, like right now you click into a petition, you have three different links, three different pdfs.

MR. GEISEL: Right.

MR. DIVITO: So, you have to toggle between three. I forget which one has the plat of survey, which one has the pictures.

CHAIRMAN PETRILLO: Right, you have the Staff summary and then you have the exhibits, and then I think --

MR. GEISEL: Okay, yes, that makes sense. I'm just trying to --

MR. MACH: I believe we have that. Let me check if we can --

MR. DRAKE: It's pretty old technology, it's been around for 10 years, so I'm sure there's a form of --

MR. GEISEL: I've done it. If I've done it, anybody can do it.

CHAIRMAN PETRILLO: If you get it from the website, yes. Yes, there you go, it's not --

MR. DIVITO: Then if we were to pull up Google Earth on there, does that count? I mean do you have to capture it in a different way to make it part of the testimony? Like, because I know you're recording the audio, but that is a visual representation so does it have to be captured a different way? Or no?

MR. MACH: Let me discuss, but I don't believe so. I mean we have the aerial in the report, I mean essentially it's --

MR. DIVITO: Because I wouldn't mind if we're getting Google Earth on there and actually showing us some examples.

MR. SELBKA: Yes, that would be really neat.

MR. DRAKE: I think that Google Earth there would even be better than to have all the paperwork out there. I mean have the paperwork on a tablet or somewhere else. I think the Google Earth screen would be great.

MR. MACH: Okay.

MR. DRAKE: I was cheating, looking at yours while you were doing it. I've looked at it and --

MR. SELBKA: Yes, and the reason why I liked the last petition today, you know, the uniformity of the neighborhood, the characteristics of the neighborhood, there was a house two doors down, those two-level homes, nice, it looked very similar.

MR. GEISEL: To your point, there's a lot of older editions that don't look anywhere near as nice. They're cobbled on versus actually doing a uniform tear-down that looks cohesive, and those houses are built on slabs and their basements, there's a lot of --

MR. SELBKA: Disadvantages to leaving those houses up, yes.

CHAIRMAN PETRILLO: They're good starter homes.

MR. SELBKA: No, they're good starter homes, yes.

MR. GEISEL: We had one a block away, I bought it a year and a half out of college.

MR. SELBKA: Exactly. Yes, they're good starter homes.

CHAIRMAN PETRILLO: Is that all then, Derek? Is there a motion to adjourn?

MR. DIVITO: I'll motion.

CHAIRMAN PETRILLO: We have a motion, a second?

MR. SELBKA: Second.

CHAIRMAN PETRILLO: All those in favor say aye.

(Chorus of ayes.)

CHAIRMAN PETRILLO: All those opposed say nay.

(No response.)

CHAIRMAN PETRILLO: Motion passes. Okay, have a good holiday everyone.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:28 p.m.)



Item: 3265 N. Arlington Heights Rd. - ZBA#16-058

Department: Planning & Community Development

REQUEST

A variation from Chapter 28, Section 11.4, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 152 to 145 parking spaces.

ATTACHMENTS:

Description	Type
3265 N. Arlington Heights Rd. - ZBA#16-058	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: January 9, 2017
Date Prepared: January 2, 2017
Project Title: 3265 N. Arlington Heights Rd.
Address: 3265 N. Arlington Heights Rd.

Background Information

Petition Number: ZBA #16-058
Petitioner: Michael Giorgetti
Address: 17427 Harlem Ave.
Tinley Park, IL 60477
Existing Zoning: M-1, Research, Development & Light Manufacturing District

Requested Action/Background Information

Chapter 28, Section 12.1-b4, allows the Zoning Board of Appeals to waive the parking requirements when the character or use of the building is such as to make unnecessary the full provision of parking facilities, or where such regulations would impose an unreasonable hardship upon the use of the lot, as merely granting an advantage or convenience.

Parking Summary

Tenant	Address	Suite#	Use	Total Sq Ft	Parking req'd	Stalls Required
Sapia, LLC	3255 N. Arlington Heights Rd.	501	Professional Office	995	1/300 SF	3.317
Debbie Gross & Associates	3255 N. Arlington Heights Rd.	502	Professional Office	1,038	1/300 SF	3.460
Fischman & Associates, LTD	3255 N. Arlington Heights Rd.	503 & 504	Professional Office	1,710	1/300 SF	5.700
Stuart M. Kessler, P.C.	3255 N. Arlington Heights Rd.	505 & 506	Professional Office	2,593	1/300 SF	8.643
B. Newberg & N. Sweiban	3255 N. Arlington Heights Rd.	507	Professional Office	1,136	1/300 SF	3.787
VACANT	3255 N. Arlington Heights Rd.	508	Professional Office	1,260	1/300 SF	4.200
Accurate Arlington Service, Inc.	3255 N. Arlington Heights Rd.	509 & 510	Professional Office	1,768	1/300 SF	5.893
Geoses Corp.	3255 N. Arlington Heights Rd.	511	Professional Office	607	1/300 SF	2.023
Sacred Spaces, Inc.	3255 N. Arlington Heights Rd.	512	Professional Office	1070	1/300 SF	3.567
Homeopathy For You, LTD.	3255 N. Arlington Heights Rd.	502 A	Medical Office	305	1/200 SF	1.525
Brooktree Arlington, LLC	3265 N. Arlington Heights Rd.	309	Medical Office	7,436	1/200 SF	37.180
Soft Landings Recovery (Proposed)	3265 N. Arlington Heights Rd.	312, 301, 302, 310, 311	Medical Office	4,200	1/200 SF	21.000
North Shore Financial Services	3275 N. Arlington Heights Rd.	401	Professional Office	1,575	1/300 SF	5.250
E.D. Enterprises, Inc.	3275 N. Arlington Heights Rd.	402	Professional Office	721	1/300 SF	2.403
Live 4 Lali	3275 N. Arlington Heights Rd.	403 A	Professional Office	521	1/300 SF	1.737
Live4Lali, Inc.	3275 N. Arlington Heights Rd.	403 B	Professional Office	200	1/300 SF	0.667
Pediatric Healthcare Assoc.	3275 N. Arlington Heights Rd.	404	Medical Office	1,339	1/200 SF	6.695
Center for Emotional Wellness	3275 N. Arlington Heights Rd.	405	Professional Office	714	1/300 SF	2.380
Haresh Vaswani	3275 N. Arlington Heights Rd.	406	Professional Office	729	1/300 SF	2.430
Maria J. Fournier, D.D.S.	3275 N. Arlington Heights Rd.	407 - 408	Medical Office	2,658	1/200 SF	13.290
Pediatric Healthcare Assoc.	3275 N. Arlington Heights Rd.	409	Medical Office	682	1/200 SF	3.410
Pediatric Healthcare Assoc.	3275 N. Arlington Heights Rd.	410	Medical Office	1,690	1/200 SF	8.450
Martin G. Brand, LTD	3275 N. Arlington Heights Rd.	411	Professional Office	1,387	1/300 SF	4.623
		Total		36,334		151.63
TOTAL # OF PARKING SPACES PROVIDED ON COMMERCIAL LOT						145
SURPLUS / (DEFICIT)						7

The parking ratios set forth in Chapter 28, Section 11.4, the Zoning Ordinance requires one space for every 300 square feet for office type uses, and one space for every 200 square feet for medical office. The current site provides 145 parking spaces, with a parking requirement of 152 spaces. The petitioner surveyed the parking for a few days at various times. The maximum amount of parked cars at any one time occurred on Monday, November 28, 2016, with 60 cars parked on the property around 11:00 a.m. (leaving 85 vacant spaces).

