

APPROVED

ZONING BOARD

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

OF APPEALS

RE: 832 NORTH FORREST AVENUE - ZBA #25-031

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 6th day of October, 2025 at the hour of
7:00 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairman
TOM DRAKE
PETER SIAVELIS
MICHAEL O'CONNOR
FRANK PORTERA

ALSO PRESENT:

DANIEL OSOBA, Planner I
DARKO BOJIN, Assistant Planner

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CHAIRPERSON JAFFE: All right, it's 7:00 o'clock, so if you're on time or you're late, let's call this meeting to order, the Arlington Heights Zoning Board of Appeals, October 6, 2025.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Here.

MR. OSOBA: Mr. Selbka.

(No response.)

MR. OSOBA: Mr. O'Connor.

(No response.)

MR. OSOBA: Mr. Lanaghan.

(No response.)

MR. OSOBA: Mr. Siavelis.

COMMISSIONER SIAVELIS: Here.

MR. OSOBA: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Here.

Please join me in reciting the Pledge of Allegiance.

(Pledge of Allegiance recited.)

CHAIRPERSON JAFFE: Have the record state that Board Member O'Connor has arrived.

Okay, last month's minutes, has everyone had an opportunity to review last month's minutes, and are there any changes or discrepancies that anybody found?

(No response.)

CHAIRPERSON JAFFE: None being heard, is there a motion to approve?

COMMISSIONER O'CONNOR: Motion to approve.

COMMISSIONER PORTERA: Second.

CHAIRPERSON JAFFE: All in favor?

(Chorus of ayes.)

CHAIRPERSON JAFFE: All opposed?

(No response.)

CHAIRPERSON JAFFE: Okay, so folks, I'm going to go over the hearing procedures and then we'll get on to new business.

So, first, quorum and voting. If less than six members are present, option to petitioner is 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, tonight we have five, which means you have to go four for five. So, again, if you'd like to option to continue the meeting, please let us know when we call your agenda item forward.

The variation hardship. So, you all had to fill out those forms as part of this process. We had an opportunity to review those, but the purpose of this evening is for you to explain why you're seeking this variance. Remember, this is basically an exception.

So, the four elements necessary to establish the order for this Board to grant a variation are as follows:

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, the onus is on you. We need you to explain all four reasons why. We will ask you questions, but be brief, be specific, and make sure that you provide the appropriate justification.

As far as the order of operations, the Chairperson will open each agenda item and provide introductory remarks. The Staff presentation will follow with a brief overview of the project and the variance request. At that point, you, the applicant, will present your case in favor of the zoning relief. As a reminder, you and any witnesses must be testifying and sworn under oath, and state your address.

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 a 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.

We do not have any registered objectors this evening, correct?

MR. OSOBA: We do not.

CHAIRPERSON JAFFE: Okay, so that being the case, as part of this, you will be afforded the opportunity and the public to comment on each of the, on any of the variances, but again, if you comment on a variance, I'm asking that you comment on the variance. There is a separate agenda item at the end of the evening for public comment, so if you want to talk about the Village, if you want to talk about the Chicago Bears, that's your opportunity to do so. If you comment during the variances, I need your comments to be specific on that variance.

So, finally, after any public comments are made, the applicant may make a closing statement and may present any follow-up testimony or evidence. The applicant will then rest their case. The Board will then deliberate. We will 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.

Okay, and then just another quick piece of housekeeping, Agenda Item E, echo, 631 North Kaspar Avenue will be pushed out to the November meeting.

So, we can now begin with new business, Agenda Item A, 832 North Forrest Avenue, ZBA Case #25-031.

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MR. KRONER: Hi, my name is Brett Kroner, this is Stefanie Monaco. We're the purchaser of 832 North Forrest Avenue. Our intent is just to extend the rear portion of the garage.

CHAIRPERSON JAFFE: All right, so I'm going to swear you in.

MR. KRONER: Oh, sorry.

CHAIRPERSON JAFFE: It's okay. So, have you both signed in?

MR. KRONER: Yes.

MS. MONACO: Yes.

CHAIRPERSON JAFFE: Okay, so could you both state your name and address for the record?

MS. MONACO: Stefanie Monaco, 832 North Forrest.

MR. KRONER: Brett Kroner, 832 North Forrest.

(Witnesses sworn.)

MR. BOJIN: Thank you.

The property is zoned R-3 Residential Single-Family, and has a total land area of approximately 29,700 square feet. The Petitioner is proposing to construct a second-story addition. The addition is proposed to match the existing 5.86 feet setback where a 10-foot side yard setback is required. The addition was reviewed by the Design Commission on May 13th of this year and received approval with a condition that the Zoning Board of Appeals review and approve the required variation.

Therefore, the Petitioner is requesting the following variation:

- A 4.14-foot variation from Chapter 28, Section 5.1-0.3(b) to allow a second-story addition with a side yard setback of 5.86 feet where the minimum side setback of 10 feet is required, and an additional nine inches for the eave.

Thank you.

MR. KRONER: So, it's the rear portion of the garage. The original garage, while it's staying in place, it's a continuation instead of a jog wall of 4.14 feet. We're building an office, my office on the second story, so the goal would be to maximize our square footage there without altering the outside of the house.

CHAIRPERSON JAFFE: Do you want to take it away, Mike?

COMMISSIONER O'CONNOR: So, I'm sorry, it's on the south? Is it the south?

MR. KRONER: To make sure, let me place it there.

COMMISSIONER O'CONNOR: Yes, okay, yes.

MR. KRONER: So, this is the addition to the garage. This is the original garage.

COMMISSIONER O'CONNOR: Right.

MR. KRONER: We're building an addition to it. The wall we're talking about would need to be jogged in for 4.14 feet here to go straight up, and we would simply have the wall go straight up and then go back without a jog. It has no visibility from the street. It's just the rear portion of the garage, which my office would be back here.

COMMISSIONER O'CONNOR: Okay, on the second story?

MR. KRONER: Yes, sir.

COMMISSIONER O'CONNOR: So, it's going up the garage or going up on the --

MR. KRONER: Actually, it won't be any higher than the existing garage

goes, but there's room above it so we're kind of building it to the peak, but we're extending it, you know, behind the house.

COMMISSIONER O'CONNOR: Okay, so you're going from the office above your garage or behind the garage?

MR. KRONER: On top.

