

**APPROVED**

ZONING BOARD

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

OF APPEALS

RE: 216 EAST COUNCIL TRAIL - ZBA #24-050

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

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson  
THOMAS DRAKE  
JEFFREY LANAGHAN  
BENJAMIN JAFFE  
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner  
DARKO BOJIN, Assistant Planner

## **APPROVED**

CHAIRPERSON SIAVELIS: So, we're calling tonight's meeting to order. Welcome, everyone, to the Village of Arlington Heights Zoning Board of Appeals meeting for February. Tonight is February 10th, 2025.

Derek, roll call, please.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Here.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Here.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. MACH: Mr. O'Connor.

(No response.)

MR. MACH: Mr. Selbka.

(No response.)

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Here.

CHAIRPERSON SIAVELIS: All right, next up, Pledge of Allegiance. The flag is right there behind you, folks, on your left.

(Pledge of Allegiance recited.)

CHAIRPERSON SIAVELIS: All right, approval of the minutes from the January meeting is the next topic. I was not at that January meeting so I'm going to abstain from discussion on it, but I will move us along in that regard. So, hopefully, everybody has had a chance to review the draft minutes?

Assuming such, do we have any revisions, proposed revisions, edits, additions to the draft minutes?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, do we have a motion to approve the draft minutes from the prior meeting?

COMMISSIONER LANAGHAN: So moved.

CHAIRPERSON SIAVELIS: Do we have a second?

COMMISSIONER PORTERA: Second.

CHAIRPERSON SIAVELIS: Okay, all in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, motion carries.

Folks, before we begin the substantive discussion on the two new business items on tonight's docket, we need to go through some hearing procedures because, in fact, there are such procedures that govern how this meeting will proceed and the showings and things you folks have to address as petitioners.

First item of procedures or rules here is the quorum-voting issue. If less than six members are present, the petitioner has the option to continue this meeting.

It takes four affirmative votes to allow a variance regardless of the number of Board members in attendance. If your petition is denied, you as a petitioner cannot reapply for an entire year, so there is a preclusive effect. So, do the math as well here. There's five of us here, okay, you have to go four in one, okay, or four votes in favor, one vote against, for your petitions to be voted on and approved, okay. So, that's something you as a petitioner can make a decision on or judgment on.

Okay, let's now talk about the elements that you as a petitioner need to establish in order for this Board to be able to grant a variation in your favor, grant a variance in your favor. These are four elements that were in the paperwork that you submitted as part of the process to the Village before tonight. These four elements are as follows:

1. That the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property;
2. That the plight of the owner is due to unique circumstances which may include the length of time the subject property has been vacant as zoned;
3. That the proposed variation is in harmony with the spirit and intent of Chapter 28 of the Village's Code; and
4. That the variation requested is the minimum variation necessary to allow reasonable use of the property.

A variation shall be permitted only if the evidence, in the judgment of this Board of Appeals, sustains each of the four elements enumerated. Again, this is your responsibility to speak to and demonstrate and to satisfy each of the four elements. It is not our responsibility as the Board to pull that testimony out of you. We have denied variances in the past when the petitioner has not established each of those four elements, okay. So, that is, again, your burden, not ours to satisfy.

Okay, some additional aspects of the procedure, I as Chair will open an agenda item and provide some very brief introductory remarks on a petition. Then Derek, as Staff, will provide a presentation which is essentially a brief overview of the project and the variance requested. Then we shift to the applicant's presentation at the podium to discuss the four elements, and make sure you address each of those four like I said, by way of documents or testimony.

Anybody speaking or witnesses testifying on behalf must be sworn in under oath and must state and spell their respective names for the record, because, keep in mind, everything that you say tonight will be transcribed into the record by our reporter right here, okay? So, I urge you to speak slowly and enunciate such that the reporter can hear you clearly and we have an accurate transcript. If you're not speaking clearly or concisely, we may ask you to slow down and repeat yourself, and let's try to avoid interrupting each other or talking over each other because that makes the life of the reporter a lot more difficult, okay?

