



CITY COUNCIL WORKSHOP MEETING

Agenda

6: 30 PM February 9, 2015

City Hall

**8 North Elmhurst Road
Prospect Heights, IL 60070**

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. PLEDGE OF ALLEGIANCE – Alderman Williamson**
- IV. CLOSED SESSION - Property Acquisition**
- V. RESIDENTS COMMENTS (Agenda Matters)**
- VI. STAFF AND ELECTED OFFICIALS REPORTS**
 - Interim City Administrator Balling –
 - Announcement of Chicago Executive Airport master plan Open House February 18-19, 2015
 - Announcement of City Budget Workshop on Saturday, February 28
 - Department Directors-
 - Building and Zoning Director Skiber
 - City Treasurer
 - Aldermen
 - Mayor
- VII. ADOPTION OF CONSENT AGENDA - All items listed on the Consent Agenda are considered to be routine by the City Council and will be enacted by one motion. There will be no separate discussion of these items unless an Alderman or citizen so requests, in which event the item will be removed from the general order of business and considered under the Approval of Exceptions.**
 - A. Approval of the City Council Meeting Minutes of January 26, 2015
 - B. Ordinance O-15-06 Amending Title 10, Chapter 8 of the City Code (eliminating parking restrictions on Mayberry Lane) – Second Reading

VIII. APPROVAL OF EXPENDITURES

C. Approval of Warrants

General Fund	\$ 92,648.73
MFT Fund	\$0.00
Palatine/Milwaukee TIF	\$172,796.10
Tourism District	\$0.00
Development Fund	\$0.00
DEA Fund	\$0.00
Solid Waste Fund	\$31,393.73
SS Area #1	\$0.00
SS Area #2	\$0.00
SS Area #3	\$0.00
SS Area #4	\$0.00
SS Area #5	\$86.31
SS Area #8 – Levee Wall #37	\$116.91
SS Area-Constr #6 (Water Main)	\$0.00
SS Area- Debt #6	\$0.00
Road Construction	\$148.00
Road Construction Debt	\$0.00
Water Fund	\$4,653.57
Parking Fund	\$1,570.69
Road/Building Bond Escrow	\$500.00
TOTAL Expenditures	\$303,914.04
1/23/15 Payroll	\$131,283.83
TOTAL WARRANT	\$435,197.87

XII. OLD BUSINESS

D. Ordinance O-15- 05 approving a front yard variation for 1201 N. Drury Lane (Waiver of First Reading)

XIV. RESIDENT COMMENTS (Non-Agenda Matters)

XV. ADJOURNMENT

POSTED: by Deputy Clerk Schultheis, February 5, 2015 by 5:00 PM

This meeting will be televised on the following Prospect Heights Cable Channels:

Comcast and WOW Channel 17and AT&T U-verse Channel 99

**Chicago Executive Airport
1020 South Plant Road
Wheeling, Illinois 60090**

PRESS RELEASE
FOR IMMEDIATE RELEASE
Contact: Chicago Executive Airport
Main: 847-537-2580
masterplan@chiexec.com

**Chicago Executive Airport Board of Directors to host Master Plan Informational Coffees
this month.**

Master Plan Informational Coffee
Wednesday, February 18th 5:00pm – 9:00pm
Thursday, February 19th 2:00pm – 6:00pm
Location: Priester Aviation, 1061 S. Wolf Road

Wheeling & Prospect Heights, IL – Village President Dean Argiris, Mayor Nick Helmer and the Airport Board of Directors at Chicago Executive Airport invite local residents to attend either day of this event as the Airport updates the community on current planning efforts. It will be a casual atmosphere where airport planners will be available to talk with residents and answer questions. This is intended to be an opportunity for both the local communities and planners to exchange information directly with one another in a very interesting setting. Some of the topics will include how the airport is owned and overseen, the history of the airport, the regional and national importance of the airport, how the airport master planning process works, national aviation trends, and the airport's impact on the local economy and development. Parking will be available onsite.

- end of release -



B

To: William Balling, City Administrator

From: Anthony J. Kalina, Assistant to the City Administrator

Date: February 5, 2015

Re: Ordinance Amending Title 10, Chapter 8 of the City Code. Marberry Drive
Restricted Parking

Issue: On October 13, 2014, City Council voted to rescind the parking restrictions on Marberry Drive, which limited the allotted time to thirty minutes before vehicles may be penalized. This memo is to alert the City Council that the ordinance has been prepared and available for their review within this agenda packet. It is the recommendation of staff and the City's legal services that this ordinance be placed on the consent agenda for the February 9th, 2015 City Council Meeting.

