AGENDA
ZONING BOARD OF APPEALS
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
May 12, 2025
7:00 PM

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

A. Minutes 4/14/25

B. Findings 4/14/25 - 1614 S. Fernandez Ave.

C. Findings 4/14/25 - 1 S. Mitchell Ave.

D. Findings 4/14/25 - 443 S. Lincoln Ln.

E. Findings 4/14/25 - 448 S. Vail Ave.

IV. OLD BUSINESS

A. 2417 E Greshan Ct - ZBA24-045

V. NEW BUSINESS

A. 1223 E Mayfair Rd - ZBA25-009

B. 1146 N Mitchell Ave - ZBA25-011

C. 418 N Beverly Ln - ZBA25-013

D. 108 S Highland Ave - ZBA25-014

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.

ZONING BOARD
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OF APPEALS

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

RE: 1614 SOUTH FERNANDEZ AVENUE - ZBA #25-001

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 14th day of April, 2025 at the hour of 7:00 p.m.

DRAFT

MEMBERS PRESENT:

BENJAMIN JAFFE, Acting Chairperson
THOMAS DRAKE
JOSEPH SELBKA
FRANK PORTERO

ALSO PRESENT:

DEREK MACH, Planner
DAN OSOBA, Planner
DARKO BOJIN, Assistant Planner
HANNAH SAED, Village Attorney

ACTING CHAIRPERSON JAFFE: Okay, good evening. We are calling this month's meeting of the Zoning Board of Appeals to order. Just first quickly, just to state this issue, we normally have a number of microphones; we don't have that tonight, we just have one. So, I'm going to ask for all of your cooperation. If you are not speaking at the podium, you can't speak because we're only going to have this one microphone. So, please, any conversations need to happen outside.

We'll start with the Pledge of Allegiance with the flag in the corner.

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON JAFFE: Let's do a roll call, Derek.

MR. MACH: Mr. Siavelis.

(No response.)

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Jaffe.

ACTING CHAIRPERSON JAFFE: Here.

MR. MACH: Mr. Lanaghan.

(No response.)

MR. MACH: Mr. O'Connor.

(No response.)

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Here.

ACTING CHAIRPERSON JAFFE: Okay, next item is the approval of minutes from our last meeting on March 10th.

Have all the members had an opportunity to review those minutes? Any errors, edits or omissions?

(No response.)

ACTING CHAIRPERSON JAFFE: Is there a motion to approve?

COMMISSIONER DRAKE: Motion to approve.

COMMISSIONER PORTERA: Second.

ACTING CHAIRPERSON JAFFE: All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON JAFFE: All opposed?

(No response.)

ACTING CHAIRPERSON JAFFE: Okay, I'm going to cover the procedures for tonight's hearing. So, again, we've already had our call to order, our roll call and our Pledge of Allegiance, as well as our approval of minutes. So, here are the procedures.

First, a quorum in voting: If less than six members are present, the petitioner has an option to continue the meeting. It takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. If denied, a petitioner cannot reapply for a whole year.

DRAFT

So, we have four people tonight, that means all your petitions need to go four for four. So, keep that in mind as you come to the podium as we review each of your respective petitions.

The variation hardship: So, explain the four elements necessary to establish in order for the Board to be able to grant a variation. Those of you who completed the packets know that you already filled these out, but for the sake of the hearing you need to cover all four, which are:

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 this chapter; and
4. That the variation requested is the minimum variation 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.

Now, again, we have six petitions tonight, so this Board's expectation is, of each of the petitioners, that you cover all four of these. It's not our responsibility to extract the information out of you. So, again please keep that in mind as you come and prepare and present your petitions.

So, as far as sequence of events and order of operations, the Chairperson will open the agenda item and provide introductory remarks. We'll have a Staff presentation from Derek. The applicant will conduct their presentation and cover those four variation hardships that I just covered.

From a public comment perspective, members of the public may speak on the application. Speakers must be sworn under oath and state and spell their name clearly. Anyone who has formally registered in advance of the hearing as an objector should be permitted to speak first. Objectors must complete a form to be provided by the Department of Community Development and submitted to the Director of Community Development no later than 4:30 p.m., five days before the scheduled date of the hearing.

Derek, I believe we have two objectors this evening for one of the petitions?

MR. MACH: That is correct.

ACTING CHAIRPERSON JAFFE: Okay, a registered objector may cross examine the applicant or their witnesses. Registered objectors are also not restricted to the time limit for public comment. Any person who has not formally registered as an objector may speak at the hearing, but must limit their comment to three minutes. The Chair may, in his or her discretion, alter the maximum time provided to public commenters provided the maximum time is applied to all speakers.

The applicant will have an opportunity to make a closing statement and present any follow-up testimony or evidence. The applicant will then rest their case. The Board will then deliberate and it will make a motion to close the public testimony on voice vote. The Board will deliberate and vote on the matter.

All ZBA final decisions will be in writing.

Derek or Village Attorney, anything that I missed?

MS. SAED: You covered all of it.

ACTING CHAIRPERSON JAFFE: All right, then let's start with new business. Agenda Item A, Zoning Board of Appeals Case 25-001, 1614 South Fernandez Avenue.

MR. MHO: Hi, my name is Mitch Mho from Neri Architects. I'm representing the Petitioner, Maricris Ang.

ACTING CHAIRPERSON JAFFE: And what's your address, Mitch?

MR. MHO: 6400 North Northwest Highway, Chicago, Illinois.

(Witness sworn.)

MR. MACH: Chairman?

ACTING CHAIRPERSON JAFFE: I'm sorry, Staff report.

MR. BOJIN: Sure. The Petitioner is proposing to construct a main entry porch on the east face of the building, which is approximately 31 feet wide and it's seven feet deep, which will encroach into a required front yard setback. The proposed porch is set back 25.3 feet where 26.9 feet is required.

Therefore, the Petitioner is requesting the following variation:

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

Thank you.

ACTING CHAIRPERSON JAFFE: Board Member Drake?

COMMISSIONER DRAKE: Yes, I would like to make a statement. I live a few doors down from the Petitioner. I don't know the Petitioner. I don't see any reason to recuse myself from this hearing, so I plan to sit in.

ACTING CHAIRPERSON JAFFE: Okay.

MR. MHO: So, as the architect, the scope of work was to design first and second floor additions to the home, and with that are looking to modernize the elevations. As part of that effort to modernize the elevations and bring them up a little more to modern standards, we have, part of that includes changing out all the windows to something a little more modern, less grills. With that, we have also extended the porch to also help with that effort.

As part of the extension of the porch, we have included, we're replacing the existing columns that are there that are four-by-four posts, six-by-six maybe, and added some beefier, fewer columns to help really ground that porch. The porch as it stands, the existing porch is at the same depth. We're not extending the porch any far forward or further into the setback. We're just extending it to the side.

With that, you know, we don't believe the proposed variation would greatly change the character of the home. The porch exists as it is, it just doesn't go as far as all the way to the end of the home. The plight of the owner is unique in that the existing porch was already over the setback. Sorry.

We believe that the proposed variation stays in harmony with the intent of the chapter as it maintains the character of the home as well as the neighborhood. The proposed variation is the minimum variation necessary to

maintain the aesthetics of the home while preserving the usability of the proposed porch which, as it stands, is at seven feet.

ACTING CHAIRPERSON JAFFE: Any member want to start with any questions?

(No response.)

ACTING CHAIRPERSON JAFFE: How long has the owner lived in this property?

MR. MHO: I believe for a year.

ACTING CHAIRPERSON JAFFE: Okay, and has the property owner discussed the plans with their neighbors?

MR. MHO: That I do not know.

ACTING CHAIRPERSON JAFFE: Is the property owner here?

MR. MHO: I don't believe so.

ACTING CHAIRPERSON JAFFE: Okay.

COMMISSIONER PORTERA: To your knowledge, is there any neighbor opposition?

MR. MHO: No.

COMMISSIONER PORTERA: And this is an existing non-conforming use you said?

MR. MHO: Correct, the porch is.

COMMISSIONER PORTERA: You're just moving it out more towards the north side of the house?

MR. MHO: Exactly. The porch already exists in that current location. We're just extending it.

COMMISSIONER PORTERA: Okay.

ACTING CHAIRPERSON JAFFE: Tom, Joe, anything?

(No response.)

ACTING CHAIRPERSON JAFFE: Okay. All right, we're going to see if there's any public comment. If there is, then you can come and respond to that; otherwise, you --

MR. MHO: Sure.

ACTING CHAIRPERSON JAFFE: -- can have a seat. Thank you.

Is there anybody in the audience who wishes to make public comment on this petition?

(No response.)

ACTING CHAIRPERSON JAFFE: Okay, hearing none, we'll close it down for Board deliberation.

I think this is a pretty straight-forward and reasonable request given the fact that you've pointed out, Frank, about this is a pre-existing non-conforming condition. We don't believe there is any neighbor opposition or concern. So, I wouldn't have any concerns moving forward with this.

COMMISSIONER SELBKA: I agree.

COMMISSIONER DRAKE: Agreed.

ACTING CHAIRPERSON JAFFE: Is there a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER DRAKE: Second.

DRAFT

MR. BOJIN: Mr. Drake.
COMMISSIONER DRAKE: Yes.
MR. BOJN: Mr. Jaffe.
ACTING CHAIRPERSON JAFFE: Yes.
MR. OSOBA: Mr. Portera.
COMMISSIONER PORTERA: Yes.
MR. BOJIN: Mr. Selbka.
COMMISSIONER SELBKA: Yes.
ACTING CHAIRPERSON JAFFE: Okay, congratulations. Your petition has been granted. You're welcome to stay, but you're free to leave.
MR. MHO: Thank you.
ACTING CHAIRPERSON JAFFE: You're welcome.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:10 p.m.)

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ZONING BOARD
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OF APPEALS

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

RE: 1 SOUTH MITCHELL AVENUE - ZBA #25-002

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 14th day of April, 2025 at the hour of 7:10 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Acting Chairperson
THOMAS DRAKE
JOSEPH SELBKA
FRANK PORTERO

ALSO PRESENT:

DEREK MACH, Development Planner
DAN OSOBA, Planner
DARKO BOJIN, Planner
HANNAH SAED, Village Attorney

DRAFT

ACTING CHAIRPERSON JAFFE: Okay, moving on to Agenda Item B, Zoning Board of Appeals Case 25-002, 1 South Mitchell Avenue.

MS. WALDEN: Good evening.

ACTING CHAIRPERSON JAFFE: Good evening.

MS. WALDEN: We're here representing the homeowner, Geoffrey Ocampo. We're Extreme Remodeling.

ACTING CHAIRPERSON JAFFE: And what's your name?

MS. WALDEN: My name is Cindy Walden.

ACTING CHAIRPERSON JAFFE: And your address?

MS. WALDEN: I am at 650 Dickie Avenue in Elgin, Illinois.

MR. NEGRON: Raul Negron, 659 Franklin Boulevard, Elgin, Illinois.

(Witnesses sworn.)

ACTING CHAIRPERSON JAFFE: Okay, Staff report.

MR. MACH: Thank you, Chairman.

The Petitioner is proposing an addition to the existing two-story home. The proposed addition is encroaching into the required front yard and exterior side yard setback.

Therefore, they're requesting a 3.4-foot variation from Chapter 28, Section 5.1-3.3a to allow an addition with a front yard setback of 32.8 feet instead of the required 36.2 feet and an additional one foot for the eave, as well as a 2.6-foot variation from Chapter 28, Section 5.1-3.3c to allow an addition with an exterior side yard setback of 12.4 feet instead of the required 15 feet, and an additional one foot for the eave.

Thank you.

MS. WALDEN: Okay, this property is not overly unique. Every city has one and it's a corner lot. Corner lots of course do have a little bit more of a setback kind of item. So, what we're looking at is minimizing this.

When we first submitted the plans, we were going to have it expand also to the east side out towards the street. We have since cut that back so it does stay parallel, so that way the expansion is minimized and only going mostly to the north. The half foot to the west side also helps to allow for the bathroom and the staircase inside the building.

The house can, in order to expand the house and have more livable space, the homeowners have been there approximately five-and-a-half years already, they're hoping to have a child here soon and needed a little bit more space, so that way they could have of course another bedroom. The first-floor kitchen is located over towards the south end of the house. So, the expansion, if they were to do that, it would be an entire cut and it really wouldn't give them additional floor area for their living space nor for the bedroom to be able to go up. Also, because of where the footprint is of the house and the garage, you would also eliminate what little bit of patio area they do have. With the minimum setback so close, the 14 feet, 14.5 on the west side, it does make limitations as to how you can add on to an older home that's been in the districts.

They do want to keep some of the green space of course because they want to have some outside living. They kept the design going with the same pattern, matching with the siding. The windows will be there. They've

added the, yes, shutters, so that way everything goes in correlation, the double pane windows, it all matches along.

As I said, they eliminated the variance request to the east.

They have shared the details with their neighbors. To the best of our knowledge, they have had no interaction that has been anything negative at all.

They are not actually altering the use. This is still going to remain a single-family home. That's the original use and that's the intended use.

The spirit of the neighborhood, we also did a Google street map because of, knowing that it was going into the setback, there's color copy as well, it's easier to see with the color copy, but the house itself that's in question is the circled one. This is like drawing a straight line across. You'll see that there are already two houses that exceed past where we're even asking to put the three feet, 4.5 inches into the north elevation.

ACTING CHAIRPERSON JAFFE: Excuse me, do we have to enter that? Do you have a copy of that?

MS. WALDEN: Yes.

ACTING CHAIRPERSON JAFFE: You make one to Derek and then he can keep that as part of the packet, and then if you have another one, you can just circulate it with us and we'll give it back to you.

MS. WALDEN: Yes.

MR. NEGRON: I will.

ACTING CHAIRPERSON JAFFE: Thank you.

MS. WALDEN: This is just a black and white copy, that way you can see currently this is where the house is at, and then it's going to go cast the line approximately two feet.

ACTING CHAIRPERSON JAFFE: Thank you.

MS. WALDEN: Yes. I apologize for not having that in the original packet. I didn't know that we needed to provide that at that time.

In regards to the spirit of the neighborhood, it's going to stay in same correlation, still staying with single families. The property is, you saw that there was only like three houses on each side, that's because after you continue to go to the west, after three houses it becomes commercial. So, there's no, that's not the same type of setbacks.

We believe it keeps with the spirit. It's unique because of its corner lot, and it is the least amount of variance with the maximum amount of ability for the family.

ACTING CHAIRPERSON JAFFE: Questions from the Board?

COMMISSIONER DRAKE: Yes, I have a question. Did you have a chance to look at the comments from the different Staff Departments of the Village?

MS. WALDEN: I must have --

MR. NEGRON: In regards to the Building or something else?

COMMISSIONER DRAKE: Well, the Building and Life Safety Department had a comment about the drawings that you submitted related to fire resistance. Did you see that comment or those comments?

MR. NEGRON: I apologize for this one. This permit process was put

in front of the zoning for some reason. We missed the zoning part. So, the Building Department approved everything already, and then when we went to go pick up the permit, we found out we were missing zoning. So, it was kind of done backwards. We're supposed to do the zoning first and then go apply for the building permit, but the building permit has been applied for and approved and you guys should have a record of that.

COMMISSIONER DRAKE: Derek, is that drawing issue that they referenced, is that something that could be corrected or taken care of as they go through the final permit process?

MR. MACH: Yes. The Petitioner would be required to satisfy all Building Code requirements in order to obtain their permit.

COMMISSIONER DRAKE: All right, so it's not a red flag.

MR. MACH: No.

COMMISSIONER DRAKE: Okay, thank you.

MR. NEGRON: Whatever is needed we can address that. I just want to let you know that was the process and we apologize for that. When we submitted, the system allowed us to go through without the zoning, so now we've got to fix the zoning.

COMMISSIONER DRAKE: Okay.

ACTING CHAIRPERSON JAFFE: You said the owners have been there for five-and-a-half years and are about to have a child. Is it just the two of them in the house right now?

MR. NEGRON: Yes.

MS. WALDEN: Yes.

ACTING CHAIRPERSON JAFFE: All right.

MS. WALDEN: So, unless they have triplets, they won't need more than one bedroom.

ACTING CHAIRPERSON JAFFE: Frank or Joe?

COMMISSIONER PORTERA: No, I have no other questions.

ACTING CHAIRPERSON JAFFE: Okay, thank you very much.

You may have a seat.

MS. WALDEN: Thank you.

MR. NEGRON: Thank you.

ACTING CHAIRPERSON JAFFE: Is there anybody in the audience who wishes to make public comment on this petition?

(No response.)

ACTING CHAIRPERSON JAFFE: Great, hearing none, Tom, do you want to start, because I think you had good questions.

COMMISSIONER DRAKE: Sure. Sure, I think they met all of our requirements. There really is no Staff disagreement. They've all essentially signed off. It's a reasonable request in my opinion. I think it's a nice project for the family and I'm in favor of it.

COMMISSIONER SELBKA: I agree.

COMMISSIONER PORTERA: Agreed. They are cognizant of the variances and tried to work with the east line, so this is a reasonable ask.

ACTING CHAIRPERSON JAFFE: Is there a motion?

COMMISSIONER SELBKA: Motion to approve.
COMMISSIONER DRAKE: Second.
MR. MACH: Mr. Drake.
COMMISSIONER DRAKE: Yes.
MR. MACH: Mr. Portera.
COMMISSIONER PORTERA: Yes.
MR. MACH: Mr. Selbka.
COMMISSIONER SELBKA: Yes.
MR. MACH: Acting Chair Jaffe.
ACTING CHAIRPERSON JAFFE: Yes. All right, congratulations.
MR. NEGRON: Thank you very much.
MS. WALDEN: Thank you.
ACTING CHAIRPERSON JAFFE: Have a good evening.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:18 p.m.)

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ZONING BOARD
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OF APPEALS

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

RE: 1103 NORTH DRURY LANE - ZBA #25-005

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 14th day of April, 2025 at the hour of 7:18 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Acting Chairperson
THOMAS DRAKE
JOSEPH SELBKA
FRANK PORTERO

ALSO PRESENT:

DEREK MACH, Development Planner
DAN OSOBA, Planner
DARKO BOJIN, Assistant Planner
HANNAH SAED, Village Attorney

DRAFT

ACTING CHAIRPERSON JAFFE: Our next agenda item is letter C Charlie, Zoning Board of Appeals Case 25-005, 1103 North Drury Lane.

MR. MACH: I'm just checking the hallway.

MR. ANSTADT: Should I start or wait for Derek to come back?

ACTING CHAIRPERSON JAFFE: We need you sworn in, so if you could state your name and address first?

MR. ANSTADT: John Anstadt with John Anstadt Architecture & Design. Address is 403 North Oak, Mount Prospect, Illinois.

(Witness sworn.)

ACTING CHAIRPERSON JAFFE: Okay. We got him to sign in, if you want to do the Staff report?

MR. MACH: Thank you.

The Petitioner is proposing a covered patio that exceeds the allowable 300 square feet. In the spring/summer of 2024, the Petitioner installed two code-compliant accessory structures above the patio --

ACTING CHAIRPERSON JAFFE: Derek, I think that's the following agenda.

MR. ANSTADT: That's the wrong one.

MR. MACH: My apologies.

ACTING CHAIRPERSON JAFFE: I told you to be prepared.

MR. ANSTADT: I am not prepared for that, clearly.

MR. MACH: I just went and announced in the hallway. I announced the wrong petition, sorry, the wrong agenda item. Is anyone here for the -- my apologies.

Thank you, Dan.

MR. OSOBA: Yes. 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 building addition encroaches into the required front and exterior side yard. The setback requirements for those required yards are established by the average setback of the existing home and the other homes that are on that same frontage.

Therefore, the Petitioner is requesting the following variations: a 3.8-foot variation to Chapter 28, Section 5.1-3.3.a to allow an addition with a front yard setback of 26.4 feet instead of the required 30.2 feet and an additional one foot for the eave, and an 8.3-foot variation from Chapter 28, Section 5.1-3.3.c to allow an addition with an exterior side yard setback of 22.7 feet instead of the required 31.0 feet and an additional one foot for the eave.

MR. ANSTADT: Thank you. Good evening. Just a little bit of history behind the project, we are right next to Prospect Heights. Due to that, we were unsure initially what all the setbacks were going to be for the project. I had the homeowners who are here tonight reach out to the town and to get those setbacks.

We were presented those setbacks. I've done a ton of work in town so I was questioning them and I did reach out to the town to say are you sure about this? This doesn't take in the average which is typical for the case. We were assured that the setbacks were correct, then we moved forward with the design of the house.

DRAFT

The house, the desire for the house of my clients is to be first floor living. We are only three bedrooms, we're not overly huge. We designed it to fit well within the initial setbacks that were presented to us. On Drury, we were in fact 12.5 feet behind the setback, and on Oakton, we were about a foot-and-a-half.

Fast forward, we finished the project. We're all done. We submitted our drawings to the Design Committee. Steve Hautzinger tells us that both our setbacks are off and we're over on both sides. So, there was some back and forth there. Steve has confirmed that the setbacks that he has told us are the correct ones and not the initial ones, and that is why we are here today. We are here looking for relief based on what we initially designed to fit within the zoning, and we're over on both sides.

So, for that, I'll take any questions.

ACTING CHAIRPERSON JAFFE: Anybody want to start? How long have the property owners lived in that residence?

MS. BERTOLINI: One year.

MR. ANSTADT: One year.

ACTING CHAIRPERSON JAFFE: If you're going to, I'm afraid you'll need to come up and sign in. Sorry.

MR. ANSTADT: Sorry, I did not know it.

ACTING CHAIRPERSON JAFFE: What's your name?

MS. BERTOLINI: Fran Bertolini.

ACTING CHAIRPERSON JAFFE: What's your address?

MS. BERTOLINI: 1103 North Drury.

(Witness sworn.)

ACTING CHAIRPERSON JAFFE: How long have you owned the property?

MS. BERTOLINI: We've owned the property for one year. We've been residents of Arlington Heights since 1990.

ACTING CHAIRPERSON JAFFE: Okay, you said when you initially submitted the plans that you drafted to the Design, was it Design you said?

MR. ANSTADT: The Design Commission.

ACTING CHAIRPERSON JAFFE: The Design Commission?

MR. ANSTADT: Yes.

ACTING CHAIRPERSON JAFFE: And they said that your initial plans were accurate/inaccurate? Can you walk us through that? That's Steven Hautzinger?

MR. ANSTADT: Yes. We went through, initially, Design Commission came later. So, we went initially to the town because we were unsure of the setbacks due to Prospect Heights being next to us. We confirmed all those.

ACTING CHAIRPERSON JAFFE: And when you said town, you went to Arlington Heights? You didn't go to Prospect Heights.

MS. BERTOLINI: Yes.

MR. ANSTADT: Exactly. I specifically told the clients we have to get this in writing because it's an unusual circumstance. The only way I'm going to start designing this is if I know where our setbacks are. That was confirmed by Daniel Osoba in an e-mail. I then questioned them because there was no average on that,

it was specific numbers. I questioned that, and then we got another response back that basically said no, this is correct, there is no average, you can go with those.

We then designed the house and spent quite a number of time designing it out. We then presented drawings to the Design Commission for our application. That's when Steve came back and said your setbacks that you've submitted to us are incorrect. So, that was the first time we were even aware that we were off, after the house was designed and laid out to the next step.

MS. BERTOLINI: So many months of design, dollar amounts, time were spent to carefully make this home the way that we felt will fit into the neighborhood. I still feel that it will enhance the neighborhood. We are not doing anything wild or crazy.

It's a one-story home. On the Oakton side, we I believe are only out a few feet. On the Drury side, we are out a little bit only because we thought that was our side yard and that's what we were told.

The neighbors to the north of us are all Prospect Heights. We have spoken to all of them. They like what we're doing. They do not want, you know, they're happy about the home that's there now. It's going to be enhanced and make their property values go up, as well as Arlington Heights across the street from us and to the east of us. I feel that we're right within what they have, we're not doing anything, you know, it's a smaller home.

We're not, you know, we just want one-story living. We had a larger home in South Arlington Heights for, like I said, 30 years and enjoyed living there. Kids have grown out. Now, we have our children here, our grandchildren are here and live on the site. So, this is what we're petitioning.

ACTING CHAIRPERSON JAFFE: You operated in good faith, you submitted plans which you thought were accurate, and now you've learned that the plans that you've designed do not meet code.

MS. BERTOLINI: They're not.

MR. ANSTADT: Correct.

COMMISSIONER DRAKE: Are you done with the Design Commission in terms of approvals, so now it's a matter of having your variance heard?

MR. ANSTADT: We have a verbal from Steve saying he will administratively approve it if we get passed tonight.

COMMISSIONER DRAKE: But do you have to go back to the Commission itself or you can deal with the Staff from this point forward?

MR. ANSTADT: No, we're done.

ACTING CHAIRPERSON JAFFE: Joe or Frank?

COMMISSIONER PORTERA: Any neighbor opposition at all? We'll have a portion for you. Thank you, sir.

MS. BERTOLINI: Nobody has approached.

COMMISSIONER PORTERA: Sure.

MS. BERTOLINI: The signs have been up for the two weeks that we were asked to put them up for. I believe letters were also sent out. I don't know how accurate that is because when I looked at the list, there are people on there that, you know, that no longer live there or are deceased or what have you. So,

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nobody has come to us. We have seen neighbors looking, pointing, taking, you know, whatever, but nobody has actually asked us what we plan on doing.

Our family is all around us. We just want to stay in Arlington Heights and do what they're doing.

COMMISSIONER PORTERA: Okay, thank you.

ACTING CHAIRPERSON JAFFE: Anything else?

(No response.)

ACTING CHAIRPERSON JAFF: All right, it sounds like there is public comment. So, why don't you have a seat? We'll let those individuals speak, and then you'll have an opportunity then to respond to any of those comments.

We heard a noise. Did that mean that somebody wants to speak? Yes?

Derek, we don't have to get their address, right? Just their name?

MR. MACH: Correct.

MR. HUDSON: Just the name? Ron Hudson, 1710 East Oakton. We're the closest neighbor, and we became aware of the project when the sign went up. We've had no communications from them adjacently, none of any sort.

It seems to me that they're changing the character of the house. So, they will have two front yards if you will. It's going to be an L-shaped structure. I have a side yard of 10-foot separation. I'm not getting a 10-foot separation on their side from our side yard because they're treating it as a backyard. If you look at the way that the house is intended to be, I need more space for my own adjacent property.

ACTING CHAIRPERSON JAFFE: So, you are in opposition of this Board granting the variance?

MR. HUDSON: Yes. That's the first I've seen their plans. I can see my house or I can see my property line. Do we know exactly how far away from that property line any portion of the house would be?

MR. OSOBA: 11 feet 4.75 inches.

MR. HUDSON: Is there doors there or anything like that?

MR. OSOBA: Not to my recollection. That's the side of the garage.

MR. HUDSON: I'll also point out to them; that's a low spot on their property. I don't know what they're going to do about raising it, what they can do about raising the height of the ground and things like that, but someone needs to consider where the water is going to go.

ACTING CHAIRPERSON JAFFE: Okay, thank you.

MR. HUDSON: Sure.

ACTING CHAIRPERSON JAFFE: Did you want to respond to the comment?

MR. ANSTADT: Yes. I believe we were talking about the side yard that is to the east, 11-foot-4. So, we're within the setback on that side.

ACTING CHAIRPERSON JAFFE: You're asking for variances on the south and west side of the house; is that correct?

MR. ANSTADT: Correct.

ACTING CHAIRPERSON JAFFE: Thank you.

COMMISSIONER DRAKE: Do you have any idea why there was no dialogue with the neighbor right next door?

MR. ANSTADT: I do not.

COMMISSIONER DRAKE: How about the actual resident/homeowner, any comment on that?

MS. BERTOLINI: Sure. We really, the way the houses are situated, we do not even correspond with them. Our drive is to Drury which is to the west currently, so we're very seldom even in the side where the people on Oakton live. We have, like I said, only been there a year. We've met all the neighbors down Drury; we have not met the neighbors down Oakton. We just really don't, we don't go that way.

I mean, that's just, we are, you know, we're older. We still, you know, we work full time. I don't know what the neighbors, you know, what their schedules are with that, but we come and go and just never had the opportunity, or nobody has ever reached out to us as well.

ACTING CHAIRPERSON JAFFE: Did you send a letter out?

MS. BERTOLINI: We did send the letter.

ACTING CHAIRPERSON JAFFE: And, sir, did you not receive that letter?

MR. HUDSON: I've gotten a letter, but there was nothing that had --

ACTING CHAIRPERSON JAFFE: When you say nothing, I'm sorry, can you come back up?

MR. HUDSON: Sure. I did get a one-page letter that simply said there was a public hearing because of some variances to zoning that was being requested. There was nothing there to what was being proposed.

ACTING CHAIRPERSON JAFFE: Is there a certain radius or circumference that letters are supposed to go out?

MR. MACH: Within 250 feet excluding right-of-way.

MR. HUDSON: No, I'm 250 feet.

ACTING CHAIRPERSON JAFFE: Okay, the contents of that notice is just a letter notifying them of the hearing and not the packet itself, correct?

MR. MACH: That's correct, but it does direct you to the website.

MS. BERTOLINI: The packet is on the website.

MR. ANSTADT: Correct, yes.

ACTING CHAIRPERSON JAFFE: Okay. All right, thank you again.

I saw somebody else raise their hand. Would you like to come up?

MS. PETERNEL: Hi, Ingrid Peternel. I did pull up the packet from the website. I looked at it this afternoon.

I think my objection just revolves around the variance. I think today when I heard people talk about the variances and the ones that were looked at were a much shorter, if I can use that word, feet, and I think this one becomes a little bit excessive. I feel like it's driven by, from my perception, of a lifestyle need more than a functional need for the home.

ACTING CHAIRPERSON JAFFE: Okay, thank you.

MS. PETERNEL: Thank you.

ACTING CHAIRPERSON JAFFE: Would you like to respond to that?

MS. BERTOLINI: I would, I would. The people who are here and who are objecting to what we are doing, their homes are larger than the home that we are actually trying to renovate and add on to. It's a one-story home. Yes, we do want a three-car garage which is not considered part of your living space. I believe they probably have three or four bedrooms that are on their upper level. We are asking for three bedrooms.

So, I don't know about the lifestyle type thing that was just, the comment that was just given, but if you looked at our plan, I certainly don't feel like it's anything that is a massive structure that is going to bring down these people's property values. If anything, it's going to raise them.

So, I just feel very strongly about that last comment about the lifestyle. I just don't feel like that's an important thing that should be said right now. We did everything we were told to do and we've spent a lot of time, we've spent a lot of money with architects. We just want to stay in Arlington Heights, so you know, so there's nothing else to say.

ACTING CHAIRPERSON JAFFE: Thank you.

Any other public comment?

(No response.)

ACTING CHAIRPERSON JAFFE: Okay, that's it. We're going to close it down for Board deliberation.

COMMISSIONER SELBKA: Well, I think the issue is that the hardship here is different than the dimensions of the lot or the dimensions of the home that they designed. It is a fact that the architect moved forward and in good faith that they were operating within the appropriate setback lines and the house was designed in accordance with the code, and it turned out that that was not the case.

In light of that, I think the hardship here which is, maybe some garbled information or inappropriate or mistakes by the Village creates the hardship. In light of that, I think that the variance is appropriate; therefore, I'm going to be in favor.

COMMISSIONER PORTERA: Yes, it was the intent of the architect to meet code and not come before this Board at all. So, they had intent in that due diligence there. It seems reasonable to me.

COMMISSIONER DRAKE: I would agree with those comments as well. I am disappointed though that the Petitioner couldn't walk 12 to 15 feet to talk to the neighbor. Maybe it just didn't occur to you, but the reasons that you didn't knock on that door I think could have alleviated this. Hopefully, if we approve this, you'll have a good relationship with those neighbors, but I'm in favor of the petition.

ACTING CHAIRPERSON JAFFE: I would agree with everything I just heard. I mean, I'll probably use the word, and it might be controversial, but clumsiness from the beginning, from the drafting of the plans, the approval, to the communication on this. That said, I don't think it's enough to warrant that we would decline this petition. So, I would also support them as presented.

Is there a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER DRAKE: Second.
MR. OSOBA: Mr. Drake.
COMMISSIONER DRAKE: Yes.
MR. OSOBA: Mr. Portera.
COMMISSIONER PORTERA: Yes.
MR. OSOBA: Mr. Selbka.
COMMISSIONER SELBKA: Yes.
MR. OSOBA: Acting Chairperson Jaffe.
ACTING CHAIRPERSON JAFFE: Yes.
Your variances have been approved.
MS. BERTOLINI: Thank you.
MR. ANSTADT: Thank you so much.
ACTING CHAIRPERSON JAFFE: Have a good night.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:38 p.m.)

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ZONING BOARD
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OF APPEALS

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

RE: 130 SOUTH KENNICOTT AVENUE - ZBA #25-006

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 14th day of April, 2025 at the hour of 7:38 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Acting Chairperson
THOMAS DRAKE
JOSEPH SELBKA
FRANK PORTERO

ALSO PRESENT:

DEREK MACH, Development Planner
DAN OSOBA, Planner
DARKO BOJIN, Assistant Planner
HANNAH SAED, Village Attorney

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ACTING CHAIRPERSON JAFFE: Okay, our next agenda item is letter D like delta, Zoning Board of Appeals Case 25-006, address 130 South Kennicott Avenue. Do we want to see if there's anybody out in the hallway?

MR. MACH: I already verified it.

ACTING CHAIRPERSON JAFFE: All right, whomever is going to be speak -- one second.

All right, could you both state your names and addresses for the record?

MR. HIMELMAN: Harold Himelman, 130 South Kennicott. I am the homeowner along with my wife who is behind me, Margherita Albarello. She's also signed in.

MS. ALBARELLO: Good evening.

ACTING CHAIRPERSON JAFFE: Are you, do you plan to speak?

MS. ALBARELLO: I may or may not, but I'll be sworn in.

ACTING CHAIRPERSON JAFFE: Yes, so we can swear you in.

MS. ALBARELLO: Thank you.

MR. RUIZ: Tuno Ruiz, I'm the contractor with Verdi Designs.

ACTING CHAIRPERSON JAFFE: And what's your address?

MR. RUIZ: 130 South Kennicott.

(Witnesses sworn.)

MR. MACH: Thank you.

The Petitioner is proposing a covered patio that exceeds the allowable 300 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 each are 290 square feet. The Petitioner is proposing to connect the two structures with a pergola which creates an 854 square-foot structure.

Therefore, they're requesting a 554 square-foot variance from Chapter 28, Section 6.5-7 to allow an accessory structure with a size of 854 square feet instead of the maximum of 300 square feet.

Thank you.