So, with that in mind, and by the way, Derek, do we have any formal public commentary tonight?

MR. MACH: We do not have any formal objectors it seems.

CHAIRPERSON SIAVELIS: Objectors, excellent. Thank you very much; I appreciate that.

So, the first item of new business is ZBA Petition #24-050, 216 East Council Trail.

Derek?

MR. MACH: Thank you, Chair.

The Petitioner is proposing a complete renovation and an addition to the existing split-level home. The existing attached two-car garage will be expanded and an additional garage bay will be added. The proposed addition is encroaching into the required rear yard setback. In addition, the proposed porch is encroaching into the required exterior side yard setback.

Therefore, they're requesting a 5.5-foot variation from Chapter 28, Section 5.1-1.3c to allow an addition with an exterior side yard setback of 24 feet instead of the required 29.5 feet, and an additional one foot for the eave, as well as a 0.9-foot variation from Chapter 28, Section 5.1-1.3d to allow an addition with a rear yard setback of 29.1 feet instead of the required 30 feet, and an additional one foot for the eave. Thank you.

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

Okay, who is speaking on behalf of this petition right now? All right, come on up, ma'am.

MRS. GIOLLI: Hi.

CHAIRPERSON SIAVELIS: Hello. Have you signed in?

MRS. GIOLLI: Yes.

CHAIRPERSON SIAVELIS: Okay, can you identify yourself on the record, please?

MRS. GIOLLI: I am Phyllis Giolli at 216 East Council Trail.

CHAIRPERSON SIAVELIS: Okay. All right, Phyllis, you have the floor. Please proceed.

MRS. GIOLLI: Okay, I believe you have records that my contractor sent over showing that the whole block signed a petition saying that it was okay with them, that they had no problem with the setback or anything.

CHAIRPERSON SIAVELIS: So, you're basically referring to the letters of support from your neighbors?

MRS. GIOLLI: Yes. I believe he sent them to you, and hopefully you received them.

CHAIRPERSON SIAVELIS: That is correct.

MR. MACH: Correct.

CHAIRPERSON SIAVELIS: That is correct.

MRS. GIOLLI: Okay, great. Okay, so we've been living in this home, we're going on 25 years. We love Arlington Heights. We're doing this because we wanted to make it our forever home. So, that's a big decision for us to do this, otherwise we're going to have to move. I am moving in my elderly parents into my home. One has Alzheimer's and then one has a hard time walking. So, that's why we're doing the addition in the back for them and the third car garage.

The third car garage, we have five vehicles, and I do not want four vehicles on the driveway. It looks trashy and that's my biggest peeve. When my kids start parking their cars, I just don't like that thing.

Okay, so we got the garage. We are on a half acre and we are in the corner. So, that's why it's difficult to understand that when they say side, when they explain to me side yard. We're facing, the front our house is actually the side yard is what

they're saying to me. So, we are on a half acre, and our neighbor next to us is on a half acre. So, we have plenty of distance between us to add the third car garage, and we still have distance on us and them. So, hopefully that's understandable.

The variance for the porch, I am looking at kind of this letter saying they're both porches, so I wasn't understanding that too much. I think the porch is, we're asking for three feet, or is that the garage? Because they both say porch on the petition.

CHAIRPERSON SIAVELIS: Yes, Derek, can you clarify there?

MR. MACH: I'm sorry. The --

MRS. GIOLLI: One says 5.5 and it says additional porch, and then the 0.9 is additional porch which I'm not --

MR. MACH: The 0.9-foot variation is an addition encroaching into the rear yard setback.

MRS. GIOLLI: Okay, so that's the porch?

COMMISSIONER LANAGHAN: No, that would be the --

MR. MACH: Tonne Road would be defined as the front; therefore, this would be the rear yard, and then this porch is encroaching towards Council Trail.

MRS. GIOLLI: Our side yard is the porch, correct?

MR. MACH: Yes.

MRS. GIOLLI: Okay, so we're asking for a foot, less than a foot, 0.9. I guess our house was built in the 1950's, late 50's, and it was, what is it called? No, no, it was not city property.

