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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: 805 SOUTH WALNUT AVENUE - ZBA #25-019

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 16th day of September, 2025 at the hour of  
7:00 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairman  
JEFFREY LANAGHAN  
MICHAEL O'CONNOR  
JOSEPH SELBKA  
FRANK PORTERA

ALSO PRESENT:

DANIEL OSOBA, Planner I  
DARKO BOJIN, Assistant Planner

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CHAIRPERSON JAFFE: Okay, I'd like to call the Zoning Board of Appeals meeting for September 16, 2025 to order.

Roll call.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Here.

MR. OSOBA: Mr. Selbka.

COMMISSIONER SELBKA: Here.

MR. OSOBA: Mr. O'Connor.

COMMISSIONER O'CONNOR: Here.

MR. OSOBA: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. OSOBA: Mr. Siavelis.

(No response.)

MR. OSOBA: Mr. Drake.

(No response.)

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Here.

Okay, please join me in reciting the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON JAFFE: Okay, we'll do the approval of minutes and then I'll cover the hearing procedures for the audience.

Has everyone had an opportunity to review the minutes from the August 11th meeting? Are there any errors or omissions that you've noticed?

(No response.)

CHAIRPERSON JAFFE: Okay, we've got to do a vote by voice. All in favor of approving the August 11th minutes?

(Chorus of ayes.)

CHAIRPERSON JAFFE: All opposed?

(No response.)

CHAIRPERSON JAFFE: All right, so for the audience, I'm going to go over the procedures for these meetings.

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

So, we have five tonight. You have to go four for five. If you would like to request a continuance because we have fewer than six members present, you may do so.

The packets and the sheets that you all filled out, they'll be shown on the screen as we go through each petition, but because we have a very full agenda, it is essential that each petitioner explain the four elements necessary for this Board to be able to grant a variation. Those four elements are:

1. That the proposed use will not alter the essential character of the locality and will 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, be on point, be direct, and help us understand why each of those four clauses has been met for us to potentially issue a favorable review on your request.

As far as the sequence of events, so the Chairperson, myself, will open each agenda item and provide any introductory remarks if necessary. We'll then have a Staff presentation which gives a brief overview of the project and the variance request. The applicant will then present its case in favor of zoning relief by way of document and 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 should be permitted to speak first. Objectors must complete the form to be provided by the Department of Community Development and submit it to the Director of Community Development no later than 4:30 p.m., five days before the scheduled date of the hearing.

It's my understanding we do have an objection for one of the petitions but the Objector is not present, correct?

MR. OSOBA: That is correct, and they are not a formal Objector. They are just an objector.

CHAIRPERSON JAFFE: Okay, having then a formal objector, a registered objector may cross examine the applicant or the witnesses. Registered objectors are also not restricted to the time limit for public comment.

Any person who has not formally registered as an objector may speak at the hearing but must limit their comments to three minutes. The Chair may, in his discretion, alter the maximum time provided to public commenters provided the maximum time is provided to all speakers.

So, we request that if you must, anybody who speaks, speaks at the podium. So, we can't have any discussions out in the audience. All of this is recorded, so please respect the order of operations.

If you would like to speak, again, there will be an opportunity for the public to speak on each petition for the petition. If you look at the agenda for the entire meeting, there is a section at the end of the evening for general public comment. So, if anybody has any thoughts about the Chicago Bears or anything else, that would be your opportunity, but if you speak during the petitions, you have to speak to the petition.

Finally, the applicant may make a closing statement and present any follow-up testimony or evidence. The applicant will then rest their case. The Board will make a motion to close public testimony. The Board will deliberate and vote on the matter.

All final decisions must be in writing. If the agenda packet does not include a direct final order that is acceptable to the ZBA, the substantive motion should be

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to direct Staff to prepare an appropriate final order for approval at a subsequent meeting.

So, with that, we can move to new business. Let's start with Agenda Item A, 805 South Walnut Avenue, ZBA #25-019.

MR. KROES: Good evening.

CHAIRPERSON JAFFE: Have you both had a chance to swear you in, or to sign in, pardon me?

MR. KROES: Yes, we're both here.

CHAIRPERSON JAFFE: Okay, will you both state your name and addresses for the record? I'll swear you in and then we'll start with the Staff report.

MR. KROES: Sure. Good evening. I'm Brian Kroes at 805 South Walnut, the owner.

(Witness sworn.)

MR. KOLOSOSKI: I'm Bob Kolososki from Prairie Tech Architects at 415 South Middleton Avenue in Palatine.

(Witness sworn.)

MR. OSOBA: The property at 805 South Walnut Avenue is zoned R-3 Residential Single-Family District. The Petitioner is proposing a second-story addition above the existing attached garage adjacent to the south side of the property. The existing home is set back 2.98 feet from the interior side yard where a minimum side setback of six feet is required. The Petitioner is proposing to maintain this nonconforming side setback for the second-story addition.

Therefore, the Petitioner is requesting the following variation:

- A 3.02-foot variation from Chapter 28, Section 5.1-3.3(b) to allow a second-story addition with a side yard setback of 2.98 feet instead of the required six-foot minimum, and an additional one foot for the eave.

CHAIRPERSON JAFFE: You're on.

MR. KROES: All right. So, yes, basically with the four criteria here that we're trying to meet, we are a growing family so we're getting bigger. We want to add a bedroom and a bathroom for the upstairs. We have one shower right now and it's kind of a tiny space. So, we're trying to add on to make it a little bit easier for the family.

We love the neighborhood. Obviously, there's options to move, we don't want to do that. We've been here 10 years; we want to stay longer. We're very happy here.

So, to keeping the character of the neighborhood, we are trying to keep it and why we're asking for this to go straight up and down from the existing foundation and structure, because that's what matches everything else on our street.

So, I brought the architect. Obviously, Bob is here and I am as well, but we have discussed this at length and this is kind of one of the things we knew as a Design Board thing, that they wanted us to keep it looking like every other house in the neighborhood. So, we're trying to do that.

Proposed variation is in harmony with the spirit and intent of this chapter. So, again, that just covers what I was just mentioning. We just want to keep it kind of what everybody else did on the block. So, we're the last ones to do work, unfortunately, but we're happy that we're finally in a position to do so.

That's about it.

COMMISSIONER PORTERA: You said you have lived there for about 10

years?

MR. KROES: Yes.

COMMISSIONER PORTERA: About how many people live in the house?

MR. KROES: There's four of us.

COMMISSIONER PORTERA: Four, okay. And you can confirm that it's an existing nonconforming use, is that right, the setback?

MR. KROES: Correct. You mean the --

COMMISSIONER PORTERA: So, you're just going straight up from the line that you're already in.

MR. KROES: Yes. Yes, we're not going outside the foundation of what's already existing, correct.

COMMISSIONER PORTERA: Okay, and the neighbor on that particular side, have you spoken with them at all?

MR. KROES: Yes. Everybody on the street has been talking with us at length for actually a few years now about what we plan to do. So, we're trying to mirror exactly what we did across the street. We told them as well, and she was like, yes, that looks good. Because if you can see the picture of the house, I don't know if you can change the picture, it's actually kind of awkward looking from the street and it doesn't match any of the other houses on the block because we're the only one that does not have the addition above the garage.

COMMISSIONER PORTERA: Okay, and no negative feedback that you've heard?

MR. KROES: None.

COMMISSIONER PORTERA: Okay, that's all the questions I have.