Based on the square footage for the businesses and the type of business, the total number of parking stalls required for the site is 152 spaces. At this time, the site has a total of 145 parking spaces, thereby resulting in a deficit of 7 parking stalls. Therefore, the petitioner requests the following variance:

- **A variation from Chapter 28, Section 11.4, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 152 to 145 parking spaces.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	12/16/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	12/6/16	
3. Letter that was Mailed	✓	12/21/16	
4. Photographs of Sign on Property	✓	12/9/16	

Photographs of Existing Structure



ZBA# 16-058
3265 N Arlington Heights Rd - ZBA
Rev. Eng: Nanci Julius, P.E.
cc: James J. Massarelli, P.E. Director of Engineering

Submitted: December ²²~~18~~, 2016
Completed: December 22, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A variation to allow a reduction to the minimum required parking from 152 to 145 parking spaces.

NOTE: The number of stalls in the parking complex is existing, and a study was conducted that revealed that only 70 of the 145 parking spaces were used during the highest traffic times for the complex.

The Engineering Department has NO OBJECTION to the proposed variation.

RECEIVED
DEC 22 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services Department

Project Name: 3265 N Arlington Heights Rd

Project Address: 3265 N Arlington Heights Rd

ZBA #: 16-058

Date: December 30, 2016

RECEIVED
JAN - 3 2017
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

Derek:

I have reviewed the request for the variance to reduce the minimum required parking from 152 to 145 parking spaces, and have no objection to the variance.

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: 3265 N. Arlington Heights Rd.

Project Address: 3265 N. Arlington Heights Rd.

ZBA #: 16-058

ZBA Hearing Date: January 9, 2017

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: December 15, 2016

- A variation from Chapter 28, Section 11.4, Schedule of Parking Requirement, to allow a reduction to the minimum required parking from 152 to 145 parking spaces.

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 Thursday, December 29, 2016.

PETITION

PETITION

NOW COMES the Petitioner Michael Giorgetti agent for Soft Landing Interventions, LLC. agent for the owner of the property commonly known as: 3265 Arlington Heights Road and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 11.2 Chapter 28, of the Arlington Heights Municipal Code, in order to: decrease the needed amount of parking spaces presently required by the Village.

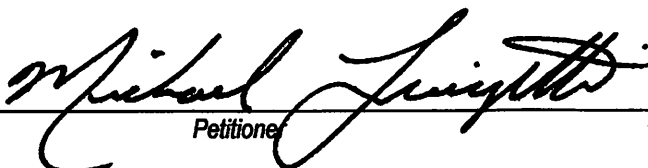
I hereby state that the following hardship would exist if the variation were not granted:

Soft Landing Interventions, LLC. would not be able to open this facility for business within the City limits of Arlington Heights as a medical facility bringing excellent service and compassionate care to people within Arlington Heights and surrounding areas.

I hereby state that the following unique circumstances exist: The amount of parking spaces truly needed by Soft Landing is well below the needed amount of spaces required by the Village by ordinance due to the fact that many of the Soft Landing patients will be in fact receiving concurrent services from Brooktree in a neighboring unit in this business complex, . . clients will therefore can walk one door to the west from Brooktree and gain service from our facility.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: A parking study was conducted which revealed more than ample parking for our clients. Per the parking study only 70 of the 145 parking spaces were used during the highest traffic times which was verified by the study required from the Village of Arlington Heights and noted in the variance Application packet provided.

Signed: _____


Petitioner

Date: 12-6-2016

Soft Landing Recovery
1601 Bond Street, Suite 201
Naperville, IL 60563
Main #: 630-261-9220
Main Fax: 630-689-1786



December 20, 2016

Village of Arlington Heights
Zoning Board of Appeals

Anthony Petrillo, Chair
Thomas Drake
Tom Schwingbeck
Peter Siavelis

David Divito
Joseph Geisel
Joseph Selbka

Re: Letter in Support of Parking Variance Request

Dear Members of the Zoning Board of Appeals:

Soft Landing Recovery ("SLR") has requested a zoning variance related to the number of parking spots allotted to the proposed leased property (the "property"), the physical address and dimensions of which are set forth in detail in related submissions to this Board. What follows is a brief explanation of why SLR, and the surrounding tenants, can do perfectly well with fewer parking spaces.

SLR's hours of operation at the subject property will be Monday-Friday, from approximately 7 am to 6 pm; and Saturdays from 7 am to 11 am. The property will house a small clinic staffed by one receptionist, one nurse, one counselor, one program director and one physician, for a total of 5 fulltime employees. Patient traffic is estimated to be light and incremental; our patients do not arrive in masse. Rather, we schedule appointments so that patient flow is never interrupted and no one is waiting to be seen. At no time during the day will there be four or more patients scheduled for appointments at the same time, as this runs contrary to our entire business model of minimizing patient time in the clinic.

Soft Landing Recovery
1601 Bond Street, Suite 201
Naperville, IL 60563
Main #: 630-261-9220
Main Fax: 630-689-1786



Perhaps most significantly, the majority of our patients will require no parking spaces at all, as most will come from the property's immediate neighbor, Brooktree Health Services ("Brooktree"). In fact, we chose the subject property in part because of its proximity to Brooktree, which will allow patients receiving services at Brooktree to simply walk 10 feet to access treatment in our clinic. Clearly, this significantly limits the parking "footprint" of our proposed clinic.

Moreover, as the attached parking study makes clear, parking simply does not appear to be an issue in this office park. During our week-long parking study, the most highly-occupied or heavily-parked time was at 11 am on November 28, 2016, when we counted 60 parked vehicles and 85 open parking spaces. Therefore, at all times throughout our estimated hours of operation, there are over 85 vacant and available parking spaces. Given our five employees and limit of four patients served at any given time, our clinic capacity will at all times be under ten. Assuming all of those ten occupants drove and required parking, there would still be a sizeable parking surplus of 75, or more, spaces.

In sum, the subject property is located within an office park that at all times has an abundance, 85-plus, of available parking spots. Our clinic has a staff of five and we do not schedule more than four patients at the same time, limiting our parking "footprint" to under 10 vehicles. Finally, the bulk of our patients will not require any parking, as they will walk from Brooktree to us, a distance of some 15 feet.