MR. GIOLLI: It was unincorporated back then.

MRS. GIOLLI: It was unincorporated back then. So, when they built the house, they just built them. So, I don't think they went with the line and the variance and had inspections and rules. So, they actually built ours 0.9-foot forward.

So, I'm looking to put a porch. I do sit in my front a lot, I enjoy that. We have a lot of walkers. We don't have sidewalks, so we have a lot of walkers with their dogs, if you know the area. We talk, we enjoy ourselves. My neighbors are wonderful. I don't have any covered porch, so we're facing the south so it's full sun there. So, we get, our blinds have to be closed at all times, so I'm looking to cover it for rain when they walk in the door, plus sun and sitting out there so I don't have the beating sun on me.

Also, I have, is it four homes? Four homes that were built on my block, and every single home has a porch built on it. So, I'm kind of going with the style of the block, and I'm enhancing the neighborhood and making it look, so 399 Council has a porch, full. 397 has a full. This is all homes that are built on my street.

MR. GIOLLI: Derek, are those in the packet? Do we have to submit those?

MR. MACH: No, they're not.

MRS. GIOLLI: They're not. I took them today.

CHAIRPERSON SIAVELIS: Okay, let's hold on one second. If you're going to be speaking from the seats, which is fine, well, actually it's not fine to speak from the seats. You've got to come to the podium, and we'll identify you and swear you into the record so it's clear.

MRS. GIOLLI: That's my husband.

CHAIRPERSON SIAVELIS: So, this is the spot where you, if you want to answer anything else, come up so we can, he doesn't have to. There's certain --

MRS. GIOLLI: It's husband and wife, you know how we go.

CHAIRPERSON SIAVELIS: All right, so if there are certain things that he is better positioned to answer to facilitate the process --

MRS. GIOLLI: Yes.

CHAIRPERSON SIAVELIS: -- he should come up and sign in.

MRS. GIOLLI: You can come up at the same time. He did sign in.

CHAIRPERSON SIAVELIS: And then be just sworn in.

MR. GIOLLI: I'm listening. I'll just stand here. All right, I'll just state my name. I'm Joe Giolli.

CHAIRPERSON SIAVELIS: Okay. All right, right hand. Phyllis, did I swear you in?

MRS. GIOLLI: No, you did not.

CHAIRPERSON SIAVELIS: Oh, my. What a transgression on my part. Let me, both of you raise your hand up. Thank you very much.

(Witnesses sworn.)

CHAIRPERSON SIAVELIS: All right, we're not going to start from the top with you, Phyllis.

MRS. GIOLLI: No, no, no.

CHAIRPERSON SIAVELIS: We're not doing that to you.

MRS. GIOLLI: No. I'm not a great speaker, so that's it.

CHAIRPERSON SIAVELIS: All right, so what were you going to add there, or are you trying to add there?

MR. GIOLLI: Oh, she covered it, that these were not added in. We took pictures today just to show you that all the new homes that have been put up all have covered porches, and we're just trying to fit into the neighborhood as a newer home with our remodel so it fits the neighborhood better.

CHAIRPERSON SIAVELIS: Okay, so that's evidence. That's a support of your petition right now. If it wasn't submitted to Derek, it's got to go to Derek.

MRS. GIOLLI: Okay.

CHAIRPERSON SIAVELIS: How many people live in your house before the in-laws come in?

MR. GIOLLI: Just four of us. Two kids.

MRS. GIOLLI: Two, 26-year-old and a 24.

MR. GIOLLI: Two adult children.

CHAIRPERSON SIAVELIS: So, four, two of which are adult children. So, you have four drivers right now, right?

MR. GIOLLI: Yes.

CHAIRPERSON SIAVELIS: And then --

MRS. GIOLLI: And we have an antique car in the garage.

CHAIRPERSON SIAVELIS: Okay, I see that in the picture there, right.

MRS. GIOLLI: Oh, you do?

