



AGENDA
ZONING BOARD OF APPEALS
Buechner Room, 1st floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
April 14, 2025
7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
 - A. ZBA Minutes - 3/10/25
- IV. OLD BUSINESS
- V. NEW BUSINESS
 - A. 1614 S. Fernandez Ave. - ZBA25-001
 - B. 1 S. Mitchell Ave. - ZBA25-002
 - C. 1103 N. Drury Ln. - ZBA25-005
 - D. 130 S. Kennicott Ave. - ZBA25-006
 - E. 443 S. Lincoln Ln. - ZBA25-007
 - F. 448 S. Vail Ave. - ZBA25-008
- VI. OTHER BUSINESS
- VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

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 the Health & Human Services Department, at 33 S. Arlington Heights Road, Arlington Heights, IL 60005, healthmail@vah.com or 847/368-5760.

[MEET_FOOT]

ZONING BOARD

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

OF APPEALS

RE: 2417 EAST GRESHAN COURT - ZBA #24-045

REPORT OF PROCEEDINGS had before the Village of
 Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
 Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
 Arlington Heights, Illinois on the 10th day of March, 2025 at the hour of
 7:00 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
 THOMAS DRAKE
 JOSEPH SELBKA
 MICHAEL O'CONNOR
 FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: All right, good evening, everyone. Welcome to tonight's meeting for the Zoning Board of Appeals. Tonight is March 10th, 2025. I'm calling this meeting to order.

Derek, roll call, please.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Jaffey.

(No response.)

MR. MACH: Mr. Lanaghan.

(No response.)

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Here.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Here.

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

Okay, let's talk about approval of the minutes from the last meeting.

Has everybody had a chance to review the draft minutes? Assuming so, does anybody have any edits or revisions thereto?

(No response.)

CHAIRPERSON SIAVELIS: Okay, do we have a motion to approve the draft minutes?

COMMISSIONER DRAKE: Motion to approve.

CHAIRPERSON SIAVELIS: Second?

COMMISSIONER PORTERA: Second.

CHAIRPERSON SIAVELIS: Thank you, Frank.

All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, the motion carries.

Okay, folks, we now move to new business, but before we start going into the new business, we need to discuss hearing procedures, parameters, things of that nature. Some of you have been before us. I see Mr. Flubacker here, he has been before us a number of times so this may sound old and boring to him, but for those of you who haven't, perhaps you'll learn something, perhaps not though.

So, if less than six members are present, a petitioner has the option to continue the meeting, noting that it takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. Okay, so there are five of us here, you need to go four and one on a particular variance for it to carry, okay, and because there's less than six members present, you do have that option to continue. That is solely your option to exercise. If your petition is denied, you cannot reapply for an entire

year. So, there is a preclusive effect, okay? So, keep that in mind.

COMMISSIONER DRAKE: We didn't do the Pledge of Allegiance.

CHAIRPERSON SIAVELIS: Oh, yes, you're right. I forgot the Pledge of Allegiance, too. Let me pause us in the protocol and let's do the Pledge of Allegiance.

Thank you, Tom, appreciate that.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: Good catch, Tom, thank you.

Okay, back to the procedures, there are four elements that you as a petitioner must establish in order for this Board to be able to grant a variation. These are the same four elements that are in the paperwork that you completed and submitted to the Village before tonight's meeting. They 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 Chapter 28 of the Village's Code; and
4. That the variation requested is the minimum variation necessary to allow reasonable use of the property.

Keep in mind that a variation shall be permitted only if the evidence, in the judgment of this Board, sustains each of the four conditions enumerated. It is your responsibility as petitioner to touch on and establish each of these elements. It is not our responsibility to do so. We have denied variances in the past where a petitioner has not established an element, okay, or cannot establish an element, either one. So, it is your burden to satisfy, not ours.

Okay, with that in mind, I will open an agenda item and provide some very high-level remarks. From there, Derek as Staff provides an overview of the project and any variances sought. Upon the completion of that, as a petitioner, you will step up to the podium and begin your presentation.

As part of your presentation, you're going to present facts in favor of the zoning relief while addressing the elements, and you do that by way of documents or testimony, okay. We'll swear you in under oath. For those who are speaking tonight, right, that's who gets sworn in, and you need to get signed in at the podium.

I know there was a little bit of a kerfuffle before, you know, a hiccup before we started due to the doors being locked.

Are the folks who intend to speak tonight, have they signed in?

MR. GODWIN: I have not.

CHAIRPERSON SIAVELIS: Bob, did you sign in?

MR. FLUBACKER: Yes. Yes, I've signed in.

MR. FISCHER: I signed in.

CHAIRPERSON SIAVELIS: Okay. All right, so we're two-thirds of the way there. So, we'll pause when it comes time for you, sir, and make sure you sign in, okay, and give you a moment to do that, okay?

MR. GODWIN: Okay.

CHAIRPERSON SIAVELIS: All right.

Okay, so the first item of new business is ZBA Petition #24-045, 2417 East Greshan Court.

Derek?

MR. MACH: Thank you, Chairman.

The Petitioner is proposing a 196 square-foot gazebo that is approximately 11.5 feet tall located northeast of the residence within the front yard where accessory structures are only permitted in the rear yard.

Therefore, they're requesting a variation from Chapter 28, Section 6.5-2 to allow a gazebo in the front yard where gazebos are only permitted in the rear yard. Thank you.

CHAIRPERSON SIAVELIS: Great, thanks, Derek.

Okay, who is speaking on behalf of this petition? Come on up, sir. All right, we'll start with you and we'll give you a chance to sign in. Let us know when you're done.

MR. GODWIN: Okay.

CHAIRPERSON SIAVELIS: All right, can you identify yourself for the record?

MR. GODWIN: Yes, Christopher Godwin.

CHAIRPERSON SIAVELIS: All right, Christopher, right hand, please. Please raise it.

(Witness sworn.)

CHAIRPERSON SIAVELIS: Okay, please proceed.

MR. GODWIN: Okay, so do you guys have the plans?

CHAIRPERSON SIAVELIS: So, just so everybody understands, we are provided with all the materials that you submitted to the Village, and provided to us electronically. That's why we're all looking at our laptops, so we have everything that you submitted, yes.

MR. GODWIN: Okay, then as far as the positioning in the front yard or the side yard, you know, this is a little bit of an atypical lot, right? So, if you see, the driveway is actually to the left here, so that's the street that we're addressed to, right, and then this is on like a corner here. Then we were happy to put the project on the other side of the plat there, but as you can see, it's infringing on the building line in the back. So, we're open to, you know, reconsidering the position or over here by the deck, but this was just somewhere that we can put it that was inside or not outside of the building line.

CHAIRPERSON SIAVELIS: Okay, so I'm going to stop you for a second.

MR. GODWIN: Yes.

CHAIRPERSON SIAVELIS: When you had the survey up like that, so you're referring to the gazebo that is shown north of the existing house, correct?

MR. GODWIN: Yes. So, where it says the gazebo 14 by 14.

CHAIRPERSON SIAVELIS: Yes. So, it's beneficial if you kind of identify directions, you know, directionals --

MR. GODWIN: Okay, okay.

CHAIRPERSON SIAVELIS: -- because that will make the record nice and clean and concise.

MR. GODWIN: Yes. Yes, so we were willing to put it on the east side of the home over here by the framed deck area coming in that corner if that was a more suitable option, but it would require an easement from that building line on the back of the property.

So, but it is a 14 by 14 gazebo with a, you know, a framed roof and shingled roof, like fiberglass roofing, and then also windows. So, this is not like a, you

know, like a pre-made or like a Costco type thing. This is all, you know, the highest connection points at every turn. If you look at the final page, we're using like wet set anchors, doing the, you know, the best connection points that are available, kind of taking the high road on everything. So, that is one thing that I want to make sure that I point out to you guys.

Then, also just some like comparable projects in the area that were similar, and I actually found some that were actually visible from the street, you know, right here within like a block or two of this same proposed project. I have those addresses available to you if you guys wanted to take like a Google drive-by or like a satellite image.

So, you can see kind of the positioning there. You know, the home is addressed to the street to the right in this photo, or that would be the west side of the house, I believe. Then that would be the front yard, right. Quite a bit of property there to the north.

So, go ahead.

COMMISSIONER DRAKE: Are you done?

MR. GODWIN: No, go ahead, sir.

COMMISSIONER DRAKE: Okay, yes, I have some questions for you. How long have you been in the house; have the residents been in the house?

MR. GODWIN: Twenty years.

COMMISSIONER DRAKE: Twenty years, okay. How many residents live in the house?

MR. GODWIN: Four.

COMMISSIONER DRAKE: Thank you. How about the neighbors, any contact with the neighbors? Any feedback, any concerns from any of the neighbors, support from the neighbors?

MR. GODWIN: We notified them as we were required, but didn't receive any feedback.

COMMISSIONER DRAKE: Okay, we'll see if anyone is here tonight to talk about it one way or the other. There were some comments from our three departments. Have you had a chance to see those? They were posted online.

MR. GODWIN: Okay, could you bring my attention to what comments, sir?

COMMISSIONER DRAKE: Yes. One was Planning and Community Development, it just had to do with the colors complementing the existing houses and surrounding neighborhood. That was their comment. Then Building and Life Safety had no objection to the project, and Engineering had no objection. Their only comment was that you would need an existing and proposed grading plan as part of the permit application.

MR. GODWIN: Okay.

CHAIRPERSON SIAVELIS: Derek, any comments from the public at all in regard to this petition?

MR. MACH: No, I have not received any.

CHAIRPERSON SIAVELIS: Okay.

Go ahead.

COMMISSIONER DRAKE: And you mentioned you had looked at some other options, where to place the gazebo, but this is where you are hoping to get approved tonight?

MR. GODWIN: Yes. Go ahead.

CHAIRPERSON SIAVELIS: No, hold up, hold up, hold up.
COMMISSIONER DRAKE: You're going to need to come up and be sworn in if you're going to speak.
CHAIRPERSON SIAVELIS: Yes.
MR. GODWIN: Okay.
CHAIRPERSON SIAVELIS: If you want to speak, which you are entitled to, you'll have to come up to the podium to swear you in, that sort of thing.
MR. MEINHARDT: I'd be happy to do so, sir. I did sign in here before.
CHAIRPERSON SIAVELIS: You did?
MR. MEINHARDT: I did, yes.
CHAIRPERSON SIAVELIS: Okay, awesome. Identify yourself on the record.
MR. MEINHARDT: William Meinhardt.
CHAIRPERSON SIAVELIS: William, okay, right hand.
(Witness sworn.)
CHAIRPERSON SIAVELIS: Okay, go ahead.
MR. MEINHARDT: Thank you. May I approach the screen to point out to your question?
CHAIRPERSON SIAVELIS: Sure.
MR. MEINHARDT: Okay, I just wanted to, we just, with the Midtown, folks, we just had them do a re-deck on the large deck there that's to the south on the bottom right, the frame right there, exactly. There used to be steps down that actually went past the easement line. We got rid of those so that now the deck is, you know, just to the edge of the easement line.
What we would actually prefer to do is to put the gazebo just to the north of the deck, you know, between, the space between the edge of the house extended and the deck. In that square right there is where we would actually prefer to put the gazebo, right? I can't quite reach there, but yes, this is where the architectural plans were drawn, where we would, if you would come down a little bit? That's where we would prefer to put it, there, you know, three feet away from the home and would fit within the easement line.
We're aware of the fact that it would not fit within the build line which is why our builder suggested that we try the area over on what we would call the side of the house. Arlington Heights mentioned that, from their perspective, that that's the front of the house. Of course we think, personally, over here is the front of the house because this is where the front door is and the garage and everything. We think of that as the side yard, to the north there.
But what we were wanting to do was to put it in the back, and the reason is because there's a pond over here. So, our deck overlooks a large pond over here. Putting it around the side of the house, we'd only be able to see the pond from the door. We were hoping to have it be just off the deck so that we would be able to, you know, see the pretty pond over here. So, that was the original idea.
So, that's what I wanted to say in answer to your question.
COMMISSIONER DRAKE: All right, we appreciate that.
MR. MEINHARDT: Sure.
COMMISSIONER DRAKE: I think we're here to hear the petition as you presented, unless there's, you know, other concerns or discussions about it. So, thanks

for the explanation, it's helpful.

MR. MEINHARDT: Sure.

COMMISSIONER DRAKE: Mr. Chairman, that's all I have right now.

CHAIRPERSON SIAVELIS: So, is it your position, William, that You're, are you formally asking us to revise the petition and move the gazebo? Because you came close to doing that while you were up there pointing at the screen, but you didn't ask us to do that and we can't do that on our own.

MR. MEINHARDT: Fair enough.

CHAIRPERSON SIAVELIS: All right, so you tell us where you stand on this issue, right?

MR. MEINHARDT: Okay, that's fair enough. We had been hoping to have some consultation with our builder here prior to the meeting, but unfortunately that was unable to happen.

But yes, sir, our preference would be, I was thinking, I'm all new to this, I was thinking that we'd have to actually be submitting architectural plans for it to potentially be able to be approved I guess was my concern. But if you would be able to approve it with my verbal commentary, yes, I would actually prefer it to be next to the deck, but that would of course be across the build line and we're aware of that. So, I didn't even know if that was a possibility. That's what I was going to discuss with our builder.

But if we had a preference, that's where we would actually like it to be built. We think it would actually be very pretty and an addition to the environment of the whole neighborhood.

CHAIRPERSON SIAVELIS: So, your preference is to have it move basically to the east side of the house, the back east side of the house instead of where it's currently shown on the drawing, correct?

MR. MEINHARDT: That is correct, sir.

CHAIRPERSON SIAVELIS: Okay.

COMMISSIONER DRAKE: I guess I'd be uncomfortable with that because then we have to, you know, we haven't had our three departments weigh in. I don't know what our Staff people would say.

CHAIRPERSON SIAVELIS: Yes, right. Yes.

COMMISSIONER SELBKA: And the other issue is we haven't had any, the public was not made aware of this changed request for a variance.

CHAIRPERSON SIAVELIS: Sure.

COMMISSIONER SELBKA: So, I think I would prefer to only consider this request for a variance that's in the papers.

CHAIRPERSON SIAVELIS: I totally understand your points. Derek hasn't said anything, and I agree with your points because to the public, it kind of looks like a little bit of a bait and switch.

MR. GODWIN: Sure.

CHAIRPERSON SIAVELIS: We don't want that, right?

MR. MEINHARDT: Yes, I understand.

CHAIRPERSON SIAVELIS: That's not appropriate.

MR. MACH: Chairman, I was just going to say if he wants to modify the plan, the petition should be continued to --

CHAIRPERSON SIAVELIS: That's exactly right. That's where I was going next.

COMMISSIONER DRAKE: And I asked you about the options only out of, if we had people who objected to what you were doing, we sort of work through this. Sometimes that happens. I wanted at least to have an idea what you might consider, but I don't know if we're in that situation, and I don't think we are.

CHAIRPERSON SIAVELIS: So, no, I don't think we are either. We've reached a fork in the road where basically it seems to me that the appropriate fork to take is you request a continuance such that you have time to amend your filings, your papers to show where you want the gazebo at. Then it goes through a second round of review with the Village departments, and the public has a chance to weigh in on that. Who knows? You may have a neighbor object then, or neighbor support, right? These things happen.

But as Mr. Drake and Mr. Selbka made mention, we're not comfortable amending this one on the fly.

MR. MEINHARDT: I understand. That makes perfect sense.

COMMISSIONER O'CONNOR: I'd agree.

CHAIRPERSON SIAVELIS: Gentlemen?

COMMISSIONER PORTERA: Yes, I agree. We'd have to have the three departments weigh in as well.

CHAIRPERSON SIAVELIS: Okay, so now, actually just procedure-wise, let's make sure. I just want to make sure of something.

COMMISSIONER DRAKE: Do we need to find out if anyone would object to the continuance?

CHAIRPERSON SIAVELIS: Well, hold on. He hasn't even formally asked yet.

COMMISSIONER DRAKE: No, I know, but if he does.

CHAIRPERSON SIAVELIS: Okay, so we're going to close the Board discussion. Applicant gets a closing position to state, okay? Did you hear me?

MR. MEINHARDT: I'm sorry?

CHAIRPERSON SIAVELIS: Okay, so we're going to close Board discussion.

MR. MEINHARDT: Okay.

CHAIRPERSON SIAVELIS: We'll see if there's any comment from the public on this. Then Applicant gets a closing statement, and at that point in time is when we suggest that you move for a continuance, or request a continuance.

COMMISSIONER SELBKA: Unless you want us to consider the variance as presented.

COMMISSIONER DRAKE: In which case if we don't approve it, you would have to wait a year to come back, correct?

CHAIRPERSON SIAVELIS: Okay, so choose wisely.

Okay, so we're going to close down Board discussion. We will now ask any members of the audience if they want to speak in regards to this petition and this petition only.

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, we now move to Applicant's closing.

MR. MEINHARDT: May I take about one minute to discuss?

CHAIRPERSON SIAVELIS: You may.

MR. MEINHARDT: Thank you.

CHAIRPERSON SIAVELIS: We're on the clock.

(Slight pause.)

CHAIRPERSON SIAVELIS: Don't say anything else. You can come up. I'm just going to tell you that Derek advised that the April slot and the April agenda is basically full. So, that puts you into May, okay? With that in mind, go ahead, closing statement.

MR. GODWIN: Okay, yes, so after talking to my client, yes, we would like to try to see if we can move it to the east side of the property --

CHAIRPERSON SIAVELIS: So, are you requesting --

MR. GODWIN: -- and we're going to request a continuance and we're going to amend the plan.

MR. MACH: We'd recommend that the Zoning Board then make a motion to continue it to the May --

CHAIRPERSON SIAVELIS: Yes, we're going there.

MR. MACH: -- and then the date, that's the second one.

CHAIRPERSON SIAVELIS: No, don't worry about that.

COMMISSIONER DRAKE: Would they continue or just withdraw the petition?

MR. MACH: They would continue I think to a date specific. They don't have to re-notify.

CHAIRPERSON SIAVELIS: Yes, that's why. Okay, do you have anything else to add? I'm sorry, go ahead.

MR. GODWIN: Yes, I want to ask about the colors and the grading plan.

CHAIRPERSON SIAVELIS: Okay, that's not with us. I mean, that's, when you re-file your papers, address that with Derek.

MR. GODWIN: Just so that I can have all that corrected, you know, for one smooth visit.

CHAIRPERSON SIAVELIS: Again, that's not with us. You can coordinate with Derek, and Derek can help point you in the right direction, okay?

MR. GODWIN: Okay.

CHAIRPERSON SIAVELIS: Okay, so with that in mind, do we have a motion to continue to the May meeting?

MR. MACH: The 12th, May 12th.

CHAIRPERSON SIAVELIS: May 12th meeting? Do we have a motion?

COMMISSIONER SELBKA: Motion to continue.

CHAIRPERSON SIAVELIS: Do we have a second?

COMMISSIONER DRAKE: Second.

CHAIRPERSON SIAVELIS: Derek, roll or just voice? Let's do roll.

MR. MACH: Let's make sure for the record.

CHAIRPERSON SIAVELIS: Yes, let's do roll. Did we have the motion framed out; did you catch that? Because we were talking over each other.

Okay, Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Motion to continue granted.

MR. GODWIN: Okay, thank you, guys.

CHAIRPERSON SIAVELIS: See you in May.

MR. GODWIN: Okay, thank you, guys.

(Whereupon, the public hearing on the above-mentioned
petition was adjourned at 7:19 p.m.)

ZONING BOARD

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

OF APPEALS

RE: 507 EAST EUCLID AVENUE - ZBA #25-003

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 10th day of March, 2025 at the hour of
7:19 p.m.

MEMBERS PRESENT:

PETER SIABELIS, Chairperson
THOMAS DRAKE
JOSEPH SELBKA
MICHAEL O'CONNOR
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, next item up for business, ZBA #25-003, 507 East Euclid Avenue.

Derek?

MR. MACH: Thank you.

The Petitioner is proposing a new driveway expansion and a porch addition. The property will have 4,215 square feet of impervious surface coverage which exceeds the maximum allowed. In addition, the driveway exceeds the allowable width near the detached garage. The proposed expansion is 25.8 feet where the maximum allowed is 22 feet.

Therefore, they're requesting a 60-foot variation from Chapter 28, Section 5.1-3.5b to allow 4,215 square feet of impervious surface coverage where 4,155 square feet is allowed. In addition, they're requesting a 3.8-foot variation from Chapter 28, Section 10.2-11.1b to allow a driveway that is 25.8 feet wide where the maximum allowed is 22 feet. Thank you.

CHAIRPERSON SIAVELIS: Great, thanks, Derek.

Okay, Bob, you've signed in?

MR. FLUBACKER: Yes.

CHAIRPERSON SIAVELIS: Right hand.

(Witness sworn.)

CHAIRPERSON SIAVELIS: All right, please proceed.

MR. FLUBACKER: This is a very interesting project. There was an addition to the rear of the building that was started in I believe 2012 that was then abandoned shortly afterwards and has been left unfinished since then. We are completing that addition. Internally, we're re-cladding the house, we're upgrading the home. The only addition we're adding to the house is a screen porch off the front porch that's on the west side of the home.

This is always an interesting conundrum to me. It's an elevated porch with open ground below, so how that counts as impervious, I'm not quite sure, but that's part of the additional impervious.

There is a small bay we're adding. We are modifying the existing detached garage. It currently has a very strange configuration. It has a one-car door but the garage itself is two cars wide. So, we're actually cutting off the front of the garage a couple of feet, putting in a new two-car garage door and making it a usable two-car garage.

The existing home has a very narrow nine-foot asphalt driveway that goes along the side of the house back to the detached garage. We're asking to widen that to 12 feet. Then the width of the driveway that's in the request is because we're trying to create a backup turnaround space behind the house directly out of that two-car garage because they are on Euclid.

CHAIRPERSON SIAVELIS: And that's, Bob, is that where the, that particular location is where the 25.8-foot dimension is taken?

MR. FLUBACKER: Yes. Yes, it's that turnaround just to the north of the garage there, but still behind the house.

CHAIRPERSON SIAVELIS: Okay, please keep going.

MR. FLUBACKER: That's it. The uniqueness of the circumstance is obvious. It's a 100-year-old home. It's on Euclid with a detached garage, so the driveway is always an issue getting back to those. So, widening your drive and getting some more

maneuvering space for the cars becomes important, and egress and access to the house. Also, that turnaround, the wide space to the driveway is so they can actually turn the car around before backing out on Euclid so they can pull out on Euclid front-wise instead of backing on Euclid.

CHAIRPERSON SIAVELIS: Bob, how many folks live in this home?

MR. FLUBACKER: It will be four, I believe.

CHAIRPERSON SIAVELIS: Four? How many drivers would you say; do you know?

MR. FLUBACKER: Probably two right now. They have young kids --

CHAIRPERSON SIAVELIS: Okay.

MR. FLUBACKER: -- and I apologize, my client wasn't able to be here tonight. So, if that creates an issue, then I'll need to ask for a continuance.

CHAIRPERSON SIAVELIS: Because you see how the protocol is, right?

MR. FLUBACKER: Which I'm fully aware of how to do.

CHAIRPERSON SIAVELIS: Okay, cool. All right, how long have your clients lived in this?

MR. FLUBACKER: They have not yet.

CHAIRPERSON SIAVELIS: Oh, this is --

MR. FLUBACKER: They just recently bought it and are going through the renovations now.

CHAIRPERSON SIAVELIS: Okay, and they identified the driveway as being of concern, right, and the idea of backing out onto Euclid Road?

MR. FLUBACKER: Yes. Right, right.

CHAIRPERSON SIAVELIS: Euclid Avenue. Okay --

MR. FLUBACKER: And --

CHAIRPERSON SIAVELIS: I'm sorry, go ahead.

MR. FLUBACKER: Well, one more thing about the Engineering comment. It mentions about a footing sump discharging on the driveway. It is not a new sump pump, that is the existing sump pump that for the last decade has not had a pump in it. So, we are actually putting a pump in that sump pump, but the basement has never flooded, so I don't think that --

CHAIRPERSON SIAVELIS: So, it's a sump without a pump?

MR. FLUBACKER: Right. Again, the project was abandoned halfway through, but because water has never gotten into the basement, there's obviously not a lot of groundwater there that's going to be pumped. So, I don't foresee that being a problem.

COMMISSIONER DRAKE: Bob, you may not know this, are there other homes in that area that have turnaround driveways in the back? Do you have any idea?

MR. FLUBACKER: I do not have an idea of that, no.

CHAIRPERSON SIAVELIS: It's probably kind of hard to see, right, if it's in the back?

COMMISSIONER DRAKE: Yes, yes.

MR. FLUBACKER: Yes.

CHAIRPERSON SIAVELIS: Unless you're a nosy neighbor.

COMMISSIONER DRAKE: Also, this is a busy street.

CHAIRPERSON SIAVELIS: Right, or if you've walked down those projects.

COMMISSIONER O'CONNOR: I live in the area. A number of them do.

CHAIRPERSON SIAVELIS: Do they?

COMMISSIONER O'CONNOR: Yes.

CHAIRPERSON SIAVELIS: It makes sense, right, either in the front or the back because --

COMMISSIONER SELBKA: That is not a place you want to be backing out.

CHAIRPERSON SIAVELIS: Yes. Euclid is a disaster from 3:00 o'clock to like 6:00 o'clock, especially right there.

COMMISSIONER SELBKA: Yes, right here on Arlington Heights Road.

MR. FLUBACKER: And then I understand next year they're redoing it and redoing all the utilities in Euclid. That should be really interesting.

COMMISSIONER SELBKA: Right.

CHAIRPERSON SIAVELIS: Okay, I don't have, does anybody else have any other questions of Bob? Frank, you're good?

COMMISSIONER PORTERA: I'm good.

CHAIRPERSON SIAVELIS: Okay, Derek, anything you want to add on this?

MR. MACH: No. No comments.

CHAIRPERSON SIAVELIS: Bob, were there any neighborhood --

MR. FLUBACKER: There's a couple of neighbors right here that live close by.

CHAIRPERSON SIAVELIS: Did they submit paperwork?

Derek, did you receive?

MR. MACH: No, none. Nothing at all.

CHAIRPERSON SIAVELIS: Okay, you don't have to speak if you don't want to. This is really straight-forward and logical, but we're not going to deny you your right to speak if you want.

MS. MEINHEIT: I signed in; I can just say a couple of things if that's all right?

CHAIRPERSON SIAVELIS: Come on up. Okay, identify yourself for the record, please.

MS. MEINHEIT: I'm Marian Meinheit.

CHAIRPERSON SIAVELIS: Marian, okay. Do we need to swear her in? I don't need to swear her in, she's not a petitioner or affiliate of the Petitioner.

Okay, go ahead, Marian.

MS. MEINHEIT: Okay, we've been in the neighborhood since 1979. We started at 409 East Euclid, knocked down a little one, we're immediately to the west of that block where --

MR. FLUBACKER: They're at the corner of Haddow.

MS. MEINHEIT: Right, now we're at 413. We put a turnaround driveway in the back of our house at 409. When we bought 413, Bob did the house for us and we were able to put the garage off the side street, off Haddow for that same suicidal reason of Euclid.

What I want to say about 507 East Euclid, we're thrilled that Bob is working on it, that it's being fixed up. It has been a disaster, and these are really nice people that we've met and who have bought it and are putting a big investment into it. We're thrilled.

CHAIRPERSON SIAVELIS: So, was that house kind of an eyesore for a

while?

MS. MEINHEIT: Yes, and lots of animal smells and just --

CHAIRPERSON SIAVELIS: So, you're in favor?

MS. MEINHEIT: You bet. Thanks.

CHAIRPERSON SIAVELIS: Okay, thank you very much.

MS. MEINHEIT: Thank you.

CHAIRPERSON SIAVELIS: Appreciate it.

Okay, any further comments from the public?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, we can move to deliberations.

I think this is really straightforward, and it sounds from the neighbor testimony, not only is it straight-forward, it's necessary. So, I'm in support. I'm not sure what others are on this petition but now is your chance.

COMMISSIONER O'CONNOR: I'm supportive. It seems like it makes sense from a safety perspective, and it's nice to get it updated as well.

CHAIRPERSON SIAVELIS: The rear turnaround is, any turnaround is essential, I would admit --

COMMISSIONER SELBKA: I agree.

CHAIRPERSON SIAVELIS: Okay, do we have a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER O'CONNOR: Second.

CHAIRPERSON SIAVELIS: All right.

Derek?

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations.

MR. FLUBACKER: Great. Thank you, all.

CHAIRPERSON SIAVELIS: Granted.

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

ZONING BOARD

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

OF APPEALS

RE: 236 EAST MAGNOLIA STREET - ZBA #25-004

REPORT OF PROCEEDINGS had before the Village of
Arlington Heights Zoning Board of Appeals taken at the Arlington Heights
Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room,
Arlington Heights, Illinois on the 10th day of March, 2025 at the hour of
7:30 p.m.

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson
THOMAS DRAKE
JOSEPH SELBKA
MICHAEL O'CONNOR
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner

CHAIRPERSON SIAVELIS: Okay, next item up for business is ZBA Petition

#25-004, 326 East Magnolia Street.

Derek?

MR. MACH: Thank you, Chairman.

The Petitioner is proposing an addition to the existing one-story home. The proposed addition is encroaching into the required 30-foot rear yard setback.

Therefore, they're requesting a 9.3-foot variation from Chapter 28, Section 5.1-1.3d to allow an addition with a rear yard setback of 20.7 feet instead of the required 30 feet, and an additional one foot for the eave. Thank you.

CHAIRPERSON SIAVELIS: Great.

Okay, sir, identify yourself on the record.

MR. FISCHER: Andrew Fischer; I'm the homeowner of 326.

CHAIRPERSON SIAVELIS: Okay, Andrew, right hand?

(Witness sworn.)

CHAIRPERSON SIAVELIS: Please proceed.

MR. FISCHER: Okay, so just to give a little background, I was here a few months ago, asked for a continuance essentially and changed the plan to be what I feel like is less intrusive to the neighborhood and stay in character with the neighborhood. I'll kind of walk through these points and then add a few additional comments to each.

In terms of, you know, not altering the essential character, we feel, so the streets are on the east and south side of the property. We feel the addition being built on the west side or northwest side has the least visual impact from either street and is the farthest away from the neighbors' houses in that location. There's a house directly to the north that's along the east side of the property. So, there's like a pool and a detached garage on the side that we want to build the addition.

That kind of falls in line with our last plan. We were going to build a detached garage that was going to be very close to the neighbor to the north property line. So, this allows this to kind of fall back to where it's less invasive to her property we feel like.

Yes, architecturally, if you can go to, yes, this page? The addition, you can see the top, it's only a foot and a half higher than the existing roofline. That's the view from the front. The view from the side, from the east street, there's trees, there's fences. It should have very minimal impact to the view from the street or neighbors' houses from that direction.

Next, unique circumstances. So, we are going over the rear yard, it's actually the side yard. The property currently does, it runs about halfway through the garage you can see there. This addition will not go any farther west into that setback. It will stay in line as you can see there.

So, the main reason we also want to build on this side of the house, you can see it kind of juts off the back of the house. There's about an extra, I don't know, five feet where it says back door, like right there. So, the roofline runs north-south in that direction. It allows us to build an addition kind of in line. In terms of ease of construction and feasibility of construction, it's a lot less than trying to build on the other side where an addition off the other side of the backyard where it's running east-west. That allows us to actually complete this addition from a cost perspective.

I'll add to that, this property was rented for 20 years. I have a few neighbors here. I think it's an eyesore compared to the rest of the neighborhood. Siding,

driveway, landscaping, everything is just kind of not up to par. It's kind of hard to tell in these pictures, but it's an older house that was rented for 20 years and not a lot of upgrades.

Building this addition allows us, we're going to redo the whole siding, upgrade the yard, everything. This allows us to go ahead with those improvements as well, new windows. So, we think it will really have a positive impact on the neighbors and the neighborhood overall and the character of the neighborhood.

Yes, the home was constructed in 1950 before the boundary lines were determined. So, that's why we're asking for this exception.

Harmony with the spirit and intent of this chapter, again, it's the least intrusive to the neighbors, has the least visual impact being in that northwest corner, no structures nearby.

Then, minimal variance, we're not going any farther west than the existing property line. I think that's all I have for now.

COMMISSIONER PORTERA: Do you currently live in the house?

MR. FISCHER: I do, yes.

COMMISSIONER PORTERA: And how many residents in the house?

MR. FISCHER: Two.

COMMISSIONER PORTERA: Two?

MR. FISCHER: Yes.

COMMISSIONER PORTERA: And what were the plans previously that you came before us with?

MR. FISCHER: Yes, so I don't have them. I wish I had them on me. Basically, I was going to build a detached garage in the very northeast corner of the property, kind of it's at that wood fence. There's a house, I don't know, maybe 10 feet to the north right there. So, the garage would have been really close to that property. Then we were going to move the garage, the existing garage we were going to convert to like a master bedroom.

We got feedback, I forgot who, from one of the departments basically who said like, okay, having a detached garage on the side of the house here, no one else has that, you know, it doesn't really fall in line with the rest of the neighbors in our neighborhood. We took that into consideration. I think that was in November, so we've been thinking about this for a while, trying to, you know, keep in mind those.