As a result, we submit that our request for a variance does not adversely affect the property or other tenants and should, as a result, be granted.

Respectfully submitted,

Paul Getzendanner, JD, LCSW, CADC

Regional Executive Director

Soft Landing Recovery

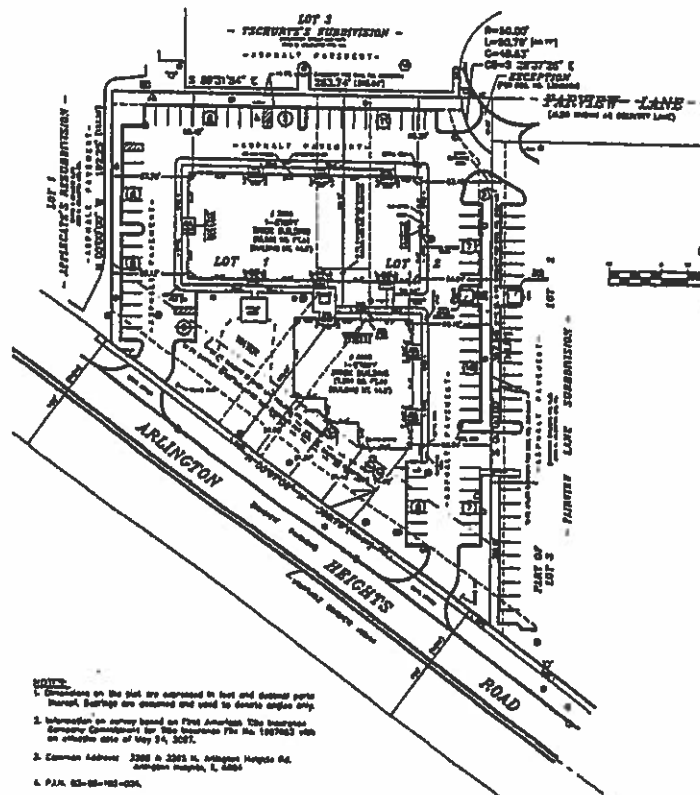
1601 Bond Street

Naperville, IL 60563

773-519-0319

pgetzendanner@softlandingrecovery.com

cc: Mike Giorgetti

[illegible][illegible]

NOTES

6. Information on the plot is contained in text and descriptive maps. Burials are estimated and used to derive burial plots.
7. Information on survey based on First American The Insurance Department's report of the Survey of the City of New York on an estimate date of May 14, 1907.
8. Common Address: 2000 N 2021 N, Arlington Heights Rd. Arlington Heights, IL 60005
9. P.O. Box: 65-105-102-030
10. Listing: F.I.B. (Planned Unit Development)
11. No encumbrances were set at the request of client.
12. There was no observable evidence of signs existing with, including encumbrances or existing structures within record encumbrances.
13. There were no changes in physical form of the tract after completed or proposed and prohibited from the recording jurisdiction. There was no evidence of natural or artificial encumbrances or repairs.
14. There is no observable evidence of the being used as a valid waste dump, camp, or sanitary use etc.
15. Parking Space: 60 Regular Parking Spaces
7 Additional Parking Spaces
11 Total Parking Spaces

Blackberry

For reasons stated above, this company is in need of protection of the Patent Commission from this Patent Commission. The Commission is not to be a company that is not a company, and it is not to be a company that is not a company.

for those countries not included in Schedule C, you can in some instances may be asked to verify the Government of that for a written form. The United States Department of State



... ALTA/ACSM
LAND TITLE SURVEY ...

Lots 1 and 2 of the Daniel Lee, Subdivisor in the Northwest Quarter of the Northwest Quarter of Section 8, Township 42 North, Range 11 East of the Third Principal Meridian, except for the part of Lot 2 designated to the Village of Ashland for the Ashland Cemetery on November 27, 1974, and reserved to the Ashland Cemetery 226000000, described as follows: Beginning at the NW corner of Lot 2; thence West along an extension of the southeast of Fairview Lane to 53.39 feet, thence South along a curve concave Eastward having a radius of 58 feet and whose tangent formed an angle of 16 degrees to the last described course at the last described point for 56.77 feet to a point in the last line of the above-described Lot 2; thence North 12.60 feet to the Point of Beginning, in Cook County, Illinois.

PROPERTY CONTAINS
CLASS. BY: 673 JAMES MARRON ON 1/2/81

NOTES CONTINUING TO PAGE 2

THE SUBJECT DOES NOT CONSTITUTE A TRUE SEARCH OF THE SUBJECT. ALL INFORMATION RELAYING FROM
INDEPENDENT SOURCES, INCLUDING, BUT NOT LIMITED TO, NEWSPAPERS, MAGAZINES AND OTHER PERIODICALS
WILL BE SENT TO THE PROPERTY RECORDS SECTION AND APPLIED TO THE PROPERTY RECORDS FILE. INFORMATION
OBTAINED FROM THE PROPERTY RECORDS FILE WILL BE SENT TO THE SUBJECT'S FILE AND NOT TO THE
PROPERTY RECORDS SECTION OF THE FBI. THE SUBJECT'S FILE WILL BE MAINTAINED.

- (2) Being written up or shown on the subdivision map of the Rural Ltd. Subdivision recorded on Document No. 1241635 as shown on the subdivision map of certain parcels are provided
- (2) Consents for public utilities and drainage as shown on the subdivision map of Rural Ltd. Subdivision recorded on Document No. 1241635 are plotted and shown on the survey in the correct location and position.
- (2) Consents for water mains or sewer mains as shown on the subdivision map of Rural Ltd. Subdivision recorded on Document No. 1241635 are plotted and shown on the survey in the correct location and position.
- (2) Certain easements and restrictions contained in the Agreement recorded on Document No. 1241635 as set out in the schedule (Document No. 1241635-1 survey).
- (2) Consents for appurtenant and/or restrictive easements, water rights and restrictions recorded on Document No. 1241722 is plotted and shown on survey by the surveyor in the correct location and position.
- (2) Easements in favor of Communities Education Society and easements recorded on Document No. 1241942 is plotted and shown on survey by the surveyor in the correct location and position.
- (2) Terms and provisions of agreement made between Highway Board-Highway-Board and the Highway Board-Highway-Board as set out in the schedule (Document No. 1241942-1 survey) are plotted and shown on survey. (Amendments and variations). (Shown in return).

STATE OF ILLINOIS }
COUNTY OF WILL } ss.