CHAIRPERSON JAFFE: Dan or Darko, on page 33 of the packet, I just want to make sure I'm reading the comments correctly: The proposed addition is nicely designed to fit with the existing house and surrounding context. This project is favorable for an administrative design approval pending the outcome of the ZBA review.

So, they have or have not gone before Design?

MR. OSOBA: They have gone before Design, but we wouldn't issue a design approval until the Zoning Board could grant the variance.

CHAIRPERSON JAFFE: Okay, thank you.

Any other questions from the Board?

COMMISSIONER LANAGHAN: Just one. Building and Life Safety, they have a note in here that because of the closeness to the setback or to the property line, you would need to have a fire-resistance rating on that wall. I'm assuming you're aware of that?

MR. KOLOSOSKI: We know that, yes. Yes.

COMMISSIONER LANAGHAN: And that's acceptable?

MR. KOLOSOSKI: Yes.

COMMISSIONER LANAGHAN: All right, thank you.

CHAIRPERSON JAFFE: Okay, there doesn't seem to be any other questions, so you can have a seat. We'll see if there's anybody in the audience who wishes to comment publicly.

Anyone in the audience who wishes to comment on this petition?  
(No response.)

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

If we can start with Frank?

COMMISSIONER PORTERA: Yes, I think this is a reasonable and straightforward ask. It's an existing nonconforming use with no negative neighbor feedback. Pretty much everyone was in favor from what we've heard, and it's the minimum variance needed it sounds like to accommodate this growing family. So, I would be in favor.

COMMISSIONER LANAGHAN: I agree.

CHAIRPERSON JAFFE: Is there a motion?

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

COMMISSIONER SELBKA: I second.

MR. OSOBA: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. OSOBA: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. OSOBA: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations, your variance has been approved. You're free to leave but you're welcome to stay, whichever you prefer.

MRS. KROES: Thank you very much.

MR. KROES: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:10 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: 613 SOUTH BRISTOL LANE - ZBA #25-025

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 16th day of September, 2025 at the hour of  
7:10 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairman  
JEFFREY LANAGHAN  
MICHAEL O'CONNOR  
JOSEPH SELBKA  
FRANK PORTERA

ALSO PRESENT:

DANIEL OSOBA, Planner I  
DARKO BOJIN, Assistant Planner

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CHAIRPERSON JAFFE: Let's move on to Agenda Item B, 613 South Bristol Lane, ZBA #25-025.

Good evening.

MR. PURDOM: I'm Kevin Purdom with JRC Design Build. I'm here representing the Tyler family at 613 South Bristol.

CHAIRPERSON JAFFE: And what's your address?

MR. PURDOM: My address is 1275 East Davis Street, Arlington Heights.

(Witness sworn.)

MR. OSOBA: The property at 613 South Bristol Lane is zoned R-3 Residential Single-Family District. The Petitioner is proposing a first-story addition in the rear of the property and a second-story addition on the front of the existing home. In the R-3 District, the maximum floor area ratio (FAR) is 0.45 for lots less than 8,750 square feet. The subject property is 7,240 square feet, which yields a maximum square footage of 3,258 square feet. With the Petitioner's proposed additions, the dwelling will have 3,662 square feet or a floor area ratio of 0.51, where 3,258 square feet or an FAR of 0.45 is the maximum.

Therefore, the Petitioner is requesting the following variation:

- A 404 square-foot variation from Chapter 28, Section 5.1-3.4(a)(1) to allow a floor area ratio of 3,662 square feet instead of the allowed 3,258 square feet.

MR. PURDOM: All right. So, the Tyler family bought the house in 2017, so they've been here for eight years. They're a growing family, two adults and four kids. They just had their fourth in 2024. So, the plan is to add two bedrooms, a bathroom, and a laundry room, above the existing garage, and then extend the kitchen into the backyard as a single-story addition.

We've tried designing it a couple of different ways to try and stay within the FAR, but with the size of the lot and the needs of the growing family, they don't want to leave the house. They want to expand on what they have. They're doing a full remodel of the exterior.

It's in harmony and in spirit of the design because we're a favorable approval for design review pending ZBA approval.

Like I said, we tried reducing the FAR down, but with the needs, this is the minimum that we're requesting.

It's a unique circumstance because they're a relatively smaller lot for where the house sits and to hold six people in a growing family that eventually will all want their own bedrooms.

All other setbacks and zoning had been met.

CHAIRPERSON JAFFE: Have you or the property owners discussed this project with the neighbors?

MR. PURDOM: He's heard from a few neighbors. Everything has been positive. They've said good luck and congrats. No negative feedback.

CHAIRPERSON JAFFE: Do you guys have anything?

(No response.)

CHAIRPERSON JAFFE: Okay, you may have a seat. Thanks, Kevin.

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

(No response.)

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

You know, I can start. I think this is pretty straight-forward. It's a reasonable request given the number of people in the home and what they're trying to do. I don't think it's unreasonable. They've been in the house for eight years. I don't sense any type of mobility in the near term, and in the absence of any neighbor objection or resistance, I don't have any concerns.

COMMISSIONER LANAGHAN: Yes, I would say, you know, I'm not a huge fan of just kind of ignoring the FAR. I do understand the need of this particular case, so I do find that it can be an exception rather than the rule, to which I can support this one.

CHAIRPERSON JAFFE: Okay, is there a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER LANAGHAN: Second.

MR. OSOBA: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. OSOBA: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. OSOBA: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:15 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: 608 NORTH DUNTON AVENUE - ZBA #25-027

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 16th day of September, 2025 at the hour of  
7:15 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairman  
JEFFREY LANAGHAN  
MICHAEL O'CONNOR  
JOSEPH SELBKA  
FRANK PORTERA

ALSO PRESENT:

DANIEL OSOBA, Planner I  
DARKO BOJIN, Assistant Planner

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CHAIRPERSON JAFFE: Moving on, Agenda Item C, 608 North Dunton Avenue, ZBA #25-027. Have you --

MR. LYNDE: We're signed in.

CHAIRPERSON JAFFE: You're already signed in?

MR. LYNDE: Yes.

CHAIRPERSON JAFFE: Okay, can we start with you, sir? Your name and address?

MR. LYNDE: Casey Lynde, 608 North Dunton.

MR. FRIEDMAN: Robert Friedman, 9438 Keeler, Skokie.

CHAIRPERSON JAFFE: Can you both raise your right hand?

(Witnesses sworn.)

CHAIRPERSON JAFFE: Thank you.

MR. BOJIN: The property at 608 North Dunton Avenue is zoned R-3 Residential Single-Family District. The Petitioner is proposing to construct an addition in the front and side of the house. The addition will have a 15.3-foot front yard setback where a 22-foot setback is required. Additionally, the building will have a floor area of 3,040 square feet where the maximum floor area per code in FAR requirements is 2,869 square feet.

Therefore, the Petitioner is requesting the following variations:

- A 6.7-foot variation from Chapter 28, Section 5.1-3(a) to allow an addition with a 15.3-foot front yard setback where a 22-foot setback is required; and
- A 171 square-foot variation from Chapter 28, Section 5.1-3.4 to allow a floor area of 3,040 square feet instead of the allowed 2,869 square-foot maximum.

Thank you.

MR. LYNDE: I kind of think it's on repeat here, but growing family. My wife and my four boys love the house, love the area. Three bedrooms is getting tight on us, so we are adding a fourth bedroom and a master bath for my wife who doesn't have to share a bathroom with five boys. Then, we are, we would like to wrap the front porch to kind of continue it on, and I think that's what the front porch setback is for.