CHAIRPERSON SIAVELIS: Yes. Is that a true two-car garage or is that really like a one-and-a-half?

MRS. GIOLLI: I believe it's a two-car.

MR. GIOLLI: No, it's a two-car.

CHAIRPERSON SIAVELIS: You can fit two in there?

MRS. GIOLLI: Yes, perfectly, yes.

CHAIRPERSON SIAVELIS: You can fit that full-size pickup truck?

MR. GIOLLI: Tightly.

CHAIRPERSON SIAVELIS: Okay, Jeff, I don't know if you had any questions or anything more.

COMMISSIONER LANAGHAN: They've basically done a pretty good job of answering them. So, if I understand correctly, this, what would technically be your side yard, but actually the front of your house --

MRS. GIOLLI: Correct.

COMMISSIONER LANAGHAN: -- is actually built about a foot over the line as it is now. You have an existing walkway and --

MRS. GIOLLI: Stoop.

COMMISSIONER LANAGHAN: -- stoop out there.

MRS. GIOLLI: Correct.

COMMISSIONER LANAGHAN: And you're looking to cover that and extend that a little bit is my guess.

MRS. GIOLLI: Correct. The stoop would not be extended. There is a stoop that was permanent, everything, put in. It was existing so we just want to cover it.

MR. GIOLLI: We just want to cover it so it matches the neighborhood.

COMMISSIONER LANAGHAN: Got you, and provide some cover --

MR. GIOLLI: Yes.

MRS. GIOLLI: -- for the sun.

MR. GIOLLI: My father-in-law likes to sit outside and it's just too hot in the summer with the sun beating down.

MRS. GIOLLI: We can't even open the windows or the blinds.

COMMISSIONER LANAGHAN: I got you, and then the other question, just for my clarification, the garage which is extending into the rear yard technically, your side yard is huge.

MR. GIOLLI: Yes. It's a little confusing, but yes.

COMMISSIONER LANAGHAN: No, I live on the corner side; I know what your problem is. So, that one's extending down, and Derek, if I'm reading this correctly, that's extending about five yards into the rear yard, is that, am I --

MR. MACH: Less than a foot.

COMMISSIONER LANAGHAN: So, that one's less than a foot, oh, because the porch is out there. So, you need a variance for the porch that exists to cover it, correct?

MR. GIOLLI: Yes.

COMMISSIONER LANAGHAN: And then the new addition is about a foot into what is technically the rear yard. That garage that you're adding can't squeeze a foot out of that to get it to match?

MRS. GIOLLI: I think it's this truck and then the antique car and, you know, because he's going to be putting that truck in there --

COMMISSIONER LANAGHAN: Got you.

MRS. GIOLLI: -- because I don't want a truck on the driveway.

COMMISSIONER LANAGHAN: Understood.

MRS. GIOLLI: I want it clean.

CHAIRPERSON SIAVELIS: How long have you lived in this?

MRS. GIOLLI: It's 25 years we're going on.

CHAIRPERSON SIAVELIS: Okay.

COMMISSIONER LANAGHAN: I don't have any other questions, Peter. I pretty much understand what's going on there.

MRS. GIOLLI: And our neighbor that is next to us that will be closer to the garage is perfectly fine, and he's the one that signed the petition.

MR. GIOLLI: Everyone signed on the letter.

MRS. GIOLLI: Yes, everyone did, but specifically our neighbors, the one that's going to be, because nobody is on the other side.

MR. GIOLLI: Right. Got the neighbors behind us and everyone on the block

--

MRS. GIOLLI: Right.

MR. GIOLLI: -- except the one house that was empty.

MRS. GIOLLI: Right. We got the neighbors behind and everyone on the petition. I don't think I have anything else.

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

COMMISSIONER JAFFE: I just want to see one quick thing here. Okay, it's pretty straight-forward to me.

CHAIRPERSON SIAVELIS: Tom, do you have any questions? I'm sorry, I asked and I didn't take note.

COMMISSIONER DRAKE: I don't, no.