MR. RUIZ: I guess we'll start with part one I suppose, the essential character. All that we're just, you know, we're just asking for a slighter larger structure. I think what we're trying to do is, basically it's just, all we're doing is connecting the two structures. It's just an open pergola. It's just cedar basically to connect both structures, and also for us to be able to pass electric to get lighting on the other side. So, essentially, it's just a bridge, you know, from both structures. So, it's not going to ruin any of the, let's see here. I'm not able to speak so I might be a little bit nervous.

ACTING CHAIRPERSON JAFFE: What are your two structures?

MR. RUIZ: So, essentially, what I designed was two covered structures, and then in the middle there was a, I think we've got some pictures here we could show.

MR. HIMELMAN: We have pictures, Derek, and I numbered them as exhibits. I would like to enter them into evidence for your consideration. I did not specifically indicate what each picture was showing, only the direction of where a

person would be looking at at each photo. They are pictures of the backyard where the structure is located. So, let me hand that to you to start.

ACTING CHAIRPERSON JAFFE: And then a copy has got to go in to the record; is that correct?

MR. MACH: Yes.

ACTING CHAIRPERSON JAFFE: Okay, as long as you have copies that you can submit, then you'll get those back.

MR. HIMELMAN: I don't have copies, but it can be kept by him. I'll make more copies for myself at another time.

ACTING CHAIRPERSON JAFFE: Okay.

MR. HIMELMAN: So, who gets this?

ACTING CHAIRPERSON JAFFE: Derek.

MR. HIMELMAN: Derek.

MR. RUIZ: Yes. So, if you see the design -- go ahead.

ACTING CHAIRPERSON JAFFE: All right, so yes, getting back to the question, there are three structures. Can you describe them?

MR. RUIZ: Yes. So, if you see the design there, the whole structure is, there's two covered structures on the north and south end of the property, and then the middle structure is just an open structure, basically what we call as a pergola. All that is just cedar joists that just go across for the north and south structures. That's all what we're really seeking is just that portion of the structure because we need that in order for us to pass electric to the other side so we can finish the canned lighting that's on feeders that go underneath that structure.

ACTING CHAIRPERSON JAFFE: Were these two structures installed at the same time?

MR. RUIZ: That's correct, yes.

MR. HIMELMAN: The two structures have been there since sometime last fall.

MR. RUIZ: Yes, yes.

MR. HIMELMAN: So, from the patio, as you can see, the structures stand on top of stone like in the backyard behind our backdoor, and what we're looking to do is the area between the two structures. So, the variance we are seeking does not extend beyond our property lines. It's on our property already. It's essentially, as much as anything, an aesthetic request where it will sort of tie in both structures, the one on the south end and the one on the north end, to make it a more seamless, attractive patio.

MR. RUIZ: Yes, it's not going to be any taller. It's going to be basically the same height, so it's not going to change the height of that. Basically, if you look at it, all you're looking at is basically just a front cedar board between both of them with the slats in between that are, you know, 12 inches apart from each other.

MS. ALBARELLO: I'd like to add something. So, I think you can see from the photos, you can see the slats. As Mr. Ruiz said, those slats run horizontal with the ground. They do not extend above the top, above the ceiling of the pergola. They don't extend beyond the front footprint of the pergola. They are there for aesthetic reasons, but they are also there for functional reasons.

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When we first submitted the plans to the Village, it included those slats. The design was approved. The slats are there for aesthetic reasons, but they are functional. What's the functionality? The functionality is the electric that is at the pergola on the southern end, the electric will be run along some of those slats and it will be hidden by the slats. It then will feed electricity to the side of the pergola that is already there which is on the north side of the property.

COMMISSIONER SELBKA: Is there some kind of a cost associated with, so I'm going to sort of reveal my cards here a little bit. Your petition, in order to grant a variance, we need unique circumstances or some kind of hardship. In your petition, you put not applicable.

MR. HIMELMAN: And I can explain. That was difficult to answer.

COMMISSIONER SELBKA: If that's the case, the problem I've got here is --

MR. HIMELMAN: Is if we don't need four --

COMMISSIONER SELBKA: Right, you know, it's not a three out of four, you have to have four out of four. So, there's got to be some kind of hardship, and it sounds like because of construction, there's an electrical issue that would add to safety or something here. But I've got to tell you that sitting here right now with the papers that are in front of me, as much as I'm sympathetic, I need some evidence of something of a hardship.

ACTING CHAIRPERSON JAFFE: I think we all do because you just beat me to the question.

COMMISSIONER SELBKA: Okay, but -- sorry.

ACTING CHAIRPERSON JAFFE: Yes, no, go ahead.

MR. HIMELMAN: I just want to emphasize that the Village approved the plans, the drawing that you see there was approved by the Village. The Village then took a second look based on complaints made by one neighbor to the south of us who is present here today, and then the Village looked at it again and said, well, this may affect the square footage that we're discussing here, the amount of the square footage that's allowable by code and the amount of the square footage that, you know, we want which is a little bit of an extension, that extension being those slats that we're talking about.

So, the hardship was just not being able to finish what we started. Maybe the answer should have been at least expressed a little more to give you some basis besides the N/A.

COMMISSIONER SELBKA: Right. I'm wondering if it would be better to file an amended petition that actually sort of sets out something like, you know, for safety reasons as to the electrical service or something, because right now, I mean, sitting here right now, I can't in good conscience in what the code says give you a variance because there's absolutely no reason to put the, no hardship at all.

MR. HIMELMAN: But you understand what I'm saying about the difficulty answering it because of the specifics --

COMMISSIONER SELBKA: Yes, I get that that's --

MR. HIMELMAN: -- because of the zoning and it's confusing.

COMMISSIONER SELBKA: Right, right. The forms are hard to fill

out, but I think what you need to do is like sort of, if you want to come to us with a hardship, you need to write it down and put it in a petition. Because right now, I just don't have enough here where I could in good conscience vote for this.

MR. HIMELMAN: So, a verbal explanation needs to be supplemented by something in writing, you're saying, in order for --

ACTING CHAIRPERSON JAFFE: I think what Commissioner Selbka is saying is you could make a stronger case.

COMMISSIONER SELBKA: Yes. I mean, you need to basically come forward with some kind of functional reason why we should grant this.

MR. HIMELMAN: Yes, it's odd because it says this may include the length of time the subject property has been vacant. It doesn't apply to this.

COMMISSIONER SELBKA: Yes, that really, that doesn't apply to this but, you know, I --

MR. HIMELMAN: Right.

COMMISSIONER SELBKA: -- think maybe you should come file an amended petition, ask for a continuance because we can't, if we rule on this right now, and I'm going to tell you you're going to lose today.

MR. HIMELMAN: I've seen some of your cards, so that's fine, okay.

COMMISSIONER SELBKA: Yes, you know, maybe talk to an attorney, a real estate attorney who knows how to fill these out, and present us with an amended petition down the road because I can't grant this petition right now.

MR. HIMELMAN: And the continuance would be for what date, for the next month?

COMMISSIONER SELBKA: It would be, I mean, probably whatever you want, a month, two months.

ACTING CHAIRPERSON JAFFE: What does the calendar look like, Derek, next month or the month after?

MR. MACH: Next month, there are six petitions for May 12th; therefore, if there was a continuance, it would have to be the June hearing.

COMMISSIONER SELBKA: Okay, so it would be for two months.

MR. RUIZ: Well, my only thoughts were, you know, we got the approval. Also, I mean, we did everything you guys requested us to do. I did a bunch of design work, sent it back and forth, and we got approved.

COMMISSIONER SELBKA: Okay, well, none of that is in writing, and none of that was put into the petition. So, I think you need to do an amended petition as to what you have, what the hardship is for and all your hardships, and then we'll have a hearing in a couple of months.

ACTING CHAIRPERSON JAFFE: Reminder, you'll have to go four for four tonight because this is our quorum. So, if you have one person that goes against the petition, you can't come back for a year. So, if you think about a continuance, it's not a half bad plan B.

MR. HIMELMAN: Okay, I appreciate your comments, and it looks like that's the direction we'll go. I just, one thing that you said though, Mr. Selbka, none of it is in writing you said in terms of the approval by the Village?

COMMISSIONER SELBKA: No, no, your petition has to be in writing, so you have to lay it out, all these things that you did in writing in your petition.

ACTING CHAIRPERSON JAFFE: Which is what I covered at the outset of the meeting.

COMMISSIONER SELBKA: So, okay, here, you filed the petition that you signed.

MR. HIMELMAN: Yes, I did. Yes.

COMMISSIONER SELBKA: Right, and you put N/A there. That's not, you need to put something in writing there.

MR. RUIZ: So, the verbal we're doing now doesn't count, that's what you're telling us?

COMMISSIONER SELBKA: I mean, it will count, but it has to be in writing first.

MR. HIMELMAN: Just for the record, okay.

COMMISSIONER SELBKA: Okay?

MR. HIMELMAN: All right, so in order to get that June date, then we just put it on the record right now, or --

ACTING CHAIRPERSON JAFFE: Well, I don't think we can guarantee that. That's subject to scheduling availability. You'd have to work through with Derek on it.

COMMISSIONER SELBKA: Well, I think we'd do a motion to continue.

ACTING CHAIRPERSON JAFFE: But do we certify a date or is it just a motion to continue?

MR. MACH: If the Zoning Board continued it to a date specific, June 9th which would be the June hearing, then the Petitioner would not need to re-notify. If they leave it open, the Petitioner will be required to re-notify.

COMMISSIONER SELBKA: Okay, why don't we set it to a date certain and give leave to file an amended petition, and then that would be, could that be added to the record?

Is that permissible, Derek?

Actually, I should ask Village Counsel since you're here, you're the expert. Is that permissible?

MS. SAED: To add to the record a date after --

COMMISSIONER SELBKA: Certain, and to allow for an amended petition, do they have to re-notify if it's an amended petition to be in accordance with the ordinance?

MS. SAED: I would recommend what Derek suggested, to come up with a date certain at this meeting so it's on the record if they don't want to have to re-notify neighbors.

COMMISSIONER SELBKA: Okay.

All right, I make a motion to continue to June 9th and allow for the filing of an amended petition which conforms with the requirements of the variance sections of the Zoning Ordinance.

MR. HIMELMAN: Is there anything else in writing that we will need?

ACTING CHAIRPERSON JAFFE: From a sequence of events, can he comment, if he just made a motion?

MR. HIMELMAN: Oh, sorry.

COMMISSIONER SELBKA: I'd talk to Derek about it.
MR. HIMELMAN: Okay, all right.
ACTING CHAIRPERSON JAFFE: So, do you need to repeat the motion then?
COMMISSIONER SELBKA: I don't think so.
ACTING CHAIRPERSON JAFFE: Okay, is there a second?
COMMISSIONER DRAKE: Second.
MR. MACH: Mr. Drake.
COMMISSIONER DRAKE: Yes.
MR. MACH: Mr. Portera.
COMMISSIONER PORTERA: Yes.
MR. MACH: Mr. Selbka.
COMMISSIONER SELBKA: Yes.
MR. MACH: Acting Chair Jaffe.
ACTING CHAIRPERSON JAFFE: Yes. Okay, so --
MS. ALBARELLO: May I ask a clarifying question?
ACTING CHAIRPERSON JAFFE: Yes.
MS. ALBARELLO: Will that be at 7:00 o'clock as well?
ACTING CHAIRPERSON JAFFE: Yes.
MS. ALBARELLO: Thank you.
ACTING CHAIRPERSON JAFFE: 7:00 o'clock, Monday, June 9th.
COMMISSIONER SELBKA: And I'd work with Derek or your own attorney on the amended petition.
MS. ALBARELLO: Thank you.
MR. HIMELMAN: Thank you, gentlemen.
MS. ALBARELLO: Thank you.
ACTING CHAIRPERSON JAFFE: You're welcome.
(Whereupon, the public hearing on the above-mentioned petition was continued to June 9th, 2025.)

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ZONING BOARD
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OF APPEALS

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

RE: 443 SOUTH LINCOLN LANE - ZBA #25-007

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 14th day of April, 2025 at the hour of 7:53 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Acting Chairperson
THOMAS DRAKE
JOSEPH SELBKA
FRANK PORTERO

ALSO PRESENT:

DEREK MACH, Development Planner
DAN OSOBA, Planner
DARKO BOJIN, Assistant Planner
HANNAH SAED, Village Attorney

DRAFT

ACTING CHAIRPERSON JAFFE: Next item, Agenda Item E, ZBA Case 25-007, address 443 South Lincoln Lane.

MR. GRADY: Good evening, gentlemen. My name is Patrick Grady. My wife allows me to live there. As you notice, the house as you notice, it's in her name. She is here tonight, but is suffering from a pinched nerve and standing is really difficult. This is Tom Kivland, our Architect.

ACTING CHAIRPERSON JAFFE: So, Patrick, can you state your name and address for the record?

MR. GRADY: Sure. I'm Patrick Grady, 443 South Lincoln Lane, Arlington Heights, Illinois.

ACTING CHAIRPERSON JAFFE: And you, sir?

MR. KIVLAND: Tom Kivland, 341 West Glade Road, Palatine, Illinois.

(Witnesses sworn.)

ACTING CHAIRPERSON JAFFE: We're going to give a minute to let people -- folks, could you come in as quickly and quietly as possible? We're in session.

They're sworn in, Derek, so whomever has the Staff report can proceed.

MR. MACH: Thank you.

The Petitioner is proposing an addition in the rear of the home. The existing impervious surface coverage complies with the 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 floor area ratio.

Therefore, they're requesting a 23 square-foot variation from Chapter 28, Section 5.1-3.5b to allow 3,643 square feet of impervious surface coverage where 3,620 square feet is allowed. In addition, they're requesting a 25 square-foot variance from Section 5.1-3.4 to allow a floor area ratio of 2,987 square feet instead of the maximum allowed 2,962 square feet.

Thank you.

MR. GRADY: Essentially, we're asking for additional space to enable us to get into the kitchen, the tools and so forth. Right now, we have cabinets, open door cabinets, and my wife and I are finding it's very difficult getting low enough to get stuff out of there, you know, cooking utensils and so forth. We also have all our pots hanging up. We both have shoulder problems. We would like to build in new cabinets, the pull drawer types so we can look down in there, but the current space for the kitchen is insufficient to give us at least an equal amount of cabinet storage space, so we need to enlarge the kitchen by the 25 square feet or so.

Essentially, we're trying, we're squaring off the southeast corner of our house. I think you scrolled up, you scrolled too far, yes, I think you passed it.

MR. KIVLAND: Right there. So, the above is the existing site plan. The below with the hatched area is what we're looking to add. It's roughly a four-foot by six-foot-four-ish area to just simply square off that corner of the house.

ACTING CHAIRPERSON JAFFE: The addition is only four by six?
MR. KIVLAND: Yes.
MR. GRADY: That's correct.
ACTING CHAIRPERSON JAFFE: And how much are they requesting? Like 23 feet?
MR. GRADY: 25.
MR. KIVLAND: I was going to say another way to state what Derek said instead of numbers is the floor area ratio allowable is 45 percent, we're asking for 45.3 percent. As far as the impervious surface goes, allowable is 55 percent, we're asking for 55.4 percent.
ACTING CHAIRPERSON JAFFE: So, the current footprint of the house is basically at the limit?
MR. KIVLAND: It's just below. Just a fraction below.
ACTING CHAIRPERSON JAFFE: Okay.
MR. GRADY: Anyway, our concern is drawers. I suspect I'm going to need a walker or some device at some point in my life because my knees got replacements, all my other joints are gone. So, we widened the area around the island a little bit to give me a little bit more room.

We are not going to change the character of the house. We're simply squaring off the back corner. It will be, we'll use identical finishes to the house. The roofline that is currently there we just extend to cover the addition.

We've discussed this with the neighbor to the south which is the one who will see it, and the neighbor on the other side and one of our neighbors across the street. No one is complaining. One neighbor even said, hey, I wonder if I can do that to mine. So, there seems to be no objection.

Frankly, I think this is the smallest area that we can increase to get what we get done. We do get enough drawer space to enable us to keep our kitchen stuff down where we can look down at it and reach down at it instead of my poor wife getting on her knees on the floor to get a wok out of the back of the one cupboard we have to fight with now. I think that's what we need.
ACTING CHAIRPERSON JAFFE: How long have you lived in this house?
MR. GRADY: According to my wife, 43 years. When we built the kitchen, we were young, flexible and spry, with no thought to the future.
ACTING CHAIRPERSON JAFFE: Any questions from you guys?
COMMISSIONER DRAKE: No.
ACTING CHAIRPERSON JAFFE: Now, I don't have any questions, so if you both want to have a seat, we'll see if there's any public comment. If there is, you'll have an opportunity to respond to it.
MR. GRADY: Thank you.
ACTING CHAIRPERSON JAFFE: You're welcome.

Is there anybody in the audience who wishes to comment on this petition?

(No response.)

ACTING CHAIRPERSON JAFFE: Okay, none being heard, we'll close it down for Board deliberation.

I think as far as the minimum amount of space, you know, being requested, I think that was strongly fulfilled, time in the residence. I don't see a lot of controversy with this one.

COMMISSIONER SELBKA: I think the hardship is pretty clear, too, given the health reasons that were given by the Petitioner; therefore, I'm in favor of this.

COMMISSIONER DRAKE: Agreed.

ACTING CHAIRPERSON JAFFE: Is there a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER PORTERA: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chair Jaffe.

ACTING CHAIRPERSON JAFFE: Yes.

Congratulations, your variances have been approved.

MR. GRADY: Thank you very much.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:00 p.m.)

DRAFT

ZONING BOARD
_____
_____
_____

OF APPEALS

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

RE: 448 SOUTH VAIL AVENUE - ZBA #25-008

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 14th day of April, 2025 at the hour of 8:00 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Acting Chairperson
THOMAS DRAKE
JOSEPH SELBKA
FRANK PORTERO

ALSO PRESENT:

DEREK MACH, Development Planner
DAN OSOBA, Planner
DARKO BOJIN, Assistant Planner
HANNAH SAED, Village Attorney

DRAFT

ACTING CHAIRPERSON JAFFE: Okay, our next agenda item, letter F, like foxtrot, ZBA Case 25-008, address 448 South Vail Avenue. Hi.

MS. GUERRERA: Good evening.

MR. DRAPER: Good evening.

ACTING CHAIRPERSON JAFFE: If you'd both state your name and address?

MR. DRAPER: Robert Draper, 448 South Vail.

MS. GUERRERA: Coryn Guerrera, 448 South Vail.

ACTING CHAIRPERSON JAFFE: If you'd both raise your hands?

(Witnesses sworn.)

ACTING CHAIRPERSON JAFFE: Thank you.

MR. MACH: The Petitioner is proposing to construct a new deck and pergola. The Petitioner is also constructing a second-floor code-compliant addition as part of the project. The proposed deck and pergola are encroaching into the required exterior side yard setback.

Therefore, they're requesting a 12-foot variation from Chapter 28, Section 6.6-5.1 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.

Thank you.

MS. GUERRERA: Yes, we are hoping to extend the home out for additional living space. It is a smaller home on the lot. We love the home, we don't want to tear it down, but it needs a little extra functionality in order to enjoy our yard space. Most of the space is at the south side of the home, and the only egress that we have is a really small staircase out the north side of the home to get all the way around to the back.

We'd like to have the porch or deck at the level of the home so that we can use it to enjoy it and bring food out and not have to walk downstairs in order to do that.

ACTING CHAIRPERSON JAFFE: How long have you lived in the property?

MR. DRAPER: 2016.

MS. GUERRERA: He bought it in 2016. I moved in about two-and-a-half years ago. We're newly married, and so I'm moving into his space which we find --

MR. DRAPER: Our space.

MS. GUERRERA: Now, it's our space, and just looking for a little extra space to have. The other hardship part of it is that the rear of the home is bedrooms, and so in order to have egress off of the main living area where our kitchen and dining room and living room is, you know, this is how we would get to the backyard even.

MR. DRAPER: It was great as a single person, but the flow is terrible. So, this is something that definitely opens it up for us to enjoy together and give us, we've got a nice contingent of friends, family and neighbors that are on board. Just, you know, as far as, it definitely makes it a much more functional footprint without having to tear it down.

We get comments daily with people walking by the

neighborhood or walking through the neighborhood about keep the houses. So, we want to add to that aesthetic. That south side on Vail is definitely, the curb appeal is a little bland, so this, with the architecture rendering, do we have the actual --

ACTING CHAIRPERSON JAFFE: While Derek is pulling that up, you said you have a lot of people; I see a lot of smiles and glee.

MS. GUERRERA: Yes.

ACTING CHAIRPERSON JAFFE: Have there been any --

MS. GUERRERA: These are our neighbors to the north.

MR. DRAPER: Direct neighbors.

MS. GUERRERA: Direct neighbors.

ACTING CHAIRPERSON JAFFE: Have there been any --

MS. GUERRERA: Neighbors a couple of blocks -- pardon?

ACTING CHAIRPERSON JAFFE: Sorry. Have there been any neighbors who have raised any objections or concerns?

MS. GUERRERA: No.

MR. DRAPER: And, actually, we had an e-mail from another neighbor right across, like directly across on Park.

ACTING CHAIRPERSON JAFFE: You just have the one copy?

MR. DRAPER: Yes, sorry.

ACTING CHAIRPERSON JAFFE: Can we read it and then give it to you?

MR. DRAPER: Do you guys want it first?

ACTING CHAIRPERSON JAFFE: We'll read it first, I'll give it to Derek.

MR. DRAPER: Yes, so that's --

ACTING CHAIRPERSON JAFFE: Do you want to read it aloud or how do you want to do this?

MR. MACH: I can read it first.

MS. GUERRERA: This is the neighbor that would be looking directly at --

MR. DRAPER: Right, so this is the neighbor directly to the south of us across on the other side of Park.

MS. GUERRERA: Yes.

MR. MACH: To the Village of Arlington Heights: My husband Paul and I live at 502 South Vail Avenue, the corner house across the street from 448 South Vail, also a corner house. Both are visible on Vail Avenue and Park Street. We can't make it to the public hearing concerning the proposed work to be done at 448 South Vail. However, we've seen pictures of the proposed construction and want you to know that we are excited about what the owners have in mind. We are completely supportive of the endeavor as mentioned which we believe would be a plus to the neighborhood. Thank you for the opportunity in supporting such good neighbors. Mary Gruner.

MS. GUERRERA: Yes, they're elderly, and the husband is the only one that drives and he just broke his ankle so they couldn't be here.

MR. DRAPER: That's it. I don't know if we can demo it, but we did a 3D rendering with the help of our architect to show we're trying to really make sure

that it ties in with the aesthetic of the house, the style, the Tudor style.

MS. GUERRERA: We wanted to keep the arches to mimic the front door arch and, yes, keep that aesthetic. I think it will make it look even nicer than it is now.

ACTING CHAIRPERSON JAFFE: Any questions? Frank?

COMMISSIONER PORTERA: No, I'm good.

ACTING CHAIRPERSON JAFFE: All right, you can both have a seat.

MR. DRAPER: Thank you.

MS. GUERRERA: Thank you.

MR. DRAPER: Do we need to sign this?

ACTING CHAIRPERSON JAFFE: Yes, if you didn't already sign in, you need to sign in. Is there anybody in the audience who wishes to comment on this petition?

MR. DRAPER: Good or bad.

ACTING CHAIRPERSON JAFFE: All right, now I think we'll just close it down for deliberation. I think this one is pretty straight-forward. No controversy. Good justification. I don't have any concerns.

COMMISSIONER SELBKA: Neither do I.

COMMISSIONER PORTERA: Agreed.

ACTING CHAIRPERSON JAFFE: Is there a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER PORTERA: Second.

COMMISSIONER DRAKE: Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. MACH: Acting Chair Jaffe.

ACTING CHAIRPERSON JAFFE: Yes.

Your variance has been approved.

MR. DRAPER: Thank you all.

MS. GUERRERA: Thank you so much.

ACTING CHAIRPERSON JAFFE: Okay, Derek, is there any other business?

MR. MACH: There's none. No.

ACTING CHAIRPERSON JAFFE: Is there anybody present who just wants to make any general public comments?

(No response.)

ACTING CHAIRPERSON JAFFE: Okay, is there a motion to adjourn?

COMMISSIONER SELBKA: Motion to adjourn.

COMMISSIONER DRAKE: Second.

ACTING CHAIRPERSON JAFFE: All in favor?

DRAFT

(Chorus of ayes.)

ACTING CHAIRPERSON JAFFE: We're adjourned.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:07 p.m.)

DRAFT

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RON LeGRAND, SR. D/B/A

LeGRAND REPORTING & VIDEO SERVICES,

deposes and states that we are a professional direct

record/transcribing company working in the State of Illinois;

that I caused to be transcribed the foregoing statements

from digital audio to transcript format to the best of our

trained ability and to the best that it was recorded.

_____
RON LeGRAND, SR., Owner

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2025.

_____
NOTARY PUBLIC

DRAFT

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

APRIL 14, 2025

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: Ang Residence

Applicant: 1614 S. Fernandez Ave.

Zoning Relief Requested:

- 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.

Date of Publication: 3/29/25

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Drake, Jaffe, Selbka, Portera

Having heard and considered the testimony and evidence at the public hearing of April 14, 2025, the ZBA makes the following findings of fact:

The subject property is zoned R-3 – Residential Single-Family District and the property has a total land area of 8,750 square feet. The petitioner is proposing to construct a main entry porch on the east face of the building. The proposed porch is approximately 7 feet deep by approximately 31 feet in width and the proposed front yard setback is 25.3 feet; however, per code, a front yard setback of 26.9 feet is required.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

_X_ 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

_X_ 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

_X_ The proposed variation is in harmony with the spirit and intent of this Chapter; and

_X_ The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- 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.

Reason for Determination:

The Zoning Board commented that the request is reasonable and there has been no resistance to the petition.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

_4_ ayes _0_ nays _3_ absent _0_ abstain

Date: April 14, 2025

Benjamin Jaffe, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

APRIL 14, 2025

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: Ocampo Residence

Applicant: 1 S. Mitchell Ave.

Zoning Relief Requested:

- 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.

Date of Publication: 3/29/25

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Drake, Jaffe, Selbka, Portera

Having heard and considered the testimony and evidence at the public hearing of April 14, 2025, the ZBA makes the following findings of fact:

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.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

_X_ 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

_X_ 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

_X_ The proposed variation is in harmony with the spirit and intent of this Chapter; and

_X_ The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- 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.

Reason for Determination:

The Zoning Board commented that the petitioner explored options for a code compliant addition. The Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

_4_ ayes _0_ nays _3_ absent _0_ abstain

Date: April 14, 2025

Benjamin Jaffe, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

APRIL 14, 2025

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: Grady Residence

Applicant: 443 S. Lincoln Ln.

Zoning Relief Requested:

- 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.

Date of Publication: 3/29/25

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Drake, Jaffe, Selbka, Portera

Having heard and considered the testimony and evidence at the public hearing of April 14, 2025, the ZBA makes the following findings of fact:

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.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

_X_ 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

_X_ 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

_X_ The proposed variation is in harmony with the spirit and intent of this Chapter; and

_X_ The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- 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.

Reason for Determination:

The Zoning Board commented that the variances are minimal and that the addition is necessary due to health reasons.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

_4_ ayes _0_ nays _3_ absent _0_ abstain

Date: April 14, 2025

Benjamin Jaffe, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

APRIL 14, 2025

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: Draper Residence

Applicant: 448 S. Vail Ave.

Zoning Relief Requested:

- 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.

Date of Publication: 3/29/25

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Drake, Jaffe, Selbka, Portera

Having heard and considered the testimony and evidence at the public hearing of April 14, 2025, the ZBA makes the following findings of fact:

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.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "X"):

_X_ 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

_X_ 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

_X_ The proposed variation is in harmony with the spirit and intent of this Chapter; and

_X_ The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- 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.

Reason for Determination:

The petitioner testified as to hardship, uniqueness of circumstances, and the character of the locality.
Based upon the evidence submitted, the Zoning Board of Appeals finds that the petitioner has established the necessary elements for the granting of a variance.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

_4_ ayes _0_ nays _3_ absent _0_ abstain

Date: April 14, 2025

Benjamin Jaffe, Acting Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
5/12/2025

Item: 2417 E Greshan Ct - ZBA24-045
Department: Planning & Community Development

Item Description:
REQUEST
A variation from Chapter 28, Section 6.5-2 to allow a gazebo (accessory structure) in the side yard where gazebos are only permitted in the rear yard.

ATTACHMENTS:
1. Exhibits 5-12-25_2417 E Greshan Ct
2. Exhibits 3-10-25_2417 E Greshan Ct

MEMORANDUM

To: Chairman Jaffe and Members of the Zoning Board of Appeals

From: Derek Mach, Staff Liaison

Date: May 6, 2025

Re: Meinhardt Petition – ZBA 24-045

At the March 10, Zoning Board meeting the petitioner requested that the Zoning Board continue the hearing until the May 12, 2025 meeting. The petitioner explained that they would like to modify the location of the proposed gazebo. Since the March Zoning Board hearing the petitioner has shifted the gazebo further south and is proposing the gazebo in the side yard. Pursuant to Chapter 28, gazebos must be located in the rear yard. Therefore, the petitioner is requesting the following variation:

- A variation from Chapter 28, Section 6.5-2 to allow a gazebo (accessory structure) in the side yard where gazebos are only permitted in the rear yard.

Attached is the staff analysis and minutes from the March meeting. Please feel free to contact me with any questions at (847) 368-5232.

C: Dan Osoba, Planner
ZBA File 24-045

Village of Arlington Heights

To:	**Amy Williams / Midtown Home Improvement**
From:	**Derek Mach**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-045**
Project:	**2417 E. Greshan Ct. - Revised Site Plan**
Date:	**May 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

1. The colors of the gazebo should be selected to complement the existing house and surrounding neighborhood.

Building and Life Safety

1. BLS has no objection to this ZBA application.

Engineering

1. Engineering has NO OBJECTION to the revised location; however, there is a drop off from their deck to the pond. If the Zoning Board is supportive of the variance request the grading will need to be addressed at permit.

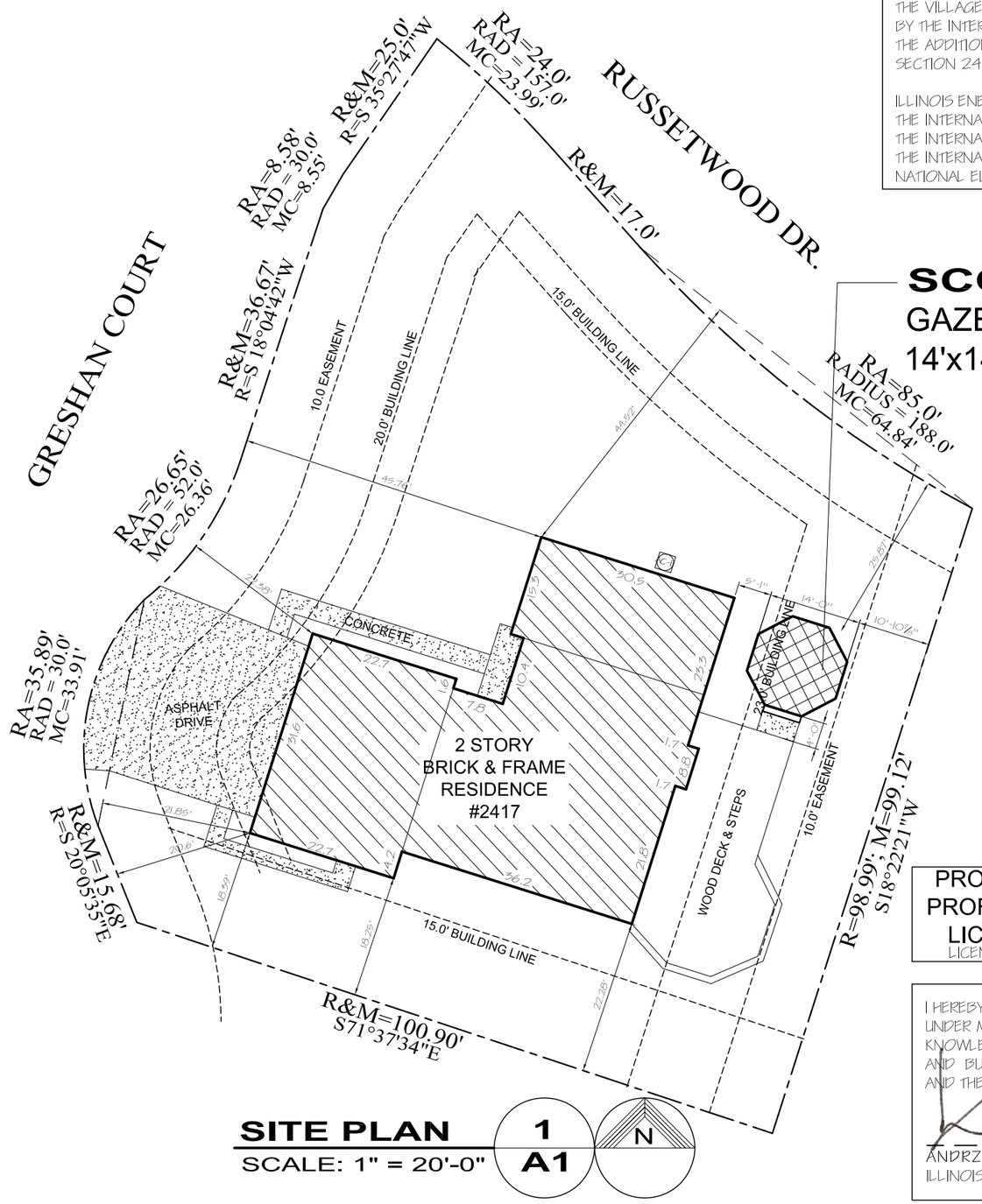
DRAWING LIST

A1	SITE PLAN, SCOPE OF WORK
A2	PROPOSED PLANS & NOTES
A3	PROPOSED ELEVATION, TYP. DETAILS & NOTES

CODE COMPLIANCE

THE VILLAGE OF ARLINGTOM HTS. HEREBY ADOPTS THE MODEL CODES AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, AS IF FULLY SET OUT IN THIS SECTION, WITH THE ADDITIONS, INSERTIONS, DELETIONS AND CHANGES, IF ANY, SET FORTH IN SECTION 24.05, AS FOLLOWS:

ILLINOIS ENERGY CONSERVATION CODE, 2021
THE INTERNATIONAL BUILDING CODE, 2018
THE INTERNATIONAL EXISTING BUILDING CODE, 2018
THE INTERNATIONAL RESIDENTIAL CODE, 2018
NATIONAL ELECTRIC CODE, 2017



SCOPE OF WORK:

GAZEBO
14'x14'(162.0 SF)

SITE PLAN 1 / A1
SCALE: 1" = 20'-0"

N

PRO-PLAN ARCHITECTS PC
PROFESSIONAL DESIGN FIRM
LICENCE # 184.006386
LICENSE EXPIRES: 04 / 30 / 27

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH THE ZONING ORDINANCES AND BUILDING CODES OF THE VILLAGE OF ARLINGTOM HTS. AND THE STATE OF ILLINOIS.