What else do we have in there?

MR. FRIEDMAN: I just want to clarify. The addition that we talked about in the front, that's the covered porch. It's not a structure; it's not a building. There's an existing front porch now and we're extending it more, so we're keeping in line with what's there.

COMMISSIONER LANAGHAN: So, I've got a couple of questions.

MR. LYNDE: Sure.

COMMISSIONER LANAGHAN: How long have you been in the house?

MR. LYNDE: About nine years.

COMMISSIONER LANAGHAN: Nine years, I see.

MR. LYNDE: Yes.

COMMISSIONER LANAGHAN: Completely understand the front yard setback. You've tried to keep the existing porch. You'd have to actually tear the porch down that's there to make it conform.

MR. LYNDE: Correct.

COMMISSIONER LANAGHAN: That's not unreasonable, in my opinion anyway. I'll let the rest of the Board speak to it.

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So, let me get to the FAR which I just commented on. Is there anything that could have been done to reduce that size to make the FAR work? Why are we at this number?

MR. FRIEDMAN: We tried making it more compact which included bringing the addition more towards the street, but that didn't allow for, if we could see the elevations?

MR. LYNDE: We needed to keep that bay window.

MR. FRIEDMAN: The Design Commission had a problem with this, so we had to push the addition back.

COMMISSIONER LANAGHAN: Okay, I got it.

MR. FRIEDMAN: Therefore, we did the extra square footage.

COMMISSIONER LANAGHAN: So, you're trying to meet some other guidelines that were there?

MR. FRIEDMAN: The other guys that aren't as reasonable as you guys.

COMMISSIONER LANAGHAN: I understand. Those people who shall remain unnamed right now, I got you.

MR. LYNDE: And we're keeping, so I want to keep the same, like same siding, same roof shingle and color and everything.

COMMISSIONER LANAGHAN: I got you; I got you. Approximately how big is the covered porch area? Do you have an idea? I'm assuming it's much more than the 171-foot FAR variance you're asking for.

MR. FRIEDMAN: Yes. Let's see, we got seven by 20 --

MR. LYNDE: It's that one or the actual 950, or is it both?

MR. FRIEDMAN: No, just the part that we're adding on.

COMMISSIONER LANAGHAN: It's a combination of both. Your FAR is basically anything that's covered by a roof.

MR. LYNDE: Okay.

MR. FRIEDMAN: It's about 200 square feet.

COMMISSIONER LANAGHAN: So, if it were not for the wraparound porch, you would be in compliance. So, that's just kind of how do you look at a porch. I know our Staff looks at it as it's a structure and, therefore, it's FAR, et cetera.

MR. FRIEDMAN: Got you.

COMMISSIONER LANAGHAN: Okay, those are my questions.

CHAIRPERSON JAFFE: Anything else, guys?

(No response.)

MR. LYNDE: Talked to the neighbors, they're in favor.

CHAIRPERSON JAFFE: All right, why don't you have a seat? Then we'll see if anybody has any comments, and then we'll close it down for deliberation.

MR. LYNDE: Thank you.

CHAIRPERSON JAFFE: Anybody present who would like to speak on this petition?

(No response.)

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

Jeff, did you want to begin?

COMMISSIONER LANAGHAN: Yes, absolutely. The front yard setback, as I mentioned, you know, is an existing nonconforming line currently. They're just matching

it and, therefore, architecturally keeping the house, you know, much more together. I appreciate that actually. The fact that they kind of were trying to get the FAR to work and were instructed otherwise and the fact that more than 200 square feet is under a porch and not actually a livable space, those are all kind of conditions that I think make sense to approve this one.

CHAIRPERSON JAFFE: Yes, I'm familiar with this property. I used to walk by it all the time when I had a four-legged partner with me, and I saw this family grow. So, given what they're trying to do here, I think it sits well. I mean, Dunton Avenue, especially that stretch, you need to have -- ground. So, I think that there's a lot of value in trying to keep it as characteristic as it's going to be. So, I'm supportive of it.

Is there a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER LANAGHAN: I'll second that.

MR. BOJIN: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. BOJIN: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. BOJIN: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. BOJIN: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. BOJIN: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations.

MR. LYNDE: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:22 p.m.)

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

OF APPEALS

RE: 406 NORTH BEVERLY LANE - ZBA #25-028

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 16th day of September, 2025 at the hour of  
7:22 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairman  
JEFFREY LANAGHAN  
MICHAEL O'CONNOR  
JOSEPH SELBKA  
FRANK PORTERA

ALSO PRESENT:

DANIEL OSOBA, Planner I  
DARKO BOJIN, Assistant Planner

CHAIRPERSON JAFFE: Okay, next, Agenda Item D, 406 North Beverly Lane, ZBA #25-028.

MS. POORTINGA: Hi.

CHAIRPERSON JAFFE: Hi. Can you just state your, oh, have you signed in?

MS. POORTINGA: No.

CHAIRPERSON JAFFE: All right, we'll give you a moment.

MS. POORTINGA: Thank you.

CHAIRPERSON JAFFE: You're welcome.

MS. POORTINGA: Thank you. My name is Paula Poortinga, I'm at 406 North Beverly Lane in Arlington Heights.

(Witness sworn.)

MR. BOJIN: The property at 406 North Beverly Lane is zoned R-3 Residential Single-Family. The Petitioner is proposing to expand their existing front yard driveway to 26 feet wide. Code prohibits driveways wider than 22 feet.

Therefore, the Petitioner is requesting the following variation:

- A four-foot variation from Chapter 28, Section 10.2-11.1(b) to allow a 26-foot wide driveway where driveways may not exceed 22 feet in width.

MS. POORTINGA: Do I talk now?

COMMISSIONER LANAGHAN: You're up.

MS. POORTINGA: So, we welcomed a family member into our household at the beginning of this year. He's of driving age. He's my husband's oldest son from Australia, and we did not expect that he would ever get to live with us, so we're very happy that he's with us. We've turned into a three-car family, and I have two small little kids who are under age seven.

So, shuffling the cars has been a little bit of a hassle with keeping track of the little kids. It would just be lovely if we wouldn't have to shuffle the cars when we pull in and out of our garage. This is also the only paved space that we have to get to our front door.

We did just have a permit to widen the driveway with ribbons up to 21 feet. So, we've left this small portion of a few extra feet for the variance to be approved.

I think it stays within the character of the neighborhood. There are other neighbors that have driveways with what I consider a bump-out. They don't have the same size driveways as we have, but visually, it would be of visual similarity to other neighbors on our street.

We're just expanding the driveway. We're going to use the same materials, with poured concrete. It should look flawless, you know, it should look nice.

COMMISSIONER SELBKA: Did you speak to your neighbors about this?

MS. POORTINGA: Absolutely.

COMMISSIONER SELBKA: Any objections?

MS. POORTINGA: No, none at all.

COMMISSIONER SELBKA: How long have you lived in the house?

MS. POORTINGA: Two years.

COMMISSIONER SELBKA: All right, those are the only questions I've got.

COMMISSIONER LANAGHAN: I've got a couple just because I'm a little

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confused by the exhibits. Pardon me for that. So, the one we're looking at now shows these yellow strips down the side. Is that what you've already done?

MS. POORTINGA: That's been approved and that's been completed, yes.

COMMISSIONER LANAGHAN: Okay, so that's not what we're talking about.

MS. POORTINGA: No.

COMMISSIONER LANAGHAN: We're talking about just the little --

MS. POORTINGA: That little triangle.

