AGENDA
ZONING BOARD OF APPEALS
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
April 13, 2026
7:00 PM

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

A. ZBA Minutes - 02/23/2026

B. 1225 N Walnut Ave - Findings 02/23/2026

C. 638 S Vail Ave - Findings 02/23/2026

D. 1161 N Hickory Ave - Findings 02/23/2026

E. 107 S Prindle Ave - Findings 02/23/2026

F. 16 N Stratford Rd - Findings 02/23/2026

IV. OLD BUSINESS

V. NEW BUSINESS

A. ZBA26-002 - 1919 N Chestnut Ave

B. ZBA26-003 - 615 S Harvard Ave

C. ZBA26-004 - 901 N Pine Ave

D. ZBA26-005 - 820 N Dunton Ave

E. ZBA26-006 - 2504 E Gregory St

VI. OTHER BUSINESS

A. ZBA Public Comment Procedures

VII. PUBLIC COMMENT

Anyone wishing to speak on a subject not on the Agenda may speak at this time. Please limit your comments to three minutes.

VIII. ADJOURNMENT

The Village of Arlington Heights is committed to digital accessibility for all users. Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact the Health & Human Services Department — located at 33 S. Arlington Heights Road, Arlington Heights, IL 60005 — at 847-368-5760 or ADA@vah.com.

ZONING BOARD
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OF APPEALS

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

RE: 1225 NORTH WALNUT AVENUE - ZBA #25-053

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 23rd day of February, 2026 at the hour of 7:00 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson
FRANK PORTERA
MICHAEL O'CONNOR
JEFFREY LANAGHAN
TOM DRAKE

ALSO PRESENT:

DAN OSOBA, Village Planner
DARKO BOJIN, Village Planner

DRAFT

CHAIRPERSON JAFFE: Okay, we're going to call this month's meeting of the Zoning Board of Appeals to order. Let's start with a roll call.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Here.

MR. OSOBA: Mr. Selbka.

(No response.)

MR. OSOBA: Mr. O'Connor.

(No response.)

MR. OSOBA: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. OSOBA: Mr. Siavelis.

(No response.)

MR. OSOBA: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Here.

Okay, next we're going to recite the Pledge of Allegiance.

If everybody could please stand and face the back of the room?

(Pledge of Allegiance recited.)

CHAIRPERSON JAFFE: Let the record show that Board Member O'Connor has arrived.

Let's next go to the approval of minutes.

Have all the Board members had an opportunity to review the minutes of the February 9th meeting?

COMMISSIONER LANAGHAN: Move to approve the minutes as presented.

CHAIRPERSON JAFFE: Is there a second?

COMMISSIONER DRAKE: Second.

CHAIRPERSON JAFFE: All in favor?

(Chorus of ayes.)

CHAIRPERSON JAFFE: All opposed?

(No response.)

CHAIRPERSON JAFFE: Okay, next let's go over the hearing procedures. So, first, if less than six members are present, there is the option to the 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, tonight we have five, so you do have that option to make the request if you want to seek a continuance.

Second, you're going to need to explain the four elements necessary to establish the order for this Board to be able to grant a variance. 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 variance requested is the minimum variance 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, folks, we know you've filled out the forms that are in the packet that were posted online. We have a copy of that. But again, remember, you're here tonight because you are asking for an exception, so please make sure you cover those four. If you don't cover those four, if we don't think you've covered those four appropriately, we could deny your petition.

As for the order of operations, the Chairman or Chairperson will open each agenda item and provide introductory remarks. We will explain to the audience the difference between an objector testifying at the hearing -- sorry, are these new?

MR. OSOBA: I don't think so.

CHAIRPERSON JAFFE: I don't remember that, and then there's an oath?

MR. OSOBA: Maybe that is an old copy; my apologies.

CHAIRPERSON JAFFE: Okay, that's all right. I'm going to improvise here. So, we've talked about the four elements. All right, let's talk about when we go through each petition.

So, I'm going to call you up here, I'm going to swear you in. The Staff will give a report of your petition. You're going to go over that. The Board will ask you questions about those four elements. You're going to have the opportunity to be seated.

Do we have any registered objectors tonight?

MR. OSOBA: We do not.

CHAIRPERSON JAFFE: Okay, that makes it a little bit easier. So, once you've sat down, if there is anybody in the public who wishes to comment on your petition, we'll call them up. They'll have an opportunity to speak. They'll have an opportunity to speak for three minutes and they'll be able to sit down. Then, you the petitioner will be able to address any of their concerns; whether they are in support, whether they are in opposition, you'll have an opportunity to come back and comment to those.

What I will ask members of the public is that there is a separate agenda item for just general public comment. If you come up for the petition, my ask is that you comment specifically about that petition. If you'd like to make any comments about how the Village is run, the Chicago Bears, anything like that, there will be time for you to do that at the very end, okay?

So, once that piece is done, again if the petitioner does not want to respond to those comments, we will close it down for Board deliberation, again, at which time it would require four affirmative votes by this Board to approve your petition. I think that's probably the high points, right? Again, there will be time at the end if anybody wants to make any public comment in general.

Okay, let's get right then to new business, and we'll start with

Agenda Item A, 1225 North Walnut Avenue, ZBA #25-053.

How are you?

MR. PURDOM: Good.

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

MR. PURDOM: My name is Kevin Purdom. I'm with 1225 North Walnut Avenue.

(Witness sworn.)

MR. BOJIN: The property is zoned R-3 Residential Single-Family District, and the Petitioner is proposing to construct a three-season room over their existing deck in the rear yard. The proposed addition will increase the floor area ratio to 0.48 where a floor area ratio of 0.45 is the maximum permitted by code.

Therefore, the Petitioner is requesting the following variation:

- A 245 square-foot variation from Chapter 28, Section 5.1-3.4 to allow a floor area ratio of 3,811 square feet or 0.48 where a floor area ratio of 3,566 square feet or 0.45 is the maximum.

Thank you.

MR. PURDOM: All right, so I'm representing my clients today. They weren't able to make it. They have four boys, so their family has been growing, and they want to have more indoor space during the summer where they can spread out.

So, they have an existing deck on the back of the house. We're proposing to finish that existing deck in the same location as a three-season room. That then puts us over the required FAR.

Its unique circumstance is because it's an existing deck but because we want to finish it off, it puts us above that. Just with the growing family, we want to be able to grow with them with the house that they have.

The Design Review had said that it was nicely designed that will match the existing house. The appearance of the proposed sunroom looks nicely done to fit with the design of the existing house.

It's the minimum amount. We're not asking for any additional variations. We meet the rear and the side yard setbacks.

Then the finishes that we use will be matching the existing house, so it doesn't just look like something that was plopped down at the end.

CHAIRPERSON JAFFE: Frank, do you have lead on this?

COMMISSIONER PORTERA: Yes. In addition to the four kids, is it two --

MR. PURDOM: Two adults and four kids.

COMMISSIONER PORTERA: Okay.

MR. PURDOM: And they've had the house since 2018.

COMMISSIONER PORTERA: 2018. In the materials, it says that it's encroaching in the setback by a foot-and-a-half; is that right?

MR. PURDOM: The overhang was originally encroaching to that setback, but I believe we reduced it so that it does not.

COMMISSIONER PORTERA: Okay, and it's just entirely over the existing deck?

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MR. PURDOM: Yes. There are some stairs that go down that we're not covering, so we're not even taking up the whole deck as it is.

COMMISSIONER PORTERA: Yes, okay. Any neighbor feedback for the proposed --

MR. PURDOM: They talked to the neighbor to the south which is to the right on the plan, and they are in full support. They haven't heard anything else from neighbors.

COMMISSIONER PORTERA: And you're aware of the Building and Life Safety's comments in the materials about the deck foundation being inspected?

MR. PURDOM: Yes, we're going to do that.

COMMISSIONER PORTERA: I don't have any more questions.

CHAIRPERSON JAFFE: Did the property owners build this house new or they moved into it?

MR. PURDOM: I believe they moved into it but added an addition.

CHAIRPERSON JAFFE: Was the deck part of that addition?

MR. PURDOM: I think so, yes.

CHAIRPERSON JAFFE: All right, so where I'm going with this was if they added the deck, you know, how long have they, how old are the four kids? I'm just trying to understand the sequence of events here, right?

MR. PURDOM: Yes.

CHAIRPERSON JAFFE: They put the addition on with the deck, and now they're deciding they want to enclose it.

MR. PURDOM: When they originally built the deck, they wanted to do some kind of covering for it --

CHAIRPERSON JAFFE: Right.

MR. PURDOM: -- because I went out there in the middle of summer and it's just beaming down, there's no covering. They didn't end up doing it at that time, I'm not sure why --

CHAIRPERSON JAFFE: Okay.

MR. PURDOM: -- and now they just want to add that, make it as a three-season room.

CHAIRPERSON JAFFE: Okay, any other questions, guys?

(No response.)

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

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

(No response.)

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

Do you want to start, Frank?

COMMISSIONER PORTERA: Yes, and I feel that this is a reasonable ask. Petitioner has provided the relevant materials for us and has made a case with no disapprovals from the neighbors. So, I'm in favor of the petition as presented.

CHAIRPERSON JAFFE: Comments?

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COMMISSIONER LANAGHAN: Yes, I'd agree. I mean, we're not adding any impervious surface. The three-season room seems like it makes sense for what they're trying to accomplish and it does look like they have a need for this in the neighborhood.

CHAIRPERSON JAFFE: Is there a motion?

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

COMMISSIONER LANAGHAN: Second.

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: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. BOJIN: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations.

MR. PURDOM: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:10 p.m.)

DRAFT

ZONING BOARD
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OF APPEALS

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

RE: 638 SOUTH VAIL AVENUE - ZBA #25-054

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 23rd day of February, 2026 at the hour of 7:10 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson
FRANK PORTERA
MICHAEL O'CONNOR
JEFFREY LANAGHAN
TOM DRAKE

ALSO PRESENT:

DAN OSOBA, Village Planner
DARKO BOJIN, Village Planner

DRAFT

CHAIRPERSON JAFFE: Next is Agenda Item B, 638 South Vail Avenue, ZBA #25-054.

MR. GINNODO: Hi.

CHAIRPERSON JAFFE: Hello.

MR. GINNODO: Keith Ginnodo, Kingsley + Ginnodo Architects, for 638 South Vail.

CHAIRPERSON JAFFE: And your address?

MR. GINNODO: 314 North Pine.

(Witness sworn.)

CHAIRPERSON JAFFE: Thank you.

MR. BOJIN: The property is zoned R-3 Residential Single-Family District. The Petitioner is proposing to construct a two-story addition that aligns the existing non-conforming principal structure. The addition is subject to design review and will receive administrative approval pending the outcome of their ZBA petition. The proposed addition is set back 4.72 feet on the south side of the lot and 4.46 feet from the north side lot line where the required setback is six feet on either side.

Therefore, the Petitioner is requesting the following variations:

- A 1.78-foot variation from Chapter 28, Section 5.1-3.3(b) to allow an addition set back 4.72 feet from the south side lot line where the required side yard setback is six feet, with an additional one foot for the eave; and
- A 2.04-foot variation from Chapter 28, Section 5.1-3.3(b) to allow an addition set back 4.46 feet from the north side lot line where the required side yard setback is six feet, with an additional one foot for the eave.

Additionally, a letter of support with signatures from five neighbors were submitted earlier today, and I distributed that to each of you. That will be entered into the record. Thank you.

CHAIRPERSON JAFFE: Thank you.

MR. GINNODO: All right, so the owners are here, Sam and Nick Hostert. They have two children, 12 and 9. They've been in the house for about 10 years, and they are going to have another member of the family join them. Sam's mother will be coming and they're actually building a separate living space on the first floor for the mom/grandmother, and then they're going to move the kids and parents upstairs.

The first floor is asking for a little bit of extension on the north side to extend the garage. It's right now a single-car garage and they're hoping to, well, planning and hoping to get two cars, tandem-spaced, in there, and a little bit of storage for garage stuff. That's a one-story addition on that side. Then, on the south side, it's a two-story addition for the rest of the facilities programmed.

The existing building is 55 feet wide, and those setbacks are already non-conforming. So, our proposition is to go directly above the exterior walls and to build straight over the existing facility.

So, in the area, there are several one-and-a-half and two-story homes up and down the block. It's been in development and transition for a little while, so we're just kind of extending the existing character of the locality. It's already a non-conforming building, and aside from the zoning setbacks, we're well within all the other zoning parameters including all the impervious surface

coverage, FAR, et cetera.

So, the hardship is really that building within the footprint is going to be awkward and more expensive and make it difficult for them to actually take the square footage that they need for, especially the second floor, and the garage is already so small. We're not asking for more roof, we're just asking for depth in that regard.

CHAIRPERSON JAFFE: Is this one Mike?

COMMISSIONER O'CONNOR: Yes. I'm sorry, can you explain the garage, again? So, you said that the garage wall is going to be extended?

MR. GINNODO: Yes. So, we're keeping the north line and just running it backwards.

COMMISSIONER O'CONNOR: Just further down.

MR. GINNODO: Yes, yes.

COMMISSIONER O'CONNOR: Okay. Okay, so it's pretty, to me it's, I don't have any other questions actually.

CHAIRPERSON JAFFE: Okay, anyone else have any?

COMMISSIONER LANAGHAN: Yes, I might have a couple. So, the garage, you're doing a tandem?

MR. GINNODO: Yes.

COMMISSIONER LANAGHAN: Is that how it works?

MR. GINNODO: Yes. Yes.

COMMISSIONER LANAGHAN: Okay, I completely understand the existing non-conforming. Did you look at, because you're adding on at the back as well, did you look at bringing the house in so you didn't have it beyond that? And what does that do to the plan?

MR. GINNODO: Yes, it messes the plan up pretty good. It's also a lot more expensive because we're going to have to add extra concrete, more than what we're doing. So, it was looked at and we decided to go for the variation because it just was a lot more logical and conforming with the building that's there already.

COMMISSIONER LANAGHAN: Okay, no other questions.

CHAIRPERSON JAFFE: We got the letter from Staff just before the meeting began. So, it looks like there are five neighbors all on the same block which are advocating their support. Did you or the property owners hear any other feedback besides this?

MR. GINNODO: No, negative, yes.

CHAIRPERSON JAFFE: Okay.

MR. GINNODO: There's one thing that I need to address, and that's the Building Department exercise about fire-proofing the exterior wall. That's easy to handle and we'll take care of it.

CHAIRPERSON JAFFE: Okay.

COMMISSIONER O'CONNOR: Yes, I mean, any other questions?

CHAIRPERSON JAFFE: No.

COMMISSIONER O'CONNOR: Okay, so to me it was pretty straight-forward given its non-conformance. I had a similar situation myself so I know how difficult that can be. The extension of the garage just naturally flows backwards.

So, I think it's, you know, it makes sense. The fire, he acknowledged the fire-resistant wall, and no issues from any neighbors, in fact support from the neighbors. So, I'm in support of this.

CHAIRPERSON JAFFE: We'll see if anybody else has got a comment and we'll, so you can have a seat.

MR. GINNODO: Okay, thank you.

CHAIRPERSON JAFFE: Is there anybody present who wishes to comment on this petition?

(No response.)

CHAIRPERSON JAFFE: Back to you, Mike.

COMMISSIONER O'CONNOR: I think everything was said.

CHAIRPERSON JAFFE: Any other comments on this one?

COMMISSIONER DRAKE: I agree with Mike.

COMMISSIONER LANAGHAN: I agree, absolutely.

CHAIRPERSON JAFFE: Yes, same here.

Is there a motion?

COMMISSIONER O'CONNOR: Yes, motion to approve as it's stated.

COMMISSIONER LANAGHAN: I'll second that.

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: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. BOJIN: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations.

MR. GINNODO: Thank you.

CHAIRPERSON JAFFE: You're welcome.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:17 p.m.)

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ZONING BOARD
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OF APPEALS

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

RE: 1161 NORTH HICKORY AVENUE - ZBA #25-055

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 23rd day of February, 2026 at the hour of 7:17 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson
FRANK PORTERA
MICHAEL O'CONNOR
JEFFREY LANAGHAN
TOM DRAKE

ALSO PRESENT:

DAN OSOBA, Village Planner
DARKO BOJIN, Village Planner

DRAFT

CHAIRPERSON JAFFE: Agenda Item C, 1161 North Hickory Avenue, ZBA #25-055.

We don't have to swear them back in, correct?

MR. OSOBA: You may as well, just to make sure we're doing it correctly.

CHAIRPERSON JAFFE: All right, your name, again?

MR. PURDOM: I'm still Kevin Purdom with JRC.

CHAIRPERSON JAFFE: All right, and you're still at?

MR. PURDOM: I'm still at 113 Perth Road, Cary, and then I'm representing 1161 North Hickory.

(Witness sworn.)

MR. PURDOM: All right, so --

CHAIRPERSON JAFFE: Okay, wait, we're going to do Staff first.

MR. PURDOM: Oh, sure.

MR. OSOBA: The property at 1161 North Hickory Avenue is zoned R-3 Residential Single-Family District. The Petitioner is proposing to build a second-story addition on the existing one-story residence. In addition, a two-story addition is proposed in the rear yard. The existing side yard setback is 2.61 feet, and the Petitioner intends to maintain this setback for the second-story addition and the proposed two-story addition in the rear of the property. The required side yard setback is 10 percent of the lot width, or five feet for this lot.

Therefore, the Petitioner is requesting the following variation:

- A 2.39-foot variation from Chapter 28, Section 5.1-3.3(b) to construct a two-story frame addition 2.61 feet from the north side property line where a minimum side setback of five feet is required.

MR. PURDOM: All right, so JRC Design Build bought this lot last year and they're doing a spec house where it's a not full tear-down. We're doing a full remodel of the first floor, adding a second floor, and then a small addition on the back to get more room to a family room.

The existing side yard is non-conforming, so we are proposing just to build inline with that non-conforming. It's a small lot as it is, 50 feet.

In Design Review, we were approved. So, it meets the locality design.

The existing lot is non-conforming. We're not asking for any further variances besides that side yard encroachment.

Then, if we tried to push it in to conform with that setback, it would throw off the flow of the first floor and the usability of the second floor in the bedrooms.

Then, we will address the Engineering Department/Fire Protection on the wall that encroaches into the side yard.

COMMISSIONER DRAKE: Yes, just a few questions. Neighbor feedback, pro or con?

MR. PURDOM: We haven't heard anything negative. Haven't heard anything from anyone actually.

COMMISSIONER DRAKE: Have you actually talked to any of the neighbors, not door knocking?

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MR. PURDOM: We haven't done any door knocking, no, but we sent out the required letters. We haven't heard from anyone.

COMMISSIONER DRAKE: Is there anyone living in the house now or not?

MR. PURDOM: Not right now, no.

COMMISSIONER DRAKE: Okay, that's all I have.

CHAIRPERSON JAFFE: So, in reading the notes from the Design Commission meeting, I believe there were some resident feedback and then some feedback from the Design Commission. Did you alter or modify any of the plans that you proposed for that, as a result of that feedback?

MR. PURDOM: The only thing that, we're going to, it will be addressed with the permitting, but we're keeping one roofline, that doesn't change the setback that we're asking for, but we're meeting all the requirements to get approval.

CHAIRPERSON JAFFE: Okay.

COMMISSIONER LANAGHAN: So, with the addition, did you consider flipping it to the other side so that it works? I don't know what's in that space, it just shows me why at this point in time.

MR. PURDOM: No, we didn't. We're trying to keep as much as we can, and because it's a detached garage in the back, we didn't want to pinch where that car would then turn into the two-car garage. So, if we moved it to the other corner and kind of flipped the plan, you would lose space to angle into the larger part of the driveway going back.

Does that make sense?

CHAIRPERSON JAFFE: Any other questions from the Board?

Jeff, are you done?

COMMISSIONER LANAGHAN: Yes, I think so.

CHAIRPERSON JAFFE: Okay, you can have a seat.

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

(No response.)

CHAIRPERSON JAFFE: Tom, you want to start us off?

COMMISSIONER DRAKE: Sure.

They've received Design Commission approval. They're aware of the other comments from our Staff. There's no neighbor lack of support or neighbor issues that we know of. No one is here to comment on that. I think they've met our criteria and I'm in favor of it, and it's existing non-conforming.

COMMISSIONER LANAGHAN: Yes, I mean, I certainly understand the existing non-conforming use of the original house. I do wish people would kind of look at adjusting their plans as possible to not have additions be non-conforming as well but, you know, I do think in this situation with the two-car garage, I could get behind this one.

COMMISSIONER O'CONNOR: Also, the tightness of the lot, too, makes that less possible.

COMMISSIONER LANAGHAN: Yes.

CHAIRPERSON JAFFE: Yes, for me this was one where, I read it on

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paper and I'll be honest, I had concerns. I actually drove by the house and there's, between this property and then the adjacent property to the north and south, they are very odd-shaped lots. They are very tight, and the current house is not inhabited. There's plywood on the windows. There's a window-well window that's open. I mean, I think it would be in the Village's best interest to get moving on this.

COMMISSIONER LANAGHAN: Absolutely agree.
CHAIRPERSON JAFFE: Is there a motion?
COMMISSIONER DRAKE: I move that we approve this as presented.
COMMISSIONER O'CONNOR: Second.
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: Mr. Drake.
COMMISSIONER DRAKE: Yes.
MR. OSOBA: Chair Jaffe.
CHAIRPERSON JAFFE: Yes.
Congratulations.
MR. PURDOM: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:24 p.m.)

DRAFT

ZONING BOARD
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OF APPEALS

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

RE: 107 SOUTH PRINDLE AVENUE - ZBA #25-056

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 23rd day of February, 2026 at the hour of 7:24 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson
FRANK PORTERA
MICHAEL O'CONNOR
JEFFREY LANAGHAN
TOM DRAKE

ALSO PRESENT:

DAN OSOBA, Village Planner
DARKO BOJIN, Village Planner

DRAFT

CHAIRPERSON JAFFE: Moving on to Agenda Item D, 107 South Prindle Avenue, ZBA #25-056.

Good evening.

MR. FLUBACKER: Good evening. How are you doing? I'm Bob Flubacker of Robert Flubacker Architects. We're at 1895 Rohlwing Road in Rolling Meadows.

(Witness sworn.)

MR. OSOBA: The property at 107 South Prindle Avenue is zoned R-3 Residential Single-Family District. The Petitioner is proposing to demolish an existing home at 107 South Prindle and to construct a new one on the 8,710 square-foot property. The existing home is a one-and-a-half story residence with building footprint of 1,055 square feet. The proposed home is a two-story residence with a building footprint of 1,806 square feet. The proposed floor area ratio is 4,103 square feet or a floor area ratio of 0.47, where the maximum code allowance is 3,920 square feet or a floor area ratio of 0.45.

Therefore, the Petitioner is requesting the following variation:

- A 183 square-foot variation from Chapter 28, Section 5.1-3.4 to permit a total floor area ratio of 4,103 square feet or 0.47 where 3,920 square feet or 0.45 is the maximum.

In addition to this variance request, it should be noted that the Petitioner must submit for Design Commission for review and approval prior to any building permit issuance.

MR. FLUBACKER: Good evening. I'll just actually jump right in to the four criteria.

What we're proposing is a tear-down and new construction in a neighborhood that's got a mix of new and old homes, that's got a mix of one-story and two-story houses. So, this house will clearly fit the single-family character of the neighborhood, as well as we have designed the structure so that almost all, I think all the rooflines spring from the first floor to try to reduce the impact of the mass of the house and have it fit within the neighborhood and some of the smaller houses that are in the neighborhood.

The unique circumstances here are several. The family has owned the house since 1960. Since I'm an old guy and I've worked here for a long time, they've actually owned the house from before when the FAR on this lot was 0.5. So, the Village actually, in the process of time passing, has taken away buildable FAR on this lot; not that that matters but I'd like to say it.

My client is here. As you can see, they have a handicapped son. So, the need for the additional space is primarily due to servicing the needs of that child. There is a first-floor bedroom/bath suite. There is a room next to that bedroom that is a potential caregiver suite. They also have an elderly parent that may be moving into the house and they have elderly parents that stay over at the house often.

The primary area that increases the FAR is in the garage. The garage has been increased so that access into and out of cars hopefully self, what's the word I'm looking for? So that he can do it on his own rather than with someone, so we need some extra space to get in and out of the car. Also, there's

some extra space required so they can do a ramp into the house within the garage.

The spirit and intent of the chapter is always a tough one for me. It fits within the 14 criteria that are listed in the Zoning Ordinance. I don't want to go through them and bore you with all of those, but I think we meet the intent. We're doing everything we can to try to reduce the impact of the house to the neighborhood and not building a two-story box that would kind of overwhelm what's in there. So, I believe that we're being friendly to the intent of the Zoning Ordinance and the neighborhood.

The 183 square feet of variation we're asking for is basically exactly what the garage is over, when we design these houses we kind of look at attached three-car garages as a 700-foot element on the house. This garage is 183 square feet larger than that 700 square-foot element, and again it's really basically providing the extra maneuvering room within the garage.

So, with that, I'll be happy to entertain your questions.

COMMISSIONER LANAGHAN: Just a couple for you, Bob. For my own edification, is a detached garage counted as part of the FAR?

MR. FLUBACKER: No, it is not.

COMMISSIONER LANAGHAN: So, if you had kept it detached, you wouldn't even have to be worried about this, but that wouldn't have worked for the family, is that your --

MR. FLUBACKER: Correct, correct.

COMMISSIONER LANAGHAN: Got it.

MR. FLUBACKER: And the transition from a detached garage into a remote house would be difficult.

COMMISSIONER LANAGHAN: Difficult, I understand. I get it.

MR. FLUBACKER: But, yes, to answer your question, you have up to 700 square feet that you can do a detached garage.

COMMISSIONER LANAGHAN: Correct, yes.

MR. FLUBACKER: In the attached garage, only 400 square feet is credited.

COMMISSIONER LANAGHAN: So, no, I understand where you're on that. I have no other questions. I think you've done a great job answering the questions that were earlier provided.

CHAIRPERSON JAFFE: Do you know if the property owners talked about the project with their neighbors?

MR. FLUBACKER: They happen to be here tonight, the neighbor most affected on the garage side. Hopefully it's to be supportive.

MR. SNYDER: I'm right here.

MR. FLUBACKER: Yes.

CHAIRPERSON JAFFE: Plot twist, right?

