

APPROVED

ZONING BOARD

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

OF APPEALS

RE: 1015 NORTH FORREST AVENUE - ZBA #25-023

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 11th day of August, 2025 at the hour of
7:00 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson
TOM DRAKE
JEFFREY LANAGHAN
FRANK PORTERA

ALSO PRESENT:

DAN OSOBA, Planner I
DARKO BOJIN, Assistant Planner

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CHAIRPERSON JAFFE: All right, so I'd like to call to order the Zoning Board of Appeals meeting for Monday, August 11th, 2025 and do roll call.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Here.

MR. OSOBA: Mr. Selbka.

(No response.)

MR. OSOBA: Mr. O'Connor.

(No response.)

MR. OSOBA: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. OSOBA: Mr. Siavelis.

(No response.)

MR. OSOBA: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Here.

Here for the Zoning meeting?

AUDIENCE MEMBER: No, Committee of the Whole.

CHAIRPERSON JAFFE: Second floor?

MR. OSOBA: Third floor.

CHAIRPERSON JAFFE: Third floor.

AUDIENCE MEMBER: Thanks.

CHAIRPERSON JAFFE: All right, let's proceed with the Pledge of Allegiance.

Everyone face the flag in the rear of the room.

(Pledge of Allegiance recited.)

CHAIRPERSON JAFFE: All right, next we need to approve the minutes from last month's meeting.

Has everyone had an opportunity to review the minutes and did they find any errors?

(No response.)

COMMISSIONER LANAGHAN: I was not there, I'll abstain.

CHAIRPERSON JAFFE: Got it.

All right, nothing being called out, is there a motion to approve the minutes?

COMMISSIONER DRAKE: Motion to approve.

COMMISSIONER PORTERA: Second.

CHAIRPERSON JAFFE: All in favor?

(Chorus of ayes.)

CHAIRPERSON JAFFE: All opposed?

(No response.)

CHAIRPERSON JAFFE: Okay, next, I'm going to go over the hearing procedures for the audience.

So, first, quorum in voting. If less than six members are present, option the petitioners to continue 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. So, folks, tonight you've got to go four for four; otherwise, you can petition for a continuance.

The variation hardship. So, the forms that you all filled out have been submitted in packets to this Board that has reviewed them. But you're effectively asking for an exception, so we want to understand your logic and reasoning and justification. So, you're going to have to explain four elements necessary for this Board to be able to grant that variation:

1. That the proposed use will not alter the essential character of the locality and be compatible with the 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. So, again, we've read them, but our expectation is that you walk us through your logic and reasoning and justification.

The Chairperson will open the agenda item and provide introductory remarks; it then will be followed by a Staff presentation which is a brief overview of the project and the variance request. The applicant will then have the opportunity to present its case in favor of zoning relief by way of documents or testimony. The applicants and any witnesses testifying must be sworn under oath and must state and spell their respective names for the record.

Public comment. 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 shall be permitted to speak first.

We do not have any formal objectors tonight?

MR. OSOBA: No.

CHAIRPERSON JAFFE: Okay, so then I'll just skip to the end. Public comment, you can all see on the agenda there is public comment. So, if you speak on petitions, we ask that you speak to that petition. If you have general commentary about the Village or anything else for that matter, there is a separate time in the agenda at the end of the meeting for you to do that.

Once the applicant has made their closing statement, they can present any follow-up testimony or evidence. The Board will then deliberate and make a motion to close public testimony. We will deliberate and vote on the matter. All ZBA final decisions must be in writing. If the agenda packet does not include a draft final order that is acceptable to the ZBA, the substantive motion should be to direct Staff to prepare an appropriate final order for approval at a subsequent meeting.

With that, we'll proceed directly to new business, which is Agenda Item A. 1015 North Forrest Avenue, ZBA Case #25-023.

Is the Petitioner present?

MR. PEART: All right, good morning, everyone.

CHAIRPERSON JAFFE: State your name and address for the record.

MR. PEART: Yes. Jordan Peart, 1015 North Forrest Avenue.

(Witness sworn.)

MR. OSOBA: The subject property, 1015 North Forrest Avenue, is zoned R-3 Residential Single-Family District. The Petitioner is proposing to allow a gravel driveway to the rear of the home. A new home is currently under construction on the site and the gravel drive will

connect the rear garage and provide required access to North Forrest Avenue. Driveways are required to be constructed of asphalt or concrete. Green infrastructure applications may be utilized in lieu of concrete or asphalt surfaces but are subject to Village Engineer approval.