COMMISSIONER LANAGHAN: It's kind of the blackened area there or blue maybe on the one in front of it?

MS. POORTINGA: Correct.

COMMISSIONER LANAGHAN: Is what we're talking about, and that four-foot dimension by, you know, do you know how long that is by any chance?

MS. POORTINGA: It's about, I think it's 22 feet in length from the, it's from the road up to where our basketball hoop is.

COMMISSIONER LANAGHAN: Got you. So, that extra four feet, you can get the car in there without having issues with the other vehicles.

MS. POORTINGA: Yes, and it is like the minimum amount.

COMMISSIONER LANAGHAN: The minimum you're choosing.

MS. POORTINGA: Yes, we just measured our cars. We said four feet is all we need, so that's all we're going to ask for.

COMMISSIONER LANAGHAN: Perfect. All right, thank you.

CHAIRPERSON JAFFE: Any other questions?

(No response.)

CHAIRPERSON JAFFE: You may have a seat, thank you.

MS. POORTINGA: Okay, thanks.

CHAIRPERSON JAFFE: Anybody present who wishes to comment on this petition?

(No response.)

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

COMMISSIONER SELBKA: I'm in favor of this. We know it's difficult when you have an oddly-shaped, when you have a driveway and three cars, and when you have two small children, the less pulling in and out of your driveway you have to do the better. So, I think this is an appropriate variance and I'm for it.

COMMISSIONER O'CONNOR: It seems to be the minimum required.

COMMISSIONER SELBKA: Yes.

COMMISSIONER O'CONNOR: To accomplish what they're trying to do as well.

CHAIRPERSON JAFFE: Yes, I have to make the same comment. I appreciate that the owner didn't go overboard and that's important, too.

COMMISSIONER O'CONNOR: Yes, absolutely.

CHAIRPERSON JAFFE: So, is there a motion?

COMMISSIONER SELBKA: Motion to approve.

COMMISSIONER O'CONNOR: Second.

MR. BOJIN: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

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MR. BOJIN: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. BOJIN: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. BOJIN: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. BOJIN: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations.

MS. POORTINGA: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:27 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: 814 SOUTH FERNANDEZ AVENUE - ZBA #25-029

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 16th day of September, 2025 at the hour of  
7:27 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairman  
JEFFREY LANAGHAN  
MICHAEL O'CONNOR  
JOSEPH SELBKA  
FRANK PORTERA

ALSO PRESENT:

DANIEL OSOBA, Planner I  
DARKO BOJIN, Assistant Planner

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CHAIRPERSON JAFFE: Moving on to Agenda Item E, 814 South Fernandez Avenue, ZBA #25-029.

Good evening.

MRS. NEUKIRCH: Good evening.

CHAIRPERSON JAFFE: Your name and address?

MRS. NEUKIRCH: Alex Neukirch at 814 South Fernandez.

(Witness sworn.)

CHAIRPERSON JAFFE: He's going to start with the Staff report first.

MR. OSOBA: Let me get situated here.

The property at 814 South Fernandez Avenue is zoned R-3 Residential Single-Family District. The Petitioner is proposing a driveway extension on the south side of the driveway. The existing driveway is 17 feet wide at the sidewalk, and the Petitioner is proposing to extend the driveway by 16 feet to the south. Additionally, the driveway will continue in the south side yard along the side of the house for additional parking. The total driveway width proposed is 33 feet where the maximum driveway width for two-car garages is 22 feet.

Therefore, the Petitioner is requesting the following variation:

- An 11-foot variation from Chapter 28, Section 10.2-11.1(b) to allow an extension of an existing 17-foot wide driveway to a total of 33 feet where the maximum driveway width for two-car garages is 22 feet.

It should be noted that an e-mail was received on September 5th, 2025 from an adjacent property owner in objection to their variation request. The neighbor requested that the objection be included in the record as they would not be able to attend the Zoning Board meeting. That letter is in the agenda packet.

An additional objection letter was received on Monday, which was after the agenda packet was published. They requested that the letter be included in the agenda. I can read it into the record or provide the comments; however, you'd like to proceed with that.

CHAIRPERSON JAFFE: The order of operations, do we want the Petitioner to go first? Then we can cover both the one that was in the packet and not?

MR. OSOBA: Yes, that sounds great.

CHAIRPERSON JAFFE: Okay. All right, let's do that.

MRS. NEUKIRCH: Sure.

CHAIRPERSON JAFFE: So, go ahead.

MRS. NEUKIRCH: All right, not altering the essential character essentially, I am seeking to just extend the driveway, to extend the width of the driveway to be able to drive and park next to the garage instead of the front of the garage. Much like we heard earlier, I want to minimize moving the car off of the driveway. We have three young kids. We're going to have a basketball hoop out there, and like it was at my last house, every time, can I play basketball? Yes. Can you move the car? Yes.

So, we want to keep that to the minimum. We want to have that additional parking space. Again, three young kids, half my garage is filled with their stuff. They have ride-ons, they have scooters, they have all of these fun things.

Additionally, if you look at my site, it's unique itself in that it's not your standard rectangle. It is wider at the front, narrow in the back. So, I do have this

additional space in the front that I really can't do much of anything else with. So, I'd like to utilize it, I would like to be able to pull parking in there short of building a third car garage, to have somewhere to park and also have somewhere to put my garbage cans because they are not in front of my garage and it is not pretty.

Further, I already have two vehicles. I do have overnight guests. Again, with the shuffling of the cars, it isn't great. Additionally, I have a short street, so the next house, I'm between two houses basically, and my street is between Kirchoff and Maple. It is, my side is three houses. One person has people over, pretty much there's no more parking left on the street. So, this will give me more parking in order to avoid any other issues that that might cause with parking.

I think that's it.

MR. OSOBA: Did you want to --

CHAIRPERSON JAFFE: Yes, actually, do you want to, before we start questioning, yes, why don't we do that then? Can you put the one that's in the packet on the screen so the audience can see? And let's read that, and then could you read the second one in?

MR. OSOBA: Let me get you a copy in a little bit.

CHAIRPERSON JAFFE: Thank you.

MR. OSOBA: This is a letter that we received from Michael Scott on Saturday, September 13th, objection to a request for a variance at 814 South Fernandez:

I respectfully object to the request for a variance that proposes a near doubling of width of an existing driveway from 17 to 33 feet at the property located at 814 South Fernandez. While not disclosed on the notice of public hearing, the variance request also proposes extending the widened driveway 22 feet beyond the front of the home. Besides the garage creating a multi-vehicle parking lot viewed from the street and backyard of the adjacent property to the south, the width and length of the driveway variance requested is not consistent or compatible with any home on Fernandez or within the immediate neighborhood.

The hardship noted by the Petitioner to increase parking spaces can be accommodated without a variance with an existing ample street parking, an existing two-car garage and a standard 22-foot four-car driveway. The variance if approved beyond that which the existing code allows would change the character of this existing residential neighborhood and sets a dangerous precedent with potential for deteriorating home values.

I would appreciate my objection to be shared with the VAH Building Code Review Board responsible for approving and upholding the Village design codes. Please feel free to contact me with any questions.

COMMISSIONER O'CONNOR: So, you said there are three young children, two cars, two drivers?

MRS. NEUKIRCH: Yes.

COMMISSIONER O'CONNOR: Okay, and you talked about overnight guests. How often does that happen?

MRS. NEUKIRCH: My mom watches my kids, so sometimes if it's too late, just stay the night, you know. It happens often enough that we're dealing with it, not often enough that I can stand here and tell you it's everyday. Yes, she's close by, but sometimes it's just easier that way.