COMMISSIONER O'CONNOR: On top of the garage you're saying.

MR. KRONER: Yes, sir.

COMMISSIONER O'CONNOR: And, currently, it's just a roof, just an attic for the garage?

MR. KRONER: Correct.

COMMISSIONER O'CONNOR: Okay, and so to do that, you want to go straight up?

MR. KRONER: Yes.

COMMISSIONER O'CONNOR: Which I get that, I understand that. I had the same variance years ago. Going back, you want to keep that same sight line on --

MR. KRONER: Exactly, the same as the current --

COMMISSIONER O'CONNOR: Okay, and if you were to come in to meet the 10 feet, did you look into that and what that might impact for your project?

MR. KRONER: We did. So, based on the way the stairwell, there's going to be a stairwell inside the garage to get up to that second story, it doesn't actually go into the main house. So, if you put the stairwell in, we lose a lot of garage space in turn and we don't get that four feet. So, it just helps.

COMMISSIONER O'CONNOR: Understood, yes. So, that would cause a hardship there, understood.

Can I ask how many people live in the house?

MR. KRONER: It would be five. Well, two are in college, but it would be five total. Us two, a child, and then two in college.

COMMISSIONER O'CONNOR: Yes, okay, and so this office is going, or is this office addition going to the back as well?

MR. KRONER: That's right.

COMMISSIONER O'CONNOR: Is there any issues, any concerns or comments from any of your neighbors, either on the south side --

MR. KRONER: No, the only neighbor that actually applies with visibility of this, we met with them. We showed them the backyard and they didn't seem to have any concern about it.

COMMISSIONER O'CONNOR: Okay, I don't have any other questions.

CHAIRPERSON JAFFE: Guys, do you have questions?

(No response.)

CHAIRPERSON JAFFE: All right, so we'll see if there's anybody in the audience that wishes to comment. If they do, then you'll have the opportunity to come back and respond; otherwise, we'll close it down to deliberations.

MR. KRONER: Do we stay here?

CHAIRPERSON JAFFE: No, you can sit down.

MR. KRONER: Okay.

MS. MONACO: Thank you.

CHAIRPERSON JAFFE: Thank you.

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Is there anyone present who wishes to comment on this petition?
(No response.)

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

You want to take this out, Mike?

COMMISSIONER O'CONNOR: Yes, I think it's pretty straight-forward given that it's an existing condition that they want to build up from going off the back, because it would limit their ability to use that space, you know, I'm supportive of this.

COMMISSIONER SIAVELIS: Yes, I think the other thing that's important to note is that on that neighbor to the adjacent south, right, on their shared property line, they have a lengthy garage, or sorry, a driveway there, right? So, it's not like there is going to be an adjoining structure on the southern side of that property line that, you know, could be affected by that. That driveway that your neighbor has is pretty significant.

MR. KRONER: Yes.

COMMISSIONER SIAVELIS: Your new neighbor I think it's going to be, right, since you're moving there. So, I think that falls in favor of supporting their petition as there is no neighbor proximate to that property line as far as the structure is concerned at their home. This is a large driveway, and they're not here to complain. So, I'm supportive. That's that.

CHAIRPERSON JAFFE: Is there a motion?

COMMISSIONER O'CONNOR: Motion to approve.

COMMISSIONER SIAVELIS: I'll second.

MR. BOJIN: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. BOJIN: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. BOJIN: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. BOJIN: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. BOJIN: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations, your variance has been approved.

MR. KRONER: We can leave?

CHAIRPERSON JAFFE: Absolutely. Hey, can you do me a favor? Can you close the door because there's a lot of background noise out there. Thank you.

MR. KRONER: Thank you.

MS. MONACO: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:12 p.m.)

ZONING BOARD

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

OF APPEALS

RE: 848 SOUTH BELMONT AVENUE - ZBA #25-032

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 6th day of October, 2025 at the hour of
7:12 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairman
TOM DRAKE
PETER SIAVELIS
MICHAEL O'CONNOR
FRANK PORTERA

ALSO PRESENT:

DANIEL OSOBA, Planner I
DARKO BOJIN, Assistant Planner

CHAIRPERSON JAFFE: All right, next up, Agenda Item B, 848 South Belmont Avenue, ZBA Case #25-032.

Hi.

MR. DEMSKY: Hello.

CHAIRPERSON JAFFE: Hi.

MS. MCALOON: Hi.

CHAIRPERSON JAFFE: Would you both state your name and addresses for the record?

MS. MCALOON: Charisse McAloon, 848 South Belmont, Arlington Heights.

MR. DEMSKY: Mark Demsky, 113 Dartmouth Court in Glenview. I'm the architect.

CHAIRPERSON JAFFE: Can you both raise your right hand?

(Witnesses sworn.)

CHAIRPERSON JAFFE: Thank you.

MR. BOJIN: The property is zoned R-3 Residential Single-Family, and has a total land area of approximately 24,725 square feet. The Petitioner is proposing to construct a cabana, which is considered a pool appurtenance in the Zoning Code, in the rear and side yard. This cabana will have a 6.3-foot side yard setback where an eight-foot setback is required. Additionally, the structure will have a 620 square-foot area where the maximum size of an accessory structure per code is 300 square feet.

Therefore, the Petitioner is requesting the following variations:

- A 320 square-foot variation from Chapter 28, Section 6.5-7(b) to allow an accessory structure to be 620 square feet in size where the maximum size 300 square feet is required; and
- A 1.7-foot variation from Chapter 28, Section 6.6-5.1 to allow a pool appurtenance to be located 6.3 feet from the north side property line where eight feet is required.

Thank you.

CHAIRPERSON JAFFE: Go ahead.

MR. DEMSKY: Thank you. So, on the property, there is an existing nonconforming cabana that is in the rear. So, this building, although the roof is larger, it sits in the same setback from the north property line and starts at the same eastern point that it starts now. So, the actual building part of it has been reduced from what is there. It's the roof that is really the square footage.

So, Charisse had contacted me about redesigning the building that is deteriorating that's in the backyard now and wanted more shade due to a medical condition that she has. So, we've looked at increasing the shade area by increasing the roof, but again, we've reduced the building footprint itself.