Any other questions from the Board?

(No response.)

CHAIRPERSON JAFFE: Okay, thank you.

MR. FLUBACKER: Great, thank you.

CHAIRPERSON JAFFE: Thanks, Bob.

All right, so if there's anybody present who wishes to comment

DRAFT

on this petition, they can step forward at this time.

MR. SNYDER: I'm supportive.

CHAIRPERSON JAFFE: Sorry, a little more formal than that. We just need your name.

MR. SNYDER: Bill Snyder.

CHAIRPERSON JAFFE: And then --

MR. SNYDER: 103 South Prindle, just to the north of them. This is Brianna right here. Yes, we're in support of it. It's a nice addition to our area.

CHAIRPERSON JAFFE: Very good, thank you.

MR. SNYDER: Anything else to that?

CHAIRPERSON JAFFE: Very good, thank you.

Is there anyone else present?

(No response.)

CHAIRPERSON JAFFE: Okay, so Bob, did you want to comment to that or are you good?

MR. FLUBACKER: No. I'm fully in support of his support.

CHAIRPERSON JAFFE: Very good.

All right, we'll close it down for deliberation.

Can you start us off, Jeff?

COMMISSIONER LANAGHAN: Yes, absolutely. I'm, you know, fully in support of this. I think it's a great design. I love the fact that the family is trying to stay here and do what they're doing. Love that the neighbors are in support. The fact that you could have a detached garage and not even need this variance to me kind of speaks to it in and of itself. So, I absolutely support this.

CHAIRPERSON JAFFE: Any other comments?

(No response.)

CHAIRPERSON JAFFE: Okay, is there a motion?

COMMISSIONER LANAGHAN: I move to approve as presented.

COMMISSIONER DRAKE: Second.

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: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations.

MR. FLUBACKER: Thank you very much.

CHAIRPERSON JAFFE: You're welcome.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:31 p.m.)

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ZONING BOARD
_____
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_____
OF APPEALS

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

RE: 16 NORTH STRATFORD ROAD - ZBA #26-001

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 23rd day of February, 2026 at the hour of 7:31 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson
FRANK PORTERA
MICHAEL O'CONNOR
JEFFREY LANAGHAN
TOM DRAKE

ALSO PRESENT:

DAN OSOBA, Village Planner
DARKO BOJIN, Village Planner

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CHAIRPERSON JAFFE: Okay, and then our final agenda item for new business, Item E, 16 North Stratford Road, ZBA #26-001.

Why don't we just wait a minute? Thank you.

How are you?

MR. BERTA: Good. How are you guys doing?

CHAIRPERSON JAFFE: Good. Your name and address?

MR. BERTA: John Berta, 422 North Hough Street, Barrington.

(Witness sworn.)

MR. OSOBA: The property at 16 North Stratford Road is zoned R-3 Residential Single-Family District. The Petitioner is proposing to build an addition to extend the existing two-car garage into the front yard. The front yard in the R-3 District is established by the average of the existing setbacks for the homes that are on that same street. The Petitioner provided the average front yard setback exhibit that yielded an average of 30.42 feet on the west side of North Stratford Road. The existing setback for the subject property is 32.59 feet, and the Petitioner proposes to shift the garage an additional six feet into the front yard.

Therefore, the Petitioner is requesting the following variance:

- A 3.83-foot variance from Chapter 28, Section 5.1-3.3(a) to construct a building addition 26.59 feet from the front property line where a minimum front setback of 30.42 feet is required.

MR. BERTA: Okay, so I'm with Capital Architects and we represent the homeowners of this property. They purchased this property back in 2022. It's a typical two-story residential home with a, it's like a half basement on this property. They have now, the family is growing, they have three children. As time is coming, more and more space is required for all the activities that these kids are participating in and will continue to do so.

So, the scope of work is to make the garage larger to accommodate all the sports gear, bikes, things like that. Right now, it's a 20-foot by 20-foot garage. Also, with that expansion is to bring a mudroom into the floor plan of the house. That purpose is so coming in from the garage, they can unload all their activities, schoolbags, things like that, because right now the foyer is a smaller foyer, it's an older home, so it kind of makes it very difficult to bring everything into the house where it would be a lot easier if we just had the mudroom for all the activities.

Also, the homeowners wish to bring the laundry up to the first floor just because it's more of a, from the basement because like I said it's a smaller basement, it's not a full basement. It's one of those homes where it's like a half basement with a crawl. So, the idea is that they can get the laundry room upstairs. We can open up the basement a little bit more for the kids with their friends, things like that. Plus, the laundry on the first floor and the mudroom makes it a lot more easier for obviously travel distance for the clothes and stuff like that, you know, three boys, a lot of clothes, husband and wife, a lot of clothes.

So, the idea is we couldn't actually go, you know, with the mudroom to go over to the north which would be on the side. We didn't want to encroach in the back side yard setback. I mean, we only have about four feet there, so it wouldn't provide enough room to make, we want to make the garage

DRAFT

bigger, but to go even farther to get the mudroom there, it just wouldn't work. We'd have to go for a side yard setback variance. So, the idea was to come forward, provide the six-foot minimum that we need for the mudroom. I don't think we want to go any bigger than that, and then it still allows us to have additional garage storage to the north, which would be the side, and still get two cars inside.

So, the overall design is about the minimum that we could propose for the setback and not go to the north as well or the side. We didn't want to go into that direction with a setback variance as well.

So, the overall appearance is very similar to many of the homes on the street. You have your gable roof over the garage. As you can see, it's going to, once it's done, it will look like it was there from day one. I mean, the brick of the existing house is painted. It will be, the brick will be painted to match the existing brick and then we'll just do a gable roof to kind of give it a little more presence on the street. Like I said, it blends in with the neighborhood pretty much up and down the street and all around it.

Then the setback of the 26 feet, I know on our side of the street it's a little bit more than what you typically find, but I mean, literally across the street, some of those are like 26-27 feet. So, unfortunately, I can't, I don't think I could present those on that side, it's the average of our side, but we are pretty much matching those on the opposite side of the street as well.

For now, I think that pretty much covers our presentation.

CHAIRPERSON JAFFE: Do you know if the homes on the opposite side of the street are approximately the same age?

MR. BERTA: Yes, yes. It's, I think it's from the 60's or 70's. They would be the typical two-story, some are ranch, I think there's a couple of ranches as well.

CHAIRPERSON JAFFE: All right, and how big would you say this mudroom is expected to be?

MR. BERTA: It's six feet is the width, and then we're doing the 20 feet, 24 feet of the width of the garage. So, six feet will give us the minimum for a washer and dryer and some clearances for cubbies and areas to hang their clothes and schoolbags for the kids. Then it will give us about a 24-foot garage on the inside so it's not like super deep but it's deep enough to get the cars in and still walk around.

CHAIRPERSON JAFFE: How many cars do the property owners have?

MR. BERTA: Two.

CHAIRPERSON JAFFE: And you said three children?

MR. BERTA: Three children, yes.

CHAIRPERSON JAFFE: How old are they?

MRS. RABE: 13, 9 and 6.

MR. BERTA: I kind of forgot.

CHAIRPERSON JAFFE: Okay, and then has this project been discussed with the neighbors?

MR. BERTA: It has been, and actually we have a couple here of the neighbors to support that. No negative letters have been sent or addressed to us.

DRAFT

CHAIRPERSON JAFFE: Okay, questions from the Board?
(No response.)
CHAIRPERSON JAFFE: We're good?
All right, thank you, you can have a seat.
MR. BERTA: Yes.
CHAIRPERSON JAFFE: Is there anybody present who wishes to comment on this petition?
MS. POLIFKA: Hi, Jenica Polifka, 104 North Stratford, two houses down from them. We're one of the houses that was originally built with the garage further out than everybody else. So, we're in full support of them because it's not going to be any different than many of the houses on the street.
CHAIRPERSON JAFFE: Thank you.
Would you like to respond to that?
MR. BERTA: No, I think what she says is true.
CHAIRPERSON JAFFE: Okay.
All right, so we can close it down for deliberation.
I guess I'm satisfied with the four areas that were outlined by the Petitioner. I think there are some unique circumstances here given what they want to build. I don't see or heard of any neighbor opposition. So, I think this is a relatively reasonable request.
COMMISSIONER LANAGHAN: I'd agree, and taking a look on Google Earth Pro and some quick measurements, it certainly looks like the neighbors across the street actually are closer than your side of the street. So, I don't see where that's going to change the neighborhood in any way, shape or form. So, I can agree as well.
CHAIRPERSON JAFFE: Is there a motion?
COMMISSIONER LANAGHAN: Move to approve the petition as presented.
COMMISSIONER O'CONNOR: Second.
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: Mr. Drake.
COMMISSIONER DRAKE: Yes.
MR. OSOBA: Chair Jaffe.
CHAIRPERSON JAFFE: Yes.
Congratulations.
MRS. RABE: Thank you.
MR. BERTA: Thank you.
CHAIRPERSON JAFFE: Do we have other business?
MR. OSOBA: We do not.
CHAIRPERSON JAFFE: Is there anybody present who wishes to make any public comment about anything?

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(No response.)
CHAIRPERSON JAFFE: All right, is there a motion to adjourn?
COMMISSIONER DRAKE: Move to adjourn.
COMMISSIONER LANAGHAN: Second.
CHAIRPERSON JAFFE: All in favor?
(Chorus of ayes.)
CHAIRPERSON JAFFE: All opposed?
(No response.)
CHAIRPERSON JAFFE: Good night.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:40 p.m.)

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STATE OF ILLINOIS)
) SS.
COUNTY OF KANE)

I, RONALD LeGRAND, JR., 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.

_____
RONALD LeGRAND, JR.

SUBSCRIBED AND SWORN TO

BEFORE ME THIS _____ DAY OF

_____, A.D. 2026.

_____
NOTARY PUBLIC

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VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

FEBRUARY 23, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 1225 N. Walnut Ave. – Gillespie Residence

Applicant: Kevin Purdom – JRC Design Build

Zoning Relief Requested:

- **A 245 square-foot variation from Chapter 28, Section 5.1-3.4 (Maximum Floor Area Ratio) to allow a Floor Area Ratio of 3,811 square-feet or 0.48 where a Floor Area Ratio of 3,566 square-feet or 0.45 is the maximum.**

Date of Publication: 2/7/26

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Jaffe, Drake, Lanaghan, O'Connor, Portera

Having heard and considered the testimony and evidence at the public hearing of February 23, 2026, the ZBA makes the following **findings of fact**:

The petitioner is proposing to construct a three-season room over their existing deck in the rear yard. This proposed addition will increase the Floor Area Ratio to 0.48 where the maximum Floor Area Ratio is 0.45.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "**X**"):

_X_ The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and

_X_ 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; and

_X_ The proposed variation is in harmony with the spirit and intent of this Chapter; and

_X_ The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- **A 245 square-foot variation from Chapter 28, Section 5.1-3.4 (Maximum Floor Area Ratio) to allow a Floor Area Ratio of 3,811 square-feet or 0.48 where a Floor Area Ratio of 3,566 square-feet or 0.45 is the maximum.**

Reason for Determination:

The petitioner testified as to the hardship indicating their family is growing and needs more room in the house. Additionally, the petitioner explained that the addition is proposed to be built over an existing deck, so the lot's impervious surface coverage is not increasing. The Zoning Board commented that the request was reasonable and there is no opposition from neighbors.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

Ayes 5 Nays 0 Absent 2 Abstain 0

Date: February 23, 2026

Benjamin Jaffe, Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

FEBRUARY 23, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 638 S. Vail Ave. – Hostert Residence

Applicant: Keith Ginnodo - Kingsley/Ginnodo Architects

Zoning Relief Requested:

- **A 1.78- foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition set back 4.72-foot from the south side lot line where the required side yard setback is 6 feet, with an additional 1 foot for the eave.**
- **A 2.04- foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition set back 4.46 feet from the north side lot line where the required side yard setback is 6 feet, with an additional 1 foot for the eave.**

Date of Publication: 2/7/26

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Jaffe, Drake, Lanaghan, O'Connor, Portera

Having heard and considered the testimony and evidence at the public hearing of February 23, 2026, the ZBA makes the following **findings of fact**:

The petitioner is proposing to construct a two-story addition and expand the attached garage. These proposed additions will be set back 4.72 feet from the south side lot line and 4.46 feet from the north side lot line where the required setback is 6 feet on either side.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "**X**"):

X The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and

X 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; and

_X_ The proposed variation is in harmony with the spirit and intent of this Chapter; and

_X_ The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- **A 1.78- foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition set back 4.72-foot from the south side lot line where the required side yard setback is 6 feet, with an additional 1 foot for the eave.**
- **A 2.04- foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition set back 4.46 feet from the north side lot line where the required side yard setback is 6 feet, with an additional 1 foot for the eave.**

Reason for Determination:

The petitioner testified as to the hardship indicating that the addition will help fit more cars in the garage and allow for better use of the house. Additionally, the petitioner explained that they considered an alternative construction plan that did not require variations, but it was deemed to be infeasible. The Zoning Board commented that the request was reasonable and there was significant support from neighbors. Additionally, the proposed house meets the character of the rest of the neighborhood.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

Ayes 5 Nays 0 Absent 2 Abstain 0

Date: February 23, 2026

Benjamin Jaffe, Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

FEBRUARY 23, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 1161 N. Hickory Ave. Residence

Applicant: Kevin Purdom – JRC Design Build

Zoning Relief Requested:

- A 2.39-foot variation from Chapter 28, Section 5.1-3.3(b) Required Minimum Yards; Side Yard to construct a two-story frame addition 2.61-feet from the north side lot line where a minimum side setback of 5.0-feet is required.

Date of Publication: 2/7/26

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Jaffe, Drake, Lanaghan, O'Connor, Portera

Having heard and considered the testimony and evidence at the public hearing of February 23, 2026, the ZBA makes the following **findings of fact**:

The petitioner is proposing to build a second-story addition on the existing one-story residence. In addition, a two-story addition is proposed in the rear yard. The existing side yard setback is 2.61-feet and the petitioner intends to maintain this setback for the second story addition and the proposed two-story addition in the rear. The required side yard setback is 10-percent of the lot width, which equates to 5-feet for this lot.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "**X**"):

_X_ The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and

_X_ 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; and

_X_ The proposed variation is in harmony with the spirit and intent of this Chapter; and

_X_ The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- **A 2.39-foot variation from Chapter 28, Section 5.1-3.3(b) Required Minimum Yards; Side Yard to construct a two-story frame addition 2.61-feet from the north side lot line where a minimum side setback of 5.0-feet is required.**

Reason for Determination:

The petitioner testified as to the hardship citing the existing condition of the home being non-conforming to the side yard setback requirement. The petitioner contended that an alternative design that accommodates the required 5-foot setback would throw off the internal flow of the first and second floor plans. The Zoning Board commented that they will need to address the design comments from staff with their building permit submittal. The board also noted that there was no negative neighbor feedback and that the existing conditions of the small property width and placement of the existing home met the criteria for approval.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

Ayes 5 Nays 0 Absent 2 Abstain 0

Date: February 23, 2026

Benjamin Jaffe, Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

FEBRUARY 23, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 107 S. Prindle Ave. – Kalweit Residence

Applicant: Robert Flubacker – Robert Flubacker Architects

Zoning Relief Requested:

- A 183 square-foot variation from Chapter 28, Section 5.1-3.4 Maximum Floor Area Ratio to permit a total floor area of 4,103 square-feet or 0.47 where 3,920 square-feet or 0.45 is the maximum.

Date of Publication: 2/7/26

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Jaffe, Drake, Lanaghan, O'Connor, Portera

Having heard and considered the testimony and evidence at the public hearing of February 23, 2026, the ZBA makes the following **findings of fact**:

The petitioner is proposing to demolish the existing home at 107 S. Prindle Avenue and construct a new home on the 8,710 square-foot subject property. The existing home is a 1-1/2 story residence with a building footprint of 1,055 square-feet. The proposed home is a two-story residence with a building footprint of 1,806 square-feet. The proposed floor area ratio is 4,103 square-feet (or a floor area ratio of 0.47), where the maximum code allowance is 3,920 square-feet (or a floor area ratio of 0.45). One neighbor spoke in support of the project at the public hearing. In addition to this variation request, the petitioner must submit an application for Design Commission for review and approval prior to any building permit issuance.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "**X**"):

_X_ The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and

_X_ 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; and

_X_ The proposed variation is in harmony with the spirit and intent of this Chapter; and

_X_ The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- **A 183 square-foot variation from Chapter 28, Section 5.1-3.4 Maximum Floor Area Ratio to permit a total floor area of 4,103 square-feet or 0.47 where 3,920 square-feet or 0.45 is the maximum.**

Reason for Determination:

The petitioner testified as to the hardship citing unique circumstances as the need for the proposed building additions to use the home to accommodate elderly parents and a handicapped child. In addition, the petitioner lowered the roof height on the sides of the addition areas to reduce the massing and fit into the neighborhood context. The Zoning Board commented that the design of the additions did minimize the impact of the variance request and that the variance was the minimum necessary to allow the use of the property for the unique circumstances cited by the petitioner.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

Ayes _5_ Nays _0_ Absent _2_ Abstain _0_

Date: February 23, 2026

Benjamin Jaffe, Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

FEBRUARY 23, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 16 N. Stratford Rd. - Rabe Residence

Applicant: Ted Ward – E4 Homes Inc.

Zoning Relief Requested:

- A 3.83-foot variation from Chapter 28, Section 5.1-3.3(a) Required Minimum Yards; Front Yard to construct a building addition 26.59-feet from the front property line where a minimum front setback of 30.42-feet is required.

Date of Publication: 2/7/26

Manner of Publication: Daily Herald

Zoning Board of Appeals (*"ZBA"*) Members Present:

Jaffe, Drake, Lanaghan, O'Connor, Portera

Having heard and considered the testimony and evidence at the public hearing of February 23, 2026, the ZBA makes the following **findings of fact**:

The petitioner is proposing a building addition to extend the existing two-car garage into the front yard. The front yard in the R-3 District is established by the average of the existing setbacks for the homes on that same street. The petitioner provided the average front yard setback exhibit that yielded an average of 30.42-feet on the west side of N. Stratford Road. The existing setback for the subject property is 32.59-feet and the petitioner proposes to shift the garage an additional 6-feet into the front yard. One neighbor spoke in support of the proposal.

For Variation Requests:

(Pursuant to Chapter 6, Article II, Section 6-202(e)(2)(c), in consideration of the standards of practical difficulties or particular hardship, the ZBA shall require evidence of the below.)

The ZBA finds that evidence of the following was presented at the public hearing (check all that apply with an "**X**"):

X The proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and

X 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; and

X The proposed variation is in harmony with the spirit and intent of this Chapter; and

X The variance requested is the minimum variance necessary to allow reasonable use of the property.

Does the ZBA Find in Favor of the Applicant for Relief Requested?

Relief Granted (if any):

- **A 3.83-foot variation from Chapter 28, Section 5.1-3.3(a) Required Minimum Yards; Front Yard to construct a building addition 26.59-feet from the front property line where a minimum front setback of 30.42-feet is required.**

Reason for Determination:

The petitioner testified as to the hardship citing the existing site conditions that the house is currently setback 32.59-feet from the front property line where 30.49-feet is the required front setback, leaving only approximately 2.0-feet for any addition. The petition intends to construct a mudroom behind the garage, which the petitioner would like to be a minimum of 6-feet to account for laundry. The petitioner contends that the variance is minimal and will not impact the nature or character of the surrounding neighborhood. The Zoning Board commented that all of the homes on the street are approximately the same age and have a very similar front yard setback. Additionally, there are homes on the block that have an extended garage that is further out than the front face of the home. The Zoning Board commented that the criteria for approval have been satisfied.

Based on the information contained in the application and the testimony and evidence presented at the public hearing, the ZBA voted on the approval of these findings of fact, decision and order and the requested application resulting in the following vote:

Ayes 5 Nays 0 Absent 2 Abstain 0

Date: February 23, 2026

Benjamin Jaffe, Chair
Zoning Board of Appeals
Village of Arlington Heights

Pursuant to Chapter 6, Article II, Section 6-202(e)(3), in exercising the enumerated powers of the Zoning Board of Appeals, the ZBA may reverse, affirm, or modify the order, requirement, decision, or determination appealed form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
4/13/2026

Item: 1919 N Chestnut Ave - ZBA26-002
Department: Planning & Community Development

Item Description:
Request:

- **A 5-foot variation from Chapter 28, Section 5.1-2.2 to permit an existing 70-foot lot width where 75-feet is the minimum.**
- **A 0.7-foot variation from Chapter 28, Section 5.1-2.3(b) to permit a side yard setback of 6.3-feet where 7.0-feet is required.**
- **A 2-foot variation from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 30-feet where 32-feet is required.**
- **A 2-foot variation from Chapter 28, Section 6.6-5.1 to permit a new balcony to encroach into the required front yard setback.**

ATTACHMENTS:
1. 1919 N Chestnut Ave - Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Dan Osoba, Planner
Hearing Date: April 13, 2026
Date Prepared: April 6, 2026
Project Title: Pucci Residence
Address: 1919 N. Chestnut Ave.

Background Information
Petition Number: ZBA #26-002
Petitioner: Jay Stockbridge
Address: PO Box 71
Burlington IL, 60109

Existing Zoning: R-2 – One Family Dwelling District

Requested Action/Background Information

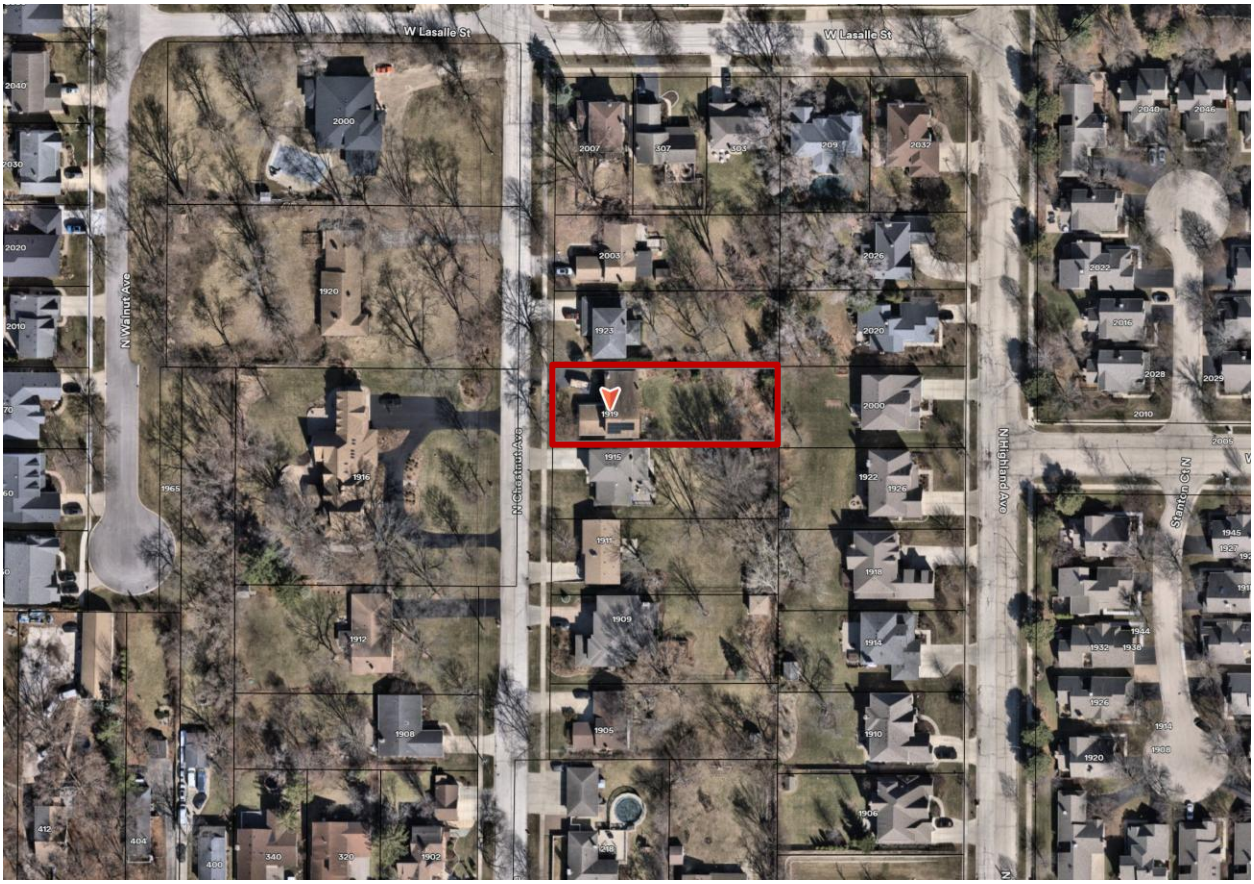
The petitioner is proposing several building additions on an existing residence at 1919 N. Chestnut Avenue including the relocation of the attached garage, second story addition, and first floor expansions. The existing home is a two-story split-level residence with a building footprint of approximately 1,685 square-feet. The proposed home is a two-story residence with a building footprint of 2,800 square-feet. The existing home is on a lot with a lot width of 70-feet, where 75-feet is the required minimum lot width in the R-2 One Family Dwelling District. The petitioner is not proposing any alterations to the lot width, but is requesting this variation to bring the substandard lot width into conformance. There are building additions proposed on the north side and south side property lines. The north side yard building addition, which is the relocation of the attached garage, encroaches 0.7 feet into this required 7.0-foot side setback to align with the existing northern wall of the home. The south side yard building addition is setback 7.3-feet from the south side property line and therefore does not encroach into the required setback. The building additions in the front of the home are setback at 30 feet where the minimum front yard setback established by the average of the existing homes on the block is 32 feet. The front setback is 30.11 feet to the garage; however, the existing front setback condition is expanding due to the building additions along the front façade and is required to comply with code. Lastly, a balcony is proposed on the second-story of the front façade, which further encroaches 2 feet into the required front setback. These proposed alterations will require approval from the Design Commission in addition to the zoning variances listed in this report. Therefore, the following variances are requested:

- **A 5-foot variation from Chapter 28, Section 5.1-2.2 to permit an existing 70-foot lot width where 75-feet is the minimum.**
- **A 0.7-foot variation from Chapter 28, Section 5.1-2.3(b) to permit a side yard setback of 6.3-feet where 7.0-feet is required.**
- **A 2-foot variation from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 30-feet where 32-feet is required.**
- **A 2-foot variation from Chapter 28, Section 6.6-5.1 to permit a new balcony to encroach into the required front yard setback.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) 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; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance 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.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	2//23/26	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/24/26	
3. Letter that was Mailed	✓	3/24/26	
4. Photographs of Sign on Property	✓	3/26/26	

Photographs of Existing Structure

NOTICE OF PUBLIC HEARING
HEARING FOR:
Variances from Chapter 28 to permit an existing 70-foot lot width; reduced side yard setback; reduced front yard setback (average); and allow a balcony to encroach into the required front yard.
HEARING LOCATION: 33 SOUTH ARLINGTON HEIGHTS ROAD
DATE APRIL 13, 2026
TIME: 7:00pm
PUBLIC ATTENDANCE & COMMENTS INVITED
FOR DETAILS CALL:
JAY STOCKBRIDGE
ARCHITECT
PHONE: 224-628-4386
OR
VILLAGE OF ARLINGTON HEIGHTS
DEPARTMENT OF PLANNING &
COMMUNITY DEVELOPMENT
PHONE: 847-368-5200

Village of Arlington Heights

To:	**Jay Stockbridge**
From:	**Dan Osoba**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 26-002**
Project:	**1919 N. Chestnut Avenue**
Date:	**March 3, 2026**

ZONING COMMENTS:

For your use and consideration, review the zoning review comments below regarding the following variances:

- **A 5-foot variation from Chapter 28, Section 5.1-2.2 to permit an existing 70-foot lot width where 75-feet is the minimum.**
- **A 0.7-foot variation from Chapter 28, Section 5.1-2.3(b) to permit a side yard setback of 6.3-feet where 7.0-feet is required.**
- **A 2-foot variation from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 30-feet where 32-feet is required.**
- **A 2-foot variation from Chapter 28, Section 6.6-5.1 to permit a new balcony to encroach into the required front yard setback.**

If you have any questions, please contact dosoba@vah.com:

Planning and Community Development – Steve Hautzinger

1. The proposed design is nicely done with a style and scale that will fit well with the surrounding context. The proposed design is favorable for an Administrative (Staff) design approval, pending the outcome of the ZBA review.