Therefore, the Petitioner is requesting the following variation:

- A variation from Chapter 28, Section 10.2-11(1)(a) to allow gravel driveway surface where concrete or asphalt is required.

MR. PEART: So, we are here today to really ask for a variance to offer a more environmentally friendly and backyard friendly approach to connecting the detached and attached part of our garages. So, given our rear detached garage is going to see very limited vehicle use, it's really primarily going to be used for access for a golf cart and some outdoor equipment. So, there will be no daily parking or pass through traffic in that rear backyard.

We feel a full asphalt or concrete solution would be unnecessary from an impervious surface perspective. It will kind of disrupt our backyard and the green space that we're hoping for. There's potential increase for water runoff. So, really, our proposed option, I know we submitted a variance to have gravel, that was just because we knew there was code to have either asphalt or concrete.

We do have two solutions. Our main one, which is preferred, is to keep that area between the two garages as grass. So, this provides required access while still maintaining green space and maximizing infiltration, water absorption. We've also spoken to our neighbor who has kindly joined us as well, and he's in support of the variance and would be open to the green area as well.

So, that is our --

(Audience member spoke out.)

CHAIRPERSON JAFFE: Sir, you're out of order. We'll wait, thank you.

MR. PEART: Okay, so if the Board feels that a permanent surface is necessary, we are prepared to work with the Village and the engineer. I know they mentioned in the notes a green infrastructure surface, so we would definitely like to work with you if our first approach or preferred option is not doable. You know, in all cases, you know, we're really trying to seek balance between the functional requirement of having that detached garage and access, you know, the Village's stormwater objectives, and also just preserve the character of our backyard. So, thank you.

CHAIRPERSON JAFFE: So, on the green, what's the term?

MR. PEART: Green infrastructure.

CHAIRPERSON JAFFE: I know Dan, you and I exchanged notes about this. So, sir, you said one of your options would be just leaving it as grass?

MR. PEART: Correct, no connection point between the attached garage and the detached.

CHAIRPERSON JAFFE: So, if they were to apply for this, Engineering would still have some discretion over what they would approve? It could be grass, it could be permeable pavers, it could be a number of different materials, correct?

MR. OSOBA: Green infrastructure would require some level of service. Just having grass surface would be a separate variation request to a separate section because access is required to all driveways, or all garages, excuse me, and that driveway surface has to be a type of green infrastructure application, concrete or asphalt. That green infrastructure is relatively open but that can be up to the interpretation of the Village engineer in terms of what type it is. But it would not be, under the current variation request, just grass. It would have to be

a separate request.

CHAIRPERSON JAFFE: So, you don't want to do asphalt or concrete. If gravel and grass doesn't work, what else are you open to?

MR. PEART: So, we're open to either, ideally the grass, if that's a no go, we're open to whatever the engineer's comments around green infrastructure, whether that's geotextiles, permeable pavers or whatnot, whatever would work. That was the first time I'm hearing that term.

So, we've come up with a solution. We just are trying to avoid having, you know, impervious, solid asphalt or concrete driveway just because there's not going to be traffic, we think it's disrupting our backyard, right? So, we're not intending to send cars back there to and from. So, really a golf cart which, you know, I don't think maybe an asphalt or concrete makes sense.

CHAIRPERSON JAFFE: Other questions?

COMMISSIONER LANAGHAN: So, the obvious one to me is then do you need to keep that rear garage? You said you're putting a golf cart back there. It seems like you're building a brand new house, correct?

MR. PEART: Yes.

COMMISSIONER LANAGHAN: You probably tore down the other one.

MR. PEART: Correct.

COMMISSIONER LANAGHAN: But you left this one back there which requires some sort of access up to the front?

MR. PEART: Yes, we thought it was a unique feature when we won the home and we thought, you know, it's a nice additional square footage. We heard about the previous owners and how they utilized it. We thought it was a cool feature, somewhat rare and wanted to maintain that. We did find that it was approved by the Village. Obviously, it's somewhat, I don't know if out of code is the right terminology, but it's larger than usual, but yes, we bought the property with the intent to keep it and would like to.