COMMISSIONER PORTERA: Okay, yes, I recall that. I recall that petition now. Then as far as the neighborhood feedback, those I know that you probably took into account, your neighborhood, and talked to a few of them. Any opposition that you know of?

MR. FISCHER: Not that I know of. I know a few neighbors are here today, the neighbor directly to the north and directly to the east. So, pretty much the two closest properties.

COMMISSIONER PORTERA: The two most affected?

MR. FISCHER: Yes. The neighbor to the west, they didn't give any feedback. They're also pretty close, but I think they just bought the property and they were upgrading it as well. So, we didn't hear anything from them, no.

COMMISSIONER PORTERA: Okay.

CHAIRPERSON SIAVELIS: So, after this addition, this house is going to be

three bedrooms; is that right?

MR. FISCHER: Correct. It's only two right now, two really small bedrooms.

CHAIRPERSON SIAVELIS: Yes, looks like it.

MR. FISCHER: Yes.

COMMISSIONER PORTERA: There was a comment from the Engineering Department about the existing drainage pattern from west to east and a swale at the northern limits of the property. So, at permit, you ought to take that into account as well.

MR. FISCHER: Yes, and my architect is actually here, too. We were just talking about that. There's enough room between the north end of the new addition and the property line, soil to still allow for the drainage to go west to east. So, it should be okay there.

CHAIRPERSON SIAVELIS: And you're on the west side of the existing house, so you're basically going straight, you're staying aligned with that west edge of that --

MR. FISCHER: West and east like where it juts out a little bit.

CHAIRPERSON SIAVELIS: Yes, right, that notch area right there by the back door.

MR. FISCHER: Yes, but that west wall, yes, will be exactly even. We plan to put a fence, it's not there yet, it's chainlink. We're going to put up like a, you know, wood fence. So, in that south corner of the property, the neighbor also has a wood fence that runs north-south. So, if you're coming, if you're driving from the west to east on Magnolia, there's wood fences there. You should really not be able to see this except that little bit of roof above it.

CHAIRPERSON SIAVELIS: Does this house have a basement?

MR. FISCHER: No, crawl space only.

CHAIRPERSON SIAVELIS: Yes, are you putting a basement in with the addition?

MR. FISCHER: No. No, not planning on that. Basically, just a bedroom with some office space in the back.

CHAIRPERSON SIAVELIS: And closet.

MR. FISCHER: Yes, closet, too.

CHAIRPERSON SIAVELIS: Anything else, Frank?

COMMISSIONER PORTERA: I don't have any other questions.

CHAIRPERSON SIAVELIS: All right, so you can take a seat.

At this point, we'll ask if there's any comments from the public in regards to this petition and this petition only. This does seem pretty straight-forward and pretty reasonably designed in my eyes, but if you have a comment, you may proceed up and provide it. If none, we'll move to deliberations.

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, we will move to deliberations.

Go ahead, Frank, you may start.

COMMISSIONER PORTERA: Yes, I appreciate the Petitioner coming back to us here after a few months of taking into account our comments and the neighborhood's feelings as well. It seems that this is very well thought out and kind of accomplishes his goals as well. So, I'm in favor of this petition.

CHAIRPERSON SIAVELIS: Thanks, Frank.

Anyone else?

(No response.)

CHAIRPERSON SIAVELIS: Well, I'll say I agree with what Frank is raising. I think this is a moderate, reasonable addition. This is a good-sized lot. We've certainly seen people push; other residents push the envelope far further. So, I can support this and, frankly, it sounds like it's needed.

So, with that in mind, do we have a petition, or excuse me, a motion?

COMMISSIONER PORTERA: I move to approve the variance as presented.

CHAIRPERSON SIAVELIS: Okay, thanks, Frank.

Do we have a second?

COMMISSIONER DRAKE: Second.

CHAIRPERSON SIAVELIS: Thank you, Tom.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations, variance granted, petition granted.

MR. FISCHER: Thank you.

CHAIRPERSON SIAVELIS: Okay, with that in mind, we move to the public comment phase of tonight's meeting where the public can provide any comment, comments on any issue. You are limited of course to three minutes and three minutes only. If there are no such comments, we are in position to adjourn.

(No response.)

CHAIRPERSON SIAVELIS: All right, we have nobody looking to make a public comment.

So, do we have a motion to adjourn?

COMMISSIONER DRAKE: Motion to adjourn.

CHAIRPERSON SIAVELIS: Do we have a second?

COMMISSIONER O'CONNOR: Second.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, motion to adjourn granted.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:42 p.m.)

STATE OF ILLINOIS)
) SS.
 COUNTY OF KANE)

I, RON LeGRAND, SR., depose and say that
 I am a digital court reporter doing business in the State of
 Illinois; that I reported verbatim the foregoing proceedings and
 that the foregoing is a true and correct transcript to the best of
 my knowledge and ability.

 RON LeGRAND, SR.

SUBSCRIBED AND SWORN TO
 BEFORE ME THIS _____ DAY OF
 _____, A.D. 2025.

 NOTARY PUBLIC



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
4/14/2025

Item: 1614 S. Fernandez Ave. - ZBA25-001

Department:

Item Description:

REQUEST

A 1.7-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition (porch) with a front yard setback of 25.3 feet instead of the required 26.9 feet and an additional 2.0 feet for the eave.

ATTACHMENTS:

1. Exhibits - 1614 S Fernandez Ave

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 14, 2025
Date Prepared: April 9, 2025
Project Title: Ang Residence
Address: 1614 S. Fernandez Ave.

Background Information

Petition Number: ZBA #25-001
Petitioner: Marc Piarowski – Neri Architects
Address: 6400 N. Northwest Hwy, Suite 4
Chicago IL 60631

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

Requested Action/Background Information

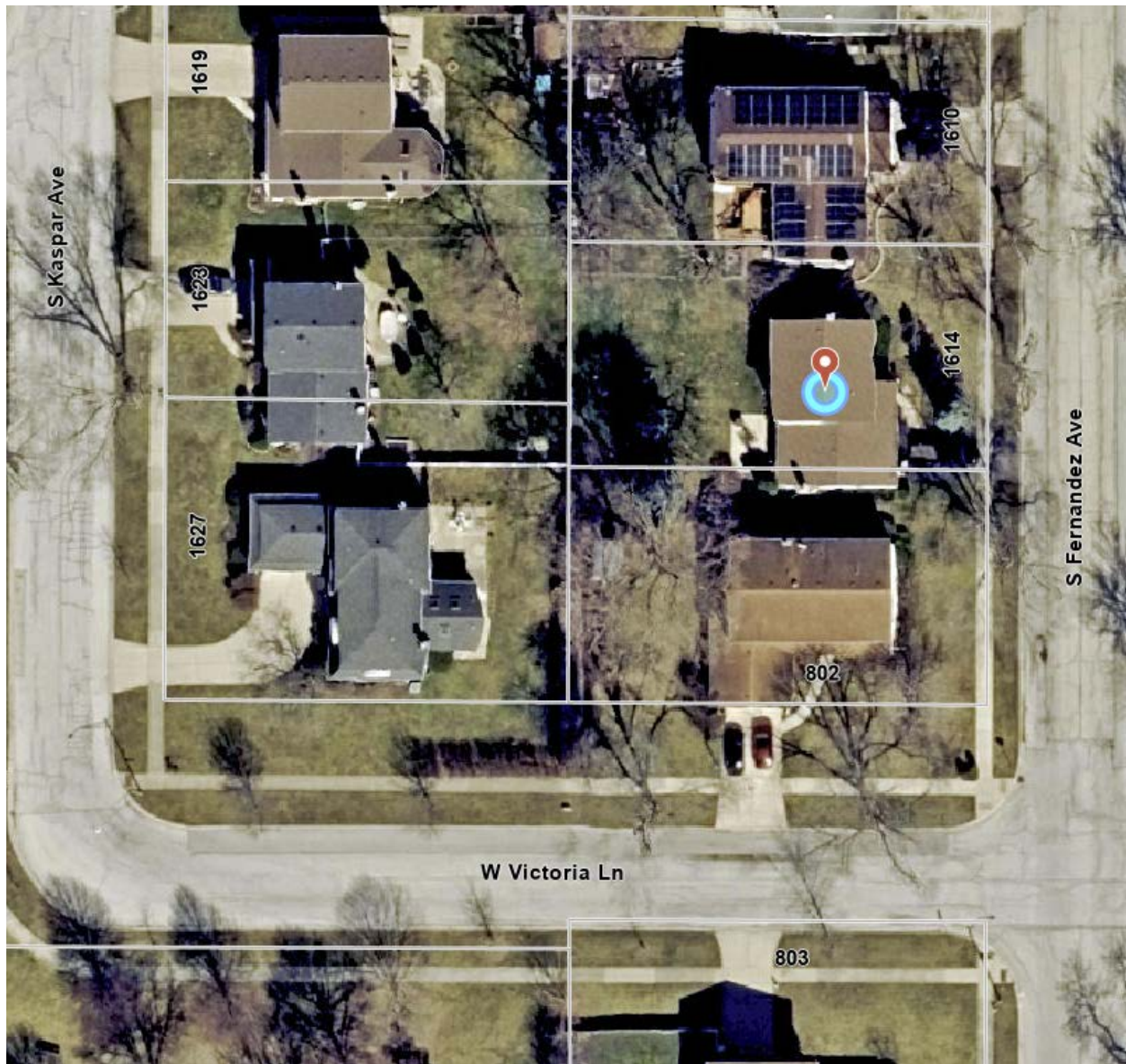
The petitioner is proposing to construct a main entry porch on the east face of the building, which will encroach into the required front yard setback. The petitioner is also proposing a code compliant second story addition as part of the project. The property is zoned R-3 and has a total land area of 8,750 square feet. The proposed porch is along the Fernandez Avenue frontage and is set back 25.3 feet where 26.9 feet is required. Therefore, petitioner is requesting the following variation:

- A 1.7-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition (porch) with an front yard setback of 25.3 feet instead of the required 26.9 feet and an additional 2.0 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

<u>Item</u>	<u>Provided</u>	<u>Dated</u>	<u>Remarks</u>
1. Notification Affidavit	✓	3/27/25	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/27/25	
3. Letter that was Mailed	✓	3/27/25	
4. Photographs of Sign on Property	✓	3/27/25	

Photographs of Existing Structure



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 14, 2025, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- A 1.7-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition (porch) with a front yard setback of 25.3 feet instead of the required 27.0 feet and an additional 2.0 feet for the eave.

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning-mail@vgh.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 270 in Realcoq Subdivision in Arlington Heights Second Addition, being a subdivision in Section 9, Township 41 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1614 S. Fernandez Avenue, Arlington Heights IL 60005

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Health & Human Services at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760 (Voice), (847) 368-5980 (Fax) or healthmail@vgh.com.

Peter Siavelis, Chairman

Zoning Board of Appeals

Derek Mach (847) 368-5232

Planning and Community Development

Published in the Daily Herald March 29, 2025 (285047)

CERTIFICATE OF PUBLICATION

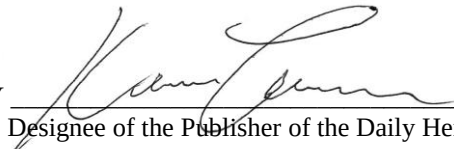
Paddock Publications, Inc.

**Northwest Suburbs
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/29/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 285047



Village of Arlington Heights



To: Marc Piarowski / Neri Architects
From: Derek Mach
Department: Department of Planning and Community Development
File Number: ZBA 25-01
Project: 1614 S. Fernandez Ave.
Date: March 5, 2025

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

1. The design of the proposed addition is nicely done to fit with the existing house and the neighborhood. This project is favorable for an Administrative (Staff) design approval, pending the outcome of the ZBA review.

Building and Life Safety

1. BLS has no comments.

Engineering

1. The Engineering Division has no objection to the requested variance from Chapter 28, section 5, to allow for a front porch extension of the existing porch at the main entrance.

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 of 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

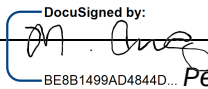
NOW COMES the Petitioner Maricris Ang
being the owner of the property commonly know as: 1614 S Fernandez Ave
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a
Variation from Section 5
Chapter 28, of the Arlington Heights Municipal Code, in order to: Construct a front porch extension.

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 variation would not greatly change the character of the home, improving its aesthetics. The proposed variation simply extends an existing front porch, and does not increase its encroachment into the front yard setback.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The Plight of the owner is unique, as the existing house is non-conforming to the calculated average setback of the zoning block.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The proposed variation is in harmony with the intent of this chapter, as it maintains the character of the home and its neighborhood, and increases the taxable value of the subject property and those around it.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The proposed variation is the minimum variance necessary to maintain aesthetics while preserving usability of the proposed porch extension.

Signed:  Maricris Ang
BE8B1499AD4844D... Petitioner

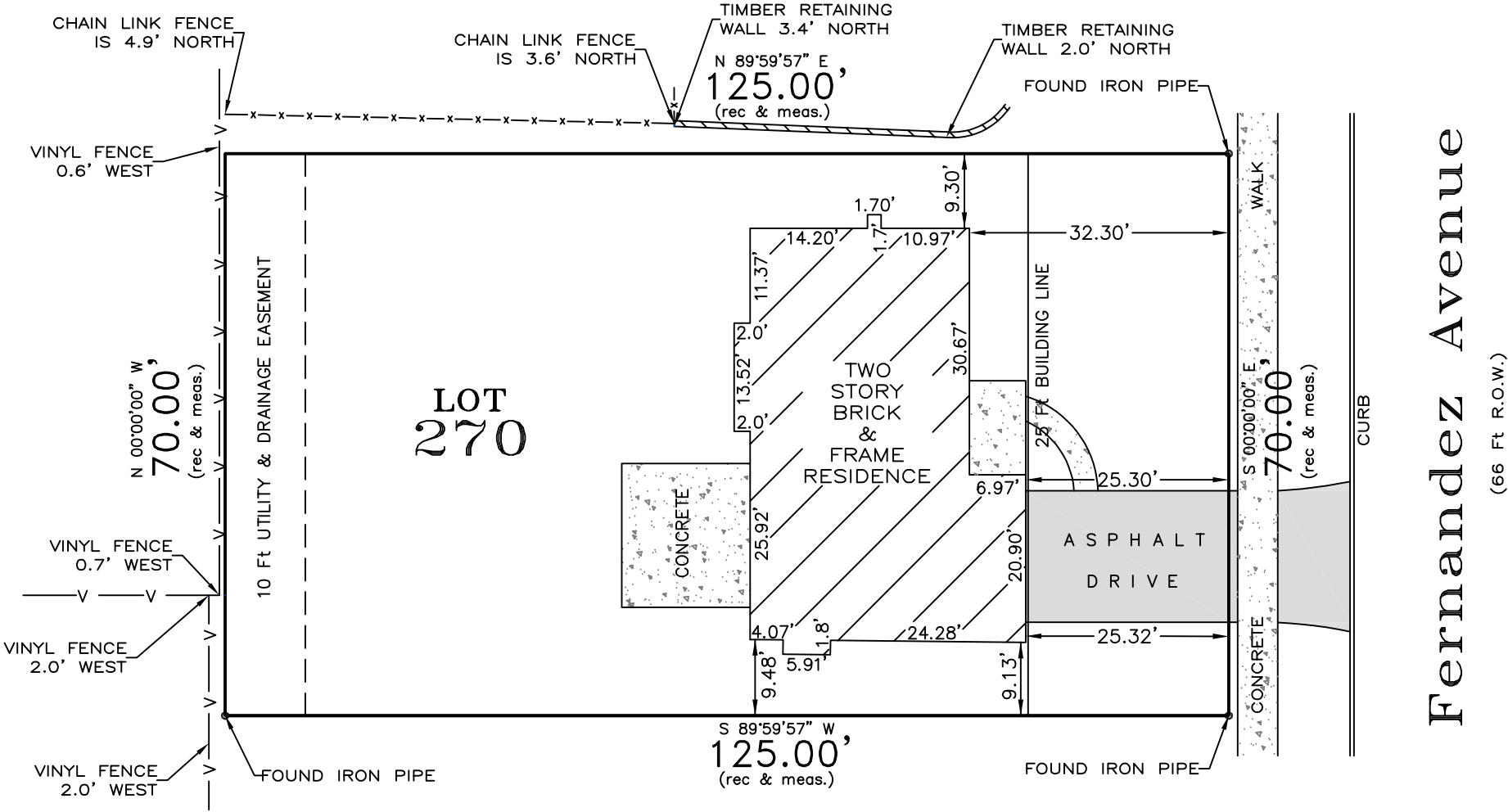
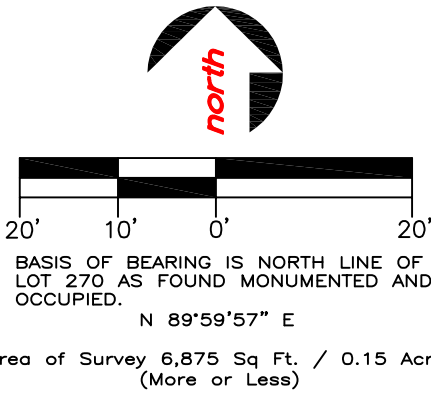
Date: 1/9/2025 | 05:49 EST

Revised 5/1/24

Plat of Survey
of

LOT 270 IN REALCOA SUBDIVISION IN ARLINGTON HEIGHTS, SECOND ADDITION, A
SUBDIVISION IN SECTION 9, TOWNSHIP 41 NORTH, RANGE 11, EAST OF THE THIRD
PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

ADDRESS: 1614 S FERNANDEZ AVENUE, ARLINGTON HEIGHTS, ILLINOIS



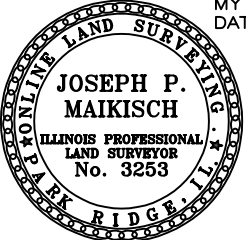
PROFESSIONAL DESIGN FIRM NUMBER 184-004603

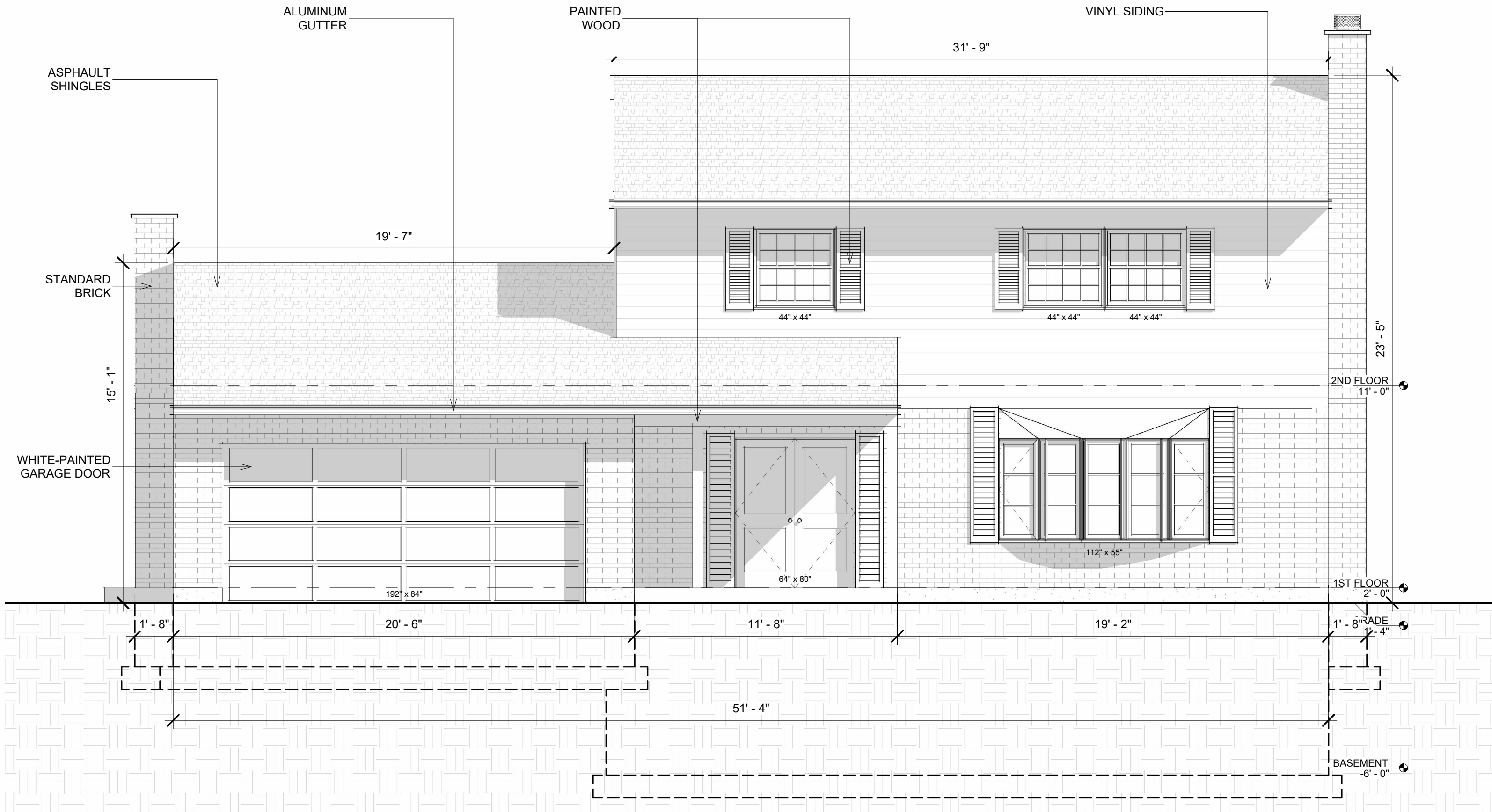


Residential + Commercial Land Surveying
Phone (708) 968-8145
onlinelandsurveying@gmail.com
1205 W. PETERSON AVE. Unit D
PARK RIDGE, ILLINOIS 60068

Table with 3 main sections: LEGEND, IMPORTANT NOTES, and Client/Scale/Field Crew information. The legend defines symbols for Iron Pipe Found/Set, Cross Found, Found Notch, Wood/Metal/Vinyl/Chain Link Fences, and Interior Lot/Utility Easement/Building Setback Lines. It also includes a note about the survey's legal basis and a table for Client (Vicki Selle), Scale (1"=20'), Field Crew (DJ), and Field Work Completed (04/30/24).

STATE OF ILLINOIS) S.S.
COUNTY OF COOK)
I, JOSEPH P. MAIKISCH DO HEREBY CERTIFY THAT THIS SURVEY
CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR
A BOUNDARY SURVEY. DIMENSIONS ARE SHOWN IN FEET AND
DECIMAL PARTS THEREOF AND ARE CORRECTED TO A
TEMPERATURE OF 68 DEGREES FAHRENHEIT.
MY PROFESSIONAL LICENSE RENEWS 11/24
DATED THIS 30th DAY OF APRIL, A.D. 2024.
[Signature of Joseph P. Maikisch]
ILLINOIS PROFESSIONAL LAND SURVEYOR #3253