The pool will eventually get replaced, so to move the structure to the south in order to meet the minimum setback, it starts to overlap the corner of the house and starts to push the pool further toward the setback line to the south. It is completely shielded from the street. It's also acting as a screen; the neighbors have a pool and a cabana just on the other side of the fence. So, we're using this to kind of block the views, too, into the McAloons' backyard.

We did speak with the neighbors.

MS. MCALOON: Yes, I spoke with everyone. They're in favor of it. We have been a resident of Arlington Heights since 2018. We inherited kind of the existing cabana and pool which is what we are guarding right now kind of dangerous. It's like a hybrid pool; it's been around like 40 years where the bottom is concrete and the sides are fiberglass. There's a spring diving board and it goes down about 12 feet. So, it's hard --

COMMISSIONER SIAVELIS: Hold on, your pool depth is 12 feet?

MS. MCALOON: It's probably like 40 years old, yes. The pool is like 40 years old --

MR. DEMSKY: It's getting replaced.

MS. MCALOON: -- and it's getting replaced. We've done all kind of, the cabana we had painted to try to keep up the appearance for our neighbors, but you can literally take a pen and like poke it through the hole of the roof. It's all warped, so it's like really deteriorating and it's coming down.

So, we are taking this time to kind of do the pool, the cabana, all at once to kind of improve everything. I was diagnosed with this rare autoimmune skin condition called pustulosis where I'm allergic to the sun. It's a whole, if you guys want pictures --

COMMISSIONER SIAVELIS: That's okay, we're good with that.

MS. MCALOON: So, I would prefer a lot of shade. That's why we're asking for the, the structure itself does not have like physical walls, like that meaning physical walls. I don't want it to be a large structure. I have a really great ranch and I love the fact that we have a lot of green space and it's really open, and I'm really trying to keep it that way and try to blend it in with kind of the landscaping. So, it's minimal, the actual walls are minimal, but the roof does extend for shade for myself.

COMMISSIONER SIAVELIS: And you said you did talk to the neighbor to the north?

MS. MCALOON: Yes, they were actually kind of pleased because it's an eyesore. I mean, you only see like, when you have a six-foot fence and you only see probably like the top three feet of it, I mean, it's not like this obscene structure. Again, I have a ranch, so I don't want it to be a house that's like, I don't want to add on to my house. I don't want to go up with my house.

I love my house. I just want something that complements it. My house is really old so we can't find the brick anymore or anything like that. So, ideally, the structure will be, if I can find the right person, it's board-formed concrete, so the back wall is actually concrete that has the wood pressed against it so it looks like it's part of the wood. So, I want it to look like it's fading away and let all the landscape in and not obtrusive.

COMMISSIONER SIAVELIS: Yes, and the neighbor to your north has a pretty large structure, their house is pretty large. I live in your neighborhood and I didn't even know you had that cabana, I guess if that's what you want to call it. It's not visible.

MS. MCALOON: I like it that way. I don't want it to be like a screening thing.

MR. DEMSKY: I think the neighbor, what, three or four to the north built a large cabana last year.

MS. MCALOON: Four houses down, they built like a pool house which I think is as big or bigger but it's actually got a roof line and a chimney and its bathroom, it's got like a whole big thing. I don't want that; I just want something to have shade.

MR. DEMSKY: It's more of a building than a pavilion.

COMMISSIONER SIAVELIS: Yes, in that part of Scarsdale, there's a lot of houses with pools, too, so this is a pretty common feature, right?

MS. MCALOON: Yes.

COMMISSIONER SIAVELIS: There's no doubt about that. So, how many people live in this house, in your house?

MS. MCALOON: Four.

COMMISSIONER SIAVELIS: Four, okay. Okay, and you guys moved there in '18?

MS. MCALOON: 2018, yes. So, we kind of inherited it. We kind of slowly down a lot, like with the landscaping and the driveway. We did a lot with the landscaping. We kind of saved the back knowing that it was going to be an investment. We've kind of been waiting just to kind of do it all and not piecemeal it together.

COMMISSIONER SIAVELIS: So, you're doing the pool at the same time?

MS. MCALOON: So, the pool, yes, the pool will have to be done because the pavers, again, you can kind of see how the project is kind of multiplying, the pavers are being lifted up from the ground all around the pool and they have to be replaced. So, I can't, I had lots of people come out, and they can't replace the pavers because the walls are fiberglass, and the pounding on the pavers will compromise the fiberglass walls that are part of the pool. So, we've kind of let everything kind of, you know, get dilapidated to kind of just do it all if that makes sense.

COMMISSIONER SIAVELIS: Right, it makes sense, yes. I don't have any other questions. I don't know if one of you --

COMMISSIONER DRAKE: I wonder if you saw the comment that the Planning Department made. Have you had a chance to see that?

MR. DEMSKY: Which comment was that?

COMMISSIONER DRAKE: Well, the comment has to do, a compliment on the design being very nice, but the colors and the cohesiveness of how it matched up with the house not being quite so much. Then on the other end, they went on to say because it's covered, no one is really going to see what's back there.

MR. DEMSKY: Right.

COMMISSIONER DRAKE: It's sort of a -- you might want to check that comment out.

MR. DEMSKY: Yes. Yes, I get that. It's a different experience with the pool and, you know, the eave line and everything matches. So, proportionally, it's complementary to the house but we wouldn't want to duplicate, you know, the ranch house, you know, next to the pool.

MS. MCALOON: And I would agree. I think that drawing, it's hard to envision kind of like the board-formed concrete. It's a material that's not very common. It's kind of like, meant to look like a wooden fence, so it's hard to draw that in the drawing and it kind of probably looks a little bit more than it should. It's going to be very subtle and not just a screen.

CHAIRPERSON JAFFE: The comments are on the --

COMMISSIONER DRAKE: I like what I saw. I'm just passing the comment along so that you're aware of it.

MS. MCALOON: Yes, I know, thank you.

CHAIRPERSON JAFFE: We put it on Jumbotron if you want to read it, but Tom summarized it.

MS. MCALOON: Do we know like who that was, if I addressed that with them? Are they anonymous or like should I --

CHAIRPERSON JAFFE: No, it's not anonymous. It's from one of the Building Department.

MS. MCALOON: Oh, okay.

CHAIRPERSON JAFFE: So, if this is approved, we would probably just encourage that you, you know, tie up the --

MS. MCALOON: Oh, yes, most certainly. Yes, okay, certainly.

CHAIRPERSON JAFFE: Any other questions from the Board?