First American Top Insurance Company

It is to certify that this man or girl and the money on which it is based were made in accordance with the "Money Laundering Control Act" (18 USC/3142) and "The Bureau," hereby examined and audited by ALTA and HSPS in 1981. The following is a list of the names of the persons who were examined and audited by ALTA and HSPS in 1981: 1. J. A. 2. J. A. 3. J. A. 4. J. A. 5. J. A. 6. J. A. 7. J. A. 8. J. A. 9. J. A. 10. J. A. 11. J. A. 12. J. A. 13. J. A. 14. J. A. 15. J. A. 16. J. A. 17. J. A. 18. J. A. 19. J. A. 20. J. A. 21. J. A. 22. J. A. 23. J. A. 24. J. A. 25. J. A. 26. J. A. 27. J. A. 28. J. A. 29. J. A. 30. J. A. 31. J. A. 32. J. A. 33. J. A. 34. J. A. 35. J. A. 36. J. A. 37. J. A. 38. J. A. 39. J. A. 40. J. A. 41. J. A. 42. J. A. 43. J. A. 44. J. A. 45. J. A. 46. J. A. 47. J. A. 48. J. A. 49. J. A. 50. J. A. 51. J. A. 52. J. A. 53. J. A. 54. J. A. 55. J. A. 56. J. A. 57. J. A. 58. J. A. 59. J. A. 60. J. A. 61. J. A. 62. J. A. 63. J. A. 64. J. A. 65. J. A. 66. J. A. 67. J. A. 68. J. 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Sold 3.1.12 A.S. 2007

JOSEPH A. SPALDT & ASSOCIATES 914-881-1720

Maple G. Shattuck
State Professional Land Surveyor No. 2146 (exp. 11-28-05)

Joseph A. Schudt & Associates

[illegible]

PHONE: 708-738-1000 FAX: 708-738-1048

အသစ်အသစ်၊ ပုံစံပြောင်းလဲနေတာတွေကို ခုတ်လှမ်းကြည့်ရင် အခုလိုမျိုးပေါ့။

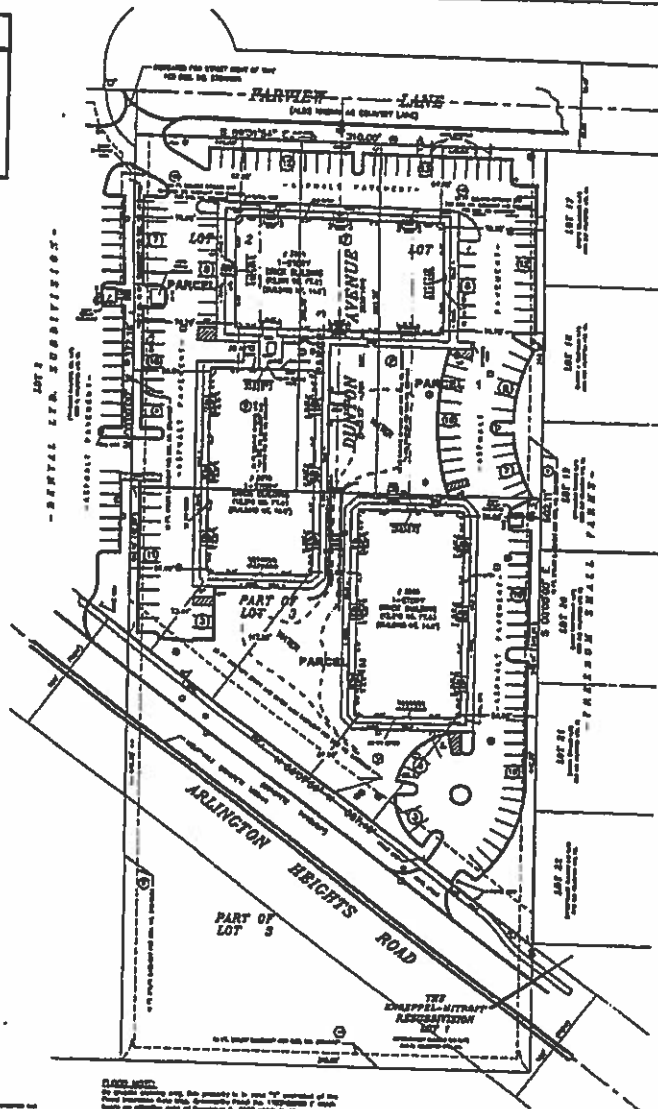


07-11-87
Sheet 1 of 1
0706-013

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SEP 06 2016

**PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT**

[illegible][illegible][illegible]

PARCEL 1

Lots 1 and 2 in 7th series Late Suburban, being a Subdivision of part of the Northwest Quarter of the Northwest Quarter and part of the North Half of the Southwest Quarter of the Northwest Quarter of Section 2, Township 43 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

PAPER 2:

This part of Lot 3 is Province Lands Subdivision, being a Sub-division of part of the Northwest Quarter of the Northwest Quarter of the North East of the Southwest Quarter of the Northwest Quarter of Section 6, Township 42 North, Range 11 East of the Fourth Principal Meridian, in Cass County, Minn., being hereby of the same extent from a point in the West line of said Lot 3, and from thence S 11.60 East 100 feet to the Northwest corner of said Lot 3. To be placed in the East line of said Lot 3, and part thereof of the Northwest corner of said Lot 3.

PART 3

Violated During Avenue created by Ordinance 2226134 dated October 1, 1979 and recorded November 26, 1979 and described as follows: Beginning at the Northwest corner of the aforesaid Lot 1; thence West along an extension line of aforesaid Lot 1 for 60.00 feet more or less, to a point which is the Northwest corner of the aforesaid Lot 2; thence South along the East line of the aforesaid Lot 2 for 200.00 feet more or less, to a point which is the Southwest corner of aforesaid Lot 2; thence East along the North line of the aforesaid Lot 2 for 60.00 feet more or less, to a point which is the Southwest corner of the aforesaid Lot 1; thence North along the West line of the aforesaid Lot 1 for 200.00 feet more or less to the Point of Beginning, all in East County, Oregon.

PROPERTY CONTACT:
131,041 22, 21, (1,487) 423, 400, 10 11, 10



NOTES CORRESPONDING TO CHAPTER 4. A

THE BUREAU DOES NOT CONSTITUTE A TITLE SEARCH OF THE SUBMITTER. ALL INFORMATION REGARDING ESTATE, CAPACITY, RIGHT, CONTRACT, BENEFICIARY, INSTRUCTIONS, ALIENATION AND/OR OTHER DOCUMENTS THAT MAY EFFECT TITLE TO THE PROPERTY BEING TRANSFERRED WAS OBTAINED FROM THE SUBMITTER. THIS INFORMATION CONSIDERED TRUE, ACCORDING FILE NO. 102708 WITH AN EFFECTIVE DATE OF MAY 23, 1967, AS PROVIDED TO THE SUBMITTER BY THE CLIENT. TITLE CONSIDERED ACCORDING TO INFORMATION PROVIDED.