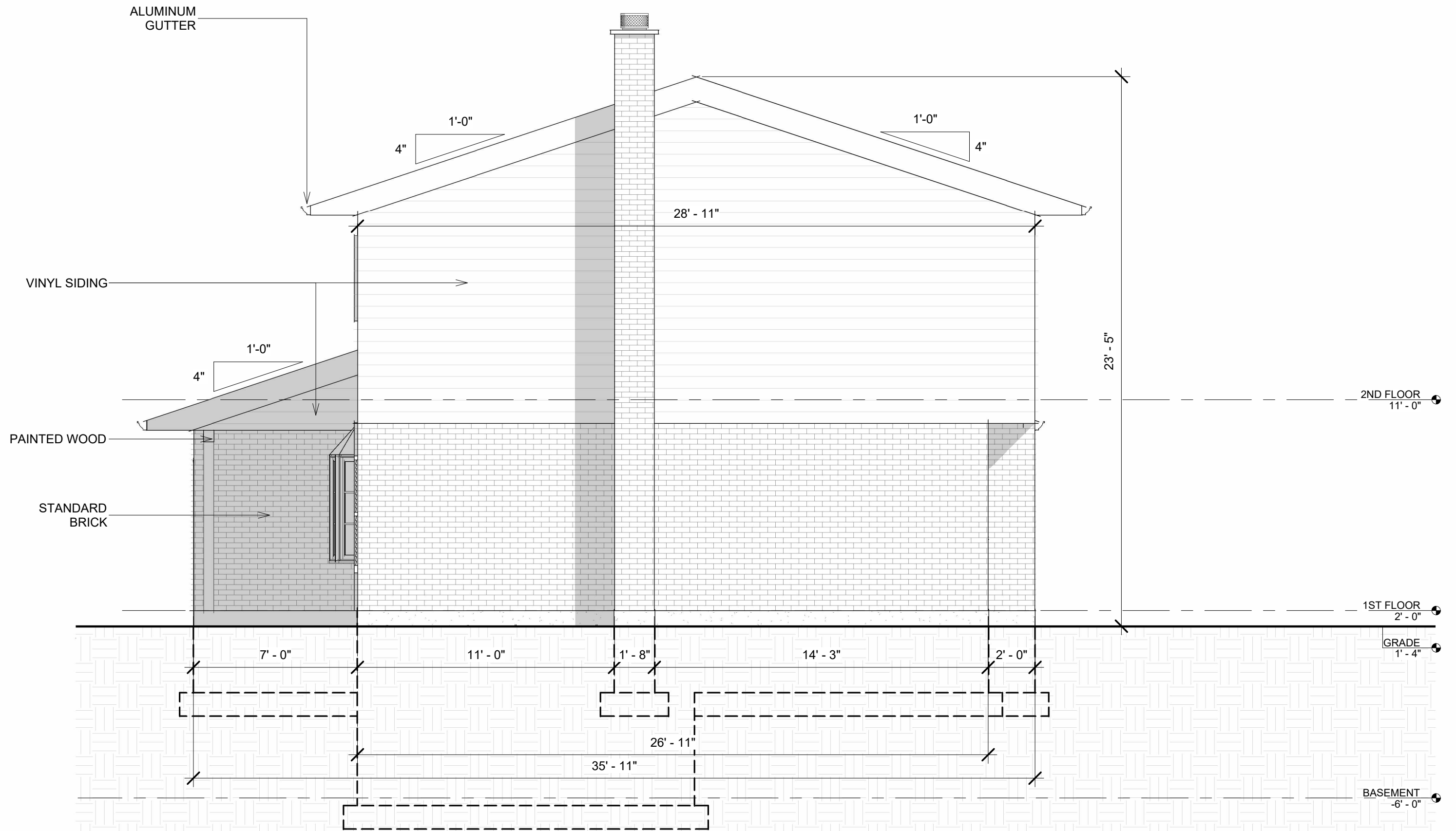




2429
DC-1.1
EXIST. EAST ELEV.

1 EXISTING EAST ELEVATION
DC-1.1 SCALE: 1/4" = 1'-0"

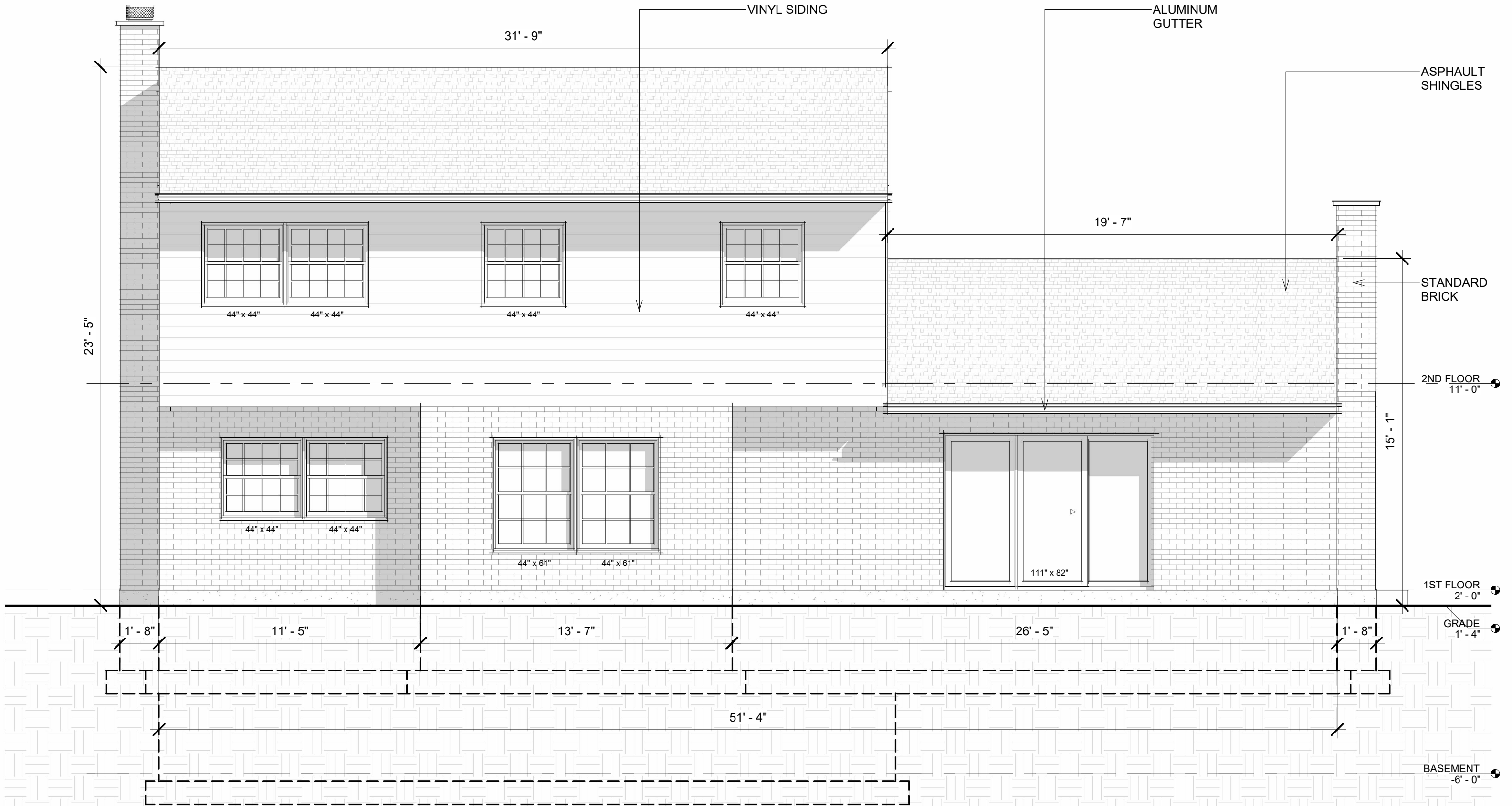




2429
DC-1.2
EXIST. NORTH ELEV.

1
DC-1.2
EXISTING NORTH ELEVATION
SCALE: 1/4" = 1'-0"

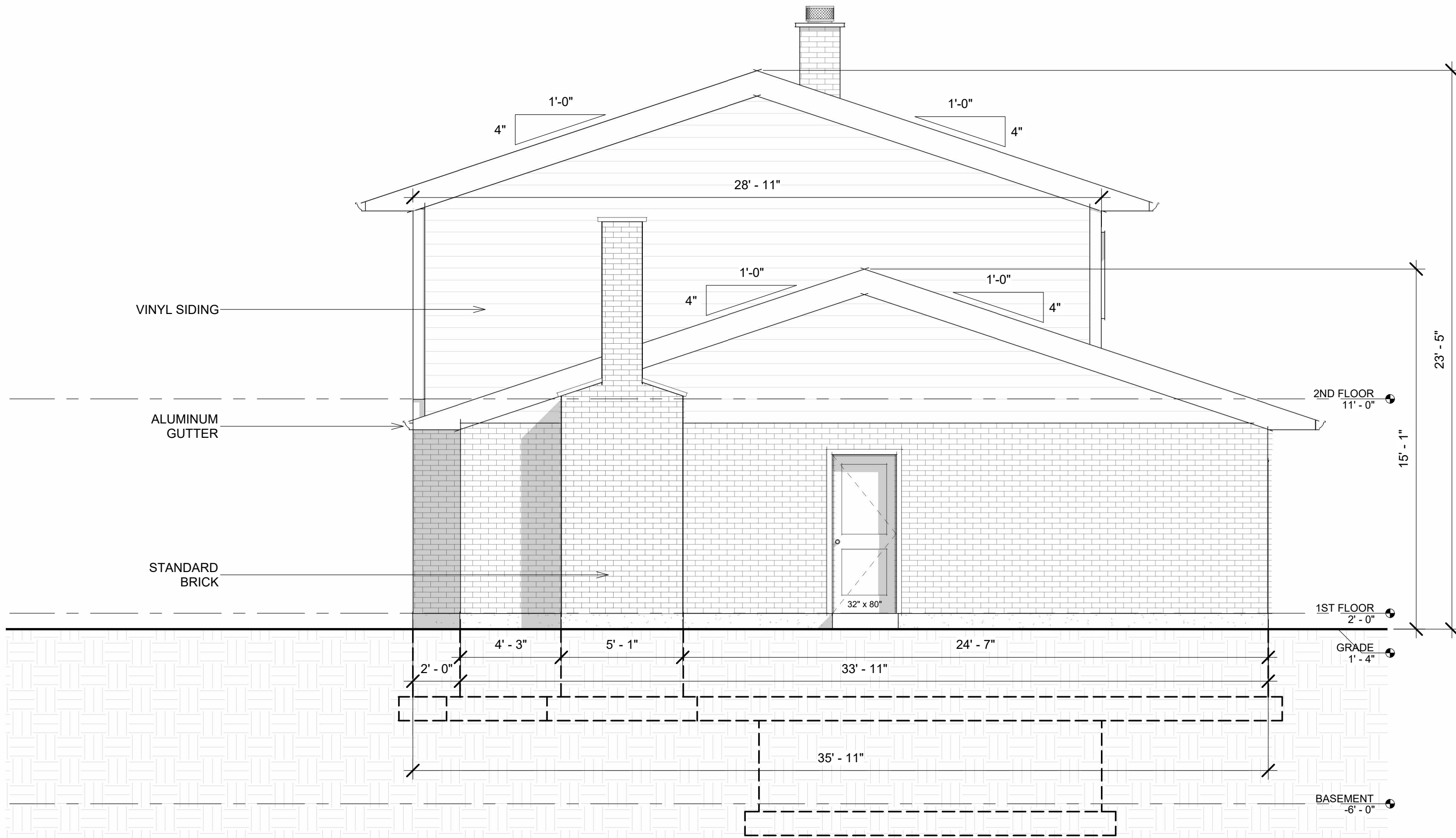




2429
DC-1.3
EXIST. WEST ELEV.

1
DC-1.3
EXISTING WEST ELEVATION
SCALE: 1/4" = 1'-0"





2429
 DC-1.4
 EXIST. SOUTH ELEV.

1 EXISTING SOUTH ELEVATION
 DC-1.4 SCALE: 1/4" = 1'-0"

N

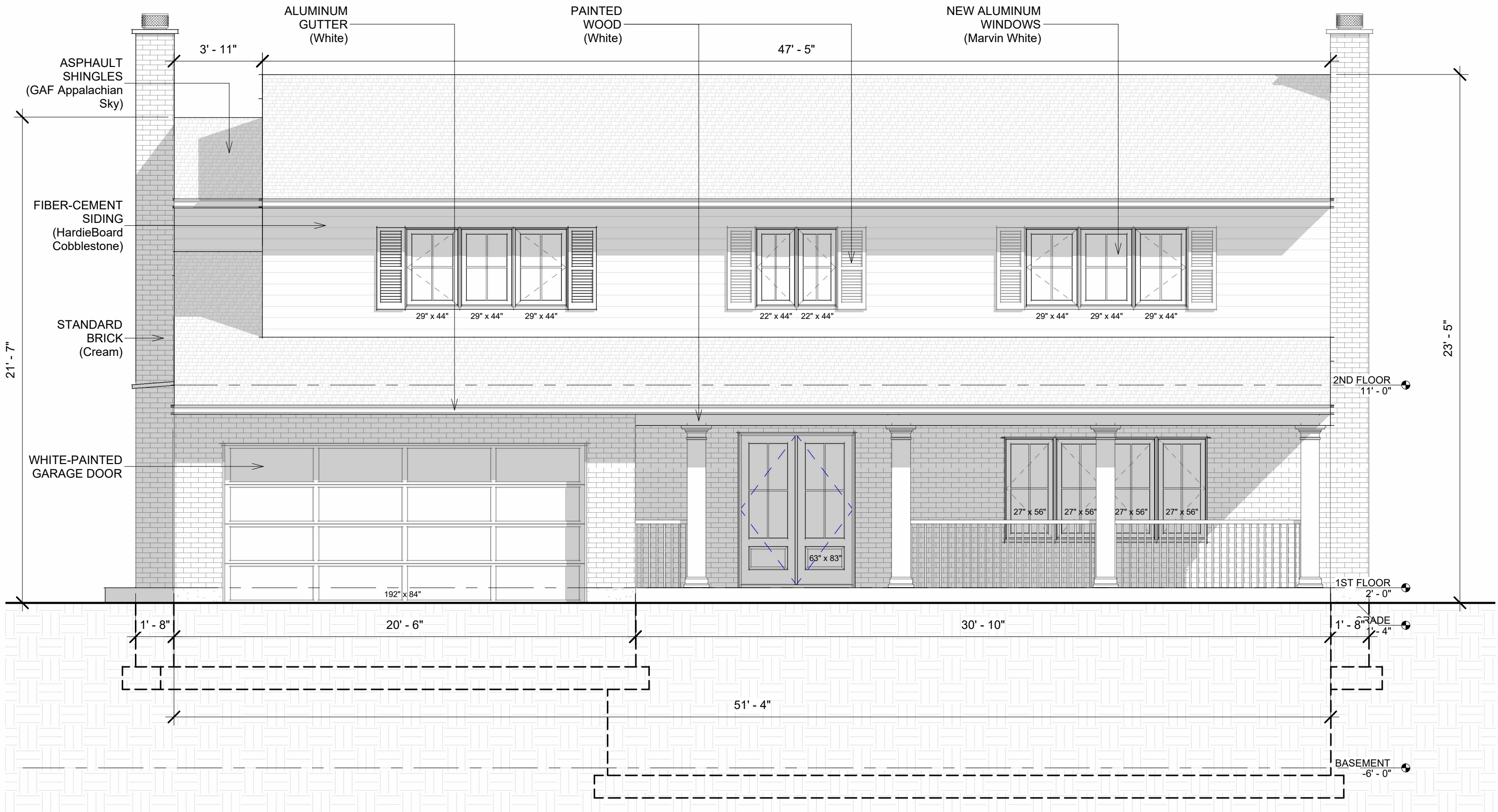
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ARCHITECTS

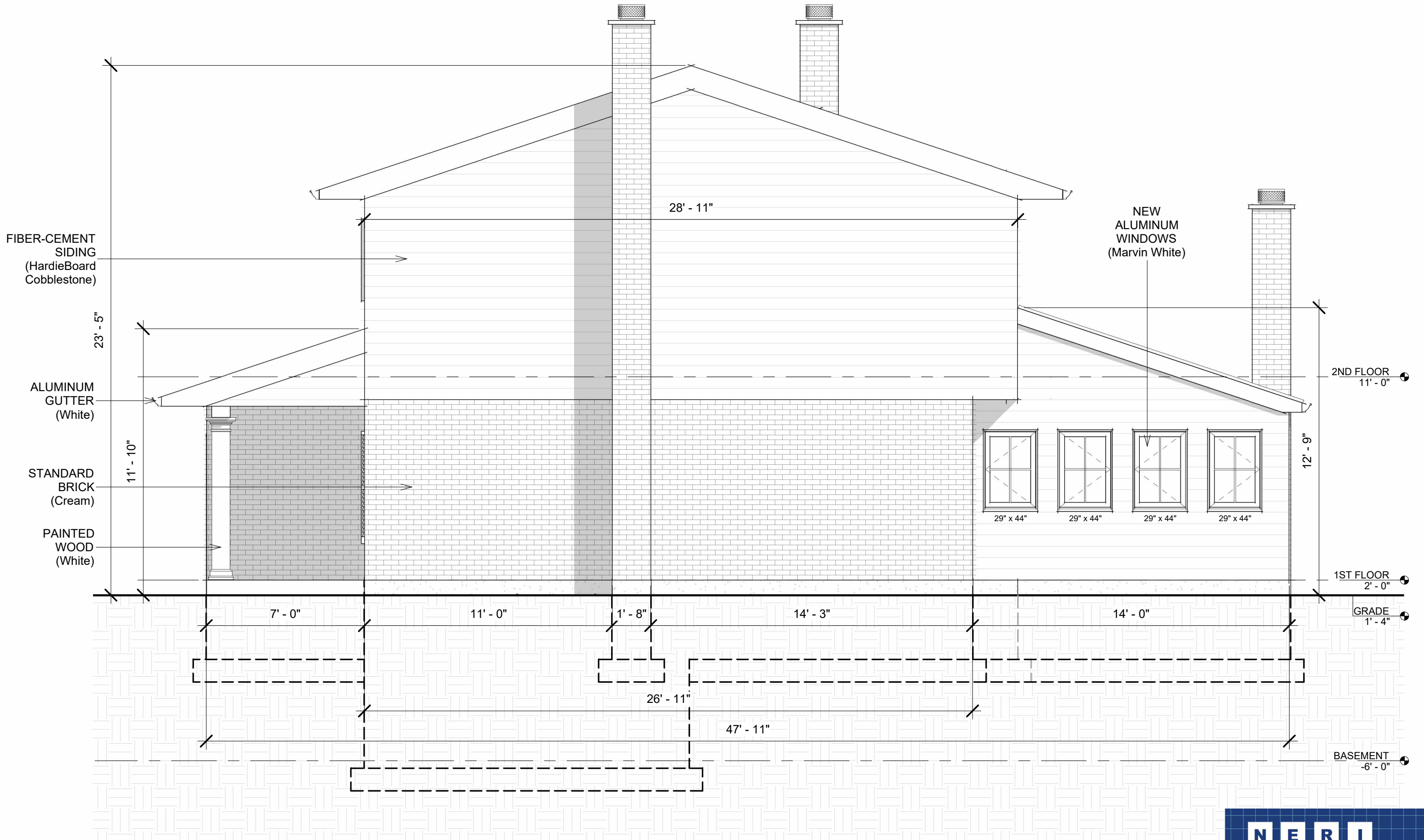
6400 N NORTHWEST HWY
 SUITE 4
 CHICAGO IL 60631
 TEL 847.825.9400



2429
DC-2.1
PROP. EAST ELEV.

1
DC-2.1
PROPOSED EAST ELEVATION
SCALE: 1/4" = 1'-0"





2429
 DC-2.2
 PROP. NORTH ELEV.

1
 DC-2.2
 PROPOSED NORTH ELEVATION
 SCALE: 1/4" = 1'-0"

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 ARCHITECTS
 6400 N NORTHWEST HWY
 SUITE 4
 CHICAGO, IL 60631
 TEL 847.825.9400



2429
DC-2.3
PROP. WEST ELEV.

1 WEST ELEVATION
DC-2.3 SCALE: 1/4" = 1'-0"

N

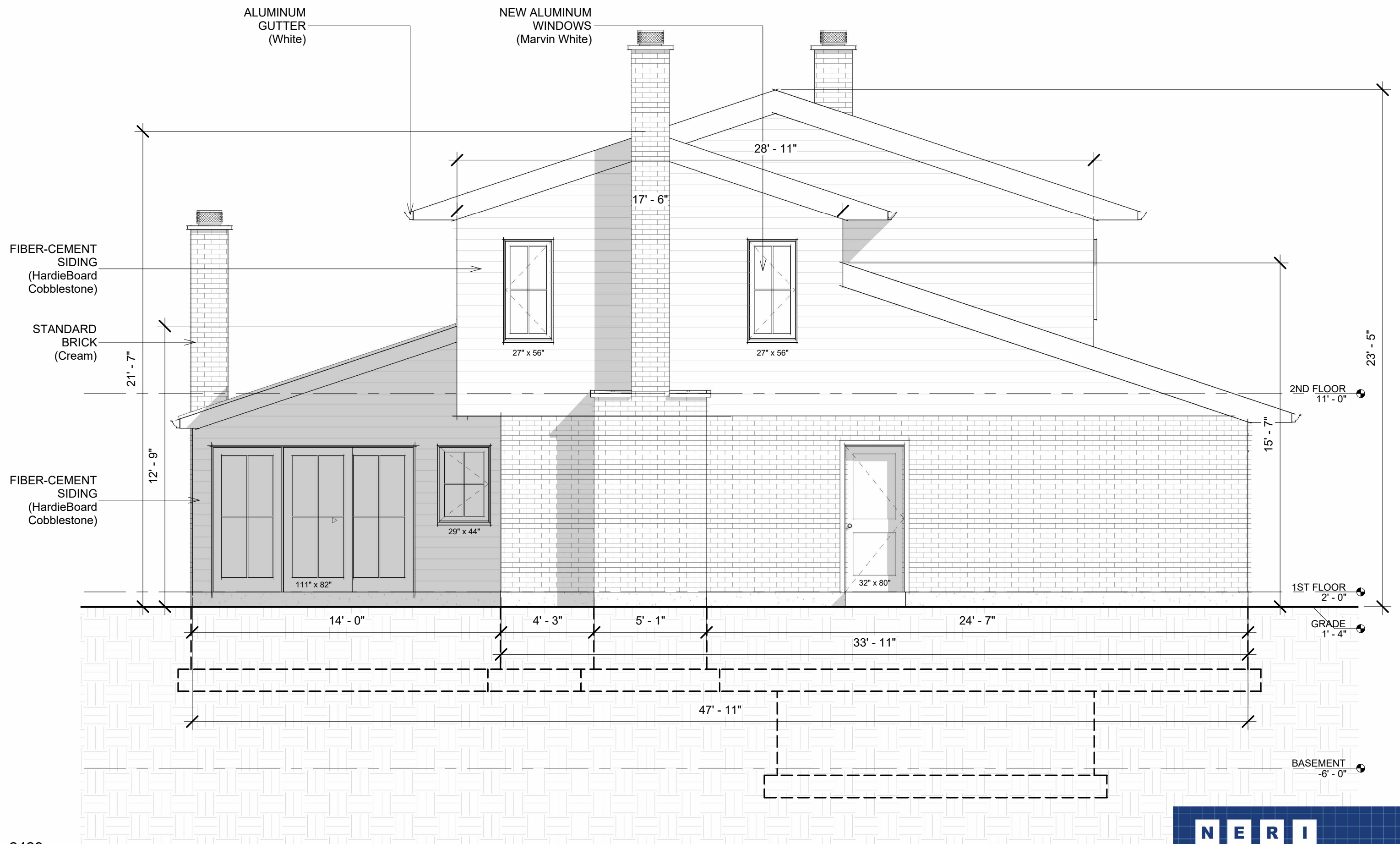
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ARCHITECTS

6400 N NORTHWEST HWY
SUITE 4
CHICAGO, IL 60631
TEL 847.825.9400



2429
DC-2.4
PROP. SOUTH ELEV.

1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"





VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
4/14/2025

Item: 1 S. Mitchell Ave. - ZBA25-002

Department:

Item Description:

REQUEST

1. A 3.7-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition with a front yard setback of 32.8 feet instead of the required 36.5 feet and an additional 1.0 feet for the eave.
2. A 2.6-foot variation from Chapter 28, Section 5.1-3.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 12.4 feet instead of the required 15.0 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

1. Exhibits - 1 S. Mitchell Ave

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 14, 2025
Date Prepared: April 8, 2025
Project Title: Ocampo Residence
Address: 1 S. Mitchell Ave.

Background Information

Petition Number: ZBA #25-002
Petitioner: Maria Aguirre
Address: 823 Hastings St.
Elgin, IL 60120

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

Requested Action/Background Information

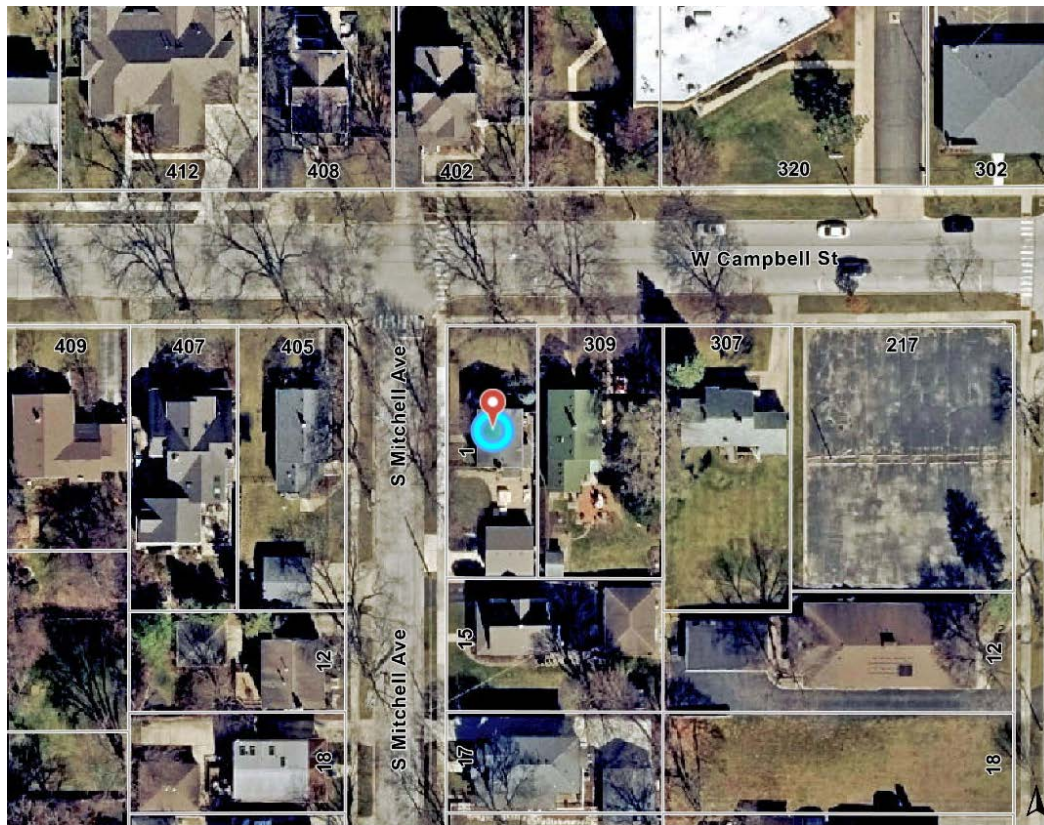
The property is zoned R-3, One Family Dwelling District. The petitioner is proposing an addition to the existing two-story home. The property has a total land area of 5,872 square feet and the proposed residence with the addition will have approximately 1,873 square feet. The proposed addition is encroaching into the required front yard and exterior side yard setback. Therefore, the petitioner is requesting the following variations:

- A 3.7-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition with a front yard setback of 32.8 feet instead of the required 36.5 feet and an additional 1.0 feet for the eave.
- A 2.6-foot variation from Chapter 28, Section 5.1-3.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 12.4 feet instead of the required 15.0 feet and an additional 1.0 feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	3/21/25	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/21/25	
3. Letter that was Mailed	✓	3/21/25	
4. Photographs of Sign on Property	✓	3/21/25	

Photographs of Existing Structure



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 14, 2025, 7:00 P.M. in the Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois, at which time the Zoning Board of Appeals will consider a request for:

- A 0.7-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition with a front yard setback of 32.8 feet instead of the required 33.5 feet and an additional 1.0 feet for the eave.
- A 2.6-foot variation from Chapter 28, Section 5.1-3.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 12.4 feet instead of the required 15.0 feet and an additional 1.0 feet for the eave.

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning@mail@vgh.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot One (except the east 62 feet thereof and except the south 16 feet thereof) 1 Block One (1) in the Subdivision of Lots 23, 24, and 25, in the Assessor's Division of Section 30, Township 42 North, Range 11, east of the third principal meridian, in Cook County, Illinois. Commonly known as: 1 S. Mitchell Avenue, Arlington Heights IL 60005

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Health & Human Services at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760 (Voice), (847) 368-5980 (Fax) or healthmail@vgh.com.

Peter Siavelis, Chairman
Zoning Board of Appeals
Derek Mach (847) 368-5232
Planning and Community Development
Published in the Daily Herald March 29, 2025 (285048)

CERTIFICATE OF PUBLICATION

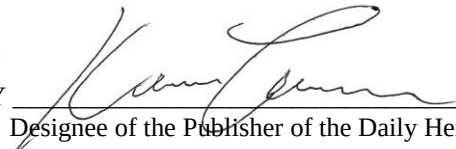
Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/29/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 285048



Village of Arlington Heights



To: Maria Aguirre / Extreme Remodeling
From: Derek Mach
Department: Department of Planning and Community Development
File Number: ZBA 25-002
Project: 1 S. Mitchell Ave.
Date: April 7, 2025

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

The proposed addition is nicely designed to fit with the existing house. This project is favorable for and Administrative (Staff) design approval, pending the outcome of the ZBA review.

Building and Life Safety

Approved with Note: 1. Based on the description provided, there does not appear to be any issue with the fire separation distance; however, sufficient drawings were not submitted for review. A minimum fire separation distance less than 5'-0" requires a 1-hour fire-resistance rating. Section: 2018 IBC Table R302.1(1)

Engineering

The Engineering Division has no objection to the requested variance of 3.7-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition with a front yard setback of 32.8 feet instead of the required 36.5 feet and an additional 1.0 feet for the eave, and a 2.6-foot variation from Chapter 28, Section 5.1-3.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 12.4 feet instead of the required 15.0 feet and an additional 1.0 feet for the eave. As part of the building permit, the site plan shall include all existing features and impervious area.

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 Geoffrey Ocampo

being the owner of the property commonly know as: 1 S Mitchell Ave

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a

Variation from Section Chapter 28, of the Arlington Heights Municipal Code, in order to:

Allow for variation of setback encroachments based on elevations as noted below:

- South: No work being proposed (no change proposed)
- West: Minimum setback 14.50' (no change proposed)
- East: Minimum setback 4.50'; proposed 4.47' (meets requirements')
- North: Minimum setback 33.50'; proposing 32.82' (difference of .68', appx. 8.25").

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 house addition will have cedar siding installed to match the existing house siding; both in size and profile. Windows with shutters have been added to the second floor to match vertically on the north elevation. The existing garage has a setback off the western property line of only 3.2'.

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):

House is situated on a corner lot. Limited area for expansion of floor area based on setbacks, placement of existing structures on site (house and garage), and the existing floorplan of the house. Additionally, majority of the city service walk on the northern property line is located within the private property boundaries.

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

Structure will remain a two story single family dwelling; with a request for a variance of less than one foot in setback. Existing sunroom is only 8x11 (88sf). The 11' addition to the north elevation will provide approximately 560sf of living space to the house with a foot print of 11' x 25.38'.

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

Although an addition possibly be construction off the southern portion of the house, it would not be cost effective due to the interior remodeling of the kitchen and bath on the first floor. The entire kitchen would have to be gutted and relocated if the additional was done off the south elevation. An addition off the southern portion house would eliminate allowable green space / outdoor living space (patio).

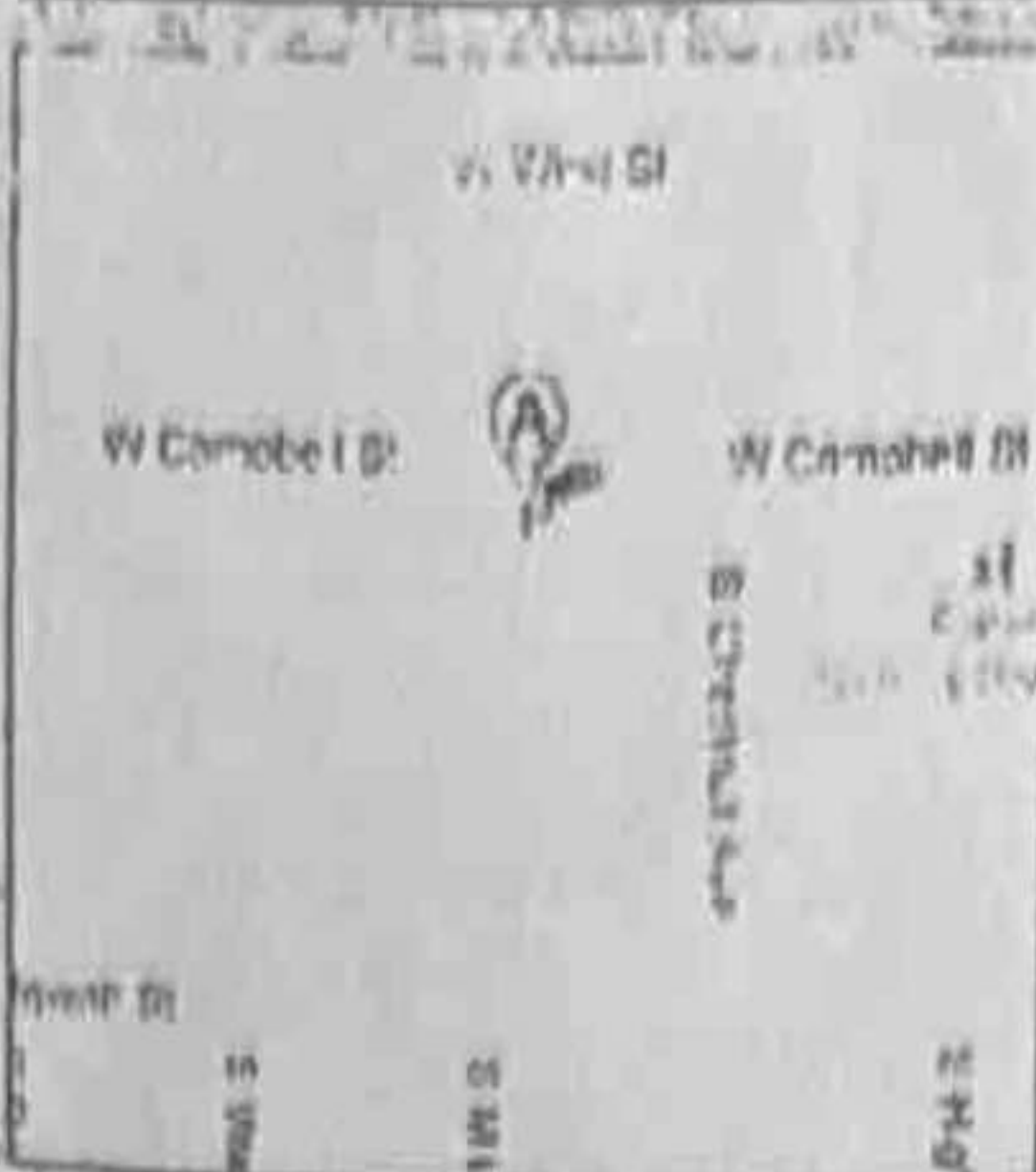
Signed: Geoffrey Ocampo and Raul Negrón GC

Date: 02/18/2025

SUBMITTED 8/2/18

Illinois Surveyors, Inc.

www.ExactaChicago.com
P (773)305-4010 • F (773)305-4011
1730 Park Street, Suite 204, Naperville, IL 60563



PROPERTY ADDRESS: 1 S. MITCHELL AVENUE ARLINGTON HEIGHTS, Illinois 60005

SURVEY NUMBER: IL1206.0669

FIELD WORK DATE: 6/22/2012

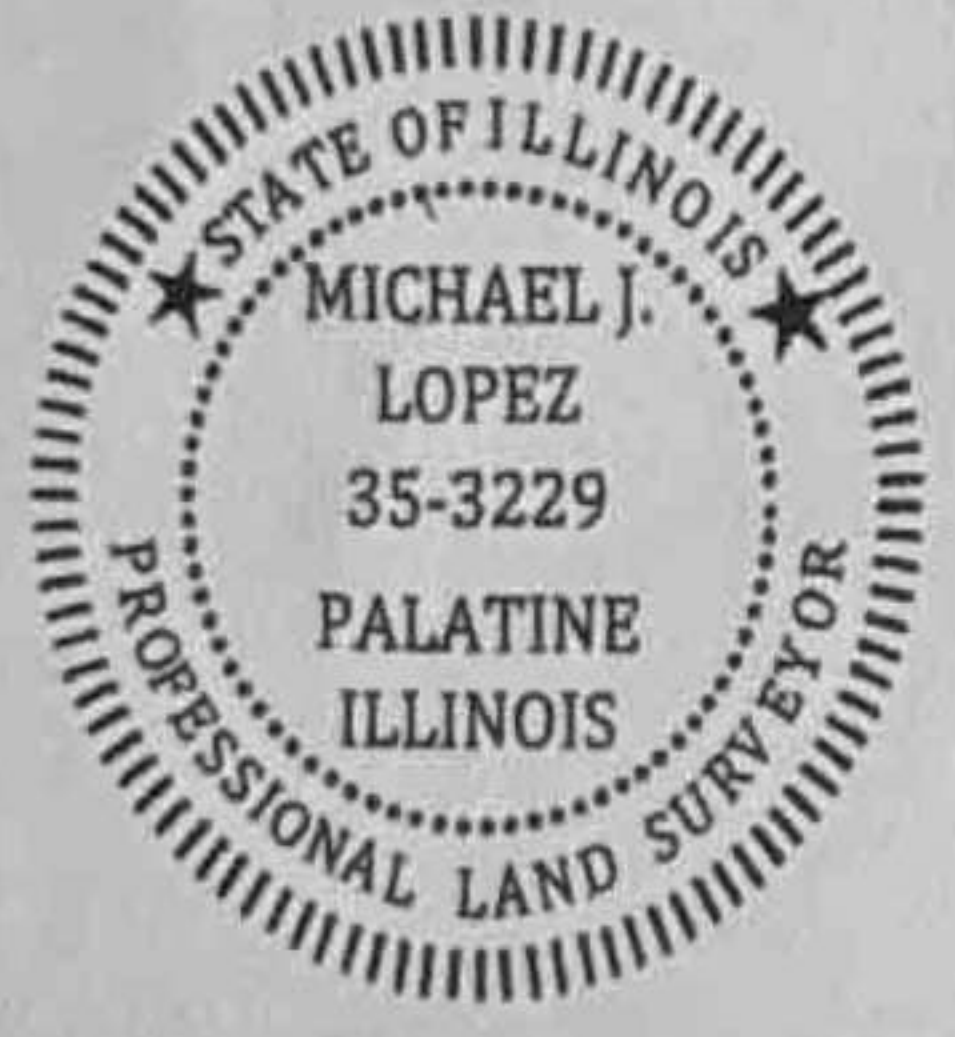
REVISION DATE(S): (rev.0 6/22/2012)

W. CAMPBELL STREET (66' R/W)

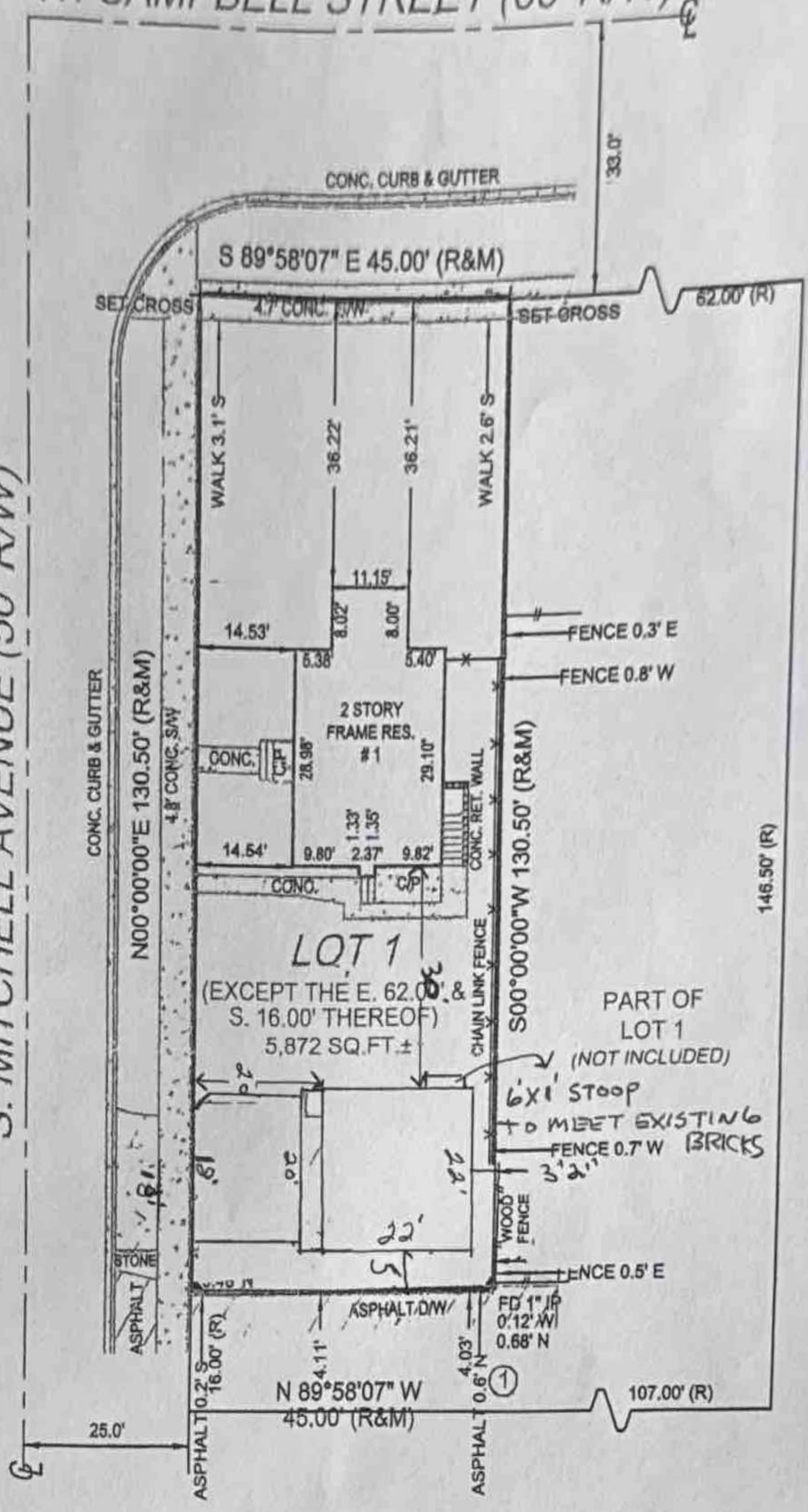
1206.0669
BOUNDARY SURVEY
COOK COUNTY

LOT ONE (EXCEPT THE EAST 62 FEET THEREOF AND EXCEPT THE SOUTH 16 FEET THEREOF) IN BLOCK ONE (1) IN THE SUBDIVISION OF LOTS 23, 24 AND 25, IN THE ASSESSOR'S DIVISION OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

NEW CONCRETE
DRIVEWAY &
PARKWAY



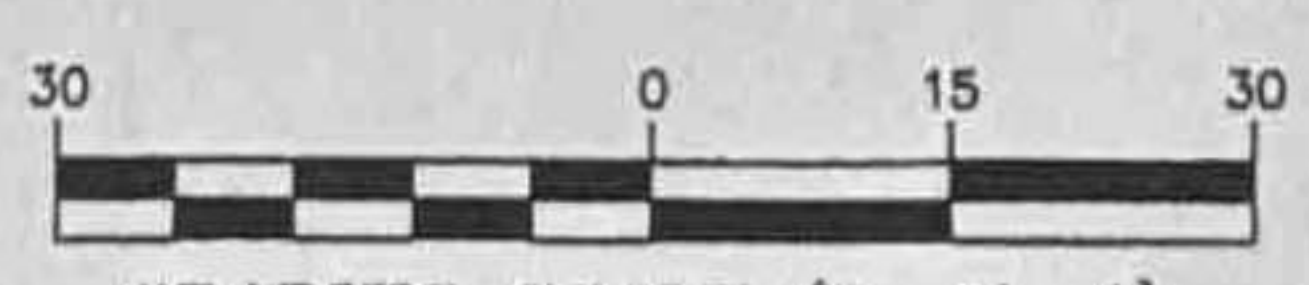
S. MITCHELL AVENUE (50' R/W)



STATE OF ILLINOIS
COUNTY OF COOK

THIS IS TO CERTIFY THAT THIS SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS 22nd DAY OF JUNE, 2012.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3229
LICENSE RENEWS 11/30/2012
EXACTA LAND SURVEYORS LB# 5763



GRAPHIC SCALE (In Feet)
1 inch = 30' ft.