Kacprzynski Andrzej

ANDRZEJ KACPRZYNSKI
ILLINOIS LICENSE # 001.021686, EXPIRES: 11 / 30 / 26

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

ISSUE DATES

DATE	DESCRIPTION
06.24.2024	PERMIT ISSUE
04.07.2027	REVISION #1

PRO-PLAN ARCHITECTS,PC
a r c h i t e c
a n d y k a c p r z y n s k i
700 sevenoaks park ridge il 60068
tel 773 2676733
WWW.PROPLANARCHITECTS.COM

JOB NO 24056
DRAWN BY: ANDY KACPRZYNSKI

DRAWING LIST
SITE PLAN
SCOPE OF WORK

GAZEBO
2417 GRESHAN CT, ARLINGTON HTS, IL

SHEET NO
A1

GENERAL NOTES

1. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

2. ALL CODES, TRADE STANDARDS, AND MANUFACTURER'S INSTRUCTIONS REFERENCED IN THE CONTRACT DOCUMENTS SHALL BE THE LATEST EDITION.

3. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY, MODIFICATIONS TO BE MADE BY CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS.

4. ALL DRAWINGS SHALL BE FULLY COORDINATED BY CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, REGLETS, BOLT SETTINGS, SLEEVES, ETC.

5. THE CONTRACTOR SHALL VERIFY AND PROTECT ALL SERVICE LINES AND EXISTING SITE AREA FROM DETERIORATION OR DAMAGE.

6. THE ARCHITECT/ ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.

7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.

8. CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENT OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/ OR FABRICATIONS OF THE WORK.

9. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED, TO ASSURE THE ORDERLY PROGRESS OF THE WORK.

10. CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT, OVER SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

11. ALL MANUFACTURER'S PRINTED WARNINGS FOR HANDLING OF PRODUCTS MUST BE STRICTLY OBSERVED. THE WORDS "OR EQUAL" ARE TO BE ASSUMED WHENEVER A SPECIFIC MANUFACTURER IS NOTED. HOWEVER, CONSTRUCTION MANAGER MUST APPROVE ALL SUBSTITUTIONS.

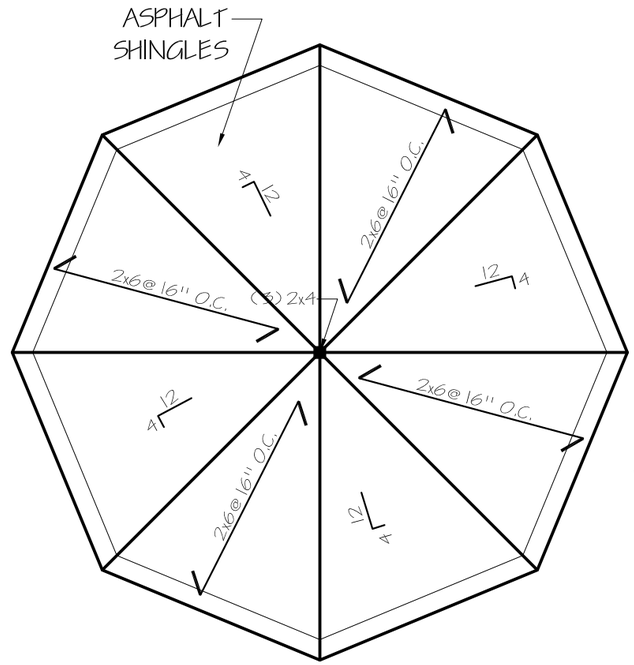
12. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

SITE WORK NOTES

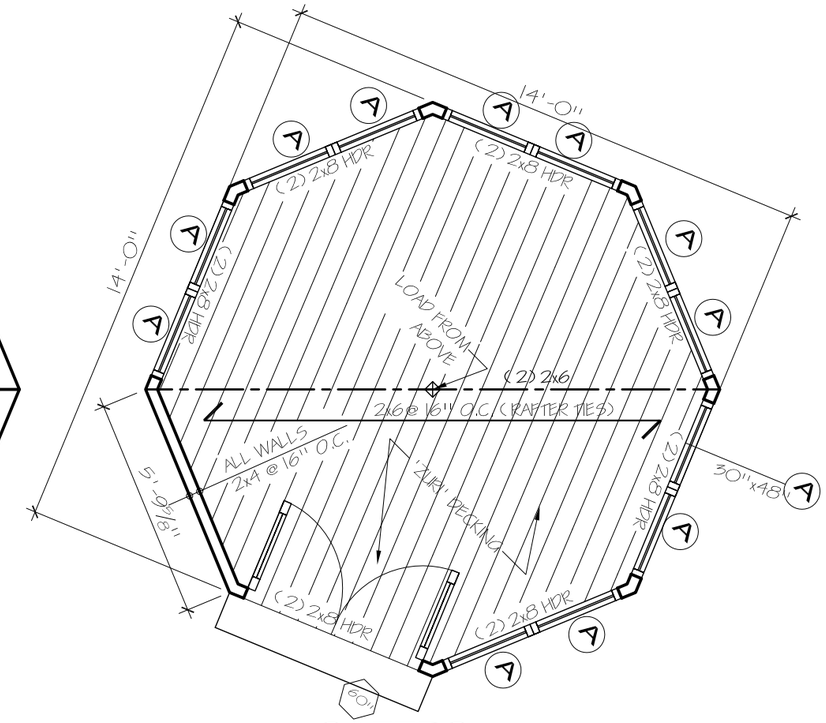
1. ALL DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.

STRUCTURAL DESIGN CRITERIA:

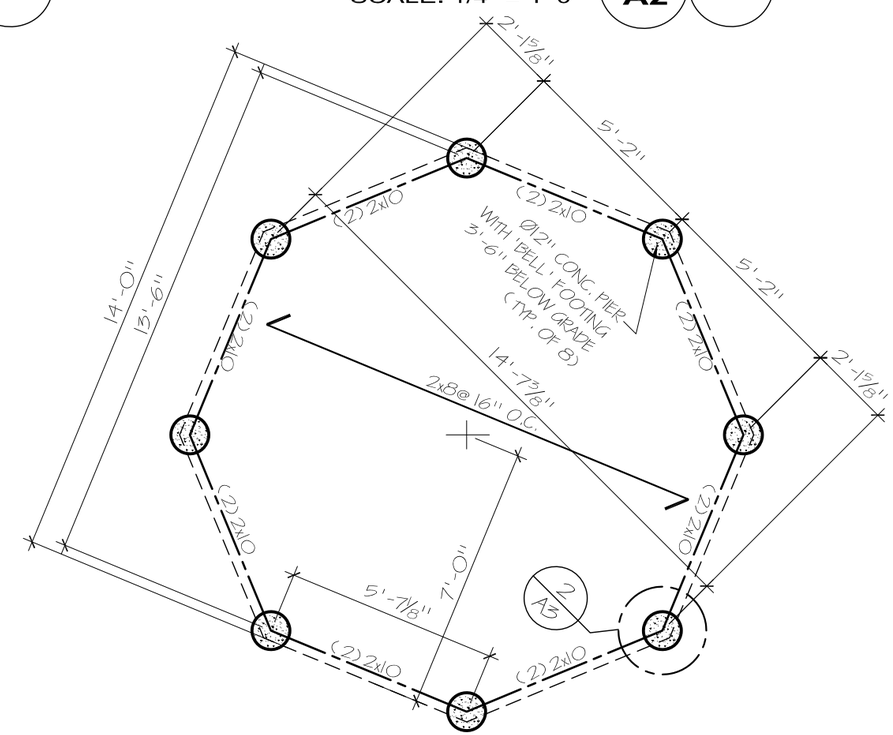
1. LIVE LOAD: 40PSF + 10PSF DEAD LOAD
2. WIND: MAIN WIND FORCE RES. SYSTEM 20PSF, UPLIFT LOAD 15PSF.
3. SOIL BEARING: 2,500PSF.
4. CONCRETE: 3000 PSI @28 DAYS
5. GUARDRAIL DESIGNED TO RESIST SIMULTANEOUS HORIZONTAL THRUST OF 50 PLF & APPLIED POINT LOAD OF 200 POUNDS AT ANY LOCATION ALONG TOP RAIL.



ROOF PLAN 3 / A2
SCALE: 1/4" = 1'-0"



GAZEBO FLOOR PLAN 2 / A2
SCALE: 1/4" = 1'-0"



GAZEBO FOUNDATION PLAN 1 / A2
SCALE: 1/4" = 1'-0"

ISSUE DATES		
DATE	DESCRIPTION	
06.24.2024	PERMIT ISSUE	
04.07.2027	REVISION #1	

PRO-PLAN ARCHITECTS, PC
andy kacprzynski architect
7015 seven oaks parkway
chicago, il 60068
tel: 773 2676733
WWW.PROPLANARCHITECTS.COM

JOB NO 24056
DRAWN BY: ANDY KACPRZYNSKI

DRAWING LIST
PROPOSED PLANS
NOTES

GAZEBO
2417 GRESHAN CT, ARLINGTON HTS, IL

SHEET NO
A2

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

NOTES- MATERIALS:

1. WOOD:
   SOUTHERN YELLOW PINE, PRESSURE TREATED USING ACQ-C, ACQ-D, CBA-A, OR CA-B PRESERVATIVE. GRADE No.1 OR BETTER SHALL BE USED FOR COLUMNS, AND GRADE No.2 OR BETTER SHALL BE USED FOR ALL OTHER MEMBERS.
2. FASTENERS:
   NAILS- STAINLESS STEEL OR HOT-DIPPED GALVANIZED, SIZED AS SPECIFIED IN DETAILS.
   DECK SCREWS- 2½" TO 3½" LONG, #8 SIZE MIN., STAINLESS STEEL OR HOT-DIPPED GALVANIZED.
   LAG BOLTS- STAINLESS STEEL OR HOT-DIPPED GALVANIZED, SIZED AS SPECIFIED IN DETAILS. MATERIAL SHALL BE SAE GRADE 2.
   HEX BOLTS- STAINLESS STEEL OR HOT-DIPPED GALVANIZED, SIZED AS SPECIFIED IN DETAILS. MATERIAL SHALL BE ASTM A307.
3. CONCRETE:
   CONCRETE, WHETHER PREPACKAGED OR REDI-MIX, SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 POUNDS PER SQUARE INCH 28 DAYS AFTER PLACEMENT, AND SHALL HAVE 5% - 8% AIR ENTRAINMENT.
4. REINFORCEMENT BARS:
   REINFORCEMENT BARS SHALL BE ASTM A615, GRADE 60 STEEL.
5. MASONRY:
   MASONRY UNITS SHALL COMPLY WITH APPLICABLE ASTM STANDARDS, AND MORTAR SHALL BE TYPE M OR S, WITH fm=1,150 PSI.
6. METAL CONSTRUCTION CONNECTORS:
   THESE SHALL BE STAINLESS STEEL, HOT-DIPPED GALVANIZED OR TRIPLE ZINC GALVANIZED (G-185), SIMPSON STRONG TIE, UNITED STEEL PRODUCTS OR EQUAL, TO BE USED FOR JOIST HANGER, COLUMN BASE, METAL STRAP, AND METAL ANGLE CONNECTIONS.
7. FLASHING AND SEALANTS:
   FLASHING SHALL BE 28 GA. STAINLESS STEEL (0.15" MIN. THICKNESS ASTM A167, TYPE 304) OR 16-oz COLD ROLLED COPPER (0.021" MIN. THICKNESS, ASTM B 370). CARLISE COATINGS' CCW-705 SELF-ADHERING VAPOR/ AIR BARRIER SYSTEM OR EQUAL SHALL BE USED FOR THE VAPOR BARRIER AT THE LEDGER BEAM CONNECTIONS, SEALANT SHALL BE 100% SILICONE RUBBER SEALANT WITH A 50 YEAR DURABILITY GUARANTEE.
8. STRUCTURAL STEEL:
   ALL STRUCTURAL STEEL SHALL BE ASTM A-36, COATED WITH A RUST PROHIBITED PRIMER WITH A MIN. DRY THICKNESS OF 3 MILS.

FOUNDATION NOTES:

1. CONTRACTOR TO LOCATE UTILITIES PRIOR TO EXCAVATING FOR FOUNDATION.
2. CONTRACTOR TO NOTIFY DIGGER (1-312-744-7000) 48 HOURS MINIMUM PRIOR TO EXCAVATION.
3. REINFORCEMENT TO BE ASTM A-6-15, GR-60, EPOXY COATED. MINIMUM SPLICE LENGTH IS 30 BAR DIAMETERS.
4. CONCRETE TO HAVE fc=3500 PSI W/ 5-8% AIR ENTRAIMENT.

FASTENERS NOTES:

1. ALL FASTENERS, FLASHING, OR OTHER METAL HARDWARE THAT IS TO COME INTO CONTACT WITH ANY ACQ TREATED LUMBER MUST BE OF HOT-DIPPED GALVANIZED MATERIAL. THE NEW PRESSURE▯TREATED WOOD CONTAINS HIGH CONCENTRATIONS OF COPPER, WHICH COULD QUICKLY CORRODE THE CRITICAL FLASHINGS, FASTENERS, AND CONNECTORS WHERE THE HOUSE AND THE DECK MEET THE FOUNDATION WALLS (OR FLOOR SLABS).

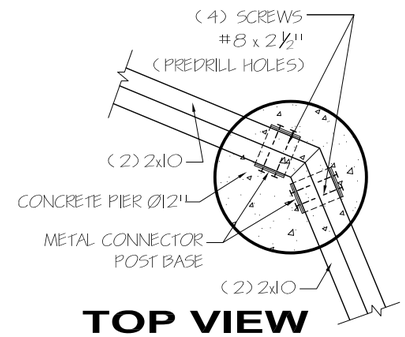
2. HOT-DIP GALVANIZED FASTENERS AND CONNECTORS ARE GENERALLY ACCEPTABLE FOR ABOVE GRADE APPLICATIONS. HOT-DIP GALVANIZED FASTENERS SHOULD MEET ASTM A153. HOT-DIP GALVANIZED CONNECTORS SHOULD MEET ASTM A653, CLASS G185 SHEET WITH 1.85 OUNCES OF ZINC COATING PER SQUARE FOOT MINIMUM.

3. FASTENERS AND CONNECTORS USED TOGETHER SHOULD BE OF THE SAME TYPE (E.G. HOT-DIP NAILS WITH HOT-DIP JOIST HANGERS). TYPE 304 AND 316 STAINLESS STEEL PRODUCTS ARE RECOMMENDED FOR MAXIMUM CORROSION RESISTANCE.

ELECTRICAL NOTES:

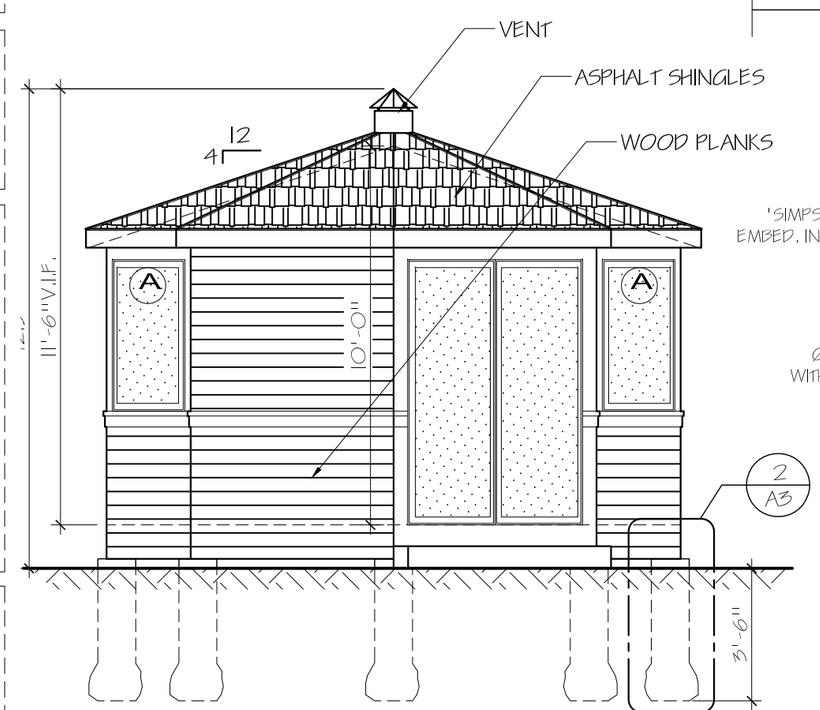
1. A LIGHT IS REQUIRED ON THE EXTERIOR SIDE OF THE OUTDOOR ENTRANCE / EXIT AT GRADE LEVEL ACCESS. 2017 NEC ARTICLE 210.70(A)(2)(2)

2. ALL ELECTRICAL WORK IS TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE 2017 NATIONAL ELECTRIC CODE.



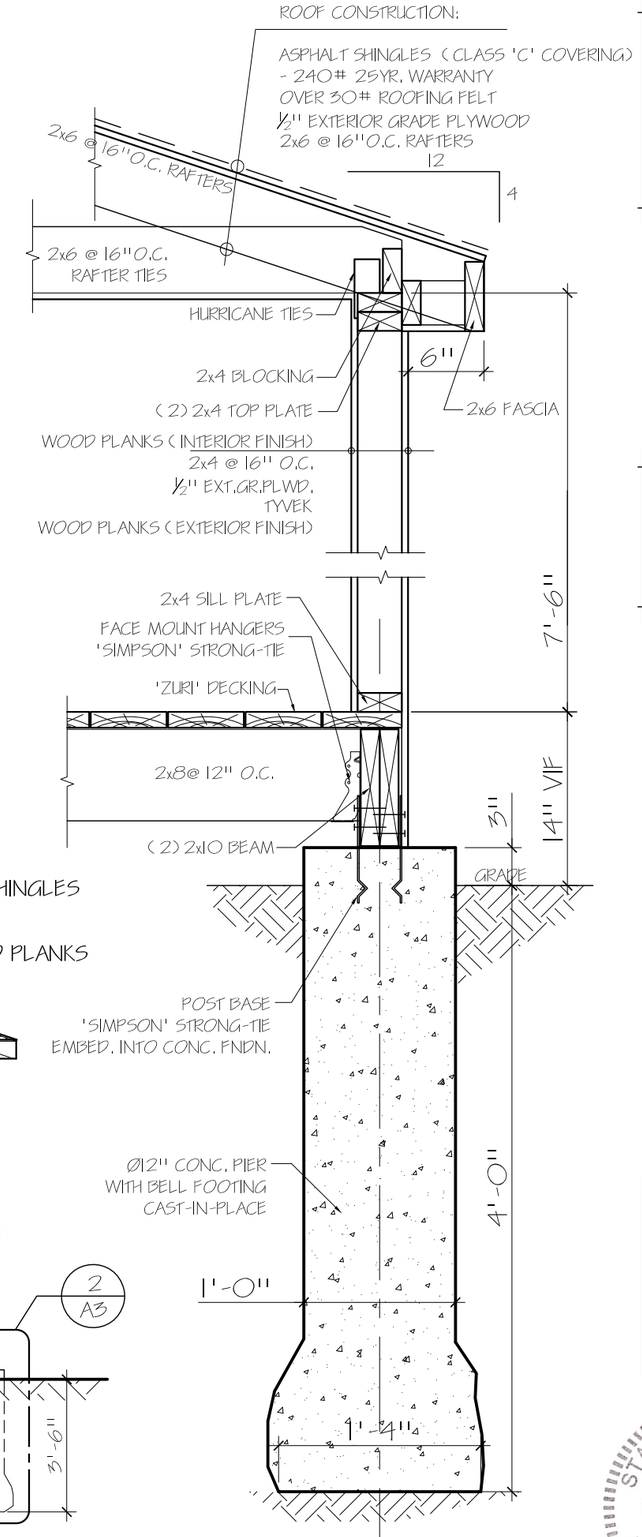
TOP VIEW FOUNDATION DETAIL 3 / A3

SCALE: 1" = 1'-0"



GAZEBO ELEVATION 1 / A3

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



WALL SECTION 2 / A3

SCALE: 1" = 1'-0"

ISSUE DATES	
DATE	DESCRIPTION
06.24.2024	PERMIT ISSUE
04.07.2027	REVISION #1

PRO-PLAN ARCHITECTS, PC
a r c h i t e c
andy kacprzynski
700 rev. 223 palatine ridge 1 15066
tel 773 267 6675
WWW.PROPLANARCHITECTS.COM

JOB NO 24056

DRAWN BY: ANDY KACPRZYNSKI

GAZEBO

2417 GRESHAN CT, ARLINGTON HTS, IL

DRAWING LIST
NOTES, ELEVATION
TYP. DETAILS

SHEET NO **A3**

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: March 10, 2025
Date Prepared: March 5, 2025
Project Title: Meinhardt Residence
Address: 2417 E. Greshan Ct.

Background Information

Petition Number: ZBA #24-045
Petitioner: Amy Williams / Midtown Home Improvements
Address: 945 N. Edgewood Ave, Suite C & D
Wood Dale, IL 60191

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

Requested Action/Background Information

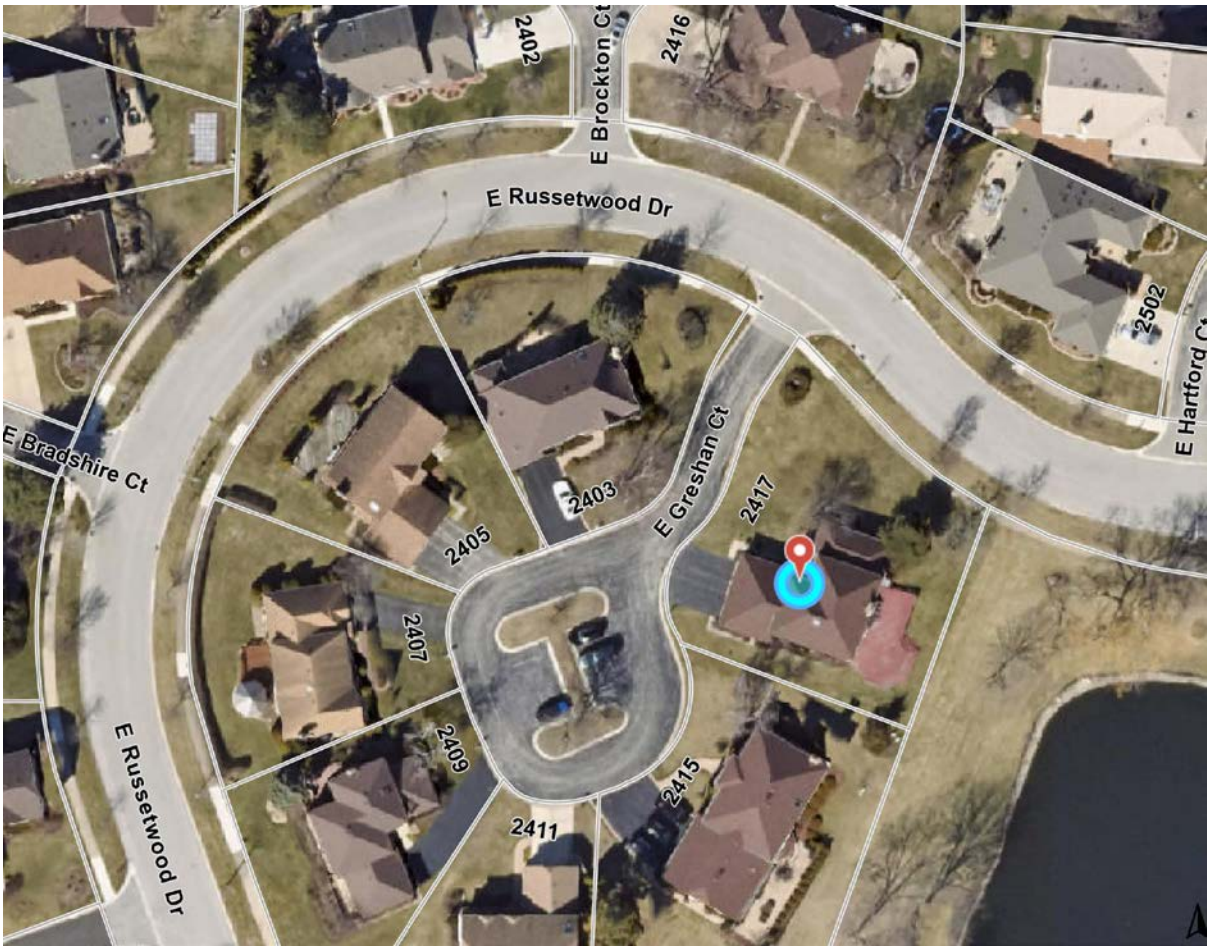
The subject property is approximately 12,968 square feet and the property is zoned R-3, One Family Dwelling District. The petitioner is proposing a 196 square foot gazebo that is approximately 11'-6" tall located northeast of the residence within the front yard where accessory structures are only permitted in the rear yard. Therefore, the petitioner is requesting the following variation:

- A variation from Chapter 28, Section 6.5-2 to allow a gazebo (accessory structure) in the front yard where gazebos are only permitted in the rear yard.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	2/22/25	
2. List of Property Owners Within 250 feet of Subject Property	✓	2/22/25	
3. Letter that was Mailed	✓	2/22/25	
4. Photographs of Sign on Property	✓	2/22/25	

Photographs of Existing Structure

Village of Arlington Heights

To:	**Amy Williams / Midtown Home Improvement**
From:	**Derek Mach**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 24-045**
Project:	**2417 E. Greshan Ct.**
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 colors of the gazebo should be selected to complement the existing house and surrounding neighborhood.

Building and Life Safety

1. BLS has no objection to this ZBA application.

Engineering

1. Engineering has NO OBJECTION to a variation from Chapter 28, Section 6.5-2 to allow a gazebo (accessory structure) in the front yard where gazebos are only permitted in the rear yard. NOT: An existing and proposed grading plan may be required as part of the permit submittal.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, March 10, 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 variation from Chapter 28, Section 6.5-2 to allow a gazebo (accessory structure) in the front yard where gazebos are only permitted in the rear yard.**

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@vah.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:

Parcel 1: Lot 1 in Block "F", in the Courts of Russetwood Unit 4, being a Subdivision of part of the South West ¼ of the North East ¼ of Section 21, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Parcel 2: Easement for ingress and egress for the benefit of Parcel 1 as set forth in the Declaration of covenants, conditions and restrictions recorded as Document 25486664 and as created by deed recorded July 18, 1985 as Document 85107171 in Cook County, Illinois.

Commonly known as: 2417 E. Greshan Court, 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@vah.com.

Peter Siavelis, Chairman
Zoning Board of Appeals
Published in Daily Herald Feb. 22, 2025 (280592)

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 02/22/2025
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 # 280592

PADDOCK PUBLICATIONS, INC.
Corporate
SEAL
ILLINOIS

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 William + Susan Meinhardt

being the owner of the property commonly know as: 2417 Greshan Ct

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

Variation from Section 12.1c

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

obtain a zoning variance for a gazebo.

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 gazebo will still be within property lines. There is no property adjacent to where the gazebo would go (in proposed 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): Due to unique circumstances: placing gazebo in another location would place it too close to adjacent property or too close to an easement.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The proposed variation will not alter supply of air + light to adjacent properties. This will not cause any street congestion or safety issues. Will not diminish property value.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): There is more open area where the gazebo is proposed to be located at than if it were on another side of the property.

Signed: _____ Date: 11/5/24

Petitioner

Revised 5/1/24

218 N. County Street
Waukegan, IL 60085
Phone: 847-336-2473
Fax: 847-336-2113

MID WEST SURVEY COMPANY

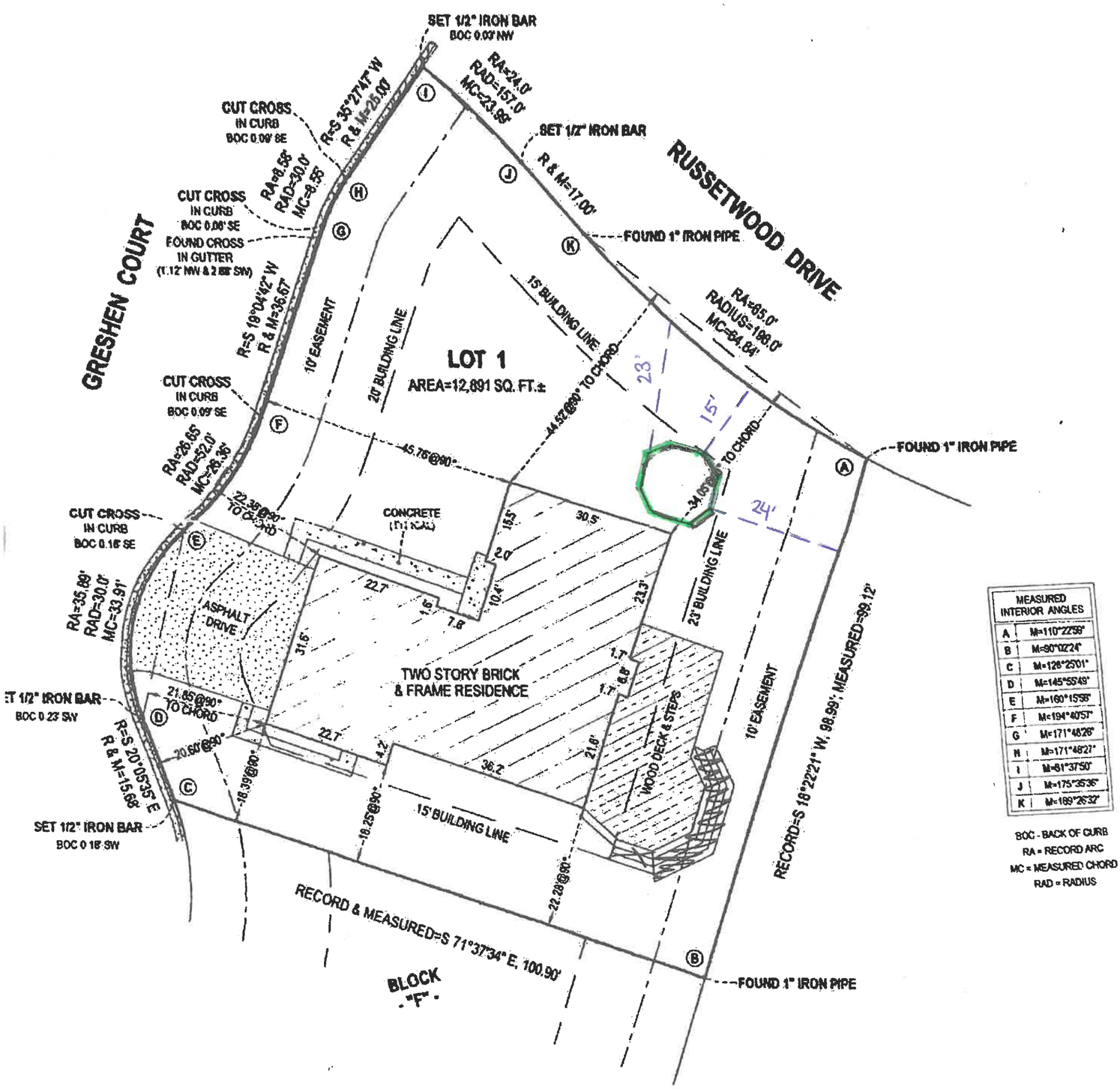
Illinois Professional Design Firm 184003032

PLAT OF SURVEY

Northwest Suburbs:
Phone: 847-392-7600
Fax: 847-392-7719

PARCEL 1: LOT 1 IN BLOCK "F" IN THE COURTS OF RUSSETWOOD UNIT 4, BEING A SUBDIVISION OF PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11, IN COOK COUNTY, ILLINOIS.

PARCEL 2: EASEMENT FOR INGRESS AND EGRESS FOR THE BENEFIT OF PARCEL 1 AS SET FORTH IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED AS DOCUMENT 25484684 AND AS CREATED BY DEED RECORDED JULY 18, 1985 AS DOCUMENT 85107171, IN COOK COUNTY, ILLINOIS.