- (S) Building subject (S-6) as shown on the plot of Farwell subdivision recorded per Dec. file No. 702487, met Applicant in driveway and building subject herein recorded per Dec. 66-19277 are plotted and shown on survey as follows:
- (U) Easements for public utilities and drainage easement shown on survey as follows: Subdivision plat recorded per Dec. file No. 203408-09 are plotted and shown on survey to the extent possible
- (U) Cornered lot boundary covers and wider plume as indicated by land Agreement in the Wagon of Attention Building recorded per Dec. file No. 235500-01 is plotted and shown on survey to the extent possible and provided.
- (U) Farms, houses and improvements of the Grubbsville recording showing a portion of the map to the extent possible and provided per Dec. file No. 235016-17 is plotted and shown on survey to the extent possible and provided.

1. Information on this form are required in final and general parts of the report. Separate are enclosed and used to complete other parts of the report.
2. Information on survey listed on First Amendment Title Insurance Corporation Statement on this form must be on the FD-302 and on a summary page of May 23, 2007.
3. Current Address 2266, 2761 & 2778 N. Arlington Heights, Arlington Heights, IL 60004
4. P.O. Box 95-05-05-027.
5. Bishop R.L.D., Planned Unit Development.
6. No comments were made at the request of others.
7. There was no disclosure of any other information, including information or holding addresses other recent reports.
8. There were no changes in street signs, or any other changes in the information or information and evidence from the existing information. There was no change of ownership or address.
9. There is no appropriate address of any building used as a social service center, camp or community hall.
10. Parking Space: 142 Space Parking Station
142 Space Parking Station
142 Space Parking Station

STATE OF ALABAMA
COUNTY OF BELL

THE
FIRST AMERICAN TIRE MARKING COMPANY

This is to certify that this was a real and true survey as which it is based was made in accordance with the "Indian Standard Book Measurements for ALTA/ALTA Land Title Survey," fully established and adopted by ALTA and NSPE in 2002, and includes thereon:

1. 3, 4, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 of Sub-A Parcelled
2. 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 82

Re: July 12
JOHN A. BOGOT & ASSOCIATES (184-88177)

~~SECRET~~



Joseph A. Schudt & Associates

18300 E. MARION AVENUE FRANKFORT, IL 60431
PHONE: 708-720-1000 FAX: 708-720-1001

JAY Joseph A. Schudt & Associates
16300 N. HARLOW AVE. FRANKFORT, KY 40613
PHONE: 703-770-1000 FAX: 703-770-1000
e-mail: info@jayschudt.com <http://www.jayschudt.com>
CIVIL ENGINEERING LAND SURVEYING ENVIRONMENTAL WATER PLANNING GPS SERVICES

0706-014

Prospective Tenant: SOFT LANDING RECOVERY
 Signature Square North
 Suite 301
 3265 N Arlington Heights Rd, Arlington Heights, IL

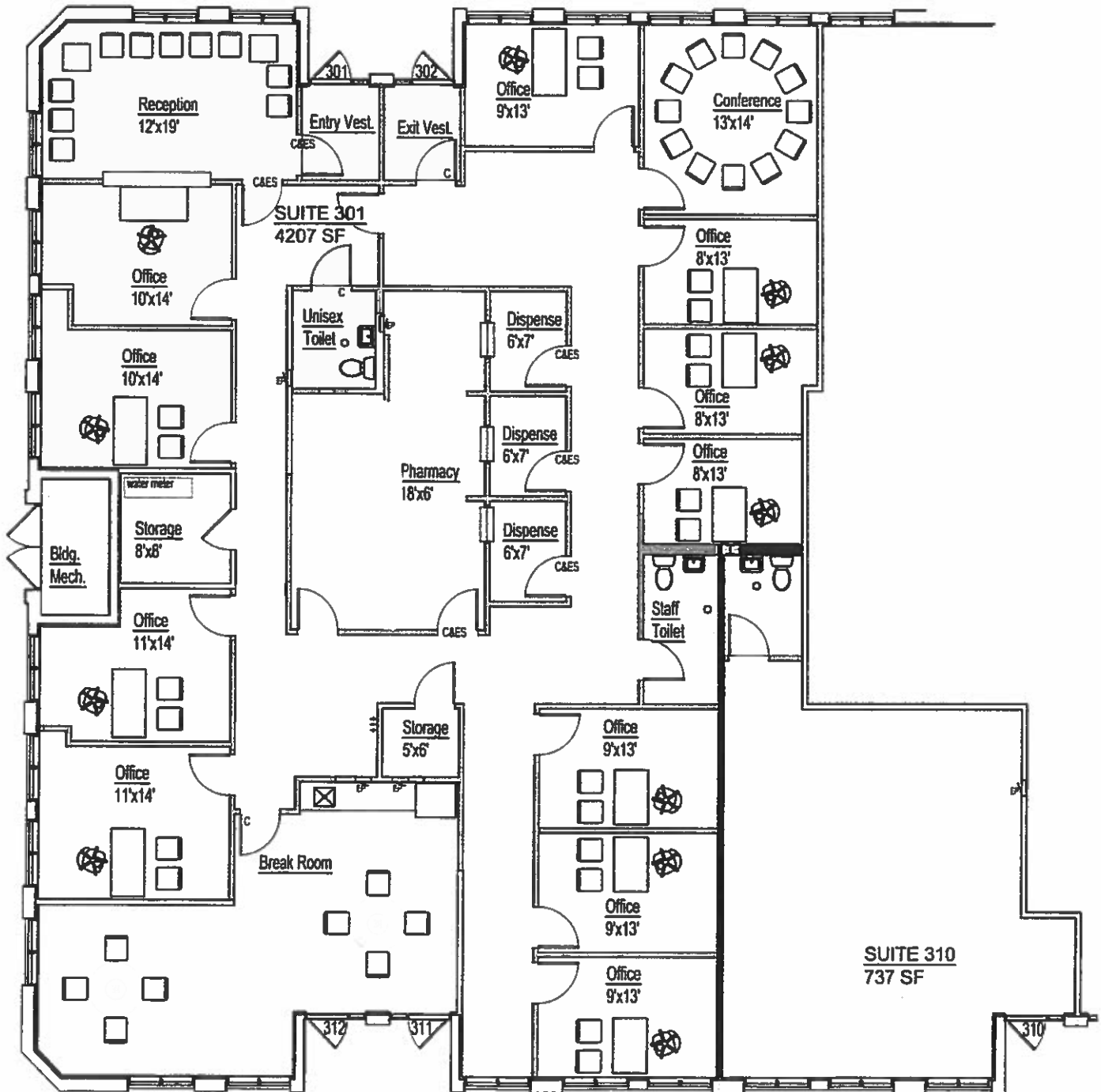
N

0 5' 10' 15' 25'

1st Draft 9-19-2016

Scale: $\frac{3}{32}" = 1'-0"$

NOTE: Room sizes noted are rounded to nearest whole number.