Building and Life Safety – Yasmin Rodriguez

1. BLS has no objections.

Engineering – Joe Munno

1. The Engineering Division does not object to the proposed variance to reduce the allowed lot width to 70' so the existing lot can be considered and revived as a conforming lot in the R-2 zoning district, reduce the required side yard setback from 7.0 to 6.3 to bring the existing north exterior wall into conformance and to construct new walls in line with the existing wall, reduce the front yard setback to 30' from the calculated average of 32' to bring the location of the west exterior wall into conformance and to construct a new garage wall in line with existing conditions, and construct a new balcony as part of the remodeling of the existing residence. The new

balcony is proposed to extend 48" beyond the face of the existing wall and 48"into the proposed front yard setback.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 13, 2026, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A 5-foot variation from Chapter 28, Section 5.1-2.2 to permit an existing 70-foot lot width where 75-feet is the minimum.**
- **A 0.7-foot variation from Chapter 28, Section 5.1-2.3(b) to permit a side yard setback of 6.3-feet where 7.0-feet is required.**
- **A 2-foot variation from Chapter 28, Section 5.1-2.3(a) to permit a front yard setback of 30-feet where 32-feet is required.**
- **A 2-foot variation from Chapter 28, Section 6.6-5.1 to permit a new balcony to encroach into the required front yard setback.**

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planningmail@vgh.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 6 in Unit 2 of Chestnut Ridge, being a Subdivision of part of the East Half of the Southeast Quarter of Section 18, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded August 21, 1964 as Document No. 19221635, in Cook County, Illinois.

Commonly known as: 1919 N. Chestnut Avenue, Arlington Heights IL 60004

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Health & Human Services at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760 (Voice), (847) 368-5980 (Fax) or healthmail@vgh.com.

Benjamin Jaffe, Chair
Zoning Board of Appeals
Dan Osoba (847) 368-5215
Planning and Community Development
Published in Daily Herald Mar 28, 2026 (326532)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/28/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 326532

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 11 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. This petition form must be completely filled out and signed. The Petitioner may supplement this form with a separate document submitted with the application through the Customer Self-Service (CSS) Portal.

PETITION

Now comes the Petitioner Richard P. Pucci Trust / Jay Stockbridge - Architect being the owner of the property commonly known as: 1919 N. Chestnut and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Chapter 28, Section(s) 5.1-2.2 (75' lot width) of the Arlington Heights Municipal Code, in order to: reduce the allowed lot width to 70' so the existing lot can be considered and reviewed as a conforming lot in the R-2 zoning district.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The proposed use is unchanged from existing and we are not requesting a zoning change. The neighborhood is experiencing improvements to many existing residences with similar lot widths.

I hereby state 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 (please explain): This lot and six (6) adjacent lots were developed with +/-70' wide lots. There is no request to decrease or sub-divide the existing lot but just to bring the lot into legal zoning conformity.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The existing lot width is the same as the two (2) adjoining lots and the other four (4) lots on the same side of the street, for a total of seven (7) lots. The uniform lot widths have created a consistent and respectful neighborhood.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): This request is to allow the existing lot width to be considered legal and conforming in the R-2 District.

Signed: _____ Date: 1.2.2026

Jay M. Stockbridge - Architect
Petitioner

PETITION 2

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 11 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. This petition form must be completely filled out and signed. The Petitioner may supplement this form with a separate document submitted with the application through the Customer Self-Service (CSS) Portal.

PETITION

Now comes the Petitioner Richard P. Pucci Trust / Jay Stockbridge - Architect being the owner of the property commonly known as: 1919 N. Chestnut and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Chapter 28, Section(s) 5.1-2.3(b) (10% of the lot width) of the Arlington Heights Municipal Code, in order to: reduce the required sideyard setback from 7.0' to 6.3' to bring the existing north exterior wall into conformance and to construct new walls in line with the existing wall.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The proposed use is unchanged from existing and this variance request is to allow for remodeling of the existing residence in an attractive and modern way thus contributing to improvements in the community.

I hereby state 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 (please explain): The existing north wall is 6.35' from the north property line and was originally built at the current location with no subsequent additions. The petition is to allow new construction to align with existing conditions to create a cohesive building design.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The variation request is in harmony with the intent of the ordinance and if granted, will allow for improvements to the existing structure.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The request is to allow for a +/- 8" defiance from 7.0' to 6.3'. No new construction along the north property line will be closer to the property line than current conditions.

Signed: _____ Date: 1.2.2026

Jay M. Stockbridge - Architect
Petitioner

PETITION 3

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 11 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. This petition form must be completely filled out and signed. The Petitioner may supplement this form with a separate document submitted with the application through the Customer Self-Service (CSS) Portal.

PETITION

Now comes the Petitioner Richard P. Pucci Trust / Jay Stockbridge - Architect being the owner of the property commonly known as: 1919 N. Chestnut and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Chapter 28, Section(s) 5.1-2.3(2) (Frontyard Setback / Average of lot widths) of the Arlington Heights Municipal Code, in order to: reduce the frontyard setback to 3' from the calculated average of 32' to bring the location of the west exterior wall into conformance and to construct a new garage wall in line with existing conditions.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The proposed use is unchanged from existing and this request is to allow for the remodeling of the existing residence in a modern yet respectful manner.

I hereby state 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 (please explain): The existing west wall is 30.11' from the west property line and was originally built at the current location with no subsequent additions. This petition is to allow new construction to align with existing conditions to create a cohesive building design.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): If granted, this variation will allow for improvements to the existing structure and will blend in with similar properties. Although the block average setback is 32', adjacent homes have setbacks as small as 26'.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): This variance request is to allow for a +/- 24" variance from 32' to 30'. New portions of the proposed primary structure will be no closer to the west property line than current conditions.

Signed: _____ Date: 1.2.2026

Jay M. Stockbridge - Architect
Petitioner

PETITION 4

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 11 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. This petition form must be completely filled out and signed. The Petitioner may supplement this form with a separate document submitted with the application through the Customer Self-Service (CSS) Portal.

PETITION

Now comes the Petitioner Richard P. Pucci Trust / Jay Stockbridge - Architect being the owner of the property commonly known as: 1919 N. Chestnut and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Chapter 28, Section(s) 6.6-5.1 (Balconies encroaching in frontyards) of the Arlington Heights Municipal Code, in order to: construct a new balcony as part of the remodeling of the existing residence. The new balcony is proposed to extend 48" beyond the face of the existing wall and 48" into the proposed frontyard setback.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The inclusion of a front facing balcony is consistent with new residences in the immediate area. Balconies can be found on homes on both sides of the street.

I hereby state 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 (please explain): The owner has a strong desire to keep the existing tree in the frontyard. The covered first floor porch and the second floor balcony will provide increased beauty and enjoyment for the owner and the neighborhood.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The zoning ordinance allows for a 4'x10' covered porch over doorways. Adding decorative railing and a 2nd floor door instead of a simple roof will enhance the design of the front elevation.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Because a covered porch is permitted, this petition will simply allow for a 2nd floor door at the front bedroom.

Signed: _____ Date: 1.2.2026

Jay M. Stockbridge - Architect
Petitioner

REAR ELEVATION (Proposed)

1/4"=1'-0"

FRONT ELEVATION (proposed)

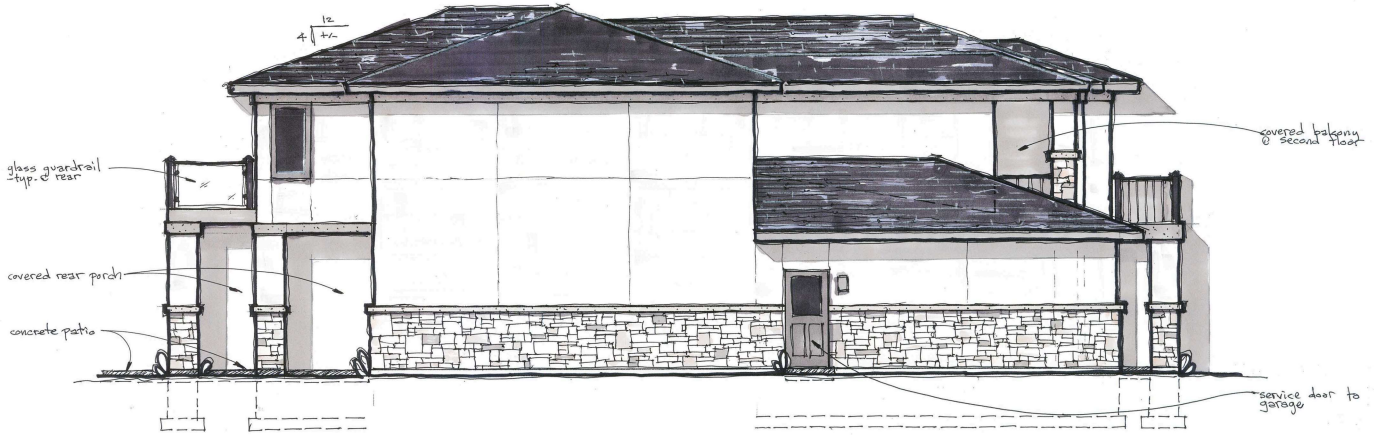
1/4"=1'-0"

Architect:
JAY M. STOCKBRIDGE
P.O. Box 71
Barrington, Illinois 60109
224-428-4038
archstock@yahoo.com

Contractor:
MODERN DEVELOPMENT PARTNERS LLC
1317 Mansion Road
Vernon Hills, Illinois 60061
847-514-7247

Project:
Addition and Remodeling
PARKER RESIDENCE
1919 N. Chestnut Avenue
Arlington Heights, Illinois 60004

PRELIMINARY	8-18-2025
PRELIMINARY	9-19-2025
ARCHITECTURAL REVIEW	10-24-2025
VARIANCE SUBMITTAL	12-18-2025



SIDE ELEVATION (NORTH)

1/4"=1'-0"

SIDE ELEVATION (SOUTH)

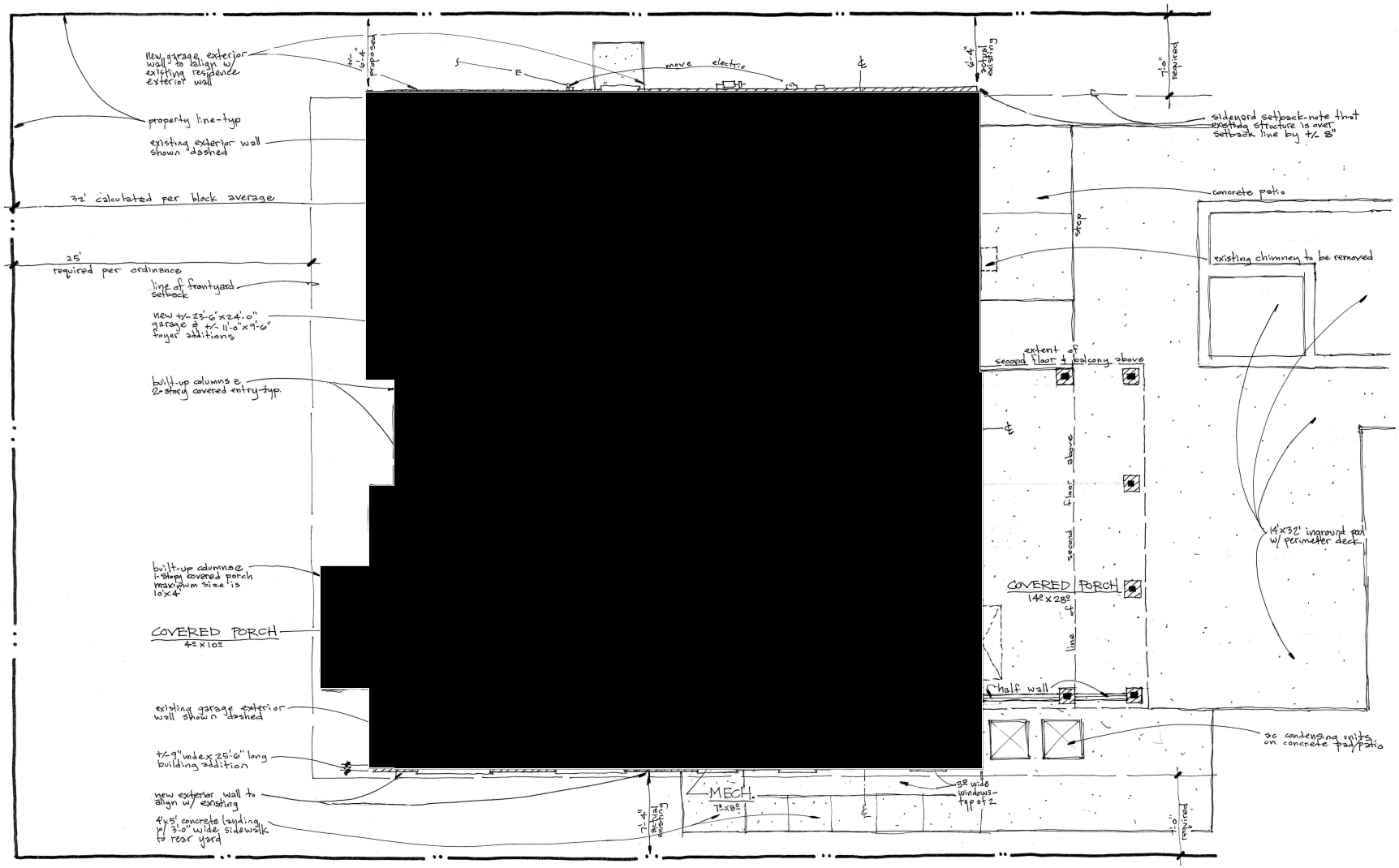
1/4"=1'-0"

Architect:
JAY M. STOCKBRIDGE
P.O. Box 71
Barrington, Illinois 60109
224-628-4386
archstock@yahoo.com

Contractor:
MZ DEVELOPMENT PARTNERS LLC
1317 Mansion Road
Mount Prospect, Illinois 60061
847-514-7254

Project:
Addition and Remodeling
for Condominiums
1919 N. Chestnut Avenue
Arlington Heights, Illinois 60004

ARCHITECTURAL REVIEW 12-24-2025
VARIANCE SUBMITTAL 12-16-2025



FIRST FLOOR PLAN

+/- 2223 square feet living space / +/- 576 square feet garage / +/- 392 square feet rear covered porch

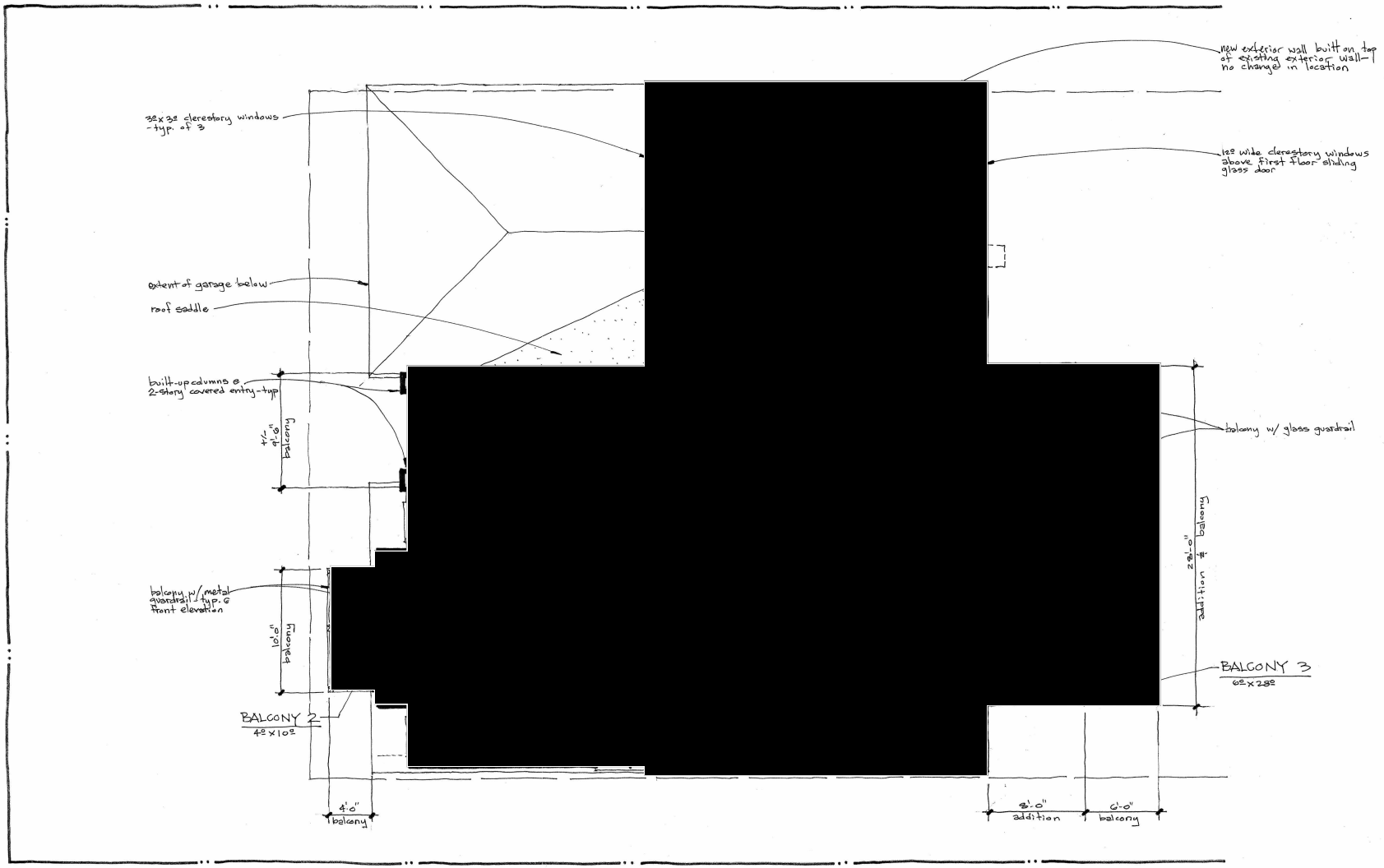
1/4"=1'-0"

Architect:
JAMES A. STOCKBRIDGE
P.O. Box 71
Burlington, Illinois 60109
224-456-4884
archstock@yahoo.com

Contractor:
M2 DEVELOPMENT PARTNERS
1127 Mason Street
Vernon Hills, Illinois 60061
847-514-7254

Project:
Addition and Remodeling
PUCCI RESIDENCE
1000 N. Vail Avenue
Arlington Heights, Illinois 60004

PRELIMINARY	8-18-2025
PRELIMINARY	9-18-2025
ARCHITECTURAL REVIEW	10-24-2025
VARIANCE SUBMITTAL	12-16-2025



SECOND FLOOR PLAN

+/- 2,014.25 square feet living space / +/- 240 square feet - 3 balconies

+/- 2,014.25
+/- 2,223.00
+/- 4,237.25 square feet total living space (1st & 2nd floors)

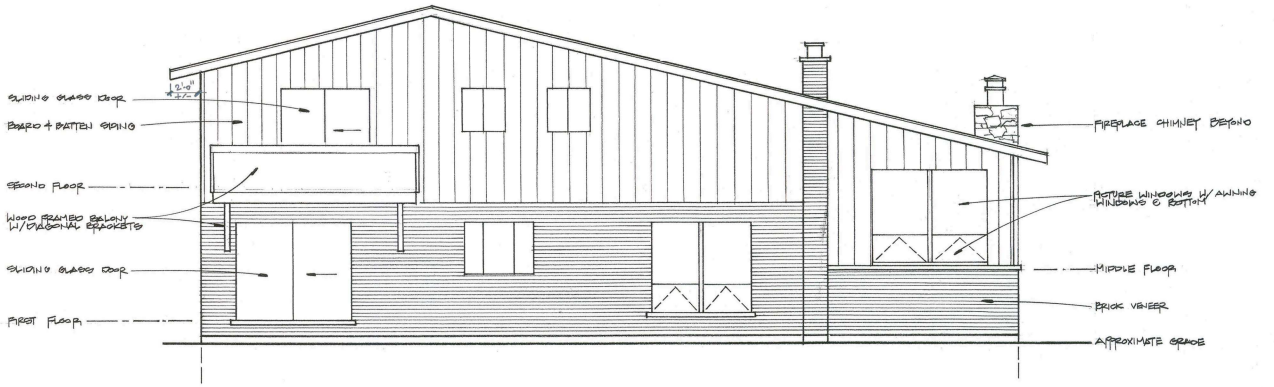
1/4"=1'-0"

Architect:
JAY M. STOCKBRIDGE
Registered Architect
P.O. Box 71
Burlington, Illinois 60109
224-628-4388
architect@yahoo.com

Contractor:
MERIDIAN DEVELOPMENT PARTNERS LLC
1317 Mansion Road
Vernon Hills, Illinois 60061
847-514-7254

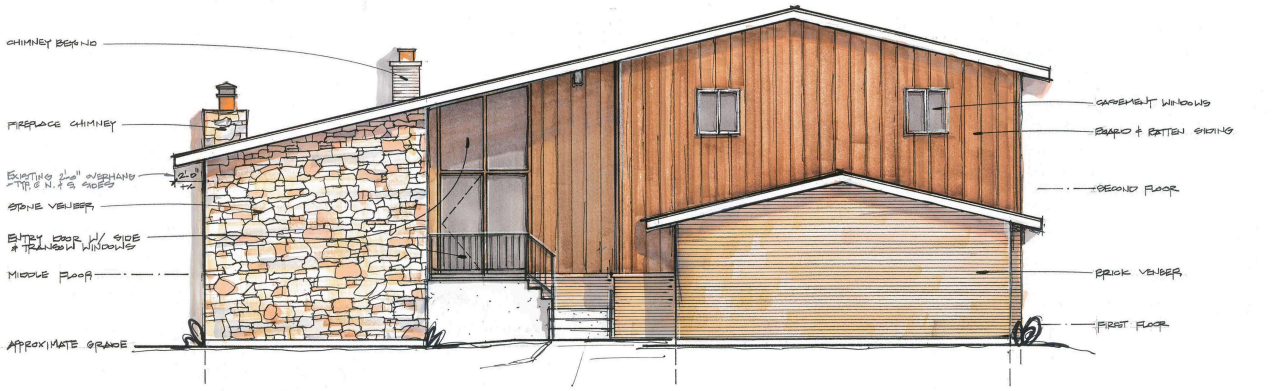
Project:
Addition and Remodeling
RESIDENCE
1919 N. Chestnut Avenue
Arlington Heights, Illinois 60004

PRELIMINARY	8-18-2025
PRELIMINARY	9-18-2025
ARCHITECTURAL REVIEW	10-24-2025
VARIANCE SUBMITTAL	12-18-2025



EAST ELEVATION (EXISTING)

1/4"=1'-0"



WEST ELEVATION (EXISTING)

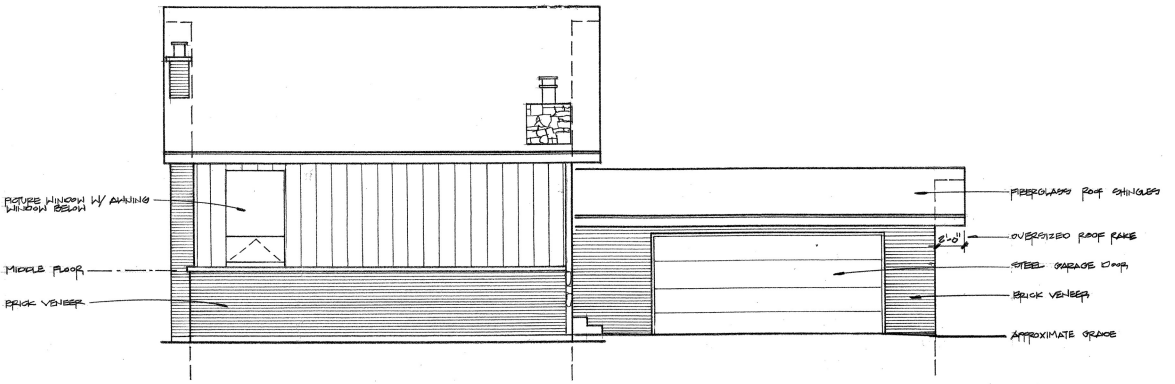
1/4"=1'-0"