MEASURED INTERIOR ANGLES	
A	M=110°22'39"
B	M=90°02'24"
C	M=126°25'01"
D	M=145°55'49"
E	M=160°15'58"
F	M=194°40'57"
G	M=171°48'26"
H	M=171°48'27"
I	M=81°37'50"
J	M=175°35'36"
K	M=189°26'32"

BOC - BACK OF CURB
RA = RECORD ARC
MC = MEASURED CHORD
RAD = RADIUS

All Distances shown in feet and decimal parts thereof. No distances are to be determined by scaling. Field work completed on 07/06/2006

Job no. 313331 P.I.N. 03-21-213-027 Scale 1" = 20'
Address 2417 E. GRESHEN COURT Township WHEELING Plotted By G. D. F.
ARLINGTON HEIGHTS, IL Ordered By MICHAEL S. GRANT

COPYRIGHT 2006 - MID WEST SURVEY COMPANY

STATE OF ILLINOIS)
) S.S.
COUNTY OF LAKE)

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

Dated JULY 7, 2006

MID WEST SURVEY COMPANY

By

Illinois Professional Land Surveyor. My license expires 11/30/06

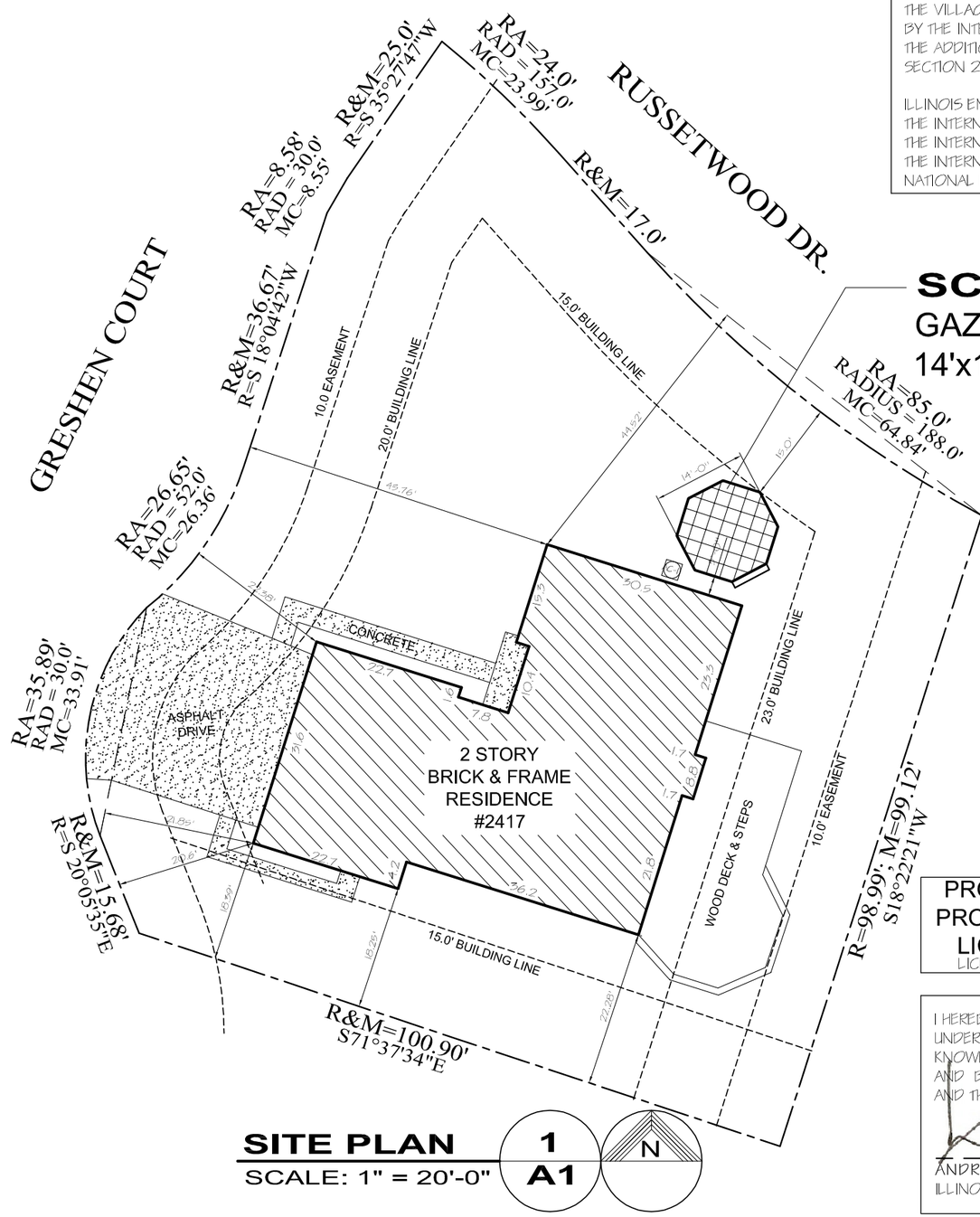
DRAWING LIST

A1	SITE PLAN, SCOPE OF WORK
A2	PROPOSED PLANS & NOTES
A3	PROPOSED ELEVATION, TYP. DETAILS & NOTES

CODE COMPLIANCE

THE VILLAGE OF ARLINGTOM HTS. HEREBY ADOPTS THE MODEL CODES AS PUBLISHED BY THE INTERNATIONAL CODE COUNCIL, AS IF FULLY SET OUT IN THIS SECTION, WITH THE ADDITIONS, INSERTIONS, DELETIONS AND CHANGES, IF ANY, SET FORTH IN SECTION 24.05, AS FOLLOWS:

ILLINOIS ENERGY CONSERVATION CODE, 2021
THE INTERNATIONAL BUILDING CODE, 2018
THE INTERNATIONAL EXISTING BUILDING CODE, 2018
THE INTERNATIONAL RESIDENTIAL CODE, 2018
NATIONAL ELECTRIC CODE, 2017



SCOPE OF WORK:

GAZEBO
14'x14'(162.0 SF)

SITE PLAN 1 / A1
SCALE: 1" = 20'-0"

PRO-PLAN ARCHITECTS PC
PROFESSIONAL DESIGN FIRM
LICENCE # 184.006386
LICENSE EXPIRES: 04 / 30 / 25

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY KNOWLEDGE, THEY COMPLY WITH THE ZONING ORDINANCES AND BUILDING CODES OF THE VILLAGE OF ARLINGTOM HTS. AND THE STATE OF ILLINOIS.

ANDRZEJ KACPRZYNSKI
ILLINOIS LICENSE # 001.021686, EXPIRES: 11 / 30 / 24

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

ISSUE DATES

DATE	DESCRIPTION
06.24.2024	PERMIT ISSUE

PRO-PLAN ARCHITECTS,PC
a r c h i t e c t
andy kacprzynski
705 devon ave park ridge il 60068
tel 773 733 2675
WWW.PROPLANARCHITECTS.COM

JOB NO 24056
DRAWN BY: ANDY KACPRZYNSKI

GAZEBO
2417 GRESHAN CT, ARLINGTON HTS, IL

DRAWING LIST
SITE PLAN
SCOPE OF WORK

SHEET NO
A1

GENERAL NOTES

1. ALL CODES HAVING JURISDICTION SHALL BE OBSERVED STRICTLY IN CONSTRUCTION OF THE PROJECT INCLUDING ALL APPLICABLE STATE, CITY AND COUNTY BUILDING, ZONING, ELECTRICAL, MECHANICAL, PLUMBING AND FIRE CODES. CONTRACTOR SHALL VERIFY ALL CODE REQUIREMENTS AND BRING ANY DISCREPANCIES BETWEEN CODE REQUIREMENTS AND THE CONSTRUCTION DOCUMENTS TO THE ATTENTION OF THE ARCHITECT.

2. ALL CODES, TRADE STANDARDS, AND MANUFACTURER'S INSTRUCTIONS REFERENCED IN THE CONTRACT DOCUMENTS SHALL BE THE LATEST EDITION.

3. DETAILS AND SECTIONS ON THE DRAWINGS ARE SHOWN AT SPECIFIC LOCATIONS AND ARE INTENDED TO SHOW GENERAL REQUIREMENTS THROUGHOUT. DETAILS NOTED "TYPICAL" IMPLY ALL CONDITIONS TREATED SIMILARLY. MODIFICATIONS TO BE MADE BY CONTRACTOR TO ACCOMMODATE MINOR VARIATIONS.

4. ALL DRAWINGS SHALL BE FULLY COORDINATED BY CONTRACTOR TO VERIFY ALL DIMENSIONS, LOCATE DEPRESSED SLABS, SLOPES, DRAINS, OUTLETS, RECESSES, REGLETS, BOLT SETTINGS, SLEEVES, ETC.

5. THE CONTRACTOR SHALL VERIFY AND PROTECT ALL SERVICE LINES AND EXISTING SITE AREA FROM DETERIORATION OR DAMAGE.

6. THE ARCHITECT/ ENGINEER SHALL NOT BE RESPONSIBLE FOR THE SAFETY AND CONSTRUCTION PROCEDURES, TECHNIQUES OR THE FAILURE OF THE BUILDER TO CARRY OUT THE WORK IN ACCORDANCE WITH THE DRAWINGS OR THE REQUIRED CODES.

7. CONTRACTOR SHALL OBTAIN ALL NECESSARY PERMITS.

8. CONTRACTOR SHALL BRING ERRORS AND OMISSIONS WHICH MAY OCCUR IN CONTRACT DOCUMENTS TO THE ATTENTION OF THE ARCHITECT IN WRITING, AND WRITTEN INSTRUCTION SHALL BE OBTAINED BEFORE PROCEEDING WITH THE WORK. THE CONTRACTOR WILL BE HELD RESPONSIBLE FOR THE RESULTS OF ANY ERRORS, DISCREPANCIES, OR OMISSIONS IN THE CONTRACT DOCUMENT OF WHICH THE CONTRACTOR FAILED TO NOTIFY THE ARCHITECT BEFORE CONSTRUCTION AND/ OR FABRICATIONS OF THE WORK.

9. THE CONTRACTOR AND SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS AND JOB CONDITIONS AT THE JOB SITE SUFFICIENTLY IN ADVANCE OF WORK TO BE PERFORMED, TO ASSURE THE ORDERLY PROGRESS OF THE WORK.

10. CONTRACTORS SHALL MAINTAIN THE PREMISES CLEAN AND FREE OF ALL TRASH, DEBRIS AND SHALL PROTECT ALL ADJACENT WORK FROM DAMAGE, SOILING, PAINT, OVER SPRAY, ETC. ALL FIXTURES, EQUIPMENT, GLAZING, FLOORS, ETC. SHALL BE LEFT CLEAN AND READY FOR OCCUPANCY UPON COMPLETION OF THE PROJECT.

11. ALL MANUFACTURER'S PRINTED WARNINGS FOR HANDLING OF PRODUCTS MUST BE STRICTLY OBSERVED. THE WORDS "OR EQUAL" ARE TO BE ASSUMED WHENEVER A SPECIFIC MANUFACTURER IS NOTED. HOWEVER, CONSTRUCTION MANAGER MUST APPROVE ALL SUBSTITUTIONS.

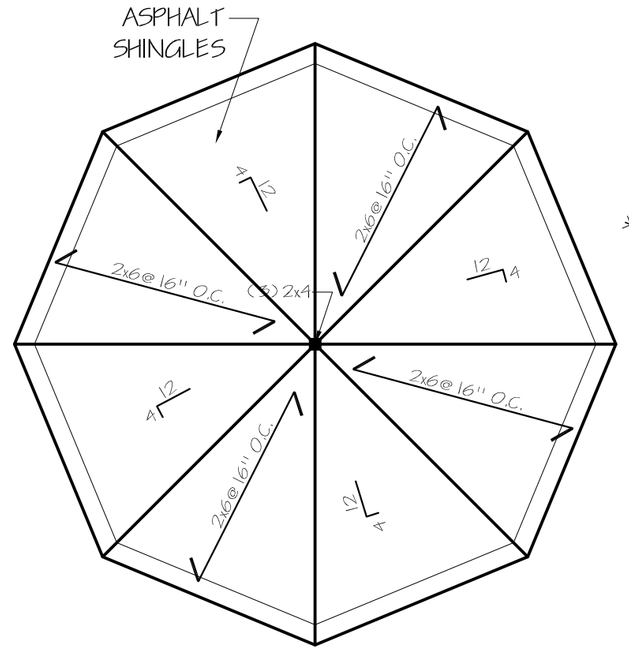
12. THE CONTRACTOR SHALL MAKE NO STRUCTURAL CHANGES WITHOUT WRITTEN APPROVAL OF THE ARCHITECT.

SITE WORK NOTES

1. ALL DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.

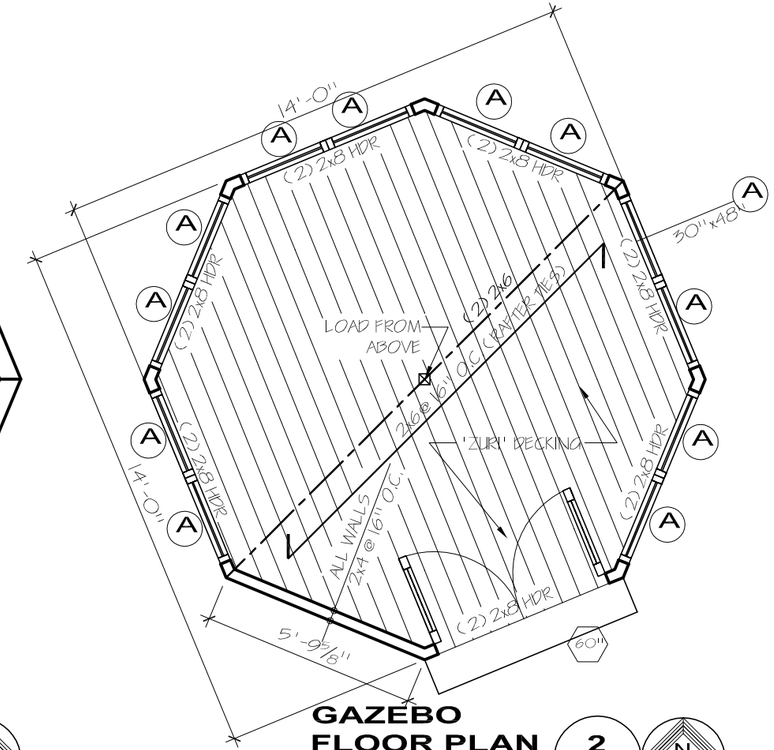
STRUCTURAL DESIGN CRITERIA:

1. LIVE LOAD: 40PSF + 10PSF DEAD LOAD
2. WIND: MAIN WIND FORCE RES. SYSTEM 20PSF, UPLIFT LOAD 15PSF.
3. SOIL BEARING: 2,500PSF.
4. CONCRETE: 3000 PSI @28 DAYS
5. GUARDRAIL DESIGNED TO RESIST SIMULTANEOUS HORIZONTAL THRUST OF 50 PLF & APPLIED POINT LOAD OF 200 POUNDS AT ANY LOCATION ALONG TOP RAIL.



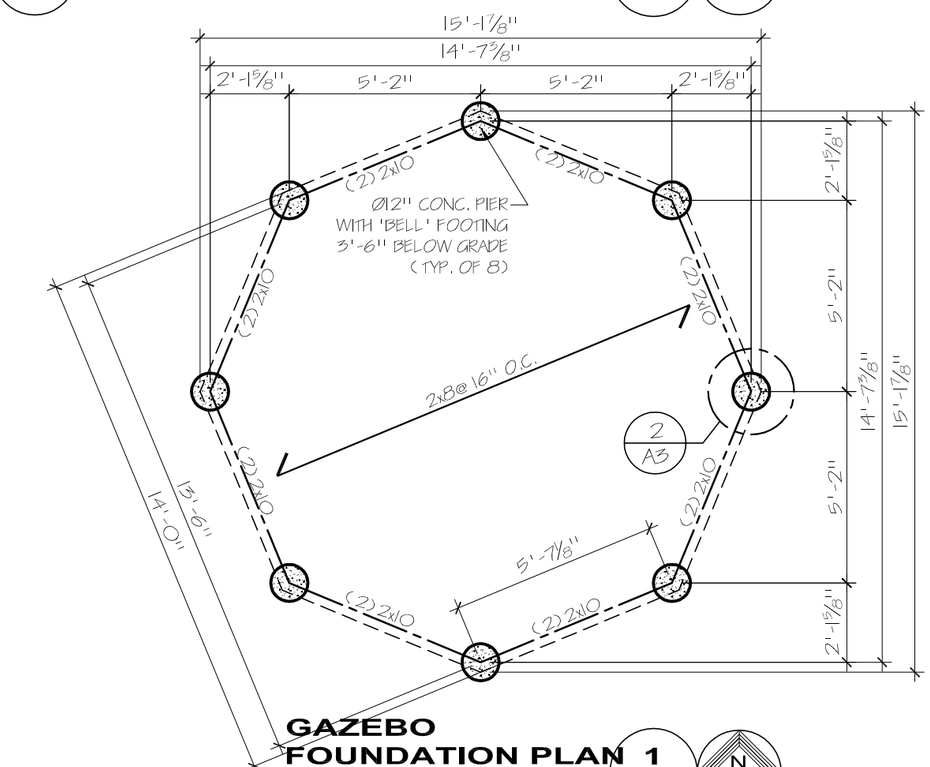
ROOF PLAN 3 / A2

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



GAZEBO FLOOR PLAN 2 / A2

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



GAZEBO FOUNDATION PLAN 1 / A2

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

ISSUE DATES	
DATE	DESCRIPTION
06.24.2024	PERMIT ISSUE

PRO-PLAN ARCHITECTS,PC
a r c h i t e c t
andy kacprzynski
705 devon ave park ridge il 60068
tel 773 733 2675
WWW.PROPLANARCHITECTS.COM

JOB NO 24056

DRAWN BY: ANDY KACPRZYNSKI

DRAWING LIST
PROPOSED PLANS
NOTES

GAZEBO

2417 GRESHAN CT, ARLINGTON HTS, IL

SHEET NO

A2

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

NOTES- MATERIALS:

1. WOOD:
   SOUTHERN YELLOW PINE, PRESSURE TREATED USING ACQ-C, ACQ-D, CBA-A, OR CA-B PRESERVATIVE. GRADE No.1 OR BETTER SHALL BE USED FOR COLUMNS, AND GRADE No.2 OR BETTER SHALL BE USED FOR ALL OTHER MEMBERS.
2. FASTENERS:
   NAILS- STAINLESS STEEL OR HOT-DIPPED GALVANIZED, SIZED AS SPECIFIED IN DETAILS.
   DECK SCREWS- 2½" TO 3½" LONG, #8 SIZE MIN., STAINLESS STEEL OR HOT-DIPPED GALVANIZED.
   LAG BOLTS- STAINLESS STEEL OR HOT-DIPPED GALVANIZED, SIZED AS SPECIFIED IN DETAILS. MATERIAL SHALL BE SAE GRADE 2.
   HEX BOLTS- STAINLESS STEEL OR HOT-DIPPED GALVANIZED, SIZED AS SPECIFIED IN DETAILS. MATERIAL SHALL BE ASTM A307.
3. CONCRETE:
   CONCRETE, WHETHER PREPACKAGED OR REDI-MIX, SHALL HAVE A COMPRESSIVE STRENGTH OF 3,500 POUNDS PER SQUARE INCH 28 DAYS AFTER PLACEMENT, AND SHALL HAVE 5% - 8% AIR ENTRAINMENT.
4. REINFORCEMENT BARS:
   REINFORCEMENT BARS SHALL BE ASTM A615, GRADE 60 STEEL.
5. MASONRY:
   MASONRY UNITS SHALL COMPLY WITH APPLICABLE ASTM STANDARDS, AND MORTAR SHALL BE TYPE M OR S, WITH fm=1,150 PSI.
6. METAL CONSTRUCTION CONNECTORS:
   THESE SHALL BE STAINLESS STEEL, HOT-DIPPED GALVANIZED OR TRIPLE ZINC GALVANIZED (G-185), SIMPSON STRONG TIE, UNITED STEEL PRODUCTS OR EQUAL, TO BE USED FOR JOIST HANGER, COLUMN BASE, METAL STRAP, AND METAL ANGLE CONNECTIONS.
7. FLASHING AND SEALANTS:
   FLASHING SHALL BE 28 GA. STAINLESS STEEL (0.15" MIN. THICKNESS ASTM A167, TYPE 304) OR 16-oz COLD ROLLED COPPER (0.021" MIN. THICKNESS, ASTM B 370). CARLISE COATINGS' CCW-705 SELF-ADHERING VAPOR/ AIR BARRIER SYSTEM OR EQUAL SHALL BE USED FOR THE VAPOR BARRIER AT THE LEDGER BEAM CONNECTIONS. SEALANT SHALL BE 100% SILICONE RUBBER SEALANT WITH A 50 YEAR DURABILITY GUARANTEE.
8. STRUCTURAL STEEL:
   ALL STRUCTURAL STEEL SHALL BE ASTM A-36, COATED WITH A RUST PROHIBITED PRIMER WITH A MIN. DRY THICKNESS OF 3 MILS.

FOUNDATION NOTES:

1. CONTRACTOR TO LOCATE UTILITIES PRIOR TO EXCAVATING FOR FOUNDATION.
2. CONTRACTOR TO NOTIFY DIGGER (1-312-744-7000) 48 HOURS MINIMUM PRIOR TO EXCAVATION.
3. REINFORCEMENT TO BE ASTM A-6-15, GR-60, EPOXY COATED. MINIMUM SPLICE LENGTH IS 30 BAR DIAMETERS.
4. CONCRETE TO HAVE fc=3500 PSI W/ 5-8% AIR ENTRAIMENT.

FASTENERS NOTES:

1. ALL FASTENERS, FLASHING, OR OTHER METAL HARDWARE THAT IS TO COME INTO CONTACT WITH ANY ACQ TREATED LUMBER MUST BE OF HOT-DIPPED GALVANIZED MATERIAL. THE NEW PRESSURE TREATED WOOD CONTAINS HIGH CONCENTRATIONS OF COPPER, WHICH COULD QUICKLY CORRODE THE CRITICAL FLASHINGS, FASTENERS, AND CONNECTORS WHERE THE HOUSE AND THE DECK MEET THE FOUNDATION WALLS (OR FLOOR SLABS).

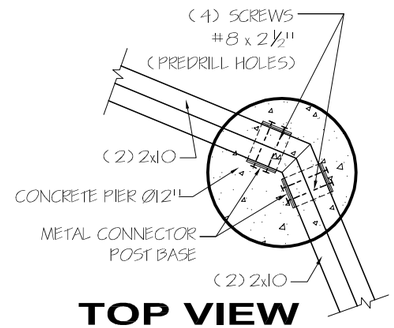
2. HOT-DIP GALVANIZED FASTENERS AND CONNECTORS ARE GENERALLY ACCEPTABLE FOR ABOVE GRADE APPLICATIONS. HOT-DIP GALVANIZED FASTENERS SHOULD MEET ASTM A153, HOT-DIP GALVANIZED CONNECTORS SHOULD MEET ASTM A653, CLASS G185 SHEET WITH 1.85 OUNCES OF ZINC COATING PER SQUARE FOOT MINIMUM.

3. FASTENERS AND CONNECTORS USED TOGETHER SHOULD BE OF THE SAME TYPE (E.G. HOT-DIP NAILS WITH HOT-DIP JOIST HANGERS), TYPE 304 AND 316 STAINLESS STEEL PRODUCTS ARE RECOMMENDED FOR MAXIMUM CORROSION RESISTANCE.

ELECTRICAL NOTES:

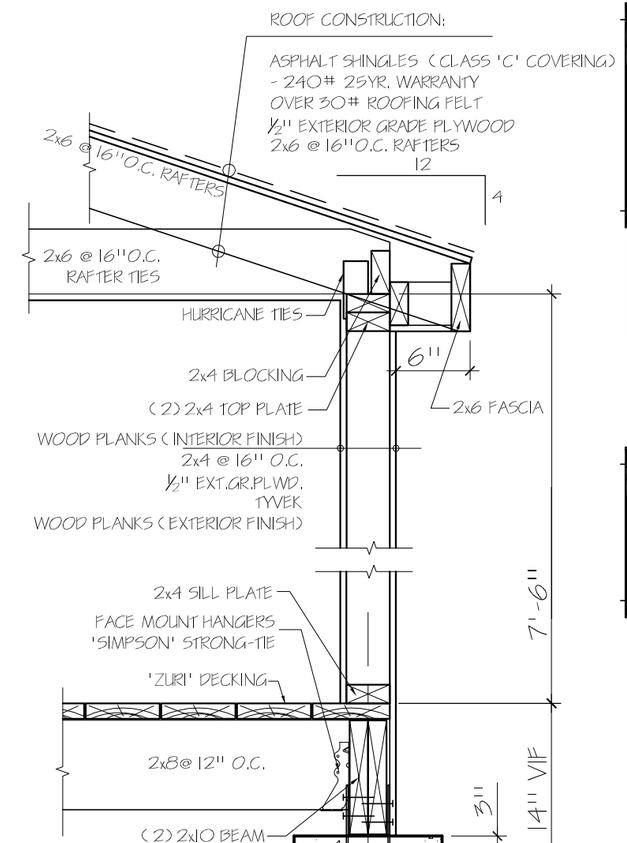
1. A LIGHT IS REQUIRED ON THE EXTERIOR SIDE OF THE OUTDOOR ENTRANCE / EXIT AT GRADE LEVEL ACCESS. 2017 NEC ARTICLE 210.70(A)(2)(2)

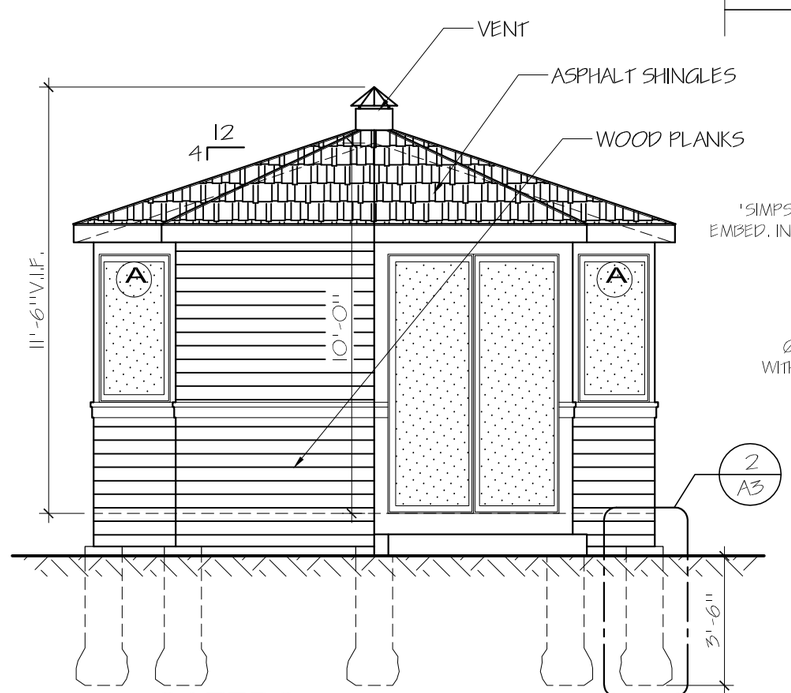
2. ALL ELECTRICAL WORK IS TO COMPLY WITH ALL APPLICABLE PROVISIONS OF THE 2017 NATIONAL ELECTRIC CODE.



TOP VIEW FOUNDATION DETAIL 3 / A3

SCALE: 1" = 1'-0"





GAZEBO SOUTH ELEVATION 1 / A3

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

WALL SECTION 2 / A3

SCALE: 1" = 1'-0"

ISSUE DATES	
DATE	DESCRIPTION
06.24.2024	PERMIT ISSUE

PRO-PLAN ARCHITECTS,PC
a r c h i t e c t
andy kacprzynski
705 devon ave park ridge il 60068
tel 773 733 2675
WWW.PROPLANARCHITECTS.COM

JOB NO 24056

DRAWN BY: ANDY KACPRZYNSKI

GAZEBO

2417 GRESHAN CT, ARLINGTON HTS, IL

DRAWING LIST
NOTES, ELEVATION
TYP. DETAILS

SHEET NO

A3

STATE OF ILLINOIS
ANDRZEJ KACPRZYNSKI
001.021686
LICENSED ARCHITECT

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
5/12/2025

Item: 1223 E Mayfair Rd - ZBA25-009
Department: Planning & Community Development

Item Description:
REQUEST

- A 1.0 foot variation from Chapter 28, Section 6.13-3.a (Front Yard) to allow a 4-foot-tall fence within the front yard where the maximum height is 3 feet.

- A 1.0 foot variation from Chapter 28, Section 6.13-3.b.2 (Corner Lot) to allow a 4 foot tall fence within the corner side and rear yard within 5 feet of the property line where the maximum height is 3 feet and to waive the requirement for landscaping, a minimum of three-foot high and spaced a maximum of 48 inches on center, to be provided on the street side of the fence.

- A variation from Chapter 28, Section 6.13-3.b.3 (Visibility) to allow a fence greater than 36 inches in height to be constructed within 9.4 feet of the intersection of the driveway and the S. Carlyle Place right-of-way where 12 feet is required.

ATTACHMENTS:
1. Exhibits - 1223 E Mayfair Rd

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Dan Osoba, Planner
Hearing Date: May 12, 2025
Date Prepared: May 7, 2025
Project Title: Martino/Roberts Residence
Address: 1223 E. Mayfair Rd.

Background Information

Petition Number: ZBA #25-009
Petitioner: Sherry Roberts
Address: 1223 E. Mayfair Rd.
Arlington Heights IL 60004

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

Requested Action/Background Information

The subject property is zoned R-3 One Family Dwelling District. The house at 1223 E. Mayfair Avenue consists of two platted parcels and currently, the parcels (03-32.208-006 and 03-32-208-007) function as one zoning lot. If the parcels were separated it would result in two substandard lots. Therefore, the front yard of the property is the frontage along S. Carlyle Place.

The Petitioner is proposing a new fence located on the east, south and west sides of the property. The proposed fence outside of the front (east) yard and outside of the exterior side (north) yard is a 6 foot hight board on board wooden fence with a cap. The proposed fence within the front and exterior side yards is a 4 foot high aluminum fence that is considered an open style fence, where the maximum fence height is 3 feet. The fence is also encroaching into a visibility triangle adjacent to the intersection of the driveway and the property line in the front yard. Therefore, the Petitioner is requesting the following variations:

- A 1.0 foot variation from Chapter 28, Section 6.13-3.a (Front Yard) to allow a 4 foot tall fence within the front yard where the maximum height is 3 feet.

- A 1.0 foot variation from Chapter 28, Section 6.13-3.b.2 (Corner Lot) to allow a 4 foot tall fence within the corner side and rear yard within 5 feet of the property line where the maximum height is 3 feet and to waive the requirement for landscaping, a minimum of three-foot high and spaced a maximum of 48 inches on center, to be provided on the street side of the fence.

- A variation from Chapter 28, Section 6.13-3.b.3 (Visibility) to allow a fence greater than 36 inches in height to be constructed within 9.4 feet of the intersection of the driveway and the S. Carlyle Place right-of-way where 12 feet is required.

Variation Review Standards

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

Map of General Vicinity

Items required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure

Village of Arlington Heights

To:	**Sherrey Roberts**
From:	**Dan Osoba**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 25-009**
Project:	**1223 E. Mayfair Rd**
Date:	**May 6, 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

No comments.

Building and Life Safety

Approved with Note: 1. Please ensure that the fence is not installed within the utility easement.

Engineering

The Engineering Division has no objection to the 1.0 foot variation from Chapter 28, Section 6.13-3.a (Front Yard) to allow a 4 foot tall fence within the front yard where the maximum height is 3 feet; no objection to the 1.0 foot variation from Chapter 28, Section 6.13-3.b.2 (Corner Lot) to allow a 4 foot tall fence within the corner side and rear yard within 5 feet of the property line where the maximum height is 3 feet and to waive the requirement for landscaping, a minimum of three-foot high and spaced a maximum of 48 inches on center, to be provided on the street side of the fence. The Engineering Division is NOT IN FAVOR of the variation from Chapter 28, Section 6.13-3.b.3 (Visibility) to allow a fence greater than 36 inches in height to be constructed within 9.4 feet of the intersection of the driveway and the S. Carlyle Place right-of-way where 12 feet is required.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, May 12, 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 1.0 foot variation from Chapter 28, Section 6.13-3.a (Front Yard) to allow a 4 foot tall fence within the front yard where the maximum height is 3 feet.**
- **A 1.0 foot variation from Chapter 28, Section 6.13-3.b.2 (Corner Lot) to allow a 4 foot tall fence within the corner side and rear yard within 5 feet of the property line where the maximum height is 3 feet and to waive the requirement for landscaping, a minimum of three-foot high and spaced a maximum of 48 inches on center, to be provided on the street side of the fence.**
- **A variation from Chapter 28, Section 6.13-3.b.3 (Visibility) to allow a fence greater than 36 inches in height to be constructed within 9.4 feet of the intersection of the driveway and the S. Carlyle Place right-of-way where 12 feet is required.**

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 planningmail@vah.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 227 in "Stonegate", being a Resubdivision of H. Roy Berry Co's East Moreland, being a Subdivision of that part of the west half (1/2) of the northwest quarter (1/4) of Section 33, and that part of the east half (1/2) of the northeast quarter (1/4) of Section 32, lying northeasterly of the Chicago and Northwestern Railroad Company, all in Township 42 North, Range 11 east of the Third Principal Meridian, according to the plat thereof registered with the registrar of Titles of Cook County, Illinois, on February 25, 1928 as Document Number 394266, in Cook County, Illinois.

Commonly known as: 1223 E. Mayfair Rd, 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@vah.com.

Peter Siavelis, Chairman
Zoning Board of Appeals
Derek Mach (847) 368-5232
Planning and Community Development
Published in Daily Herald April 26, 2025 (288350)

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 Sherrey Roberts

being the owner of the property commonly know as: 1223 E. Mayflair Rd.

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

Variation from Section 6.13-3 location of fence

Chapter 28, of the Arlington Heights Municipal Code, in order to: have a 4-foot fence on the side yard and be able to transition from the wood fence to give more views to walkers and attach to an existing brick wall.

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 aluminum fence will be very aesthetically pleasing and will maintain the open views of our beautiful double lot.

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 is on a very unique piece of land. It is also set back and on an angle. We really need the fence for our two larger dogs.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): This fence will be a beautiful addition to the property and will fit in with the charm of the neighborhood.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): We have gone the extra steps to make sure this fence is not an eye sore for neighbors - in fact it is a beautiful addition.

Date: 03.14.2022

Signed: [signature]
Petitioner

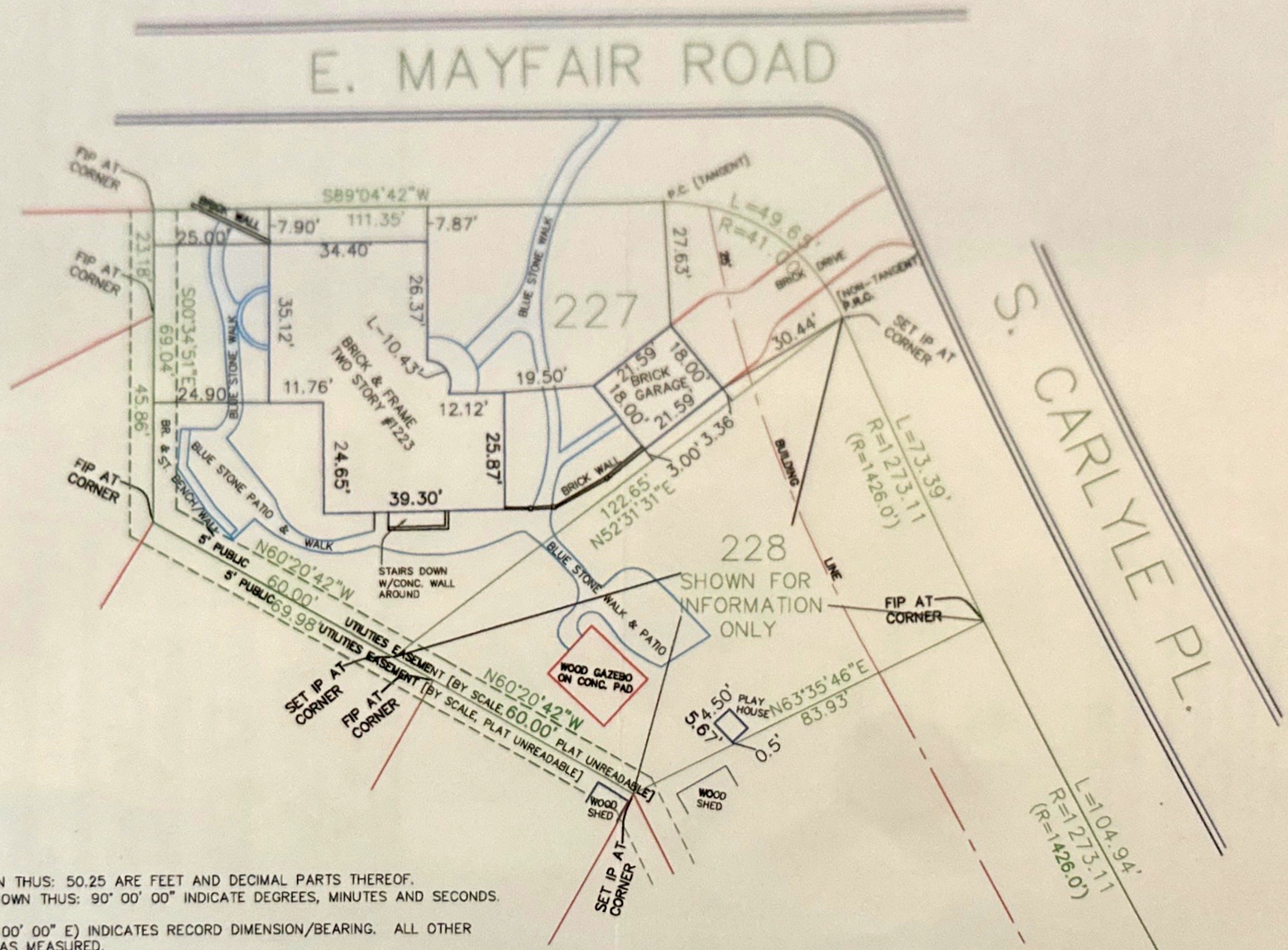
Revised 1/14/25

AREA

10,272 SQ. FT.
0.2358 ACRES

PLAT OF SURVEY

LOT 227 IN "STONEGATE", BEING A RESUBDIVISION OF A. ROY HENRY CO'S EAST MORELAND, BEING A SUBDIVISION OF THAT PART OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) OF SECTION 33, AND THAT PART OF THE EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 32, LYING NORTHWESTERLY OF THE CHICAGO AND NORTHWESTERN RAILROAD COMPANY, ALL IN TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED WITH THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON FEBRUARY 25, 1929 AS DOCUMENT NUMBER 3842268, IN COOK COUNTY, ILLINOIS.