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Can I speak to what was in the objection as well?

CHAIRPERSON JAFFE: Yes, but we have questions.

MRS. NEUKIRCH: Oh, okay. All right, you can go ahead.

CHAIRPERSON JAFFE: Why don't we get through the questions first from the Board?

MRS. NEUKIRCH: Sure.

CHAIRPERSON JAFFE: And then, yes, absolutely, you'll have an opportunity to respond to the objectors.

MRS. NEUKIRCH: Okay.

COMMISSIONER O'CONNOR: I was by the property today, and I know the first objection letter that was in the packet talked about green space. In this area, it's kind of a pie shape, well, it's a pie-shaped lot but there's a curve coming off of Kirchoff. So, there is quite a bit of green space between your neighbor's yard.

MRS. NEUKIRCH: Right.

COMMISSIONER O'CONNOR: Their backyard and your yard there.

MRS. NEUKIRCH: Right.

COMMISSIONER O'CONNOR: I understand, what's the, you know, I can understand the need to extend the driveway a little bit to the south, but what's the need to go back to the side of the garage?

MRS. NEUKIRCH: So, really, I wanted to have that additional parking space. Kind of the plan was first to just build a third car garage. Already built half that house, so that's definitely on the back burner right now. But the additional space is especially because I want to put up a basketball hoop. I want to have a big court for my kids to play on and not have to worry about the constant back and forth.

So, I really, I want to utilize that space because I can't do much with it, you know. I'm not going to put a play set out there or anything like that. So, it's just there.

I will say the green you saw was probably weeds, a lot of it. The previous owner had a lot of brick there and a lot of, and so now it's just kind of dirt, but I want to do something with it where I can actually use it.

COMMISSIONER O'CONNOR: Okay, there's no vehicle being parked there today?

MRS. NEUKIRCH: No.

COMMISSIONER O'CONNOR: Because you're right, it was kind of rough over on that side.

MRS. NEUKIRCH: Yes, I did. I did notice tracks. No, so right now, my current driveway is actually below code because I think code is like 22 and it's at 17. So, the second car is being parked off of the driveway just because if you park it on and you're trying to go into the garage, you have like this much space and it's just about it. But no, nothing is being parked there right now.

COMMISSIONER O'CONNOR: I can understand with the kids and the challenge that brings, and the street is shorter. But also, you know, hearing the objection, based on what's in with the packet, you know, I can also see the point of that homeowner in going back next to the garage, you know, making it start to kind of look more like a parking lot like he said. So, that could take away, you know, from the character of the neighborhood. I guess that was one of the challenges I had with this.

CHAIRPERSON JAFFE: Yes, I mean, that's, I was thinking the same thing. 17 feet is below code, it's narrower than most. You know, the yellow, this looks like the state of Nevada, that section, you know, I think that's reasonable, but yes, to your point, Mike, now we start going further up, I don't know, now I'm trying to question the hardship.

COMMISSIONER O'CONNOR: Yes, that's where I was going, too.

MRS. NEUKIRCH: Right, so I was just trying to clear up the driveway in general. I will say there are a few houses over by Pioneer Park, just a couple of blocks away, that also have this driveway where they do have the cars parked next to the house. I think it looks fine. I don't intend to put a boat there or a recreational vehicle or anything of that nature that was brought up. If I can also say that I can technically park those things there now without the driveway.

I really do just want to clear up the driveway and make it look aesthetically pleasing, I don't like having a car in front of the driveway, and then just clearing it up literally so that the kids have more space to play basically.

COMMISSIONER O'CONNOR: Have you received any other feedback? I know we've received two pieces of that here.

MRS. NEUKIRCH: Sure.

COMMISSIONER O'CONNOR: Have you talked to any of your other neighbors, the people that are either immediately to the north or south?

MRS. NEUKIRCH: On my street?

COMMISSIONER O'CONNOR: Yes.

MRS. NEUKIRCH: Right. No, the person across from me to the left, I spoke with him about two weeks ago. He came, he asked about it, we chatted. It was a two-hour long conversation, and he said great, I'm all for it, if I can make it, I'll vote yes. So, I feel like to the people who are actually on my block, it's only seven houses. We're not talking, you know, all these people and all of the space that's kind of taking away.

Really to that point, I would say that it adds because it does add parking, so it does add to the value. It clears up space on the street for other people. So, that's what I would say to that.

COMMISSIONER O'CONNOR: So, the one neighbor across the street, to the point, neither, the feedback we received are not people that are on your street, but they're near?

MRS. NEUKIRCH: Right.

COMMISSIONER O'CONNOR: But the neighbor to the south, the one that's on, I think their house is on Kirchoff?

MRS. NEUKIRCH: Yes, their house is on Kirchoff.

COMMISSIONER O'CONNOR: Did they have any feedback?

MRS. NEUKIRCH: They haven't said anything, no.

COMMISSIONER O'CONNOR: Okay, because this would get pretty close to their house.

MRS. NEUKIRCH: Right. Yes, yes. Yes, I was concerned about that.

COMMISSIONER O'CONNOR: They haven't said anything? Okay.

MRS. NEUKIRCH: You know, if it's an issue, you know, I can talk to them, but they haven't brought anything up. Their kid plays with my kid, it's very nice, but they haven't brought anything up, no.

COMMISSIONER O'CONNOR: Okay, all right.

CHAIRPERSON JAFFE: Did you want to make any other comments regarding the letters that were submitted?

MRS. NEUKIRCH: You know, to the point about this boat or RV or something, you know, technically, I guess I don't need concrete to park something there if I really wanted to, right? So, to the extent that the Village doesn't allow it, I wouldn't park anything there anyway. But I'm not, I just spent a lot of money on this house, making it look nice, I wouldn't put anything there that's going to bring down the aesthetics of the neighborhood is kind of the point.

It was frustrating that this person is telling me why I'm asking for this, you know, stating that the only reason she could want this is to park her boat or recreational vehicle there. That's not it, you know, I've been forthcoming, and that's the only reason that I'm looking.

CHAIRPERSON JAFFE: Have you already installed the patio in the back?

MRS. NEUKIRCH: No. I want to do the concrete all at the same time so that they don't double charge me. So, we're just waiting that out right now.

CHAIRPERSON JAFFE: Can the patio be used as a basketball area?

MRS. NEUKIRCH: So, it's covered. Yes, so we're going to have like an outdoor area there.

CHAIRPERSON JAFFE: Do you guys have any other questions?  
Comments?

COMMISSIONER LANAGHAN: Well, comments for sure. I do have an issue with basically blowing through the code by 33 percent. That's not the intent of what we're up here to do. So, I am opposed to that.

I guess I would ask Staff, you know, if she were to put a basketball court or something like that, would that need a variance, or is that something separate just because it's a driveway, that they would need something of that nature?

MR. OSOBA: A basketball court in the front yard would need a variance. Basketball courts are technically accessory structures so they have to go the backyard, but if it met all the codes, it could just be a building permit.

COMMISSIONER LANAGHAN: Got you, okay.

CHAIRPERSON JAFFE: Did you want to make a comment?

MRS. NEUKIRCH: Okay, it was a hoop, just, you know, a basketball hoop.

COMMISSIONER LANAGHAN: No, I understand, but --

MRS. NEUKIRCH: Oh, okay.

COMMISSIONER LANAGHAN: -- you were saying you wanted to provide a place for the kids.