Architect:
JAY M. STOCKBRIDGE
AIA, CSI, NCARB
Burlington, Illinois 60109
224-628-4388
mrbstock@yahoo.com

Contractor:
MZ DEVELOPMENT PARTNERS LLC
1517 Mason Road
Vernon Hills, Illinois 60061
847-514-7254

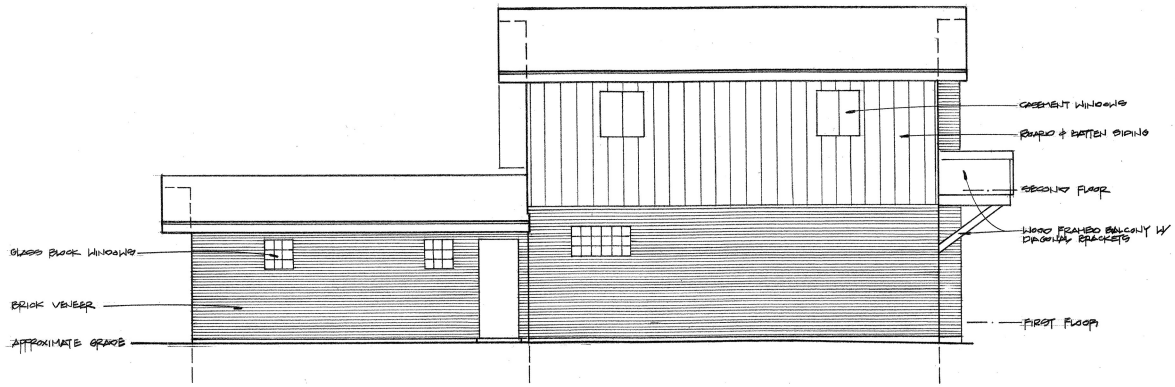
Project:
Addition and Remodeling
AUCOIN RESIDENCE
1919 N. Chestnut Avenue
Arlington Heights, Illinois 60004

PRELIMINARY	8-18-2025
ARCHITECTURAL REVIEW	10-24-2025
ISSUANCE	12-15-25
SUBMITTAL	



NORTH ELEVATION (EXISTING)

1/4"=1'-0"



SOUTH ELEVATION (EXISTING)

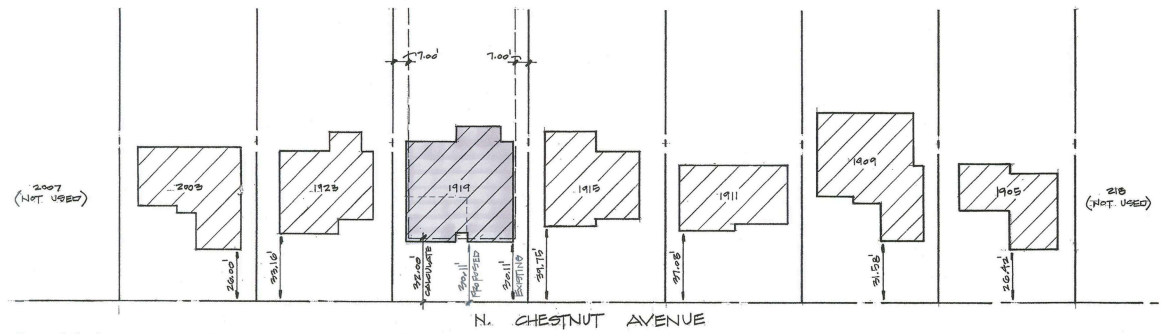
1/4"=1'-0"

Architect:
JAY M. STOCKBRIDGE
AIA, NCARB
Burlington, Illinois 60109
224-838-4386
arch4ddc@yahoo.com

Contractor:
MIDTOWN DEVELOPMENT PARTNERS LLC
1317 Mansion Road
Vernon Hills, Illinois 60061
847-414-7254

Project:
Additions and Remodeling
PUCCI RESIDENCE
1919 N. Chestnut Avenue
Arlington Heights, Illinois 60004

PRELIMINARY	8-18-2025
ARCHITECTURAL REVIEW	10-24-2025
VARIANCE SUBMITTAL	12-15-2025



FRONTYARD SETBACK CALCULATIONS

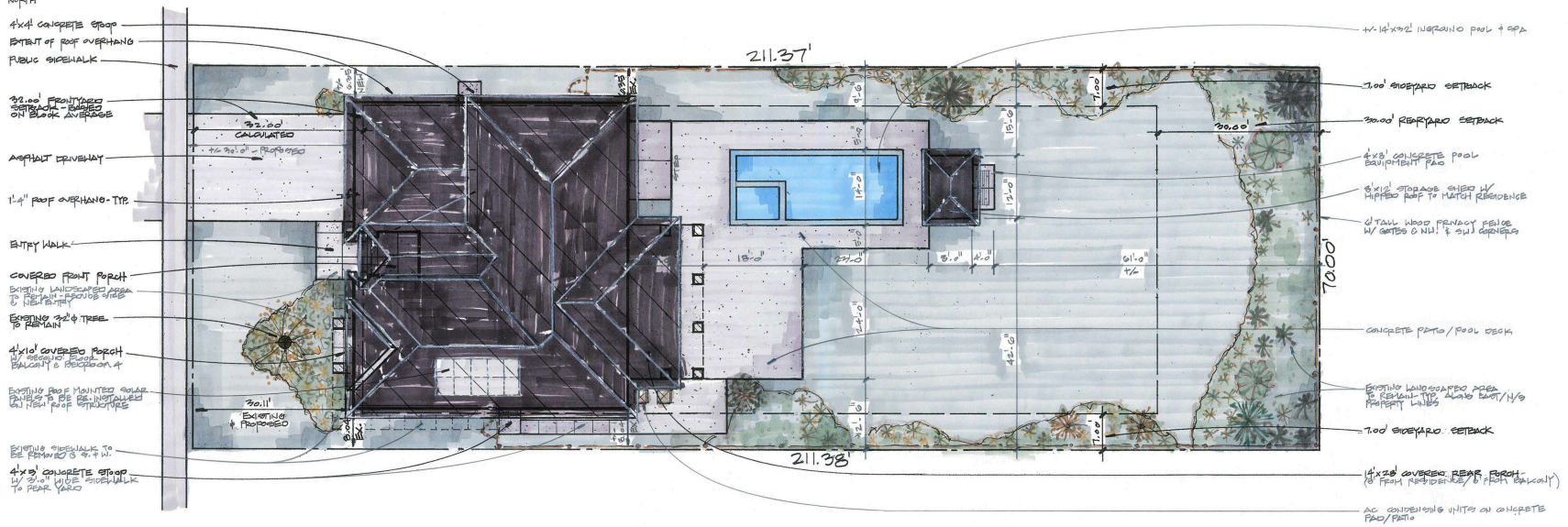
ADDRESS	FRONT SETBACK
2003	26.00'
1925	33.18'
1919	30.11'
1915	31.74'
1911	37.08'
1909	31.58'
1905	26.42'
	224.10'

224.10' ÷ 7 PROPERTIES = 32.01' AVERAGE SETBACK

FRONTYARD SETBACK DIAGRAM

NORTH

1"=30'



SITE PLAN (PROPOSED)

NORTH

1"=10'

Architect:
JAY M. STOCKBRIDGE
P.O. Box 71
Barrington, Illinois 60010
224-628-4388
archstock@yahoo.com

Contractor:
MZ DEVELOPMENT PARTNERS LLC
1317 Winston Road
Mount Prospect, Illinois 60061
847-514-7254

Project:
Addition and Remodeling
PUCCI RESIDENCE
1501 E. Chestnut Avenue
Arlington Heights, Illinois 60004

ARCHITECTURAL REVIEW
VARIANCE SUBMITTAL

10-24-2025
12-18-25 SS

PLAT OF SURVEY
by
Michael J. Emmert Surveys, Inc.
of

Property located at: 1919 N. CHESTNUT AVENUE
Legally described as:

LOT 6 IN UNIT 2 OF CHESTNUT RIDGE, BEING A SUBDIVISION OF PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 21, 1964, AS DOCUMENT 19221635, IN COOK COUNTY, ILLINOIS.

North

W E

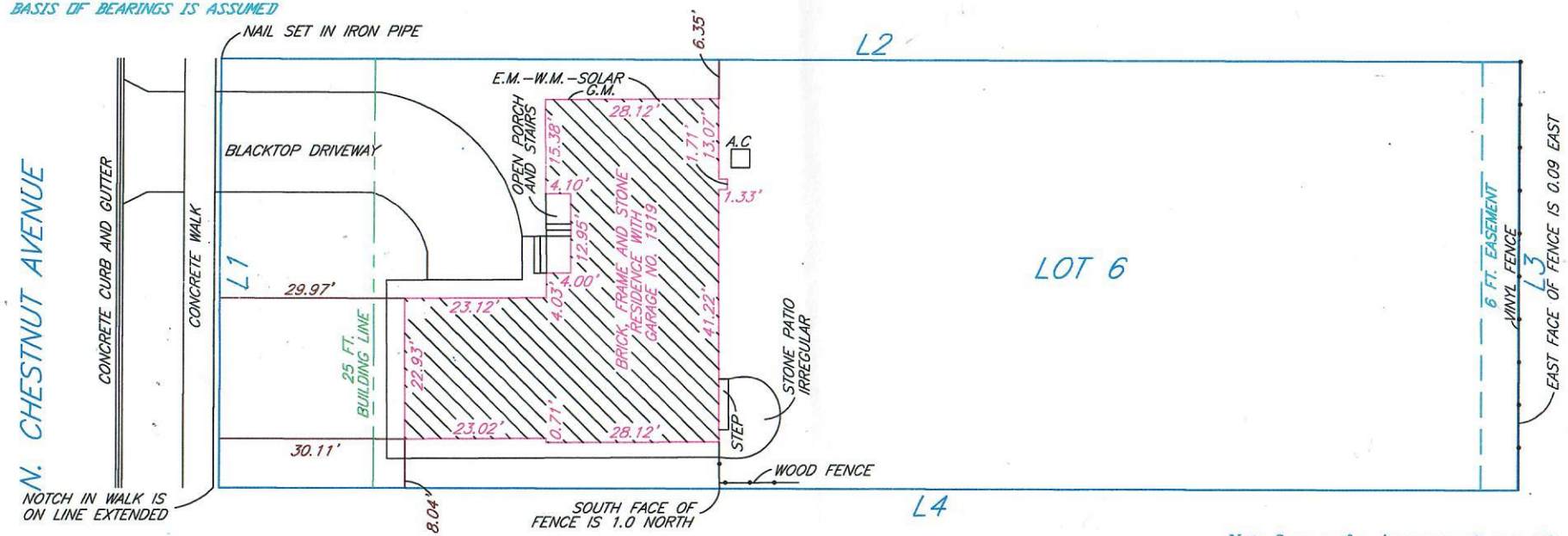
S

1 IN. = 16 FT.
VERIFY SCALE AGAINST THIS GRAPHIC

BASIS OF BEARINGS IS ASSUMED

LINE TABLE

Line	Bearing	Distance	Measure
L1	N.00°07'40"E.	70.00'	70.00'
L2	S.89°52'20"E.	211.37'	211.37'
L3	S.00°07'11"W.	70.00'	70.00'
L4	N.89°52'20"W.	211.38'	211.38'



Survey ordered by: Law Office of Maureen P. Meersman

State of Illinois)
County of Du Page)

Michael J. Emmert Surveys, Inc., does hereby certify that we have surveyed the above described property and prepared the plat hereon drawn. The legal description shown hereon is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be assumed by scaling or otherwise. Compare all points before building and report any discrepancies. This professional service conforms to the current Illinois Minimum Standards for a Boundary Survey.

Date of field survey: June 19, 2025
Dated this 19th. day of June, 2025

By: _____ **President**
Professional Illinois Land Surveyor No. 2499
License expires on November 30, 2026
Professional Design Firm Land Surveyor Corporation No. 184.004811

A.C. – AIR CONDITIONER
W.M.–WATER METER
G.M.–GAS METER
T.I.–TELEPHONE INTERFACE
C.S.–CABLE SERVICE
E.M.–ELECTRIC METER

STATE OF ILLINOIS
MICHAEL
J. EMMERT
No. 2499
PROFESSIONAL LAND SURVEYOR

Note: Some surface improvements may not be shown due to snow and/or ice cover.

	1/8	1/4	3/8	1/2	5/8	3/4	7/8	
0 AND	.01	.02	.03	.04	.05	.06	.07	.08 = 1 INCH
1 AND	.09	.10	.11	.125	.14	.15	.16	.17 = 2 INCHES
2 AND	.18	.19	.20	.21	.22	.23	.24	.25 = 3 INCHES
3 AND	.26	.27	.28	.29	.30	.31	.32	.33 = 4 INCHES
4 AND	.34	.35	.36	.375	.39	.40	.41	.42 = 5 INCHES
5 AND	.43	.44	.45	.46	.47	.48	.49	.50 = 6 INCHES
6 AND	.51	.52	.53	.54	.55	.56	.57	.58 = 7 INCHES
7 AND	.59	.60	.61	.625	.64	.65	.66	.67 = 8 INCHES
8 AND	.68	.69	.70	.71	.72	.73	.74	.75 = 9 INCHES
9 AND	.76	.77	.78	.79	.80	.81	.82	.83 = 10 INCHES
10 AND	.84	.85	.86	.875	.89	.90	.91	.92 = 11 INCHES
11 AND	.93	.94	.95	.96	.97	.98	.99	1.0 = 1 FOOT

mike@mjesurveys.com
Michael J. Emmert Surveys, Inc
185 East Vallette Street
Elmhurst, Illinois 60126
Office 630-516-0383

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
4/13/2026

Item: 615 S Harvard Ave - ZBA26-003
Department: Planning & Community Development

Item Description:
Request:

- **A 11.25-foot variation from Chapter 28, Section 5.1-3.3(d) Required Minimum Yards; Rear Yard, to construct a one-story addition which is setback 18.75-feet from the rear property line where 30-feet is required.**
- **A 105 square-foot variation from Chapter 28, Section 5.1-3.5(b)(2) Maximum Impervious Surface Coverage, to allow 4,859 square-feet of impervious surface coverage where 4,754 square-feet is the maximum allowed impervious surface coverage.**

ATTACHMENTS:
1. 615 S Harvard Ave - Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Dan Osoba, Planner
Hearing Date: April 13, 2026
Date Prepared: April 6, 2026
Project Title: Rodell Residence
Address: 615 S Harvard Ave

Background Information

Petition Number: ZBA #26-003
Petitioner: Kevin Purdom – JRC Design Build
Address: 1275 E Davis St
Arlington Heights IL 60005

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

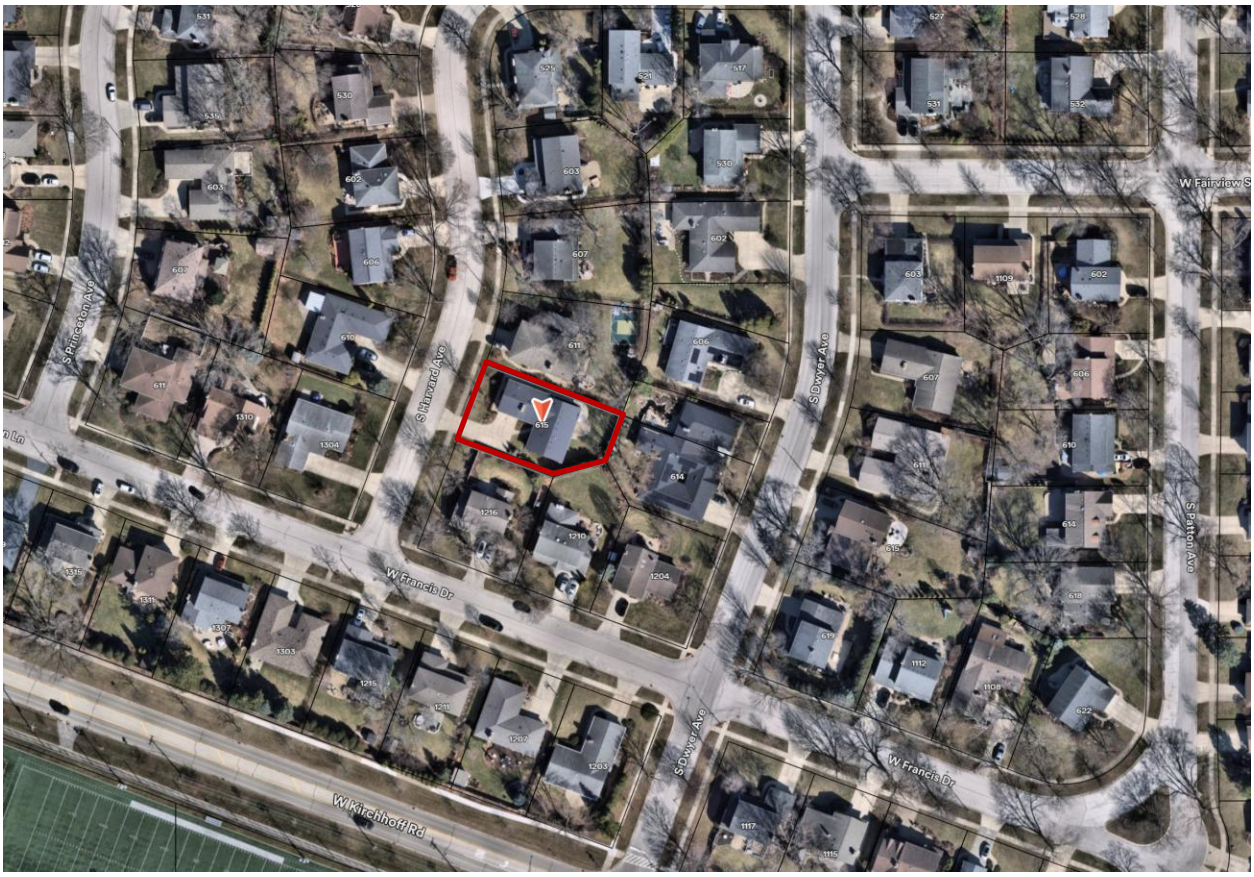
The petitioner is proposing a four seasons room addition in the rear of the property. The building addition is proposed to be setback 18.75 feet from the rear property line, where the required rear yard setback is 30 feet. Additionally, the building addition will increase the square-footage of impervious surface on the property to exceed the maximum coverage allowance of 4,754 square-feet. Therefore, the petitioner is requesting the following variances:

- **A 11.25-foot variation from Chapter 28, Section 5.1-3.3(d) Required Minimum Yards; Rear Yard, to construct a one-story addition which is setback 18.75-feet from the rear property line where 30-feet is required.**
- **A 105 square-foot variation from Chapter 28, Section 5.1-3.5(b)(2) Maximum Impervious Surface Coverage, to allow 4,859 square-feet of impervious surface coverage where 4,754 square-feet is the maximum allowed impervious surface coverage.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) 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; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance 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.

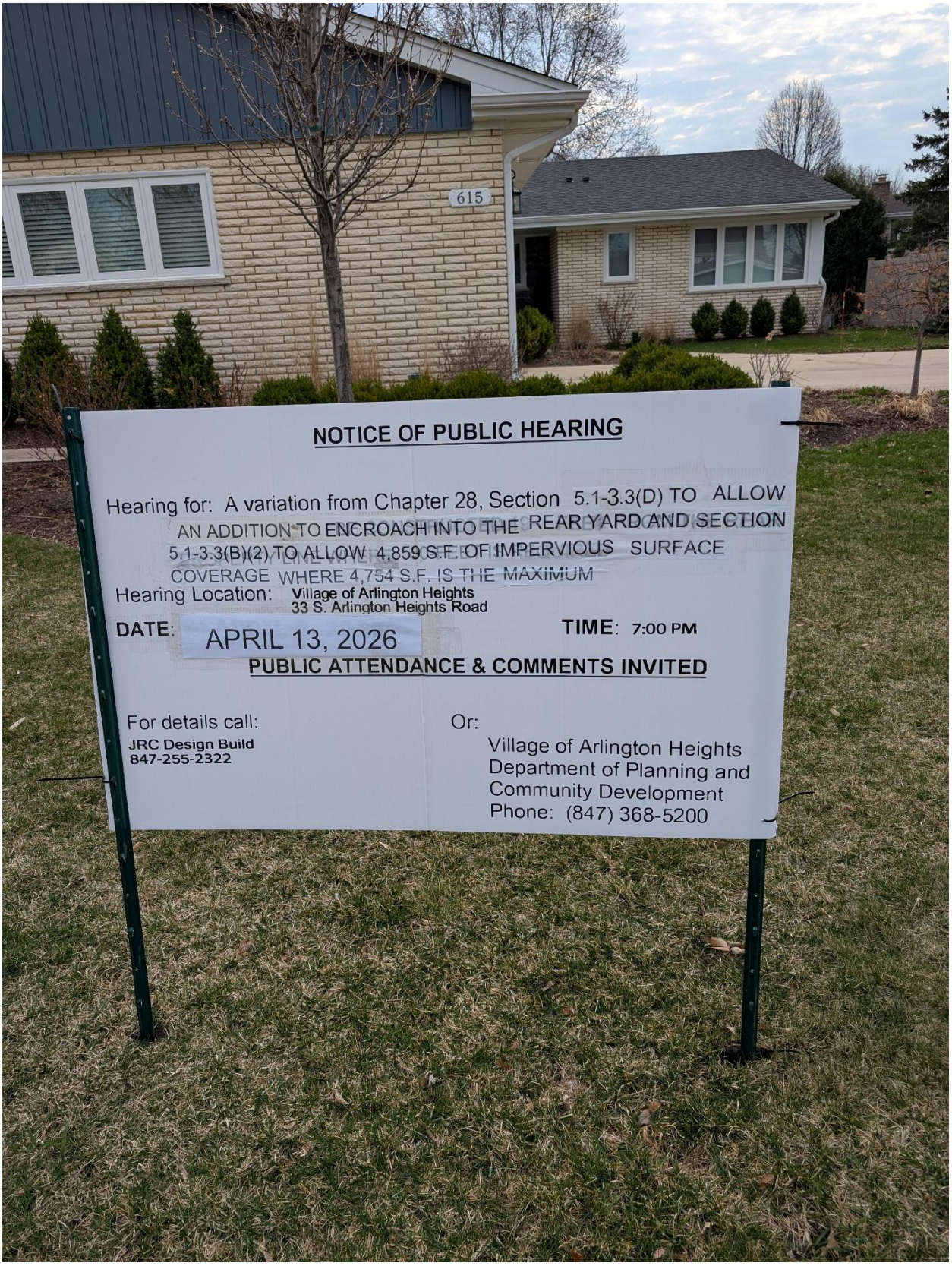
Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	2/17/26	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/24/26	
3. Letter that was Mailed	✓	3/24/26	
4. Photographs of Sign on Property	✓	3/26/26	

Photographs of Existing Structure



615
NOTICE OF PUBLIC HEARING
DATE: APRIL 13, 2026
PUBLIC ATTENDANCE & COMMENTS INVITED
Or
Village of Arlington Heights
Planning and Community
Development Department
Phone: (847) 368-5200

Village of Arlington Heights

To:	**Jay Stockbridge**
From:	**Dan Osoba**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 26-003**
Project:	**615 S. Harvard Avenue**
Date:	**April 6, 2026**

ZONING COMMENTS:

For your use and consideration, review the zoning review comments below regarding the following variances:

- **A 11.25-foot variation from Chapter 28, Section 5.1-3.3(d) Required Minimum Yards; Rear Yard, to construct a one-story addition which is setback 18.75-feet from the rear property line where 30-feet is required.**
- **A 105 square-foot variation from Chapter 28, Section 5.1-3.5(b)(2) Maximum Impervious Surface Coverage, to allow 4,859 square-feet of impervious surface coverage where 4,754 square-feet is the maximum allowed impervious surface coverage.**

If you have any questions, please contact dosoba@vah.com:

Planning and Community Development – Steve Hautzinger

1. The design of the proposed addition is nicely done to match the existing house. A Design Commission application is not required since this is a single-story rear yard addition.

Building and Life Safety – Yasmin Rodriguez

1. BLS has no objections.

Engineering – Joe Munno

1. No comments.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 13, 2026, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A 11.25-foot variation from Chapter 28, Section 5.1-3.3(d) Required Minimum Yards; Rear Yard, to construct a one-story addition which is setback 18.75-feet from the rear property line where 30-feet is required.**
- **A 105 square-foot variation from Chapter 28, Section 5.1-3.5(b)(2) Maximum Impervious Surface Coverage, to allow 4,859 square-feet of impervious surface coverage where 4,754 square-feet is the maximum allowed impervious surface coverage.**

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planningmail@vgh.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 10 in Block 5 in Thomas A. Catino's first addition to Arlington Heights Unit No. 3, being a subdivision of part of the west ½ of Section 31, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois, on April 6, 1966 as Document No. 2264651.

Commonly known as: 615 S. Harvard Avenue, Arlington Heights IL 60005

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Health & Human Services at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760 (Voice), (847) 368-5980 (Fax) or healthmail@vgh.com.

Benjamin Jaffe, Chair
Zoning Board of Appeals
Dan Osoba (847) 368-5215
Planning and Community Development
Published in Daily Herald Mar 28, 2026 (326533)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/28/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 326533

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 12 of Chapter 28 if the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. (Attached to this application packet.)

PETITION

NOW COMES the Petitioner Kevin Purdom - JRC Desgin Build representing Sue and Tom Rodell

being the owner of the property commonly know as: 615 S Harvard Ave

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Section 5.1-3.3d 5.1-3.5 b2

Chapter 28, of the Arlington Heights Municipal Code, in order to: Build a 4 seasons room in the rear yard which will encroach into the rear yard setback requirement.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The deign will use the same finishes and style of the existing house and surrounding houses.

I hereby state 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 (please explain): The existing lot is shallow and clipped. The house being a randch takes up more square footage in the yard and any addition would require a variance.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): This addition is in harmony with spirit of this chapter because we are proposing a small addition where the existing patio is and the single story nature of the house is preserved.