The above survey is a professional service in compliance with the Minimum Standards of the State of Illinois. No improvements should be made on the basis of this plat alone. Please refer also to your deed, title policy and local ordinances. Copyright by Exacta Illinois Surveyors. This document may only be used by the parties to which it is certified. Please direct questions or comments to Exacta Illinois Surveyors, Inc. at the number in the bottom right corner.

POINTS OF INTEREST
1. ADJACENT ASPHALT DRIVEWAY OVER PROPERTY LINE

CLIENT NUMBER:	DATE: 6/22/2012
BUYER: ELLIOT L DVORIN	
SELLER: ESTATE OF BEULAH MAE HORN	
CERTIFIED TO: ELLIOT L DVORIN; FIRST AMERICAN TITLE	

Exacta Illinois Surveyors, Inc. is a full service, bonded land survey firm registered with the state of Illinois.



LB# 184005763

www.ExactaChicago.com
P (773)305-4010 • F (773)305-4011
1730 Park Street, Suite 204, Naperville, IL 60563

1 S. MITCHELL

SPECIFICATIONS

GENERAL NOTES:

- ALL CONSTRUCTION TO CONFORM TO CURRENT BUILDING CODES.
- PLAN DIMENSIONS AND DETAILS RELATIVE TO EXIST. STRUCTURE HAVE BEEN TAKEN FROM FIELD MEASUREMENTS AND ARE SUBJECT TO NOMINAL CONSTRUCTION VARIATIONS. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY SUCH DIMENSIONS AND DETAILS IN THE FIELD AND MAKE NECESSARY APPROVED ADJUSTMENTS PRIOR TO CONSTRUCTION OR ORDERING THE MATERIALS. SUCH VARIATIONS SHALL NOT BE CAUSE FOR ADDITIONAL COMPENSATION FOR A CHANGE IN THE SCOPE OF THE WORK.
- STRUCTURAL STEEL SHALL CONFORM TO ASTM A-36 AISC SPECS.
- ANY DISCREPANCIES, CONFLICTS OR AMBIGUITIES ON THE DRAWINGS SHALL BE BROUGHT TO THE ATTENTION OF THE GENERAL CONTRACTOR. FAILURE TO DO SO WILL RELIEVE GENERAL CONTRACTOR AND ARCHITECT/ENGINEER OF ADDITIONAL COSTS REGARDING THE ABOVE.
- ALL UTILITY LOCATIONS SHALL BE VERIFIED BY THE TRADE DOING THE WORK AND ANY DISCREPANCIES OF LOCATION TO BE REPORTED TO GENERAL CONTRACTOR BEFORE CONSTRUCTION BEGINS.
- THE ENGINEER/ARCHITECT SHALL NOT HAVE CONTROL OVER OR IN CHANGE OF AND SHALL NOT BE RESPONSIBLE FOR CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES OR PROCEDURES OR FOR SAFETY PRECAUTIONS AND PROGRAMS IN CONNECTION WITH THE CONSTRUCTION.
- THE ENGINEER/ARCHITECT SHALL NOT HAVE CONTROL OVER OR IN CHANGE OF ACTS OR OMISSIONS OF THE CONTRACTOR, SUBCONTRACTOR OR THEIR AGENTS OR EMPLOYEES OR ANY OTHER PERSONS PERFORMING PORTIONS OF THE CONSTRUCTION.
- JOIST HANGERS SHALL BE SIMPSON STRONG-TIE AS NOTED ON THE PLANS OR SIZED FOR ACTUAL LOADS.
- ALL DIMENSIONS ARE FOR NEW WALLS ONLY, SEE WALL CONSTRUCTION.
- SEE 1/2" PLANS FOR ELECTRICAL AND PLUMBING CENTER LINES FOR BATHROOMS AND KITCHEN.
- GUTTERS AND DOWNSPOUTS SHALL DRAIN TO SPLASH BLOCKS AWAY FROM ADJACENT PROPERTY OR TO STORM SEWER WHERE AVAILABLE.

PLUMBING

- ALL PLUMBING ITEMS IN PLANS ARE TO BE VERIFIED IN THE FIELD BY PLUMBING CONTRACTOR ACCORDING TO LOCAL MUNICIPAL CODES.
- ALL PLUMBING TO BE PERFORMED BY A LICENSED PLUMBER AND WILL CONFORM TO ALL LOCAL CODES AND ORDINANCES.
- ALL DRAINS AND TRAPS TO BE IN P.V.C.
- ALL SUPPLIES TO BE IN COPPER.
- ALL NEW BATHROOMS REQUIRE THE FOLLOWING:
 - DEDICATED 20 AMP BRANCH CIRCUIT
 - 2" WASTE AT THE SHOWER TEMPERATURE
 - SAFETY MIXING DEVICES AT THE SHOWER/TUBS.
- PROVIDE CLEAN OUT AT ALL PLUMBING STACKS.
- ALL WORK SHALL CONFORM TO THE CURRENT EDITION IN USE BY GOVERNING ARLINGTON HEIGHTS OF THE STATE OF ILLINOIS PLUMBING CODE WITH ARLINGTON HEIGHTS AMENDMENTS.
- 4" DRAIN IN LAUNDRY ROOM OR METAL DRIP PAN UNDER UNIT CONNECTED TO 4" DRAIN.
- INSTALL 4" x 6" PERFORATED DRAIN TILE WITH 12" MIN. GRAVEL FILL ABOVE TILE 4" MIN. GRAVEL BELOW TILE.
- PER ILLINOIS PLUMBING CODE, AMENDED SECTION 900.1360, SANITARY WASTES WHICH CANNOT BE DISCHARGED BY GRAVITY FLOW SHALL BE DISCHARGED INTO A GAS-TIGHT, COVERED AND VENTED SUMP FROM WHICH THE WASTE SHALL BE LIFTED AND DISCHARGED INTO A SANITARY WASTE DRAIN BY AUTOMATIC PUMPING EQUIPMENT.
- PROVIDE HOSE BIBBS TO BE LOCATED IN THE FIELD.
- HOT WATER PIPING 3" OR LARGER IN DIAMETER SHALL BE INSULATED WITH R-3 VALUE MINIMUM LOCATED INSIDE THE CONDITIONED SPACE PER 2021 IECC SECTION R403.5.2.

ELECTRICAL

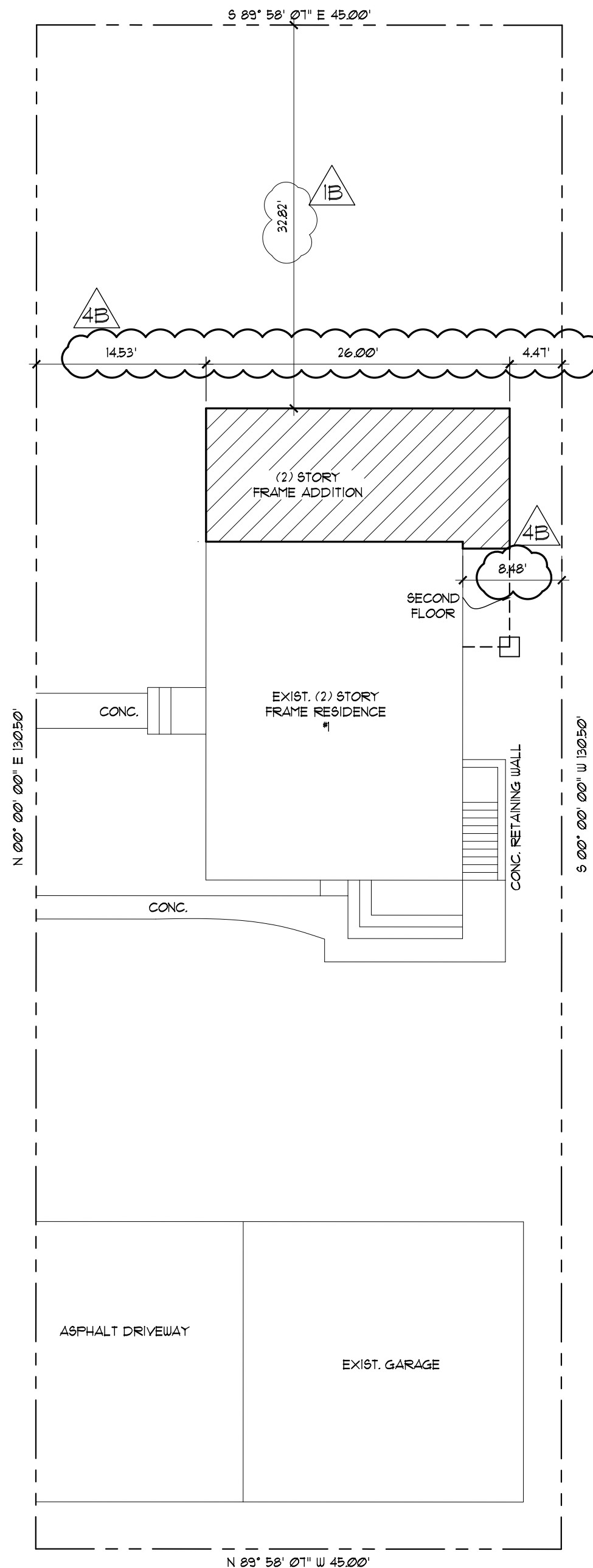
- ALL ELECTRICAL ITEMS IN PLANS ARE TO BE VERIFIED IN THE FIELD BY ELECTRICAL CONTRACTOR ACCORDING TO LOCAL MUNICIPAL CODES.
 - ALL ELECTRICAL PER PLAN TO CONFORM WITH ALL LOCAL CODES AND REQUIREMENTS.
 - ALL CAN LIGHT LOCATIONS, SWITCH LOCATIONS AND OUTLET LOCATIONS ARE APPROXIMATE. STRUCTURAL FRAMING WILL DICTATE EXIST. ACT LOCATIONS.
 - ALL ELECTRICAL MUST BE IN CONDUIT.
 - ALL NEW OUTLETS IN BATHROOM AND AT WET BAR SHALL BE GFCI PROTECTED.
 - LIGHTING FIXTURES OVER TUBS AND SHOWERS SHALL BE VAPOR-PROOF TYPE.
 - TERMINATE EXIST. ELECTRICAL OUTLETS, LIGHT OPENINGS AND SWITCHES AS REQUIRED.
 - ALL RECEPTACLES SHALL BE TAMPER RESISTANT.
 - ALL CAN LIGHTS TO BE IC RATED.
 - THE NEW PANEL SHALL COMPLY WITH NEC AND ARLINGTON HEIGHTS AMENDMENTS.
 - EXISTING 100 AMP SERVICE 40 CIRCUITS WITH 16 OPEN CIRCUITS.
 - LIGHTS IN WET AREAS NEED TO BE WET-LOCATION RATED AND GFI PROTECTED (SHOWN ABOVE SHOWERS AND TUB).
 - PROVIDE ARC-FAULT PROTECTION FOR ALL BEDROOM CIRCUITS.
- AFCI PROTECTION IS REQUIRED IN ALL AREAS PER ARTICLE 210.12(4), EXCEPT BATHROOMS, GARAGES AND UNFINISHED BASEMENTS. NEW CAN LIGHTS IN THE GREAT ROOM TO BE AFCI PROTECTED.
- PROVIDE A MINIMUM OF ONE SWITCHED LIGHT IN EACH HABITABLE ROOM OR AREA.
 - PROVIDE A LIGHT IN ALL CLOSETS THAT ARE 6 SQUARE FEET OR LARGER IN AREA. CLOSET LIGHTS TO BE ONE OF THE FOLLOWING:
 - A. GLOBE ENCASED
 - B. FLUORESCENT
 - C. RECESSED TYPE
 - D. LED
 - A RECEPTACLE IS REQUIRED WITHIN 2' HORIZONTALLY OF ALL INTERIOR AND EXTERIOR HEATING AND A/C EQUIPMENT.
 - PROVIDE A NEUTRAL WIRE AT EACH SWITCH BOX LOCATION.
 - ALL RECEPTACLES REQUIRE A PIGTAIL GROUNDING WIRE TO THE BOX.
 - ALL WORK SHALL CONFORM TO THE LISTED ELECTRICAL CODE (SEE ARLINGTON HEIGHTS CODES THIS SHEET).

HEATING & COOLING

- ALL HEATING AND COOLING ITEMS IN PLANS ARE TO BE VERIFIED IN THE FIELD BY HVAC CONTRACTOR ACCORDING TO LOCAL MUNICIPAL CODES.
- NEW SUPPLY AND RETURN DUCTS INSTALLED PER PLAN HVAC CONTRACTOR TO VERIFY ALL WORK.
- COMPLY WITH RETURN AIR REQUIREMENTS PER CURRENT CODE USED BY GOVERNING MUNICIPALITY CURRENT INTERNATIONAL RESIDENTIAL CODE AMENDMENTS. PROVIDE RETURN AIR FOR ALL ROOMS, EXCEPT WHERE REQUIRED BY CODE.
- A MAXIMUM OF 8' OF FLEX DUCT IS PERMITTED IN ANY SINGLE DUCT RUN. FLEXIBLE DUCT: UL LISTED (B1-CLASS) NFPA 90A AND 90B MIN. 8" WATER GAUGE AND MAX. 8' LENGTH.
- PROVIDE VENTILATION FAN IN BATHROOM TO EXTERIOR.
- ALL DRYER VENTS TO BE EXHAUSTED TO EXTERIOR. CONTRACTOR TO DETERMINE BEST ROUTE ON SITE.
- THE COMMON WALL BETWEEN THE HOUSE AND THE GARAGE IS CONSIDERED AS AN EXTERIOR WALL. EXTERIOR AND COMMON WALLS SHALL BE FURRED OUT TO ACCOMMODATE INSULATION AND DUCT WORK. WARM AIR SUPPLY DUCTS IN ONE STORY BUILDINGS SHALL TERMINATE NOT MORE THAN 12" ABOVE THE FLOOR.
- NEW FURNACE AND DUCTWORK PROVIDED FOR ADDITION TO BE INSTALLED IN THE ATTIC.
- PROVIDE AN EXTERIOR VENTED CEILING VENTILATION FAN IN BATHROOM.
- NEW SUPPLY AND RETURN DUCTS INSTALLED PER PLAN.
- NEW AMERICAN STANDARD 100,000 BTU FURNACE INSTALLED VENTED TO EXTERIOR.
- ALL SUPPLY, RETURN AND EXHAUST DUCTS INSTALLED IN UNCONDITIONED AREAS (INCLUDING ATTIC AND CRAWL SPACE) SHALL BE INSULATED WITH INSULATION HAVE A MINIMUM R-VALUE OR R-8.

INTERIOR FINISHES

- BASE AND SHOE TO MATCH EXISTING A.C.A.P.
- CABINET CROWN MOLDING TO BE BY CABINET COMPANY T.B.D. (SIZE IS SUBJECT TO SELECTION).
- ALL FLOOR SURFACES TO BE SELECTED BY OWNER OR CONTRACTOR. T.B.D. IN FIELD.
- DRYWALL FINISH ALL WALLS AND CEILINGS UNLESS SPECIFIED OTHERWISE.



SITE PLAN
SCALE: 1" = 20'-0"

ADDENDUM TO 4B REVISIONS

R3 ZONING	ALLOWABLE	EXISTING	PROPOSED	TOTAL
LOT MINIMUM	8,750	5,872	0	0
LOT WIDTH	70.0'	46.0'	0	0
FRONT YARD SET BACK	25.0'	36.22'	32.82'	0
SIDE YARD SET BACK	10% LOT WIDTH + 4.5'	14.53'	14.53' / 8.48'	0
REAR YARD SET BACK	30.0'	15.41'	0	0
HEIGHT	25'-0"	23'-4"	23'-4"	0
BUILDING COVERAGE	40% = 2,349 SQ. FT.	20% = 1,211 SQ. FT.	6% = 325 SQ. FT.	26% / 1,536 SQ. FT.
IMPERVIOUS SURFACE	55% = 3,220 SQ. FT.	32% = 1,886 SQ. FT.	6% = 325 SQ. FT.	38% / 2,211 SQ. FT.

LIGHT AND VENTILATION CALCULATION					
ROOM NAME	AREA (SQ. FT.)	LIGHT		VENTILATION	
		REQ'D 8%	ACTUAL	REQ'D 4%	ACTUAL
GREAT ROOM					
BEDROOM 3					
BEDROOM 4					
NEW BATHROOM					

DOOR SCHEDULE

DOOR NUMBER	STYLE	DESCRIPTION	SIZE	WALL CONDITION	HARDWARE	COMMENTS
①	EXISTING TO REMAIN AS IS	SOLID WOOD	VARIABLES	N/A	N/A	N/A
②	SWING	MATCH EXISTING A.C.A.P.	2'-6"X6'-8"	SEE NOTES HERE	T.B.D.	N/A
③	BI-FOLD	HOLLOW CORE ALUMINUM FRAME	3'-0"X6'-8"-2	SEE NOTES HERE	T.B.D.	N/A
④	BI-FOLD	HOLLOW CORE ALUMINUM FRAME	2'-6"X6'-8"	SEE NOTES HERE	T.B.D.	N/A

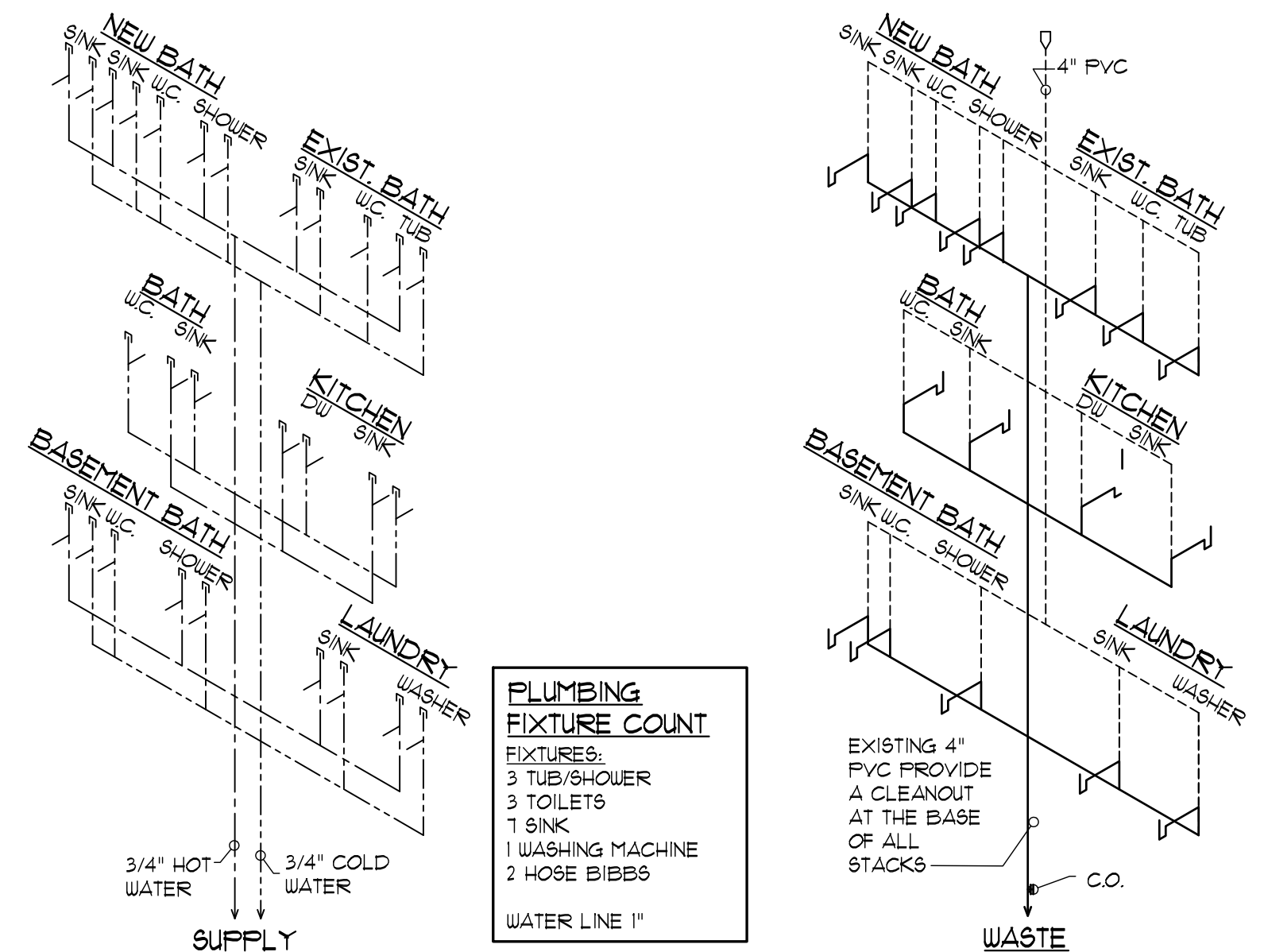
ALL INTERIOR HEADERS TO BE (2) 2X12 IN NEW WALL CONDITION. SEE INTERIOR WALL SECTION FOR MORE INFORMATION.

ALL EXTERIOR HEADERS TO BE (3) 2X12 IN NEW WALL CONDITION. SEE SECTION A-A FOR MORE INFORMATION.

WINDOW SCHEDULE

LETTER	STYLE	WOOD SPECIES	SIZE	WALL CONDITION	COMMENTS
(A)	DOUBLE HUNG	MATCH EXISTING A.C.A.P.	3'-4"X5'-0"	NEW SEE EXTERIOR SECTION A-A	IN BEDROOMS WINDOWS MEET EGRESS SIZES. MATCH EXISTING WINDOWS A.C.A.P.
(B)	CASEMENT	HOLLOW CORE ALUMINUM FRAME AND GLASS	1'-6"X3'-4"	NEW SEE EXTERIOR SECTION A-A	N/A
(E)	EXISTING WINDOWS	VERIFY IN FIELD	VARIABLES	EXISTING	NO WORK TO REMAIN AS IS

ALL WINDOW HEADERS TO BE (3) 2X12 IN NEW EXTERIOR WALL CONDITION.



RISER DIAGRAM

NOT TO SCALE

AVERAGE SETBACKS

MITCHELL AVENUE	CAMPBELL STREET
1 12.53' (PROPOSED)	1 S. MITCHELL 32.82' (PROPOSED)
15 15.0'	301 33.0'
17 15.2'	303 33.0'
29 15.1'	
33 15.5'	
37 15.8'	
39 15.8'	
45 12.0'	
AVERAGE SETBACK FROM MEASUREMENTS ABOVE 15 14.9375'	

RESIDENTIAL DESIGN CRITERIA

FLOOR	40° LL 10° DL ALL AREAS EXCEPT SLEEPING
FLOOR	30° LL 10° DL SLEEPING AREAS
WALLS	60° FLR OR ACTUAL
CEILING	20° LL 10° DL
	10° LL 5° DL ROOF SLOPES NOT OVER 3 IN 12
ROOF	230° LL 10° DL
CATHEDRAL	30° LL 15° DL
EXT. DECKS	40° LL 10° DL
EXT. BALCONY	60° LL 10° DL
STAIRS	40° F&F

DESIGN LOADS	LIVE LOAD	DEAD LOAD
ROOF	20 PSF	10 PSF
WIND LOAD	30 PSF	30 PSF
WIND SPEED	115 MPH (ULTIMATE DESIGN 3 SECOND GUSTS)	
FLOOR	50 PSF	10 PSF
SOIL COMPACTION	1800 PSF ASSUMED	

LUMBER GRADE AND SPECIES:

2X4/2X6 WALL STUDS TO BE SPF #2
2X RAFTERS AND 2X CEILING JOISTS TO BE HF #2
2X FLOOR JOISTS TO BE DFL#2
LVL MEMBERS TO BE 2.0E SOUTHERN PINE 3100 FS

FRAMING LUMBER SPECIFICATIONS

2015 NATIONAL DESIGN SPECIFICATIONS
FLOOR JOISTS, CEILING JOISTS, RAFTERS, HEADERS AND BEAMS
GRADE: #2 OR BETTER
SPECIES: HEM/FIR
DOMESTIC BASE FB + 850 PSI
SOUTHERN PINE OR MIXED SOUTHERN PINE LUMBER.
GRADE: N/A
SPECIES: N/A
PRESSURE TREATED: NO
ENGINEERED WOOD PRODUCTS:
(BEAMS AND GIRDERS)
MANUFACTURER: BOISE CASCADE
PRODUCT TYPE: LVL
SIZE: VARIES-SEE PLANS
SIZE: FB+3100 PSI
SIZE: E+2.0
PRESSURE TREATED: NO
ENGINEERED WOOD PRODUCT (1 JOIST)
MANUFACTURER: N/A
SERIES: N/A
SIZE: N/A
ENGINEERED WOOD PRODUCT: (STUDS & COLUMNS)
MANUFACTURER: BOISE CASCADE
PRODUCT TYPE: LVL
SIZE: VARIES-SEE PLANS
FB+3100 PSI
E+2.0
PRESSURE TREATED: NO

FRAMING LUMBER SPECIFICATIONS

2015 NATIONAL DESIGN SPECIFICATIONS
FLOOR JOISTS, CEILING JOISTS, RAFTERS, HEADERS AND BEAMS
GRADE: #2 OR BETTER
SPECIES: HEM/FIR
DOMESTIC BASE FB + 850 PSI
SOUTHERN PINE OR MIXED SOUTHERN PINE LUMBER.
GRADE: N/A
SPECIES: N/A
PRESSURE TREATED: NO
ENGINEERED WOOD PRODUCTS:
(BEAMS AND GIRDERS)
MANUFACTURER: BOISE CASCADE
PRODUCT TYPE: LVL
SIZE: VARIES-SEE PLANS
SIZE: FB+3100 PSI
SIZE: E+2.0
PRESSURE TREATED: NO
ENGINEERED WOOD PRODUCT (1 JOIST)
MANUFACTURER: N/A
SERIES: N/A
SIZE: N/A
ENGINEERED WOOD PRODUCT: (STUDS & COLUMNS)
MANUFACTURER: BOISE CASCADE
PRODUCT TYPE: LVL
SIZE: VARIES-SEE PLANS
FB+3100 PSI
E+2.0
PRESSURE TREATED: NO

SHEETS:

- GENERAL NOTES, SITE PLAN, RISER DIAGRAM, LIGHT AND VENT, MUNICIPAL CODES, SCHEDULES
- EXTERIOR ELEVATIONS, SECTIONS
- DEMOLITION PLANS, FOUNDATION PLAN, HVAC PLANS, ROOF PLAN, ELEVATION A
- PROPOSED PLANS, INTERIOR ELEVATIONS
- ELECTRICAL PLANS

VILLAGE OF ARLINGTON HEIGHTS

2010 INTERNATIONAL BUILDING CODE
2010 INTERNATIONAL PLUMBING CODE
2010 INTERNATIONAL PROPERTY MAINTENANCE CODE
2010 INTERNATIONAL FIRE CODE
2010 INTERNATIONAL MECHANICAL CODE
2010 INTERNATIONAL FUEL GAS CODE
2010 INTERNATIONAL SWIMMING POOLS AND SPA CODE
2015 INTERNATIONAL GREEN CONSTRUCTION CODE
1991 ILLINOIS ACCESSIBILITY CODE

2021 ILLINOIS INTERNATIONAL ENERGY CONSERVATION CODE WITH STATE AMENDMENTS
2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
2011 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
2014 ILLINOIS STATE PLUMBING CODE WITH AMENDMENTS

SIGNED *Kelly A. Sanner*
ARCHITECT
ILLINOIS REGISTRATION NO.: 001-009602
DATE: NOVEMBER 5, 2024

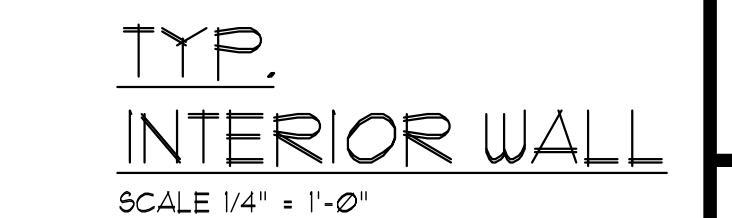
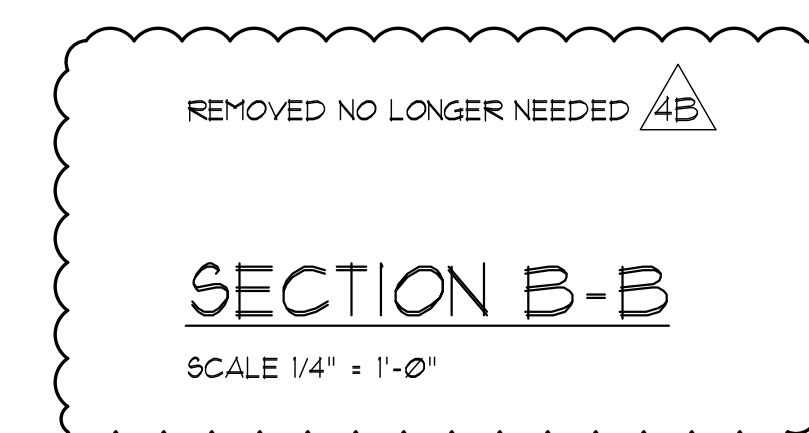
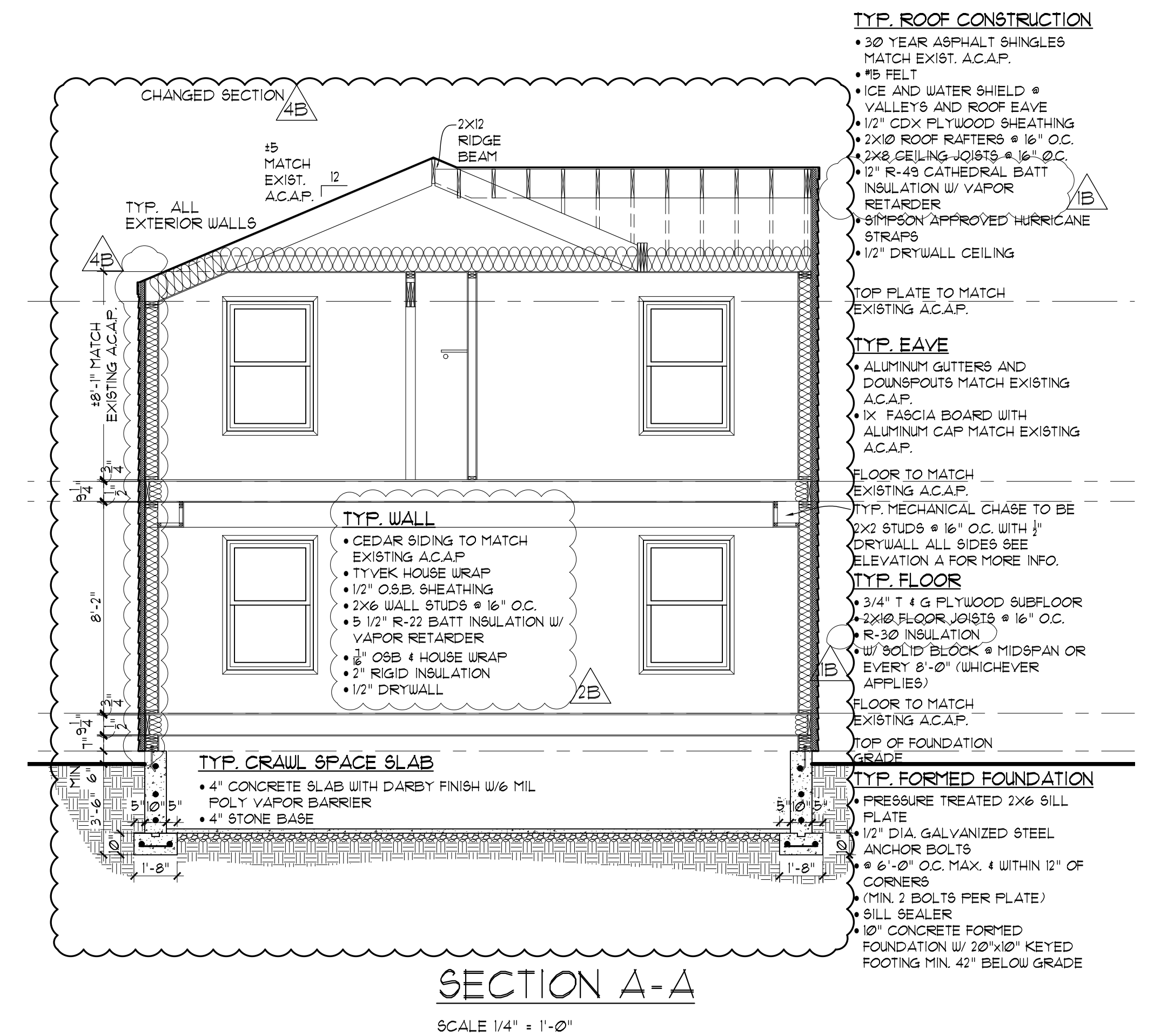


"1B" REVISIONS FROM BUILDING DEPARTMENT 8-5-2024
"1B" REVISIONS FROM BUILDING DEPARTMENT 8-20-2024
"3B" REVISIONS FROM BUILDING DEPARTMENT 10-31-2024
"4B" REVISIONS FROM BUILDING DEPARTMENT 11-5-2024

LEV CONSULTING SERVICES
4254 N. KEDVALE AVE. SUITE 2
CHICAGO, IL 60641
(630) 803-1751 LEVCONSULTINGSERVICES@GMAIL.COM

A CUSTOM REMODEL FOR
THE OCAMPO FAMILY
1 S. MITCHELL
ARLINGTON HEIGHTS, IL

DATE:
5/22/2024
SEE PLANS
FOR SCALE
SHEET
1 OF 5



LEV CONSULTING SERVICES
4254 N. KEDVALE AVE. SUITE 2
CLACKAMAS, OR 97015

A CUSTOM REMODEL FOR
THE OCAMPO FAMILY
1 S. MITCHELL
ARLINGTON HEIGHTS, IL

DATE:
5/22/2024
SEE PLANS
FOR SCALE
SHEET
2 OF 5

Page 49 of 99



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
4/14/2025

Item: 1103 N. Drury Ln. - ZBA25-005

Department:

Item Description:

REQUEST

1. A 3.8-foot variation from Chapter 28, Section 5.1-3.3.a (Required Minimum Yards) to allow an addition with a front yard setback of 26.4 feet instead of the required 30.2 feet and an additional 1.0 feet for the eave.
2. A 8.3-foot variation from Chapter 28, Section 5.1-3.3.c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 22.7 feet instead of the required 31.0 feet and an additional 1.0 feet for the eave.