(No response.)

CHAIRPERSON JAFFE: Okay, you can have a seat.

MS. MCALOON: Thank you.

CHAIRPERSON JAFFE: We'll see if there's anybody in the audience that wants to talk.

Is there anybody present who wishes to comment on this variance?

(No response.)

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

Peter?

COMMISSIONER SIAVELIS: Yes, I mean, I'm glad we got that explanation from both the architect and the homeowner because this was a little bit funky when you look at the images and all that, but it makes sense to me. I understand why there's a need for it. I don't think I've ever heard of fiberglass walls in a pool, an in-ground pool. That's a new one. I understand what you're trying to accomplish in view of the homeowner's medical condition.

So, I can get in support of this, and both of this, especially since the neighbor to the north is supportive it appears with no objection. There is no southern neighbor, and there's pools throughout this part of Scarsdale. So, I'm good with this.

CHAIRPERSON JAFFE: Is there a motion?

COMMISSIONER SIAVELIS: I'll move.

COMMISSIONER DRAKE: Second.

MR. BOJIN: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. BOJIN: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. BOJIN: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. BOJIN: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. BOJIN: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

All right, congratulations!

MR. DEMSKY: Thank you.

MS. MCALOON: Thank you.

CHAIRPERSON JAFFE: You're welcome.

APPROVED

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(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: 4124 NORTH WALNUT AVENUE - ZBA #25-033

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 6th day of October, 2025 at the hour of
7:23 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairman
TOM DRAKE
PETER SIAVELIS
MICHAEL O'CONNOR
FRANK PORTERA

ALSO PRESENT:

DANIEL OSOBA, Planner I
DARKO BOJIN, Assistant Planner

CHAIRPERSON JAFFE: Okay, next, Agenda Item C, 4124 North Walnut Avenue, ZBA Case #25-033.

Hi.

MR. ZABA: Hi.

CHAIRPERSON JAFFE: State your name and address.

MR. ZABA: I'm Matt Zaba; I'm the owner of 4124 North Walnut.

(Witness sworn.)

CHAIRPERSON JAFFE: Thank you.

MR. OSOBA: The property 4124 North Walnut Avenue is zoned R-3 Residential Single-Family District. The Petitioner is proposing a nine-foot tall pergola above an existing patio in the rear of the property. The proposed pergola is set back 21 feet from the rear property line, and the structure is attached to the rear wall of the home and, therefore, must comply with the required 30-foot rear yard setback for the R-3 District.

Therefore, the Petitioner is requesting the following variation:

- A nine-foot variance from Chapter 28, Section 5.1-3.3(d) to allow an attached pergola to be constructed 21 feet from the rear property line where a 30-foot building setback is required.

CHAIRPERSON JAFFE: Go ahead.

MR. ZABA: So, I'm requesting a variance tonight to allow a small open-air pergola in our rear yard. The purpose is to create a shaded, usable outdoor area for privacy and for my family to enjoy. The pergola is an open-air structure; it's not enclosed and won't obstruct any views or impact our neighbors' privacy. There are other similar backyard features in our neighborhood, so we believe it will fit in well with the surrounding areas.

Because of the depth of our lot and the 30-foot rear setback requirement, there isn't enough space to add a structure without needing a variance. We've designed the pergola to maintain as much setback as possible while still making reasonable use of our property.

We believe this request is consistent with the intent of the Zoning Code. It's a small improvement. It enhances the property's functionality and appearance without altering the essential character of the neighborhood.

I've also talked to all my surrounding neighbors and they're in favor of a new improvement to the block.

CHAIRPERSON JAFFE: So, your last comment, so is that drawing I guess to scale so to speak?

MR. ZABA: Yes.

CHAIRPERSON JAFFE: I think you said that's the minimum amount of space you think that your family could use without getting larger?

MR. ZABA: Correct. Yes, exactly.

CHAIRPERSON JAFFE: Tom, did you have lead on this one, or no, right.

How long have you owned the property?

MR. ZABA: I bought the property in 2018.

CHAIRPERSON JAFFE: Okay, and how many people live in the house?

MR. ZABA: Five, and before this, for what it's worth, I know it's probably a

different zoning, but I had an old deck back there that's exactly 21 feet. So, the rear of the pergola, the 21 feet, was my deck line.

CHAIRPERSON JAFFE: Okay, all right.

MR. ZABA: So, I know this might be a little bit different, but it's kind of the same use of that setback.

CHAIRPERSON JAFFE: Okay, and you said you spoke with the neighbors?

MR. ZABA: I did.

CHAIRPERSON JAFFE: And things were okay?

MR. ZABA: They loved it.

CHAIRPERSON JAFFE: Okay.

COMMISSIONER O'CONNOR: The patio is existing?

MR. ZABA: The patio is going in right now.

COMMISSIONER O'CONNOR: It's going in right now.

MR. ZABA: Correct, yes. We ripped out the old deck that's been there since the owner built the home previous to me, 40 years old, was deteriorating. We ripped it all out, we're getting a brick paver patio and this is being a complement to that.

COMMISSIONER DRAKE: Did you get a permit for the patio?

MR. ZABA: Yes.

COMMISSIONER DRAKE: Good.

CHAIRPERSON JAFFE: Wouldn't be the first time.

COMMISSIONER DRAKE: Just trying to help you.

MR. ZABA: We do, it's hanging in my window.

COMMISSIONER DRAKE: No, I believe you. They check that box.

CHAIRPERSON JAFFE: Any other questions from the Board?

COMMISSIONER SIAVELIS: No commentary from the neighbor behind you?

MR. ZABA: Straight across from me, yes, they walked over and they asked me questions.

COMMISSIONER SIAVELIS: So, I ask this because they'll be the ones to see it.

MR. ZABA: They will not because their side of the house, so how it's situated on Foxdale, they actually face Foxdale, so my neighbor does not directly see it. That's the side of their house, and there's maybe like one window that's on a bedroom from a college kid.

COMMISSIONER SIAVELIS: Oh, I see.

MR. ZABA: So, when they look out their backyard, it's looking, what's that, to the south, not back to me. So, actually, there's no neighbor that actually looks directly to me. I'm on a corner.

COMMISSIONER SIAVELIS: Yes, right. Right, right, right.

MR. ZABA: So, I don't have a neighbor that looks back into my backyard.