CHAIRPERSON SIAVELIS: Jeff, I assume you --

COMMISSIONER LANAGHAN: I am good, yes.

CHAIRPERSON SIAVELIS: Okay.

All right, folks, go ahead and take a seat.

MR. GIOLLI: Thank you for your time.

MRS. GIOLLI: Thank you.

CHAIRPERSON SIAVELIS: So, we'll go to deliberations at this stage.

Jeff, do you want to start with deliberations?

COMMISSIONER LANAGHAN: Yes, I'll start. So, you know, understanding the corner side yard dilemmas that folks run into, completely understand wanting to enclose the porch, with adding family, you know, your parents coming and needing an extra garage space, I also understand not wanting to have four to five cars out there. It makes it very difficult to maneuver stuff around. They seem like pretty reasonable asks.

The fact that they have 22 of their neighbors who have signed on saying they were in support of it, which is amazing and great job by you guys, you know, I see absolutely no problem with this.

CHAIRPERSON SIAVELIS: Yes, and it's a big lot.

COMMISSIONER LANAGHAN: It's a big lot. Still, even with the slight encroachment, you still have plenty of room to both the streets and the neighbors.

CHAIRPERSON SIAVELIS: Right. Right, by my count it's 144 by 134. There is a sizeable amount of land between the neighbors.

COMMISSIONER LANAGHAN: Yes.

CHAIRPERSON SIAVELIS: So, any other?

COMMISSIONER JAFFE: I was just going to add that after I drove by the



property, yes, everything is unique in all of our cases, and because these lots are so big, the size of the variances that are being requested are almost inconsequential. So, I don't have any concerns with this.

CHAIRPERSON SIAVELIS: Okay, good to know.

All right, do we have --

MR. MACH: Chairman, just if there's anyone in the audience?

CHAIRPERSON SIAVELIS: Yes, okay. Actually, I can't see behind that podium over there, so that's a good point.

Thanks, Derek.

Is there anyone in the audience who wishes to speak in behalf or in regard to this petition?

(No response.)

CHAIRPERSON SIAVELIS: Didn't think so, but okay, great.

With that in mind, do we have a motion?

COMMISSIONER LANAGHAN: I move to approve the variances as requested.

CHAIRPERSON SIAVELIS: Both of them?

COMMISSIONER LANAGHAN: Both of them as requested, correct.

COMMISSIONER JAFFE: I'm sorry. Second.

MR. MACH: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. MACH: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. MACH: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. MACH: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. MACH: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations.

MRS. GIOLLI: Thank you.

MR. GIOLLI: Thank you very much.

CHAIRPERSON SIAVELIS: Petition is granted; variances approved.

COMMISSIONER LANAGHAN: Good luck with the remodel. You can stay if you'd like, but you're welcome to leave.

MRS. GIOLLI: Okay, thank you.

MR. GIOLLI: Have a good evening. Thank you.

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

ZONING BOARD

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

OF APPEALS

RE: 616 EAST MARION STREET - ZBA #24-051

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

MEMBERS PRESENT:

PETER SIAVELIS, Chairperson  
THOMAS DRAKE  
JEFFREY LANAGHAN  
BENJAMIN JAFFE  
FRANK PORTERA

ALSO PRESENT:

DEREK MACH, Development Planner  
DARKO BOJIN, Assistant Planner

CHAIRPERSON SIAVELIS: Okay, up next is ZBA Petition #24-051, 616 East Marion Street.

MR. MACH: Chairman, Darko is going to present this petition.

CHAIRPERSON SIAVELIS: All right, go ahead.

MR. BOJIN: Thank you, Chairman.

The Petitioner is proposing to construct a main entry porch addition to the existing home. The proposed porch is proposed to be set back 22.3 feet where 28.8 feet is required by code.

Therefore, the Petitioner is requesting a 6.5-foot variation from Chapter 28, Section 5.1-3.3c to allow a porch with an exterior side yard setback of 22.3 feet instead of the required 28.8 feet, and an additional one foot for the eave. Thank you.