COMMISSIONER LANAGHAN: Okay, that makes sense. I'm not sure I completely buy that the asphalt, gravel, whatever, you know, to me those are both going to be visually disruptive to your backyard if you're trying to keep it green. I don't think Engineering is going to approve, and I couldn't support just a grass because of, again, that would be a completely different variance. I think doing some sort of green infrastructure, be it in pervious pavers, I'm sure there are some various things that the engineer could work with you on. I know I've seen some where, you know, grass grows up through it. It doesn't look so much, but you can --

MR. PEART: Yes, I've seen these plastic like grid systems.

COMMISSIONER LANAGHAN: Yes.

MR. PEART: You can even fill it in with gravel, and that's what, I want to make sure it was clear, it would be, you know, if green wasn't approved, it would be decorative gravel, like crushed blue. Something nice. We just don't want this heavy concrete surface that's connecting the two.

COMMISSIONER LANAGHAN: Yes.

MR. PEART: So, we want a low profile to kind of blend in with the surrounding area

--

COMMISSIONER LANAGHAN: Got you.

MR. PEART: -- and if we had to go through a separate variance process, I know we submitted for the gravel, but we'd be open to doing that as well.

COMMISSIONER LANAGHAN: Yes, okay.

CHAIRPERSON JAFFE: So, Dan, if the Petitioner is willing to submit the application for the green infrastructure request, is that still a request for a variance or is that just part of his normal process for having that material installed?

MR. OSOBA: That would be part of the normal permit process, so he would be submitting a building permit showing the specifications for the green infrastructure and the Village engineer would review that. Based on the review that the Engineering Department did for this application, they would be open to green infrastructure options rather than gravel, but it would still certainly have to be something that would be reviewed by the Village engineer. If he chose to do a green infrastructure option, a variance would not be required because it's allowed by code if the Village engineer approves it.

CHAIRPERSON JAFFE: So, based on everything you're hearing --

MR. PEART: Yes, I'm getting whispers from my wife.

CHAIRPERSON JAFFE: Are you willing to go the route of submitting a request with the Village for a green infrastructure project?

MR. PEART: Yes, if that was our only option. That was definitely something we'd want to work with the Village to accomplish, if we're ruling out gravel all together and trying to avoid the asphalt and concrete, yes.

CHAIRPERSON JAFFE: So, from the order of -- or I'm sorry, did you want to say something?

MRS. PEART: He's my husband.

CHAIRPERSON JAFFE: Okay, I'm sorry, we have a process here.

MRS. PEART: Sorry, thank you. My name is Tori, Jordan's wife. Thank you all for listening to us.

CHAIRPERSON JAFFE: Please state your name and address for the record.

MRS. PEART: Tori Peart, 1015 North Forrest Avenue. So, just to clarify, you're saying we cannot do the gravel driveway even if we have the infrastructure material below the gravel driveway that essentially is what the engineer said?

MR. PEART: Because we've seen the green infrastructure, whether it's the grid system, and then you fill it in with gravel to make it be green. So, that's where we just want to be clear.

MRS. PEART: We just want to understand what our options are before we're promising we want to go the green route.

CHAIRPERSON JAFFE: I think what we're saying, and we haven't gotten to deliberation yet, but if you're kind of sensing the line of questioning, Engineering is saying code is asphalt or concrete.

MR. PEART: Yes.

MRS. PEART: Right.

CHAIRPERSON JAFFE: You didn't want to do asphalt or concrete, so you're requesting gravel. Engineering is not supportive of gravel. My sense from the Board, myself included, is given those comments and given this is brand new construction, we're not seeing the hardship so we would not support your request for gravel. Where we're going here is we're trying to strike a deal where if a green infrastructure project is something that you would be amenable to, it sounds like the Engineering Department is also willing to entertain that.

MRS. PEART: Right.

CHAIRPERSON JAFFE: So, you can, now what the actual materials are and what

it looks like, I don't think we can confirm or guarantee what they would look like, but --

MRS. PEART: Right, right.

CHAIRPERSON JAFFE: -- all we can confirm or guarantee is if it's not going to be asphalt or concrete, it's not going to be gravel.

MRS. PEART: Right.

CHAIRPERSON JAFFE: So, it's going to be something and it can't be grass.

MRS. PEART: Right. So, your second part of that was do we need to move forward to get, or how do we proceed in the event it's none of those three things?

CHAIRPERSON JAFFE: So, if you're saying that you're open to doing the request for the green infrastructure project, that would not require a variance. So, I think there was somebody in the audience who might want to speak, so I would permit public comment. But at that point, I think we'd just --

MR. OSOBA: Withdraw it.