1. DIMENSIONS SHOWN THUS: 50.25 ARE FEET AND DECIMAL PARTS THEREOF. ANGULAR DATA SHOWN THUS: 90° 00' 00" INDICATE DEGREES, MINUTES AND SECONDS.
2. (50.25) / (N 90° 00' 00" E) INDICATES RECORD DIMENSION/BEARING. ALL OTHER DIMENSIONS ARE AS MEASURED.
3. BEARINGS SHOWN HEREON ARE ASSUMED, UNLESS SHOWN OTHERWISE.
4. COMPARE YOUR POINTS BEFORE USING SAME AND REPORT ANY DIFFERENCES IMMEDIATELY.
5. CHECK LEGAL DESCRIPTION WITH DEED OR TITLE POLICY AND REPORT ANY DESCREPANCY IMMEDIATELY. FOR BUILDING RESTRICTIONS AND EASEMENTS NOT SHOWN HEREON, IF ANY, REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCE.

SURVEYOR'S NOTE: THE PLAT OF SUBDIVISION FILED ON RECORD IS DIFFICULT TO IMPOSSIBLE TO READ. LOT DIMENISIONS, BUILDING LINES AND EASEMENTS ARE SHOWN TO THE BEST OF MY ABILITY.

STATE OF ILLINOIS)
COUNTY OF MCHENRY) S.S.

I, EDWARD A. HEDGE, AN ILLINOIS PROFESSIONA
HEREBY CERTIFY THAT I HAVE SURVEYED THE
AND THAT THE ABOVE PLAT IS A CORRECT REP
SURVEY AND THAT THIS PROFESSIONAL SERVICE
CURRENT ILLINOIS MINIMUM STANDARDS FOR A

DATE OF COMPLETION OF FIELD WORK: JUNE 20

CRYSTAL LAKE, ILLINOIS, JUNE 25, 2013.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 03-
LICENSE EXPIRATION DATE: NOVEMBER 30, 2014

JOB NO.	PLAT OF SURVEY 1223 E. MAYFAIR ROAD ARLINGTON HEIGHTS, ILLINOIS PREPARED FOR: MICHAEL L. AND JOANNE MCGRAW			REVISIONS	HEDG
13128		FIELD WORK:	EAH	No. Date	PROFE
		DRAWN BY:	TMS		900 SARASOT
		CHECKED BY:	EAH		PH
		PROJECT No.:	13128		ED
		FIELD BOOK:			
		FILE LOCATION:			
		DRAWING FILE:	13128.DWG		

Ok of 6 mos dell
10/16/24

PLAT OF SURV

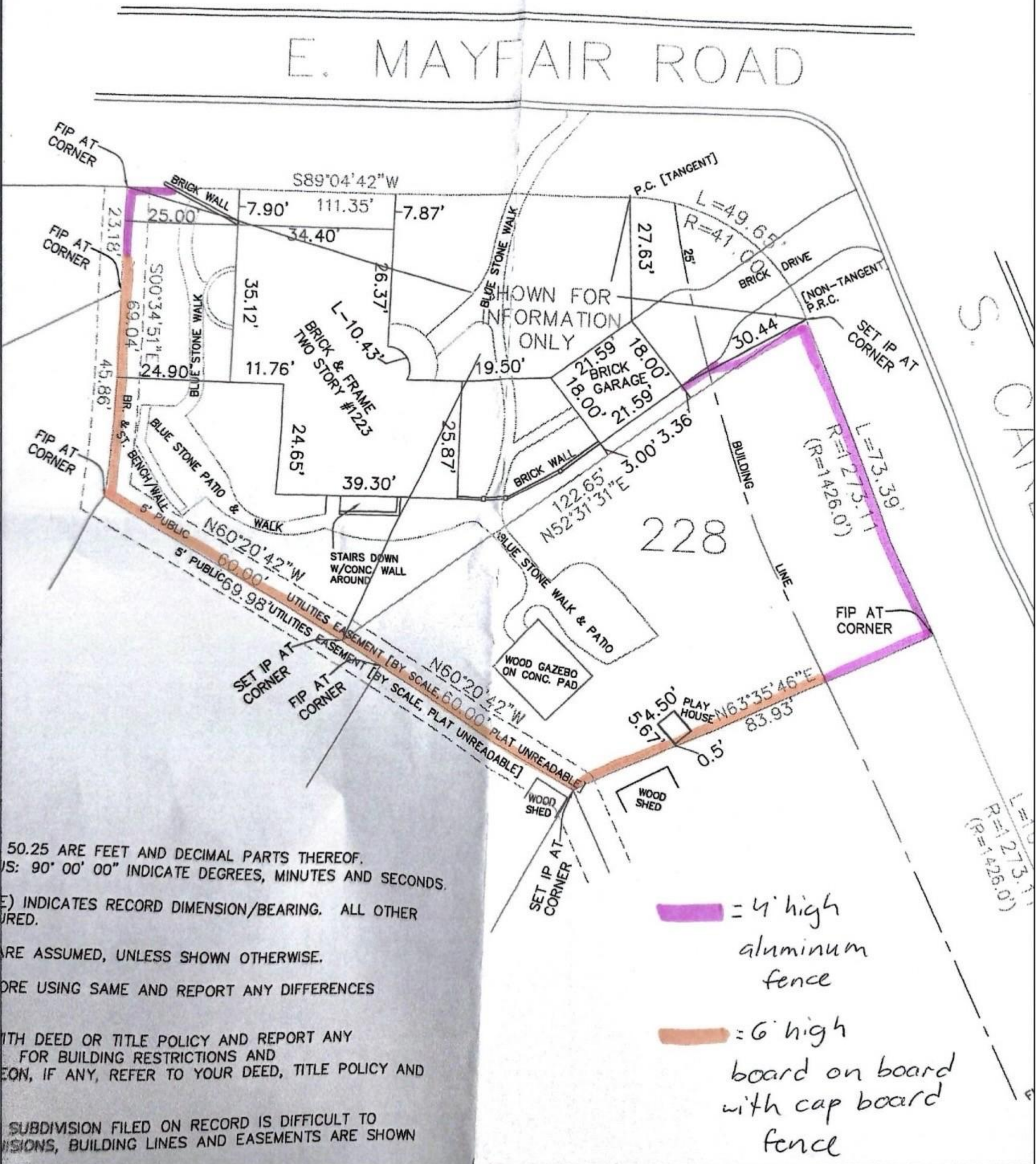
OF

LOT 228 IN "STONEGATE", BEING A RESUBDIVISION OF H. ROY BERRY CO'S E
THAT PART OF THE WEST HALF (1/2) OF THE NORTHWEST QUARTER (1/4) O
EAST HALF (1/2) OF THE NORTHEAST QUARTER (1/4) OF SECTION 32, LYING
NORTHWESTERN RAILROAD COMPANY, ALL IN TOWNSHIP 42 NORTH, RANGE 11
ACCORDING TO THE PLAT THEREOF REGISTERED WITH THE REGISTRAR OF TITL
FEBRUARY 25, 1928 AS DOCUMENT NUMBER 394266, IN COOK COUNTY, ILLIN

AREA

6,440 SQ. FT.

0.1478 ACRES



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EON, IF ANY, REFER TO YOUR DEED, TITLE POLICY AND

SUBDIVISION FILED ON RECORD IS DIFFICULT TO
ISIONS, BUILDING LINES AND EASEMENTS ARE SHOWN

© VHT STUDIOS

© VHT STUDIOS

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VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
5/12/2025

Item: 1146 N Mitchell Ave - ZBA25-011
Department: Planning & Community Development

Item Description:
REQUEST

- A 10.8 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 3.5 feet instead of the required 14.3 feet and an additional 1.7 feet for the eave.

- A 2.4 foot variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) to allow a window well to be setback 0.6 feet from the exterior side yard where 3.0 feet is required.

ATTACHMENTS:
1. Exhibits - 1146 N Mitchell Ave

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Dan Osoba, Planner I
Hearing Date: May 12, 2025
Date Prepared: May 7, 2025
Project Title: Binotti Residence
Address: 1146 N. Mitchell Ave.

Background Information

Petition Number: ZBA #25-011
Petitioner: Kevin Purdom / JRC Design Build
Address: 1275 E. Davis St.
Arlington Heights IL 60005

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

Requested Action/Background Information

The subject site is zoned R-3 One Family Dwelling District and the Petitioner is proposing a one-story building addition in the rear of the property to expand the kitchen and add a family room. The 446 square-foot addition encroaches into the required exterior side yard setback to match the existing exterior side wall of the home. The required exterior side yard setback is established by the average setback of existing homes on that same frontage (W. Clarendon St). The required exterior side yard setback is 14.3 feet and the building addition is proposed at 3.5 feet. Additionally, the proposed window well encroaches 2.4' into the exterior side yard where a 3.0' setback is required. Therefore, the Petitioner is requesting the following variations:

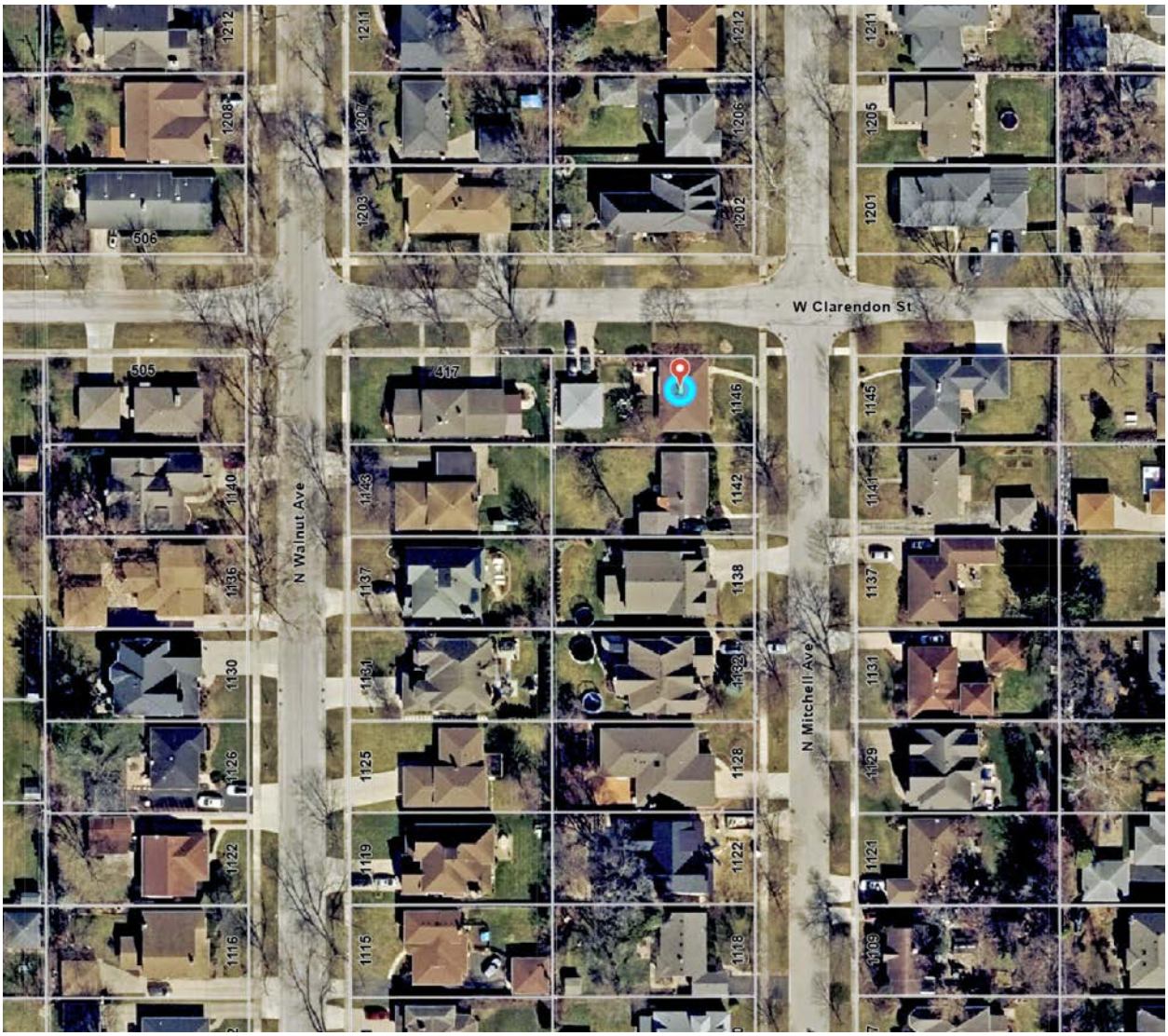
- A 10.8 foot variation from Chapter 28, Section 5.1-3.3.c (Required Minimum Yards) to allow an addition with a exterior side yard setback of 3.5 feet instead of the required 14.3 feet and an additional 1.7 feet for the eave.

- A 2.4 foot variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) to allow a window well to be setback 0.6 feet from the exterior side yard where 3.0 feet is required.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Structure

Village of Arlington Heights

To:	**Kevin Purdom**
From:	**Dan Osoba**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 25-011**
Project:	**1146 N. Mitchell Ave**
Date:	**May 6, 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

Continuous landscaping along the new addition is recommended to soften the appearance.

Building and Life Safety

Approved with Note: 1. The exterior wall of the addition is required to have a 1-hour fire-resistance rating due to the fire separation distance of 3’-6”.

Engineering

The Engineering Division has no objection to the 10.8 foot variation from Chapter 28, Section 5.1-3.3.c (Required Minimum Yards) to allow an addition with a exterior side yard setback of 3.5 feet instead of the required 14.3 feet and an additional 1.7 feet for the eave., and a 2.4 foot variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) to allow a window well to be setback 0.6 feet from the exterior side yard where 3.0 feet is required. The exterior side yard is adjacent to the public right-of-way, the reduced setback for the window well will not negatively impact adjacent properties.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, May 12, 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 10.8 foot variation from Chapter 28, Section 5.1-3.3.c (Required Minimum Yards) to allow an addition with a exterior side yard setback of 3.5 feet instead of the required 14.3 feet and an additional 1.7 feet for the eave.**
- **A 2.4 foot variation from Chapter 28, Section 6.6-5.1 (Table of Permitted Obstructions) to allow a window well to be setback 0.6 feet from the exterior side yard where 3.0 feet is required.**

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@vah.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 Block 14 in North West Highlands, a Subdivision in the East ½ of the Southeast ¼ of Section 19, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 1146 N. Mitchell Avenue, 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@vah.com.

Peter Siavelis, Chairman
Zoning Board of Appeals
Derek Mach (847) 368-5232
Planning and Community Development
Published in Daily Herald April 26, 2025 (288351)

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 Kevin Purdom (JRC Design Build)

being the owner of the property commonly know as: 1146 N Mitchell Ave

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: Build a rear addition that encroaches on the existing nonconforming Sideyard setback.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): All other zoning and code regulations are to be followed. Existing nonconforming condition.

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 existing house in nonconforming. Purpose is to keep in line with existing which is still considerably set back from street. There is no sidewalk on that side yard.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): We are not going further into the sideyard. Just aligning with existing for a more cohesive and functional design which adds to house instead of detracts.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): An aligned design works best for internal flow and exterior look of new addition. we are not asking for any additional setback encroachment besides the existing nonconforming condition.

Signed: _____ Date: 3/31/2025

Petitioner

PLAT OF SURVEY

OF

LOT 1 IN BLOCK 14 IN NORTH WEST HIGHLANDS, A SUBDIVISION IN THE EAST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 19, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

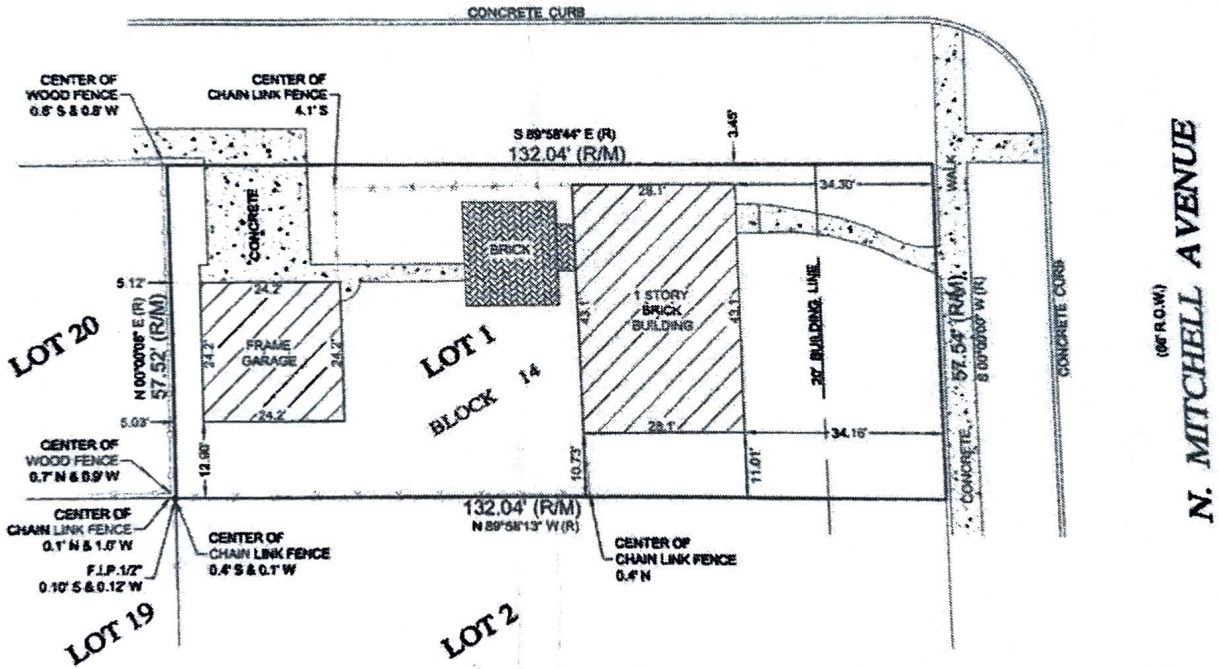
AREA OF SURVEY:

"CONTAINING 7,500 SQ. FT. OR 0.17 ACRES MORE OR LESS"

LEGEND

A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P. = SET IRON PIPE
S.I.R. = SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE



20' 10' 0 20'

BASIS OF BEARING:
WEST LINE OF N. MITCHELL AVENUE AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
S 00°00'00" W (R)

STATE OF ILLINOIS }ss
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 11TH DAY OF FEBRUARY, A.D., 2019,
AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2020.
ILLINOIS BUSINESS REGISTRATION NO. 184.003246

JOSEPH P. MAIKISCH
3253
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

NOTE: SOME IMPROVEMENTS MAY NOT BE SHOWN HEREON DUE TO SNOW COVER AT TIME OF SURVEY.

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.EOML.COM

ADDRESS COMMONLY KNOWN AS 1146 N. MITCHELL AVENUE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT DENCHEREO & KASHUBA LLC

FIELDWORK DATE (CREW) [illegible]

DRAWN BY: R.S. REVISED: JOB NO. 19-01-0259

ADDITION TO THE BINOTTI RESIDENCE

PROJECT DATA

PROJECT LOCATION:		1146 N MITCHELL AVE
ZONING DISTRICT:		R-3
LOT AREA:		7,595 SF
PIN:		03-19-414-011-0000
MAX LOT COVERAGE:(35%)		2,658 SF
PROPOSED LOT COVERAGE:		2,240 SF
MAX FAR: (45%)		3,417 SF
PROPOSED FAR:		1,840 SF
MAX IMPERVIOUS COVERAGE (50%)		3,797 SF
MAX FRONT YARD IMPERVIOUS (50%)	465 SF ALLOWED	135 SF PROPOSED
PROPOSED IMPERVIOUS COVERAGE:		2,753 SF
MAX BUILDING HEIGHT:		25'-0"
PROPOSED BUILDING HEIGHT:		EX TO REMAIN
LOCATION AREAS:		
FIRST FLOOR		1208 SF
ADDITION		446 SF
GARAGE		586 SF
TOTAL SQUARE FOOTAGE:		1,654 SF

DESIGN CRITERIA

FLOOR	
SLEEPING ROOMS	40# LL - 10# DL
OTHER ROOMS	40# LL - 10# DL
VEH. GARAGES	50# LL - 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING	
UNHAB W/O STOR	10# LL - 10# DL
UNHAB LIM STOR	20# LL - 10# DL
HAB W/ FIX STAIR	30# LL - 10# DL
WIND SPEED	115 MPH 3 SECOND GUST & 89 NOMINAL
ROOF	30# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	30# LL - 15# DL (ALL SLOPES)
EXT DECK	40# LL - 10# DL
EXT BALCONY	40# LL - 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD & HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")

STRUCTURAL FRAMING LUMBER
BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)
GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER

MANUFACTURER - TRUS-JOIST
PRODUCT - LVL HEADERS & BEAMS MICRO-LAM

APPLICABLE CODES - ARLINGTON HEIGHTS

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

BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	2018 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2021 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS

-ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.
-MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.
-ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.

SHEET INDEX - ARCHITECTURAL

A0	COVER SHEET	1- 03/18/2025
A1	EXISTING DRAWINGS	1- 03/18/2025
A2	FOUNDATION & BASEMENT PLANS	1- 03/18/2025
A3	FIRST FLOOR PLAN	1- 03/18/2025
A4	ROOF PLAN	1- 03/18/2025
A5	ELEVATIONS	1- 03/18/2025
A6	SPECIFICATIONS	1- 03/18/2025
MEP1	FIRST FLOOR MEP	1- 03/18/2025

PROJECT SCOPE OF WORK

OPTION 1: DESIGN BUILD A 16 X 25 FAMILY ROOM ADDITION ON A CRAWL SPACE AND HARDIE SIDING. REMOVE THE WALL TO THE KITCHEN. ADD- A FULL BASEMENT UNDER ADD- TO MAKE 8' BASEMENT

● **OPTION 2:** DESIGN BUILD A REMODELED KITCHEN REWORK FLOOR TO HARDWOOD TO MATCH EXISTING AND REFINISH THE ENTIRE HOME. INCLUDES ALLOW FOR CABS/COUNTERS.

● **OPTION 3:** BUILD ADDITION AND PREP KITCHEN INCLUDING ALL DRYWALL, PRIMING AND FLOORS, NO TRIM OR CABINETS.

● **OPTION 4:** REBUILD STAIRS, REMOVE THE DOORWAY AND PULL STAIRS TO THE REAR AS REQUIRED TO MEET CODE. INCLUDES RELOCATING THE REQUIRED MECHANICALS

● **OPTION 5:** ~~DESIGN BUILD A 5 X 8 FRONT PORCH WITH A GABLE FACING THE STREET. OR MAKE 6 X 14 MORE SUITABLE FOR TABLE AND CHAIRS. THIS MAY REQUIRE A VARIANCE~~.

ABBREVIATIONS

A.B.	ANCHOR BOLT	L.	LINEN
ABV	ABOVE	LAM.	LAMINATE
A.C.	AIR CONDITIONING	LAV.	LAVATORY
ACOUS.	ACOUSTIC	LL	LIVE LOAD
ADJ.	ADJUSTABLE	LP	LOW POINT
A.F.F.	ABOVE FINISH FLOOR	MAX.	MAXIMUM
ALUM.	ALUMINUM	MC	MEDICINE CABINET
ALT.	ALTERNATE	MECH	MECHANICAL
A.P.	ACCESS PANEL	MED	MEDIUM
APPROX.	APPROXIMATE	MIN	MINIMUM
ARCH.	ARCHITECTURAL	MISC	MISCELLANEOUS
@	AT	ML	MICROLAM
BD	BOARD	MO	MASONRY OPENING
BI	BUILT-IN	MRBL	MARBLE
BLDG	BUILDING	MTL	METAL
BOT.	BOTTOM	MW	MICROWAVE
B/	BOTTOM OF	NIC	NOT IN CONTRACT
BRG.	BEARING	NO	NUMBER
BRG. PL.	BEARING PLATE	NOM	NOMINAL
B.U.R.	BUILT UP ROOFING	NTS	NOT TO SCALE
CRPT	CARPET	O	OVEN
CABT	CABINET	OA	OVERALL
C.I.	CAST IRON	OC	ON CENTER
C.J.	CEILING JOISTS	OPP	OPPOSITE
C.J.T.	CONSTRUCTION JOINTS	OPT.	OPTIONAL
CL	CENTERLINE	PERF.	PERFORATED
CLG.	CEILING	PL	PLATE
CL.	CLOSET	P LAM	PLASTIC LAMINATE
C.M.U.	CONCRETE MASONRY UNIT	PLYWD	PLYWOOD
		PSF	POUNDS PER SQUARE FOOT
C. O	CASED OPENING		
COL.	COLUMN	PSI	POUNDS PER SQUARE INCH
CONC.	CONCRETE		
CONST.	CONSTRUCTION	PVC	POLYVINYLCHLORIDE
CONT.	CONTINUOUS	QT	QUARRY TILE
C.T.	CERAMIC TILE	R	RADIUS
C.W.	COLD WATER	RD	ROOF DRAIN
DEMO.	DEMOLITION	R & S	ROD AND SHELF
DIA	DIAMETER	REC	RECESSED
DIAG.	DIAGONAL	REF	REFRIGERATOR
DIM.	DIMENSION	REG	REGULAR
DISP.	DISPOSAL	REINF	REINFORCE
DIV.	DIVISION	RM	ROOM
DL	DEAD LOAD	RO	ROUGH OPENING
DN.	DOWN	RR	ROOF RAFTERS
DWGS.	DRAWINGS	SECT	SECTION
D.S.	DOWNSPOUT	SHLV	SHELVES
D.W.	DISHWASHER	SHT	SHEET
EA.	EACH	SHWR	SHOWER
EX.	EXISTING	SHTG	SHEATHING
EIFS	EXTERIOR INSULATION FINISH SYSTEM	SIM	SIMILAR
		SL	SLIDING
EQ	EQUAL	SPEC	SPECIFICATION
EXP.	EXPANSION	SQ	SQUARE
ELEC.	ELECTRICAL	SF	SQUARE FOOT
ELEV.	ELEVATION	SS	SANITARY SUMP
EQUIP.	EQUIPMENT	STD	STANDARD
EQUIV.	EQUIVALENT	STL	STEEL
E.W	EACH WAY	STOR	STORAGE
F	FURNACE	STRUCT	STRUCTURE
FD	FLOOR DRAIN	SUSP	SUSPENDED
FE	FIRE EXTINGUISHER	T & B	TOP AND BOTTOM
FF	FINISH FLOOR	T/	TOP OF
FIN.	FINISH	TEL	TELEPHONE
FIXT	FIXTURE	T & G	TONGUE AND GROOVE
FLR	FLOOR		
FLSHG	FLASHING	THK	THICK
FDN	FOUNDATION	TJI	TRUST JOIST
FO	FACE OF	TOP	TOP OF PLATE
FS	FOOTING SUMP	TV	TELEVISION
FTG	FOOTING	TYP	TYPICAL
FURN	FURNACE	UC	UNDER COUNTER
GA	GAUGE	UON	UNLESS OTHERWISE NOTED
GALV	GALVANIZED		
GFI	GROUND FAULT INTERRUPT	VCT	VINYL COMPOSITION TILE
GLU-LAM	GLUE LAMINATED BEAM	VERT	VERTICAL
		VIF	VERIFY IN FIELD
GYP.	GYPSUM	W/	WITH
HD	HEAD	WC	WATER CLOSET
HDR	HEADER	WIC	WALK IN CLOSET
HT	HEIGHT	WD	WOOD
HM	HOLLOW METAL	WDO	WINDOW
HORZ	HORIZONTAL	WH	WATER HEATER
HP	HIGH POINT	W/O	WITHOUT
HTG	HEATING	WP	WATERPROOF
HVAC	HEATING VENTILATE AIR CONDITIONING	WT	WEIGHT
		WWF	WELDED WIRE FABRIC
INT.	INTERIOR		

SITE PLAN NOTES

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

ENERGY CODE COMPLIANCE NOTES

1. ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.30
ACTUAL U-FACTOR:
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR:
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49
MIN. FRAME WALL R-VALUE: 30 OR 20 + 5 OR 13+10
ACTUAL WALL R-VALUE: 30 (CLOSED CELL FOAM INSULATION)
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE:
MIN. BASEMENT R-VALUE: 15 OR 19
ACTUAL BASEMENT R-VALUE:
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS.
SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.

2. ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2021 IECC REQUIREMENTS.
ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM.
ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.

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

4. ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.

5. PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.

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

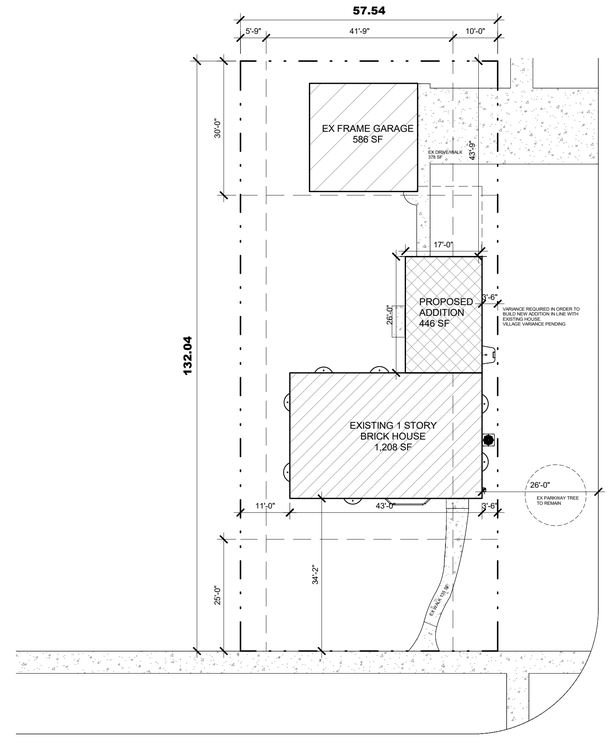
7. ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.

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

9. 100% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.