MRS. NEUKIRCH: And I know that I need a permit, right.

COMMISSIONER LANAGHAN: Yes, I understand that and I do get that.

MRS. NEUKIRCH: Okay, I didn't know if there's like a court, yes.

COMMISSIONER LANAGHAN: That's a reasonable kind of thought a parent would have.

MRS. NEUKIRCH: Yes. Yes.

COMMISSIONER LANAGHAN: I'm saying, you know, what this looks like though, your neighbors are, you know, not incorrect, it looks like a parking lot. Even though I know that's not your intent.

MRS. NEUKIRCH: Right.

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COMMISSIONER LANAGHAN: You've stated that, but you know, at some point in time this house will be sold and the next people, you know, very well could do something like that. Again, my biggest objection is the size of the variance.

MRS. NEUKIRCH: I understand.

COMMISSIONER LANAGHAN: It's not the minimum; it's the maximum of what you'd be asking for. So, you know, I have an issue with that personally.

MRS. NEUKIRCH: Right. So, I was just trying to place three cars across.

COMMISSIONER LANAGHAN: I understand.

MRS. NEUKIRCH: So, again, having in my mind the idea of making it a three-car garage with that.

COMMISSIONER LANAGHAN: You just heard the one before, so you could do that in 26 feet.

MRS. NEUKIRCH: Well, the one before me didn't have all that extra space on the side, so that to me would be the difference.

CHAIRPERSON JAFFE: Does the Board have any other comments?

COMMISSIONER SELBKA: As for a comment, you know, again, I think to allow the three cars for that little sort of extension up to the house, I'd be okay with that. It's the second slab that I have an issue with, that's sort of just to the west of the house.

MR. OSOBA: South?

COMMISSIONER SELBKA: Is that south? Oh, excuse me, yes, sorry. Yes, just to the south of the house. I think that is, and I was looking at the objector, where his address is, and he would be looking out right at that, more closely looking at that.

So, I'm willing to go with the area that is attached to the current driveway, I'm willing to go with a variance to allow that, but I'm not willing to vote for a variance for the slab that's to the south of the home.

COMMISSIONER O'CONNOR: I think from what I'm hearing, you know, from the Board here, there's a few of us that feel similarly. There is an opportunity for you to continue this hearing if you would like to go back and re-look at it, because if it is declined, it has a preclusive effect, meaning you can't come back for a variance for a year, period. So, you have one option.

MR. OSOBA: Chair, excuse me, we do need to open the public hearing for the rest of the --

CHAIRPERSON JAFFE: Before we go in deliberation?

MR. OSOBA: Before we go ahead and continue.

CHAIRPERSON JAFFE: Okay, thank you.

All right, if you could have a seat, please?

MRS. NEUKIRCH: Sure.

CHAIRPERSON JAFFE: We'll see if there's anyone in the public that wishes to speak.

MR. OUREDNIK: It will take me a moment, I apologize. I sign in?

CHAIRPERSON JAFFE: Just sign in; we don't need to swear you in.

MR. OUREDNIK: Okay.

CHAIRPERSON JAFFE: Just identify yourself please after you've signed in.

MR. OUREDNIK: So, my name is John Ourednik, I live at 814 South Salem Avenue, one block west of the property in discussion.

I guess I have two points. First, the neighbor directly to the north has

provided me a letter and I can give that to you or I can read it into the record. I'm not sure if you have a preference.

COMMISSIONER SELBKA: I think the letter should probably be read, right?

CHAIRPERSON JAFFE: Yes. I guess I didn't know, a neighbor gave you the letter?

MR. OUREDNIK: Yes.

CHAIRPERSON JAFFE: Okay, go ahead and read it, but then that needs to be submitted.

MR. OUREDNIK: Yes.

CHAIRPERSON JAFFE: So, do you have a copy for yourself?

MR. OUREDNIK: I'll leave this with you.

CHAIRPERSON JAFFE: Okay, go ahead.

MR. OSOBA: We can get you a copy.

MR. OUREDNIK: So, this is regarding 814 South Fernandez. To the Village of Arlington Heights Zoning Board of Appeals, Planning and Community Development. To whom it may concern:

I am Irene Corcoran. I reside at 707 West Maple Street, Arlington Heights, directly north of the property in discussion. I apologize, I am not able to attend tonight's meeting in person and pray that you will accept my written statement.

I have no objection to the Neukirchs widening their driveway. While I have lived next to 814 South Fernandez for over 30 years, I have only just met the Neukirch after they had just moved in. However, they are a lovely family and great neighbors. I fully trust that they will add to the Village of Arlington Heights community including its local aesthetics. Signed by Irene Corcoran.

As to the next, so I live at 814 South Salem, it's one block west. It's called the Cooney house even though I've lived there for 12 years. Maybe one day it will be mine.

So, we also have a large driveway. I've never once parked an RV, a boat, a trailer or anything else there. We just use it for the extra cars. We have a basketball hoop. The kids love playing basketball there. So, to the extent that the letter that was mailed in in the Board package says it can only be used for that, I don't think that's true at all because I've never used my large driveway for anything like that.

Further, the line of sight of the complaining neighbor, it has no view whatsoever of this and there is no reason for him to ever go down Fernandez. He lives right off of Ridge. This will be out of sight, out of mind. I'm not sure, I'm sure he has an interest in the community, but this is a short street, six, seven houses on the street, and Mr. Supplitt is I don't think anywhere near this property, close to 300 and some feet away.

Certainly, in the future he's worried that these people might be parking boats there. Well, this is a brand-new family, three young kids, it will be 20 years I think before they move out after the extent of remodeling that they've done. So, I think any concerns for parking RVs there in the future are pretty remote.

Secondly and finally, Mr. Supplitt, he has no problem going around kissing babies, I'm sure many of you might know him, is being elected to several different positions. I'm a little upset that he didn't have a chance to go and say hi to the Neukirch family despite living four houses away from them and find out what they're going to use

this for. He would have found out that you get a lawyer and an IT professional living there, a coach of a basketball team living there, maybe he just wants to have his kids play basketball there.

So, that's really all I have.

CHAIRPERSON JAFFE: Thank you.

Is there anyone else who would like to speak?

(No response.)

CHAIRPERSON JAFFE: Okay, so we have, of four neighbors, we have two who appear to be in support and two who have objections or concerns.

COMMISSIONER SELBKA: On the Ridge objection, I tend to discount that one because Mr. Ourednik mentioned, and I checked Google Maps, and he's correct that a Ridge property is pretty far away from where this slab would be. I have more concerns as to 715 West Maple, the Scott objection because that is right in the line of sight of where this slab would be. Like basically, his lot looks out onto where the slab would be, especially the one that's going to be just to the south of the house.

So, my concern is not with the widening of the driveway which, again I think that's a reasonable request, my concern is the additional slab to the south of the house that I think is problematic and there's a neighbor that's right near there who has objected to it. So, that's my concern.

CHAIRPERSON JAFFE: Jeff or Mike, are those --

COMMISSIONER LANAGHAN: Yes, certainly the secondary slab is much more concerning. I do have a concern with the driveway being widened to 33 feet. You know, 11 feet more, that's basically 11-foot per car, that's a driveway, that's not a parking stall. Parking stalls are nine-foot wide. You know, I could go with a 26, 27-foot something up to the garage; 33 feet is excessive in my opinion. Definitely that second slab is kind of just, you know, over the top, in my opinion.

CHAIRPERSON JAFFE: Are we okay with calling the Petitioner back up about a potential negotiation?