CHAIRPERSON JAFFE: Yes, because we're not approving or denying because they're no longer requesting a variance.

MR. OSOBA: We could either approve or we could withdraw the application and not move forward with the variance if you were going to go through the green infrastructure route. The other alternative and maybe a more flexible alternative would be to continue it to the next meeting, and then if we decide to go to the green infrastructure route and you submit plans to the Village engineer to get the rubber stamp of yes, this is good to go, then we can say that the application is withdrawn and not needed to be continued to the engineer.

Does that make sense?

COMMISSIONER DRAKE: So, we would approve in that scenario an extension?

MR. OSOBA: You would continue it to the next meeting.

COMMISSIONER DRAKE: A continuance.

MR. OSOBA: And if it's required, if, you know, the green infrastructure option is not something the Village engineer, or you're working with continuously, it's not something that's working out, then you can come back and particularly request the gravel again unless that's not something that you want to do all together and you may withdraw your application then. So, it's ultimately kind of what you want to do now.

MR. PEART: Okay.

MRS. PEART: Thank you.

MR. PEART: Yes, we'd like to pursue the green infrastructure and just work with the Village or the engineer to come up with a solution that works for both parties.

CHAIRPERSON JAFFE: So, then we would withdraw.

MR. OSOBA: Yes.

CHAIRPERSON JAFFE: Right? So, just because I know there was somebody here who did want to speak.

MR. PEART: Yes.

CHAIRPERSON JAFFE: So, why don't you have a seat?

MR. PEART: Okay.

CHAIRPERSON JAFFE: And then we'll hear public comment, and then as part of our deliberation, we can agree to just dismiss it, correct?

MR. OSOBA: Correct. A variation wouldn't be required based on the Petitioner's testimony of what they would like to pursue.

CHAIRPERSON JAFFE: Okay, so you can have a seat. The gentleman, I'll ask if

he wants to speak, and you will then have the opportunity to rebut anything he says, and then we'll move on.

MR. PEART: Okay, sounds good. Thank you.

MRS. PEART: Thank you.

CHAIRPERSON JAFFE: Sir, did you want to speak?

MR. STEVENS: Yes, sir.

CHAIRPERSON JAFFE: Okay, you've got to come up to the front.

MR. STEVENS: No problem. Hello, gentlemen and ladies.

CHAIRPERSON JAFFE: Please state your name.

MR. STEVENS: My name is Leroy Stevens. I live at 1011 North Forrest. I'm the guy to the south of the project here. My north property line abuts their south property line.

The garage we're talking about is probably 25 feet wide by maybe 50 feet deep. It's two stories. On the bottom, you can park four cars. On top, you've got equal amount with a staircase up there. The former owners were in the construction business. They had a couple of vans; they had a couple of other things. That's then, this is now.

Whatever use they want to put it to doesn't really bother me. I'm not so much concerned whether it's asphalt, concrete or gravel as I am the elevation, and this has nothing to do with this hearing today. It really has nothing with elevations. That's going to be the Engineering Department.

I think if they want to do what they want to do, they have to get this Board to grant their variance so that they don't have to have concrete or asphalt. Then I think the ball would shift to Engineering to come up with what would be an appropriate material to put in there other than concrete or asphalt. I think that's how it works. So, if they wanted to explore other green ways, I think they and the Board would probably be better off just continuing it for a week or two or four so they could huddle with Engineering and see what Engineering would go with.

So, I'm not against gravel, but I think there's probably better ways. Again, whatever it is, it's got to be the right way. They can't shift their water to my lot and I don't think that's what they're trying to do. Thank you.

CHAIRPERSON JAFFE: Thank you.

COMMISSIONER LANAGHAN: Thank you.

CHAIRPERSON JAFFE: Did you want to respond to that? You don't have to. If you'd like to, you can. If you don't want to, you don't have to.

MR. PEART: No, I just want to say thank you to Mr. Stevens.

MR. STEVENS: No problem.

CHAIRPERSON JAFFE: All right, so is there anybody else who would like to comment on this petition?

(No response.)

CHAIRPERSON JAFFE: Okay, we'll close it down for deliberation.

So, it sounds like where we left things and based on the input from the Petitioner, they want to go the route of submitting the request for the green infrastructure project which would not require a variance. So, we could effectively offer them the opportunity to withdraw or dismiss the request for variance.