Thank You.

ORDINANCE NO. O-15-06

**AN ORDINANCE AMENDING TITLE 10, CHAPTER 8 OF THE CITY CODE
(Restricted Parking)**

WHEREAS, the City of Prospect Heights ("City") is an Illinois Municipal Corporation pursuant to the Illinois Constitution of 1970 and the Statutes of the State of Illinois;

WHEREAS, on July 12, 2010, the City passed Ordinance O-10-19 which restricted parking on the south side of Marberry Drive to thirty minute parking only; and

WHEREAS, the City has determined that it is in the best interest of the residents of the City to rescind the parking restriction on Marberry Drive; and,

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS:

SECTION ONE: That Title 10, Motor Vehicle and Traffic, Chapter 8, Parking Regulations, Subchapter 10-8-1-1, Restricted Parking of the Prospect Heights City Code, as amended, is hereby further amended with additions shown in underline text and deletions shown in strikethrough text so that the same shall be read as follows:

10-8-1-1: RESTRICTED PARKING:

~~A. Thirty Minute Parking:~~ Reserved

~~Marberry Drive, south side, in the designated spaces is restricted to thirty (30) minute parking only.~~

SECTION TWO: That the City Clerk of the City of Prospect Heights be and is directed hereby to publish this Ordinance in pamphlet form, pursuant to the Statutes of the State of Illinois, made and provided.

SECTION THREE: That this Ordinance shall be in full force and effect from and after its passage, approval, and publication in the manner provided by law.

PASSED this ____ day of _____, ____.

AYES:

NAYS:

ABSENT:

APPROVED this ____ day of _____, ____.

Nicholas J. Helmer, Mayor

ATTEST:

City Clerk

Published in pamphlet form _____.

APPROVAL OF WARRANTS

C

2/9/2015 COUNCIL MEETING		
<u>Checks</u>		
General Fund	\$	92,648.73
MFT Fund		
Palatine/Milwaukee TIF		172,796.10
Tourism District		
Development Fund		
DEA Fund		
Solid Waste Fund		31,393.73
S S Area #1		
S S Area #2		
S S Area #3		
S S Area #4		
S S Area #5		86.31
S S Area #8 - Levee Wall #37		116.91
S S Area-Constr#6(Water Main)		
S S Area-Debt#6		
Road Construction		148.00
Road Construction Debt		
Water Fund		4,653.57
Parking Fund		1,570.69
Road/Building Bond Escrow		500.00
TOTAL	\$	303,914.04
<u>Wire Payments</u>		
1/23/15 PAYROLL		131,283.83
Total Warrant	\$	435,197.87

D

ORDINANCE NO. O-15-05

AN ORDINANCE GRANTING A VARIATION FOR CONSTRUCTION OF A NEW SINGLE FAMILY HOME ALLOWING FOR A 34.66 FOOT FRONT YARD SETBACK FOR THE PROPERTY LOCATED AT 1201 NORTH DRURY LANE ARLINGTON HEIGHTS IL 60004

WHEREAS, Section 5-6-1 E.1 and 7.01 E.1 of the Prospect Heights Zoning Ordinance as applicable to the property legally described in Exhibit A attached hereto (hereinafter "Property") and commonly known as 1201 North Drury Lane permits construction of a new single family home with a required 40 foot front yard setback ; and

WHEREAS, Joe Papanicholas (hereinafter "Petitioner") has submitted an application to allow construction of a new single family home with 34.66 foot front yard setback; and

WHEREAS, the Plan/Zoning Board of Appeals held a Public Hearing on January 29th, 2015 regarding said application; and

WHEREAS, the Plan/Zoning Board of Appeals has found the application meets the standards for a variation and has recommended the variation be approved; and

WHEREAS, the Mayor and City Council have reviewed the documents pertinent to the application and the recommendations of the Plan/Zoning Board of Appeals and determined that the standards for the special use have been met; and

WHEREAS, the Mayor and City Council find that the record supports a finding that the applicant faces a particular hardship and strict enforcement of the Zoning Code prevents the applicant from the full use and enjoyment of its land rights.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF PROSPECT HEIGHTS, COOK COUNTY, ILLINOIS as follows:

Section 1. The City Council hereby finds and determines that the facts set forth in the preamble hereto are true and correct and hereby adopts same as part of this Ordinance.