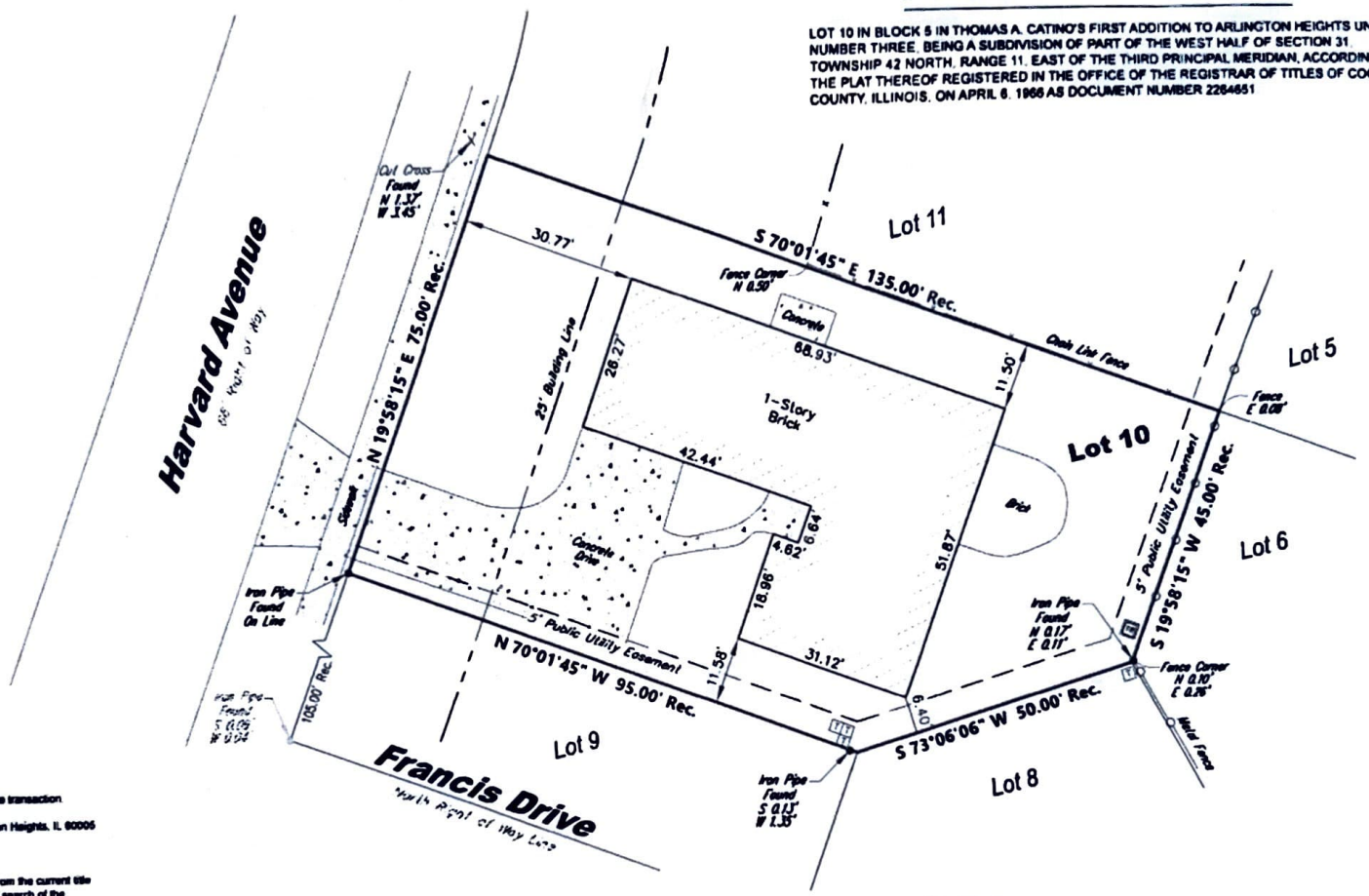
I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The size of the encroachment is the minimum requested in order to fulfil the needs of the owner and will act in place of the existing patio. All other codes and regulations are to be met.

Signed: _____ Date: 01/12/2026

Petitioner

PLAT OF SURVEY

LOT 10 IN BLOCK 5 IN THOMAS A. CATINO'S FIRST ADDITION TO ARLINGTON HEIGHTS UNIT NUMBER THREE, BEING A SUBDIVISION OF PART OF THE WEST HALF OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON APRIL 6, 1966 AS DOCUMENT NUMBER 2264651



Legend

O-Set 1/2" Iron Pipe
⊕-Found Iron Pipe
X-Found Cross
E -Elec. Transformer
T -Telephone Pedestal

Surveyor Notes:

1. Field Work Completed on 7-21-20
2. Prepared for Angelina & Herrich, for real estate transaction.
3. Site Address: 615 S Harvard Avenue, Arlington Heights, IL 60005
4. Pin No. 03-31-307-010
5. The easements shown hereon are provided from the current title and the use of the recorded subdivision plat. No search of the records for easements or encumbrances was made as part of this survey.
6. Compare deed description and site conditions with the data given on this plat and report any discrepancies to the surveyor at once.
7. Auto Cad Files will not be released under this contract.
8. The utilities as shown on this drawing were developed from the information available. This is not implied nor intended to be the complete inventory of utilities in this area. It is the clients responsibility to verify the location of all utilities (whether shown or not) and protect said utilities from any damage.
9. All building dimensions and ties are to the current siding material and not to the foundation.
10. This plat was prepared with the aid of Proper Title, LLC title number PT20-61580FA dated July 7, 2020.

State of Illinois)
SS)
County of Lake)

We, Land Surveying Services, Inc. do hereby state that we have surveyed the above described property and that this is the Plat that represents the conditions found at the time of survey.

Given under my hand and seal this 24th day of July, A.D. 2020 at Grayslake, Illinois.

Gloria Jean Koter, an agent for Land Surveying Services, Inc.

GLORIA JEAN KOTER 035-003323 REGISTERED LAND SURVEYOR STATE OF ILLINOIS

Illinois Professional Land Surveyor Number 035-003323
Licensed Expiration Date 11-30-20

This professional service conforms to the current Illinois minimum standards for a boundary survey

Drafted By : ER		
Drawing Revisions		
REVISION	Date	

Field Work Completed:	7-21-20
Scale: 1" = 20'	Date: 7-24-20

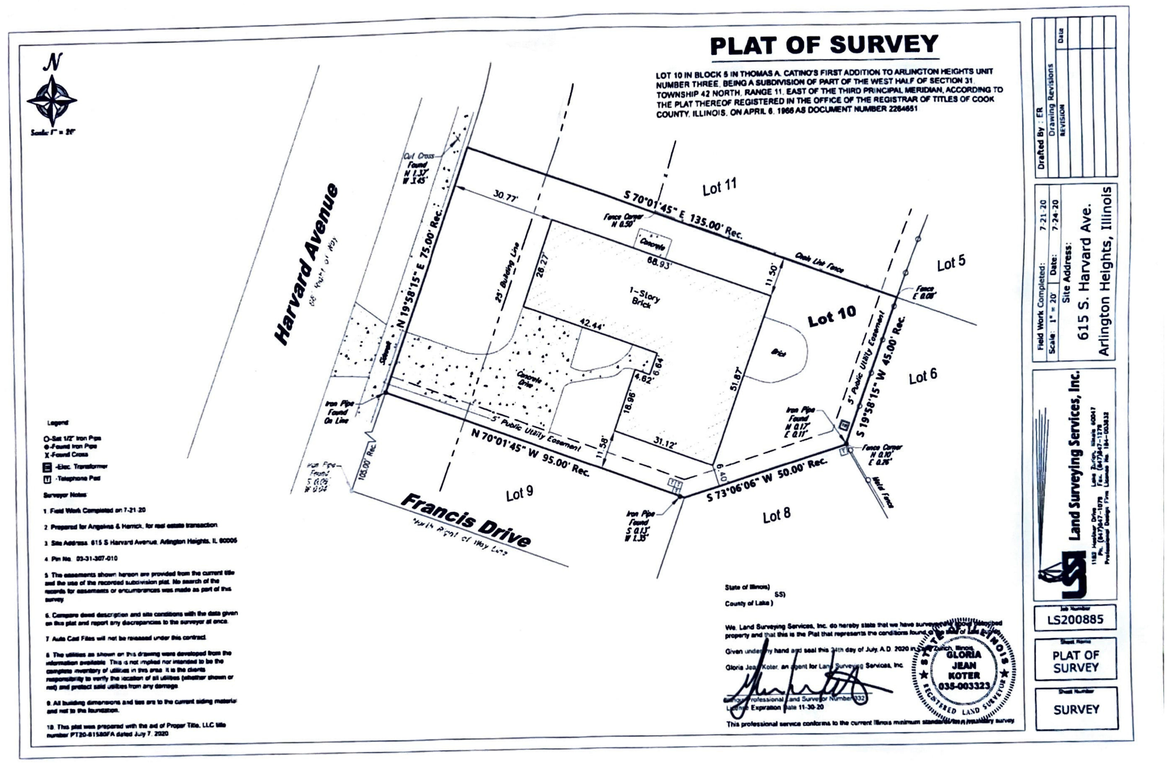
Site Address:
615 S. Harvard Ave.
Arlington Heights, Illinois

Land Surveying Services, Inc.
1182 Hunker Drive, Lake Zurich, Illinois 60047
Ph. (847)847-1279 Fax. (847)847-1279
Professional Design Firm License No. 184-003932

Job Number: LS200885

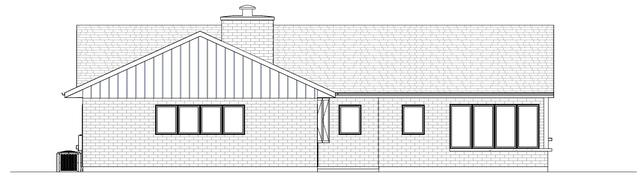
Sheet Name: PLAT OF SURVEY

Sheet Number: SURVEY



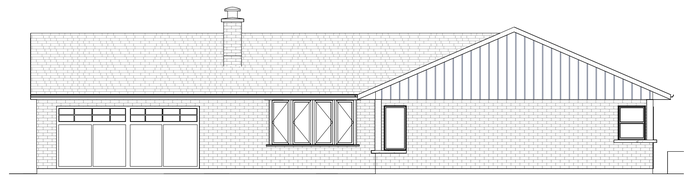
PLAT OF SURVEY
NTS

EXISTING ELECTRICAL PANEL

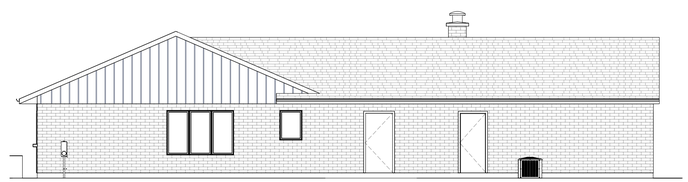


1 A1 **WEST ELEVATION - EXISTING FRONT**
1/8" = 1'-0"

2 A1 **EAST ELEVATION - EXISTING REAR**
1/8" = 1'-0"



3 A1 **SOUTH ELEVATION - EXISTING SIDE**
1/8" = 1'-0"



4 A1 **NORTH ELEVATION - EXISTING SIDE**
1/8" = 1'-0"

JRC DESIGN • BUILD SINCE 1985
1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM
C 2025 COPYRIGHT. ALL RIGHTS RESERVED

ADDITION TO THE RODELL RESIDENCE

615 S HARVARD AVE
ARLINGTON HEIGHTS, IL 60005

DATE
1- 01/12/2026

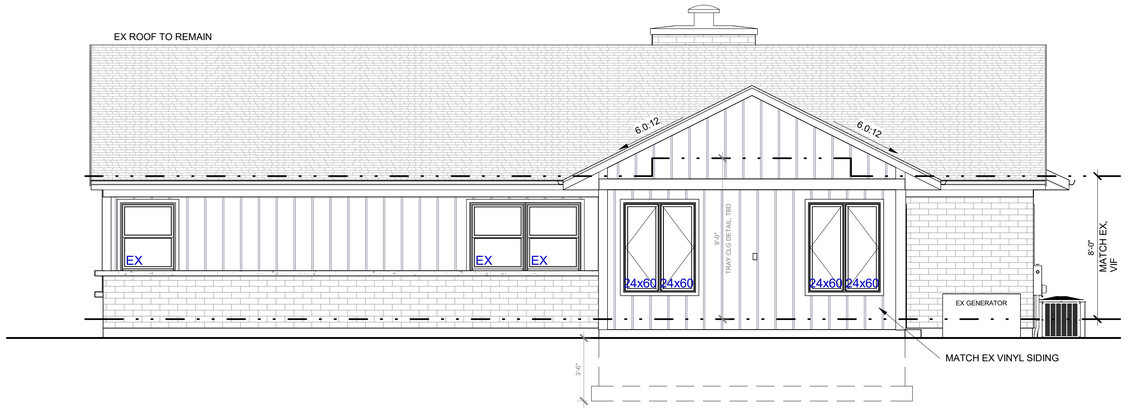
ISSUE DATE
1- 01/12/2026 1 - ZBA

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE NOT APPROVED OR STAMPED FOR CONSTRUCTION AND ARE FOR CONCEPT/DESIGN/BIDDING PURPOSES ONLY. DIMENSIONS, HEIGHTS, FINISHES, AND UTILITY LOCATIONS TO BE VERFIED.

SHEET TITLE
EXISTING DRAWINGS

SHEET NUMBER
A1



1 A5 EAST ELEVATION - PROPOSED REAR

1/4" = 1'-0"

2 A5 SOUTH ELEVATION - PROPOSED SIDE

1/4" = 1'-0"

3 A5 NORTH ELEVATION - PROPOSED SIDE

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.	LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		VERTICAL VINYL	MATCH EX	TRIM AND FASCIA		TRIM	MATCH EX
SIDING (2)		BRICK	EX TO REMAIN	SOFFIT AND FASCIA		ALUMINUM - VENTED	MATCH EX
ROOFING (1)		ASPHALT SHINGLES, GAF OR SIM.	MATCH EX	COLUMNS		WHITE	MATCH EX
DOORS		STYLE TBD	MATCH EX	GUTTERS, DOWNSPOUTS		ALUMINUM	MATCH EX
				WINDOWS		VINYL (INTERIOR - EXTERIOR -) WHITE	MATCH EX

WINDOW NOTES:

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
   EGRESS WINDOW REQUIREMENTS
   PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
   PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
   A MINIMUM CLEAR WIDTH OF 20"
   A MINUMUM CLEAR HEIGHT OF 24"
   A SILL HEIGHT OF LESS THAN 44" AFF
6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.28
7. ALL BATHROOM GLASS AND GLASS IN AREAS OF HAZARD SHALL BE SAFETY GLAZING, PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER INSTALLATION TO VERIFY COMPLIANCE. SECTION: IRC R308.4
8. E = EGRESS T= TEMPERED AFETY GLASS
   F= FROSTED PRIVACY GLASS EX = EXISTING WINDOW TO REMAIN

DESIGN • BUILD
SINCE 1985

1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM

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ADDITION TO THE RODELL RESIDENCE

615 S HARVARD AVE
ARLINGTON HEIGHTS, IL 60005

DATE

1- 01/12/2026

ISSUE DATE

1- 01/12/2026 1 - ZBA

NOT FOR CONSTRUCTION

THESE DRAWINGS ARE NOT APPROVED OR STAMPED FOR CONSTRUCTION AND ARE FOR CONCEPT/DESIGN/BIDDING PURPOSES ONLY. DIMENSIONS, HEIGHTS, FINISHES, AND UTILITY LOCATIONS TO BE VERFIED.

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A5

ADDITION TO THE RODELL RESIDENCE

PROJECT DATA

PROJECT LOCATION:	615 S HARVARD AVE	
ZONING DISTRICT:	R-3	
LOT AREA:	9,508 SF	
PIN:	03-31-307-010-0000	
MAX LOT COVERAGE:(35%)	3,327 SF	
PROPOSED LOT COVERAGE:	2,856 SF	
MAX FAR: 3938 +[(9,508-8,750) X 0.4]	3,260 SF	
PROPOSED FAR:	2,459 SF	
MAX IMPERVIOUS COVERAGE (50%)	4,757 SF	
MAX FRONT YARD IMPERVIOUS (50%)	937 SF ALLOWED	414 SF PROPOSED
PROPOSED IMPERVIOUS COVERAGE:	4,859 SF	
MAX BUILDING HEIGHT:	25'-0"	
PROPOSED BUILDING HEIGHT:	EX TO REMAIN	
LOCATION AREAS:		
BASEMENT	795 SF	
FIRST FLOOR	1,944 SF	
ADDITION	282 SF	
GARAGE	633 SF	
TOTAL SQUARE FOOTAGE:	2,226 SF	

DESIGN CRITERIA

FLOOR

SLEEPING ROOMS	40# LL - 10# DL
OTHER ROOMS	40# LL - 10# DL
VEH. GARAGES	50# LL - 10# DL

WALL — 60# PLF OR ACTUAL LOAD
20 PSF WIND 0'-20' HEIGHT
25 PSF WIND 21'-29' HEIGHT
30 PSF WIND 30' HEIGHT AND ABOVE

CEILING

UNHAB W/O STOR	10# LL - 10# DL
UNHAB LIM STOR	20# LL - 10# DL
HAB W/ FIX STAIR	30# LL - 10# DL

WIND SPEED — 115 MPH
3 SECOND GUST
& 89 NOMINAL

ROOF — 30# LL (SNOW) - 10# DL (ALL SLOPES)

CATHEDRAL — 30# LL - 15# DL (ALL SLOPES)

EXT DECK — 40# LL - 10# DL

EXT BALCONY — 40# LL - 10# DL

STAIRS — 40# LL + 300# CONCENTRATED LOAD

GUARD & HANDRAILS — 200# LL AT ANY DIRECTION APPLIED AT THE TOP

FROST DEPTH — 42" (3'-6")

STRUCTURAL FRAMING LUMBER
BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)
GRADE #2 SPECIES SPF DOMESTIC OR CANADIAN BASE Fb 875

SPECIFY MANUFACTURER AND NAME OF SPECIFIC BEAM PRODUCT WITH THE CURRENT SIZE, Fb, AND E VALUES PER MANUFACTURER

MANUFACTURER - TRUS-JOIST
PRODUCT - LVL HEADERS & BEAMS MICRO-LAM

APPLICABLE CODES - ARLINGTON HEIGHTS

ALL WORK PERFORMED AND MATERIALS USED SHALL COMPLY WITH THE FOLLOWING:

BUILDING CODE	2018 INTERNATIONAL RESIDENTIAL CODE WITH AMENDMENTS
MECHANICAL CODE	2018 INTERNATIONAL MECHANICAL CODE
ELECTRICAL CODE	2017 NATIONAL ELECTRICAL CODE WITH AMENDMENTS
PLUMBING CODE	2014 ILLINOIS PLUMBING CODE WITH AMENDMENTS
ENERGY CODE	2024 ILLINOIS ENERGY CONSERVATION CODE WITH STATE AMENDMENTS

-ALL APPLICABLE LOCAL AND STATE CODES, ORDINANCES, AND REGULATIONS.
-MANUFACTURERS' SPECIFICATIONS AND TRADE ASSOCIATIONS RECOMMENDATIONS.
-ACCEPTED ENGINEERING AND CONSTRUCTION PRACTICES.

SHEET INDEX - ARCHITECTURAL

3D	3D VIEWS	1- 02/10/2026
A0	COVER SHEET	1- 02/10/2026
A1	EXISTING DRAWINGS	1- 02/10/2026
A2	FOUNDATION & BASEMENT PLANS	1- 02/10/2026
A3	FIRST FLOOR PLAN	1- 02/10/2026
A4	ROOF PLAN	1- 02/10/2026
A5	ELEVATIONS	1- 02/10/2026
A6	SPECIFICATIONS	1- 02/10/2026
MEP1	FIRST FLOOR MEP PLAN	1- 02/10/2026

PROJECT SCOPE OF WORK

PROPOSAL

OPTION 1: DESIGN BUILD A 16 X 16 4-SEASON ROOM MATCH INTERIOR FINISHES OF EXISTING HOME WITH A SIDED EXTERIOR.

OPTION 2: ADD A POWDER ROOM IN THE ELECTRIC CLOSET WITH AN EJECTOR PUMP.

ALTERNATE: CLOSE OFF EXTERIOR DOOR TO KITCHEN AND ADD STACKED WASHER AND DRYER.

ALTERNATE: REPLACE FRONT DOOR.

TABLE R301.2(1) CLIMATIC AND GEOGRAPHIC DESIGN CRITERIA

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMAGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDER LAYMENT REQ.	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPO EFFECTS	SPECIAL WIND REGION	WIND-BORNE DEBRIS ZONE		WTHRING	FROST LINE DEPTH	TERMITE			CHAPTER VILLAGE CODE		
25	115	NO	NO	NO	b	SEVERE	42"	MOD -TO- HEAVY	-4	YES	NOV. 6 2000	2000	47.6

ABBREVIATIONS

A.B.	ANCHOR BOLT
ABV	ABOVE
A.C.	AIR CONDITIONING
ACOUS.	ACOUSTIC
ADJ.	ADJUSTABLE
A.F.F.	ABOVE FINISH FLOOR
ALUM.	ALUMINUM
ALT.	ALTERNATE
A.P.	ACCESS PANEL
APPROX.	APPROXIMATE
ARCH.	ARCHITECTURAL
@	AT
BD	BOARD
BI	BUILT-IN
BLDG	BUILDING
BOT.	BOTTOM
B/	BOTTOM OF
BRG.	BEARING
BRG. PL.	BEARING PLATE
B.U.R.	BUILT UP ROOFING
CRPT	CARPET
CABT	CABINET
C.I.	CAST IRON
C.J.	CEILING JOISTS
C.J.T.	CONSTRUCTION JOINTS
CL	CENTERLINE
CLG.	CEILING
CL.	CLOSET
C.M.U.	CONCRETE MASONRY UNIT
C. O	CASED OPENING
COL.	COLUMN
CONC.	CONCRETE
CONST.	CONSTRUCTION
CONT.	CONTINUOUS
C.T.	CERAMIC TILE
C.W.	COLD WATER
DEMO.	DEMOLITION
DIA.	DIAMETER
DIAG.	DIAGONAL
DIM.	DIMENSION
DISP.	DISPOSAL
DIV.	DIVISION
DL	DEAD LOAD
DN.	DOWN
DWGS.	DRAWINGS
D.S.	DOWNSPOUT
D.W.	DISHWASHER
EA.	EACH
EX.	EXISTING
EIFS	EXTERIOR INSULATION FINISH SYSTEM
EQ	EQUAL
EXP.	EXPANSION
ELEC.	ELECTRICAL
ELEV.	ELEVATION
EQUIP.	EQUIPMENT
EQUIV.	EQUIVALENT
E.W	EACH WAY
F	FURNACE
FD	FLOOR DRAIN
FE	FIRE EXTINGUISHER
FF	FINISH FLOOR
FIN.	FINISH
FIXT	FIXTURE
FLR	FLOOR
FLSHG	FLASHING
FDN	FOUNDATION
FO	FACE OF
FS	FOOTING SUMP
FTG	FOOTING
FURN	FURNACE
GA	GAUGE
GALV	GALVANIZED
GFI	GROUND FAULT INTERRUPT
GLU-LAM	GLUE LAMINATED BEAM
GYP.	GYPSUM
HD	HEAD
HDR	HEADER
HT	HEIGHT
HM	HOLLOW METAL
HORZ	HORIZONTAL
HP	HIGH POINT
HTG	HEATING
HVAC	HEATING VENTILATE AIR CONDITIONING
INT.	INTERIOR
L.	LINEN
LAM.	LAMINATE
LAV.	LAVATORY
LL	LIVE LOAD
LP	LOW POINT
MAX.	MAXIMUM
MC	MEDICINE CABINET
MECH	MECHANICAL
MED	MEDIUM
MIN	MINIMUM
MISC	MISCELLANEOUS
ML	MICROLAM
MO	MASONRY OPENING
MRBL	MARBLE
MTL	METAL
MW	MICROWAVE
NIC	NOT IN CONTRACT
NO	NUMBER
NOM	NOMINAL
NTS	NOT TO SCALE
O	OVEN
OA	OVERALL
OC	ON CENTER
OPP	OPPOSITE
OPT.	OPTIONAL
PERF.	PERFORATED
PL	POINT LOAD
P LAM	PLASTIC LAMINATE
PLYWD	PLYWOOD
PSF	POUNDS PER SQUARE FOOT
PSI	POUNDS PER SQUARE INCH
PVC	POLYVINYLCHLORIDE
QT	QUARRY TILE
R	RADIUS
RD	ROOF DRAIN
R & S	ROD AND SHELF
REC	RECESSED
REF	REFRIGERATOR
REG	REGULAR
REINF	REINFORCE
RM	ROOM
RO	ROUGH OPENING
RR	ROOF RAFTERS
SECT	SECTION
SHLV	SHELVES
SHT	SHEET
SHWR	SHOWER
SHTG	SHEATHING
SIM	SIMILAR
SL	SLIDING
SPEC	SPECIFICATION
SQ	SQUARE
SF	SQUARE FOOT
SS	SANITARY SUMP
STD	STANDARD
STL	STEEL
STOR	STORAGE
STRUCT	STRUCTURE
SUSP	SUSPENDED
T & B	TOP AND BOTTOM
T/	TOP OF
TEL	TELEPHONE
T & G	TONGUE AND GROOVE
THK	THICK
TJI	TRUST JOIST
TOP	TOP OF PLATE
TV	TELEVISION
TYP	TYPICAL
UC	UNDER COUNTER
UON	UNLESS OTHERWISE NOTED
VCT	VINYL COMPOSITION TILE
VERT	VERTICAL
VIF	VERIFY IN FIELD
W/	WITH
WC	WATER CLOSET
WIC	WALK IN CLOSET
WD	WOOD
WDO	WINDOW
WH	WATER HEATER
W/O	WITHOUT
WP	WATERPROOF
WT	WEIGHT
WWF	WELDED WIRE FABRIC