CHAIRPERSON SIAVELIS: Great, thank you very much.

MR. KANG: Hi, my name is Sam Kang. I'm an architect representing the owner, Melissa Finn, who's here, one of the owners.

CHAIRPERSON SIAVELIS: Wait, hold on before you get started.

MR. KANG: Swear?

CHAIRPERSON SIAVELIS: Hold on, I want to make sure. Did you get the spelling of his last name or do you need the spelling of his last name? Are you good? Okay, all right.

Right hand?

(Witness sworn.)

CHAIRPERSON SIAVELIS: All right, please proceed.

MR. KANG: Thank you. So, the owner wants to expand the existing front porch, to widen it and provide a little shelter there. The reason is their lot is narrow and wide. The main entrance is considered on the wrong side, but it's also considered the side yard so you can't encroach with a porch. The front yard is actually much bigger than the rear yard, twice as big, so most of the activities, family activities happen in the front yard. The north side is less used because it's dark, you know, the north side. The front yard also faces an open park, so they enjoy that view and they enjoy playing with the kids they have in the front yard. That's where the bulk of their time is spent.

So, it makes sense to request really an expansion of their porch for a little seating area for gathering together and watching their kids in the front yard play. Of course, they also use the park across the street. So, this is not any different than other houses of this lot, typical lot. Still, it's just being on the wrong side in other areas of the neighborhood. So, it's consistent with the neighborhood standards there.

So, I have a cold so bear with me. I'm going to go through these items one-by-one.

So, the proposed alteration doesn't change, it's compatible with the neighborhood and the existing area. So, we believe that it meets those criteria.

Number two, this is a unique circumstance because of the size and location of the entrance and the way, there is very minimal yard space in the rear, and it's more conducive for the family to spend more time in the front yard, in the southern side with more sunlight, healthier for them in the sunlight. So, they would really like to make it more usable with the front porch that they could sit out there and watch their kids.

The porch encroachment allows for, so I mentioned that, I'm sorry. I covered --

CHAIRPERSON SIAVELIS: I think you covered one, two and three.

MR. KANG: Yes. I'm looking for the fourth, okay.

CHAIRPERSON SIAVELIS: Are you -- well, go ahead, finish what you're saying. I apologize.

MR. KANG: All right, the requested variance is the minimum necessary for reasonable use of the property. It's not a, it's just to increase the front porch. It actually will add more to the appearance, there's a small little porch in the middle, but it will fit the house. This actual element will help with the facade, you know, increase the attractiveness of the facade. So, and this also provides a little bit of shelter. It's not a huge porch at all, it's a modest size, but we hope that you will consider this request.

CHAIRPERSON SIAVELIS: Okay, any questions?

COMMISSIONER JAFFE: Just a couple of clarifying questions. You said you're expanding the corners. So, what is in place today is just a covered area for the front door and that's it?

MR. KANG: Yes, that one.

COMMISSIONER JAFFE: Okay, so basically everything to the --

MR. KANG: Right. That's east, yes.

COMMISSIONER JAFFE: Okay, how long has the Petitioner lived in this house?

MR. KANG: A little over five years. So, they have young kids and they want to stay there for a long time.

CHAIRPERSON SIAVELIS: How many kids are we talking about, or how many people total? Four?

MR. KANG: Two kids.

CHAIRPERSON SIAVELIS: Two kids, okay, four people.

MR. KANG: Young kids. So, they want to stay here a while. This is a nice area, a park across the street. The other side is just a church, and then the park, tennis court. So, they love this area and they get along with their neighborhood. They constantly walk in the neighborhood, and everyone gets along with them, you know.

COMMISSIONER LANAGHAN: How deep is the porch that you're making? Off of the house, that is.

MR. KANG: It's written down, but the new porch is --

COMMISSIONER LANAGHAN: That's about six feet based on the variance --

MR. KANG: Yes, I think it's approximately seven feet, six inches --

COMMISSIONER LANAGHAN: Okay.

MR. KANG: -- that's from the building. The setback is obviously not up to the building so it's more like six-foot something.