Section 2. That a Variation to allow construction of a new, single family home, with a 34.66 foot, front yard setback, is hereby granted for the property legally described in Exhibit A.

Section 3. That this Ordinance and all exhibits attached hereto shall be recorded at the Cook County Recorder of Deeds at the expense of the Petitioners.

Section 4. That this Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED and APPROVED this 9th day of February, 2015.

Mayor

ATTEST:

City Clerk

AYES:

NAYS:

ABSENT:

Published in pamphlet form: November 9th, 2015
19th, 2015

Effective Date November

EXHIBIT A

LEGAL DESCRIPTION

LOT 18 IN ARLINGTON COUNTRYSIDE UNIT NO. 2, BEING A SUBDIVISION OF PART OF THE SOUTH HALF OF THE SOUTHWEST QUARTER OF SECTION 21, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 23, 1948, AS DOCUMENT NUMBER 14365648 IN COOK COUNTY, ILLINOIS. Commonly known as 1201 North Drury Lane, Arlington Heights, Illinois 60004.

Property located in Cook County, IL

PIN 03-21-302-009-0000



To: Mayor Nicholas J. Helmer and the Prospect Heights City Council

From: Steve Skiber, Director of Building and Zoning *SS*

Date: February 5th 2015

Re: PZBA # 15-01V - 1201 North Drury Lane

Issue: This petition for variation is for a new single family home with a 34.66 foot front yard setback.

Analysis: A building permit was issued to the applicant, Joe Papanicholas, for construction of a new single family home, at the above referenced location. Upon review of the required spot survey, staff realized that the front yard setback was 34.66 feet versus the required 40 foot setback. Mr. Papanicholas met with City Staff and explained that the surveying crew had erred by referencing the original, Cook County setback of 30 feet, as shown on the plat of survey. Accordingly, construction framing advanced until the encroachment was identified. Mr. Papanicholas followed Staff's direction, petitioned for a front yard variation and explained how the error occurred.

Recommendation: After all testimony, including a neighbor on Drury that supported the variation, the PZBA voted 5-0, to recommend to the City Council, approval of this variation. Staff concurs. Also, Mr. Papanicholas has respectfully requested wavier of first reading.

Thank You.

**City of Prospect Heights
Plan/Zoning Board of Appeals
January 29, 2015**

The regular meeting of the Plan/Zoning Board of Appeals was called to order at 7:00 pm by Chairman Weidman, at City Hall, 8 N. Elmhurst Road, in Prospect Heights, Illinois.

ROLL CALL:

Present: Commissioners Jones, Dash, Wienold, Tammen and Chairman Weidman
Absent: Commissioners Frank-Watson and Roscoe, by prior notice.

Present at the meeting: Director of Building & Zoning Steve Skiber and Administrative Assistant Julie Malik-Mordian.

APPROVAL OF October 23, 2014 MINUTES

Motion made by Commissioner Tammen, seconded by Commissioner Jones, to approve the meeting minutes from October 23, 2014 as presented. The motion was approved by a roll call vote.

ROLL CALL VOTE:

AYES: Commissioners Jones, Dash, Wienold, Tammen and Chairman Weidman
NAYS: None
ABSENT: Commissioners Frank-Watson and Roscoe
ABSTAIN: None
Motion carried 5-0.

Case No. 15-01V

Applicant: Joe Papanicholas

Address: 1201 N. Drury Lane

Reason: To reduce the front yard setback from 40feet to 34.66feet.

Chairman Weidman entered the following exhibits into the record:

ZBA Exhibit 1: Application
ZBA Exhibit 2: Ownership Bill of Sale
ZBA Exhibit 3: Hardship Letter
ZBA Exhibit 4: Plat of Survey
ZBA Exhibit 5: Aerial View of Existing Setback
ZBA Exhibit 6: Public Hearing Notice
ZBA Exhibit 7: Certificate of Publication
ZBA Exhibit 8: List of property owners
ZBA Exhibit 9: Notice to property owners

Mr. Joe Papanicholas presented the green cards from the notices to Chairman Weidman.

Chairman Weidman swore in Joe Papanicholas at 1201N. Drury Lane, Prospect Heights, IL 60070.