COMMISSIONER O'CONNOR: Yes.

CHAIRPERSON JAFFE: Would you like to return? So, look, you have some neighbors who are in great support of you and you have some neighbors who have concerns. Ultimately, the Board which would vote on this shares some but not all of the concerns. I think we recognize that you have a need to expand your parking spaces, but -

MRS. NEUKIRCH: Yes.

CHAIRPERSON JAFFE: -- to the plan that you submitted, given you need four affirmative votes and there are five of us, you're hearing from most of us where our heads are at, it would get denied and then you couldn't do anything with the driveway for a year. So, what we are offering is if you want to go back to the drawing board, come up with a revised plan that is not as audacious as this, your chances of success will probably increase.

COMMISSIONER SELBKA: Or you have the right to ask for a continuance and, you know, a whole Board of seven, you may be able to squeak through with everything. So, that's a possibility as well. You have that right, so you should think about that as well.

MRS. NEUKIRCH: Okay, my driveway right now is awful. I don't particularly

want to, would it be possible if I just amended it right now and just took off that slab next to the garage and just ask for the part in front and then to just pull that walkway all the way up?

CHAIRPERSON JAFFE: How would that work, Dan?

MR. OSOBA: Theoretically, some member of the ZBA could make a motion to approve the petition with the condition that they remove some feature that's already there. It should be noted that that driveway extension on the side is not part of the variance requested. It's only 22 by 13 feet wide. It does contribute to the aesthetics of the overall lot. The kind of wedge, the odd-shaped portion on the driveway in the bottom is the, the full width of that is the 33 feet. So, if there was a motion that included conditions to amend the plan, that could be made by the members.

CHAIRPERSON JAFFE: You're not good with 33, you want it to be narrower?

COMMISSIONER LANAGHAN: Yes, I think 26 or 27; 26 is what the last person just asked, and I realize they're completely separate things. They're unique situations. I'm not trying to tie these together but, you know, a normal parking lot, a normal parking stall in a parking lot is nine-foot wide. So, you know, 26-27 feet, you should be able to get three cars in there without any problem. 33 is too wide in my opinion. Then, definitely, this slab that's being added adjacent to the garage, you know, it's just kind of overkill which I think you've heard from the rest of them. So, I'd be in support of a 26, 27-foot wide up to the garage.

CHAIRPERSON JAFFE: Can you remind us how many children you have?

MRS. NEUKIRCH: Three.

CHAIRPERSON JAFFE: How old are they?

MRS. NEUKIRCH: Nine, six and three, but she'll be four next month.

CHAIRPERSON JAFFE: And your mother occasionally spends the night to watch the kids. Her car would need to be parked in the driveway and not on the street to avoid --

MRS. NEUKIRCH: Correct.

COMMISSIONER SELBKA: I'm willing to give the homeowner the whole 33 feet, but not the slab without an issue. So, I would vote for that.

CHAIRPERSON JAFFE: Frank?

COMMISSIONER PORTERA: Yes, I think the neighbor comment, it's two against two and that's put some stock into the 707 Maple being in favor of the variance as presented. The Petitioner has let us know that she's added on to this house and renovated it, adding to the value of the neighborhood as a family that's growing and wants to stay in the neighborhood. So, if she can work with us and remove that extra slab, I would be in favor.

MRS. NEUKIRCH: Thank you.

COMMISSIONER O'CONNOR: I'd be in support of the 33, I think that is --

CHAIRPERSON JAFFE: Jeff, I see your logic, but with the number of kids and their ages, I think that space would probably be used. So, I'm okay with the 33.

All right, so if you are still aligned with this approach, we are going to make a motion that this proposal is going to be amended.

MRS. NEUKIRCH: Sure.

CHAIRPERSON JAFFE: That's going to be amended to remove that

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rectangular slab on the south side of the home.

MRS. NEUKIRCH: Understood.

COMMISSIONER SELBKA: So, don't need the Driveway Extension 22 by 13 but we are allowing Driveway Extension 31 by 16.

CHAIRPERSON JAFFE: Okay, so you may have a seat back.

MRS. NEUKIRCH: Thank you.

CHAIRPERSON JAFFE: All right, so the motion needs to reflect, what, Dan?

MR. OSOBA: So, the motion would need to reflect what, if anything, were to be amended based on the Petitioner's proposed plans, that the Zoning Board would make a motion to approve the variance for the 33-foot wide driveway with the condition that X, Y, Z is removed from the plan.

COMMISSIONER SELBKA: I will make a motion to grant the variance as amended, as proposed by the Petitioner today, allowing the area entitled "Driveway Extension 31 by 16" in the drawings, but denying or withdrawing "Driveway Extension 22 by 13" in the drawings. That would mean the slab, the proposed slab of concrete directly to the south of the house, that request will be denied and is withdrawn by the Petitioner, but the request for the Driveway Extension 31 by 16 which is parallel to the existing driveway will be allowed.

Is that clear enough, Dan?

MR. OSOBA: That is, yes.

CHAIRPERSON JAFFE: Because it needs recording.

COMMISSIONER SELBKA: Yes.

COMMISSIONER O'CONNOR: I second that.

MR. OSOBA: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. OSOBA: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. OSOBA: Mr. Lanaghan.

COMMISSIONER LANAGHAN: No.

MR. OSOBA: Mr. Jaffe.

CHAIRPERSON JAFFE: Yes.

You're all set. Have a good evening.

MRS. NEUKIRCH: Thank you again.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:58 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: 1002 NORTH CHESTNUT AVENUE - ZBA #25-030

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 16th day of September, 2025 at the hour of  
7:58 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairman  
JEFFREY LANAGHAN  
MICHAEL O'CONNOR  
JOSEPH SELBKA  
FRANK PORTERA

ALSO PRESENT:

DANIEL OSOBA, Planner I  
DARKO BOJIN, Assistant Planner

CHAIRPERSON JAFFE: Let's go to Agenda Item F, 1002 North Chestnut Avenue, ZBA #25-030.

MR. HOFFMAN: Hi, I'm the contractor. My name is Eric Hoffman, and my address is 929 Shagbark Lane, West Dundee.

MR. LETTVIN: I'm the homeowner, Brian Lettvin, 1002 North Chestnut Avenue.

CHAIRPERSON JAFFE: Could you both raise your right hands?  
(Witnesses sworn.)

CHAIRPERSON JAFFE: Thank you.

MR. OSOBA: The property at 1002 North Chestnut Avenue is zoned R-3 Residential Single-Family District. The Petitioner is proposing a building addition in the rear of the property for a three-seasons room. The addition will be covered by a roof and have walls on two of the three sides. The open side is proposed to face west with walls on the north and south sides. The building addition encroaches 10.3 feet into the required rear setback which is 30 feet in the R-3 District.

Therefore, the Petitioner is requesting the following variation:

- A 10.3-foot variation from Chapter 28, Section 5.1-3.3(d) to allow a three-seasons room addition set back 19.7 feet from the rear property line where the rear setback minimum is 30 feet.

CHAIRPERSON JAFFE: Go ahead.

MR. HOFFMAN: So, Dan, can you just help me out on something? We ran into where if we detached it, there was substantially less setback, and then also if it was just a deck, there's substantially less. There's only a 15-foot setback which would be like four feet inside the setback. Then, we talked to Dan about, okay, can we keep it one inch away because we want it to look like it is attached, and then it was that doesn't meet the spirit of the rule or something. Then we kind of got into, well, how far away do we need to be, and then there really wasn't a concrete answer. Then it just became, okay, then we want to attach it because being detached is going to not increase the value of the home as much as being attached.