COMMISSIONER LANAGHAN: And the existing covered entry, is that being expanded out a little bit as well?

MR. KANG: Yes, a little bit.

COMMISSIONER LANAGHAN: Okay.

MR. KANG: Right now, you can't really use it for seating or anything, it's too small. So, the whole purpose of this is to be able to put a couple of wicker chairs out there and table to watch their kids play in the front yard.

CHAIRPERSON SIAVELIS: Derek, I didn't see any, in the packet, any

neighborhood commentary, either pro or con?

MR. BOJIN: None received.

CHAIRPERSON SIAVELIS: Okay, any other questions?

COMMISSIONER LANAGHAN: To that point, have the neighbors been approached, and did you get any kind of feedback whatsoever?

MR. KANG: Yes. She's walked around the neighborhood; they all received the packets. She's talked to them and they've been supportive of it. They like the design; they like the new entrance. They think it's going to be improving the neighborhood instead of the little thing they have now. So, she has talked to them.

COMMISSIONER LANAGHAN: Okay, thank you.

CHAIRPERSON SIAVELIS: Any other questions from the Board members?

(No response.)

CHAIRPERSON SIAVELIS: Okay, you can take a seat.

MR. KANG: Thank you.

CHAIRPERSON SIAVELIS: Are there any questions? Just in case somebody slipped in when I wasn't paying attention. Are there any questions from members of the public who wish to speak in regards to this petition?

(No response.)

CHAIRPERSON SIAVELIS: Okay, hearing none, we move to the deliberation phase.

Ben, would you like to commence deliberations?

COMMISSIONER JAFFE: Sure. I think it's a very straight-forward and reasonable request. All the requirements in my thinking have been met. There's been no neighborhood or neighbor resistance. So, I would be comfortable supporting this as presented.

CHAIRPERSON SIAVELIS: Agreed, and again, I note that this is a relatively modest porch addition being requested. This is a wide lot as it faces the curb, right, for curb appeal. It's 106, almost 107 feet wide. Then you have that radius or curvature there on the southeast side. So, you know, I think what the Petitioner is asking for is quite modest and reasonable, and frankly I would have probably asked for more if I was going to do this, but I totally get that, what they're seeking, and I'm in support of it.

So, Jeff or Tom, do you have anything else?

COMMISSIONER LANAGHAN: No.

COMMISSIONER DRAKE: Agreed.

CHAIRPERSON SIAVELIS: Frank?

COMMISSIONER PORTERA: Agreed.

CHAIRPERSON SIAVELIS: Okay, do we have a motion?

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

CHAIRPERSON SIAVELIS: Do we have a second?

COMMISSIONER DRAKE: Second.

CHAIRPERSON SIAVELIS: Derek?

MR. BOJIN: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. BOJIN: Mr. Jaffe.

COMMISSIONER JAFFE: Yes.

MR. BOJIN: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. BOJIN: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. BOJIN: Chairman Siavelis.

CHAIRPERSON SIAVELIS: Yes.

Congratulations.

MR. KANG: Thank you.

CHAIRPERSON SIAVELIS: Petition granted and variances allowed.

All right, now we move to our favorite topic of the evening, the public commentary section upon which any resident of Arlington Heights who may wish to speak on a subject not on the agenda, now is your time to speak, but you will be strictly limited to three minutes and three minutes only.

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, we'll close that portion now as well. Darn.

Is there a motion for adjournment?

COMMISSIONER DRAKE: Move to adjourn.

COMMISSIONER LANAGHAN: Second.

CHAIRPERSON SIAVELIS: All in favor?

(Chorus of ayes.)

CHAIRPERSON SIAVELIS: Any opposed?

(No response.)

CHAIRPERSON SIAVELIS: Hearing none, we are adjourned.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:29 p.m.)

**APPROVED**

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STATE OF ILLINOIS       )  
                                      ) SS.  
COUNTY OF KANE        )

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

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\_\_\_\_\_, A.D. 2025.

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NOTARY PUBLIC