Chairman Weidman swore in George Demarcus 914 N. Race Ave., Arlington Heights, IL 60004.

Chairman Weidman swore in Jessie Conrad 4345 N Kenmore, Chicago, IL 60616.

The Architect stated they were here to request a front yard variance from 40feet to 34.66feet. Mr. Papanicholas stated it was a major mistake during the construction of the layout of the home. During the part of the lateral design we extended the garage structure by 5feet. The original setback was 30ft so we figured adding 5feet on, we were at 35feet and still within the allowable setback.

Chairman Weidman stated who set the offset stacks for the excavation.

Mr. Papanicholas stated it was Compass.

Chairman Weidman stated on the application for the building permit did you show the 40ft setback, were you going off the old survey.

Mr. Papanicholas stated yes it was on the building permit and where using the original survey.

Mr. Skiber stated that the applicant has accurately outlined the facts when we discovered the error; we met with him and came in immediately with his team. We issued a stop work he was able to petition to the Major to lift the stop work in good faith. Knowing that he continue at his own risk based on the recommendation of this board and the actions of the City Council. I reviewed the subdivision plat which is correct; it does have a uniform 30ft original setback.

The subdivision was annexed into the City in 1980 and he provided us with an aerial exhibit, which shows the existing new homes on the block. It also shows which homes are closer to the 30ft setback and which ones where 40ft. The property was posted and notice was given to the property owners. In my opinion I don't see an adverse impact to the adjacent property owners or the neighborhood. I accept that they made a mistake based on the plat they worked on.

Chairman Weidman stated most of the communities require a spot survey after the foundation was put in before they allow any construction on that foundation, do we have that as part of our ordinance?

Mr. Skiber stated yes a spot survey is required and it came in late. We had a lot of new single family construction during the summer and it's the responsibility of the owner or developer to provide the spot survey at the time that the foundation is in. We rely on them to submit it timely so that the Building Department and City Engineer have time to review it and make any modifications if necessary.

Chairman Weidman stated so you had your framing completed and roof is put on, when did you notice that it was encroaching in the front yard?

Mr. Papanicholas stated that I realized I didn't do a spot survey at the time, so I did have the spot survey Compass came out within a couple of days. I didn't believe that it was 5feet over and so I went out in the yard to do a rough measurement.

Chairman Weidman stated do any of the Commissioners have any questions or comments.

Commissioner Jones stated how do we prevent this from happening again?

Mr. Skiber stated I can't remember this happening before and so this is a first for me. Most of the time they come in timely, this is definitely unique you may never hear of this case again it just doesn't happen. Like anything else it's a sequence of events, consider it an honest mistake and look at adverse impact, is there any party or any property that's adversely impacted by this mistake? This is part of your consideration in your recommendation.

Chairman Weidman stated this could have been a lot worse scenarios if you were encroaching into your side yard. I think we need to be more diligent with our spot surveys, which are the checks and balances here. With my point of view, I'm going to support this variance just because how far you are with the construction of the home. I believe this was a mistake and trust that people in the future say they have made a mistake.

Chairman Weidman swore in John Hananhan at 1119 N. Drury Lane, Prospect Heights, IL.

Mr. Hananhan stated that Mr. Papanicholas did a great job on the home and there are no objections.

Motion made by Commissioner Jones, seconded by Commissioner Tammen.

ROLL CALL VOTE:

AYES: Commissioners Tammen, Dash, Jones, Wienold and Chairman Weidman

NAYS: None

ABSENT: Commissioners Frank-Watson, Roscoe

ABSTAIN: None

Motion carried 5-0.

COMMUNICATIONS

2015 meeting dates where approved

OLD BUSINESS

None

NEW BUSINESS

The next meeting will be held on 2/26/15

ADJOURNMENT

The January 29, 2015 Plan/Zoning Board of Appeals meeting was adjourned by unanimous voice vote, at 7:15pm with a motion made by Commissioner Tammen and seconded by Commissioner Wienold.

Respectfully Submitted,

Julie Malik-Mordian, Recording Secretary

AGENDA
January 29, 2015

PLAN/ZONING BOARD OF APPEALS
Prospect Heights City Hall
8 North Elmhurst Road – 7 p.m.