COMMISSIONER SIAVELIS: Okay, got you.

MR. ZABA: Yes.

CHAIRPERSON JAFFE: All right, well, I think we're good with the questions. So, if you can have a seat? We'll see if there's anybody who wishes to make a comment.

MR. ZABA: Thank you.

CHAIRPERSON JAFFE: Thank you.

Anybody present who wishes to comment on this variance, or petition rather?

(No response.)

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

I think it's a pretty straight-forward request. I think that the property owner did a nice job walking through the four criteria, the reasoning, the logic. There isn't any neighbor push-back. It is not a standard shaped lot, so, you know, Peter, to your question, you know, from a sight line perspective, it seems inconsequential. So, I wouldn't have any concerns supporting this as presented.

COMMISSIONER DRAKE: I would agree with that. None of the three Staff Departments that make recommendations had any comments at all. So, that's good for the Petitioner.

CHAIRPERSON JAFFE: Is there a motion?

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

COMMISSIONER O'CONNOR: I second.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. OSOBA: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. OSOBA: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. OSOBA: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations!

MR. ZABA: Thank you.

CHAIRPERSON JAFFE: You're welcome.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:28 p.m.)

ZONING BOARD

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

OF APPEALS

RE: 511 WEST WING STREET - ZBA #25-035

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 6th day of October, 2025 at the hour of
7:28 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairman
TOM DRAKE
PETER SIAVELIS
MICHAEL O'CONNOR
FRANK PORTERA

ALSO PRESENT:

DANIEL OSOBA, Planner I
DARKO BOJIN, Assistant Planner

CHAIRPERSON JAFFE: All right, Agenda Item D, delta, 511 West Wing Street, ZBA Case #25-035.

MR. FLUBACKER: Good evening.

CHAIRPERSON JAFFE: Good evening. Will you both state your name and addresses for the record?

MR. HOLLAND: Bob Holland, 511 West Wing Street.

MR. FLUBACKER: Bob Flubacker, I'm the architect, Rolling Meadows.

(Witnesses sworn.)

CHAIRPERSON JAFFE: Okay, before we do the Staff report, can I just ask, no conversation in the seats. All of this is recorded, please. Thank you.

MR. OSOBA: The property at 511 West Wing Street is zoned R-3 Residential Single-Family District. A little bit of background on this one, on December 13, 2021, this property received approval from the Zoning Board of Appeals pursuant to Petition No. ZBA21-043 for a wraparound porch building addition that encroached into the front yard setback and increased the building lot coverage and impervious surface coverage over the maximum code allowances. With this current petition, the Petitioner is proposing to reduce that previously approved building lot coverage and impervious surface coverage. However, the proposed building lot coverage and the impervious surface coverage still exceed the code required minimums, or maximums, excuse me, and due to the site layout modifications, the Petitioner is requesting approval of variations to building lot coverage and impervious surface coverage that were previously approved under that different scope of work.

So, the scope of work in this current petition is to reconstruct a larger detached framed two-car garage with an area of 550 square feet and a roof height of 19.5 feet to replace an existing garage that was destroyed in a fire earlier this year. In addition to the garage reconstruction, the Petitioner is proposing to reconfigure the driveway which will remove existing concrete and impervious surface that surrounds the existing garage.

Therefore, the Petitioner is requesting the following variations:

- A 13 square-foot variation from Chapter 28, Section 5.1-3.5(a) to allow a building lot coverage area of 3,062 square feet instead of the permitted 3,049 square feet;
- A 322 square-foot variation from Chapter 28, Section 5.1-3.5(b) to allow an impervious coverage area of 4,678 square feet instead of the permitted 4,356 square feet; and
- A 4.5-foot variation from Chapter 28, Section 6.5-6 to allow an accessory structure height of 19.5 feet instead of the permitted 15 feet.

CHAIRPERSON JAFFE: Thank you.

Go ahead.

MR. FLUBACKER: Good evening. So, as explained, we're here because the garage burnt down. We're proposing to construct a new garage that's basically what the footprint of the existing two-car garage was, but the original garage also had a covered area about the size of a carport that was on the east side of the garage. We're eliminating that. For the storage of the stuff that was kept in that area, we're proposing a little storage in the attic above.

One of the reasons for the height, and we run into this often when we do detached garages as the demand is for eight-foot garage doors. For the eight-foot garage door and the mechanism above, we really need more than nine-foot to clear the

garage and put a floor on it. We are matching the roof pitch of the existing structure, and that's how we ended up with a height variation.

I did a little research, I apologize, I only have two sets of these pictures, but I kind of took the backyards between Wing and Campbell from Chestnut to Ridge and did a quick survey. These are three of the detached garages.

CHAIRPERSON JAFFE: You can just give one. One has to go on record; we'll just share this. Thanks, Bob.

MR. FLUBACKER: Three garages that currently are similar in height to what we're proposing. As mentioned, as a result of this, we have a reduced lot coverage and a reduced impervious surface on the property.

CHAIRPERSON JAFFE: When did the garage burn down?

MR. HOLLAND: In May.

CHAIRPERSON JAFFE: Okay, so for the last four or five months, no storage, no ability to park cars inside?

MR. HOLLAND: You got it, correct.

MR. FLUBACKER: It destroyed two cars over at the garage, too.

CHAIRPERSON JAFFE: What happened?

MR. HOLLAND: 11-year-olds.

CHAIRPERSON JAFFE: Anybody hurt?

MR. HOLLAND: Nobody hurt.

CHAIRPERSON JAFFE: Well, thank goodness for that. So, basically, the logic here is if the old garage had a carport, you want to still leverage the storage space that you had with that, only you want to go up instead of expanding the --

MR. FLUBACKER: But also we want to match the roof pitches to the existing house.

CHAIRPERSON JAFFE: Okay, all right.

MR. FLUBACKER: So, it's, you know, the same as existing.

CHAIRPERSON JAFFE: How long have you owned the property?

MR. HOLLAND: 2013.

CHAIRPERSON JAFFE: How many people live in the house?

MR. HOLLAND: Five.

CHAIRPERSON JAFFE: How many cars do you have?

MR. HOLLAND: We have two now.

CHAIRPERSON JAFFE: Okay, have you discussed this with neighbors?

MR. HOLLAND: Yes.

CHAIRPERSON JAFFE: And what's the reaction from them?