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

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



1 A0 **SITE PLAN - PROPOSED**
1/16" = 1'-0"

N

SITE PLAN LEGEND

— · · —	PROPERTY LINE
— — —	SETBACK LINE
— — — —	EASEMENT LINE
—— E ——	ELECTRIC SERVICE
—— G ——	GAS SERVICE
—(—(—	STORM SEWER
—<—<—	SANITARY SEWER
—— W ——	WATER SERVICE
—— X ——	FENCE

SITE SETBACKS (R-3)

	REQUIRED	PROPOSED
FRONTYARD	25'-0"	EX 34'-2"
INTERIOR SIDEYARD	5'-6"	EX TO REMAIN
EXTERIOR SIDEYARD	10'-0"	VARIANCE 3.45'
REARYARD	30'-0"	44'-9"
HEIGHT - MEAN	MAX 25'-0"	EX TO REMAIN

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

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

IMPERVIOUS SF

WALKS/DRIVEWAY	513 SF
ADDITION	446 SF
EX HOUSE	1,208 SF
GARAGE	586 SF
TOTAL	**2,753 SF**

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EMAIL: KEVINJCDB@GMAIL.COM

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ADDITION TO
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1146 N MITCHELL AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE
1- 03/18/2025

ISSUE DATE
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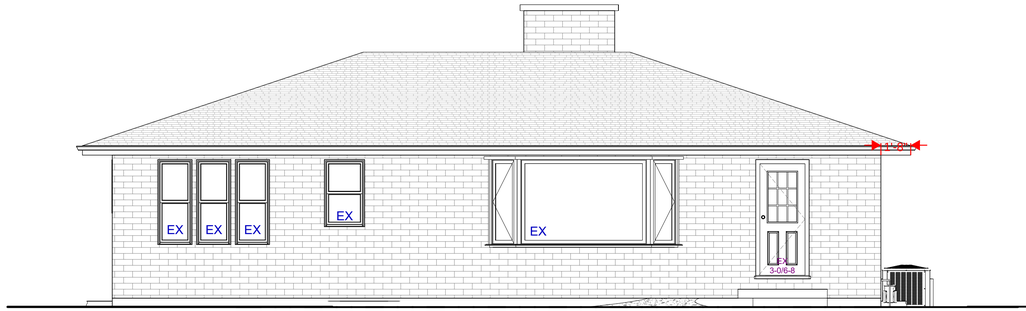
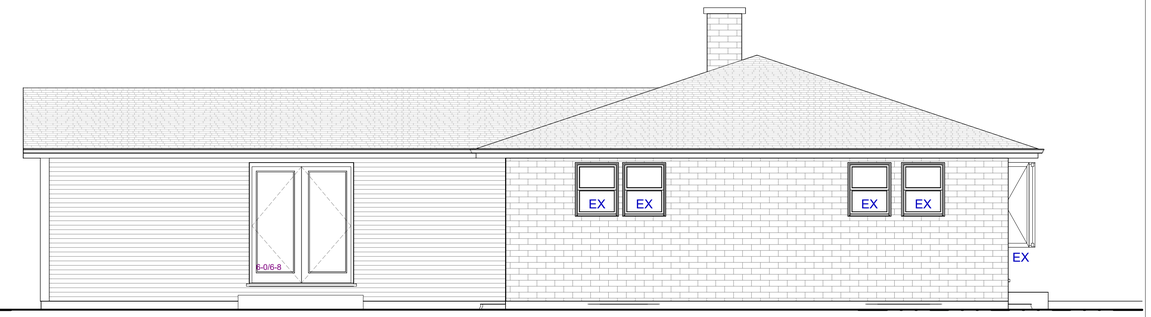
SHEET TITLE
COVER SHEET

SHEET NUMBER
A0



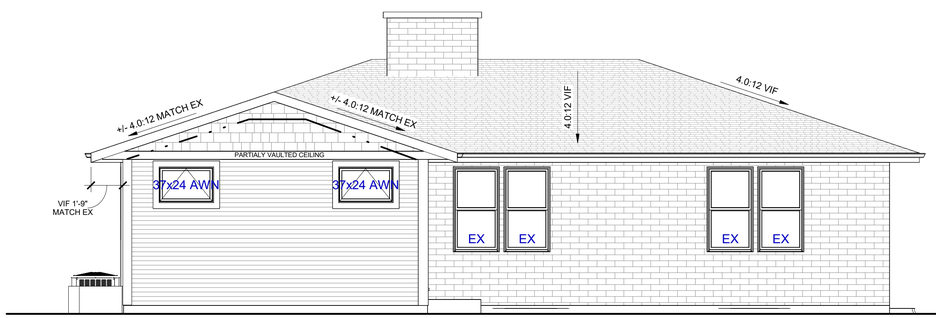


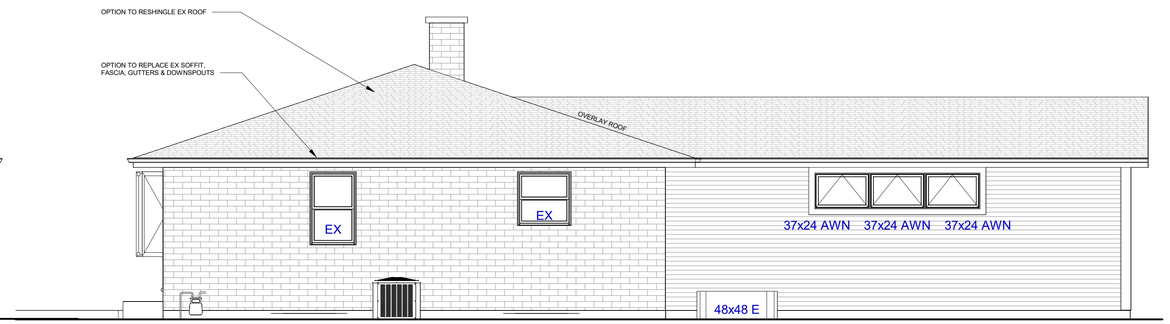
1 A5 SOUTH ELEVATION - PROPOSED FRONT

1/4" = 1'-0"

2 A5 WEST ELEVATION - PROPOSED SIDE

1/4" = 1'-0"





3 A5 NORTH ELEVATION - PROPOSED REAR

1/4" = 1'-0"

4 A5 EAST ELEVATION - PROPOSED SIDE

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.	LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZONTAL HARDIE SIDING - NAVAJO BEIGE	JAMES HARDIE	TRIM AND FASCIA		TRIM	MATCH EX
SIDING (2)		EX BRICK - TO REMAIN		SOFFIT AND FASCIA		ALUMINUM - VENTED	MATCH EX, OPTION FOR NEW
SIDING (3)		JAMES HARDIE SHAKE SIDING - NAVAJO BEIGE	JAMES HARDIE	GUTTERS, DOWNSPOUTS		ALUMINUM	MATCH EX
ROOFING (1)		ASPHALT SHINGLES	MATCH EX, OR NEW TBD	WINDOWS		VINYL (INTERIOR - WHITE / EXTERIOR -WHITE)	MATCH EX
DOORS		STYLE TBD - WHITE					

WINDOW NOTES:

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
   EGRESS WINDOW REQUIREMENTS
   PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
   PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
   A MINIMUM CLEAR WIDTH OF 20"
   A MINUMUM CLEAR HEIGHT OF 24"
   A SILL HEIGHT OF LESS THAN 44" AFF
6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
7. ALL BATHROOM GLASS AND GLASS IN AREAS OF HAZARD SHALL BE SAFETY GLAZING, PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER INSTALLATION TO VERIFY COMPLIANCE. SECTION: IRC R308.4
8. E = EGRESS T= TEMPERED AFETY GLASS
   F= FROSTED PRIVACY GLASS EX = EXISTING WINDOW TO REMAIN

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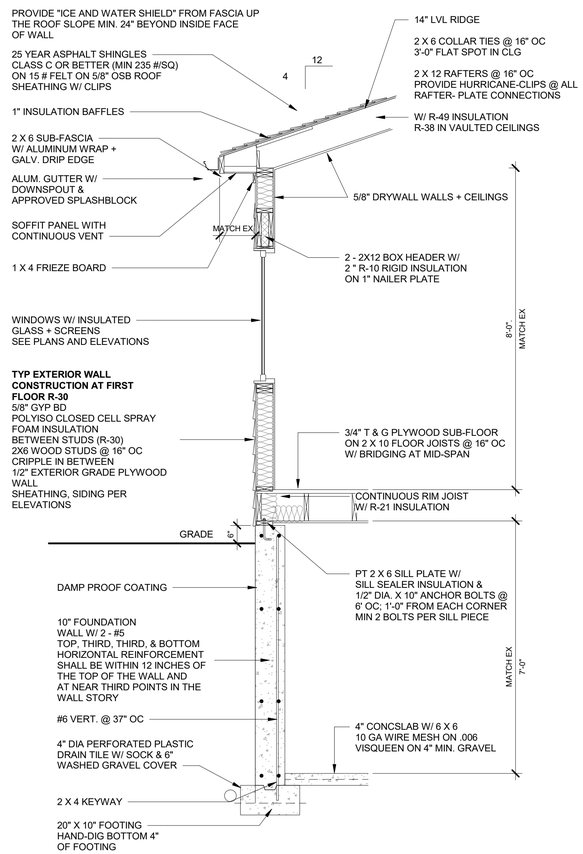
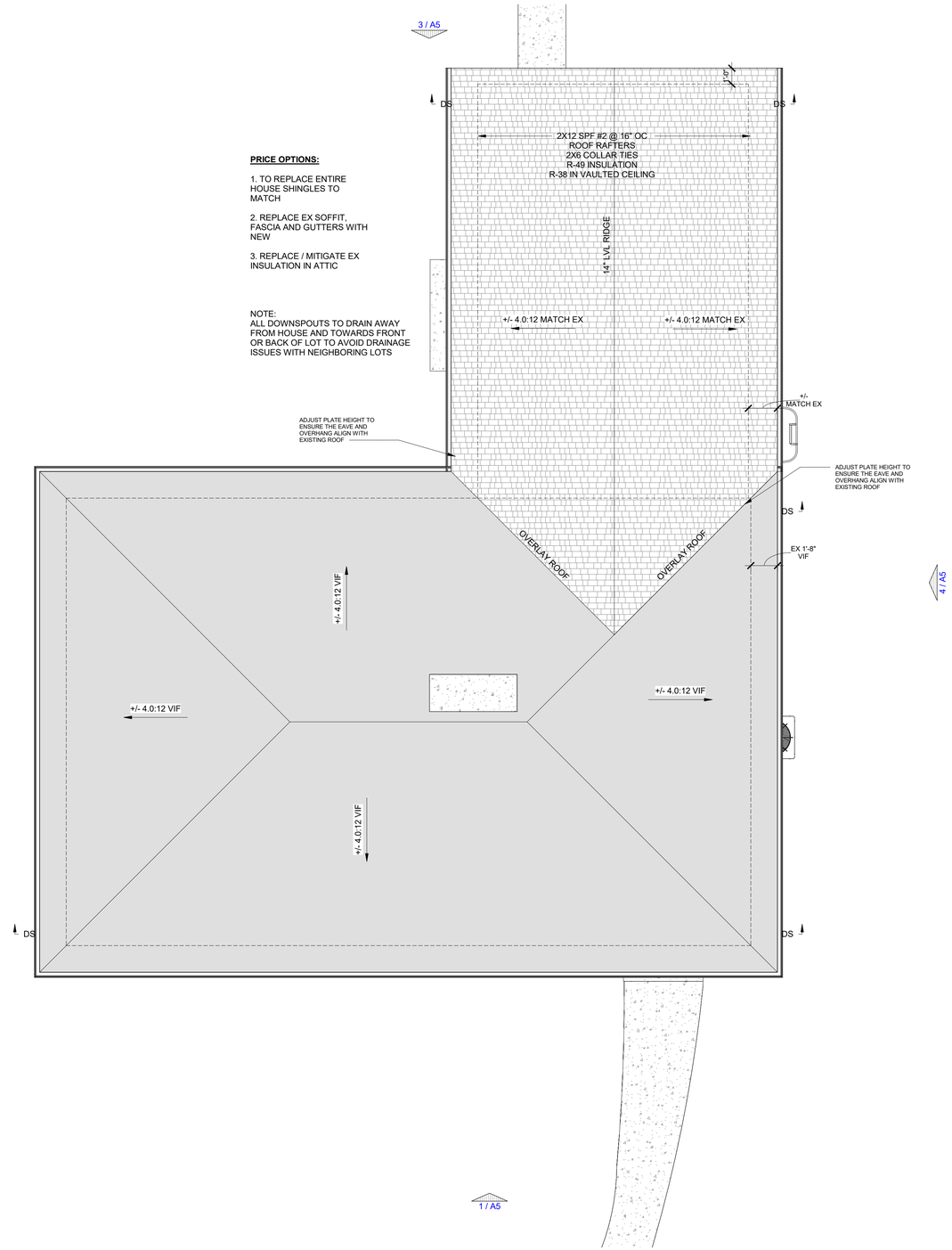
SHEET TITLE
ELEVATIONS

SHEET NUMBER
A5

R905.1.2 ICE BARRIERS

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





PRICE OPTIONS:

1. TO REPLACE ENTIRE HOUSE SHINGLES TO MATCH

2. REPLACE EX SOFFIT, FASCIA AND GUTTERS WITH NEW

3. REPLACE / MITIGATE EX INSULATION IN ATTIC

NOTE:
ALL DOWNSPOUTS TO DRAIN AWAY FROM HOUSE AND TOWARDS FRONT OR BACK OF LOT TO AVOID DRAINAGE ISSUES WITH NEIGHBORING LOTS

1 / A4 **WALL SECTION**
1/2" = 1'-0"

2 / A4 **ROOF PLAN**
1/4" = 1'-0"

N

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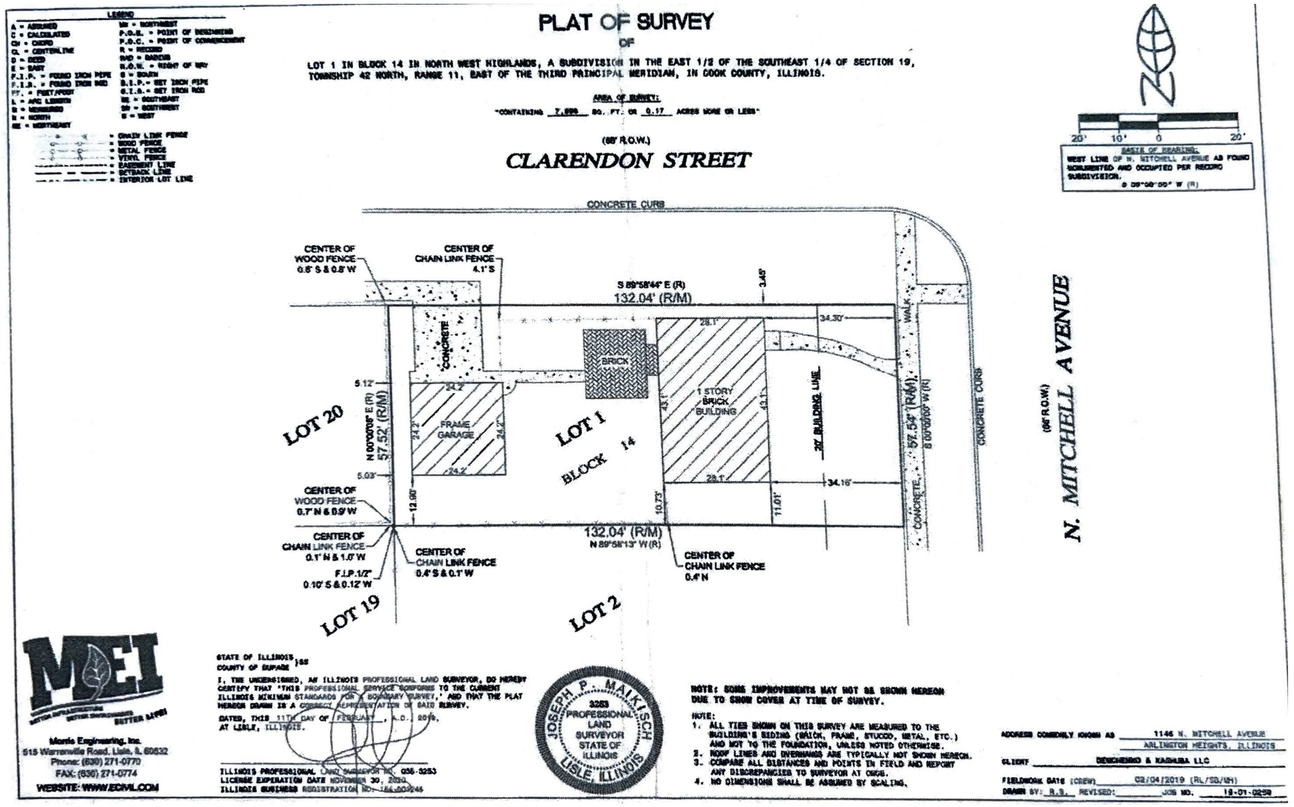
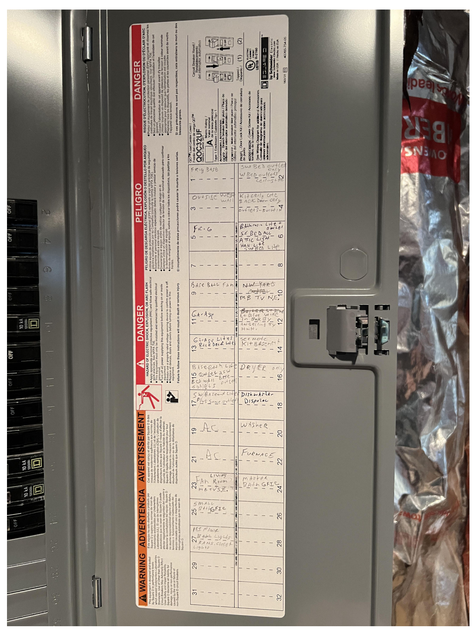
SHEET TITLE
ROOF PLAN

SHEET NUMBER
A4



PLAT OF SURVEY
NTS

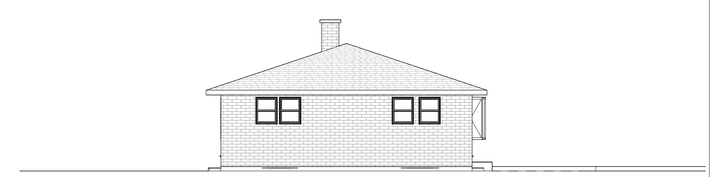


EXISTING ELECTRICAL PANEL

1 / A1 **EAST ELEVATION - EXISTING FRONT**
1/8" = 1'-0"

2 / A1 **WEST ELEVATION - EXISTING REAR**
1/8" = 1'-0"

3 / A1 **NORTH ELEVATION - EXISTING SIDE**
1/8" = 1'-0"



4 / A1 **SOUTH ELEVATION - EXISTING SIDE**
1/8" = 1'-0"

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SHEET TITLE
EXISTING DRAWINGS

SHEET NUMBER
A1

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
5/12/2025

Item: 418 N Beverly Ln - ZBA25-013
Department: Planning & Community Development

Item Description:
REQUEST

- A 3.8-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a rear yard setback of 26.2 feet instead of the required 30.0 feet and an additional 2.0 feet for the eave.

ATTACHMENTS:

1. Exhibits - 418 N Beverly Ln

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Derek Mach, Planner
Hearing Date: May 12, 2025
Date Prepared: May 6, 2025
Project Title: Pundy-Neczwid Residence
Address: 418 N. Beverly Ln.

Background Information

Petition Number: ZBA #25-013
Petitioner: Jereme Smith – DII Architecture
Address: 305 E. Clarendon St.
Prospect Heights, IL 60070

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

Requested Action/Background Information

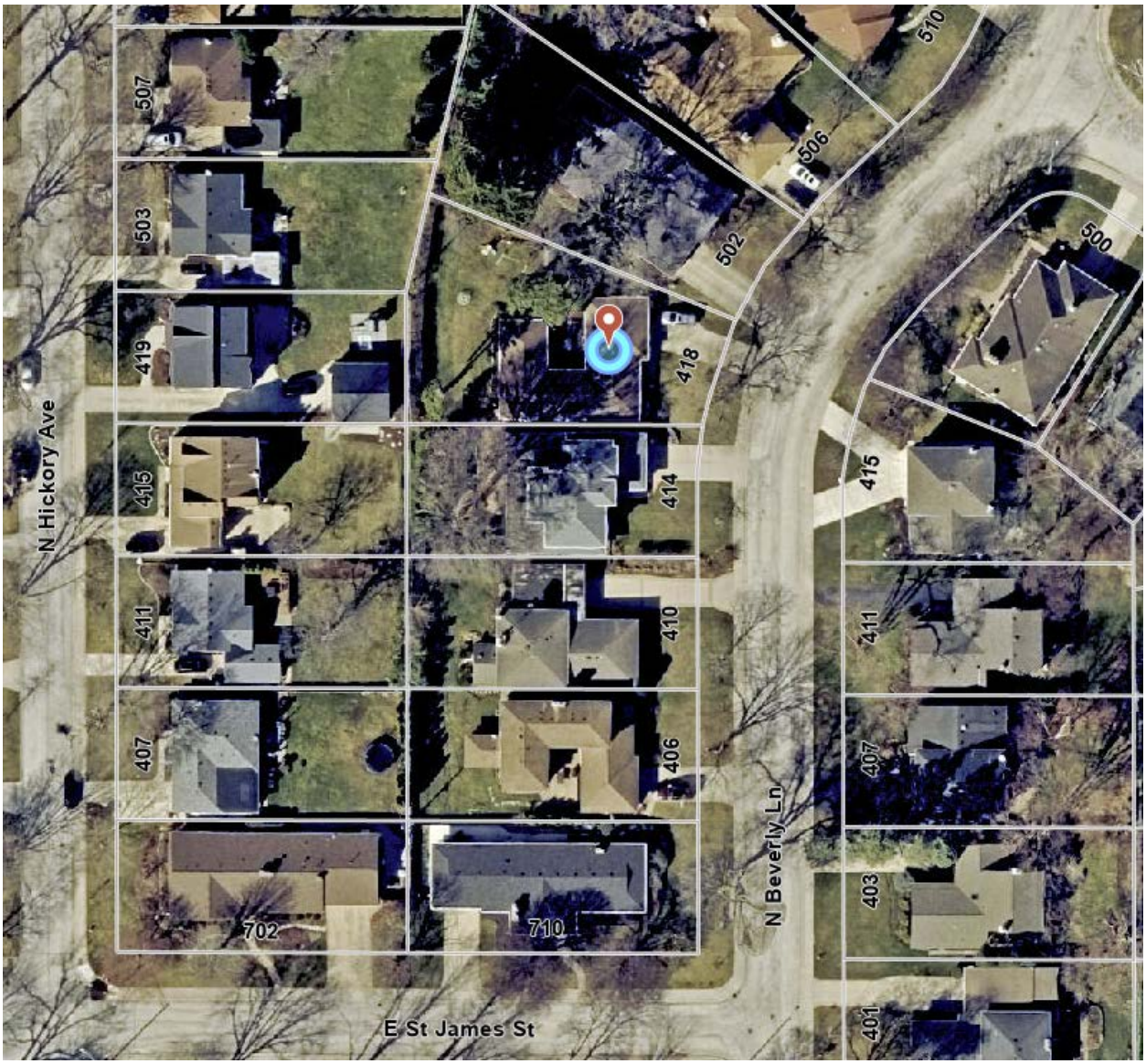
The petitioner is proposing to construct a 450 square foot addition on the west face of the building, which will encroach into the required rear yard setback. The property is zoned R-3 and has a total land area of 10,873 square feet. The proposed addition is set back 26.2 feet where 30 feet is required. Therefore, petitioner is requesting the following variation:

- A 3.8-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a rear yard setback of 26.2 feet instead of the required 30.0 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

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

Photographs of Existing Structure

Village of Arlington Heights

To:	**Jereme Smith / DII Architects**
From:	**Darko Bojin**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 25-013**
Project:	**418 N Beverly Ln.**
Date:	**May 6, 2025**

ZONING COMMENTS:

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

Planning and Community Development

1. The design of the proposed addition fits with the design of the existing house. This project is favorable for an Administrative (Staff) design approval, pending the outcome of the ZBA review.

Building and Life Safety

1. Approved with Note: 1. The exterior wall of the addition is required to have either R-30 cavity insulation or R-20 continuous insulation Section: 2021 IECC Table R402.1.3.

Engineering

1. The Engineering Division has no objection to the requested variance from Chapter 28, Section 5.1-3.3d to construct a 450 sf rear addition with a setback of 26' 2.5" where 30 ft is required.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, May 12, 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 3.8-foot variation from Chapter 28, Section 5.1-3.3b (Required Minimum Yards) to allow an addition with a rear yard setback of 26.2 feet instead of the required 30.0 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 planningmail@vah.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 9 in Block 1 in Eastwood, a Subdivision of the East ¾ of the Northwest ¼ of the Southeast ¼ of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian in Cook County, Illinois.

Commonly known as: 418 N. Beverly Lane, 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@vah.com.

Peter Siavelis, Chairman
Zoning Board of Appeals
Derek Mach (847) 368-5232
Planning and Community Development
Published in Daily Herald April 26, 2025 (288352)

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 Jereme Smith(Architect) & Christine Pundy and Andrij Neczwid

being the owner of the property commonly know as: 418 N. Beverly Ln. Arlington Heights, IL, 60004

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: Build a 450 sf rear addition 3'-9.5" beyond

the rear 30' setback line. The proposed addition is for future ada/wheelchair accessibility.

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 addition is in keeping with the existing home and will push west, to the rear of the property. It will not be seen from the street or affect the cohesiveness of the current neighborhood vernacular. We also do not think it negatively affects any of the adjacent neighbors.

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 owners are advanced in years and one or both anticipate needing a wheelchair in the near future. This will require more square footage, corridor space, turning radiuses, etc.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): We have maintained the ranch aesthetic, and hip roofline for this addition. We are also painting Hardieboard panels for the addition and the existing home in a warm gray/tan color. We think the home and addition fit together nicely and with the neighborhood.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): We feel that the current design/layout is the minimum footprint possible to solve the functional spaces desired/needed by the owners, and also accommodate wheelchair access, turning, etc., as well as any medical equipment functional space that is required.

Signed: Jereme Smith Date: 3/25/25

Petitioner

DII ARCHITECTURE

www.diiArchitecture.com

Jereme Smith, ALA
Owner, DII Architecture
Licensed Architect & Design/Builder
Add Dii on facebook.

info@diiarchitecture.com
773.209.1488

Date: March 31, 2025
Address: 418 N. Beverly Ln. Arlington Heights, IL, 60004
Project: Rear Master Suite Addition

To Whom It May Concern:

The purpose of this request is for a variance from the Arlington Heights Municipal Code, Chapter 28, (Zoning Regulations), Section 5.1-3.3d in order to:
Construct a one story 450 sf rear addition in the rear yard. The proposed addition is encroaching into the required rear yard setback by 3'-9.5". The addition will be set back 26' - 2.5" from the rear property line and a setback of 30' is required by code.

Sincerely,
Jereme Smith, licensed Architect
DII Architecture

ANTON J. ADAMS

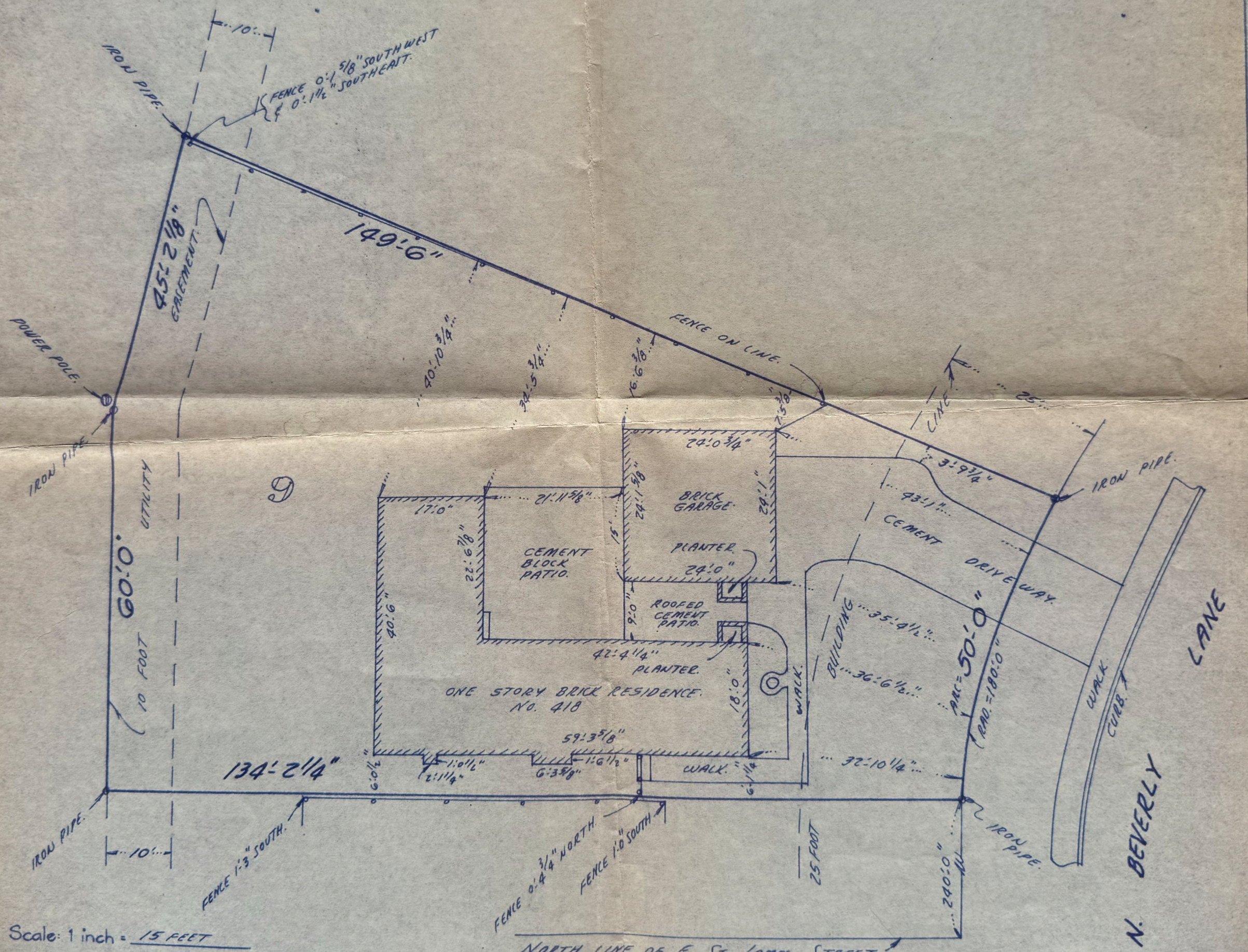
Registered Land Surveyor

301 NORTH WILLE STREET, MOUNT PROSPECT, ILLINOIS 60056

Phone: CLEARBROOK 5-3512

PLAT OF SURVEY

Lot 9 in Block 1 in EASTWOOD, a Subdivision of the East 3/4 of the Northwest 1/4 of the Southeast 1/4 of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian in Cook County, Illinois.



Scale: 1 inch = 15 FEET

Order No: 19714

Field book 42-11-36 page 151

Ordered by: WILLIAM J. DUFFY

CAUTION: Compare description in this plat with your deed, abstract or certificate of title; also compare all points before building by same and at once report any difference. Building lines shown only where they are so recorded in the maps; otherwise refer to your deed, abstract, or Zoning Board.

STATE OF ILLINOIS
COUNTY OF COOK } ss:

I, ANTON J. ADAMS, Illinois Land Surveyor, hereby certify that I have surveyed the property described above and that the plat hereon drawn is a correct representation of said survey. All measurements corrected to the standard at 62 degrees Fahrenheit.

MOUNT PROSPECT, ILLINOIS, AUGUST 21ST A.D. 19 79.

Anton J. Adams

Registered Illinois Land Surveyor No. 1423

PUNDY & NECZWID RESIDENCE

ADDITION

NOTES - SITEWORK & UTILITIES:

CIVIL:
TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF THIS SITE OR ANY PART THEREOF, OR THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISIONS HAVE BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH WATER INTO PUBLIC AREAS OR SUCH WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THIS CONSTRUCTION SITE.

SANITARY:
1. CONTACT SCOTT DEGRAF, SEWER INSPECTOR, 24 HOURS PRIOR TO COMMENCEMENT OF WORK, 847-989-8961
2. A VIDEO INSPECTION OF THE NEW SANITARY SEWER SHALL BE WITNESS BY THE CITY SEWER INSPECTOR. PLUMBING CONTRACTOR SHALL PROVIDE A TELEVISING SNAKE AND CONTACT SCOTT DEGRAF TO SCHEDULE THE INSPECTION, PRIOR TO COMMENCING CONSTRUCTION.
3. IF NOT INSTALLED, A 6" SANITARY CLEAN OUT MUST BE INSTALLED WITHIN 5'-0" OF THE RESIDENCE FOUNDATION.

GENERAL NOTES

1. CONTRACTOR SHALL BE RESPONSIBLE FOR MEANS, METHODS, TECHNIQUES, PROCEDURES, AND FOR COORDINATING ALL PORTIONS OF THE WORK.
2. CONTRACTOR AND HIS/HER SUBCONTRACTORS SHALL HOLD HARMLESS THE DESIGNER AND HIS AGENTS AGAINST LOSS, DAMAGES, LIABILITY, OR ANY EXPENSE ARISING IN ANY MANNER FROM THE WRONGFUL OR NEGLIGENT ACTS OF THE CONTRACTOR, THE SUBCONTRACTORS, OR THEIR RESPECTIVE EMPLOYEES AND AGENTS.
3. ALL TRADES SHALL BE COORDINATED WITH EACH OTHER AND FULLY INFORMED AND AWARE OF THE WORK OF OTHERS.
4. SUBCONTRACTORS SHALL VERIFY ALL DIMENSIONS BEFORE CONSTRUCTION AND BRING ANY DISCREPANCIES TO THE ATTENTION OF THE GENERAL CONTRACTOR
5. LARGER SCALE DRAWINGS SHALL TAKE PRECEDENCE OVER DRAWINGS OF A SMALLER SCALE.
6. INSULATION INSTALLER SHALL PROVIDE A CERTIFICATE LISTING THE TYPE, MANUFACTURER AND R-VALUE OF INSULATION INSTALLED .
7. CONTACT FLOOD BROTHERS 630-261-0400 TO ORDER DUMPSTER
8. CONTRACTORS ARE REQUIRED TO COMPLETE THE CONTRACTOR REGISTRATION REQUIREMENTS OF THE CITY. SEE CITY WEBPAGE FOR APPLICATION FORM AND INSURANCE REQUIREMENTS.
9. PORT-A-POTTY SHALL BE PROVIDED AND LOCATED WITH SAFETY FENCING
10. ADDRESS FOR PROJECT SHALL BE PLACED ON FENCING AND BE VISIBLE FROM THE ROAD.
11. CITY STREETS SHALL BE CLEANED DAILY AND KEPT FREE FROM MUD AND DEBRIS.
12. CONSTRUCTION OPERATION HOURS ARE 7AM-6PM ON WEEKDAYS AND SATURDAYS.
13. DIMENSIONS TAKE PRECEDENCE OVER SCALE. CONTRACTOR TO VERIFY ALL DIMENSIONS IN THE FIELD.
14. IF ANY ERRORS, OMISSIONS, OR DISCREPANCIES BECOME APPARENT, THESE SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO CONSTRUCTION OF ANYTHING AFFECTED SO THAT CLARIFICATIONS OR REDESIGN MAY OCCUR.
15. GENERAL CONTRACTOR WILL BE REPSONSIBLE FOR THE FINAL CLEANUP OF THE PROJECT
16. THE GENERAL CONTRACTOR AND SUB-CONTRACTORS SHALL NOT ORDER EQUIPMENT OR FABRICATE BUILDING COMPONENTS WITHOUT FIRST FIELD VERIFYING ALL DIMENSIONS.
17. CONTRACTORS SHALL FAMILIARIZE THEMSELVES WITH THE EXISTING FIELD CONDITIONS AND NOTIFTY THE ARCHITECT OF DISCREPANCIES BETWEEN THE EXISTING CONDITIONS AND THE PLANS.