SITE PLAN NOTES

1. INFORMATION ON THIS DRAWING IS ACCUMULATED FROM EXISTING DOCUMENTATION AND MUST BE CONFIRMED BY THE CONTRACTOR AND COORDINATED WITH THE ARCHITECT PRIOR TO CONSTRUCTION. ARCHITECTURAL SITE PLAN IN FOR SCHEMATIC PURPOSES ONLY. SEE SITE ENGINEERING PLAN AND LANDSCAPE PLAN FOR ADDITIONAL INFORMATION
2. VERIFY LOCATIONS OF ALL UTILITIES AND OTHER BUILDING SERVICES PRIOR TO EXCAVATION.
3. PROVIDE REQUIRED WORK TO ACCOMMODATE EXISTING UTILITIES OR OTHER BUILDING SERVICES.
4. PROTECT EXISTING LANDSCAPING DURING CONSTRUCTION, TO GREATEST EXTENT POSSIBLE.
5. PROVIDE TEMPORARY CONSTRUCTION/SECURITY FENCING AROUND ALL OPEN EXCAVATIONS; HEIGHT AS REQ'D BY LOCAL CODES.
6. VERIFY LOCATIONS OF ALL MATERIAL STOCKPILES AND DUMPSTERS WITH OWNER.
7. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS PRIOR TO COMMENCING WITH THE WORK. ANY DISCREPANCIES IN FIELD CONDITIONS ARE TO BE REPORTED TO THE ARCHITECT BEFORE PROCEEDING.
8. PLEASE NOTIFY THE ARCHITECT IMMEDIATELY IF THERE ARE ANY DISCREPANCIES IN THE CONSTRUCTION DOCUMENTS.
9. STATE LAW: BEFORE DIGGING, CALL JULIE (811 OR 1-800-892-0123) FOR LOCATION OF PUBLIC AND PRIVATE UTILITIES AT WORK SITE. 48 HOUR NOTICE IS REQUIRED.
10. THE HOUSE SHALL PASS A BLOWER DOOR TEST AND A COPY OF THE RESULTS SHALL BE PROVIDED TO THE BUILDING DEPARTMENT PRIOR TO SCHEDULING THE FINAL INSPECTIONS.
11. CONSTRUCTION DEBRIS AND REFUSE CONTAINMENT SHALL BE REQUIRED FOR ALL JOB SITES. CONTAINMENT SHALL OCCUR ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT & SHALL BE WITHIN A DUMPSTER, STRUCTURE, OR CONTAINER THAT CAN BE COVERED TO PREVENT WINDBLOWN DEBRIS. ALL SUCH DUMPSTERS, STRUCTURES, OR CONTAINERS SHALL BE COVERED AT ALL TIMES WHEN NO WORK IS BEING PERFORMED ON THE PROPERTY THAT IS THE SUBJECT OF THE PERMIT.
12. ALL DISTURBED PARKWAY LAWN AREAS WILL BE RESTORED WITH NEW SOD ON 6" OF TOPSOIL. ALL SOD SHALL BE WATERED AS REQ'D TO SUSTAIN GROWTH.
13. ALL PARKWAY TREES SHALL HAVE A SNOW FENCE THAT EXTENDS TO THE DRIP LINE. NO TRAFFIC SHALL GO OVER THE ROOT SYSTEM.
14. SURFACE DRAINAGE TO BE DIVERTED FROM STRUCTURE SO AS NOT TO CREATE A HAZARD ON THIS OR ADJACENT PROPERTY. GRADE FROM FOUNDATION TO DROP A MINIMUM OF 6" IN 10'-0". PROVIDE SWALES OR DRAINS TO ENSURE DRAINAGE FROM STRUCTURE AND ADJACENT PROPERTY.
15. TOILET FACILITIES SHALL BE PROVIDED AT ALL JOB SITES PER ILLINOIS PLUMBING CODE. THIS WILL BE A CONDITION OF THE PERMIT.
16. PROVIDE AND MAINTAIN A 5'-0" HIGH FENCE ALONG THE FULL LENGTH OF INTERIOR SIDE YARDS UNTIL EXTERIOR CONSTRUCTION IS COMPLETE.
17. PROVIDE AND MAINTAIN A 5'-0" HIGH CONSTRUCTION FENCE DURING NON-WORKING HOURS THAT WILL ENCLOSE ALL OPEN EXCAVATIONS UNTIL FOUNDATION IS BACK-FILLED & FIRST FLOOR DECK IS COMPLETED.
18. ERECT PROTECTIVE SNOWFENCE PRIOR TO ANY CONSTRUCTION ACTIVITY. DO NOT STORE ANY EQUIPMENT OR MATERIALS WITHIN THE PROTECTION AREA. REMOVE THE PROTECTIVE SNOW FENCE ONLY AFTER CONSTRUCTION IS COMPLETE.
19. ALL TREES ARE TO BE PROTECTED DURING CONSTRUCTION WITH FENCING FOR EVERY 1" OF TREE DIAMETER. MAINTAIN 1'-0" DISTANCE AWAY FOR FENCING.
20. MAINTAIN EXISTING DRAINAGE PATTERNS. ANY DRAINAGE ISSUES THAT MAY ARISE FROM THE CONSTRUCTION ASSOCIATED WITH THIS PERMIT WILL BE ADRESSED BY THE PERMITTEE.
21. RESTORE PARKWAY AND PAVEMENT TO PRE-CONSTRUCTION CONDITIONS.

ENERGY CODE COMPLIANCE NOTES

1. ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.28
ACTUAL U-FACTOR:
MIN. SKYLIGHT U-FACTOR: 0.55
ACTUAL SKYLIGHT U-FACTOR:
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49
MIN. FRAME WALL R-VALUE: 30 OR 20 + 5 OR 13+10
ACTUAL WALL R-VALUE: 30 (CLOSED CELL FOAM INSULATION)
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE:
MIN. BASEMENT R-VALUE: 15 OR 19
ACTUAL BASEMENT R-VALUE:
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS.
SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.

2. ALL PENETRATIONS THROUGH THERMAL ENVELOPE SHALL BE ADEQUATELY SEALED BY CAULK, GASKET, WEATHERSTRIPPING OR OTHER BARRIER MEANS PER 2024 IECC REQUIREMENTS.
ALL WINDOWS AND EXTERIOR DOOR JAMBS ARE TO BE SEALED WITH LOW-EXPANSION FOAM.
ALL BOTTOM PLATES ON EXTERIOR WALLS SHALL BE GLUED TO SUB-FLOOR.

3. ALL FIREPLACES SHALL HAVE GASKETED DOORS & OUTSIDE COMBUSTION AIR.

4. ALL RECESSED LIGHTING IN THERMAL ENVELOPE SHALL BE SEALED TO PREVENT AIR LEAKAGE. ALL RECESSED DOWNLIGHTING TO BE IC-RATED.

5. PROVIDE PROGRAMMABLE THERMOSTATS FOR EACH ZONE WITH SETBACK AND MANUAL OVERRIDE.

6. ALL DUCTWORK SHALL BE ADEQUATELY SEALED. ALL SUPPLY DUCTWORK IN UNCONDITIONED ATTIC TO HAVE R-8 INSULATION.
ALL OTHER DUCTWORK TO HAVE R-6 INSULATION. HVAC CONTRACTOR SHALL PROVIDE EITHER POST-CONSTRUCTION OR ROUGH-IN TEST OF TOTAL AIR LEAKAGE FOR DUCT SYSTEMS.

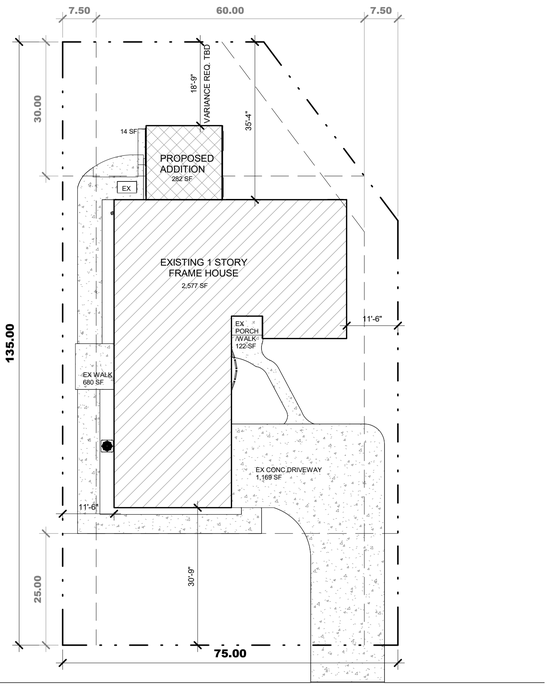
7. ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.

8. ALL ACCESS HATCHES/DOORS TO UNCONDITIONED SPACE SHALL BE INSULATED & WEATHERSTRIPPED.

9. 100% OF ALL LIGHTING TO HAVE HIGH-EFFICACY BULBS.

10. FURNACE: +90% AFUE
WATER HEATER: +95% AFUE
A/C: 13+ SEER
SHGC: 0.27 OR BTR

11. WINDOWS, SKYLIGHTS AND SLIDING GLASS DOORS SHALL HAVE AN AIR INFILTRATION RATE NO MORE THAN 0.3 CFM PER SF, AND SWINGING DOORS NO MORE THAN 0.5 CFM PER SF.



S HARVARD AVE

1 / A0 **SITE PLAN - PROPOSED**
1/16" = 1'-0"

N

SITE SETBACKS (R-3)

	REQUIRED	PROPOSED
FRONTYARD	25'-0"	EX TO REMAIN
INTERIOR SIDEYARD 10% LOT WIDTH	6'-0"	EX TO REMAIN
INTERIOR SIDEYARD 10% LOT WIDTH	6'-0"	EX TO REMAIN
REARYARD	30'-0"	18'-9"
HEIGHT - MEAN	MAX 25'-0"	EX TO REMAIN

SITE PLAN LEGEND

- PROPERTY LINE
- SETBACK LINE
- EASEMENT LINE
- E — ELECTRIC SERVICE
- G — GAS SERVICE
- STORM SEWER
- SANITARY SEWER
- W — WATER SERVICE
- X — FENCE

IMPERVIOUS SF

WALKS/DRIVEWAY	1,985 SF
PATIO/DECK/STAIRS	150 SF
HOUSE	2,344 SF
GARAGE	515 SF
PORCHES	122 SF
SHED	0 SF
TOTAL	5,116 SF

JRC DESIGN • BUILD SINCE 1985
1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJCDB@GMAIL.COM

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ADDITION TO THE RODELL RESIDENCE

615 S HARVARD AVE
ARLINGTON HEIGHTS, IL 60005

DATE
1- 02/10/2026

ISSUE DATE
1- 02/10/2026 1 - ZBA

NOT FOR CONSTRUCTION

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SHEET TITLE
COVER SHEET

SHEET NUMBER
A0

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
4/13/2026

Item: 901 N Pine Ave - ZBA26-004
Department: Planning & Community Development

Item Description:
REQUEST:

- **Variations from Chapter 28, Section 6.13-3 (b)(2) to allow a fence height of 48 inches, increasing from a previously approved 42 inch fence in the corner yard.**

ATTACHMENTS:
1. 901 N Pine Ave - Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Basmah Nadeem, Planner I
Hearing Date: April 13, 2026
Date Prepared: April 1, 2026
Project Title: Hedstrom Residence
Address: 901 N Pine Avenue

Background Information
Petition Number: ZBA #26-004
Petitioner: Richard Hedstrom
Address: 901 N Pine Avenue

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

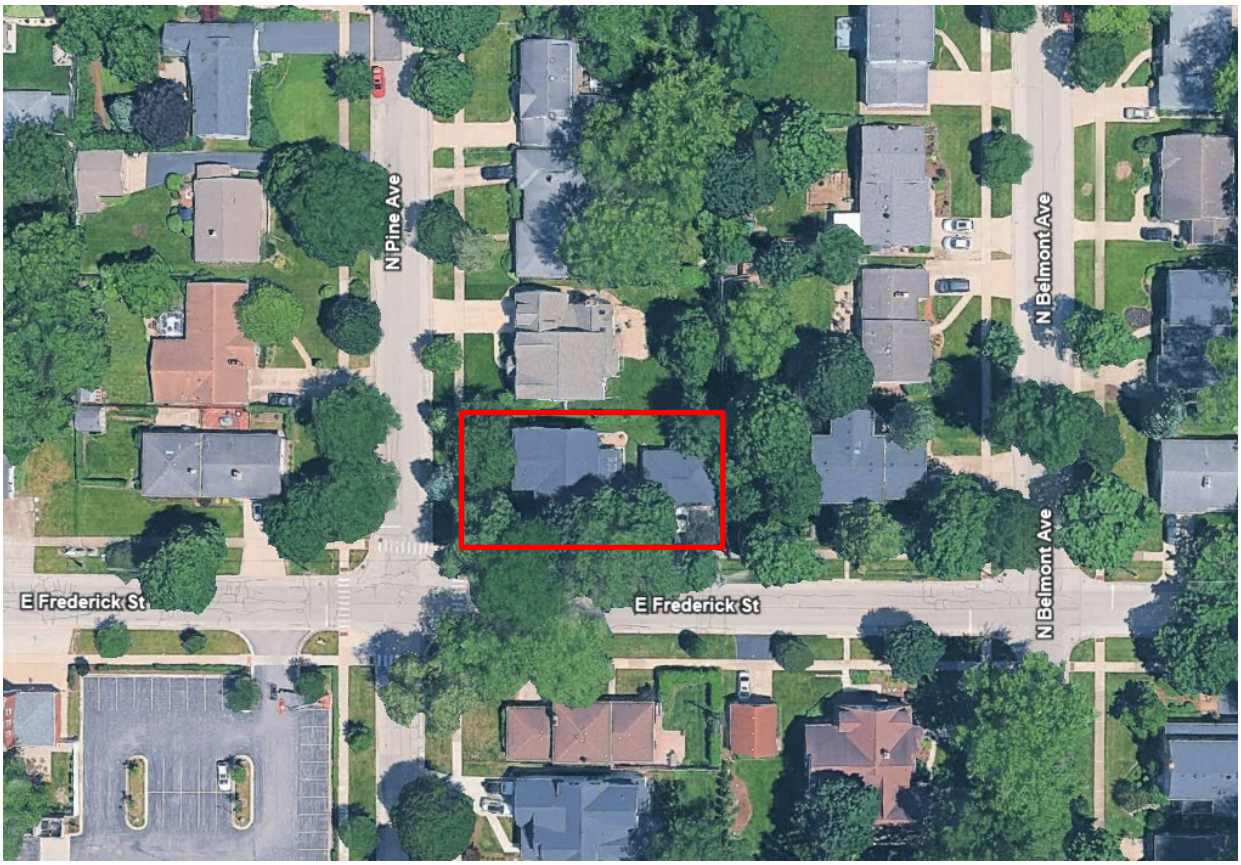
The petitioner is proposing to replace an existing 42 inch tall chain-link fence along Frederick Street with a 48 inch tall black, open-style aluminum fence. The applicant had previously received a variance in May 22, 1989 for the existing fence. The proposed fence will be in same location as the existing fence – at the subject property's corner yard. Specifically, the fence will be located on the property line with a +/- 30 inch distance from the sidewalk. Due to space limitations, the petitioner is not proposing to place the required landscaping on the outside perimeter of the fence of the exterior side yard. Therefore, the applicant is requesting the following variation.

- **A 6 inch variance from Chapter 28, Section 6.13-3 (b)(2) to allow a fence height of 48 inches, increasing from a previously approved 42 inch fence in the corner yard.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) 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; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance 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.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	3/18/26	
2. List of Property Owners Within 250 feet of Subject Property	✓	3/19/26	
3. Letter that was Mailed	✓	3/18/26	
4. Photographs of Sign on Property	✓	3/19/26	

Photographs of Existing Structure

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 13, 2026, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

• A 6 inch variance from Chapter 28, Section 6.13-3 (b) (2) to allow a fence height of 48 inches, increasing from a previously approved 42 inch fence in the corner yard.

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planningmail@vgh.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

The North 4 Rods of the South 6 Rods of the North 40 Rods of the East 8 Rods of the West 30 Rods of the West 60 Rods of the East ½ of the Northwest ¼ of Section 29, Township 42 North, Range 11 East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as: 901 N Pine Ave, Arlington Heights IL 60004

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Health & Human Services at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760 (Voice), (847) 368-5980 (Fax) or healthmail@vgh.com.

Benjamin Jaffe, Chair
Zoning Board of Appeals
Dan Osoba (847) 368-5215
Planning and Community Development
Published in Daily Herald Mar 28, 2026 (326534)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/28/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 326534

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Village of Arlington Heights

To:	**Richard Hedstrom**
From:	**Basmah Nadeem**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 26-004**
Project:	**901 N Pine Ave**
Date:	**March 27, 2026**

ZONING COMMENTS:

1. No comments.

Planning and Community Development

1. Applicant should revise the plat to indicate fence style and material along with fence line measurements at the time of permitting.

Building and Life Safety

1. No comments.

Engineering

1. No comments.

APPLICATION

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 11 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. This petition form must be completely filled out and signed. The Petitioner may supplement this form with a separate document submitted with the application through the Customer Self-Service (CSS) Portal.

PETITION

Now comes the Petitioner Richard Hedstrom

being the owner of the property commonly known as: 901 N. Pine Ave.

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Chapter 28, Section(s)_____

of the Arlington Heights Municipal Code, in order to: replace existing 37 year old 3½ ft. fence with 4 ft fence in the same place.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The new aluminum fence will only improve the essential character of the neighborhood. In the area, there are several homes with the same fence.

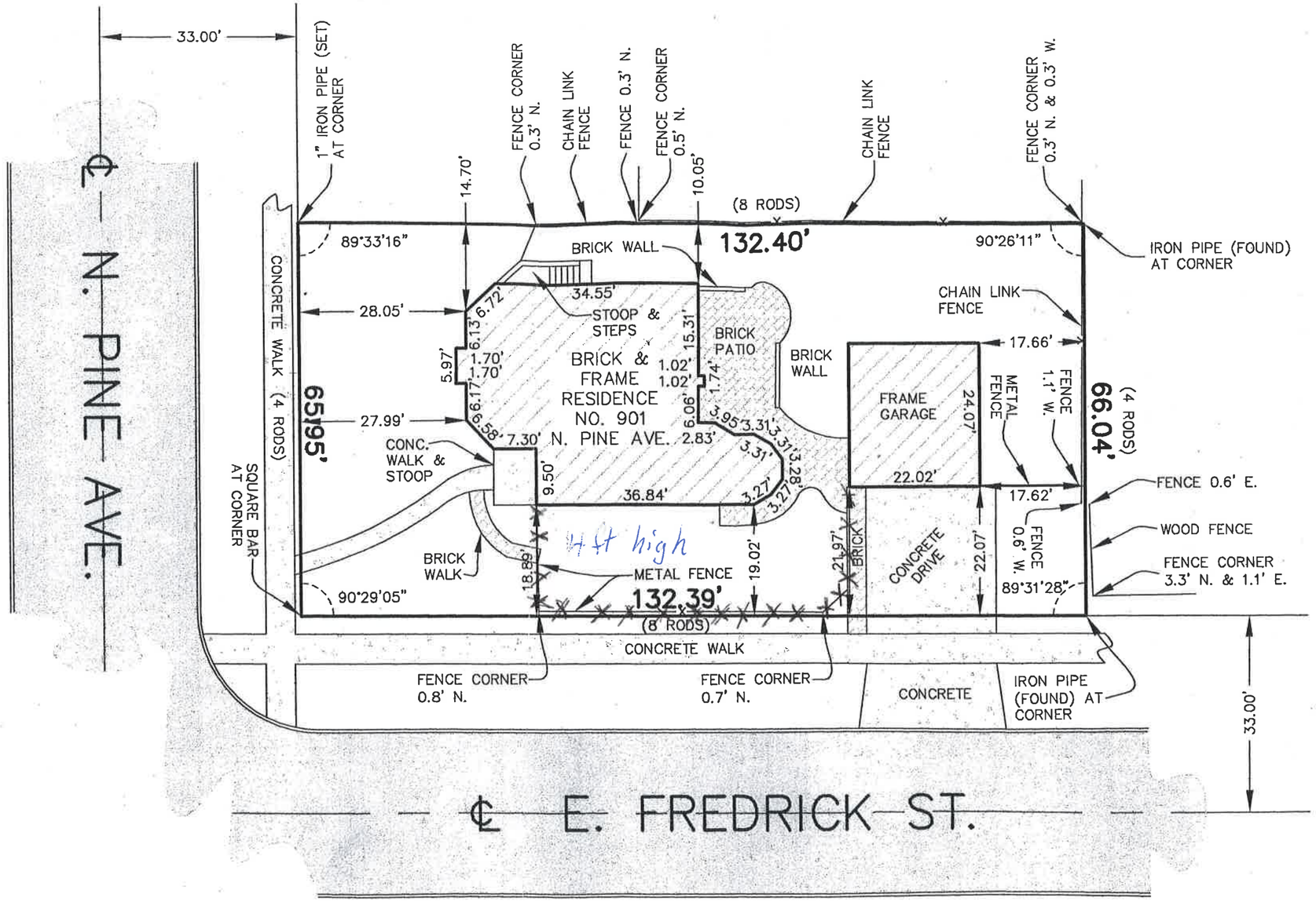
I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): Due to my herandous injuries after being struck by a car in the crosswalk, my doctor suggested I get a comfort dog. My comfort dog of 9 years died. My new dog can clear the 3½ ft fence.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): For the safety of my new comfort dog, we need a four foot fence.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): We are only asking to add 6 inches to our existing fence's height, which is 4 ft., the height the village allows.

Signed:_____ Date:_____

Petitioner



e feet and decimal parts thereof. Angular
ate degrees, minutes and seconds.

easure dimension / bearing.
s record dimension / bearing.
icates deed dimension / bearing.

STATE OF ILLINOIS } S.S
COUNTY OF COOK }

I, Barbara C. Murry, an Illinois P.
certify that I have surveyed the ab
plat is a correct representation of
conforms to the current Illinois m

Date of completion of field work

Palatine, Illinois; July 11, 2018

D

RAUPP FENCE CO.

All Types of Fencing
Wood • Chain Link
Residential • Commercial

P.O. Box 1716
Arlington Heights, IL 60006
(847) 259-6550

Date 1-30-16

ALL ESTIMATES GOOD FOR 7 DAYS ONLY

Conditions: TO INSTALL 4' ELITE ALUMINUM FENCE ON THE ALREADY EXISTING CHAIN LINK POSTS. REMOVE & HAUL AWAY OLD FENCE. Source of _____

All work will be performed in a workmanlike manner in accordance with standard practice. Property owner solely resp for location of stakes & clearing of fence lines of trees and bushes. If there is an unfore seen problem with the digging such as wet areas, rocks or boulders there will be an extra charge for labor added to the bill. This will only be carried o written orders. If there are any changes in the footage or the way the job is sold there will be a charge to pick-up and d extra materials & an extra trip charge. All past due accounts at the rate of 1 1/2% per month. (18% Per Year)

Customer Name MR & MRS HENSTRUM — Ship To RAUPP FENCE COMPANY

Address 901 N ALDEN ST — Address P.O. BOX 1716

ARLINGTON HEIGHTS IL 60004 — ARLINGTON HEIGHTS, IL 600(

Home Phone 847-253-9119 — Work Phone _____ — Julie # _____

Wood _____ — Chain Link ALL BLACK VINYL — Ornamental ELITE — Color System _____

Total Footage 98½ — Height 4 — Stained _____ — Unstained _____

GATES 1-4' SINGLE 1-10' DOUBLE — Terminals 2" x 3" ALUM. — Line Posts 2" x 3" ALUM. — TopRail 1 5/8"

Toe Nail _____ — Face Nail _____ — Bracing Nails _____ — Picket Nails _____

There will be a 1/2 deposit of the total balance due before any work can be started.

PERMITS: Customer responsible for obtaining necessary permits. We do not haul away dirt from post holes.

TERMS: NET ON COMPLETION

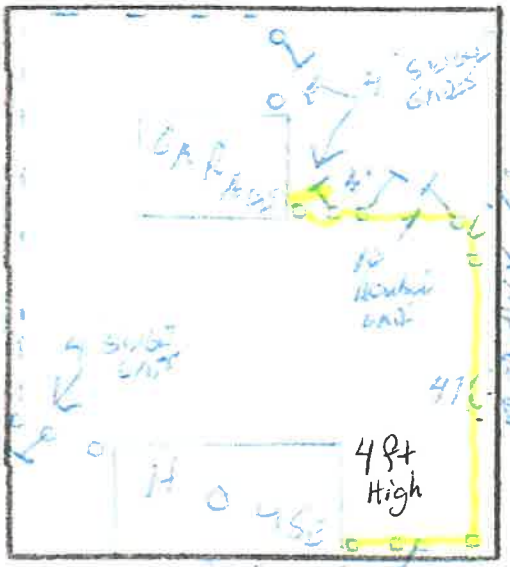
Lien filed on jobs not paid in 60 days. Prices quoted herein are subject to change without notice.

DELAYS: Contracts which include erection are taken on condition that entire work be erected without interruption. If it is necessary to make more than one trip to complete the erection on account of changes or delays on part of the purchaser an extra charge will be made.

No changes in measurements except at prices mutually agreed upon in writing.

Not responsible for underground utilities not marked by J.U.L.I.E.

SKETCH



PERRY RAUPP
Representative RAUPP FENCE COMPANY

Purchaser _____

TERMS: 1/2 DOWN THE REST ON COMPLETION
No Hauling Away of Old Materials
Unless Mutually Agreed Upon.