MR. HOLLAND: Mostly positive, but I think we have some comments here tonight.

CHAIRPERSON JAFFE: Okay, all right.

COMMISSIONER SIAVELIS: So, yes, let me just ask a quick question.

CHAIRPERSON JAFFE: Go ahead.

COMMISSIONER SIAVELIS: To make sure I understand this when I was reading the site plan here. There is an existing concrete porch slab that's going to be removed on the back side of the --

MR. FLUBACKER: Not on the back side, on the east side of the garage.

COMMISSIONER SIAVELIS: East side. Yes, yes, I should have said that,

so the back side of the property on the east side of the garage, yes.

MR. FLUBACKER: Yes, yes, and the garage currently has another detached garage directly to the west and another detached garage to the south.

COMMISSIONER SIAVELIS: And that existing concrete porch slab that's going to be removed, it's going to be replaced by what, grass?

MR. FLUBACKER: Yes.

CHAIRPERSON JAFFE: And the garage does not need to go through Design?

MR. OSOBA: It does not, no.

CHAIRPERSON JAFFE: Okay.

COMMISSIONER DRAKE: Dan, we don't have any objectors; is that correct?

MR. OSOBA: No, we do not have any --

COMMISSIONER DRAKE: Any objection on this petition?

MR. OSOBA: No formal.

COMMISSIONER DRAKE: Okay.

CHAIRPERSON JAFFE: Mike, Frank, any questions or should we see what the audience has to say?

COMMISSIONER PORTERA: No questions.

COMMISSIONER SIAVELIS: Bob, I just have a couple of questions.

CHAIRPERSON JAFFE: Go ahead.

COMMISSIONER SIAVELIS: I did notice something real quick here. On the pictures that you supplied us, these three pictures, Bob, it's got a date field on here of three months ago. Is that, that's when you took these basically?

MR. FLUBACKER: That's from Google Earth that took the pictures.

COMMISSIONER SIAVELIS: Yes, the satellite comes over, right?

MR. FLUBACKER: Well, they're street view --

COMMISSIONER SIAVELIS: Yes, street view, yes.

MR. FLUBACKER: They were printed tonight.

COMMISSIONER SIAVELIS: Okay, that's what I was going to ask you, when did you print these out.

MR. FLUBACKER: And I'm not sure the addresses are a hundred percent right. Sometimes to see the garage you have to go to the front of the house next door, but they all are in what I'll call that continuous backyard of that block.

COMMISSIONER SIAVELIS: Of that block.

MR. FLUBACKER: Yes.

COMMISSIONER SIAVELIS: And at least two of these three garages look like they have an appreciable second-story and one of them has a dormer.

MR. FLUBACKER: Yes, right. Yes.

COMMISSIONER SIAVELIS: We'll keep these here for now.

CHAIRPERSON JAFFE: All right, why don't you both have a seat? Let's hear from the audience, and then again, you'll have an opportunity to come back up and respond to any comments that are made.

Is there anybody present that would like to speak to this petition?

Dan, I just need a name, we don't need to swear them in?

MR. OSOBA: Correct.

CHAIRPERSON JAFFE: Hi, so what's your name?

MS. MALTESE: Christine Maltese. I'm speaking on behalf of my mother who is the homeowner. For the sake of time, it just will go quicker if it's me speaking.

CHAIRPERSON JAFFE: Okay.

MS. MALTESE: So, we have spoken to the neighbors and we got a letter from their architect regarding the variances and I don't understand any of it. So, I called the Village, spoke to them at length, spoke to Dan and someone named Nancy and left a message for Patrick who is the engineer.

The only question, and it's really just a question, or statement if you will, is whatever they're building they certainly need a garage because it burned down. It was explained that they're going up but taking some of the extra space that would have been, that carport, the open, or excuse me, the enclosed roofed area is now being replaced with grass.

So, the only thing we care about at 505 West Wing is just however they're doing it, or however far down they're going with concrete to support an additional weight to go up a little bit for storage is that you don't flood our property. That's it. We had to, on our build in 2020, install a storm sewage system, an enormous one, because we're, the property which is directly next to theirs was the lowest point on the block. We paid it, we did it, it's what the Village wanted, no questions, but again, that's our only concern, whatever.

So, it's really a question for the architect and it's really a question for the Village. Whatever you're approving, whatever you're allowing, we have to stop, we have very small lots on Wing Street, we just can't flood the house. This happened on their build. I understand it was, you know, what's done is done, but we had to redo our basement because of the build. We had the architects come out, we had the water engineers come out, everyone came out, and it was at our expense to redo this. We don't want any more expenses for it.

So, that's all we're asking. It's really on you, on whoever is approving it or zoning it or engineering it or architecting it, that you just, you know, understand that my storm system can only hold so much water. If you're going down more, you have to, I don't know, and I don't know what you do. Do you grade it up more? Do you put more grass? Do you put more dirt?

That's our only concern. That's it.

CHAIRPERSON JAFFE: All fair points, duly noted. Again, if this, if these because there's multiple, if these variances are approved, then yes, the homeowner or the architect will work in conjunction with the Village and make sure everything is properly permitted and done the way it's supposed to be done.

MS. MALTESE: So, do I have your word that I'm not going to flood? That's all I'm asking.

CHAIRPERSON JAFFE: Well, everything is being recorded. So, no, again, the water is outside of our domain. We just want to make sure that things are done the right way --

MS. MALTESE: Right.

CHAIRPERSON JAFFE: -- and in a minute, I think the property owner and the architect will be able to speak to some of these, again, these questions that you're asking, which are fair.

COMMISSIONER SIAVELIS: So, and the other thing to note here, I'm not sure if you've seen the packet that was on the website, is Engineering has no comments at this juncture, right? That doesn't mean that you can't pick up the phone and hound them, to speak with them.

MS. MALTESE: You know, there's a --

COMMISSIONER SIAVELIS: Hold on, let me finish.

MS. MALTESE: I'm sorry, yes.

COMMISSIONER SIAVELIS: Okay, or memorialize your position by sending in an e-mail or a letter, okay. There's no problems with doing that. We've had a number of situations over the years, because some of us have been on this Board for quite sometime, where, situations similar to yours, where neighbors have echoed the same types of concerns. Even though Engineering doesn't come out with a state position in these papers, that doesn't mean they're not receptive to comments from the neighbors and work with the neighbors and the property owners and the architects seeking the variance, right?