COMMISSIONER LANAGHAN: I think I heard from Dan that continuance might be the most flexible for them so they could chat with Engineering, and if they come up with a solution in the next month, great. If they don't, come back here or whatever or, you know, they could withdraw at that point in time.

CHAIRPERSON JAFFE: I thought I heard the Petitioner say that they wanted to go with the --

COMMISSIONER LANAGHAN: Which is fine. I'm happy to withdraw and not worry about it anymore. That's fine, too.

CHAIRPERSON JAFFE: So, I know we're closed for deliberation, but just to make sure the Board heard you correctly, if you could come back up? Are you going with option one or option two? Option one being you submit the request, you don't request a continuance, you withdraw the variance and you're basically free to go, or you're saying for option two, you'd like to request a continuance so you can have those discussions and come back before this Board at a future date which, Dan, do we know at this point when that would be?

MR. OSOBA: September 8th.

CHAIRPERSON JAFFE: Okay, to explore the green infrastructure options, that's option two.

MR. OSOBA: Well, option two would be to explore further variances if needed. If green infrastructure applications were submitted to the Village engineer and not amenable and that's not something that would work, then you could submit your variance again to the Board to do a different surface that does not comply with code such as gravel or other surfaces that may not need Engineering stamps.

COMMISSIONER LANAGHAN: For my own clarification, if they withdraw, they're not subject to the one-year penalty. They could apply for a different variance or the same variance later?

MR. OSOBA: That is correct, yes.

MR. PEART: So, it sounds like withdrawing and then just working with the Village engineer to explore a green solution is the route we'd like to go. Thank you.

CHAIRPERSON JAFFE: You're welcome. So, thank you, everybody, for that clarification. So, that being said --

COMMISSIONER LANAGHAN: Do we need a vote or anything for them to withdraw?

MR. OSOBA: It would be a vote to dismiss the variance request as it's not needed.

CHAIRPERSON JAFFE: Before I ask if there's a motion, does anybody else have any comments they want to make and put on the record?

(No response.)

CHAIRPERSON JAFFE: Okay, is there a motion to dismiss the request for the variance?

COMMISSIONER DRAKE: I move that we allow the Petitioner to just dismiss or remove this petition.

COMMISSIONER LANAGHAN: Second.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. OSOBA: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. OSOBA: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

MR. PEART: Thank you.

APPROVED

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MRS. PEART: Thank you.

CHAIRPERSON JAFFE: Have a good night.

COMMISSIONER LANAGHAN: Best of luck.

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

ZONING BOARD

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

OF APPEALS

RE: 401 NORTH PINE AVENUE - ZBA #25-024

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 11th day of August, 2025 at the hour of
7:23 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson
TOM DRAKE
JEFFREY LANAGHAN
FRANK PORTERA

ALSO PRESENT:

DAN OSOBA, Planner I
DARKO BOJIN, Assistant Planner

CHAIRPERSON JAFFE: Okay, Agenda Item B. 401 North Pine Avenue, ZBA

Petition #25-024.

MR. PURDOM: Hello.

CHAIRPERSON JAFFE: Hello. State your name and address for the record.

MR. PURDOM: I'm Kevin Purdom with 401 North Pine Avenue.

(Witness sworn.)

MR. OSOBA: The property at 401 North Pine Avenue is zoned R-3 Residential Single-Family District. The Petitioner is proposing to construct a second-story addition in the rear of the existing single-family dwelling along with a deck and a pergola located in the side and rear yard. The existing home is set back 4.06 feet from the interior side yard where a minimum side setback is 6.6 feet. The Petitioner is proposing to maintain this nonconforming setback for the second-story addition. The proposed deck is also encroaching into the required 6.6-foot side setback and maintaining that same nonconforming setback as the existing home and building addition at 4.06 feet. The pergola, which is considered an accessory structure, may only be located in the rear of the property and is partially proposed within the side yard.

Therefore, the Petitioner is requesting the following variations:

- A 2.54-foot variation from Chapter 28, Section 5.1-3.3(b) to allow a second-story addition with a side yard setback of 4.06 feet instead of the required 6.6-foot minimum, and an additional two feet for the eave;
- A 2.54-foot variation from Chapter 28, Section 6.6-5.1 to allow a deck to encroach in the required side yard with a side setback of 4.06 feet instead of the required 6.6-foot minimum; and
- A variation from Chapter 28, Section 6.5-2 to allow a portion of a pergola in the side yard where accessory structures are only permitted in the rear yard.