REMOVAL & HAUL AWAY OF OLD FENCE $75.00

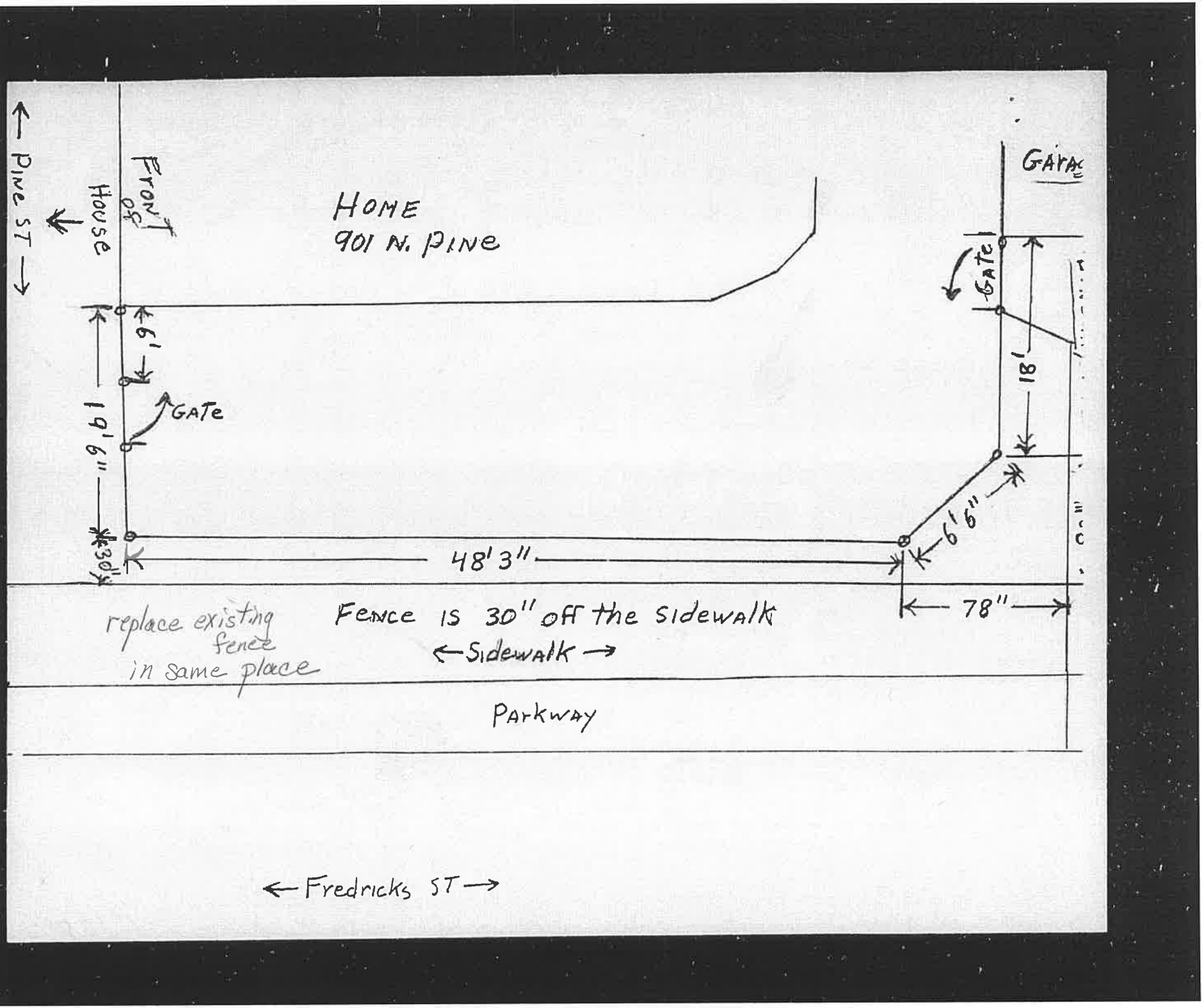
NEW ALUMINUM FENCE $ 5575.00
EXTRA GATE $ 350.00

Total Price _____

Down Payment 1/2 OF TOTAL BALANCE

Haul Away Materials:
Purchaser

ESTIMATES & CONTRACTS GOOD FOR 30 D


PINE ST
FRONT OF HOUSE
HOME
901 N. PINE
GARAGE
GATE
GATE
6'
19' 6"
18'
6' 6"
30"
48' 3"
78"
replace existing fence in same place
Fence is 30" off the sidewalk
Sidewalk
Parkway
Fredricks ST

APPROVED
Minutes & Findings
ZBA

F I N D I N G S

PETITIONER:	Richard & Marlene Hedstrom
PROPERTY:	901 N. Pine Arlington Heights, IL
VARIATION:	Chapter 28, Section 6.6-5.1 (Prohibited Obstructions)
DATE:	May 22, 1989

The petitioners are the owners of a single family dwelling located at 901 N. Pine, Arlington Heights, Illinois and petitioned for a variance to allow the construction of a 42" high chain link fence in the side yard, along Frederick.

The petitioners proposed to construct a 42" black, galvanized chain link fence in their southerly side yard extending from the southwest corner of their home, southerly, to their south property line then an easterly direction and then northerly to the southwest corner of their garage. The southeast corner of the new fence would be angled on approximately a 45 degree angle as shown on the drawings.

Petitioners have two small children, and the proposed fence would provide their children with a larger play area. The area is heavily congested due to traffic at the end of the day when St. Viator's dismisses classes and also due to the traffic at St. James for both school and religious services. There have been occasions when vehicles have come up onto the parkway.

Petitioners proposed to construct the fence along the southerly property line at Fredrick, and it was noted that there would be no room for plantings along the exterior of that fence and within the petitioners property line.

Proof of ownership and compliance with the notification provisions of our ordinance was presented. No objectors were present.

Upon the foregoing evidence, as well as other evidence presented, the Board finds that the petitioner has met his burden of establishing the elements necessary in the granting of the variance, namely: (1) uniqueness of the situation; (2) existence of hardship if the requested variance were not granted; and (3) variance would not alter the essential character of the neighborhood.

RICHARD & MARLENE HEDSTROM
901 N. PINE
5/22/89

APPROVED
Minutes & Findings
ZBA

F I N D I N G S

PETITIONER: Richard & Marlene Hedstrom

PROPERTY: 901 N. Pine
Arlington Heights, IL

VARIATION: Chapter 28, Section 6.6-5.1
(Prohibited Obstructions)

DATE: May 22, 1989

The petitioners are the owners of a single family dwelling located at 901 N. Pine, Arlington Heights, Illinois and petitioned for a variance to allow the construction of a 42" high chain link fence in the side yard, along Frederick.

The petitioners proposed to construct a 42" black, galvanized chain link fence in their southerly side yard extending from the southwest corner of their home, southerly, to their south property line then an easterly direction and then northerly to the southwest corner of their garage. The southeast corner of the new fence would be angled on approximately a 45 degree angle as shown on the drawings.

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Upon the foregoing evidence, as well as other evidence presented, the Board finds that the petitioner has met his burden of establishing the elements necessary in the granting of the variance, namely: (1) uniqueness of the situation; (2) existence of hardship if the requested variance were not granted; and (3) variance would not alter the essential character of the neighborhood.

Therefore, having heard all the evidence and after due deliberation, the Zoning Board of Appeals unanimously approved the variance to allow construction of a 42" black, galvanized chain link fence indicated as described above encroaching the side yard to a point no closer than 2 1/2' from the property line and adequately screened with shrubbery.

It is expressly noted that no order of this Board permitting the aforesaid variation shall be valid for a period longer than one (1) year unless such construction is started and proceeds to completion with the terms of such permit.

William Kurnik, Chairman
Zoning Board of Appeals

MINUTES OF A HEARING BEFORE THE ZONING BOARD OF APPEALS HELD IN THE MUNICIPAL BUILDING MAY 22, 1989

MEMBERS PRESENT:

W. Kurnik - Chairman
G. Hauff
N. Damm
G. Dienstag
F. Marks
A. Tomaso
D. Closs - Absent

ALSO PRESENT:

M. Munsen - Building Commissioner

PETITIONER:	Richard & Marlene Hedstrom
PROPERTY:	901 N. Pine Arlington Heights, IL
VARIATION:	Chapter 28, Section 6.6-5.1 (Prohibited Obstructions) - To allow construction of a 4' high chain link fence in the side yard along Fredrick Street where code only allows a 30" high fence.
DATE:	May 22, 1989

There being a quorum present, Chairman Kurnik called the hearing to order at 7:30 p.m., explaining the variation request to all present.

Richard & Marlene Hedstrom of 901 N. Pine, Arlington Heights, Illinois were sworn in by Chairman Kurnik. Presented and received as **Group Exhibit A,** showing proof of ownership an original Torrens Certificate as well as a copy of the Trust Agreement showing the property held in trust showing you as sole beneficial owner of the property. (Please note that any action which we will take is conditioned upon your submitting to the Recording Secretary photocopies of the above documents.) Presented and received into evidence as **Group Exhibit B,** an Affidavit of Compliance, Notice of Public Hearing, list of taxpayers of record within 250' of the subject property obtained from the Wheeling Township Tax Assessors Office with a copy of the notice hand delivered to each with no returns.

MINUTES OF A HEARING OF THE ZONING BOARD OF APPEALS
HELD IN THE MUNICIPAL BUILDING
MAY 22, 1989

Chairman Kurnik stated that in reviewing the documents that you previously submitted to the Board, the variation which you are requesting is to allow construction of a 42" cyclone fence in the side yard of your property along Frederick. Mr. Hedstrom confirmed Chairman Kurnik's statement.

Chairman Kurnik explained that the petitioner is required by Zoning Ordinance, in testimony and through evidence, to address the following items in order for a variation to be granted: a) hardship, b) unique circumstances, and c) variation, if granted would not alter the essential character of the locality.

Mr. Hedstrom testified that if he did not have children or if his children had left home, he would not be here tonight. They live in a very unusual area on the corner of Frederick and Pine. They have two interesting things at that point, one they are kitty-corner from the parking lot of St. James Church and the other is that they follow Frederick's down the block right into St. Viator's parking lot. They enjoy the area, however, it does impose some hardships and difficulties that he honestly feels puts his children in risk. They have own the house for about 15 years and since they have lived there, one tree has been taken out by a car, the telephone pole by his driveway was hit by a car, he had three people lose control coming out of the St. James parking lot slide up his parkway. There are periods of time during the day where it is dangerous for a child to be on the sidewalk. Mr. Hedstrom stated that his daughter is 30" tall, so according to the ordinance this is how tall we could have the fence. She could almost climb over that, she is 8 months old. On the other hand, if you take a look at my 3 year old son, he is 40" tall, so the fence would be a little bit taller than he is. All that we are asking for is to be allowed to put a fence up there so that during the day we could keep the kids in the backyard. In terms of the aesthetic qualities of the fence, we realize that a chain link fence does not look good so what we are proposing is to use an 8 gauge black galvanized fence which will blend in with the roof and with the surrounding area. A friend of mine who is a designer and a professional stated that it would look very nice as long as it was black.

Chairman Kurnik asked how far off from the sidewalk along Frederick is the fence going to be located. Mr. Hedstrom replied 30". Chairman Kurnik stated that you are proposing a 42" high fence all the way along Frederick up to your driveway going in a northerly direction. Mr. Hedstrom confirmed Chairman Kurnik's statement.

Chairman Kurnik asked if the property owner that borders you to the east has any fencing or shrubs. Mr. Hedstrom stated that to the back of my lot there are some very high bushes about 6' in height. Chairman Kurnik asked if there is fencing at the house along Frederick. Mr. Hedstrom replied that there is some evergreen bushes on the front.

Chairman Kurnik asked if they plan on putting any shrubs on the fence along Frederick. Mr. Hedstrom replied eventually yes.

Mrs. Damm asked if the chain link fence will cross the driveway. Mr. Hedstrom replied that it will not be directly on the driveway or sidewalk.

Mr. Dienstag asked if the fence will continue along Pine. Mr. Hedstrom replied that it will come from the corner of the house to 30" prior to the sidewalk on Frederick.

Mr. Dienstag asked Mr. Munsen if he could further explain the requirement for this particular area. Mr. Munsen stated that this is a side yard facing a street and code requires that the fence be 30" and in a normal side yard it would be 48".

Mr. Marks stated for the record that it is very seldom that the Board grants a front yard variation.

Chairman Kurnik asked if Mr. Hedstrom could clarify where along Frederick are there fences. Mr. Hedstrom replied that directly across the street both houses and as you go down the block there are fences. Chairman Kurnik asked if the fences are more than 30". Mr. Hedstrom stated that there are some that are higher.

Chairman Kurnik asked if any other Board Members wish to comment. Mr. Dienstag asked if they plan on putting any shrubs around there. Mr. Hedstrom stated that they plan on putting shrubs outside the fence. Chairman Dienstag stated that he hopes that they will keep the shrubs low, because he foresees a potential safety hazard there for people walking on the sidewalk and not seeing someone pulling out of the driveway. Mr. Munsen stated that it will be reviewed so that there will not be a problem.

Mr. Tomaso stated that he knows that they are concerned with the safety of their children, but would this be endangering them all the more. The record shows that the more children are in a certain area, the more factor that they get hit by a car and you are putting them where you stated that cars have come up and hit trees and posts. I don't think a 42" fence is going to stop cars from going through there. I just wanted to point that out to you that you could be jeopardizing the safety of your children.

Mr. Hauff asked if they plan on putting this 30" from the sidewalk or from your lot line. Mr. Hedstrom replied from the sidewalk. Mr. Hauff stated that he would rather see it 30" inside his lot line.

Board in Discussion.

Chairman Kurnik asked if any other Board Members wish to comment and if there is anyone in the audience that would like to be heard in this matter. No objectors were present.

Chairman Kurnik stated that if a variance were granted we would be talking about a variance to allow construction of a 42" fence in the side yard approximately 2 1/2' north of the property line.

MR. DIENSTAG MOVED THAT THE VARIATION BE GRANTED TO ALLOW CONSTRUCTION OF A 42" BLACK CHAIN LINK FENCE IN THE SIDE YARD ALONG FREDERICK NOT TO ENCROACH ANY FURTHER THAN THE 2 1/2' FROM THE PROPERTY LINE AND ADEQUATELY SCREENED WITH SHRUBBERY. MR. TOMASO SECONDED THE MOTION AND ALL OTHER BOARD MEMBERS UNANIMOUSLY APPROVED. Hearing was adjourned at 8:15 p.m.

William Kurnik, Chairman
Alice Kus, Recording Secretary

APPLICATION NO 19178
DOCUMENT NO 2888636-F

VOLUME 2522-2 PAGE 433
CERTIFICATE NO 1258864
OWNER CITIZENS NATIONAL BANK OF DOWNERS GROVE , as Trustee Trust Number 973.

First Fed. Sav. & Loan Ass'n
of Des Plaines
749 Lee Street
Des Plaines, Illinois 60016
Box 635

OWNERS DUPLICATE
CERTIFICATE OF TITLE
Date Of First Registration
MAY SECOND (2nd), 1928
TRANSFERRED FROM CERTIFICATE NO 1174924

CAUTION
All documents in any way affecting the title to the premises described within must be filed in the Registrar's Office and in order to save inconvenience and delay kindly follow the legal description on Certificate and by so doing you will help the efficiency of the Torrens System and the public in general.
SIDNEY R. OLSEN
Registrar of Torrens Titles

STATE OF ILLINOIS } S.S.
COOK COUNTY }

I Sidney R. Olsen Registrar of Titles in and for said County, in the State aforesaid, do hereby certify that

CITIZENS NATIONAL BANK OF DOWNERS GROVE, a National Banking Association as Trustee, under the provisions of a Trust Agreement dated the 27th day of July, 1976, and known as Trust Number 973.

of the County of COOK and State of ILLINOIS

IS the owner of an estate in fee simple, in the following described land situated in the County of Cook and State of Illinois.

DESCRIPTION OF LAND

The North 4 rods of the South 6 rods of the North 40 rods of the East 8 rods of the West 30 rods of the West 60 rods of the East Half (½) of the North West Quarter (¼) of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian.

Subject to the Estates, Easements, Incumbrances and Charges noted on the following memorials page of this Certificate.

Witness My hand and Official Seal

this THIRTIETH (30th) day of SEPTEMBER A. D. 1976

RLL---9/30/76

Form No. 1B

Registrar of Titles, Cook County, Illinois.

MEMORIALS

OF ESTATES, EASEMENTS, INCUMBRANCES AND CHARGES ON THE LAND.

JMENT 40.	NATURE AND TERMS OF DOCUMENT	DATE OF DOCUMENT	DATE OF REGISTRATION YEAR-MONTH-DAY-HOUR	SIGNATURE OF REGISTRAR
	General Taxes for the year 1975.			
	Subject to General Taxes levied in the year 1976.			
	Easement for purpose of ingress and egress to Frederick Street; in common with all other persons entitled to use the same over the East Half (½) of Pine Street if extended North of the North line of Frederick Street, for a distance of 4 rods as granted in Deed Document Number 1508300.			
	Subject to public utility easements, as shown in Deed Document Number 2695284.			
	Mortgage from Citizens National Bank of Downers Grove, a Corporation, as Trustee, Trust Number 973, to First Federal Savings and Loan Association of Des Plaines, a Corporation of the United States Of America, to secure its note in the sum of $38,000.00, payable as therein stated. For particulars see Document.	Aug. 9, 1976	Aug. 19, 1976 10:46AM	
	Mortgagee's Duplicate Certificate 579491 issued 9/30/76 on Mortgage 2888637.			

This Trust Agreement, dated this 27th day of July, 19 76,

and known as Trust Number 973, is to certify that CITIZENS NATIONAL BANK OF DOWNERS GROVE, a National Banking Association, organized under the laws of the United States of America, as trustee hereunder, is about to take title to the following described real estate in DuPage Cook Counties, Illinois, to-wit:

The North 4 rods of the South 6 rods of the North 40 rods of the East 8 rods of the West 30 rods of the West 60 rods of the East Half ($\frac{1}{2}$) of the North West Quarter ($\frac{1}{4}$) of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

After the death of Richard S. Hedstrom, the Trustee shall deal with the beneficial interest under the trust agreement on the basis that there is no trust stablished for any one of said beneficiaries until such time as it receives ritten notice of the fact of the establishment of such trust. Thereafter, it hall deal with the interest of that beneficiary only pursuant to the terms of he trust established for that beneficiary.

and that when it has taken the title thereto, or to any other real estate deeded to it as trustee hereunder, it will hold it for the uses and purposes and upon the trusts herein set forth. The following named persons shall be entitled to the earnings, avails and proceeds of said real estate according to the respective interests herein set forth, to-wit:

The whole thereof to Richard S. Hedstrom with full power to assign any or all right, title or interest herein or otherwise to dispose of any or all of them.

Upon the death of Richard S. Hedstrom, during the existence of this Trust all such right, title, or interest not previously assigned or otherwise disposed of shall vest in the then living descendants of Richard S. Hedstrom, per stirpes; provided, however, if such right, title or interest not previously assigned or otherwise disposed of shall vest in a descendant who is then a beneficiary of a Trust created under the Last Will and Testament of said Richard S. Hedstrom, such right, title or interest not previously assigned or otherwise disposed of shall vest in such Trustee of such Trust. * (see above)

* [illegible] entitled to any interest under this trust, that the interest of any beneficiary hereunder shall consist solely of a power of direction to deal with the title to said property and to manage and control said property as hereinafter provided, and the right to receive the proceeds from rentals and from mortgages, sales or other disposition of said premises, and that such right in the avails of said property shall be deemed to be personal property, and may be assigned and transferred as such, that in case of the death of any beneficiary hereunder during the existence of this trust, his or her right and interest hereunder shall, except as herein otherwise specifically provided, pass to his or her executor or administrator, and not to his or her heirs at law, and that no beneficiary now has, and that no beneficiary hereunder at any time shall have any right, title or interest in or to any portion of said real estate as such, either legal or equitable, but only an interest in the earnings, avails and proceeds as aforesaid. The death of any beneficiary hereunder shall not terminate the trust nor in any manner affect the powers of the trustee hereunder. No assignment of any beneficial interest hereunder shall be binding on the trustee until the original or a duplicate of the assignment is lodged with the trustee, and every assignment of any beneficial interest hereunder, the original or duplicate which shall not have been lodged with the trustee, shall be void as to all subsequent assignees or purchasers without notice.

In case said trustee shall make any advances of money on account of this trust or shall be made a party to any litigation on account of holding title to said real estate or in connection with this trust, or in case said trustee shall be compelled to pay any sum of money on account of this trust, whether on account of breach of contract, injury to person or property, fines or penalties under any law or otherwise, the beneficiaries hereunder do hereby jointly and severally agree that they will on demand pay to the said trustee, with interest thereon at the rate of 7% per annum, all such disbursements or advances or payments made by said trustee, together with its expenses, including property at any time held hereunder until all of said disbursements, payments, advances and expenses made or incurred by said trustee shall have been fully paid, together with interest thereon as aforesaid. However, nothing herein contained shall be construed as requiring the trustee to advance or pay out any money on account of this trust or to prosecute or defend any legal proceeding involving this trust or any property or interest thereunder unless it shall be furnished with funds sufficient therefor or be satisfactorily indemnified in respect thereto.

It shall not be the duty of the purchaser of said premises or of any part thereof to see to the application of the purchase money paid therefor, nor shall any one who may deal with said trustee be required or privileged to inquire into the necessity or expediency of any act of said trustee, or of the provisions of this instrument.

This trust agreement shall not be placed on record in the Recorder's Office of the county in which the land is situated, or elsewhere. The recording of the same, however, shall not be considered as notice of the rights of any person hereunder, derogatory to the title or powers of said trustee.

The Trustee may at any time resign by sending by registered mail a notice of its intention so to do to each of the then beneficiaries hereunder at his or her address last known to the Trustee. Such resignation shall become effective ten days after the mailing of such notice by the Trustee. In the event of such resignation, a successor or successors may be appointed by the person or persons then entitled to direct the Trustee in the disposition of the trust property, and the Trustee shall thereupon convey the trust property to such successor or successors in trust. In the event that no successor in trust is named as above provided within ten days after the mailing of such notices by the Trustee, then the Trustee may convey the trust property to the beneficiaries in accordance with their respective interests hereunder, or the Trustee may, at its option, file a bill for appropriate relief in any court of competent jurisdiction. The Trustee notwithstanding such resignation shall continue to have a first lien on the trust property for its costs, expenses and attorneys' fees and for its reasonable compensation.

Every successor Trustee or Trustees appointed hereunder shall become fully vested with all the estate, properties, rights, powers, trusts, duties and obligations of its, his or their predecessor.

It is understood and agreed by the parties hereto and by any person who may hereafter become a party hereto, that said Trustee will deal with said real estate only when authorized to do so in writing and that it will notwithstanding any change in the beneficiary or beneficiaries hereunder, unless otherwise directed in writing by the beneficiaries) on the written direction of

Richard S. Hedstrom

or such other person or persons as shall be from time to time named in writing by the beneficiary or beneficiaries or on the written direction of such person or persons as may be beneficiary or beneficiaries at the time, make deeds for, or otherwise

(Over)

deal with the title to said real estate, provided, however, that the trustee shall not be required to enter into any personal obligation or liability in dealing with said land or to make itself liable for any damages, costs, expenses, fines or penalties, or to deal with the title so long as any money is due to it hereunder. The trustee shall not be required to inquire into the propriety of any such direction.

The beneficiary or beneficiaries hereunder, in his, her or their own right, shall have the management of said property and control of the selling, renting and handling thereof, and any beneficiary or his or her agent shall collect and handle the rents, earnings, avails and proceeds thereof, and said Trustee shall have no duty in respect to the management or control, or the collection, handling or application of such rents, earnings, avails or proceeds of said property or in respect to the payment of taxes or assessments or in respect of insurance, litivation or otherwise, except on written direction as hereinabove provided, and after the payment to it of all money necessary to carry out said instructions. No beneficiary hereunder shall have any authority to contract for or in the name of the Trustee or to bind the Trustee personally. If any property remains in this trust twenty years from this date it shall be sold at public sale by the Trustee on reasonable notice, and the proceeds of the sale shall be divided among those who are entitled thereto under this trust agreement.

CITIZENS NATIONAL BANK OF DOWNERS GROVE shall receive for its services in accepting this trust and in taking title hereunder the sum of $ 63.00, also the sum of $ 20.90 per year for holding title after the 27th day of July, 1972, subject to adjustment in accordance with its schedule of fees from time to time in effect, so long as any property remains in this trust, also its regular schedule fees for making deeds, and it shall receive reasonable compensation for any special services which may be rendered by it hereunder, or for taking and holding any other property which may hereafter be deeded to it hereunder, subject to adjustment for any increase in value, which fees, charges or other compensation, the beneficiaries hereunder jointly and severally agree to pay.

IN TESTIMONY WHEREOF, CITIZENS NATIONAL BANK OF DOWNERS GROVE has caused these presents to be signed by its Vice-President, and attested by its Trust Officer, and has caused its corporate seal to be hereto attached, as and for the act and deed of said National Banking Association, the day and date above written.

ATTEST: Lucille Stefanich By _____
Asst. Cashier ~~Vice Pres. Trust Officer~~

CITIZENS NATIONAL BANK OF DOWNERS GROVE
S. R. Hoyt
Vice-President.

And on said day the said beneficiaries have signed this Declaration of Trust and Trust Agreement in order to signify their assent to the terms hereof.

R. S. Hedstrom (SEAL) Address 901 N. Pine Ave.
Richard S. Hedstrom,
a/k/a R. S. Hedstrom
Arlington Heights, Ill. - 60004

_____ (SEAL) Address _____

_____ (SEAL) Address _____

_____ (SEAL) Address _____

_____ (SEAL) Address _____

Street and Number 901 N. Pine Ave., Arlington Heights, Ill. - 60004

Improvements single-family dwelling.

May the name of any beneficiary be disclosed to the public? no.

To whom shall inquiries be referred? Richard S. Hedstrom

Trust Agreement

AND

DECLARATION OF TRUST

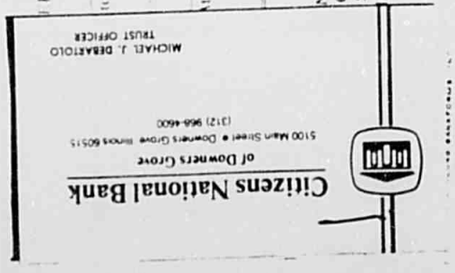
dated the _____ day of _____, 19__, and known as

Trust No. _____

CITIZENS NATIONAL BANK
OF DOWNERS GROVE
TRUSTEE

PREPARED BY:
(Attorney)

NATIONAL BANK
GROVE
St.
IL. 60515



Notice of Public Hearing

THE ARLINGTON HEIGHTS ZONING BOARD OF APPEALS WILL CONSIDER A REQUEST FOR A VARIATION FROM CHAPTER 28, SECTION 6.6-5.1 (PERMITTED OBSTRUCTIONS).

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held at 7:30 p.m., May 22, 1989 in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois at which time the Zoning Board of Appeals will consider a variation request to allow construction of a 4' high chain link fence in the side yard along Fredrick Street where code only allows a 30" high fence on the following legally described property:

The North 4 Rods of the South 6 Rods of the North 40 Rods of the East 8 Rods of the West 30 Rods of the West 60 Rods of the East ½ of the Northwest ¼ of Section 29, Township 42 North, Range 11, East of the Third Principal Meridian, in Cook County, Illinois.