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. APPROVAL OF MINUTES AND 2015 MEETING DATES**
October 23, 2014
- IV. Case No. ZBA-15-01V**
Applicant: Joe Papanicholas
Address: 1201 N. Drury Lane Arlington Heights IL 60004
Request for a required front yard variation from 40' to 34.66'.
- V. COMMUNICATIONS**
- VI. OLD BUSINESS**
- VII. NEW BUSINESS**
- VIII. ADJOURNMENT**

RECEIVED
CITY OF PROSPECT HEIGHTS

2015 JAN -5 PM 1:57

FOR OFFICE USE ONLY:

FEE PAID \$150.00
RECEIPT # CK#105
DATE 1/5/15
REC'D BY Julie
CASE # 15-01 V
MEETING DATE 1/29/15

PLAN/ZONING BOARD OF APPEALS
APPLICATION

☐ Special Use (\$400)

☒ Variation (\$150)

☐ Text Amendment (\$300)

☐ Map Amendment (Refer to Ord. 0-03-18)

☐ Subdivision/PUD (Refer to Ord. 0-03-18)

☐ Lot Consolidation (Refer to Ord. 0-03-18)

APPLICANT:

Joe Papanicholas

ADDRESS:

1001 Feehanville Dr.

Mount Prospect, IL 60056

PHONE:

Home: 847-878-5544 Work: 847-394-6200

ADDRESS OF SUBJECT PROPERTY: 1201 N. Drury Ln.

PROPERTY IS LOCATED IN THE R1 ZONING DISTRICT.

APPLICABLE SECTION OF ORDINANCE: 7.01-E-1

DESCRIPTION OF REQUEST: To reduce the front yard setback
from 40 feet to 34.66 feet. (34.66')

Are there any covenants, conditions, restrictions or floodplain issues concerning type of improvements, setbacks, area or height requirements, occupancy or use limitations, etc. placed on the property and now of record: YES _____ NO X If yes, please describe:

Has the property been the subject of previous or pending administrative legislative or court action: YES _____ NO X If yes, give details:

The following items MUST be submitted at time of filing:

1. Application (12 copies)
2. Plat of Survey (12 copies) - must be drawn to scale and indicate the location of the proposed addition or construction and must contain the legal description of the property, along with additional information to support the application (12 copies). (Note: please include one copy for file no larger than 11"x17").
3. Proof of Ownership (1 copy)
4. Letter indicating Hardship (for variations only - 12 copies)
5. Notice to Property Owners (1 copy)
6. List of Property Owners (1 copy) obtained from the Wheeling Township Office, 1616 N. Arlington Heights Rd., Arlington Heights, IL 60004 - Tel: 847/259-1515 of all properties lying within 350 ft. of property line/subject's property once approved confirmation letter from the City of Prospect Heights is received.
7. Application Fee (cash or check made payable to: City of Prospect Heights)

Date: 1.5.15

Joe Papanicholas
Signature of Applicant



Building/Zoning Departments

Memo

DATE: January 23, 2015

TO: Tom Weidman, Chairman
Plan/Zoning Board Commissioners

FROM: Steve Skiber, Director of Building and Zoning *SS*,

RE: **Plan/Zoning Board of Appeals Case #15-01 V**
1201 N. Drury Lane

Please be advised that the petition before you, on 1/29/15, is a request for a 5.34' required front yard variation for a newly constructed single family home. The applicant, Joe Papanicholas, is the owner and the builder. Please reference the 'hardship letter', as it explains the sequence of events that resulted in this application. Also, please note that the 30' setback line, depicted on the Plat of Survey, references the original (Cook County) subdivision, prior to City incorporation. The approved plans, however, indicate the required 40' setback. Further, the Manhard aerial exhibit does illustrate several existing structures that have front yard less than the required 40', but were constructed prior to 1980, when Arlington Countryside was annexed into the City.

Thank you.

BILL OF SALE

Seller, EDNA D. STEPHENS TRUST of Arlington Heights, Illinois, in consideration of \$10.00 paid to me by JOSEPH J. PAPANICHOLAS LIVING TRUST, of Streamwood, Cook County, Illinois, the receipt of which is acknowledged, sell, to JOSEPH J. PAPANICHOLAS LIVING TRUST, the following described goods:

All personal property disclosed on the Real Estate Sales Contract between the parties and signed June 20, 2013, except the listed attached television.

Seller covenants that it is the lawful owners of the goods and that the goods are free from all encumbrances. It further covenants that it has the right to sell the goods and will warrant and defend the right against lawful claims and demands of all persons.