SCHEDULE - SHEET LIST

Sheet Number	Sheet Name
A0.0	TITLE SHEET, SITE PLAN, CODE
A1.0	FOUNDATION PLAN, FRAMING PLAN, DEMO PLAN
A2.0	FLOOR PLAN, RCP
A3.0	ROOF PLAN, ROOF FRAMING
A4.0	ELEVATIONS
A5.0	BUILDING SECTIONS
A6.0	INTERIOR ELEVATIONS

APPLICABLE CODES:

2018 INTERNATIONAL RESIDENTIAL CODE
2017 NATIONAL ELECTRICAL CODE
2018 INTERNATIONAL MECHANICAL CODE
2018 INTERNATIONAL FUEL GASE CODE
2018 INTERNATIONAL EXISTING BUILDING CODE
2018 INTERNATIONAL FIRE CODE
ILLINOIS STATE PLUMBING CODE
ILLINOIS ENERGY CONSERVATION CODE

SQUARE FOOTAGES:
EXISTING HOME: 2,025 SF
ADDITION: 450 SF
TOTAL: 2,475 SF

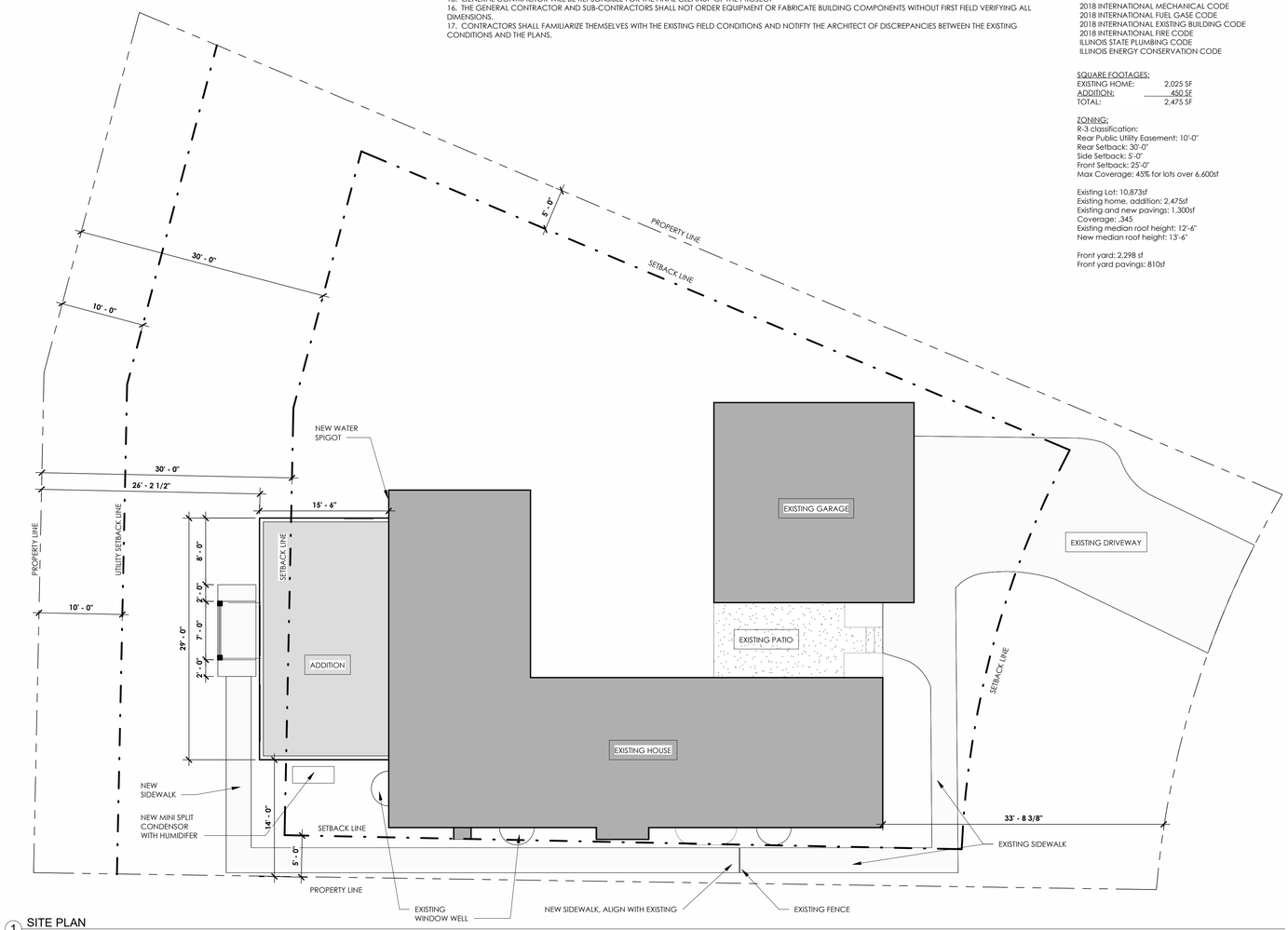
ZONING:
R-3 classification:
Rear Public Utility Easement: 10'-0"
Rear Setback: 30'-0"
Side Setback: 5'-0"
Front Setback: 25'-0"
Max Coverage: 45% for lots over 6,600sf

Existing Lot: 10,873sf
Existing home, addition: 2,475sf
Existing and new pavings: 1,300sf
Coverage: .345
Existing median roof height: 12'-6"
New median roof height: 13'-6"

Front yard: 2,298 sf
Front yard pavings: 810sf

3 3D_Exterior 1

2 3D_Exterior 2



1 SITE PLAN
1/8" = 1'-0"

DII ARCHITECTURE
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info@diiarchitecture.com

LICENSED ARCHITECT
JEREME R. SMITH
001-020542
STATE OF ILLINOIS

I, Jereme Smith, license #001-020542; expiring 11-30-26 maintain that these drawings were prepared under my supervision and, to the best of my knowledge, meet all building codes and other applicable ordinances.

PROJECT
Pundy and Neczwid Residence
418 Beverly Ln
Arlington Heights, IL 60004

DRAWING DESCRIPTION
TITLE SHEET, SITE PLAN, CODE

A0.0

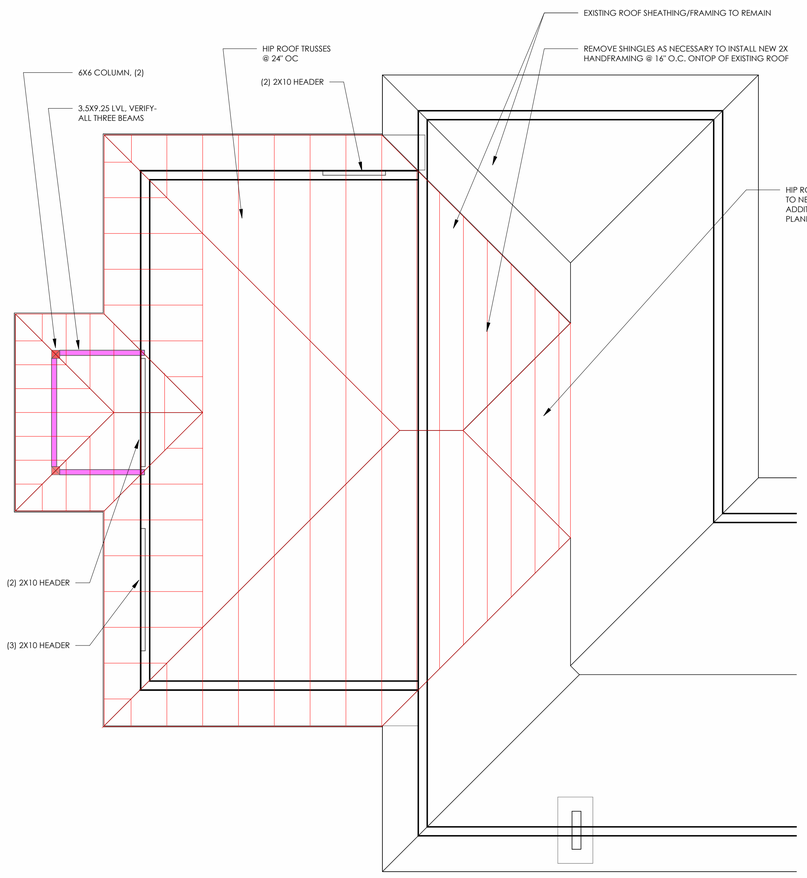
ISSUED
02.27.24
DRAWN BY:
NRS DESIGNS

DRAWING SETS

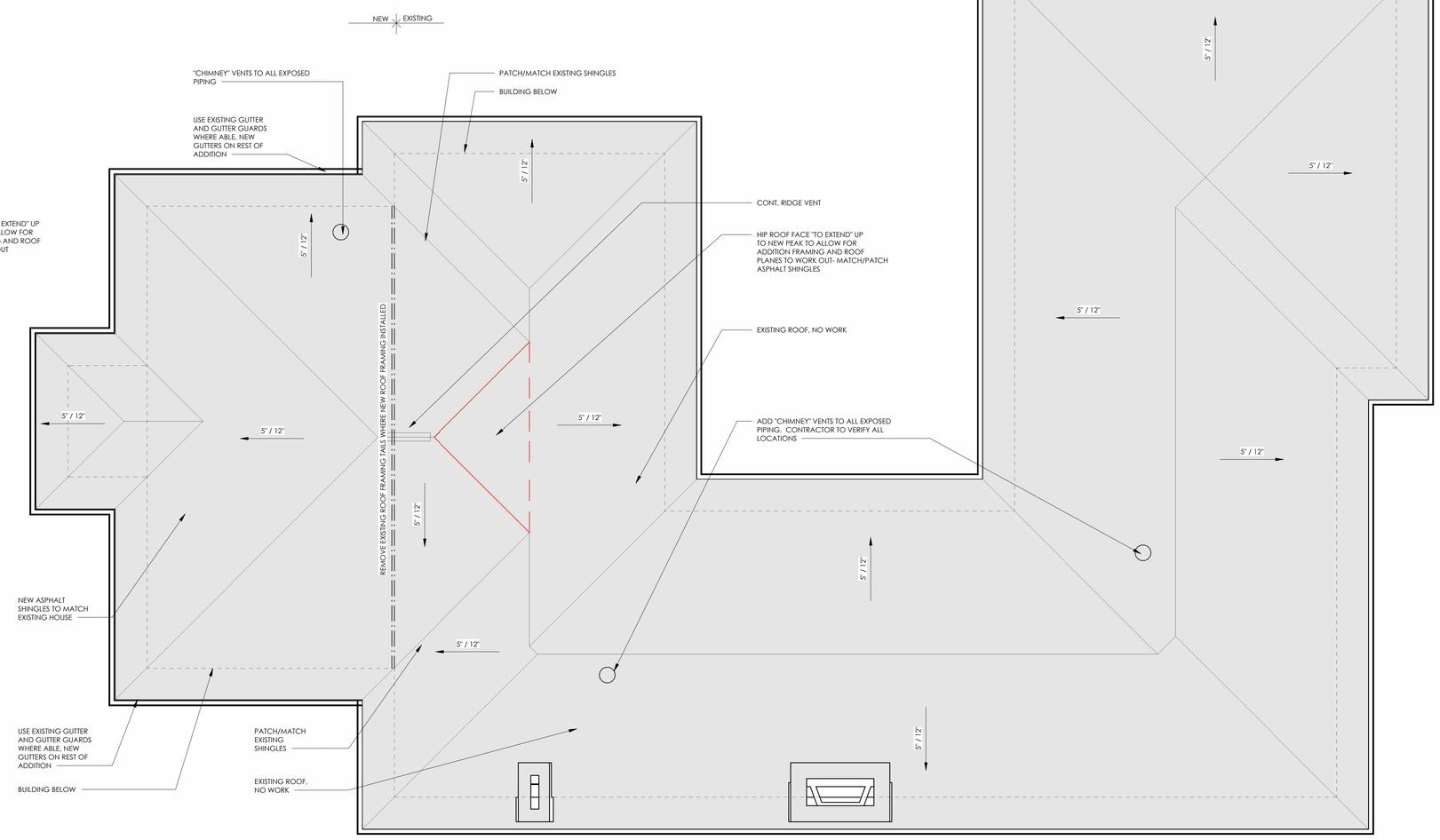
1	02.27.24	PERMIT SET

ROOF PLAN - GENERAL NOTES

1. CONTRACTOR TO VERIFY ALL EXISTING AND NEW ROOF PITCHES
2. ICE AND WATER SHIELD TO BE APPLIED BEFORE ROOF UNDERLAYMENT, 24" UP FROM ROOF EDGE
3. FASTEN ROOF UNDERLAYMENT AS NECESSARY TO HOLD IN PLACE. METAL DRIP EDGE TO BE APPLIED OVER UNDERLAYMENT MIN 2" HEADLAP, MIN 6" SIDELAP
4. MATCH NEW ASPHALT SHINGLES TO EXISTING SHINGLES
5. INSTALL NEW DOWNSPOUTS AT NEW ADDITION, MATCH EXISTING SIZE AND STYLE FROM EXISTING HOUSE
6. REUSE EXISTING GUTTERS AND LEAF GUARDS AS MUCH AS POSSILBE. MATCH NEW GUTTERS SIZE AND STYLE TO EXISTING
7. FASCIA COLOR AND STYLE TO MATCH EXISTING HOUSE
8. ADD "CHIMNEY" VENTS TO EXISTING PIPING. CONTRACTOR TO VERIFY ALL LOCATIONS AND QUANTITIES
9. MATCH SOFFIT OVERHANG DEPTH TO EXISTING HOUSE
10. NEW ADDITION TO HAVE VERTICAL SIDING AS SOFFIT- VENTED



4 ROOF FRAMING PLAN - 1ST FLOOR (9' PLATE)
1/4" = 1'-0"



1 ROOF PLAN
1/4" = 1'-0"

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STATE OF ILLINOIS

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PROJECT
Pundy and Neczwid Residence
418 Beverly Ln
Arlington Heights, IL 60004

DRAWING DESCRIPTION
ROOF PLAN, ROOF FRAMING

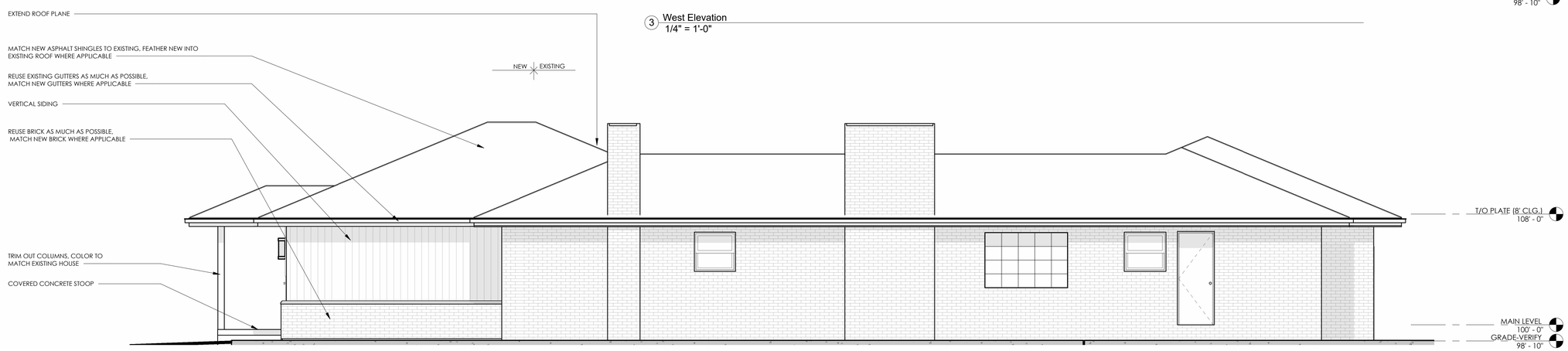
A3.0

ISSUED 02.27.24
DRAWN BY: NRS DESIGNS

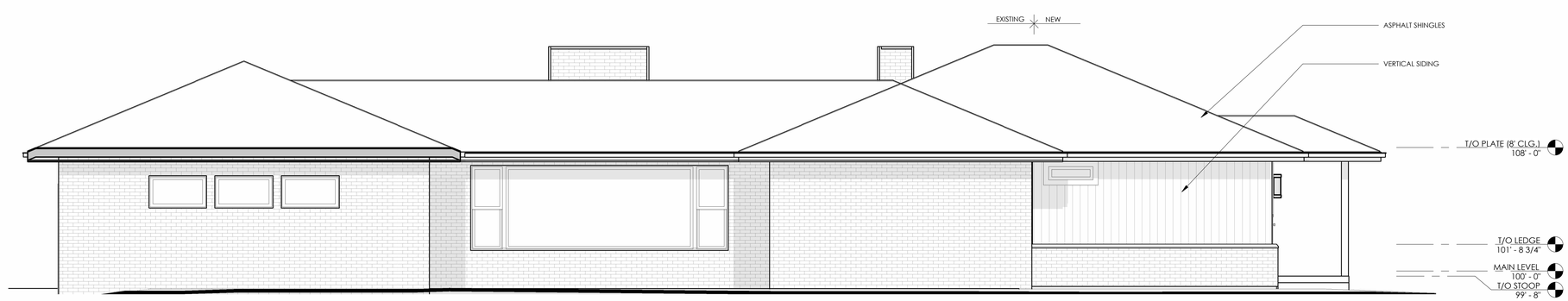
DRAWING SETS

1	02.27.24	PERMIT SET

3 West Elevation
1/4" = 1'-0"



2 South Elevation
1/4" = 1'-0"



1 North Elevation
1/4" = 1'-0"

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001-020542
STATE OF ILLINOIS

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PROJECT

Pundy and Neczwid Residence
418 Beverly Ln
Arlington Heights, IL 60004

DRAWING DESCRIPTION

ELEVATIONS

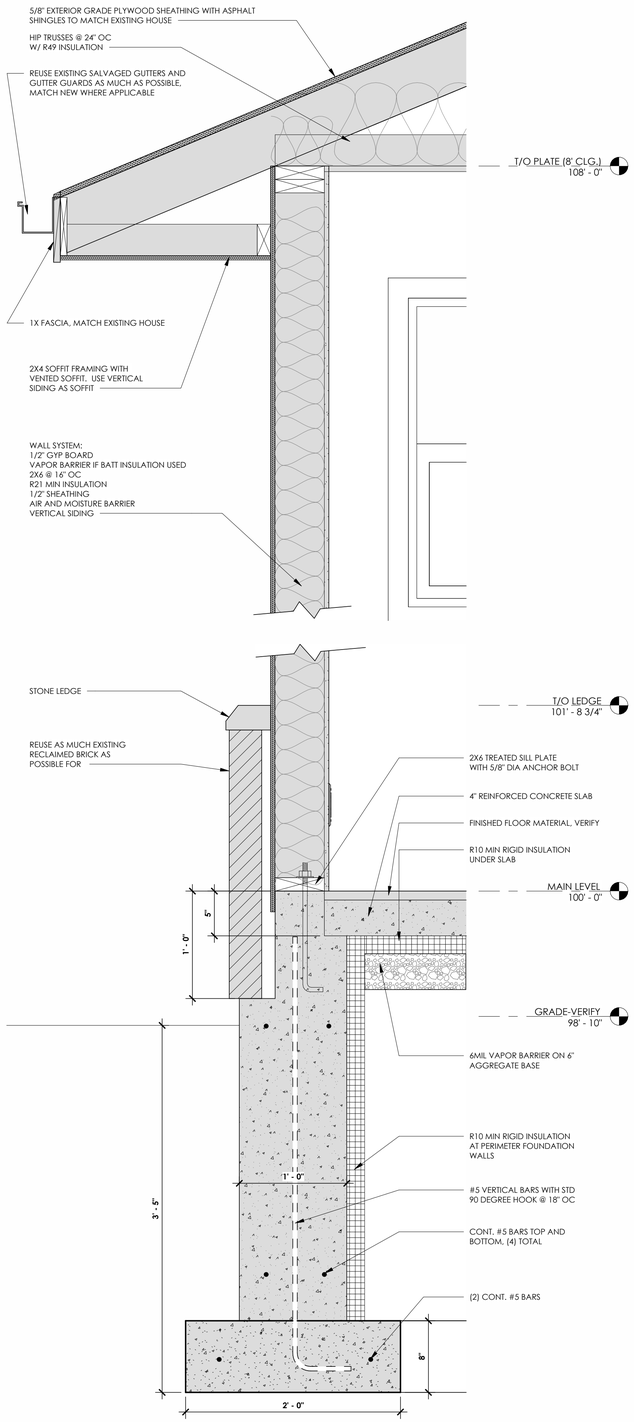
A4.0

ISSUED
02.27.24

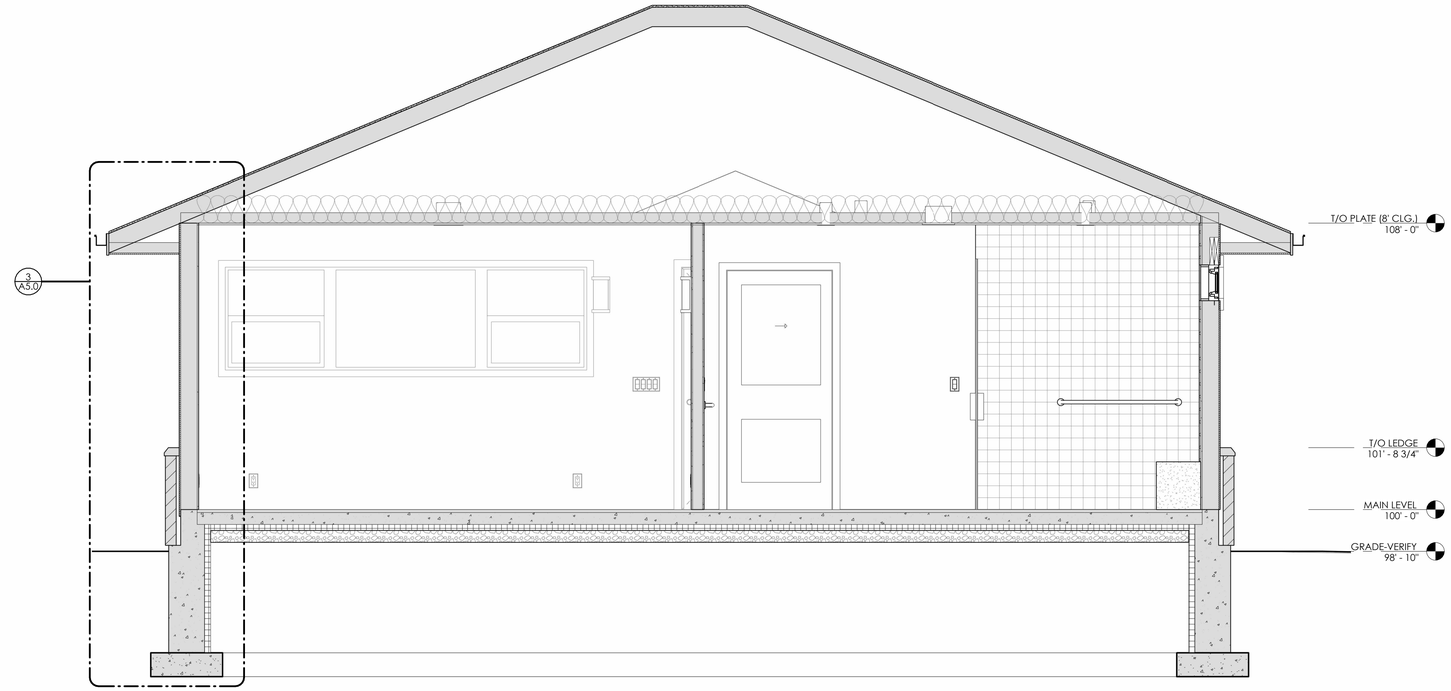
DRAWN BY:
NRS DESIGNS

DRAWING SETS

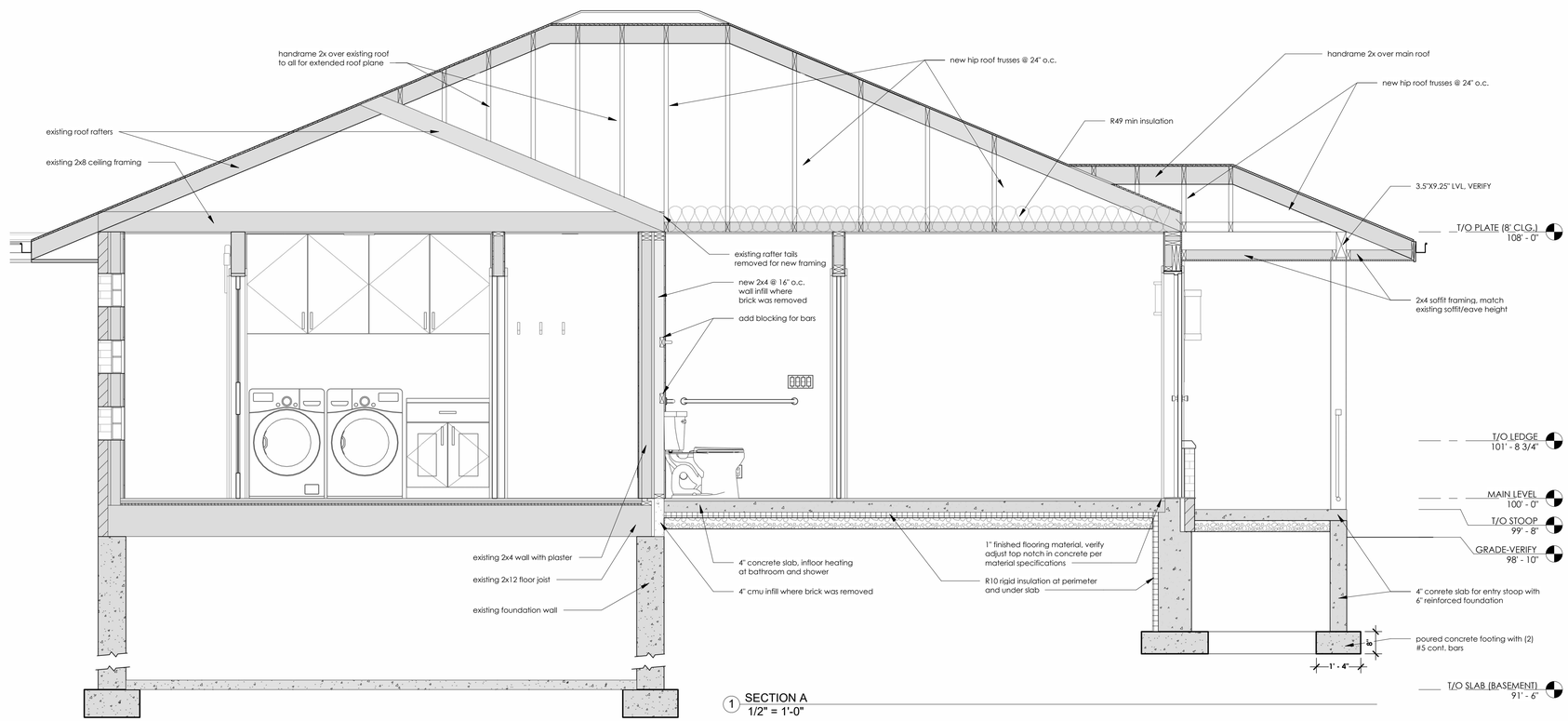
1	02.27.24	PERMIT SET



3 WALL SECTION
1 1/2" = 1'-0"



2 SECTION B
1/2" = 1'-0"



1 SECTION A
1/2" = 1'-0"

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STATE OF ILLINOIS

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PROJECT

Pundy and Neczwid Residence
418 Beverly Ln
Arlington Heights, IL 60004

DRAWING DESCRIPTION

BUILDING SECTIONS

A5.0

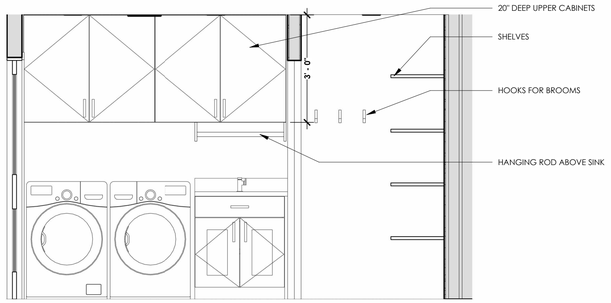
ISSUED
02.27.24
DRAWN BY:
NRS DESIGNS

DRAWING SETS

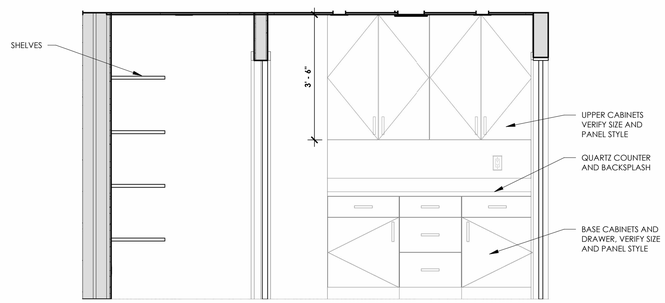
1	02.27.24	PERMIT SET

11 3D_Bedroom

10 3D_Bedroom 2



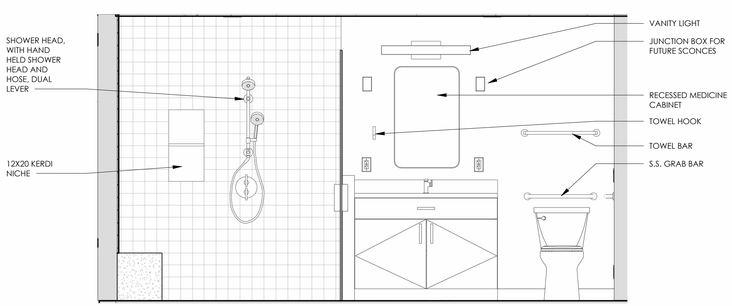
9 Laundry south wall
1/2" = 1'-0"



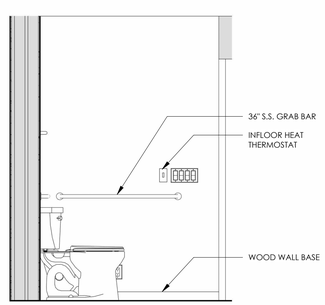
8 Laundry north wall
1/2" = 1'-0"

7 3D_Bathroom 2

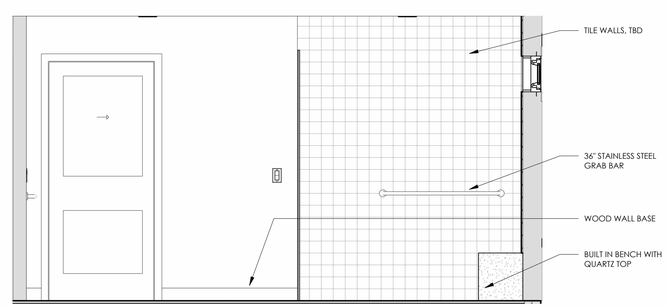
6 3D_Bathroom



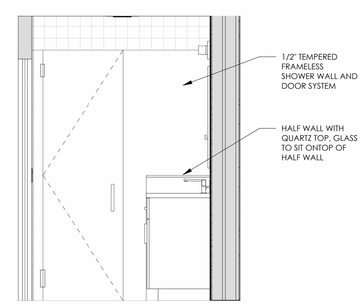
5 Bathroom East Elevation
1/2" = 1'-0"



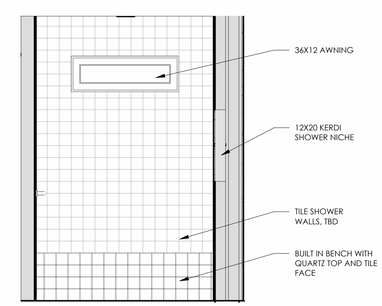
4 Bathroom South Elevation
1/2" = 1'-0"



3 Bathroom West Elevation
1/2" = 1'-0"



2 Bathroom North Elevation
1/2" = 1'-0"



1 Shower Elevation
1/2" = 1'-0"

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001-020542
STATE OF ILLINOIS

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PROJECT
Pundy and Neczwid Residence
418 Beverly Ln
Arlington Heights, IL 60004

DRAWING DESCRIPTION
INTERIOR ELEVATIONS

A6.0

ISSUED
02.27.24
DRAWN BY:
NRS DESIGNS

DRAWING SETS

1	02.27.24	PERMIT SET

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
5/12/2025

Item: 108 S Highland Ave - ZBA25-014
Department: Planning & Community Development

Item Description:
REQUEST

- A 1772.1 square-foot variation from Chapter 28, Section 5.1-4.1.a (Minimum Lot Size) to allow a lot size of 6,977.9 square-feet within the R-4 Two-Family Dwelling District, where 8,750 square-feet is required.

- A 20.0 foot variation from Chapter 28, Section 5.1-4.2.a (Minimum Lot Width at Building Line) to allow a lot width of 50.0 feet where 70 feet is required.

- A 863.8 square-foot variation from Chapter 28, Section 5.1-4.5.b.2 (Maximum Impervious Surface Coverage) to allow 4,352.8 square-feet of impervious surface coverage where 3,489 square-feet is allowed.

ATTACHMENTS:
1. Exhibits - 108 S Highland Ave

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Dan Osoba, Planner
Hearing Date: May 12, 2025
Date Prepared: May 7, 2025
Project Title: Cannistra Residence
Address: 108 S. Highland Ave.

Background Information

Petition Number: ZBA #25-014
Petitioner: Gina Zari
Address: 2110 W. Waveland Ave.
Chicago IL 60618

Existing Zoning: R-4 – Two Family Dwelling District

Requested Action/Background Information

The property is zoned R-4 Two Family Dwelling District. The Petitioner is proposing a new home on an existing lot that is substandard in lot size and lot width. The existing lot size is is 6,977.9 square-feet and the existing lot width is 50 feet, which does not meet the minimum 8,750 square-foot lot size or 70 foot lot width. Additionally, the Petitioner is proposing impervious surface coverage that exceeds the maximum of 50% of the lot area. Therefore, the Petitioner is requesting the following variations:

- A 1772.1 square-foot variation from Chapter 28, Section 5.1-4.1.a (Minimum Lot Size) to allow a lot size of 6,977.9 square-feet within the R-4 Two Family Dwelling District where 8,750 square-feet is required.