So, if you feel that strongly to make these comments on the record here today, it's in your best interest to continue making your views known to Engineering and others in the Village.

MS. MALTESE: But see, I have talked to them, and you know, in fact I spoke to Dan today in length, and I said all I wanted, I only want, we want them to have a garage. Everybody wants to have, you know --

COMMISSIONER SIAVELIS: It's a basic thing.

MS. MALTESE: It's a basic thing. You know, they need to have it, it burned down. But we just, again, I didn't expect that letter, you know, and I couldn't read that letter that was sent to me by the architect or by the Village, and I'm like, again, whatever it is, all I'm saying is whatever it is that you're doing, when we put up our build, you know, we had to do all that stuff, and again, things happen. We understand that things happen. Maybe the ground will sink further on one part or, you know, whatever happens, sure. But our concern is, because we had this experience, we can't have it again.

So, you know, not that I don't have anything else to do but call Engineering and bother them, but I don't, I mean, I really would like to not do that. I'd like to not call anyone. I want them to have their garage and I just want my, I don't want to be flooded. That's it. That's the only insurance.

Dan explained to me that of course you can't say if there's some crazy rainstorm that has 500 feet of water, I'm not talking about that. I'm talking about the regular rain that comes in and we're absorbing all of it. That's all. We have no other objection. That's why I wanted to make sure I did not commit as an objector to this.

CHAIRPERSON JAFFE: Okay, we appreciate that. Go ahead.

COMMISSIONER O'CONNOR: I was just going to state that perhaps there is a grading plan that, when we did our project, we had a grading plan to show which way the water would go. The Village came out and inspected it to make sure that it, you know, wasn't --

MS. MALTESE: And I trust you, and I trust that whatever, you know --

COMMISSIONER O'CONNOR: Perhaps you can request, you know, that when you talk to Engineering.

MS. MALTESE: You know what I'd like to do, I would like to not do that and I would like to leave here feeling great that everything, that's why I'd like to leave it like that. I wish them to have their great garage and I'd like to not call anyone again.

CHAIRPERSON JAFFE: We'd like you to leave here feeling better. I don't know if great, you know, because I don't know how you define great, but we want you to feel better as a result of this process.

COMMISSIONER SIAVELIS: You've got a level set of expectations here, too, let's be honest, right?

MS. MALTESE: I think it's a fair expectation though for the property, yes. That's all.

CHAIRPERSON JAFFE: Thank you.

MS. MALTESE: You're welcome.

CHAIRPERSON JAFFE: Thank you.

Is there anybody else present?

(No response.)

COMMISSIONER SIAVELIS: Bob, do you want to address these comments?

CHAIRPERSON JAFFE: Yes, and Mr. Holland, if you want to come back up here, too?

MR. FLUBACKER: This is an aerial photograph of the two properties.

COMMISSIONER SIAVELIS: Actually, before you start Bob, Mr. Bob Holland, right?

MR. HOLLAND: Bob, yes.

COMMISSIONER SIAVELIS: Bob squared, young Bob, older Bob. Are you aware of the, how long have you lived in this house?

MR. HOLLAND: About 11 years.

COMMISSIONER SIAVELIS: Okay, are you aware of water or flooding issues in your house or your proximate neighbors?

MR. HOLLAND: Not in my house, not in the neighbor to the west. I have heard about water to the neighbors here to the east going back probably since we moved in years ago. I think --

COMMISSIONER SIAVELIS: Does water pool in your backyard after heavy rains?

MR. HOLLAND: No.

COMMISSIONER SIAVELIS: Have you noticed water pooling in your neighbors' yards during heavy rains?

MR. HOLLAND: Over the years, yeah. I think at one put there's a duck in our backyard, in the neighbor's yard. I think that's what Bob is about to get to for a little bit of the history of the backyards here, too.

COMMISSIONER SIAVELIS: Okay, so you're aware of --

MR. HOLLAND: Which will make some sense of it. Yes.

COMMISSIONER SIAVELIS: You're aware of the general issues with your neighbors' yards.

MR. HOLLAND: When we did the original project, yes. We just, we graded it, it was inspected, we moved the drainage all around and did the whole thing like that first time around as well.

COMMISSIONER SIAVELIS: Okay, go ahead, Bob.

MR. FLUBACKER: I apologize, I only have a couple of pictures, but one thing I want to point out is the house to the east is basically on the lot line. So, there is not an area on the west side of their house for their backyard water to drain to the street. So, the water comes off that side of the property, that's on my client's property, and when we did the addition, we put in and had maintained a swale that goes from the rear of their house --

COMMISSIONER SIAVELIS: On the east side?

MR. FLUBACKER: On the east side all the way to the street. That functions well. It takes all the water from, you know, partially in the backyard and all alongside of the property. The project, we intend zero changes to the grading of the property. In fact, you know, as you saw, it was reducing the impervious surface --

COMMISSIONER O'CONNOR: Yes.

MR. FLUBACKER: -- and the lot coverage by almost 200 square feet.

CHAIRPERSON JAFFE: Yes.

COMMISSIONER SIAVELIS: Yes, that's a pretty significant amount, I think.

CHAIRPERSON JAFFE: Dan, can you go back to that in the Staff report that shows the grid? I think maybe that'd be helpful for all of us to look at, the audience included, the reduction of that impervious surface area? That Excel table? Yes, there you go.

All right, so the building lot coverage has a relatively minor reduction, but the impervious surface area has, what's that, about seven, eight percent?

MR. FLUBACKER: They're both the same. They're about 190 square feet in reduction.

COMMISSIONER SIAVELIS: Right, from 513 square feet down to 322. Yes, 191.

MR. FLUBACKER: Yes, they're both 191.

CHAIRPERSON JAFFE: Which should be helpful in the grand scheme of things.

COMMISSIONER SIAVELIS: One would think, right? And that reduction in impervious surface coverage is, at least in the midpoint of your lot, around the eastern side of your lot towards --

MR. FLUBACKER: We'll do the structure farther away from their house, yes.

COMMISSIONER SIAVELIS: Yes.

CHAIRPERSON JAFFE: Okay, you guys have any other questions?

(No response.)

CHAIRPERSON JAFFE: All right, thank you.

MR. HOLLAND: Thank you.