This bill of sale shall be effective as to the transfer of all property listed in this bill of sale as of July __, 2013. Said property is otherwise sold in "as is" condition and where presently located.

Bill of sale executed at Fidelity Title Insurance Company in Cicero, Illinois, on July 11, 2013.

Affiant further states:

EDNA D. STEPHENS TRUST w/a/d July 1, 2003

Sharon Owens
Sharon Owens, Successor Trustee

The forgoing instrument was acknowledged before me this
11th day of July, 2013.

[Signature]
Notary Public



N I C H O L A S & A S S O C I A T E S

1001 Feehanville Drive • Mt. Prospect, IL 60056
Phone: 847.394.6200 Fax: 847.394.6205
E-mail: www.JOE@nicholasquality.com

To: City Council
 City of Prospect Heights
 8 N. Elmhurst Road
 Prospect Heights, IL 60070

January 5, 2015

From: Joe Papanicholas

Re: Papanicholas Residence – Letter of Hardship
 1201 N. Drury Lane
 Arlington Heights, IL 60004

Dear members of the Planning and Zoning Board and City Council:

Per Section 7.01.E.1 of the City of Prospect Heights Zoning Ordinance, any home within the R-1 zoning district shall have a front yard setback equal to not less than forty (40) feet. As we began construction of my family's new residence back in July of 2014, our construction drawings accurately reflected the conformance with this code. When locating the footprint of the building on the site, we miscalculated, causing our foundations to infract on the village code. It was never our intention to justify the house closer than 40 feet from the front property line. It wasn't until much later in the construction when we realized this error.

My family and I have spent the past year and a half dreaming up our new home. After selling our previous residence, we moved into a rental for the remainder of the construction of our 'dream' home. My four children have anxiously watched over the construction, and I have worked hard to keep the process moving along.

At the time when we realized this infraction, the entire house was framed and sheathed. The roof had been completed and we were proceeding with siding up the exterior. It has never been our intention to bring the house beyond the limits of the village code. We were never short on space in our backyard, so there was plenty of room to locate our building even further back than which it stands now. It was a lack of judgment in the positioning of the home itself.

Looking at where we stand today, it would be a massive hardship for us to tear down a portion of our home and delay us from finishing our new residence. From a plan perspective, the only portion that encroaches on the front yard requirement is our garage. I understand it is not any consolation, but thankfully the main façade of our home is further back on our property. The majority of the front face of our home is set back eighty seven (87) feet from the property line. Looking at current conditions, the other homes adjacent to our property range from thirty (30) to forty (40) feet away from the property line. Only a fraction of our building falls within that range.

Reducing our garage five feet to meet the zoning requirements would be a major burden on me and my family. Not only would it slow down our construction process, but it will also be a major alteration to the layout of our home. It isn't as simple as removing the front five feet of an already completed portion of our home.

Reducing our garage five feet would require (at a minimum) the following:

- Assess Existing Conditions
- Re-Design the Entire Garage Area (Architectural and Structural)
- Implement Temporary Shoring for Demolition Work
- Perform Building Demolition Work
- Perform Excavation Work for Concrete Foundation Modification
- Perform Concrete Foundation Modification

Note: This work will be extensive due to Architectural/Structural Re-Design

- All 6 Large Dormers would need to be relocated
- All Exterior Windows would need to be relocated
- Garage Door Openings would need to be Re-Framed

Note: Garage Doors, which have been fabricated already, would need to be remade

- Mechanical, Electrical, Plumbing, and Fire Protection Systems would need to be removed, modified, and reconstructed
- Pre-Finished Cedar Siding would need to be removed and disposed of with replacement with new product
- Additional Surveying and Layout Costs
- Additional Disposal Costs for all Demolished Materials
- Etc.....

Essentially, the majority of the Garage Area will need to be re-designed, demolished and then reconstructed.

The above work would create a significant time delay at an EXCESSIVE cost.

From the very beginning our goal has been to create a home that we are proud of as well as something that will look beautiful within the neighborhood.

Please consider our hardship for the variance to allow our home to not conform to section 7.01.E.1 of the city ordinance.

Please contact me with any questions you may have.

Thanks,



Joe Papanicholas
847-878-5544

PLAT OF SURVEY

QUANTITA' DATA



14 0187