MR. PURDOM: All right, so my clients just bought the house five months ago and they're looking to do some work before they move in. It's just the husband and wife who live there. They really love the character of the house and were deciding to do a dormer addition to the back of the house, adding a new deck where the patio is, and then a pergola that comes out to protect the window and the door.

All we're asking for is to build in line with the existing house both the deck, the pergola, and the second story where it goes into the existing nonconforming setback. All other codes are met. We think that it's, we actually tried pushing it in to three feet for where it would be on the side and it completely kills the deck. It looks a little weird. You have all that wasted space before the landscaping that's right on the side.

It just actually makes more sense to do it in line. It looks better and I think it's a reasonable ask, and I believe that's it.

COMMISSIONER LANAGHAN: You said the existing deck is on top of an existing patio; is that correct?

MR. PURDOM: There's an existing patio that's going to be removed.

COMMISSIONER LANAGHAN: So, it's staying on the same spot, that you're not enlarging it?

MR. PURDOM: Right, but since it's a patio, it can be in that side setback, but --

COMMISSIONER LANAGHAN: Got you.

MR. PURDOM: -- the deck or the pergola cannot be.

COMMISSIONER LANAGHAN: Got you, okay.

CHAIRPERSON JAFFE: Do you know the approximate age of the house?

MR. PURDOM: Pre-50's I believe. So, it's an older house with a lot of character

and they wanted to preserve that.

CHAIRPERSON JAFFE: Do you know if the property owners talked to any of the neighbors about the project? And, if so --

MR. PURDOM: They haven't heard anything. Since they just moved in, they aren't living in it full time yet. They're still moving back and forth. But they haven't heard anything negative or positive. They've seen a bunch of people look at the sign. but no one has come out to say anything.

CHAIRPERSON JAFFE: Tom or Frank?

COMMISSIONER PORTERA: You confirm the two existing non-conforming, I guess characteristics of the house, that those variances are existing non-conforming; is that right?

MR. PURDOM: Yes. Actually, all three are. It's the deck, the pergola, and the second story which goes to the existing building line.

COMMISSIONER PORTERA: And it's on a corner lot, too.

MR. PURDOM: Yes, correct.

COMMISSIONER PORTERA: That's all I have.

CHAIRPERSON JAFFE: Jeff, anything else?

COMMISSIONER LANAGHAN: No. You know, we've seen similar stuff. I mean, you've got to stay more or less on top of the existing structure, so that makes all the sense in the world. I was asking about the deck just to make sure that it was on top of an existing type of structure so there's no other impact to what would have been there. It's already been there; they're just upgrading it basically.

CHAIRPERSON JAFFE: All right, thank you, Kevin.

Is there anybody in the audience who wishes to comment?

(No response.)

CHAIRPERSON JAFFE: Okay, we'll close it down for Board deliberation.

Jeff, did you want to start?

COMMISSIONER LANAGHAN: Yes, happy to. You know, corner side lots or corner lots always seem to be the ones we see the most of. They have the strangest setbacks and side yard configurations, and a lot of people consider them front yards or what have you. So, they're keeping it very much in line with what the original house was and what the original intent was. I love to see older houses get redone, so I think I'm definitely in favor of this one.

COMMISSIONER DRAKE: Yes, they satisfy all the requirements as far as I'm concerned. There was no push-back from the three Staff departments. So, I know where that property is, I think it's going to be a nice use, what they're trying to do.

COMMISSIONER PORTERA: Yes, I agree. Nothing further for me.

CHAIRPERSON JAFFE: Okay, is there a motion?

COMMISSIONER LANAGHAN: Move to approve the variances as submitted.

COMMISSIONER PORTERA: Second.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. OSOBA: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. OSOBA: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations.

MR. PURDOM: Thank you.

CHAIRPERSON JAFFE: Have a good night.

MR. PURDOM: Thank you.

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

ZONING BOARD

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

OF APPEALS

RE: 604 WEST TECHY ROAD - ZBA #25-026

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 11th day of August, 2025 at the hour of
7:29 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson
TOM DRAKE
JEFFREY LANAGHAN
FRANK PORTERA

ALSO PRESENT:

DAN OSOBA, Planner I
DARKO BOJIN, Assistant Planner

CHAIRPERSON JAFFE: Okay, next, Agenda Item C. 604 West Techy Road, ZBA Petition #25-026.