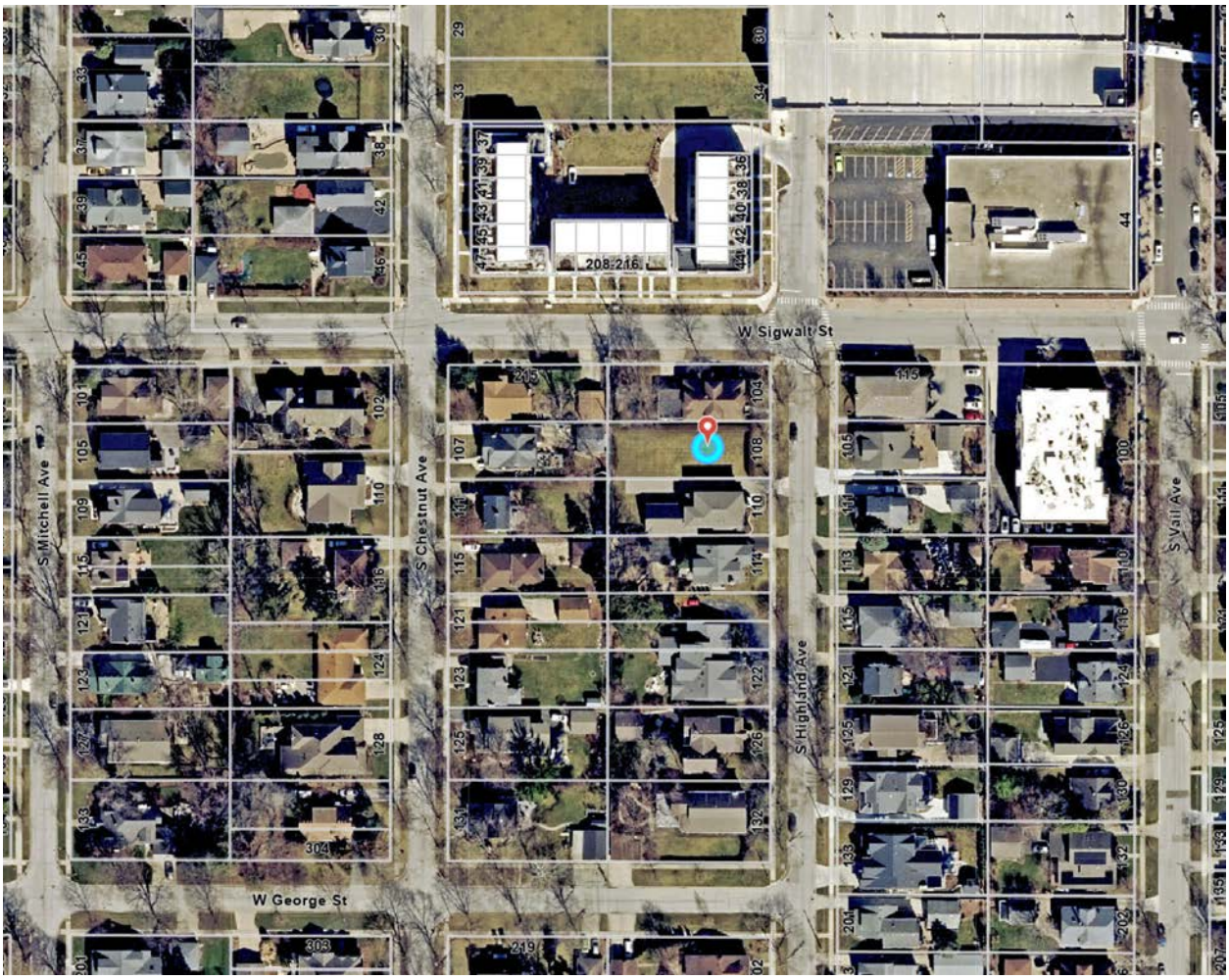
- A 20.0 foot variation from Chapter 28, Section 5.1-4.2.a (Minimum Lot Width at Building Line) to allow a lot width of 50.0 feet where 70 feet is required.

- A 863.8 square-foot variation from Chapter 28, Section 5.1-4.5.b.2 (Maximum Impervious Surface Coverage) to allow 4,352.8 square-feet of impervious surface coverage where 3,489 square-feet is allowed.

Variation Review Standards

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

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

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

Photographs of Existing Vacant Lot

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, May 12, 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 1772.1 square-foot variation from Chapter 28, Section 5.1-4.1.a (Minimum Lot Size) to allow a lot size of 6,977.9 square-feet within the R-4 Two Family Dwelling District where 8,750 square-feet is required.**
- **A 20.0 foot variation from Chapter 28, Section 5.1-4.2.a (Minimum Lot Width at Building Line) to allow a lot width of 50.0 feet where 70 feet is required.**
- **A 863.8 square-foot variation from Chapter 28, Section 5.1-4.5.b.2 (Maximum Impervious Surface Coverage) to allow 4,352.8 square-feet of impervious surface coverage where 3,489 square-feet is allowed.**

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@vah.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:

Lots 25 and 26 in Block 3 in Westview Addition to Arlington Heights, being a subdivision of the east 805.9 feet of the north 405 feet of the northeast ¼ of Section 31, Township 42 North, Range 11 east of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 108 S. Highland 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@vah.com.

Peter Siavelis, Chairman
Zoning Board of Appeals
Derek Mach (847) 368-5232
Planning and Community Development
Published in Daily Herald April 26, 2025 (288354)

Village of Arlington Heights

To:	**Gina Zari**
From:	**Dan Osoba**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 25-014**
Project:	**108 S. Highland Ave**
Date:	**May 6, 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 front elevation has a unique and interesting appearance that should generally fit well in this location. However, a complete Design Commission application is required to be submitted for review.

Building and Life Safety

BLS has no objection.

Engineering

The Engineering Division is NOT IN FAVOR of the requested variance to allow 4,154.5 sq ft of impervious coverage (approximately 60%) where 3,489 sq ft (50%) is allowed. Staff is aware that the adjacent property at 110 S Highland also exceeds the 50% coverage; however, this was an existing non-conformity prior to the adoption of the current regulations. Staff does recognize the constraints of the small lot. If the variance is approved, it is recommended to modify the bluestone paving for the patio and the front walk to incorporate additional permeable paving elements. At permit, the permeable paver driveway shall also include a maintenance plan to maintain the pervious elements. With regard to the underdrain under the driveway, there is no storm sewer on South Highland Ave, connection to the combined sewer will not be allowed.

05/06/2025

RESPONSE TO ENGINEERING REVIEW

Dear Board Members,

This document is meant to address the comments from the AH Engineering Department regarding the requested variance to the impervious coverage requirements, and the proposed use of permeable pavers in particular. As previously stated in the project narrative:

> "The proposal includes 4,154.5 sf of paving (1,492 sf of which is permeable), where 3,489 total sf of impervious coverage is allowed. Both sides of Highland Avenue have several examples of houses with detached garages located at the back of the lots, which are accessed via paved drives. The site plan indicates permeable pavers at the driveway with a drain tile beneath to help manage storm water runoff. The basis of design for the permeable pavers assumes 50% runoff, which would yield 746 sf for the driveway and 3,408.5 total sf of impervious coverage. We studied alternatives to this approach and determined that an attached garage at the back of the house would have a significant impact on the FAR and that the lot is too narrow to locate the garage on the primary façade."

The basis of design product for the proposed driveway is a permeable paver by Unilock. According to Unilock's current data (Figure 1), the infiltration rates of their products range from 300 to 1,000 inches of water per hour irrespective of void space and joint size. According to the area's local Unilock technical representative, "even though the percentages range from 4 to 10%, they can still drain 100% of the water just like a bathtub."

INFILTRATION RATES
for Unilock Permeable Pavers - Newly Installed

		PAVER	JOINT MATERIAL	JOINT WIDTH*	VOID SPACE*	INFILTRATION RATE**	MINIMUM INFILTRATION RATE** FOR RAINFALL INTENSITY OF:			
							2"/hr	4.5"/hr	6.5"/hr	11"/hr
ADA Compliant	Small: 1/4" Joint	Eco-Line™	ASTM # 9 Aqua Rock	6.25mm	5.8%	560	34	78	112	190
		Eco-Promenade™	ASTM #9 - SEK Chip	7 mm	10.12%	934	20	44	64	109
		Eco-Priora™ Herringbone	ASTM #9 - SEK Chip	7 mm	7.08%	676	28	64	92	155
		Eco-Priora™ 5 x10	Kafka - 1/8 to 3/16"	7 mm	6.8%	633	29	66	96	162
		Eco-Priora™ Pattern H	ASTM #9 - Roscoe Chip	7 mm	5.7%	509	35	79	114	193
		Eco-Priora™ Pattern H	IDOT FA 22	7 mm	5.7%	347	35	79	114	193
		Eco-Priora™ 10 x 10	Kafka - 1/16 to 3/16"	7 mm	4.6%	327	43	98	141	239
		Treo™ Permeable	ASTM #9 - SEK Chip	7 mm	5.5%	335†	36	81	118	200
	Medium: 1/4" to 3/8" Joint	Town Hall®	Kafka - 1/8 to 3/16"	9mm	6.5%	784	31	69	100	169
		City Park Paver™	ASTM #9 - SEK Chip	10mm	4.2%	934	48	107	155	262
	Large: 3/8" to 1/2" Joint	DuraFlow (Eco-URCS)	ASTM #8 IDOT CA-16	12mm	8%	912	25	56	81	138
		Eco-Optiloc™	HPB	12 mm	7.3%	404	27	62	89	151
		Eco-Optiloc™	ASTM #8 IDOT CA-16	12 mm	7.3%	912	27	62	89	151
	Extra Large: >1/2"	Tribeca Cobble™	ASTM # 9 Aqua Rock	10mm	5.6%	400	36	80	116	196
		Thornbury™	ASTM # 9 Aqua Rock	18mm	4.4%	385	45	102	148	250
		Eco-Stone™	ASTM #8 IDOT CA-16	6 mm	10.18%	784	19	42	60	102
		Ecoloc™	Kafka - 1/8 to 3/16"	7 mm	12.18%	1060	18	41	59	99

Figure 1

According to Unilock's standard detail for residential driveways (attached), there should be a 15-inch deep base course below the pavers, which is comprised of open-graded crushed stone. According to the NOAA's current 24-hour maximum rainfall quantity data, Chicagoland should be designing for 2.75 inches over 2 years, 4.25 inches over 10 years, and 7 inches over 100 years. When this data is entered into a stormwater volume calculator, the proposed driveway is managing 100% of runoff at the 2- and 10-year rainfall quantities with only 46% (Figure 2) and 71% (Figure 3) of capacity utilized, respectively. Even at the 100-year rainfall quantity, the driveway is only anticipated to generate 17% runoff. If the base course is increased from 15 (Figure 4) to 18 inches (Figure 5), the driveway is able to maintain 100% drainage for at least 100 years.

Input Information

Total Area	1492 ft²
Base Depth	15 inches
Aggregate Void Space	40 %
Rainfall Quantity	2.75 inches

Results

Rainwater Harvest	2,558 Gallons 342 Cubic Feet 0.01 Acre Feet
Base Capacity	5,580 Gallons 746 Cubic Feet 0.02 Acre Feet
Volume Capacity Used	3,023 Gallons 404 Cubic Feet 0.01 Acre Feet
Volume Capacity Used*	46%

* Note: these numbers do not factor in any subgrade drainage or stormwater infrastructure drainage over the 24 hour period

Figure 2

Input Information

Total Area	1492 ft²
Base Depth	15 inches
Aggregate Void Space	40 %
Rainfall Quantity	4.25 inches

Results

Rainwater Harvest	3,953 Gallons 528 Cubic Feet 0.01 Acre Feet
Base Capacity	5,580 Gallons 746 Cubic Feet 0.02 Acre Feet
Volume Capacity Used	1,628 Gallons 218 Cubic Feet 0.01 Acre Feet
Volume Capacity Used*	71%

* Note: these numbers do not factor in any subgrade drainage or stormwater infrastructure drainage over the 24 hour period

Figure 3

Input Information

Total Area	1492 ft²
Base Depth	15 inches
Aggregate Void Space	40 %
Rainfall Quantity	7 inches

Results

Rainwater Harvest	6,510 Gallons 870 Cubic Feet 0.02 Acre Feet
Base Capacity	5,580 Gallons 746 Cubic Feet 0.02 Acre Feet
Volume Capacity Used	-930 Gallons -124 Cubic Feet 0.00 Acre Feet
Volume Capacity Used*	117%

This design generates runoff. Increase Base Capacity (volume in the base design) in order to meet capacity requirement.

* Note: these numbers do not factor in any subgrade drainage or stormwater infrastructure drainage over the 24 hour period

Figure 4

Input Information

Total Area	1492 ft²
Base Depth	18 inches
Aggregate Void Space	40 %
Rainfall Quantity	7 inches

Results

Rainwater Harvest	6,510 Gallons 870 Cubic Feet 0.02 Acre Feet
Base Capacity	6,697 Gallons 895 Cubic Feet 0.02 Acre Feet
Volume Capacity Used	186 Gallons 25 Cubic Feet 0.00 Acre Feet
Volume Capacity Used*	97%

* Note: these numbers do not factor in any subgrade drainage or stormwater infrastructure drainage over the 24 hour period

Figure 5

As seen in the Figures on the previous page, the drainage percentages assume that there is no additional stormwater infrastructure. If there was a perforated pipe placed below the driveway that diverted into a rain garden adjacent to the driveway, even better outcomes could be anticipated.

You can see in the zoning worksheets that this area of permeable pavers is currently being counted as 100% impervious paving by the Engineering Department, which is not an accurate reflection of the proposal. In my additional calculation, which conservatively counted this area at 50% drainage, the lot coverage is below the allowable 50% threshold. If the drive is counted at what it should be (100% drainage), the lot coverage would then be 38%. The impervious lot coverage requirement does not take into account stormwater volume, since it is an area measurement. Even so, I believe this proposed permeable paver driveway meets the intent of the code, which is to responsibly manage storm water, mitigate runoff, and keep the neighborhood beautiful. I believe this residence would be a great addition to the neighborhood. I thank you for your time and consideration.

Thank you,

Gina Zari, AIA

NOTES:

1) THIS PERMEABLE PAVEMENT DETAIL IS A RECOMMENDED MINIMUM AND MUST BE DESIGNED BY A PROFESSIONAL ENGINEER.

2) ALL AGGREGATE MATERAIL SHALL BE CRUSHED, ANGULAR STONE AND FREE OF FINES.

3) COMPACT SUBSOIL WITH A CALIFORNIA BEARING RATIO (CBR) OF LESS THAN 5% AS DIRECTED BY A PROFESSIONAL ENGINEER.

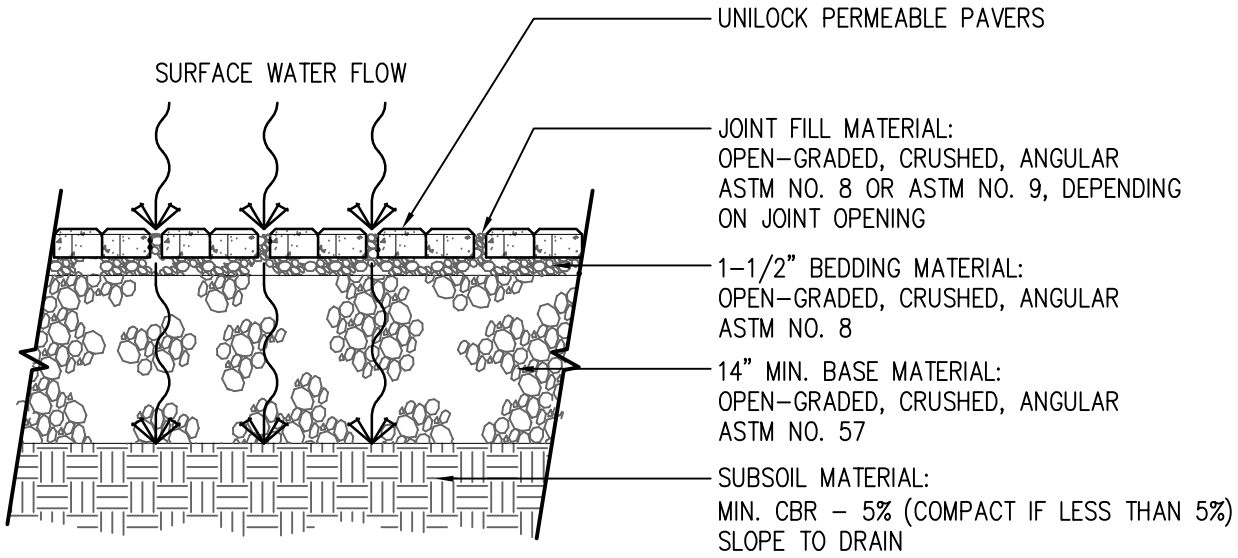
4) SURFACE SLOPE SHALL BE A MINIMUM OF 1% AND A MAXIMUM OF 5%.

5) INSTALL PVC UNDERDRAIN PIPE WHERE INFILTRATION RATE OF SUBSOIL IS LESS THAN 0.5 IN./HR. SIZE AS DIRECTED BY A PROFESSIONAL ENGINEER.

6) NEVER BUILD PERMEABLE PAVEMENTS ON ORGANIC CLAY SOILS OF HIGH PLASTICITY AND/OR PEAT, MULCH, SOILS WITH HIGH ORGANIC CONTENT.

7) MAINTAIN A MINIMUM DISTANCE OF 2' BETWEEN BOTTOM OF PERMEABLE BASE AND WATER TABLE.

8) THE MINIMUM AGGREGATE THICKNESSES ARE AFTER COMPACTION.



RESIDENTIAL APPLICATION
PERMEABLE PAVER DETAIL

CREATED:	OCTOBER 3, 2008
REVISED:	MARCH 6, 2015
FILE NAME:	CS-RES-DRIVEWAY.DWG

NOTES:
This cross section is intended for preliminary design purposes only. Confirm site conditions and consult with a qualified design professional or installer prior to installation.

CROSS SECTION
RESIDENTIAL DRIVEWAY

UNILOCK®
DESIGNED TO CONNECT.

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 Gina Zari (Architect) on behalf of Peter and Debbie Cannistra

being the owner of the property commonly know as: 108 S. Highland Avenue

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

Variation from Section 5.1-4.1a, 5.1-4.2a, 5.1-4.5.b.2

Chapter 28, of the Arlington Heights Municipal Code, in order to: build a single-family residence with a detached garage on a lot that is 49.96 feet wide and 6,978 total square feet. The proposal includes 4,154.5 sf of paving (1,492 sf of which is permeable), where 3,489 total sf is allowed.

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 lot is surrounded by single family residences on similarly narrow lots. The homes to either side, across the street on the East side of S Highland Ave, and to the West on S Chestnut Ave all seem to be on 50ft lots. Most have detached garages with paved drives.

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 lot is bound on both sides by residences and is and will always be unable to meet the minimum lot width and square footage requirements listed in the code. There was originally a single-family home on the lot, which the current owners demolished. An attached garage would take up most of the facade.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): Whomever the current owners sell to will need to appeal to the ZBA. If this appeal is not granted, the lot will sit vacant, like a missing tooth. A charming house on an empty infill site near the bustling Downtown will bolster the block, while respecting its surroundings.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The proposal follows all other AH requirements listed in Chapter 28.

Signed: _____ Date: 04/21/2025

Petitioner

Revised 1/14/25

04/21/2025

PROJECT DESCRIPTION

Dear Board Members,

We are applying for a variance from the Arlington Heights Municipal Code, Chapter 28 (Zoning Regulations), Sections 5.1-4.1a, 5.1-4.2a, and 5.1-4.5.b.2 in order to build a single-family residence on a lot that is 49.96 feet wide and 6,978 total square feet. The lot is currently vacant, but there was once a residential structure on the land, which is bound on both sides by houses of similar scale.

The lot is located at 108 S. Highland Avenue, Arlington Heights, Illinois. The land was purchased by the current owners, who also own the residence immediately to the South, and the original house was cleared many years ago. The lot is currently under contract and the contingency period has been extended through May 13th. The sale of the property is conditional upon feedback from the ZBA, which we hope to receive during the upcoming meeting on May 12th.

The proposal includes 4,154.5 sf of paving (1,492 sf of which is permeable), where 3,489 total sf of impervious coverage is allowed. Both sides of Highland Avenue have several examples of houses with detached garages located at the back of the lots, which are accessed via paved drives. The site plan indicates permeable pavers at the driveway with a drain tile beneath to help manage storm water runoff. The basis of design for the permeable pavers assumes 50% runoff, which would yield 746 sf for the driveway and 3,408.5 total sf of impervious coverage. We studied alternatives to this approach and determined that an attached garage at the back of the house would have a significant impact on the FAR and that the lot is too narrow to locate the garage on the primary façade.

Other than the aforementioned deviations, the proposal complies with all other zoning and building code regulations. We have not yet submitted to the Design Commission, but plan to do so as soon as possible, which I communicated to the ZBA liaison. Please feel free to reach out to me with any questions.

Thank you,

Gina Zari, AIA

LEGEND

A = ASSUMED
C = CALCULATED
CH = CHORD
CL = CENTERLINE
D = DEED
E = EAST
F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
FT. = FEET/FOOT
L = ARC LENGTH
M = MEASURED
N = NORTH
NE = NORTHEAST
NW = NORTHWEST
P.O.B. = POINT OF BEGINNING
P.O.C. = POINT OF COMMENCEMENT
R = RECORD
RAD = RADIUS
R.O.W. = RIGHT OF WAY
S = SOUTH
S.I.P.= SET IRON PIPE
S.I.R.= SET IRON ROD
SE = SOUTHEAST
SW = SOUTHWEST
W = WEST

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

PLAT OF SURVEY

OF

LOTS 25 AND 26 IN BLOCK 3 IN WESTVIEW ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE EAST 805.9 FEET OF THE NORTH 405 FEET OF THE NORTHEAST 1/4 OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

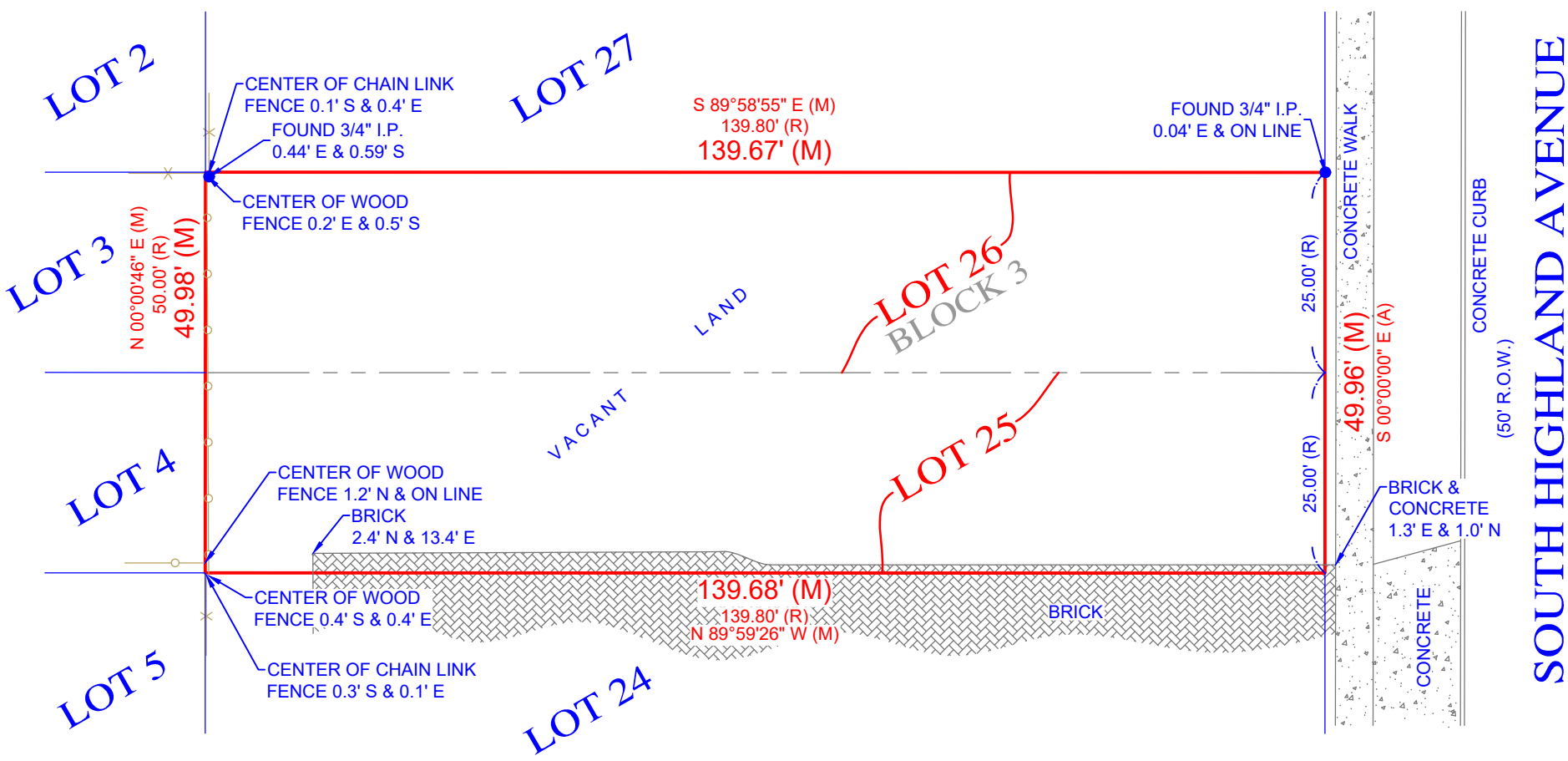
20' 10' 0 20'

BASIS OF BEARING:
WEST LINE OF SOUTH HIGHLAND AVENUE AS FOUND MONUMENTED AND OCCUPIED.

S 00°00'00" E (A)

AREA OF SURVEY:

"CONTAINING 6979 SQ. FT. OR 0.16 ACRES MORE OR LESS"



BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!

Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 10TH DAY OF DECEMBER, A.D., 2024, AT LISLE, ILLINOIS.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2026
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

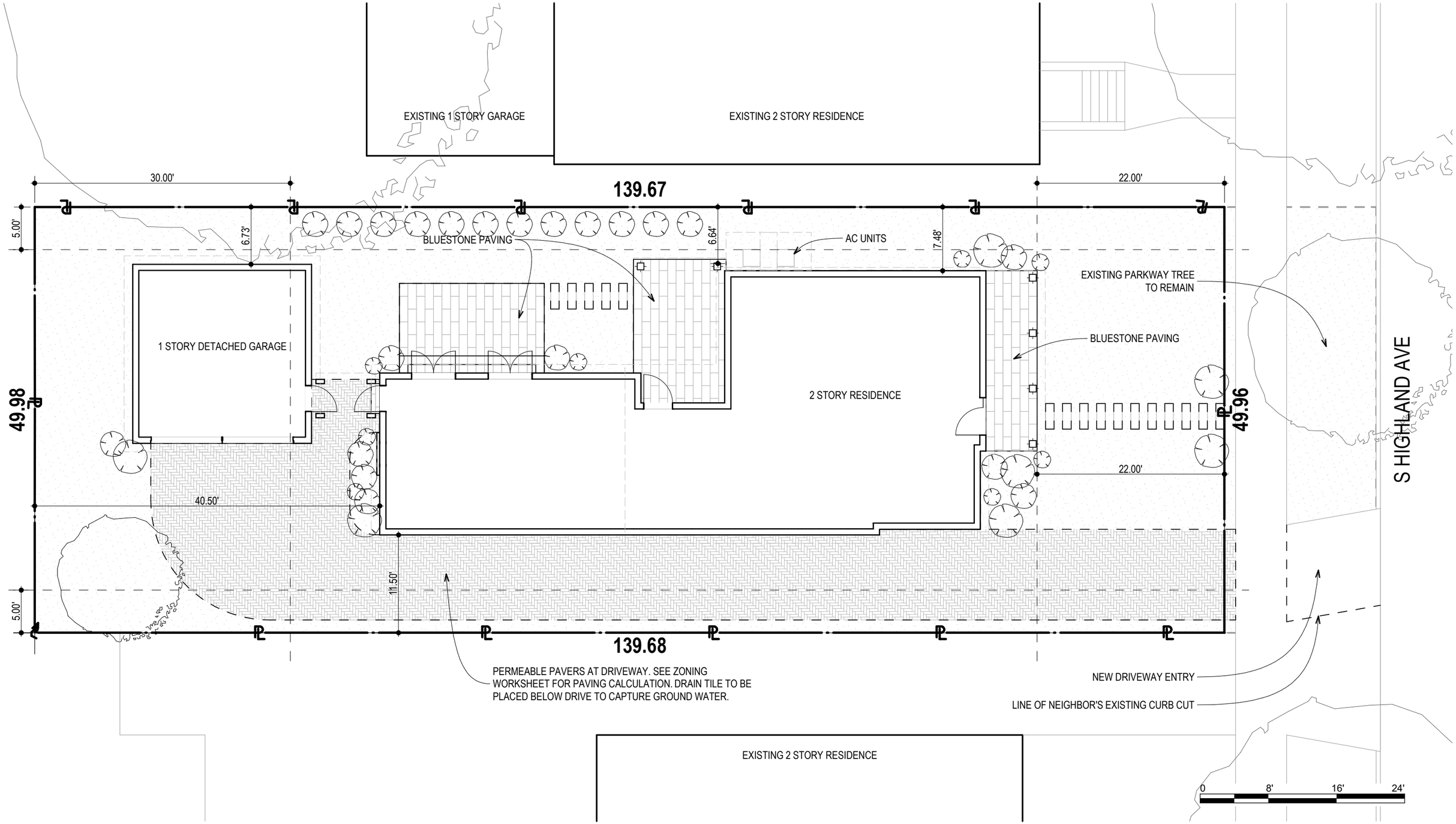
JAMES LEE MORRISON
2317
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 108 SOUTH HIGHLAND AVENUE
ARLINGTON HEIGHTS, ILLINOIS

CLIENT DROST, KIVLAHAN, MCMAHON & O'CONNOR LLC

FIELDWORK DATE (CREW) 12/05/2024 (LS/SS)
DRAWN BY: GN REVISED: - JOB NO. 24-12-0036



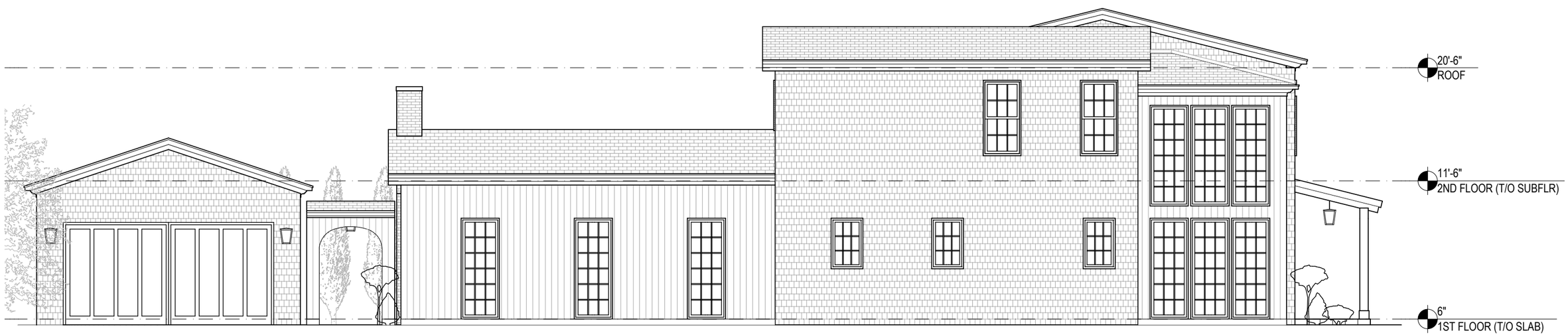
Gina C Zari, AIA
(847) 212-5863

SITE PLAN

108 S. Highland Avenue
VAH Zoning Board of Appeals Application
4/19/2025

© VHT STUDIOS

S HIGHLAND AVENUE (EAST) ELEVATION



SOUTH ELEVATION

0 4' 8' 16'

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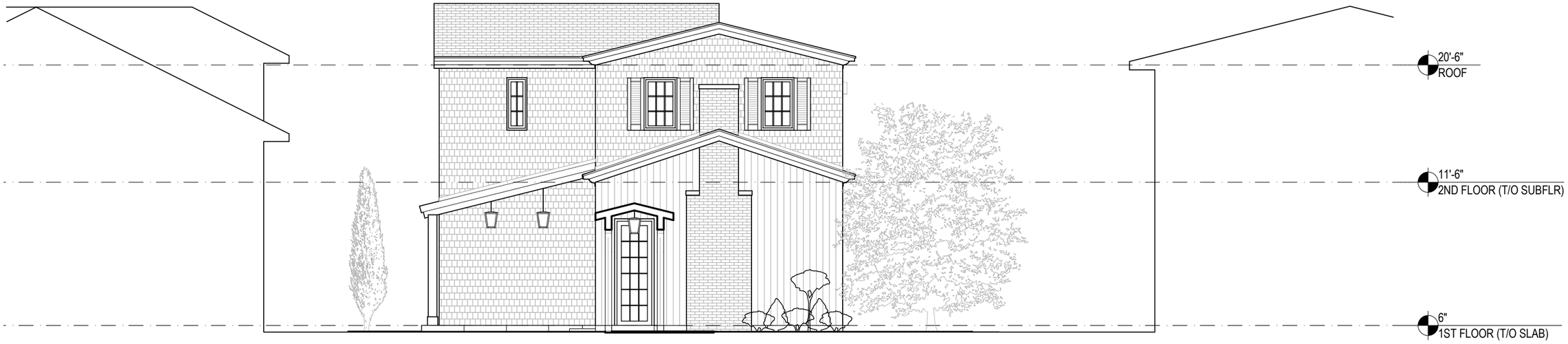
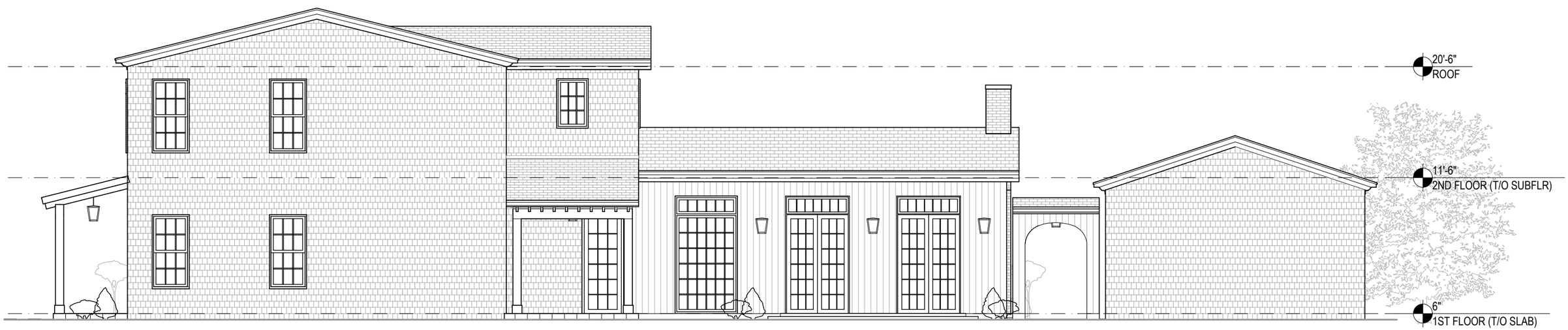
ELEVATIONS

108 S. Highland Avenue
VAH Zoning Board of Appeals Application
4/8/2025



WEST ELEVATION



NORTH ELEVATION

0 4' 8' 16'

Gina C Zari, AIA
(847) 212-5863

ELEVATIONS

108 S. Highland Avenue
VAH Zoning Board of Appeals Application
4/8/2025