ATTACHMENTS:

1. Exhibits - 1103 N Drury Ln

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Dan Osoba, Planner
Hearing Date: April 14, 2025
Date Prepared: April 9, 2025
Project Title: Bertolini Residence
Address: 1103 N. Drury Ln.

Background Information

Petition Number: ZBA #25-005
Petitioner: John Anstadt / J.Anstadt Architecture
Address: 403 N. Oak St.
Mt. Prospect IL 60056

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

Requested Action/Background Information

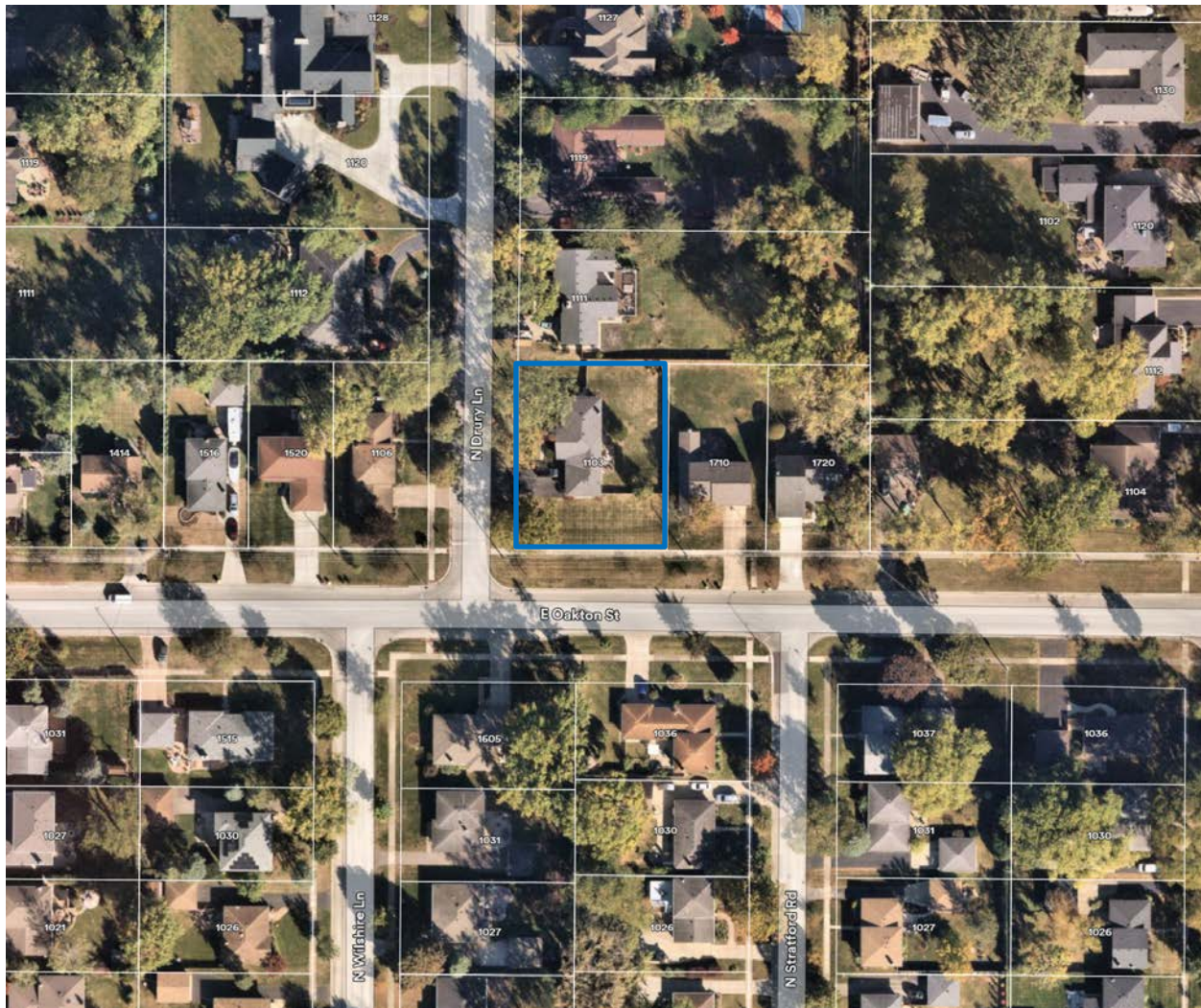
The subject site is zoned R-3 One Family Dwelling District and the Petitioner is proposing an interior renovation and addition to make it a three-bedroom, two and a half bath residence with a three car attached garage. The existing dwelling is approximately 1,775.8 square-feet, including the two-car garage. The proposed dwelling is approximately 3446.0 square-feet, including the new three-car garage. The renovation and building addition are compliant with floor area ratio, building lot coverage, and impervious surface coverage code requirements on the 16,071 square-foot lot; however, the building additions encroach into the required front and exterior side yard. The setback requirements for these required yards are established by the average setback of existing homes on that same frontage. The required front yard setback is 30.2 feet and the building addition is proposed at 26.5 feet. The required exterior side yard setback is 31.0 feet and the building addition is proposed at 22.7 feet. Therefore, the Petitioner is requesting the following variations:

- A 3.8 foot variation from Chapter 28, Section 5.1-3.3.a (Required Minimum Yards) to allow an addition with a front yard setback of 26.4 feet instead of the required 30.2 feet and an additional 1.0 feet for the eave.
- A 8.3 foot variation from Chapter 28, Section 5.1-3.3.c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 22.7 feet instead of the required 31.0 feet and an additional 1.0 feet for the eave.

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the 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	✓	3/26/25	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/26/25	
3. Letter that was Mailed	✓	3/26/25	
4. Photographs of Sign on Property	✓	3/26/25	

Photographs of Existing Structure





NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 14, 2025, 7:00 P.M. in the Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois, at which time the Zoning Board of Appeals will consider a request for:

- A 3.7-foot variation from Chapter 28, Section 5.1-3.3a (Required Minimum Yards) to allow an addition with a front yard setback of 26.5 feet instead of the required 30.2 feet and an additional 1.0 feet for the eave.
- A 8.3-foot variation from Chapter 28, Section 5.1-3.3c (Required Minimum Yards) to allow an addition with an exterior side yard setback of 22.7 feet instead of the required 31.0 feet and an additional 1.0 feet for the eave.

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning-mail@vgh.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 1 in the 2 x 8 Resubdivision of Lot 12 in Block 4 in Arlington Countryside Unit #2, being a Subdivision of part of the South 1/2 of the Southwest quarter of Section 21, Township 42 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois, according to the Plat of Resubdivision recorded November 20, 1986 as Document Number 86552957.

Commonly known as: 1103 N. Drury Ln. Arlington Heights IL 60004

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Health & Human Services at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760 (Voice), (847) 368-5980 (Fax) or healthmail@vgh.com.

Peter Siavelis, Chairman

Zoning Board of Appeals

Derek Mach (847) 368-5232

Planning and Community Development

Published in the Daily Herald March 29, 2025 (285049)

CERTIFICATE OF PUBLICATION

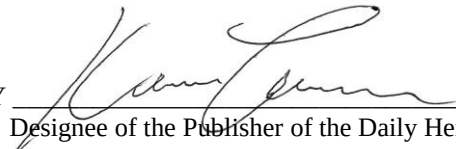
Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/29/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 285049



Village of Arlington Heights



To: John Anstadt / J. Anstadt Architecture
From: Dan Osoba
Department: Department of Planning and Community Development
File Number: ZBA 25-005
Project: 1103 N. Drury Ln.
Date: April 7, 2025

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dosoba@vah.com.

Planning and Community Development

The proposed design is nicely done. This project is favorable for an Administrative (Staff) design approval, pending the outcome of the ZBA review.

Building and Life Safety

BLS has no objections to the ZBA application.

Engineering

The Engineering Division has no objection to the requested variance from Chapter 28, section 5.1-3.3a to allow an addition with a front yard setback of 26.5 ft instead of the required 30.2 feet and an additional 1.0 feet for the eave; and an 8.3 foot variation from Section 5.1-3.3c to allow an addition with an exterior side yard setback of 22.7 feet instead of the required 31.0 feet and an additional 1.0 feet for the eave. As part of the building permit, it is recommended that the width of the circular driveway be reduced from 16 ft to 13 ft, sufficient width to pass a parked vehicle in the driveway.

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 of 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 Jerry & Fran Bertolini

being the owner of the property commonly known as: 1103 N. Drury Lane

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 28-5, 5.1-3.3

Chapter 28, of the Arlington Heights Municipal Code, in order to: _____

Provide increased setbacks from the front yard and corner side yard setbacks.

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 renovation will complement the existing architectural style and scale of nearby properties. The design and function of the project are in harmony with the surrounding uses and overall neighborhood aesthetics.

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): Zoning parameters were confirmed and discussed with zoning staff member Daniel Osoba, who provided written documentation of the required setbacks. Based on this confirmation, the project was designed to comply with those parameters. However, upon submission to the Design Commission, those parameters were deemed incorrect.

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

The proposed renovation will complement the existing architectural style and scale of nearby properties. The design and function of the project are in harmony with the surrounding uses and overall neighborhood aesthetics.

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

The variance requested is the minimum necessary to adhere to the existing design and allow construction. The renovation was not designed to the maximum extent of the previously confirmed setbacks but rather to what was needed for the layout.

Signed: _____


Petitioner

Date: 1-12-25



February 20, 2025

Village of Arlington Height Zoning Board of Appeals

To Whom it May Concern,

The proposed renovation at 1103 N. Drury Lane involves updating the existing home to enhance its functionality and aesthetics. Designed to complement the architectural style and scale of nearby properties, the project adds only where absolutely necessary. The home will be a three-bedroom, two-and-a-half-bath residence with a three-car attached garage.

Prior to beginning the design, the team confirmed the zoning parameters with zoning staff member Daniel Osoba, who provided written documentation of the required setbacks. Based on this confirmation, the project was designed to comply with those parameters. However, upon submission to the Design Commission, those parameters were deemed incorrect.

We are requesting a zoning variance with the minimum necessary adjustment to align with the current home design and layout.

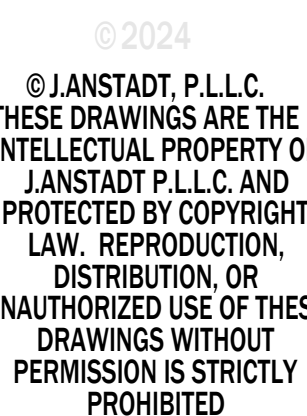
Thank you,

John Anstadt

Architect / NCARB

J. Anstadt Architecture & Design, PLLC

Cell: 847.477.6027



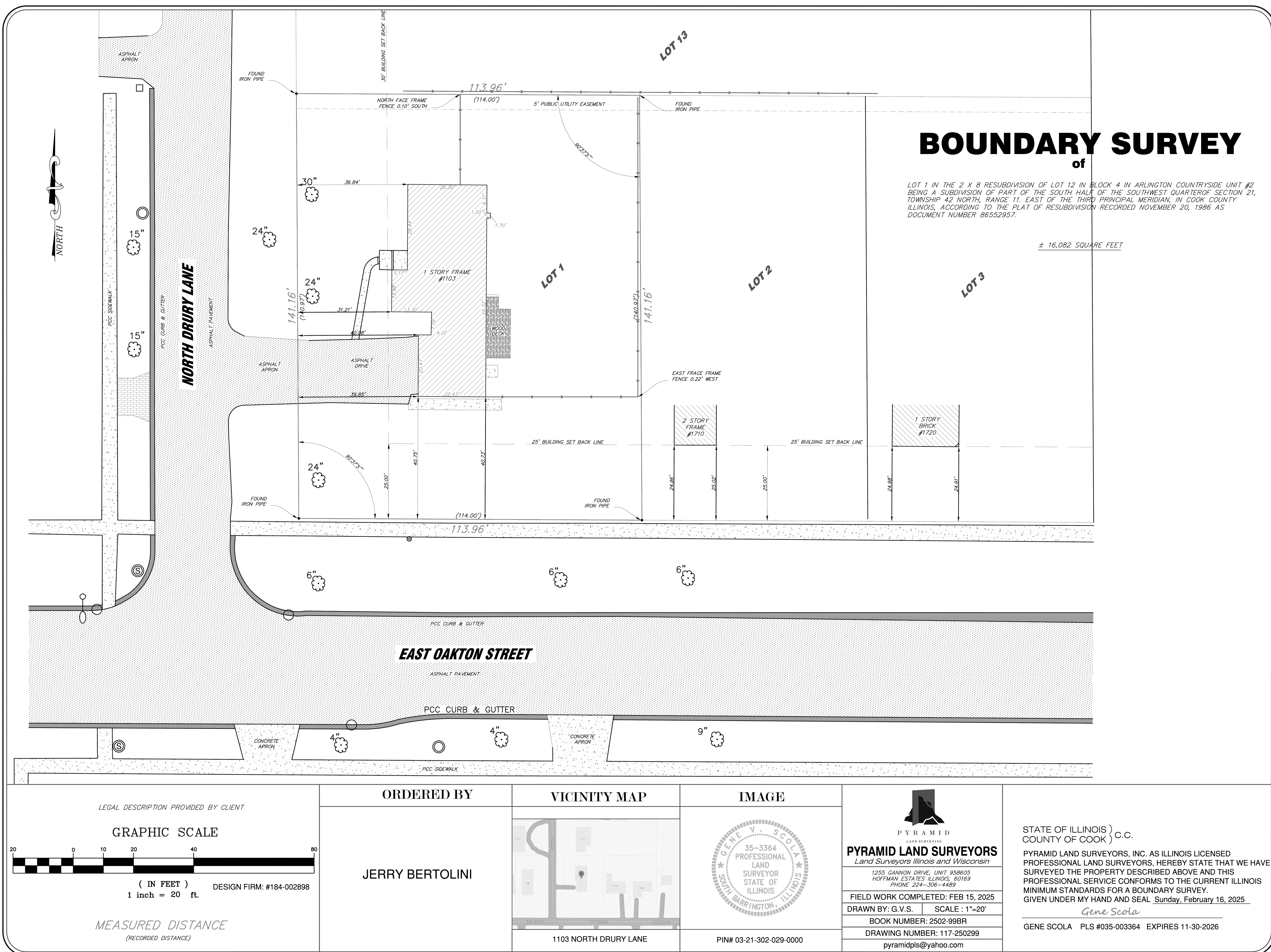
JANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

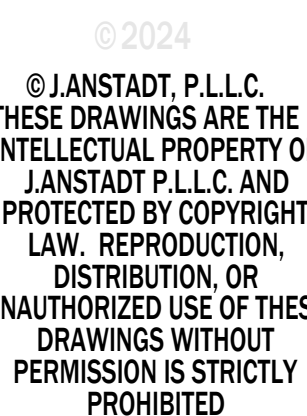
PROPOSED RENOVATION
1103 N. DRURY LANE
ARLINGTON HEIGHTS, IL 60004

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Sheet No.

B





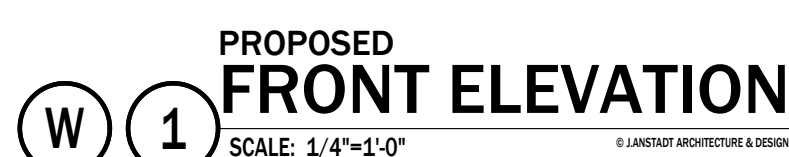
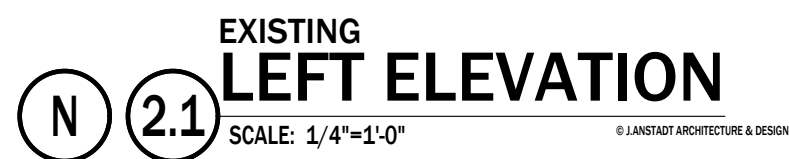
JANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

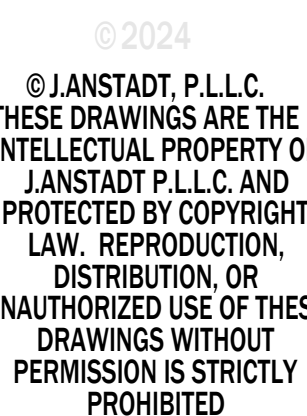
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1103 N. DRURY LANE
ARLINGTON HEIGHTS, IL 60004

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Sheet No.

C1





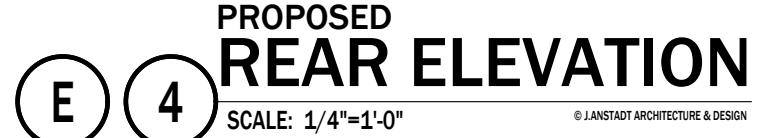
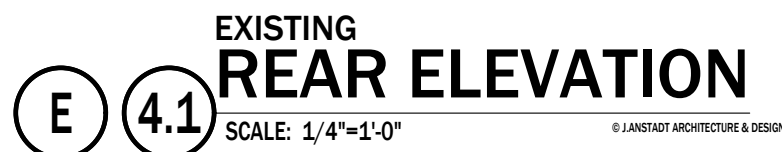
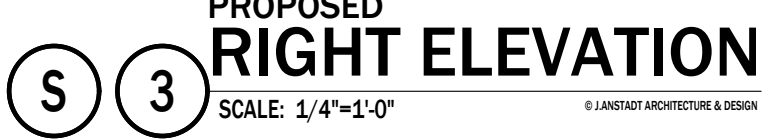
J. JANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MNT. PROSPECT, IL. 60056
847.477.6027

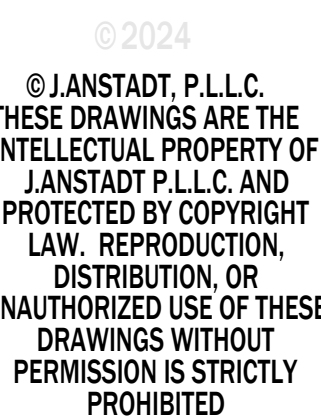
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1103 N. DRURY LANE
ARLINGTON HEIGHTS, IL 60004

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Sheet No.

C2





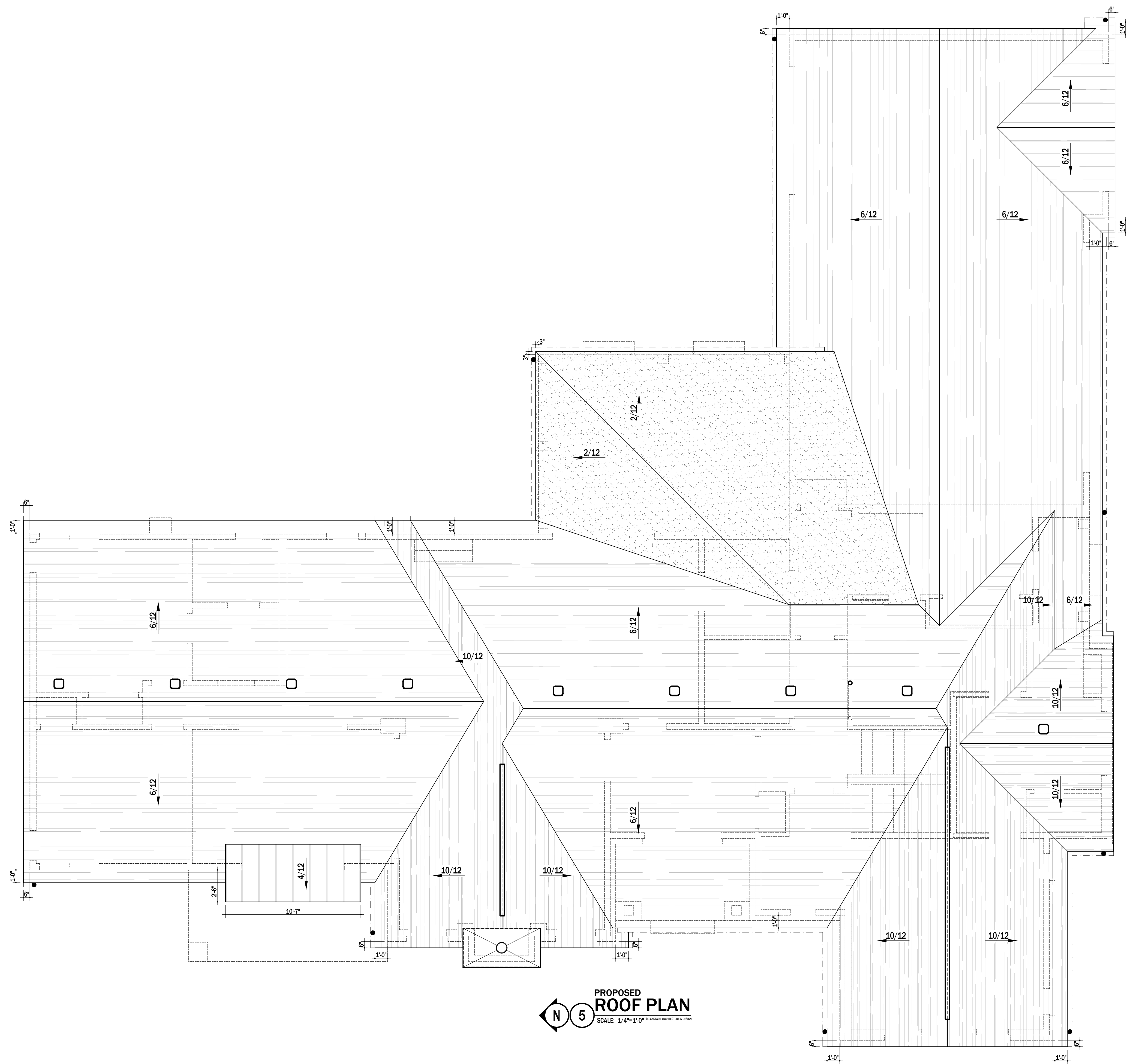
J. ANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

PROPOSED RENOVATION
1103 N. DRURY LANE
ARLINGTON HEIGHTS, IL. 60004

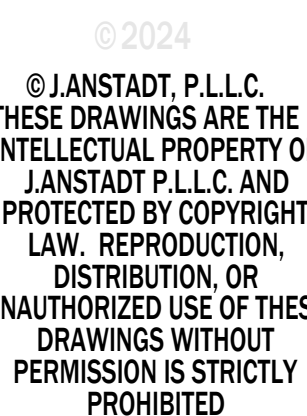
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Sheet No.

E



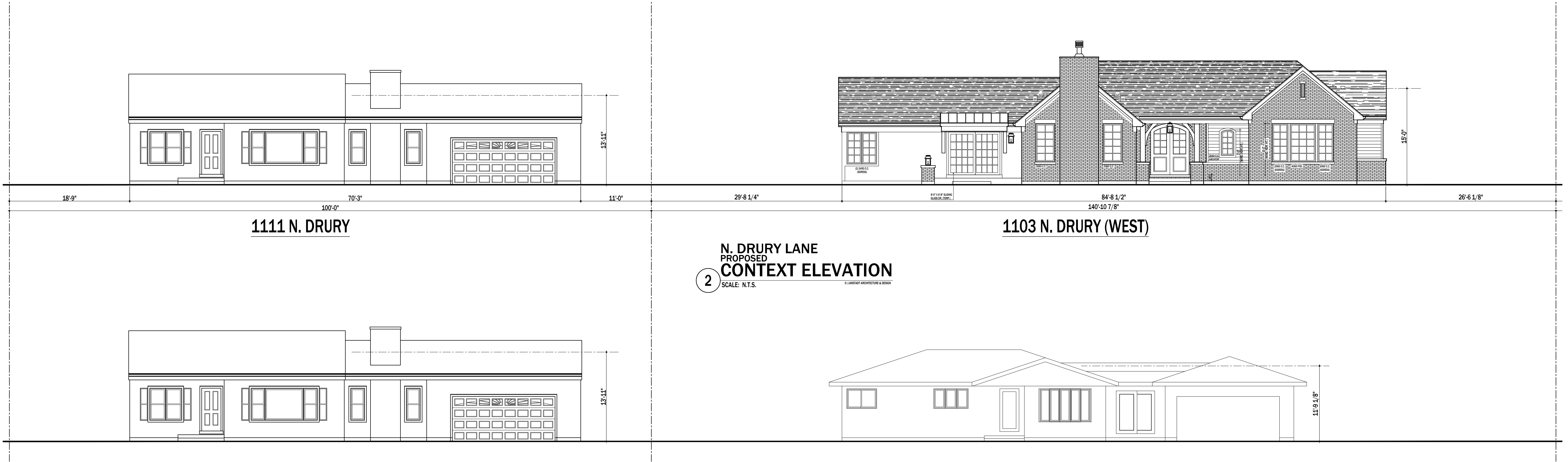
**PROPOSED
ROOF PLAN**
SCALE: 1/4"=1'-0" © JANSTADT ARCHITECTURE & DESIGN

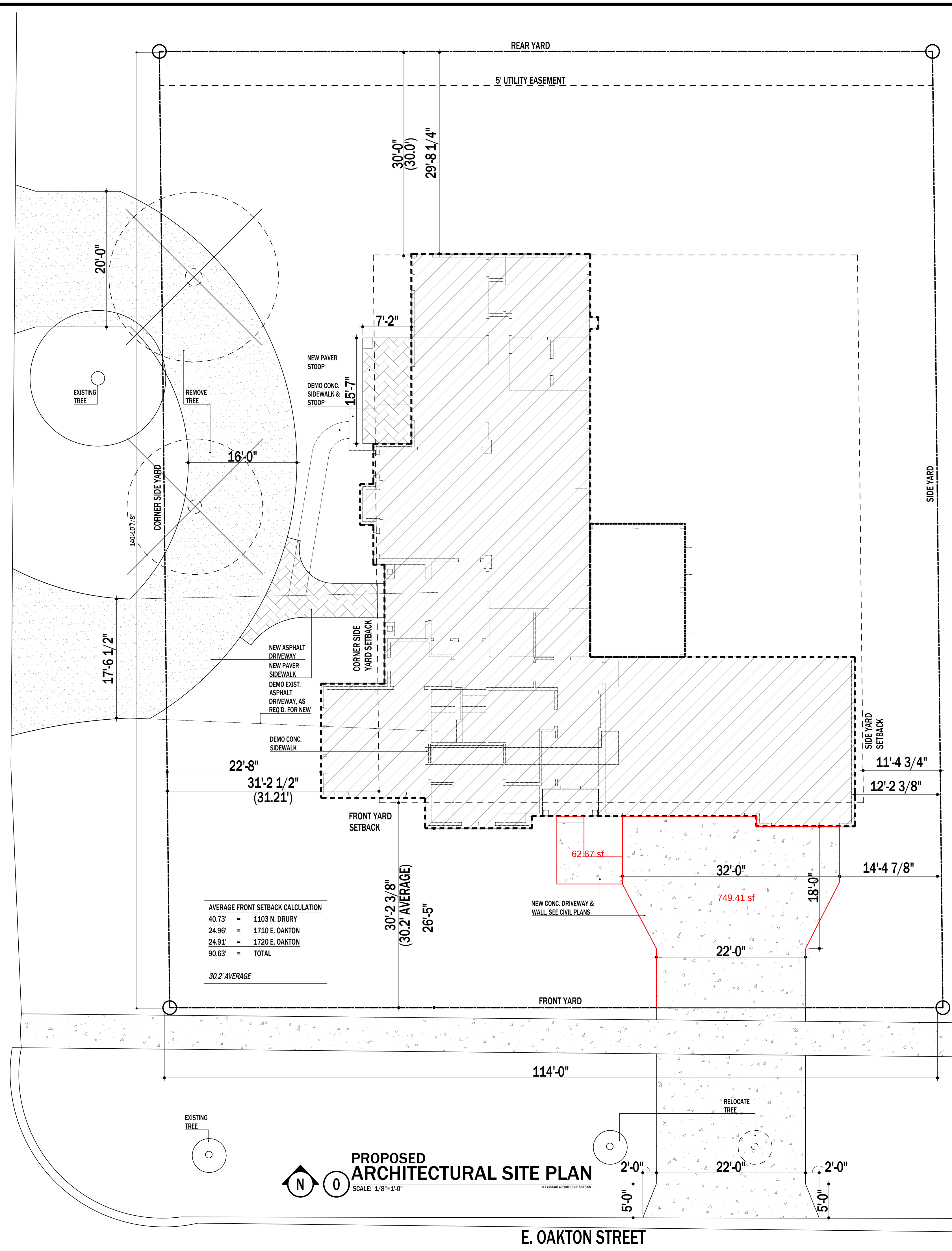
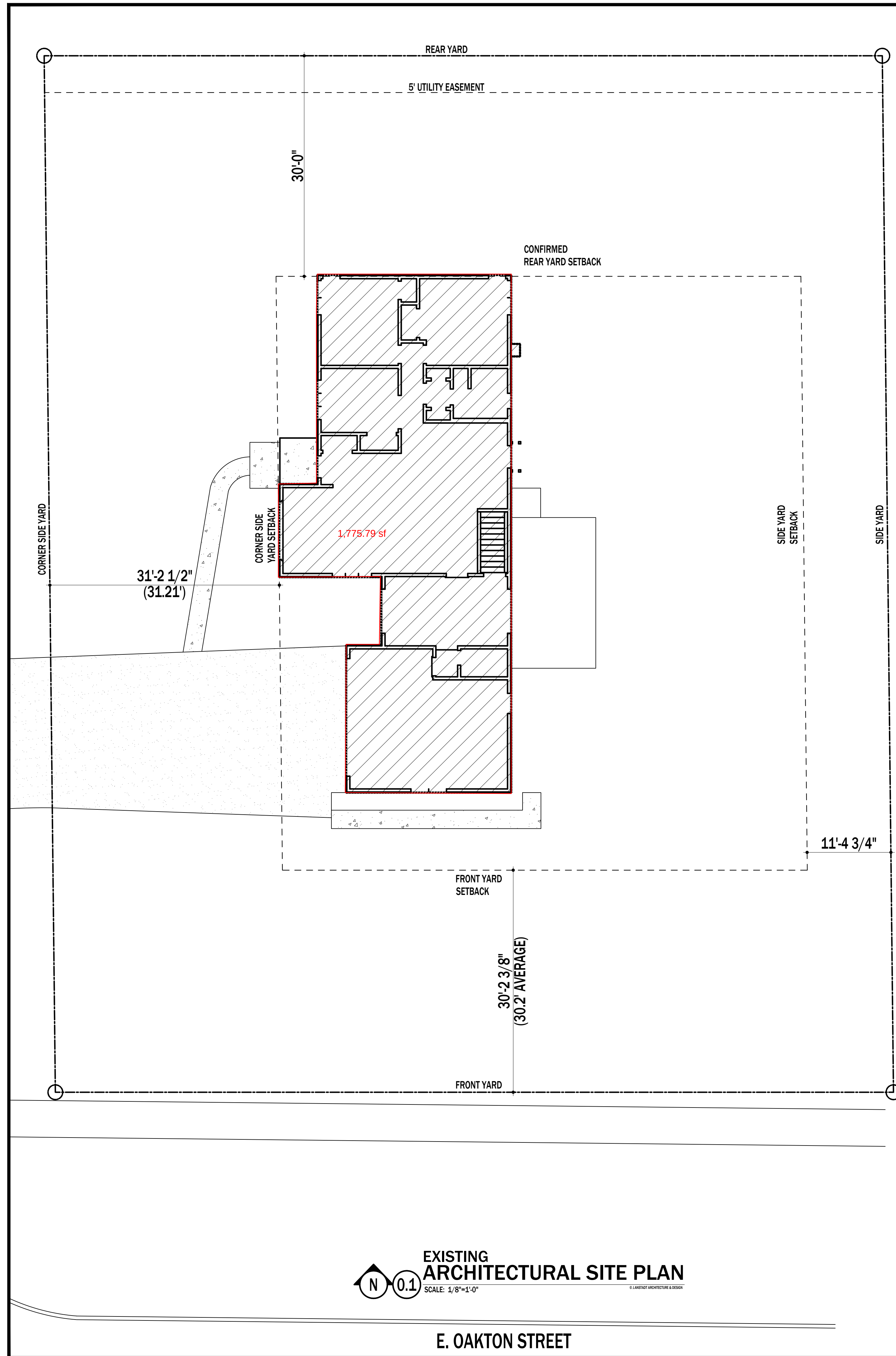


PROPOSED RENOVATION
1103 N. DRURY LANE
ARLINGTON HEIGHTS, IL 60004

[illegible]

F







VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
4/14/2025

Item: 130 S. Kennicott Ave. - ZBA25-006

Department:

Item Description:

REQUEST

A 554-square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 854 square feet instead of the maximum of 300 square feet.