Design/Build
 62 Surrey Lane East
 Barrington Hills, IL 60010
 847.858.6083 phone
 Steve.Construction@gmail.com

Chicagoland Commercial Real Estate
 Randy Olczyk, Broker
 T.847-438-4300

Soft Landing Recovery Parking Study 3265 Algonquin Road

Parking Results

Date	Time	Vehicles Parked	Empty spots
Monday 11/28/2016	8:00 AM	20	125
Monday 11/28/2016	8:30 AM	30	115
Monday 11/28/2016	9:00 AM	35	110
Monday 11/28/2016	9:30 AM	44	101
Monday 11/28/2016	10:00 AM	45	100
Monday 11/28/2016	10:30 AM	56	89
Monday 11/28/2016	11:00 AM	60	85
Monday 11/28/2016	11:30 AM	51	94
Monday 11/28/2016	12:00 PM	49	96
Monday 11/28/2016	12:30 PM	50	95
Monday 11/28/2016	1:00 PM	48	97
Monday 11/28/2016	1:30 PM	48	97
Monday 11/28/2016	2:00 PM	46	99
Monday 11/28/2016	2:30 PM	55	90
Monday 11/28/2016	3:00 PM	56	89
Monday 11/28/2016	3:30 PM	59	86
Monday 11/28/2016	4:00 PM	51	94
Monday 11/28/2016	4:30 PM	41	104
Monday 11/28/2016	5:00 PM	39	106

Date	Time	Vehicles Parked	Empty spots
WEDNESDAY 11/30/2016	8:00 AM	22	123
WEDNESDAY 11/30/2016	8:30 AM	27	118
WEDNESDAY 11/30/2016	9:00 AM	35	110
WEDNESDAY 11/30/2016	9:30 AM	47	98
WEDNESDAY 11/30/2016	10:00 AM	48	97
WEDNESDAY 11/30/2016	10:30 AM	48	97
WEDNESDAY 11/30/2016	11:00 AM	55	90
WEDNESDAY 11/30/2016	11:30 AM	56	89
WEDNESDAY 11/30/2016	12:00 PM	48	97
WEDNESDAY 11/30/2016	12:30 PM	46	99
WEDNESDAY 11/30/2016	1:00 PM	52	93
WEDNESDAY 11/30/2016	1:30 PM	48	97
WEDNESDAY 11/30/2016	2:00 PM	49	96
WEDNESDAY 11/30/2016	2:30 PM	50	95
WEDNESDAY 11/30/2016	3:00 PM	52	93
WEDNESDAY 11/30/2016	3:30 PM	46	99
WEDNESDAY 11/30/2016	4:00 PM	44	101
WEDNESDAY 11/30/2016	4:30 PM	44	101
WEDNESDAY 11/30/2016	5:00 PM	39	106
SATURDAY 12/03/2016	8:00 AM	5	140
SATURDAY 12/03/2016	8:30 AM	9	136
SATURDAY 12/03/2016	9:00 AM	11	134
SATURDAY 12/03/2016			

Date	Time	Vehicles Parked	Empty spots
SATURDAY 12/03/2016	10:00 AM	15	130
SATURDAY 12/03/2016	10:30 AM	19	126
SATURDAY 12/03/2016	11:00 AM	25	120
SATURDAY 12/03/2016	11:30 AM	22	123
SATURDAY 12/03/2016	12:00 PM	26	119
SATURDAY 12/03/2016	12:30 PM	23	122
SATURDAY 12/03/2016	1:00 PM	22	123
SATURDAY 12/03/2016	1:30 PM	24	121
SATURDAY 12/03/2016	2:00 PM	19	126



Item: 2004 N. Kennicott Dr. - ZBA#16-059

Department: Planning & Community Development

1. A 2 foot height variance from Chapter 28, Section 6.13-3 to allow a 5 foot tall semi-open fence in the front yard where 3 feet is the maximum height.
2. A variation from Chapter 28, Section 6.13-3 to allow a semi-open fence in the front yard where only an open fence is permitted.
3. A 14.2 foot setback variance from Chapter 28, Section 6.13-3b4 (Exterior Side Yards) to allow a 5 foot tall semi open fence in the rear yard along the north property line with no street side landscaping where a 14.2 foot setback is required.

ATTACHMENTS:

Description	Type
2004 N. Kennicott Dr. - ZBA#16-059	Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: January 9, 2017
Date Prepared: January 2, 2017
Project Title: 2004 N. Kennicott Dr.
Address: 2004 N. Kennicott Dr.

Background Information

Petition Number: ZBA #16-059
Petitioner: Melaku Mengistu
Address: 2004 N. Kennicott Dr.
Arlington Heights IL 60004
Existing Zoning: R-3, One-Family Dwelling District

Requested Action/Background Information

The petitioner proposes to construct a 5' high semi-open wood fence along the north property line in the rear yard. Pursuant to Chapter 28, on a corner lot, the portion of the side and rear yard with street frontages may have open or semi-open fences erected no closer than five feet or half the distance from the building to the perimeter of the lot, whichever is greater. In addition, the petitioner is proposing a five high semi open fence in the front yard where the maximum height allowed is 3 feet. Therefore, the petitioner requests the following variations.

- **A 2 foot height variance from Chapter 28, Section 6.13-3 to allow a 5 foot tall semi-open fence in the front yard where 3 feet is the maximum height.**
- **A variation from Chapter 28, Section 6.13-3 to allow a semi-open fence in the front yard where only an open fence is permitted.**
- **A 14.2 foot setback variance from Chapter 28, Section 6.13-3b4 (Exterior Side Yards) to allow a 5 foot tall semi open fence in the rear yard along the north property line with no street side landscaping where a 14.2 foot setback is required.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations in that zone; and (2) the plight of the owner is due to unique circumstances; and (3) the variation, if granted, will not alter the essential character of the locality. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the three conditions enumerated.

Map of General Vicinity



Items Required to be Submitted 15 Days Prior to Public Hearing

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	12/20/16	
2. List of Property Owners Within 250 feet of Subject Property	✓	12/20/16	
3. Letter that was Mailed	✓	12/20/16	
4. Photographs of Sign on Property	✓	12/20/16	

Photographs of Existing Structure



Front Yard – Elizabeth Drive



Exterior Side Yard – Kennicott Drive



Rear Yard

ZBA# 16-059

2004 N Kennicott Dr - ZBA

Rev. Eng: Nanci Julius, P.E.

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



Submitted: December 15, 2016

Completed: December 16, 2016

The proposed ZBA application indicates that the petitioner is seeking:

A 2 ft height variance to allow a 5 ft tall semi-open fence in the front yard where 3 ft is the maximum height; A variation to allow a semi-open fence in the front yard where only an open fence is permitted; and a 14.3 ft setback to allow a 5 ft tall semi open fence in the exterior side yard along the north property line with no street side landscaping where a 14.2 ft setback is required.

NOTE: The 14.3 ft setback along the north side places the fence immediately adjacent to the sidewalk on the Kennicott Ave cul-de-sac, which would present difficulties in maintaining the public sidewalk.