CHAIRPERSON JAFFE: All right, close it down for --

MR. LAMKINS: May I speak? You kind of cut me off right now after you just called them back up, so I don't know if I have another chance to speak.

CHAIRPERSON JAFFE: Oh, so were you going to be part of that rebuttal?

MR. LAMKINS: I was going to talk about --

CHAIRPERSON JAFFE: Come on up, and then we're going to close it

down for deliberation. And what's your name?

MR. LAMKINS: Eric Lamkins, 501 West Wing. I swear to tell the truth, yes.

CHAIRPERSON JAFFE: I don't have to swear you in because you're --

MR. LAMKINS: Oh, can you go back to the aerial photo? Keep on to the next one, the closer one. There you go.

So, we are 501 West Wing, correct, that house. We have lived in our house for --

CHAIRPERSON JAFFE: Wait a minute, I'm sorry. Are you with the property owner and the architect?

MR. LAMKINS: No.

CHAIRPERSON JAFFE: Okay, so you're --

MR. LAMKINS: I'm two houses over.

CHAIRPERSON JAFFE: Okay, so you're saying you wanted to make a public comment, but I cut you off.

MR. LAMKINS: Correct. Yes, you called them up right away, that's why I was --

CHAIRPERSON JAFFE: All right, you have three minutes.

MR. LAMKINS: Okay, so I want to make some clarifications on behalf of Bob, the Bobs, which is, to understand that at 505, and I can provide photos tonight, but where they did their addition which is, their house seems to be that rectangle that you see at the top of the map. The addition to their house is all the way down plus the two-car garage in the back corner, in the southeast corner of their backyard. When it rained, that corner of their lot filled up. When it rained heavy, it would flood all the way up to their back deck. As Bob kind of pointed out, there used to be a deck there.

When my yard floods, it floods on my east corner, all of my water and the French drain runs to that corner. So, from the time that we've been there and her mother first moved in --

COMMISSIONER SIAVELIS: When did you move there?

MR. LAMKINS: 2010. Her mom bought the house at the same time we did. I have been over there no less than at least five times now before her mother, before her daughter moved in with them and did the addition with flooding in their basement. There were issues like downspouts pointing to windows at that time, just gutters overflowing and that kind of stuff.

Since they've done their addition and their remodel, I now get water in my west corner when it rains heavy. So, although the city required her to put in this other stuff, it's helping probably some of hers but clearly now that water is also finding its way to my yard because now I get water on both sides of my backyard when it rains heavy.

So, I don't want to demean her point of view, I think it's important, but I also get water now in my basement since she's done her addition on the same wall that shares her driveway that goes in the back of her house. So, her house may have a situation where it's the lowest one and has water problems, but it's caused more water problems for us. So, I don't necessarily --

COMMISSIONER SIAVELIS: That's even with your French drain you're saying?

MR. LAMKINS: Oh, yes. We had to do, the city required when we did our,

we had to re-grade our entire lot and we put in French drains and everything else. So, we hadn't had a problem with any water in our property minus heavy rains when we get a small pool in our back right corner where the French drains comes up, but now we get that water on the other side of the house.

So, there is a water issue, I would agree, but everything I know about what they're doing at their house should reduce their water impact on her house just because they're opening up more pervious land. Going up is not going to affect that.

CHAIRPERSON JAFFE: So, you're in favor of or you're opposed?

MR. LAMKINS: I'm in favor of them doing their addition. I don't think that anything they're going to do will impact that.

CHAIRPERSON JAFFE: Okay, thank you for the additional background on the actual street.

Mr. Holland and Mr. Flubacker, would you like to respond to any of those comments?

MR. HOLLAND: No.

CHAIRPERSON JAFFE: Okay, so we are now closed for deliberation. Would anyone like to start?

COMMISSIONER SIAVELIS: You start, Ben.

CHAIRPERSON JAFFE: I'll start, sure. So, a couple of things that kind of stood out to me, a few things that stood out to me throughout the course of this one. So, first, the reasoning, the hardship, this property owner had a garage that burned down, they need to rebuild. Step number two, in working in conjunction with the architect, in my opinion, they are taking measured efforts to reduce the amount of ask that, you know, exceeds what current zoning provides for. Three, I am sensitive to the comments that were made from both members of the public regarding some of the current conditions on the block that may affect where water goes after rainfall.

All that being said, I do think that the efforts that the property owner and the architect are taking would mitigate the current layout, or the previous layout that that house had, and should mitigate or reduce any potential risk that, you know, could associate itself with excessive rainfall.

COMMISSIONER DRAKE: I would agree with all that. I think that the chart that Bob put together is very compelling as far as the reduction in impervious space. I think the neighbor said it best, they deserve to get a new garage and, you know, this is not a perfect situation it seems like. If his yard floods into your yard, your yard floods into the other gentleman's yard, it's kind of a neighborhood problem as I see it.

I don't know what the Village can do on behalf of the whole neighborhood as to those three homeowners, but I think that the Petitioner has met all the requirements that we ask for. I'm in favor.

COMMISSIONER O'CONNOR: Yes, I think you summarized it really well and I agree with you. You know, if they wanted to even just rebuild the existing structure, it would take up more impervious surface. By reducing that, I think it helps with the water issue, too. So, I'm in favor as well.

CHAIRPERSON JAFFE: Any other comments?

COMMISSIONER SIAVELIS: Concurrence.

CHAIRPERSON JAFFE: Okay, is there a motion?

COMMISSIONER O'CONNOR: Motion to approve.

APPROVED

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26

COMMISSIONER DRAKE: Second.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. OSOBA: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MR. OSOBA: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. OSOBA: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations!

MR. FLUBACKER: Thank you very much.

CHAIRPERSON JAFFE: You're welcome.

Dan, do we have other business?

MR. OSOBA: We do not.

CHAIRPERSON JAFFE: Final agenda item, public comment. Does anybody want to say anything about anything?

(No response.)

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

COMMISSIONER SIAVELIS: I move to adjourn.

COMMISSIONER DRAKE: Second.

CHAIRPERSON JAFFE: All in favor?

(Chorus of ayes.)

CHAIRPERSON JAFFE: All opposed?

(No response.)

CHAIRPERSON JAFFE: Thanks.

The meeting is closed.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:55 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.

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BEFORE ME THIS _____ DAY OF
_____, A.D. 2025.

NOTARY PUBLIC