ATTACHMENTS:

1. Exhibits - 130 S Kennicott Ave

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 14, 2025
Date Prepared: April 9, 2025
Project Title: Albarello/Himelman Residence
Address: 130 S. Kennicott Ave.

Background Information

Petition Number: ZBA #25-006
Petitioner: Tuno Ruiz – Verdi Designs
Address: 2426 W. Rose Ave.
Lake Zurich, IL 60047

Existing Zoning: R-2– Residential Single-Family District

Requested Action/Background Information

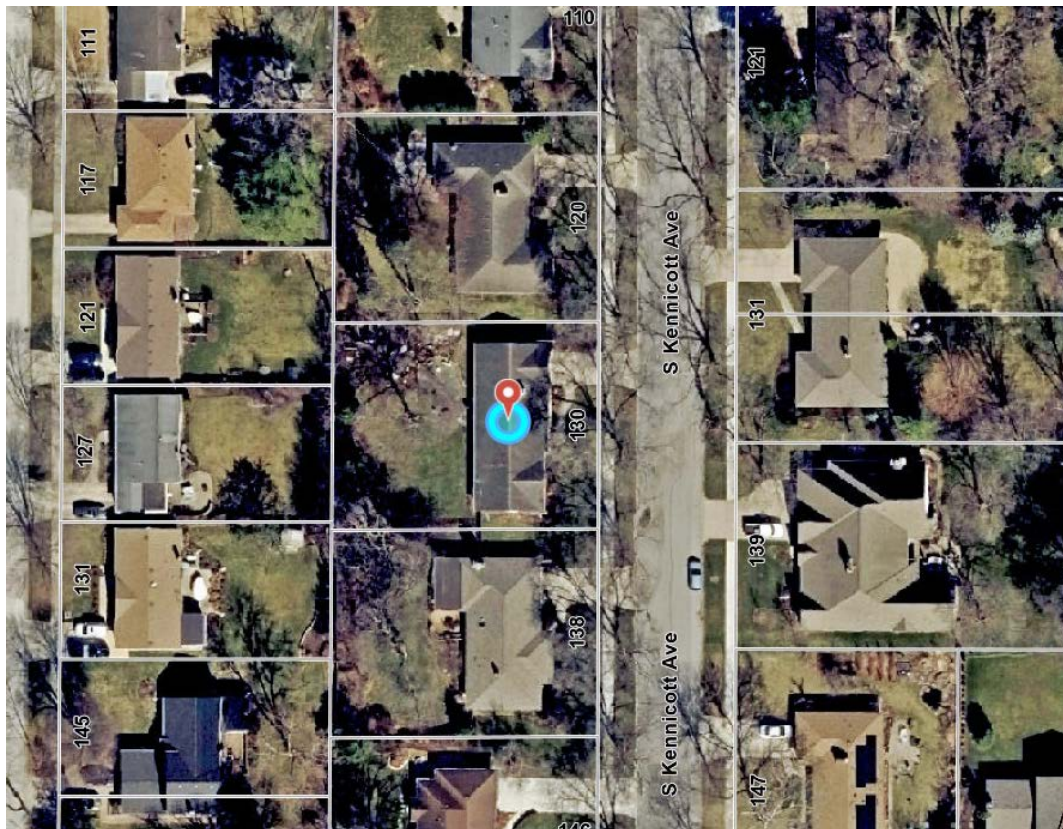
The subject site is zoned R-2, One Family Dwelling District and the petitioner is proposing a covered patio that exceeds the allowable 300 square feet. The property has a total land area of 12,824 square feet. In the spring/summer of 2024, the petitioner installed two code compliant accessory structures above the patio per an approved building permit. The two structures have a solid roof and are each 290 square feet. The petitioner is proposing to connect the two structures with a pergola which creates a single 854 square foot structure. Therefore, the petitioner is requesting the following variation:

- A 554 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 854 square feet instead of the maximum of 300 square feet.

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	✓	3/27/25	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/27/25	
3. Letter that was Mailed	✓	3/27/25	
4. Photographs of Sign on Property	✓	3/27/25	

Photographs of Existing Structure



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 14, 2025 at 7:00 P.M. in the Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois, at which time the Zoning Board of Appeals will consider a request for:

- A 554 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 854 square feet instead of the maximum of 300 square feet.

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning-mail@vgh.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot four (4) in Craig's Addition to Arlington Manor in the northwest quarter (1/4) of Section 31, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County of Illinois, on March 22, 1967 as Document No. 1729087.

Commonly known as: 130 S. Kennicott Avenue, Arlington Heights IL 60005

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language Interpreter or written materials in accessible formats, should contact Health & Human Services at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760 (Voice), (847) 368-5980 (Fax) or healthmail@vgh.com.

Peter Siavelis, Chairman

Zoning Board of Appeals

Derek Mach (847) 368-5232

Planning and Community Development

Published in the Daily Herald March 29, 2025 (285051)

CERTIFICATE OF PUBLICATION

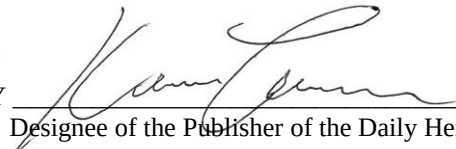
Paddock Publications, Inc.

Northwest Suburbs Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/29/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 285051



Village of Arlington Heights



To: Tuno Ruiz / Verdi Designs
From: Derek Mach
Department: Department of Planning and Community Development
File Number: ZBA 25-006
Project: 130 S. Kennicott Ave.
Date: April 7, 2025

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

No comments.

Building and Life Safety

BLS has no objections to the ZBA application.

Engineering

The proposed variance is to install a pergola over an existing brick paver patio to connect the two roofs of the existing accessory structures. The Engineering Division has no objection to a 554 square foot variance from Chapter 28, Section 6.5-7 (Accessory Structures) to allow an accessory structure with a size of 854 square feet instead of the maximum of 300 square feet.

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 of 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 Margherita Albarello and Harold Himelman
being the owner of the property commonly known as: 130 S. Kennicott
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a
Variation from Section 12
Chapter 28, of the Arlington Heights Municipal Code, in order to: Receive a variation

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): "Although the proposed structure (pergola) is slightly larger than allowed by the zoning ordinance, we confidently state the proposed use will not alter the essential character of the residential neighborhood due to its design and location"

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): N/A

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): Essentially the pergola addition to the pavillion structure fits seamlessly with what's already there, without causing any disruption or discord. The proposed addition adds pleasing aesthetics and is in harmony with the overall aesthetics of the existing pavilion structure.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Yes we are seeking the minimum variance necessary to complete the structure that's already there to bridge the two pavilions together and make it one complete structure.

Signed: Tuno Ruiz Date: 2/12/2025
Petitioner

PLAT OF SURVEY
OF

LOT 4 IN CRAIG'S ADDITION TO ARLINGTON MANOR IN THE NORTHWEST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MARCH 22, 1957, AS DOCUMENT NUMBER 1729097.

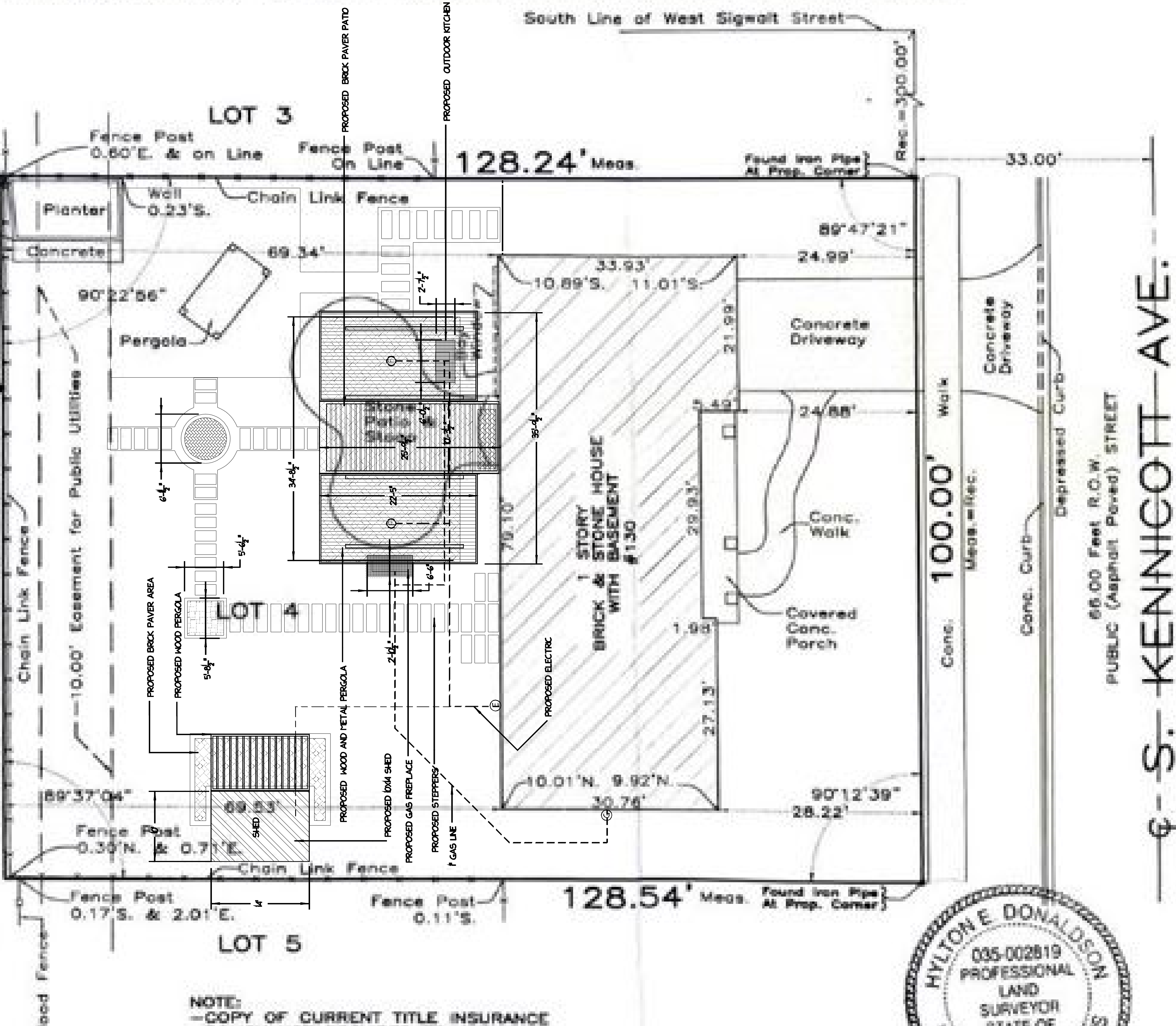
LAND TOTAL AREA: 12,839 SQ.FT. = 0.295 ACRES.

COMMONLY KNOWN AS: 130 SOUTH KENNICOTT AVENUE, ARLINGTON HEIGHTS, ILLINOIS.

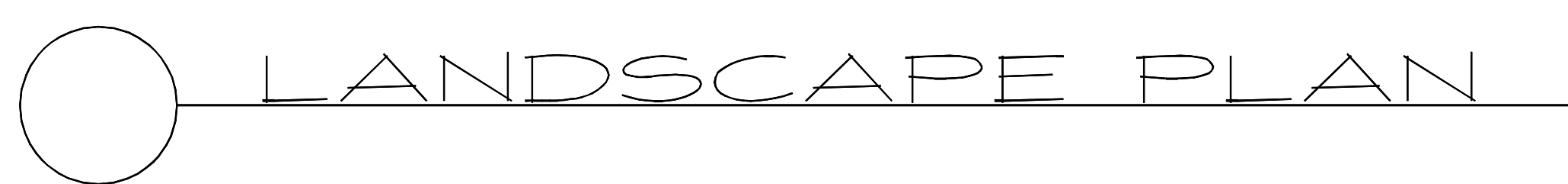


MINNECI'S ARLINGTON
HEIGHTS RESUBDIVISION

DESCRIPTION SHOWN ON THE PLAT HEREON
COPY OF THE ORDER, AND FOR ACCURACY
IMPAIRED WITH THE TITLE OR DEED.
ARE NOT TO BE ASSUMED FROM SCALING.
ES AND EASEMENTS ARE SHOWN ONLY WHERE
RECORDED IN THE MAPS, OTHERWISE REFER TO
R ABSTRACT.



THIS PROFESSIONAL SERVICE CONFORMS TO THE
ILLINOIS MINIMUM STANDARDS FOR A BOUNDAR
THIS SURVEY HAS BEEN ORDERED FOR SURFACE
DIMENSIONS ONLY, NOT FOR ELEVATIONS.
THIS IS NOT AN ALTA SURVEY.
COMPARE ALL POINTS BEFORE BUILDING BY SAS
AT ONCE REPORT ANY DIFFERENCE.
State of Illinois
County of Cook
We, PROFESSIONALS ASSOCIATED SURVEY INC
certify that we have surveyed the above described property
to the best of our knowledge, the plat hereon drawn is an
representation of said survey.
Date: 11/1/2021

Page 75 of 99



VILLAGE OF
ARLINGTON HEIGHTS
— INC. 1887 —

Zoning Board of Appeals
4/14/2025

Item: 443 S. Lincoln Ln. - ZBA25-007

Department:

Item Description:

REQUEST

1. A 23-square-foot variation from Chapter 28, Section 5.1-3.5b (Maximum Impervious Surface Coverage) to allow 3,643 square feet of impervious surface coverage where 3,620 square feet is allowed.
2. A 25-square-foot variance from Section 5.1-3.4 (Maximum Floor Area-R-3 Zoning District), to allow a Floor Area Ratio (FAR) of 2,987 square feet instead of the maximum allowed 2,962 square feet.

ATTACHMENTS:

1. Exhibits - 443 S Lincoln Ln

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 14, 2025
Date Prepared: April 9, 2025
Project Title: Grady Residence
Address: 443 S. Lincoln Ln.

Background Information

Petition Number: ZBA #25-007
Petitioner: Tom Kivland / Kivland Architects
Address: 341 W. Glade Rd.
Palatine IL 60067

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

Requested Action/Background Information

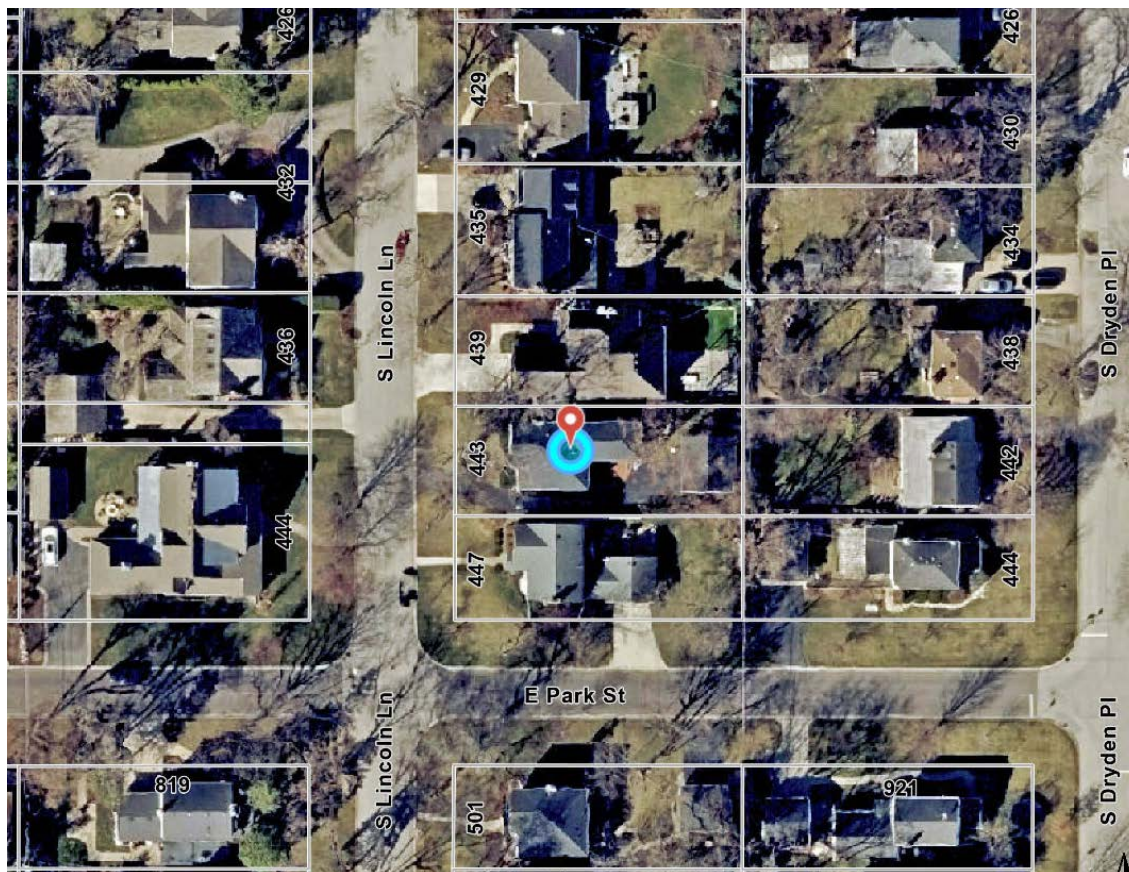
The subject site is zoned R-3, One Family Dwelling District and the petitioner is proposing an addition in the rear of the home. The property has a total land area of 6,582 square feet. The existing impervious surface coverage complies with code; however, with the proposed addition, the property will have 3,643 square feet of impervious surface coverage which exceeds the maximum allowed. In addition, the petitioner is requesting a variance for the Floor Area Ratio. Therefore, the petitioner is requesting the following variations:

- A 23 square foot variation from Chapter 28, Section 5.1-3.5b (Maximum Impervious Surface Coverage) to allow 3,643 square feet of impervious surface coverage where 3,620 square feet is allowed.
- A 25 square foot variance from Section 5.1-3.4 (Maximum Floor Area- R-3 Zoning District), to allow a Floor Area Ratio (FAR) of 2,987 square feet instead of the maximum allowed 2,962 square feet.

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	✓	3/26/25	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/26/25	
3. Letter that was Mailed	✓	3/26/25	
4. Photographs of Sign on Property	✓	3/26/25	

Photographs of Existing Structure



NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 14, 2025 at 7:00 P.M. in the Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois, at which time the Zoning Board of Appeals will consider a request for:

- A 23 square foot variation from Chapter 28, Section 5.1-3.5b (Maximum Impervious Surface Coverage) to allow 3,643 square feet of impervious surface coverage where 3,620 square feet is allowed.
- A 25 square foot variance from Section 5.1-3.4 (Maximum Floor Area- R-3 Zoning District), to allow a Floor Area Ratio (FAR) of 2,987 square feet instead of the maximum allowed 2,962 square feet.

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning-mail@vgh.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot three hundred eighty-one (381) in Scarsdale, being a Subdivision of part of the west half (1/2) of the east half (1/2) and part of the east half (1/2) of the west half (1/2) of Section thirty-two (32), Township Forty Two (42) North, Range Eleven (11), east of the third principal meridian, in Cook County, Illinois.

Commonly known as: 443 S. Lincoln Lane, Arlington Heights IL 60005

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Health & Human Services at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760 (Voice), (847) 368-5980 (Fax) or healthmail@vgh.com.

Peter Siavelis, Chairman

Zoning Board of Appeals

Derek Mach (847) 368-5232

Planning and Community Development

Published in the Daily Herald March 29, 2025 (285052)

CERTIFICATE OF PUBLICATION

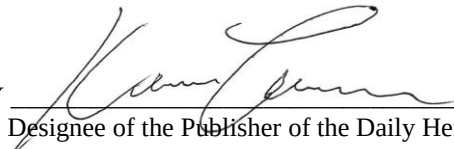
Paddock Publications, Inc.

**Northwest Suburbs
Daily Herald**

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/29/2025 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY


Designee of the Publisher of the Daily Herald

Control # 285052



Village of Arlington Heights



To: Tom Kivland / Kivland Architects
From: Derek Mach
Department: Department of Planning and Community Development
File Number: ZBA 25-007
Project: 443 S. Lincoln Ln.
Date: April 7, 2025

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

The proposed tiny addition fits seamlessly with the existing house.

Building and Life Safety

BLS has no objections to the ZBA application.

Engineering

Due to the location of the small addition, the Engineering Division has no objection to the 23 square foot variation from Chapter 28, Section 5.1-3.5b (Maximum Impervious Surface Coverage) to allow 3,643 square feet of impervious surface coverage where 3,620 square feet is allowed. • A 25 square foot variance from Section 5.1-3.4 (Maximum Floor Area- R-3 Zoning District), to allow a Floor Area Ratio (FAR) of 2,987 square feet instead of the maximum allowed 2,962 square feet.

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 of 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 KATHY GRADY
being the owner of the property commonly known as: 443 S. LINCOLN LANE
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a
Variation from Section 5.1-3.4 & 5.1-3.5

Chapter 28, of the Arlington Heights Municipal Code, in order to: INCREASE THE
MAXIMUM F.A.R. BY .84% AND TO INCREASE THE
MAXIMUM ALLOWABLE IMPERVIOUS SURFACE BY .65%.

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 MODEST ADDITION THE
HOMEOWNERS SEEK WILL BE VISIBLE TO THEM AND ONE
ADJACENT NEIGHBOR AS IT IS OFF THE REAR OF THE HOUSE.

I hereby state that the plight of the owner is due to unique circumstances, which
may include the length of time the subject property has been vacant as zoned (please
explain): THE HOMEOWNERS WISH TO AGE IN PLACE AT
THEIR CURRENT HOME. THE ADDITION OF 25.33^{sq} WILL
SUBSTANTIALLY INCREASE REACHABLE STORAGE AND WALKWAYS.

I hereby state that the proposed variation is in harmony with the spirit and intent of
this Chapter (please explain): THE EXISTING LOT IS VERY TIGHT
AND THE ADDITION OF 25.33 sq.ft. (<1% INCREASE)
IN ORDER TO FACILITATE ACCESSIBILITY SEEMS REASONABLE.

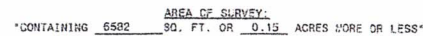
I hereby state that the variance requested is the minimum variance necessary to
allow reasonable use of the property (please explain): THE SQUARE FOOTAGE
REQUESTED TO FILL IN CORNER OF HOUSE IS 25.33 sq.ft.

Signed: Kathleen J Grady
Petitioner

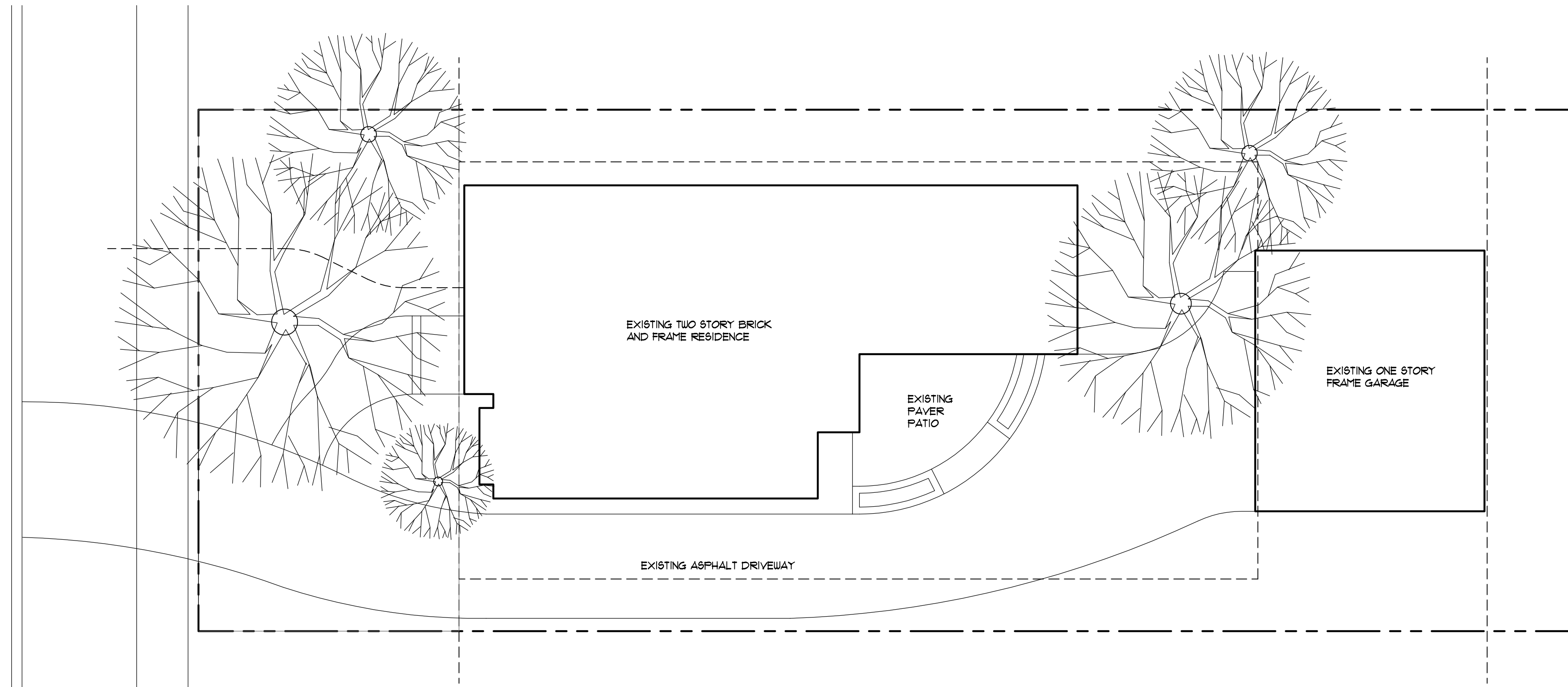
Date: 2/21/25

MORRIS
ENGINEERING, INC.

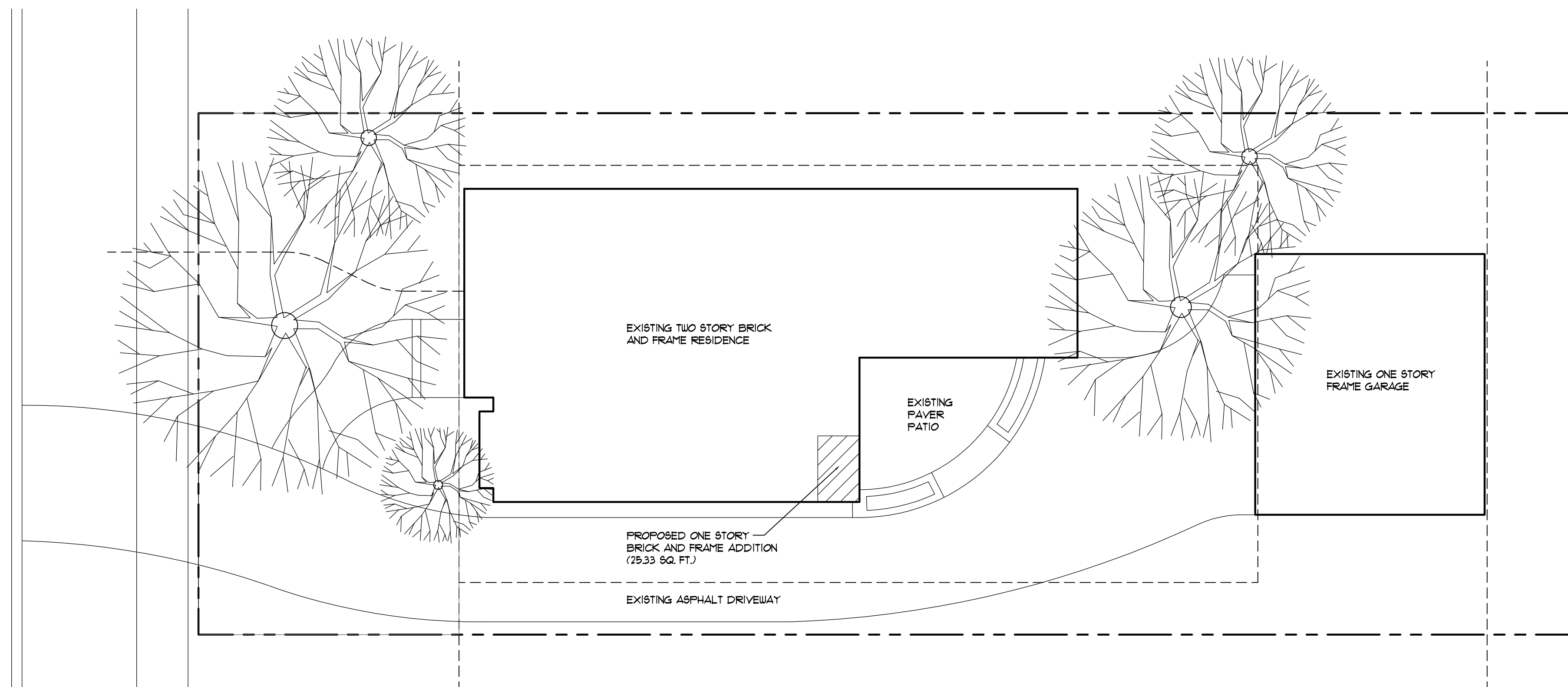
PLAT OF SURVEY



- DRAWN BY: WES REVISED: _____



EXISTING SITE PLAN



PROPOSED SITE PLAN

NOTE:
HATCHED AREA DENOTES
NEW CONSTRUCTION



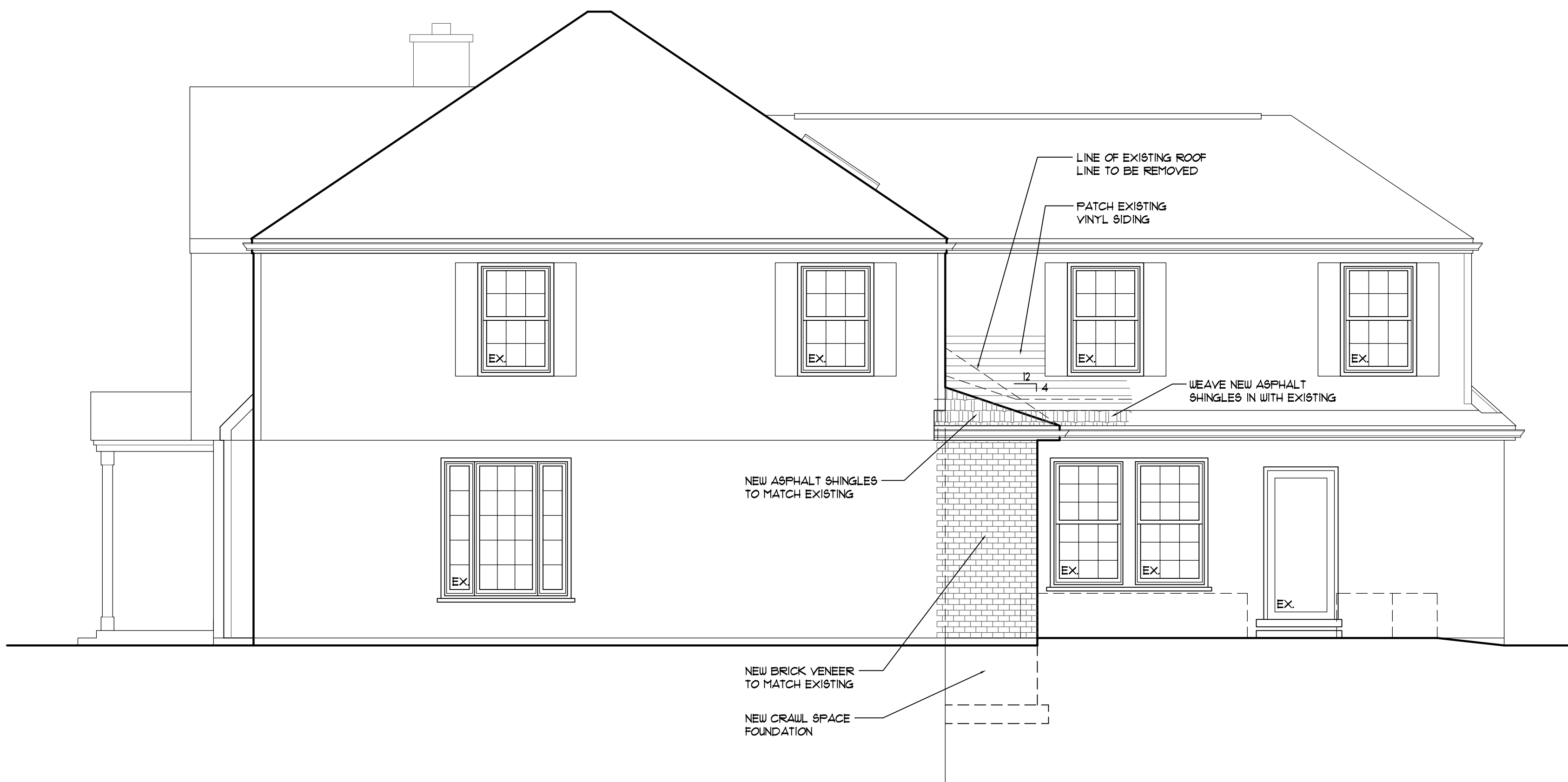
Project Title: Grady Addition
Drawing Title: Site Plan
Scale: 1/8" = 1'-0" Date: 2-21-25
© Copyright 2025 - Kivland Architects, Inc.