The Engineering Department has no comment to the height variance, but IS NOT IN FAVOR of the 14.3 ft setback along the north property line.



Village of Arlington Heights Building Services Department

Interoffice Memorandum

To: Derek Mach, Zoning Board of Appeals Liaison

From: Deb Pierce, Plan Reviewer, Building Services Department

Project Name: Mengistu Residence

Project Address: 2004 N Kennicott Drive

A 2 foot height variance to allow a 5 foot tall semi-open fence in the front yard where 3 feet is the maximum height.;

A variation to allow a semi-open fence in the front yard where only an open fence is permitted; and

A 14.3 foot setback variance to allow a 5 foot tall semi-open fence in the exterior side yard along the north property line with no street side landscaping where a 14.2 foot setback is required.

ZBA #: 16-059

Date: December 30, 2016

Derek:

I have reviewed the request for the variances indicated above, and have no objection to any of the variances.

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PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

PROJECT REVIEW TRANSMITTAL
for
Zoning Board of Appeals Review

Project Name: Mengistu Residence

Project Address: 2004 N. Kennicott Dr.

ZBA #: 16-059

ZBA Hearing Date: January 9, 2017

To: Jim Massarelli, Director of Engineering
Charley Craig, Building Services

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

From: Derek Mach, Zoning Board of Appeals Liaison

Transmitted On: December 15, 2016

- A 2 foot height variance from Chapter 28, Section 6.13-3 to allow a 5 foot tall semi-open fence in the front yard where 3 feet is the maximum height.
- A variation from Chapter 28, Section 6.13-3 to allow a semi-open fence in the front yard where only an open fence is permitted.
- A 14.3 foot setback variance from Chapter 28, Section 6.13-3c1 (Exterior Side Yards) to allow a 5 foot tall semi open fence in the exterior side yard along the north property line with no street side landscaping where a 14.2 foot setback is required.

Attached are the Petitioner's:

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

Comments: _____

NO COMMENTS. - STEVE HAUZINGER, DESIGN PLANNER

Please review, comment, and return to me no later than Thursday, December 29, 2016.

PETITION

NOW COMES the Petitioner Melaku Mengistu

being the owner of the property commonly known as: 2004 N Kennicott Dr Arlington Heights IL, 60004 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 16.3, Chapter 28, of the Arlington Heights Municipal Code, in order to: build a fence on the sides and back of our property.

I hereby state that the following hardship would exist if the variation were not granted: We have three kids under the age of 6 and a 5-month old puppy who loves to run around the house, providing them a fenced yard is the safest way to let them play outside. The three sides of our home face streets and the fourth side is only a few feet away from our neighbor's fence so if we strictly follow the code we will have no back yard to raise our kids and our dog safely. Additionally, on the South side of the property, the village code requires to build a fence along the building line; however, doing so would require us to remove portions of the back door deck, to cut matured trees, and to remove our raised bed vegetable garden. That will be very hard to do for our family. This variance will allow us to build the fence around the above mentioned items and at the same time keep the aesthetic of the house.

I hereby state that the following unique circumstances exist: The property is uniquely situated where three sides of the property frontages streets. And also there are big tree and a deck along the south side the building line.

I hereby state that the variation, if granted, will not alter the essential character of the locality because: Building a fence will enhance the look of the property and the neighborhood.

Signed: Melaku Mengistu
Date: 12-8-16

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DEC 08 2016
PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

MURRY AND MOODY, LTD.

Land Surveyors

Illinois Professional Land Surveying Firm Corporation License No. 184-002845

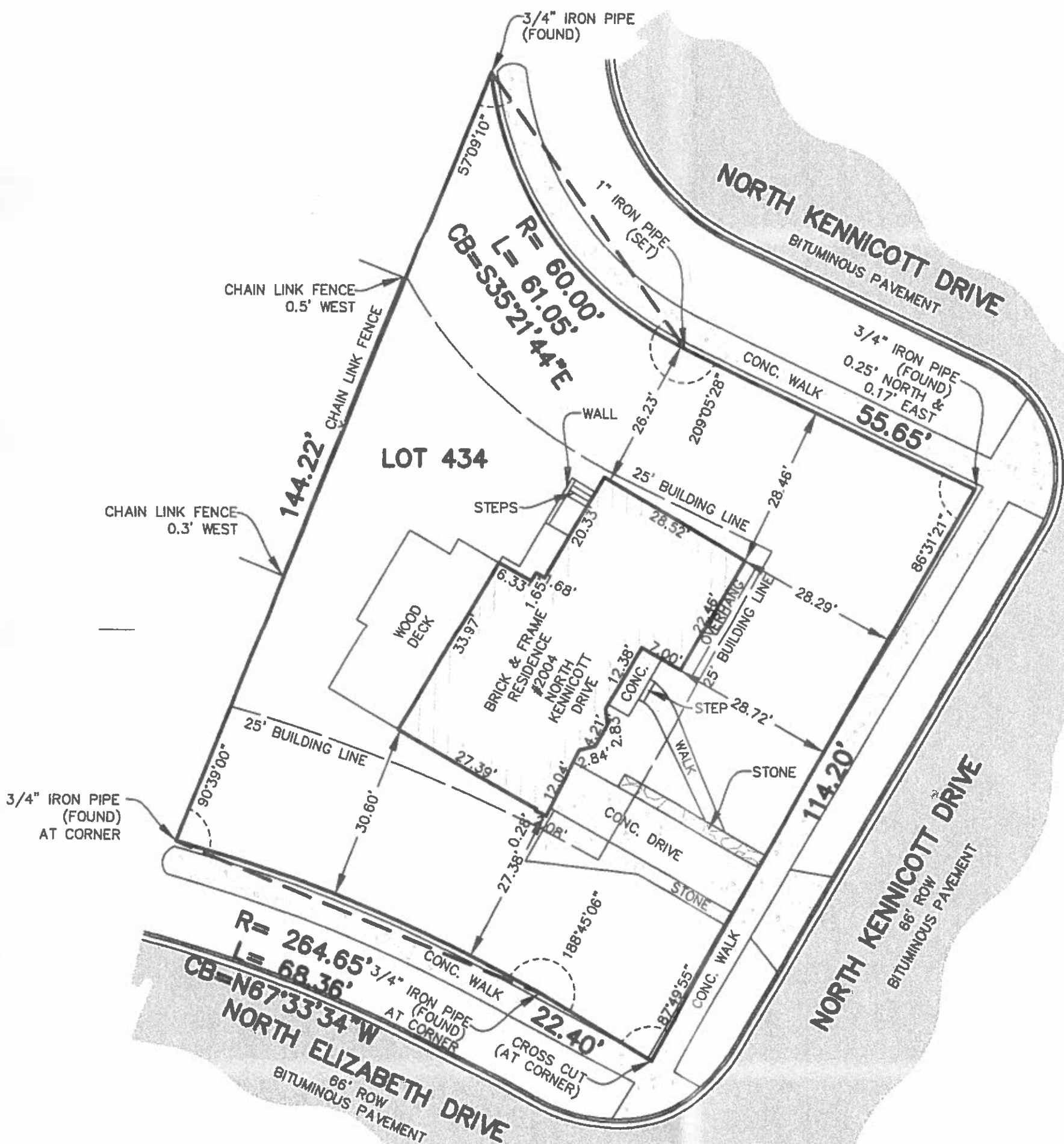
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067

www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

PLAT OF SURVEY OF

LOT 434 IN GREENBRIER IN THE VILLAGE GREEN, UNIT 9, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, WHEELING TOWNSHIP, COOK COUNTY, ILLINOIS.