Hello.

MR. PADMANABHA: Hello, good evening, members of the Board. My name is Prakash Padmanabha. I'm the resident of 604 West Techy Road; I'm the owner of 604 West Techy Road.

Should I talk about the project?

(Witness sworn.)

MR. BOJIN: The property is zoned R-3 Residential Single-Family District, and the Petitioner is proposing to install a pergola in the side yard. Code prohibits accessory structures such as pergolas to be built in the side yard. Therefore, the Petitioner is requesting the following variation:

- A variation from Chapter 28, Section 6.5-2 to allow a pergola in the side yard where accessory structures are only permitted in the rear yard.

Thank you.

MR. PADMANABHA: All right, I'm here today to respectfully request a variation to install the pergola. This house was built probably in the 80's. It's a corner lot. As you can see, the entrance of the house is facing the Techy Road, and I do have a garage next to the house. So, the way they created and built the patio back in those days, it kind of, it's in the side yard, it's the corner of the side yard and the backyard.

I do have an existing patio there. I do have an outdoor couch there, so whenever it rains, I line up my three kids to move the sofas, like the cushions of the couches inside. So, I want to install a pergola just to, you know, protect the couch from the rain and the sun. So, that's my request, sir.

CHAIRPERSON JAFFE: I drove by your property, so that would be within the fenced area of your backyard?

MR. PADMANABHA: Within the fenced area, within the patio, right, the existing patio.

CHAIRPERSON JAFFE: Okay, any questions?

COMMISSIONER LANAGHAN: Just one for Staff, just for my own clarification. James Court would be their front yard; is that correct?

MR. BOJIN: Yes, that is correct.

COMMISSIONER LANAGHAN: Okay, yes, got you.

CHAIRPERSON JAFFE: Have you talked to any of your neighbors about the project?

MR. PADMANABHA: Yes, we did. No, no concerns.

CHAIRPERSON JAFFE: Okay, any other questions for the Petitioner?

(No response.)

CHAIRPERSON JAFFE: All right, thank you.

You can have a seat. I don't think there's anybody else here who wants to comment, so we'll close it down for deliberation.

Yes, after I read the paperwork, I wanted to see for myself so I actually took a ride by today and that was probably the only question I was going to have is, you know, confirming that it's within the fenced area of the backyard which I couldn't see that being a concern to anybody within the locality. Given it's not, and having to move various stuff in and out of the house every time it rains, I think this is a reasonable request.

APPROVED

COMMISSIONER PORTERA: Agree.

CHAIRPERSON JAFFE: Is there a motion?

COMMISSIONER DRAKE: I move that we approve this petition as presented.

COMMISSIONER PORTERA: Second.

MR. BOJIN: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. BOJIN: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. BOJIN: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. BOJIN: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations.

MR. PADMANABHA: Awesome. Thank you so much.

CHAIRPERSON JAFFE: You're welcome.

Do we have other business?

MR. OSOBA: Just a brief announcement. The Zoning Board of Appeals application form, the actual application form has been updated. It's going to be on the Village website within the next week. I'll also make a copy of it to everybody just so you have an updated application form. It just clarified a couple of things and just from a procedural perspective of what we expect of submittals so that we have a better idea of how many petitions we'll get next year.

CHAIRPERSON JAFFE: Okay, that's cool.

COMMISSIONER LANAGHAN: I like that idea.

CHAIRPERSON JAFFE: Yes.

MR. PADMANABHA: Are we through?

COMMISSIONER LANAGHAN: Yes, you are. Thank you so much. Good luck.

CHAIRPERSON JAFFE: Thank you.

All right, was that the only other item of other business?

MR. OSOBA: Yes.

CHAIRPERSON JAFFE: Public comment?

(No response.)

CHAIRPERSON JAFFE: Is there a motion to adjourn?

COMMISSIONER LANAGHAN: So moved.

COMMISSIONER DRAKE: Second.

CHAIRPERSON JAFFE: All in favor?

(Chorus of ayes.)

CHAIRPERSON JAFFE: All opposed?

(No response.)

CHAIRPERSON JAFFE: We're adjourned.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:33 p.m.)

STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

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

RON LeGRAND, SR.

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

NOTARY PUBLIC