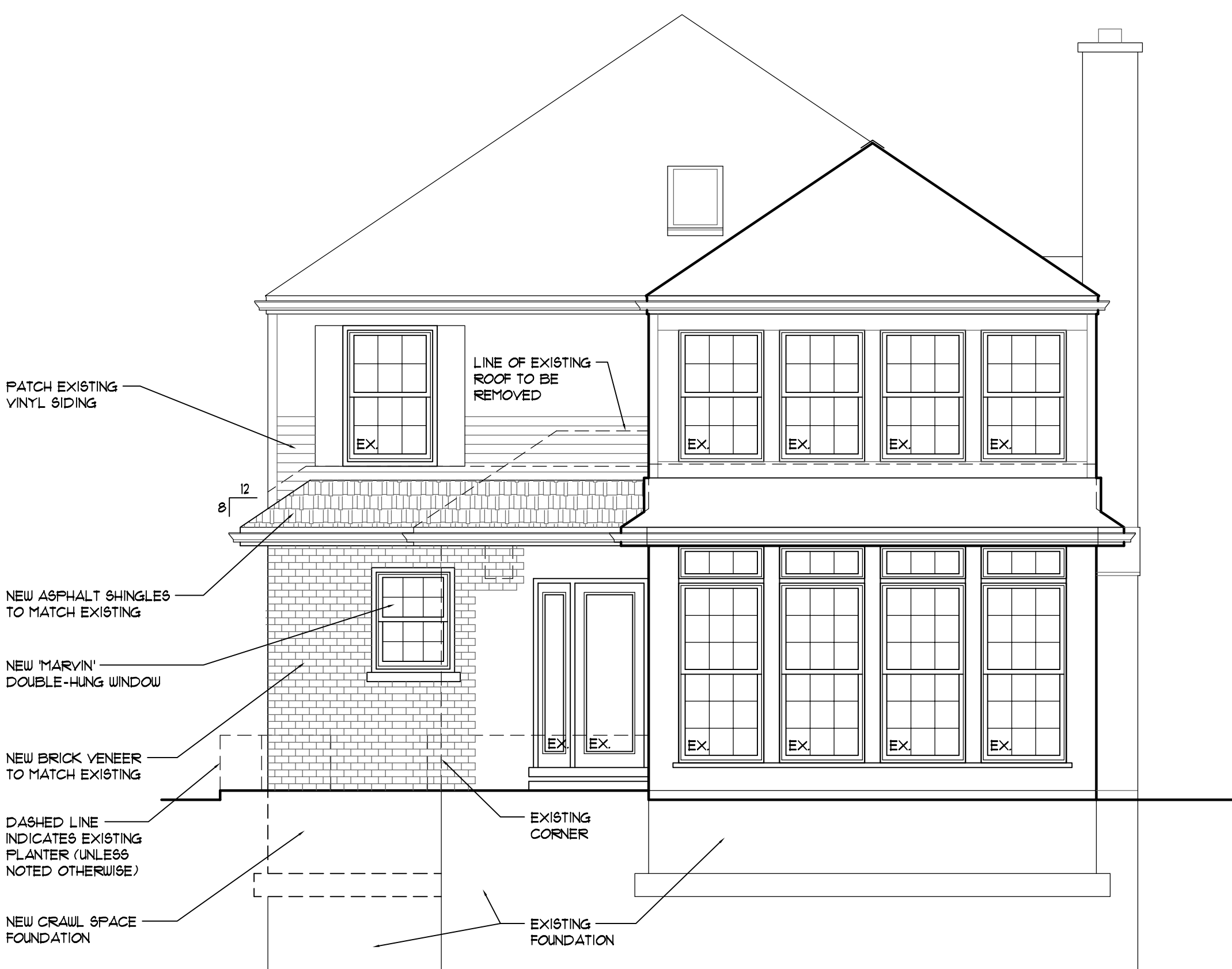
EXISTING SIDE ELEVATION



EXISTING REAR ELEVATION



PROPOSED SIDE ELEVATION

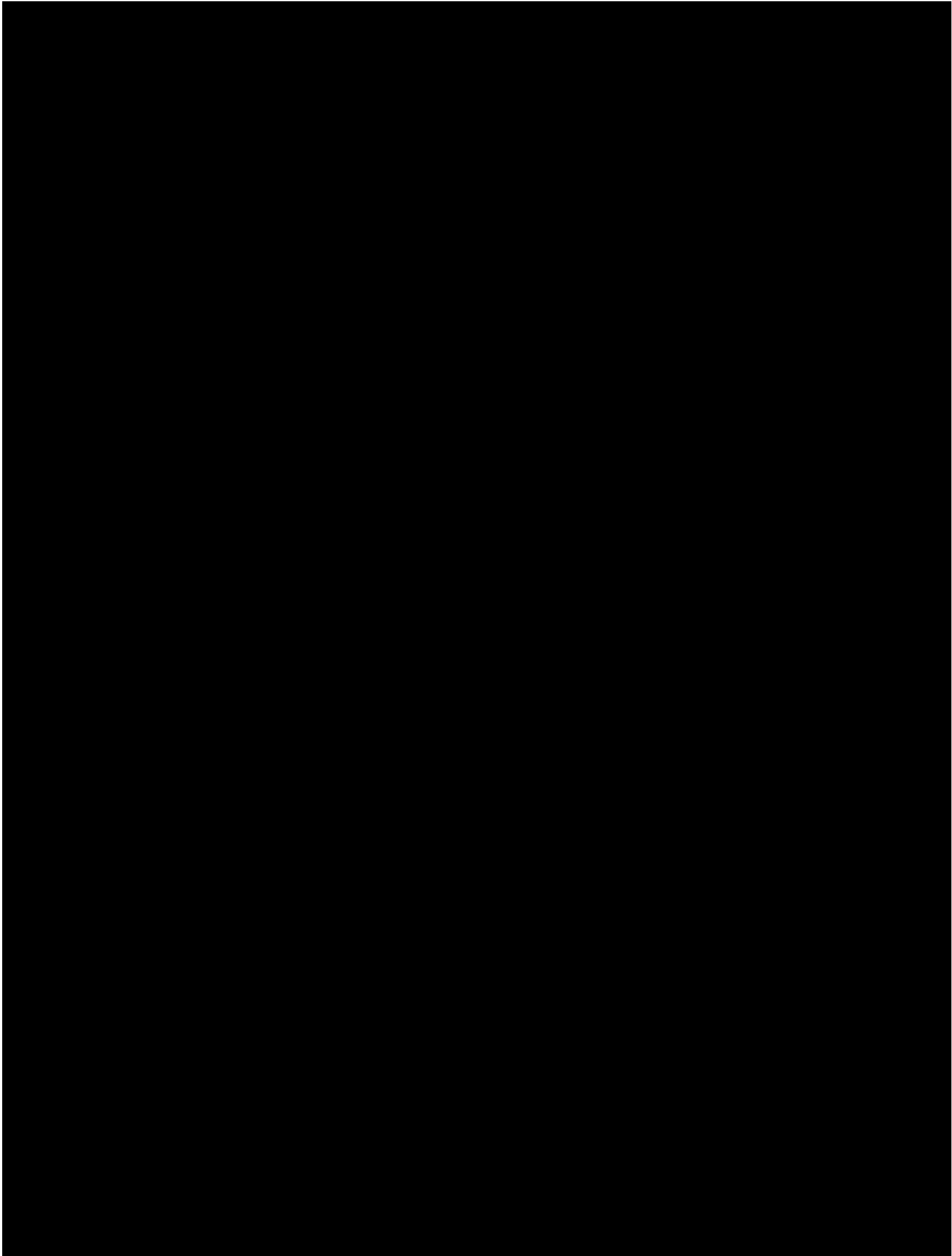


PROPOSED REAR ELEVATION

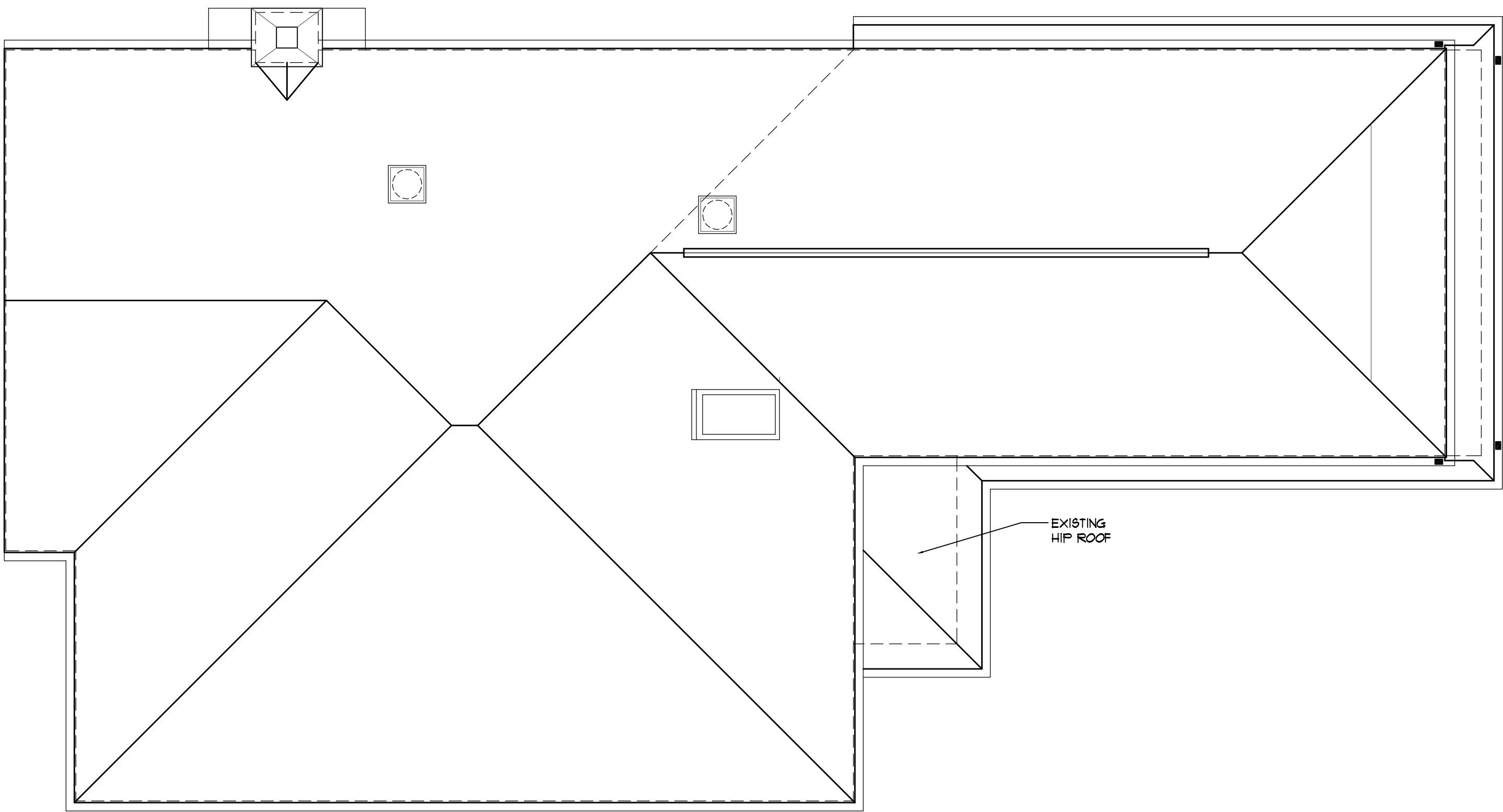
NOTE:
HATCHED MATERIALS DENOTE
AREAS OF NEW CONSTRUCTION.



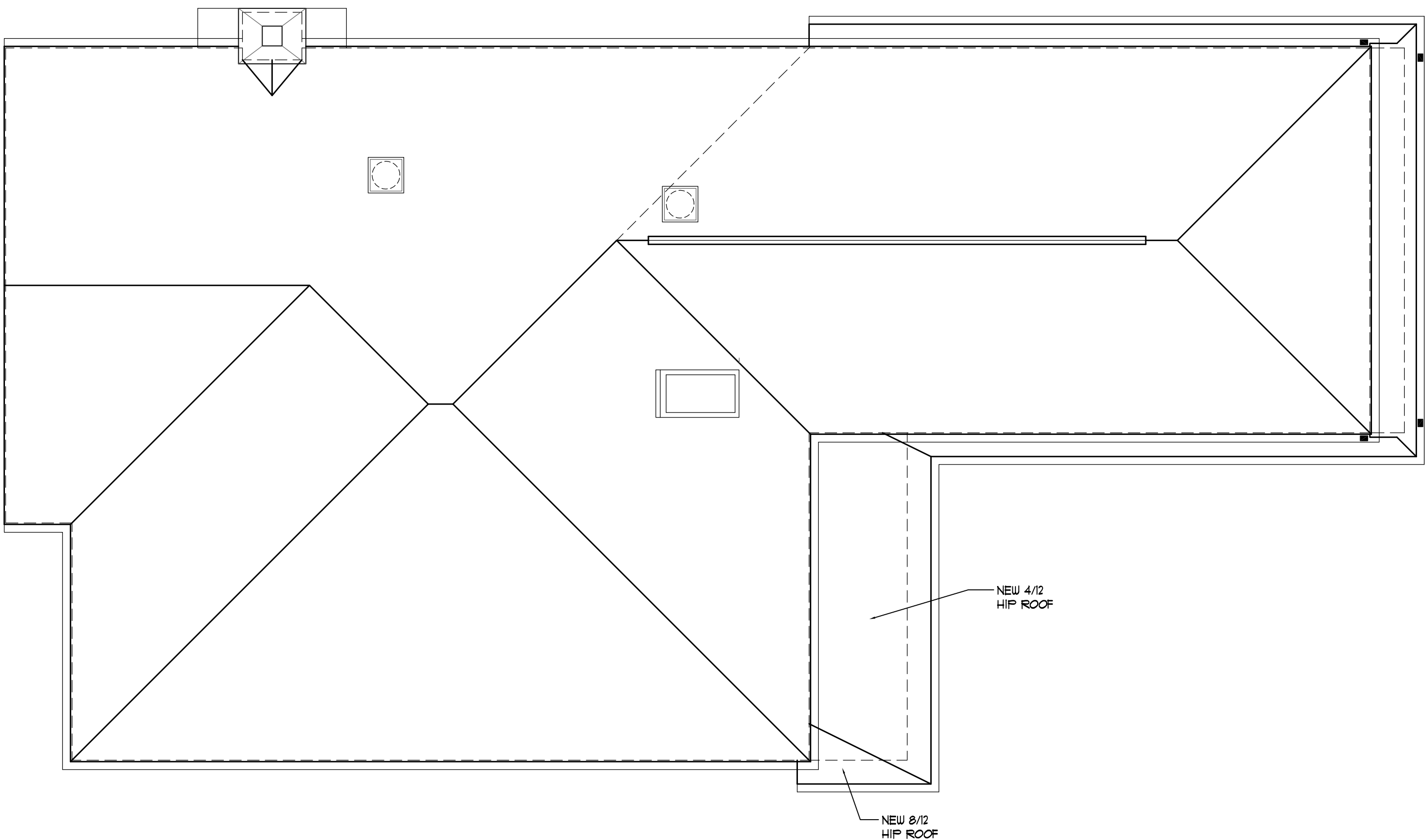
Project Title: Grady Addition
Drawing Title: Elevations
Scale: 1/4" = 1'-0" Date: 2-21-25
© Copyright 2025 - Kivland Architects, Inc.



NOTE:
HATCHED MATERIALS DENOTE
AREAS OF NEW CONSTRUCTION.



EXISTING ROOF PLAN



PROPOSED ROOF PLAN



Project Title: Grady Addition
Drawing Title: Plans
Scale: 1/4" = 1'-0" Date: 2-21-25
© Copyright 2025 - Kivland Architects, Inc.



VILLAGE OF
ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
4/14/2025

Item: 448 S. Vail Ave. - ZBA25-008

Department:

Item Description:

REQUEST

1. A 12.0-foot variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) and Section 5.1-3.3c to allow a deck and pergola with an exterior side yard setback of 5.4 feet instead of the required 17.4 feet.

ATTACHMENTS:

1. Exhibits - 448 S Vail Ave

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: April 14, 2025
Date Prepared: April 9, 2025
Project Title: Draper Residence
Address: 448 S. Vail Ave.

Background Information

Petition Number: ZBA #25-008
Petitioner: Robert Draper
Address: 448 S. Vail Ave.
Arlington Heights IL 60005

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

Requested Action/Background Information

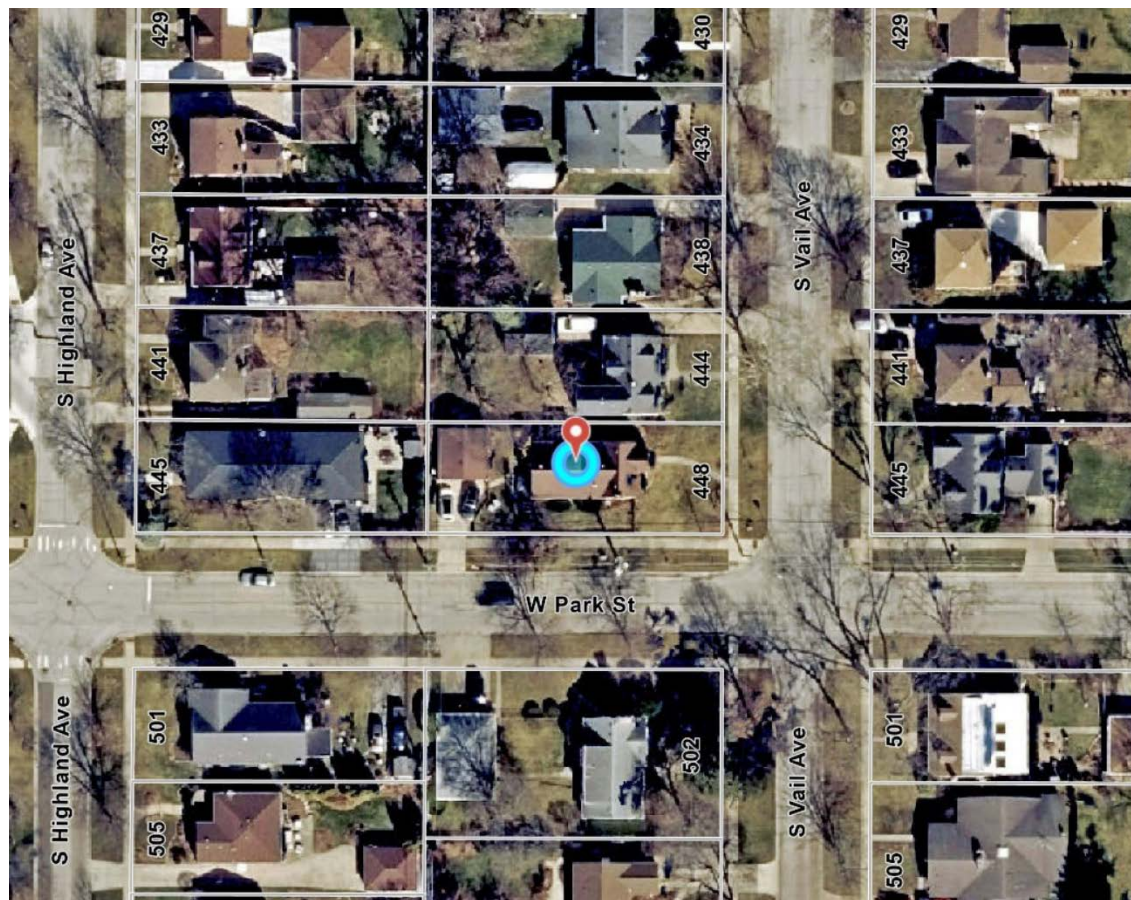
The petitioner is proposing to construct a new deck and pergola. The subject property is zoned R-3, One-Family Dwelling District and the property has a total land area of 6,620 square feet. The petitioner is constructing a second floor code compliant addition. As part of the project, the petitioner is proposing a deck and pergola that is encroaching into the required exterior side yard setback. Therefore, the petitioner requests the following variation:

- A 12.0-foot variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) and Section 5.1-3.3c to allow a deck and pergola with an exterior side yard setback of 5.4 feet instead of the required 17.4 feet.

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.

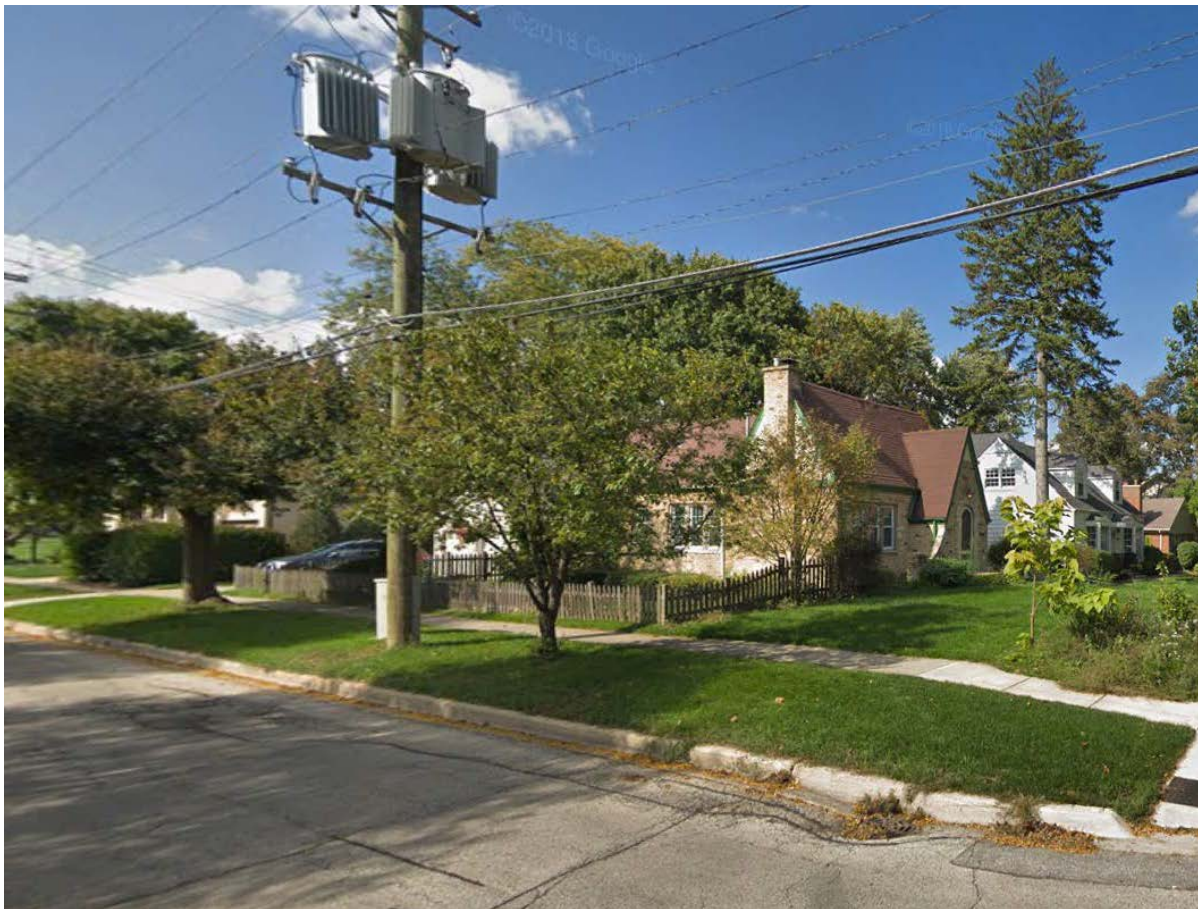
Map of General Vicinity



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	✓	3/24/25	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/24/25	
3. Letter that was Mailed	✓	3/24/25	
4. Photographs of Sign on Property	✓	3/24/25	

Photographs of Existing Structure



NOTICE OF PUBLIC HEARING

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- A 12.0-foot variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) and Section 5.1-3.3c to allow a deck and pergola with an exterior side yard setback of 5.4 feet instead of the required 17.4 feet.

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planning-mail@vgh.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 12 in Block 5 of Arlington Addition to Arlington Heights, a Subdivision of Lot 12 (Except the North 2 and ½ Chains of the East 2.0 chains thereof), in the Assessor's Division of Section 29, 30, 31 and 32, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 448 S. Vail Avenue, Arlington Heights IL 60005

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Health & Human Services at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760 (Voice), (847) 368-5980 (Fax) or healthmail@vgh.com.

Peter Siavelis, Chairman

Zoning Board of Appeals

Derek Mach (847) 368-5232

Planning and Community Development

Published in the Daily Herald March 29, 2025 (285055)

CERTIFICATE OF PUBLICATION

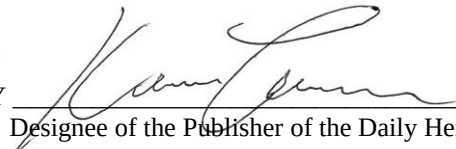
Paddock Publications, Inc.

Northwest Suburbs Daily Herald

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BY


Designee of the Publisher of the Daily Herald

Control # 285055



Village of Arlington Heights



To: Robert Draper
From: Derek Mach
Department: Department of Planning and Community Development
File Number: ZBA 25-008
Project: 448 S. Vail Ave.
Date: April 7, 2025

ZONING COMMENTS:

The zoning comments below for your use and consideration. If you have any questions, please contact dmach@vah.com:

Planning and Community Development

The proposed deck is nicely designed and detailed, but the appearance of a raised deck on the front of the house facing the street is unusual. A small portico with steps down to a patio on grade is recommended in lieu of the proposed raised deck. This project is scheduled for Design Commission review on April 22, 2025.

Building and Life Safety

Based on the description provided, there does not appear to be any issue with the fire separation distance. However, the dimensions from the lot line to the new exterior wall at the 2nd floor were not provided for review. A minimum fire separation distance less than 5'-0" requires a 1-hour fire-resistance rating. Section: 2018 IBC Table R302.1(1)

Engineering

The Engineering Division has no objection to a 12.0-foot variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) and Section 5.1-3.3c to allow a deck and pergola with an exterior side yard setback of 5.4 feet instead of the required 17.4 feet. As part of the building permit, spot elevations should be provided to evaluate the existing and proposed drainage patterns. Due to the reduced side yard between the porch and the public sidewalk, the finished grade may need to be adjusted to ensure that runoff is not directed to the public sidewalk.

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 of 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

being the owner of the property commonly know as: 448 S Vail Ave, Arlington Heights, IL 60005

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 12

Chapter 28, of the Arlington Heights Municipal Code, in order to: add a 12' x 19' porch on the south side of the house.

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): We believe the proposed porch will enhance the home's exterior character and complement its original Tudor architectural details by incorporating arch elements that echo the iconic arched front door. Additionally, we would like to retain the existing picket fence at the property line to preserve the open sight lines and maintain the walkable, community-friendly atmosphere. The porch will provide an added sense of privacy without isolating our property from the neighborhood, ensuring a welcoming and cohesive streetscape. It also maintains ample open space in the yard. It will maintain the residential purpose of nearby properties.

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): Our home's unique circumstances stem from its 100-year-old design, which we love for its architectural detail and ideal location. However, the layout does not align with modern living needs. The main living spaces are at the

front and side of the home, while the bedrooms are in the back, making the backyard—already limited by a large front yard setback—difficult to access. Currently, the only way to reach the yard is via a narrow staircase on the smaller north side, making it impractical for carrying food and other items. Adding a porch at the same level as the main living space, extending into the larger side yard, will provide much-needed functional outdoor space for personal use and entertaining without altering the home's placement on the lot or the detached garage.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The proposed porch is designed for personal residential use and aligns with the character of the neighborhood, where many homes feature covered or enclosed porches in their front or side yards. We also plan to retain the picket fence at the property line to maintain the open, welcoming feel of the active walking path leading to nearby schools, parks, and the church, reinforcing the sense of connection within our friendly, walkable community.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The proposed deck is designed to be the minimum necessary to allow reasonable use of the property. Its size accommodates essential outdoor furniture while ensuring the doors from the house can open properly. The partially covered pergola-style roof provides shade while leaving open space for sun exposure and safe grilling. The railings and arches offer a balance of privacy and connection to the neighborhood. Additionally, the design maintains sufficient space between the deck and the fence for easy movement around the yard.

 2 March '25
Signed: Date: Petitioner

ZBA PROJECT DESCRIPTION

As part of an interior and exterior renovation of the home, our request for variation includes adding a 12'x19' semi-covered porch off the south side of the home. This is the side on Park Street which is a second front due to the home being located on a corner lot. The porch will be constructed of treated and Cumaro or Trex decking material stained to compliment other parts of the exterior of the home. It will have standard height railings with iron spindles divided by posts that will have corbels to create arched designs to mimic the arched front door. The top of it will be partially covered with pergola style boards. The stairs will flow to the rear of the lot to enjoy the rest of the yard with space left open to allow light to the basement window. The area under the deck will be covered with a hearty lattice and stained to compliment the rest of the home. It will be accessible from the dining room through French or accordion doors.