AREA = 11,382 S.F. / 0.2613 ACRES





MURRY AND MOODY, LTD.

Land Surveyors

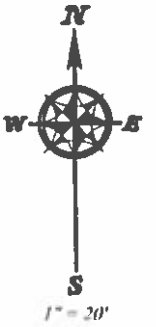
Illinois Professional Land Surveying Firm Corporation License No. 164-002845
933 S. Plum Grove Road, Suite 101
Palatine, Illinois 60067
www.murrysurvey.com info@murrysurvey.com Phone: (847)358-5960

PLAT OF SURVEY

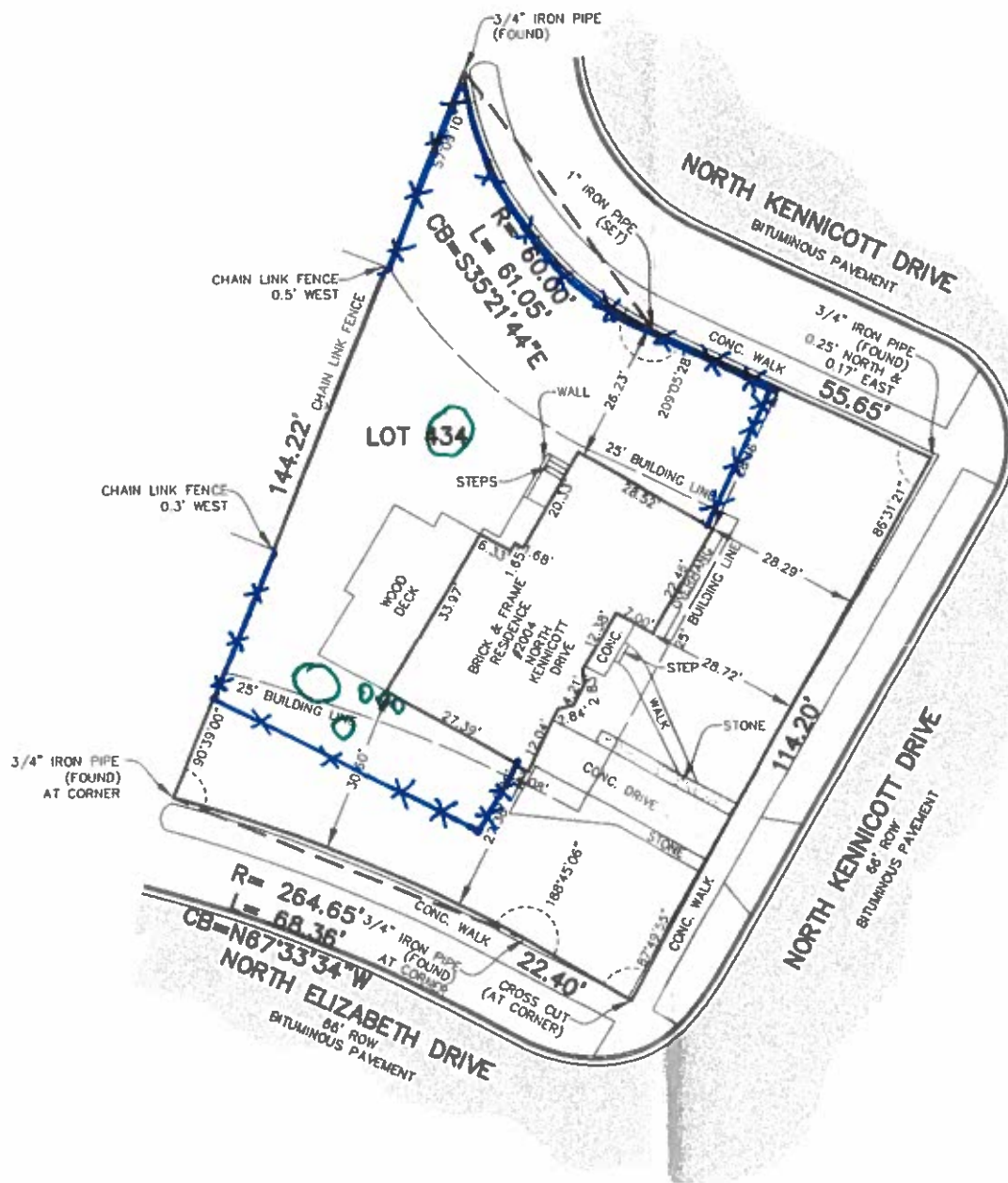
OF

LOT 434 IN GREENBRIER IN THE VILLAGE GREEN, UNIT 9, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHWEST QUARTER AND PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE VILLAGE OF ARLINGTON HEIGHTS, WHEELING TOWNSHIP, COOK COUNTY, ILLINOIS.

AREA = 11,382 S.F. / 0.2613 ACRES



*** 5' tall semisolid wood fence



LEGEND AND NOTES

Dimensions shown thus: 50.25 are feet and decimal parts thereof. Angular data shown thus: 90°00'00\"/>

50.25 / N 90°00'00\"/>

Bearings shown hereon, if any, per local or assumed data, unless shown otherwise.

Compare your points before using same and report any differences immediately.

Check legal description with deed or title policy and report any discrepancy immediately. Building lines and easements, if any, shown hereon are as shown on the recorded subdivision plat or as indicated.

Order Number: 16-1163

Survey Made For: Scot Leonard

RECEIVED

DEC 08 2016

PLANNING & COMMUNITY
DEVELOPMENT DEPARTMENT

STATE OF ILLINOIS } s.s.
COUNTY OF COOK }

I, Barbara C. Murry, an Illinois Professional Land Surveyor, do hereby certify that I have surveyed the above described property, and that the above plat is a correct representation of said survey and that this professional service conforms to the current Illinois minimum standards for a boundary survey.

Date of completion of field work: June 14, 2016

Palatine, Illinois: June 17, 2016



Illinois Professional Land Surveyor - Barbara C. Murry 035-003529
License Renewal date: November 30, 2016

Project Number: 16-1163

Field Book: 300L-18-20

Drawing File: 16116300.dwg



Proposed Fence