CHAIRPERSON JAFFE: So, you're back to you want to attach it?

MR. HOFFMAN: Yes.

CHAIRPERSON JAFFE: So, let's walk through the four reasons why you want to attach it.

MR. LETTVIN: So, for starters, the whole premise of this is that we, the current existing situation is like a steep step down to a concrete patio which is already existing. We have, my mother-in-law helps like watch our kids. We have, for the record, a growing family, so, three, just turned eight, and 10.

COMMISSIONER LANAGHAN: We are, one second, we are pro growing families.

MR. LETTVIN: Yes, it seems like. That's the premise. It's almost a prerequisite. But our mother-in-law helps with, you know, caring for them and helps out when she comes over to watch them because we're both working. One of the things is that we wanted to make it so that it was a walkout space, so that she didn't have, wasn't subjected to like the steep steps.

Then the second piece is that it provides a space for her to get

outside exposure. She has a condition where she can't be directly exposed to sunlight but still needs to be outside. I actually even provided a note from her doctor that has an indication that she can't have direct sun exposure, so that's why we're trying to do like the covered porch area. So, that's kind of like the hardship aspect of it.

Additionally, this is a corner lot. So, you can tell by the plat that as you reach the, I guess west side of the property, there is a 14-foot like alley that's there, but it's all grass. So, it's like there's really no street there. So, there is a good 14 feet of space that's really, I guess --

CHAIRPERSON JAFFE: I live three blocks southeast so I'm very familiar with the lot.

MR. LETTVIN: Awesome. So, well, I guess now I'm done, right? So, there's that piece of it. Then, what else am I missing?

MR. HOFFMAN: There's a lot of grass on the side, too --

MR. LETTVIN: Oh, for the permeable --

CHAIRPERSON JAFFE: Sir? Pardon me. Sir, please, thank you.

Go ahead.

MR. LETTVIN: Yes. So, the whole front and then parkway side, on the south side of it is all grass. So, that wouldn't be any issue in terms of like running into issues with permeable space or any of that nature. I'm trying to think, did I miss anything?

MR. HOFFMAN: Yes, I think we're pretty much very close to the exact same size as what they have now for concrete. So, it's not adding anything or very little. I think maybe the landings might just barely make it over.

CHAIRPERSON JAFFE: How long have you owned the house?

MR. LETTVIN: We've lived there for five years, a little over five years. We moved here, love the area, love the schools, and we're going to be here until the kids go through all the schools plus some.

MR. HOFFMAN: I think our biggest thing is if we were to detach it, it's not going to be as nice as if it's attached, but we're allowed to have it some amount away but we're not exactly, we couldn't really get a clear concrete number on how far that needed to be.

CHAIRPERSON JAFFE: So, you've lived in the house for five years, you've got three kids, and the mother-in-law. Have you discussed this project with your neighbors?

MR. LETTVIN: Yes. We actually have some in attendance with us, too, so they are all very supportive over it.

CHAIRPERSON JAFFE: Do you guys have any questions?

COMMISSIONER LANAGHAN: Just one. The variance request is you're in the rear yard. Did you think about maybe elongating it as opposed to doing it in a square?

MR. HOFFMAN: It's only like four or five feet or something like that, but if it's a deck or a detached, we can go another four feet further. It's kind of a weird --

COMMISSIONER LANAGHAN: Yes. Well, the way it reads is 19.7, so you're at 10.3-foot variance, so maybe that's --

MR. HOFFMAN: Yes, so that would only be a five-foot room, but --

COMMISSIONER LANAGHAN: Yes, so that's basically --

MR. HOFFMAN: -- if we detached it, we can go into the rear yard like four more feet --

COMMISSIONER LANAGHAN: Yes, got it.

MR. HOFFMAN: -- because it becomes 15 --

COMMISSIONER LANAGHAN: And I'm assuming with your mother-in-law and the condition she has, a four or five-foot wide porch would be in the sunshine half the time anyway. So, okay, I got you. Makes sense.

CHAIRPERSON JAFFE: Any other questions from the Board?

COMMISSIONER O'CONNOR: I know you said you have neighbor support, but the neighbor to the north or the neighbor to the west, have they commented?

MR. LETTVIN: The neighbor to the north is present and the neighbor to the west is present.

COMMISSIONER O'CONNOR: Okay, we'll hear from them then.

CHAIRPERSON JAFFE: All right, why don't you have a seat? We'll see if anybody wants to comment, and if they do, you can come back up.

MR. LETTVIN: Thank you.

CHAIRPERSON JAFFE: Is there anybody who'd like to comment on this petition?

MR. BOYD: Kent Boyd, 1003 North Mitchell. So, we're just to the west of this property, and we're supportive.

CHAIRPERSON JAFFE: Thank you for that.

Anybody else present who'd like to comment?

MS. WALTERS: I'm Trish Walters, I live in the home adjacent. So, in the picture, just above.

Initially, I thought, wow, that's a lot of building. But then I walk out in the backyard, everybody has their garages at the back. It's no different than anything else. So, I go, yes, go for it. My garage is at the very back, so they're staring at that wall and it's really not any different except it will feel more open. So, I think it's a good move.

CHAIRPERSON JAFFE: So, you're in support?

MS. WALTERS: Yes.

CHAIRPERSON JAFFE: Okay, thank you.

MR. FILIPEK: I'm Doug Filipek; I'm the homeowner at 936 North Chestnut, two houses south on the other side of Willow. Also a growing family, but just wanted to say that we're entirely in support of it. In talking to neighbors, everybody is totally in favor. We've reviewed the plans and hope you vote in favor for it. Thank you.

CHAIRPERSON JAFFE: Thank you.

MR. ANDREWS: Hi, Robert Andrews. I live at 916 North Chestnut. We're in support, me and my wife. Like Doug said, everybody in the neighborhood is fine with it.

CHAIRPERSON JAFFE: Thank you.

MR. ANDREWS: Thank you.

CHAIRPERSON JAFFE: Anybody else?

(No response.)

CHAIRPERSON JAFFE: You have the opportunity to respond to any of those four favorable comments.

MR. LETTVIN: No, thank you.

CHAIRPERSON JAFFE: We'll close it down for Board deliberation.

I can start. I think the Petitioner and the architect did a nice job giving us the context and background as to why they're asking for what they're asking for. Given

the family and living circumstances, I don't find this to be an unreasonable request. Neighbor comments were four in support and zero in objections. So, I have no concerns at this course.

COMMISSIONER SELBKA: Agreed.

CHAIRPERSON JAFFE: Is there a motion?

COMMISSIONER LANAGHAN: I move to approve as presented.

COMMISSIONER SELBKA: Second.

MR. OSOBA: Mr. Selbka.

COMMISSIONER SELBKA: Yes.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. OSOBA: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. OSOBA: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations. Dan, do we have any other business this evening?

MR. OSOBA: We do not.

CHAIRPERSON JAFFE: Okay, and public comment, does anybody want to talk about anything?

(No response.)

CHAIRPERSON JAFFE: All right, is there a motion to adjourn?

COMMISSIONER LANAGHAN: So moved.

COMMISSIONER SELBKA: Second.

CHAIRPERSON JAFFE: All in favor?

(Chorus of ayes.)

CHAIRPERSON JAFFE: All opposed?

(No response.)

CHAIRPERSON JAFFE: We are off the record.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:10 p.m.)

**APPROVED**

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