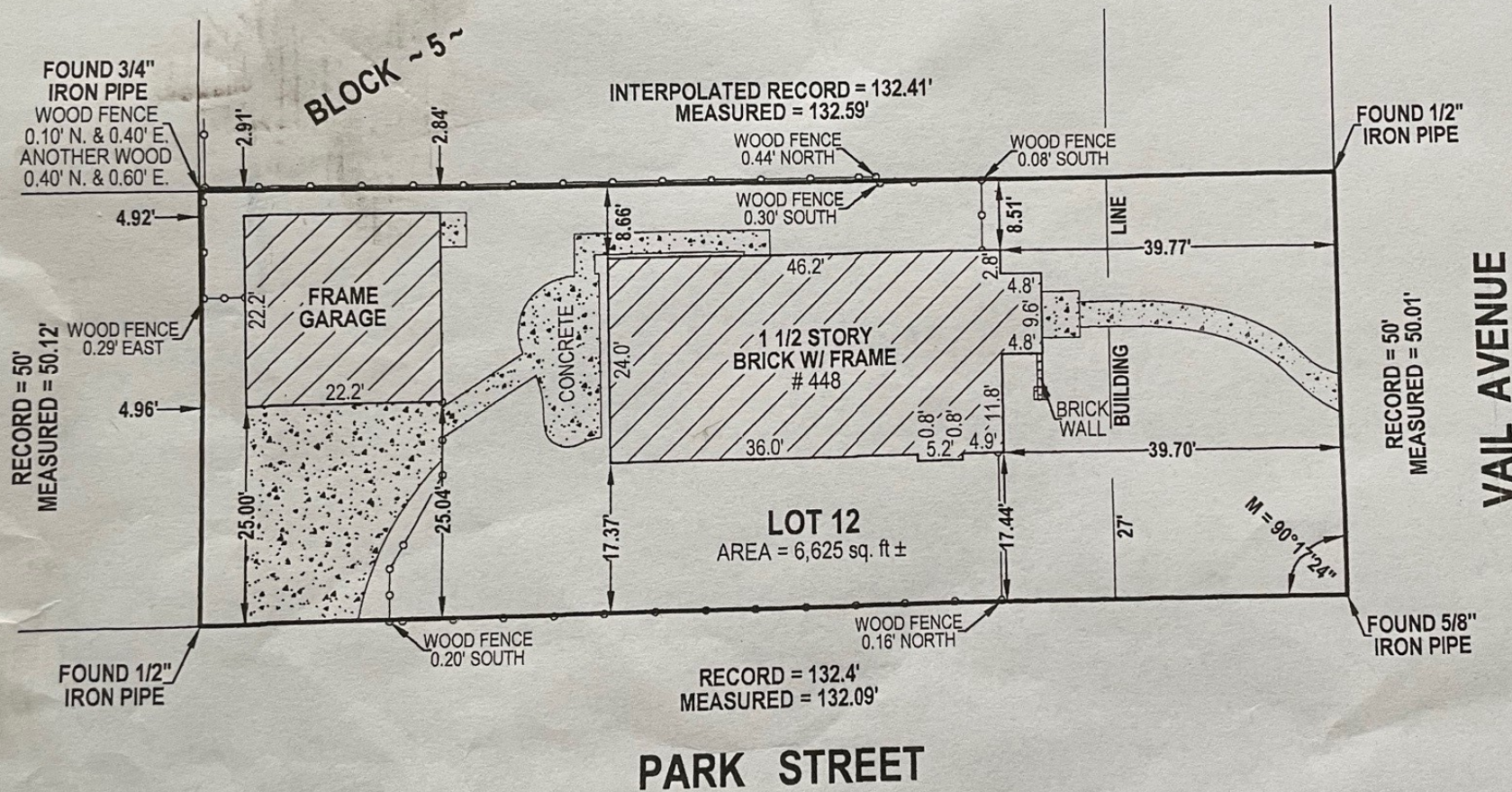
MID LAKES SURVEY COMPANY

Illinois Professional Design Firm 184.006153

PLAT OF SURVEY

Phone: 847-973-1
Fax: 847-973-9
midlakes.survey@yah

LOT 12 IN BLOCK 5 OF ARLINGTON ADDITION TO ARLINGTON HEIGHTS, A SUBDIVISION OF LOT 12 (EXCEPT THE NORTH 2 AND 1/2 CHAINS OF THE EAST 2.0 CHAINS THEREOF), IN SECTION 32, IN THE ASSESSOR'S DIVISION OF SECTION 29, 30, 31 AND 32, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



PARK STREET

STATE OF ILLINOIS)
) S.S.

COUNTY OF LAKE)

On behalf of MID LAKES SURVEY COMPANY, I hereby certify that the above described property was surveyed under my supervision and that the annex is a correct representation of said survey. This professional service conforms to the current Illinois minimum standards for a boundary survey.

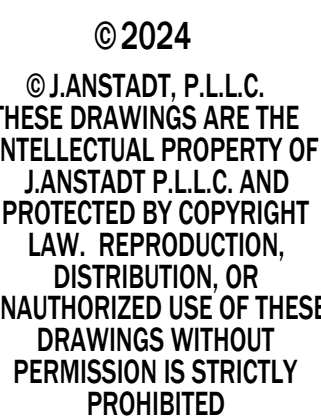
Dated DECEMBER 1, 2016

MID LAKES SURVEY COMPANY

By Nathaniel N. Messer, PLS
Illinois Professional Land Surveyor. My license expires 11/30/2018



nal parts thereof. No distances are to be determined by scaling.
unless otherwise noted. Field work completed on 01/09/15 & UPDATED 11/30/16.
/EY COMPANY
P.I.N. 03-32-118-024 Scale 1" = 20'
TOWNSHIP WHEELING Platted By DLM
IL 60005 Ordered By RONALD G. PESTINE & ASSOC. Checked By NNM



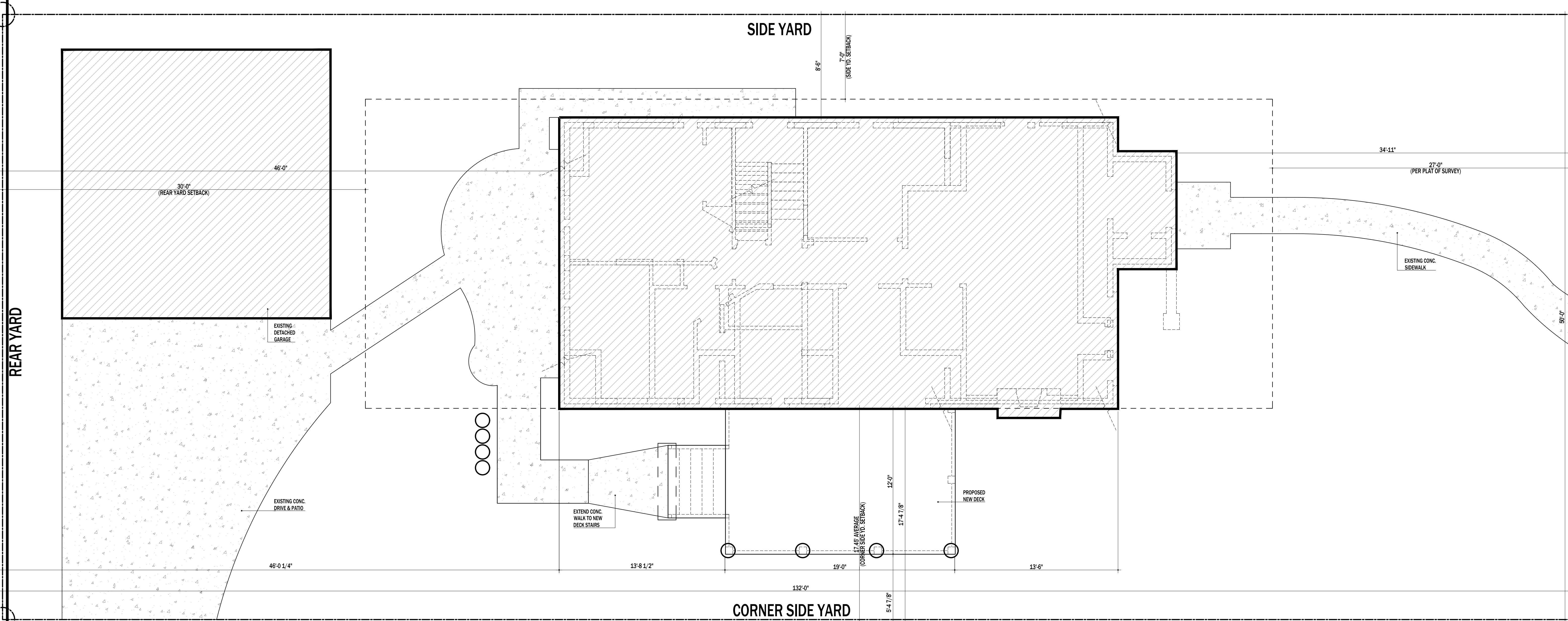
J. ANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MT. PROSPECT, IL. 60056
847.477.6027

PROPOSED RENOVATION
448 S. VAIL AVENUE
ARLINGTON HEIGHTS, IL. 60005

[illegible]

Sheet No.

A



**PROPOSED
ARCHITECTURAL SITE PLAN**

SCALE: 1/4"=1'-0"

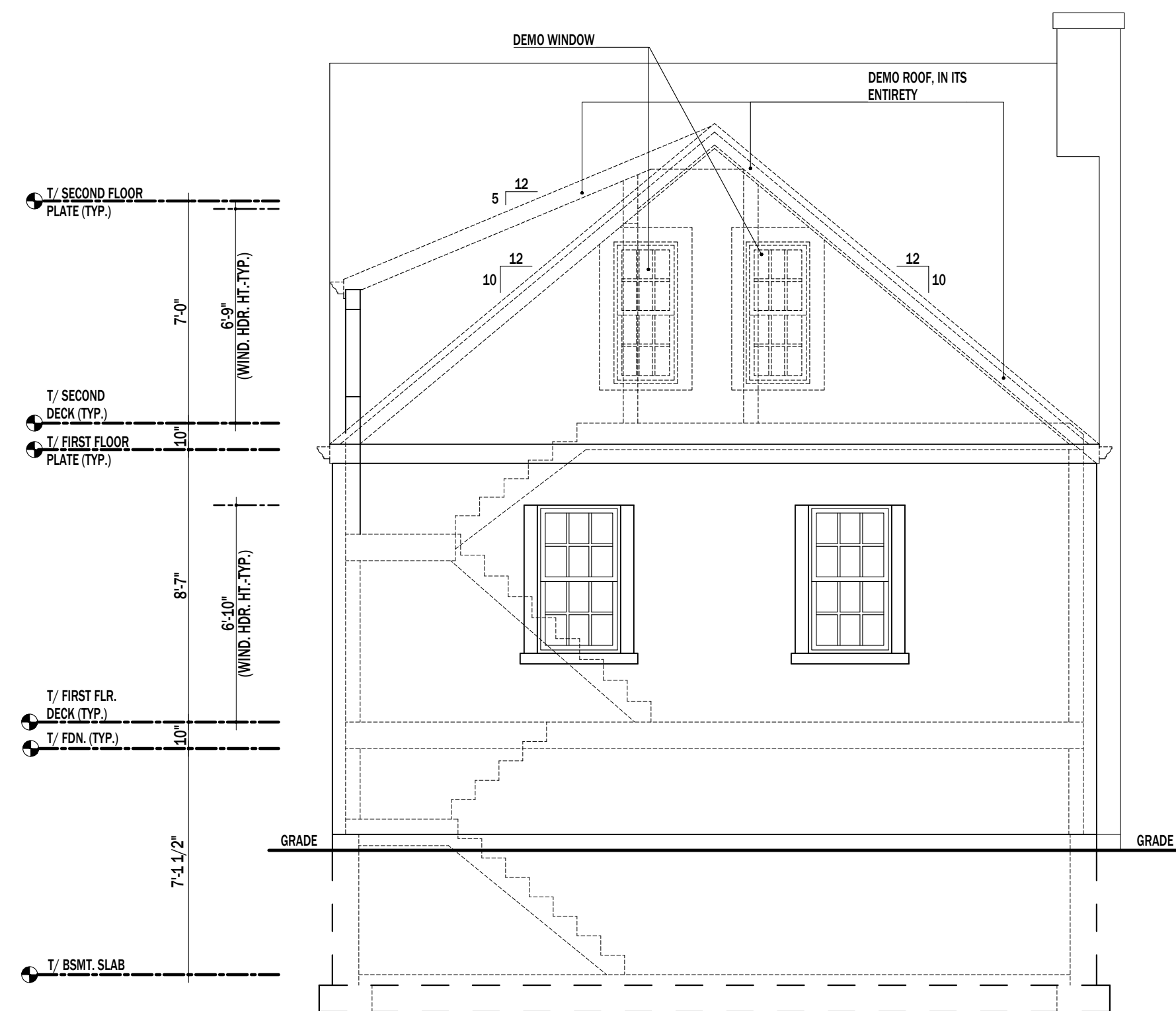
© LANDFAST ARCHITECTURE & DESIGN

PROPOSED RENOVATION
448 S. VAIL AVENUE
ARLINGTON HEIGHTS, IL. 60005

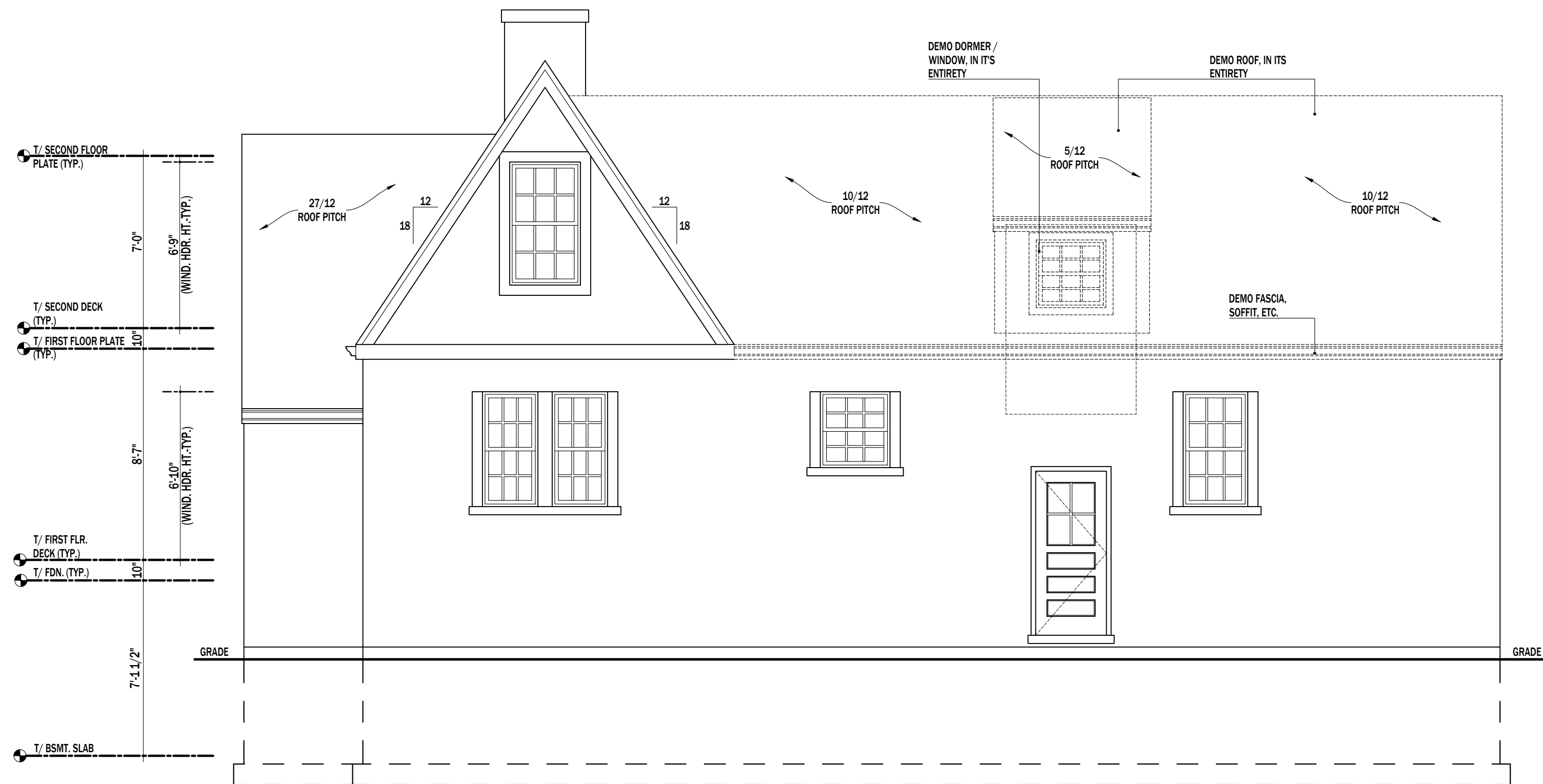
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1/24	PROGRESS SET
3/24	SCHEMATIC DESIGN
4/24	DESIGN. DEV.
15/24	DESIGN DEV. REV.
05/24	DESIGN DEV. REV.
31/24	DESIGN DEV. REV.
7/24	DESIGN DEV. REV.
11/25	DESIGN COMM. SUB.

Sheet No.

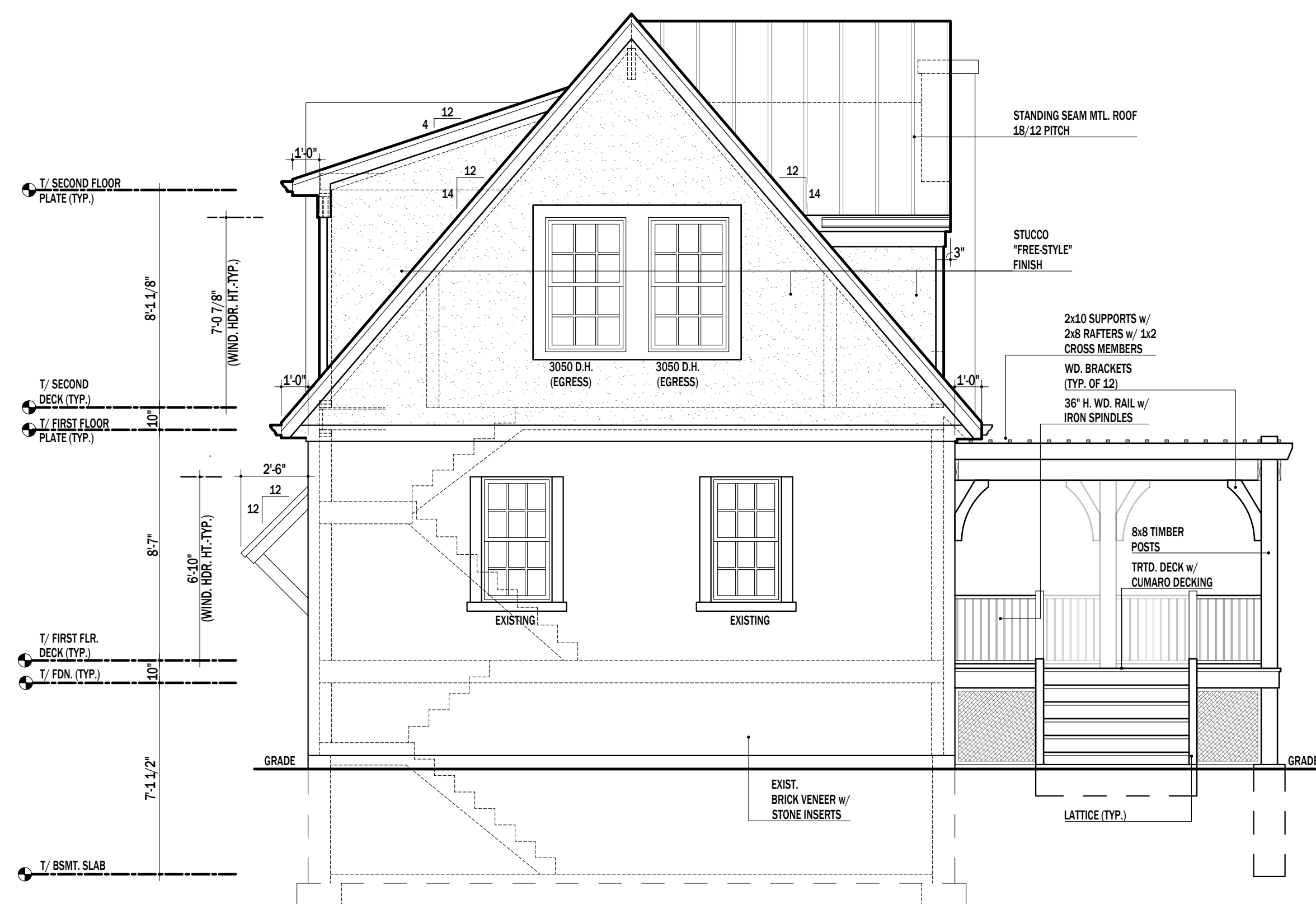
C2



EXISTING / DEMO
REAR ELEVATION
SCALE: 1/4"=1'-0" © J. JANSTADT ARCHITECTURE & DESIGN



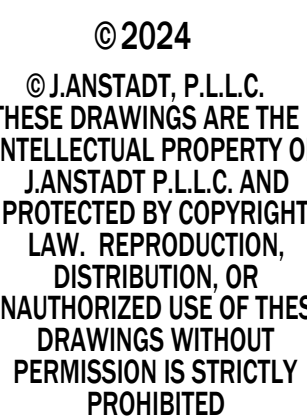
EXISTING / DEMO
RIGHT ELEVATION
SCALE: 1/4"=1'-0" © JANSFADT ARCHITECTURE & DESIGN



PROPOSED
REAR ELEVATION
SCALE: 1/4"=1'-0" © LANDART ARCHITECTURE & DESIGN



**PROPOSED
RIGHT ELEVATION**
SCALE: 1/4"=1'-0" © LANDFAST ARCHITECTURE & DESIGN



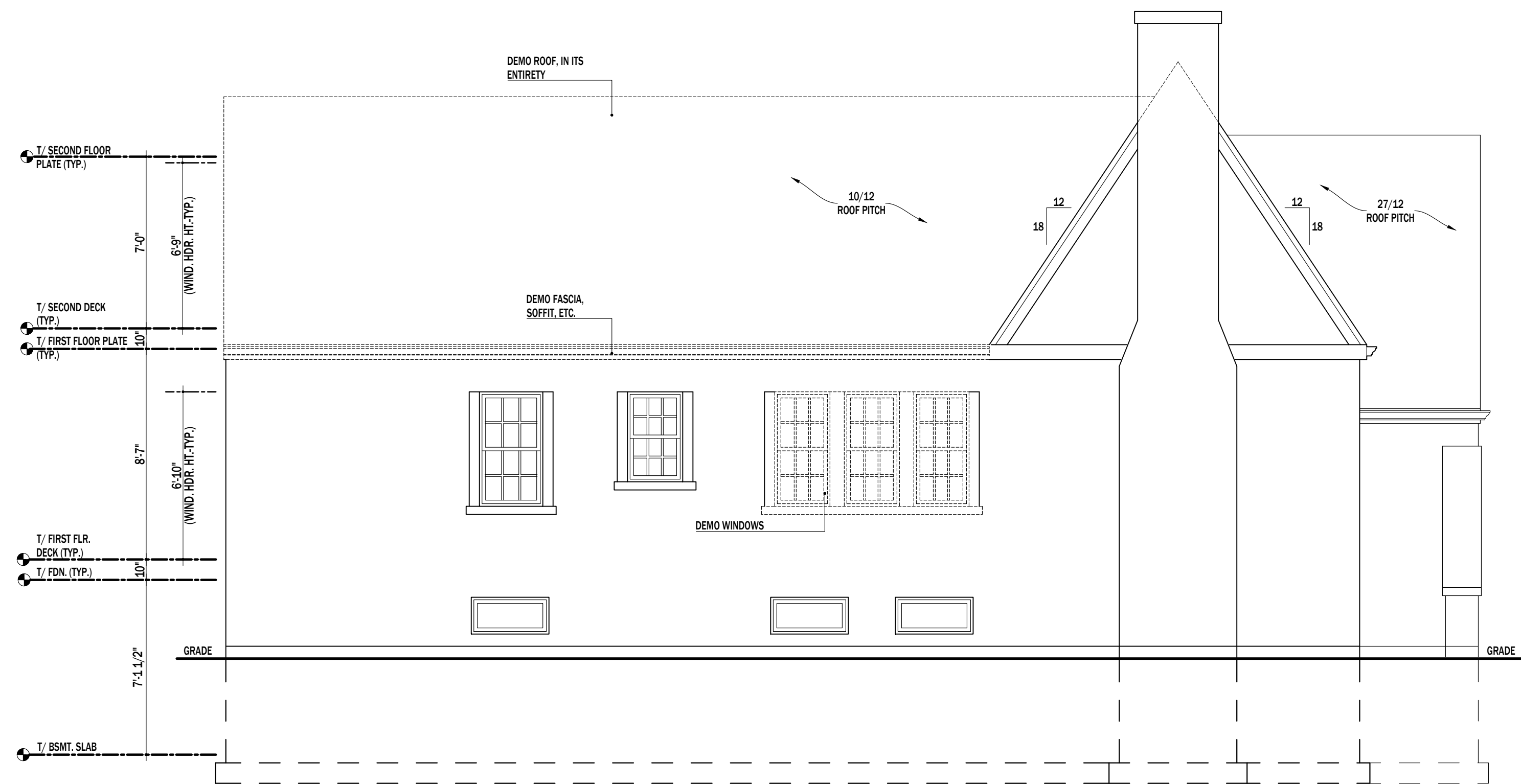
J. JANSTADT
ARCHITECTURE & DESIGN
403 N. OAK AVENUE
MNT. PROSPECT, IL. 60056
847.477.6027

PROPOSED RENOVATION
448 S. VAIL AVENUE
ARLINGTON HEIGHTS, IL 60005

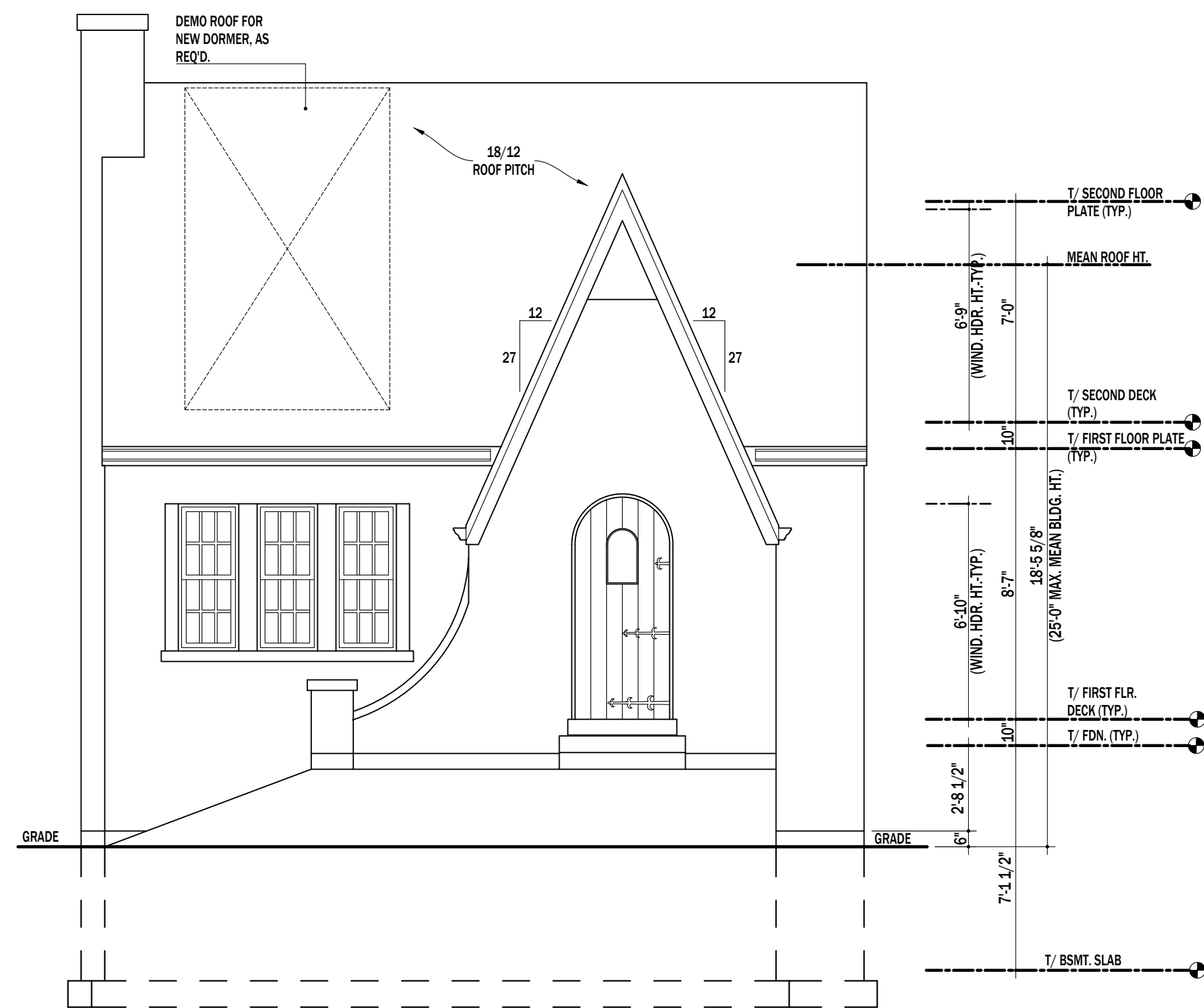
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Sheet No.

C1



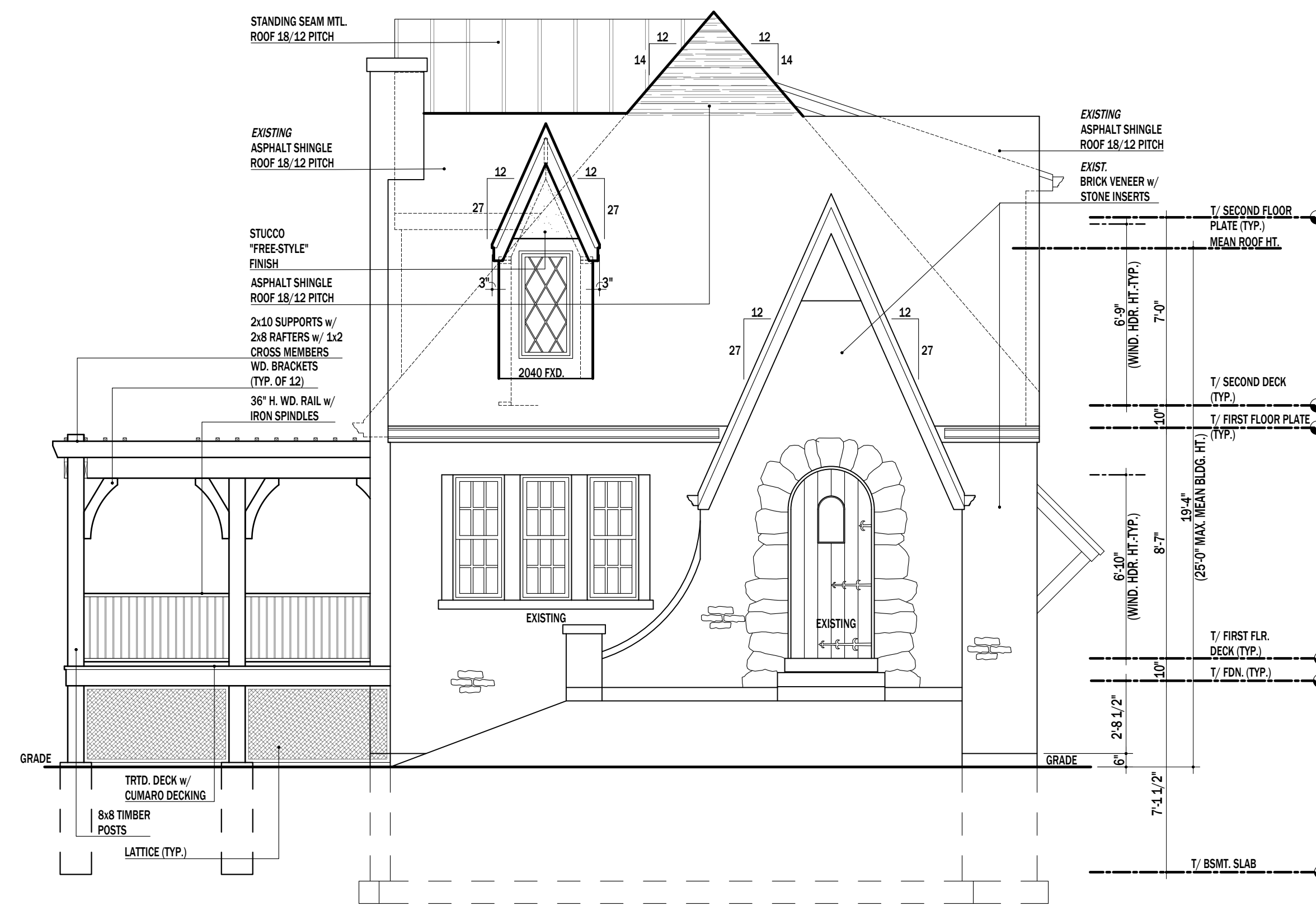
EXISTING / DEMO
CORNER SIDE ELEVATION
SCALE: 1/4"=1'-0" © J. ANSTADT ARCHITECTURE & DESIGN



EXISTING / DEMO
FRONT ELEVATION
SCALE: 1/4"=1'-0" © JANSTADT ARCHITECTURE & DESIGN



PROPOSED
CORNER SIDE ELEVATION
SCALE: 1/4"=1'-0" © LAWRENCE ARCHITECTURE & DESIGN



E 1.0 PROPOSED FRONT ELEVATION
SCALE: 1/4"=1'-0" J. LANDFEST ARCHITECTURE & DESIGN