Commonly known as 901 N. Pine, Arlington Heights, Illinois.

Interested persons will be given an opportunity to be heard.

WILLIAM KURNIK
Chairman
Zoning Board of Appeals

Published in Arlington Heights Herald May 6, 1989 C

P.O. 8403

NOTICE OF PUBLIC HEARING

THE ARLINGTON HEIGHTS ZONING BOARD OF APPEALS WILL CONSIDER A REQUEST FOR A VARIATION FROM CHAPTER 28, SECTION 6.6-5.1 (PERMITTED OBSTRUCTIONS).

NOTICE IS HEREBY GIVEN THAT a Public Hearing will be held at 7:30 p.m., May 22, 1989 in the Municipal Building, 33 South Arlington Heights Road, Arlington Heights, Illinois at which time the Zoning Board of Appeals will consider a variation request to allow construction of a 4' high chain link fence in the side yard along Fredrick Street where code only allows a 30" high fence on the following legally described property:

THE NORTH 4 RODS OF THE SOUTH 6 RODS OF THE NORTH 40 RODS OF THE EAST 8 RODS OF THE WEST 30 RODS OF THE WEST 60 RODS OF THE EAST 1/2 OF THE NORTHWEST 1/4 OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as 901 N. Pine, Arlington Heights, Illinois.

Interested persons will be given an opportunity to be heard.

William Kurnik, Chairman
Zoning Board of Appeals

(PUBLISHED IN THE DAILY HERALD IN
ARLINGTON HEIGHTS ON MAY 6, 1989)

PETITION

NOW COMES the Petitioner, Richard & Marlene Hedstrom, being the owner of the property commonly known as 901 N. Pine Arlington Hts. Ill., and appeals to the Zoning Board of Appeals for the Village of Arlington Heights for a variation of Section 6.6-5.1, Chapter 28, of the Municipal Code for the Village of Arlington Heights, in order to Erect A fence on our side yard.

I hereby state that the following hardship would exist if the variation were not granted: My children MAY get into trouble with the traffic patterns.

I hereby state that the following unique circumstances exist: See Attached letter to the Zoning Board of Appeals (19 April 89)

I hereby state that the variation, if granted, will not alter the character of the locality because: In fact it will ~~enhance~~ the existing locality And will allow us to utilize our remaining side yard.

Signed: R. L. Hedstrom
Petitioner

Dated: 20 April 89

PLAT OF SURVEY

BY

5323 W. MONROE STREET
SKOKIE, ILLINOIS

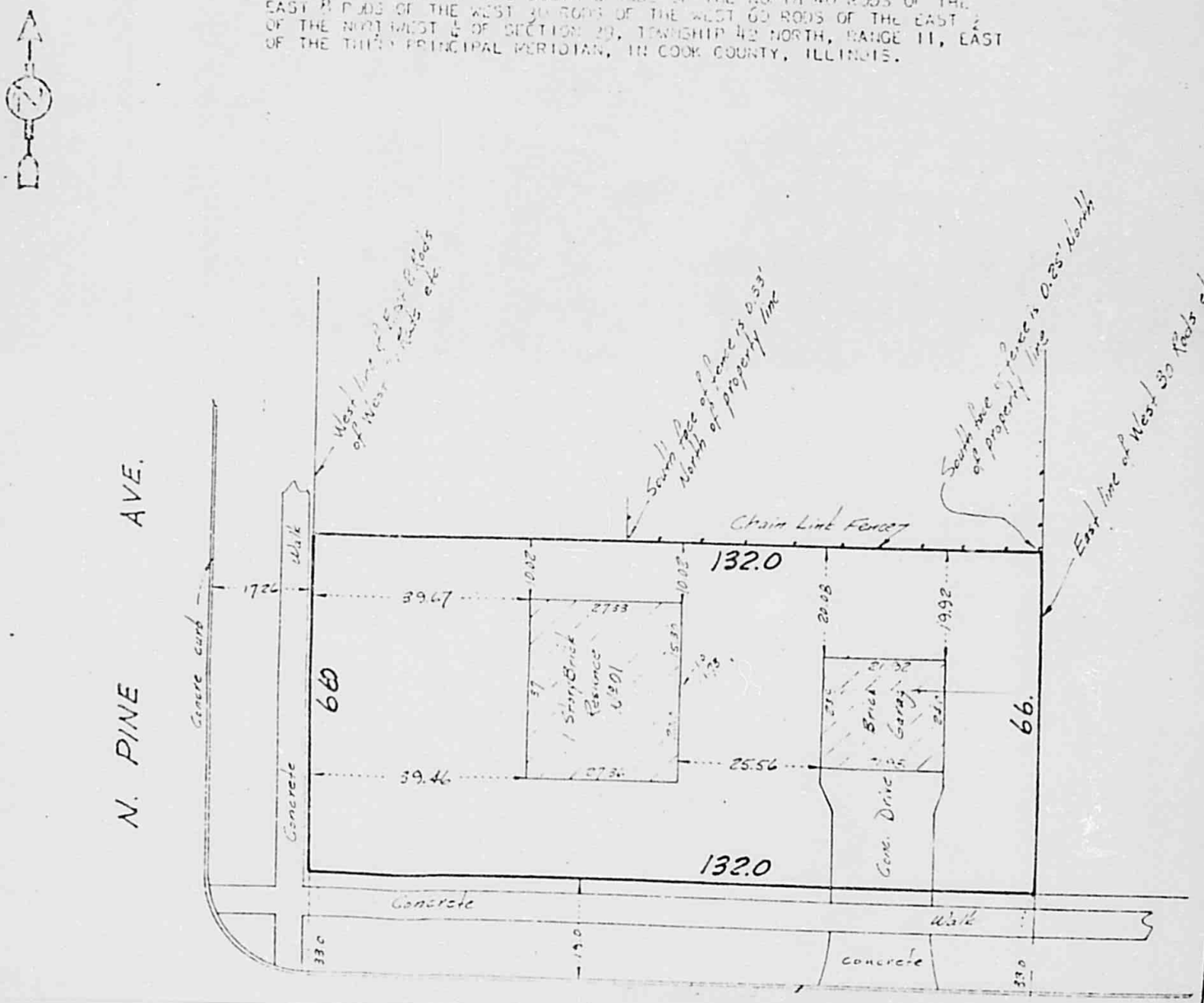
W. L. SAMBORSKI

REGISTERED ILLINOIS LAND SURVEYOR

TELEPHONE
ORchard 4-7373

OF

THE NORTH ½ RODS OF THE SOUTH 6 RODS OF THE NORTH 40 RODS OF THE EAST 8 RODS OF THE WEST 40 RODS OF THE WEST 60 RODS OF THE EAST ½ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



Measurements are shown in feet and decimals and are correct at 62 degrees Fahrenheit.

SCALE: 1 inch = 20 feet

ORDER No. 181 - 73

BOOK: 122 PAGE: 83

ORDERED BY: Kenneth A Swartz

COMPARE ALL POINTS BEFORE BUILDING
BY SAME AND AT ONCE REPORT
ANY DIFFERENCE

Order No._____

BUILDING LOCATED _____ A.D. 19__

_____
Registered Illinois Land Surveyor No. 1437

STATE OF ILLINOIS }
COUNTY OF COOK } ss

I, W. L. SAMBORSKI, a Registered Illinois Land Surveyor, do hereby certify that I have surveyed the above described property and that the survey of same is correctly represented on the plat hereon drawn.

SKOKIE, April 12th, A.D. 1973

W. L. Samborski
Registered Illinois Land Surveyor

Ex B

AFFIDAVIT OF COMPLIANCE

I Richard + Marlene Hedstrom, hereby certify as follows:

That on the 4 day of May, 1989, affiant caused to be mailed in the post office in Arlington Hts., copies of the attached Notice of Public Hearing to all listed taxpayers of real estate within 250' of the subject property and to the owners or representatives of property listed as exempt.

That the parties to whom said notice was mailed are set forth on the attached list.

That petitioner posted the required sign(s) as required by Ordinance of the Village of Arlington Heights.

Marlene Hedstrom + R. E. Hedstrom
Signature

Evelyn L. Zahour
Witness

Subscribed and Sworn to before me this 19th day of May, 1989.

Roma Katzman
Notary Public

OFFICIAL SEAL
ROMA KATZMAN
NOTARY PUBLIC STATE OF ILLINOIS
MY COMMISSION EXP. DEC. 6, 1992

NOTICE OF PUBLIC HEARING

We (I) RICHARD and MARLENE Hedstrom,
being the legal owner(s) of 901 N. PINE
are scheduled to appear before the Zoning Board of Appeals of the Village of Arlington Heights, 33 South Arlington Heights Road, Arlington Heights, Illinois, on the evening of 22 MAY 89, at 7:30 p.m., for the purpose of petitioning for a Variation of the Municipal Code, Section 6.6-5.1, Chapter 28, Zoning Regulations, in order to
ERRECT A FENCE ON OUR SIDE YARD

on the subject property.

INTERESTED PERSONS ARE INVITED TO ATTEND.

ZONING BOARD OF APPEALS

MOTION SHEET

PETITIONER: Richard & Marlene Hedstrom
901 N. Pine

DATE: 5-22-89

BOARD MEMBERS:	AYE	NAY
MR. HAUFF	✓	
MRS. DAMM	✓	
MR. DIENSTAG	✓	
MR. MARKS	✓	
MR. TOMASO	✓	
~~MR. PEOSS~~		
CHAIRMAN KURNIK	✓	

MOTION: ----------

April 19, 1989

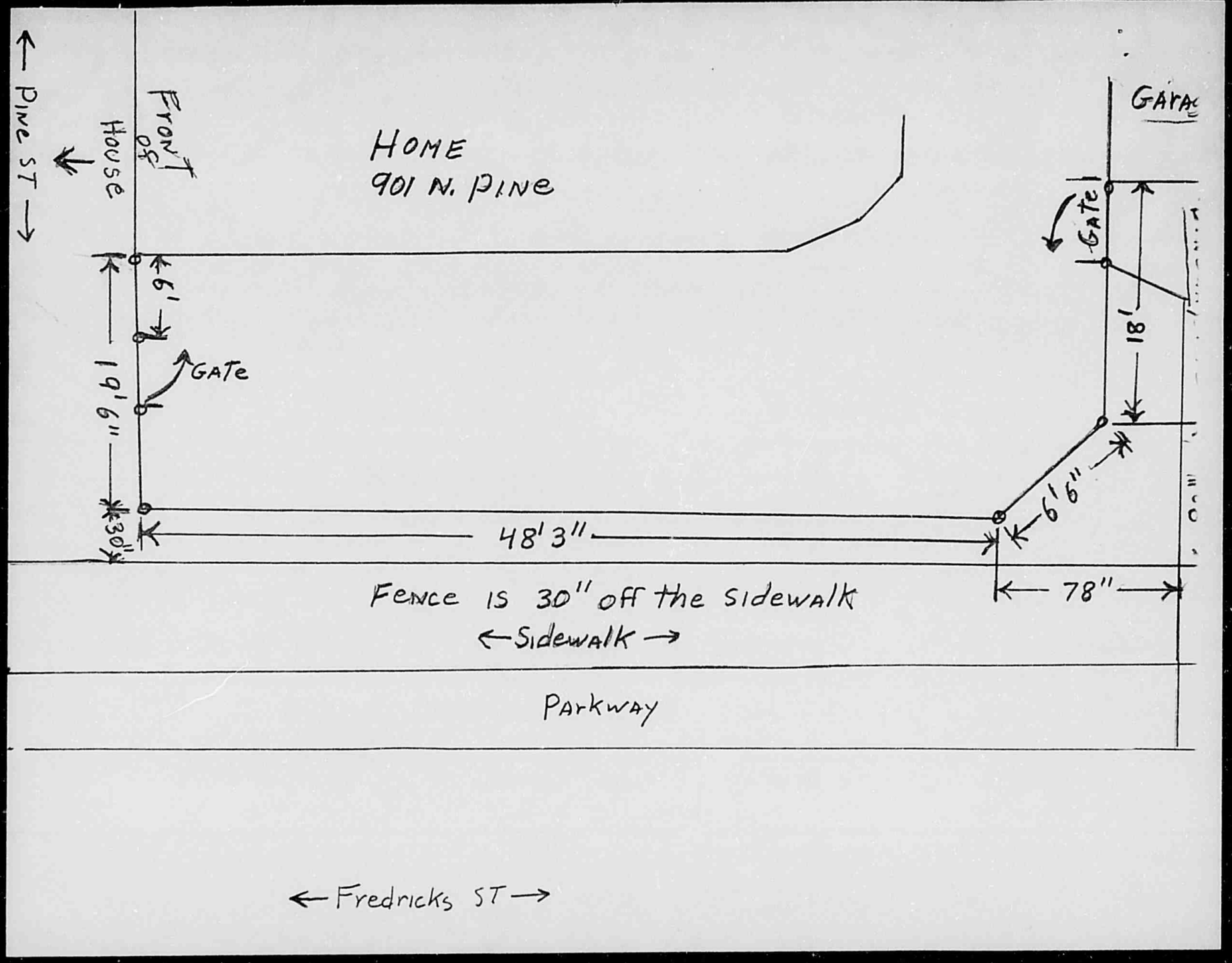
To the Zoning Board of Appeals:

We are petitioning the Village of Arlington Hts. for a fence variance to encroach our side yard along Fredricks St. by approximately 11 inches.

We wish to erect a 4'2" black galvanized chain link fence for the security of our two small children. Due to the traffic patterns of the area (St. Viators H.S. and being kitty-corner from St. James parking lot) and the limited space of our back yard, we wish to erect a fence. This will allow us to utilize our lots existing space as a secured area for our children to use.

Sincerely,

Richard & Marlene Hedstrom


PINE ST
HOUSE
FRONT OF
HOME
901 N. PINE
GARAGE
GATE
GATE
6'9"
19'6"
30"
48'3"
18'
6'6"
78"
Fence is 30" off the sidewalk
Sidewalk
Parkway
Fredricks ST

RECEIPT

VILLAGE OF ARLINGTON HEIGHTS

FINANCE DEPARTMENT
VILLAGE HALL

33 SOUTH ARLINGTON HEIGHTS RD. ARLINGTON HEIGHTS, ILLINOIS 60005
TELEPHONE 253-2340

Receipt No. Date 4-21-89

Received From R. Hedstrom

Address 201 N. Pine

City Arlington Hts, IL

	Zoning Variation Fee	30.00

VILLAGE OF ARLINGTON HEIGHTS
PAID APR 21 1989 PAID
BY _____ THANK YOU

$ 30.00 TOTAL

009588

THE CITY OF GOOD NEIGHBORS

Village of Arlington Heights

MUNICIPAL BUILDING • 33 S. ARLINGTON HEIGHTS ROAD 60005
Area 312/253-2340

March 31, 1989

Mr. & Mrs. R. Hedstrom
901 N. Pine
Arlington Heights, IL 60004

RE: Tentative Hearing Before the Zoning Board of Appeals
Hearing: May 22, 1989
Requirement Date: April 21, 1989

Dear Mr. & Mrs. Hedstrom:

You have been tentatively scheduled to be heard by the Zoning Board of Appeals on the date first captioned above.

If you wish to maintain this hearing date, you must bring in the following items:

1. Plat of Survey (9 copies) of the Subject Property
2. Application Filing Fee
3. Petition
4. Sketch or Site Plan of Project (9 copies)

If you do not bring these items in by the above captioned requirement date, I will assume you are withdrawing your request, and I will remove your name from the agenda.

If you have any questions, please contact me.

Sincerely,

A. Hus

Alice Hus, Recording Secretary
Zoning Board of Appeals

/ak

PETITIONER'S APPLICATION - VILLAGE OF ARLINGTON HEIGHTS
ZONING BOARD OF APPEALS

DATE: 3-30-89

R. Hedstrom
NAME OF PETITIONER (OWNER) TELEPHONE: 253-9269

901 N. Pine AH 60004
LOCATION OF PROPERTY (DESCRIPTION/STREET ADDRESS)

VARIATION REQUESTED:

SECTION: 6.6-5.1

DATE OF HEARING: 5-22

TIME: 7:30

- (✓) Fence (Single Family Residential)
- ( ) Fence (Multiple Family, Commercial or Industrial)
- ( ) Front, Rear or Side Yard Variation (Single Family Residential)
- ( ) Front, Rear or Side Yard Variation (Multiple Family, Commercial or Industrial)
- ( ) Lot Size Variation
- ( ) Parking Lot Variation (Single Family Residential)
- ( ) Parking Lot Landscaping Variation (Existing Lot)
- ( ) Land Use Variation
- ( ) All Other Variations (Single Family Residential)
- ( ) All Other Variations (Multiple Family, Commercial or Industrial)

Brief Statement of Variation Requested: 4' TO ENCROACH the side Yard along property by Appx 11' Set back.

A) Submit the Following to Recording Secretary at Least 30 days prior to the Hearing Date:

4-22-8

1. Nine copies of Plat of Survey of property showing dimensions of proposed construction spotted thereon.
2. Application Filing Fee (Make check payable to: The Village of Arlington Heights). 30.00
3. Written Petition to Board detailing variation requested and reason for request.
4. Nine copies of detailed plans of variation requested, building plans, if available, photos, etc. If fence variation, show proposed placement and height of fence on Plat of Survey.

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
4/13/2026

Item: 820 N Dunton Ave - ZBA26-005
Department: Planning & Community Development

Item Description:
REQUEST:

- **A 6.7-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 25.3 feet from front lot line where the required minimum setback is 32 feet.**
- **A 632 square-foot variation from Chapter 28, Section 5.1-3.5(b)1 (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,070 square feet or 65.12% of the lot where the maximum allowed by code is 3,438 square feet or 50%.**
- **A 0.34-foot variation from Chapter 28, Section 5.1-3.6 (Maximum Height) to allow a building height of 25.34 feet where the maximum allowed by code is 25 feet.**

ATTACHMENTS:
1. 820 N Dunton Ave - Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Darko Bojin, Planner
Hearing Date: April 13, 2026
Date Prepared: April 3, 2026
Project Title: Nemeth Residence
Address: 820 N. Dunton Ave.

Background Information
Petition Number: ZBA #26-005
Petitioner: Christoper and Brianna Nemeth
Address: **820 N. Dunton Ave.**

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

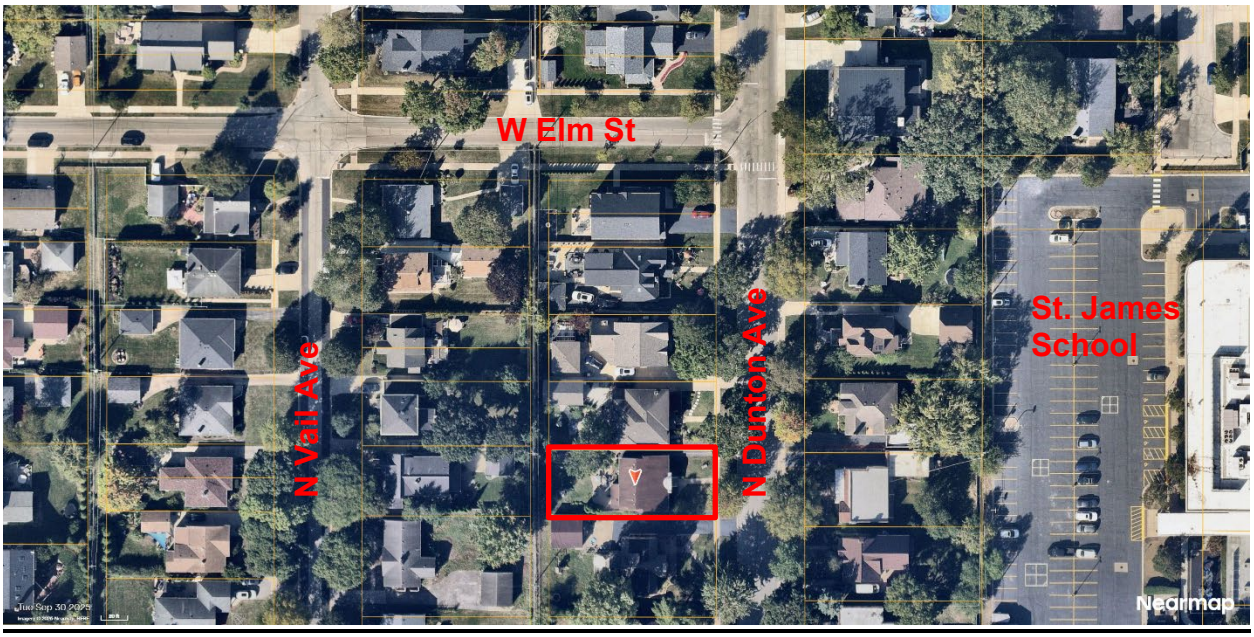
The property is zoned R-3 and has a total land area of approximately 6,250 square feet. The petitioner is proposing to construct an a second story addition and porch. This proposed addition set back 25.3 feet from the front lot line, has an impervious surface coverage of 65.12%, and is 25.34 high. Therefore, the petitioner is requesting the following variations:

- **A 6.7-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 25.3 feet from front lot line where the required minimum setback is 32 feet.**
- **A 632 square-foot variation from Chapter 28, Section 5.1-3.5(b)1 (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,070 square feet or 65.12% of the lot where the maximum allowed by code is 3,438 square feet or 50%.**
- **A 0.34-foot variation from Chapter 28, Section 5.1-3.6 (Maximum Height) to allow a building height of 25.34 feet where the maximum allowed by code is 25 feet.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) 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; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance 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.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	3.25.26	
2. List of Property Owners Within 250 feet of Subject Property	✓	3.25.26	
3. Letter that was Mailed	✓	3.25.26	
4. Photographs of Sign on Property	✓	3.25.26	

Photographs of Existing Structure

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 13, 2026, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A 6.7-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 25.3 feet from front lot line where the required minimum setback is 32 feet.**
- **A 632 square-foot variation from Chapter 28, Section 5.1-3.5(b)1 (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,070 square feet or 65.12% of the lot where the maximum allowed by code is 3,438 square feet or 50%.**
- **A 0.34-foot variation from Chapter 28, Section 5.1-3.6 (Maximum Height) to allow a building height of 25.34 feet where the maximum allowed by code is 25 feet.**

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planningmail@vgh.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

LOTS 9 AND 10 IN BLOCK 4, IN W. H. & J. DUNTON AND OTHERS SUBDIVISION OF LOTS 4, 5 AND 6 OF THE NORTHWEST ¼ AND LOTS 1, 2, 8 AND 9 OF THE SOUTHWEST ¼ OF THE NORTHWEST ¼ OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1874 AS DOCUMENT NO. 152778, IN COOK COUNTY, ILLINOIS.

Commonly known as: 820 N. Dunton Ave.

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Health & Human Services at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760 (Voice), (847) 368-5980 (Fax) or healthmail@vgh.com.

Benjamin Jaffe, Chair
Zoning Board of Appeals
Dan Osoba (847) 368-5215
Planning and Community Development
Published in Daily Herald Mar 28, 2026 (326535)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/28/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 326535

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Village of Arlington Heights

To:	**Chris Nemeth (Owner)**
From:	**Darko Bojin**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 26-005**
Project:	**820 N Dunton Ave**
Date:	**April 2, 2026**

ZONING COMMENTS:

For your use and consideration, review the zoning review comments below regarding the following variances:

- A 6.7-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 25.3 feet from front lot line where the required minimum setback is 32 feet.
- A 632 square-foot variation from Chapter 28, Section 5.1-3.5(b)1 (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 4,070 square feet or 65.12% of the lot where the maximum allowed by code is 3,438 square feet or 50%.
- A 0.34-foot variation from Chapter 28, Section 5.1-3.6 (Maximum Height) to allow a building height of 25.34 feet where the maximum allowed by code is 25 feet.

If you have any questions, please contact dbojin@vah.com:

Planning and Community Development

1. The design of the proposed second floor addition and expanded front porch are very nicely done, and will be enhancements to the appearance of the house. This project is favorable for an Administrative (Staff) design approval, pending the outcome of the ZBA review.

Building and Life Safety

1. Approved with Note: 1. A minimum fire separation distance less than 5’-0” requires a 1-hour fire-resistance rating. Section: 2018 IBC Table R302.1(1).

Engineering

1. No comments.

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 11 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. This petition form must be completely filled out and signed. The Petitioner may supplement this form with a separate document submitted with the application through the Customer Self-Service (CSS) Portal.

PETITION

Now comes the Petitioner Christopher Nemeth & Brianna Nemeth

being the owner of the property commonly known as: 820 N Dunton Avenue

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Chapter 28, Section(s) 11

of the Arlington Heights Municipal Code, in order to: complete proposed home improvements to existing current state

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): Yes, the essential character will be compatible with the exsiting uses and zoning of nearby property

I hereby state 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 (please explain): N/A

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): Yes, the proposed variation will be within harmony with the spirit and intent laid out by this chapter

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Yes; the variance requested has been determined to be the minimum variance required to allow for reasonable use of the property

Signed: _____ Date: 2/3/2026

Petitioner

PETITION

Now comes the Petitioner: Christopher Nemeth & Brianna Nemeth

being the owner of the property commonly known as: 820 North Dunton Avenue

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Chapter 28, Section(s)___

Section 5.1-3.6 – Building Height

Section 5.1-3.3(a) – Front Setback

Section 5.1-3.5 – Impervious Surface Coverage

of the Arlington Heights Municipal Code, in order to: __

Complete home improvements (to the stated address above) as described in the summarized ZBA - Project Description document (as another attachment to this ZBA Application – included) to bring the home from existing current state to future proposed state; including a second story front dormer to accommodate a new master bedroom, bathroom and closet, as well as updating front porch profile.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain):

The essential character of the future proposed state will remain compatible with the existing uses and zoning of nearby properties.

I hereby state 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 (please explain):

The future proposed state will allow for accommodating our growing working family and remain at our current location and continue to be a positive presence within the community.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain):

The proposed variations will remain in harmony with the spirit and intent laid out within the Chapter 28 and the relevant sections as requested above.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain):

The variances requested have been determined to be the minimum variances required to allow for reasonable use of the property

Signed: Christopher Nemeth & Brianna Nemeth

Petitioner

Date: February 20, 2026

ZBA – Project Description

ZBA - Project Description Instructions

A narrative of the variation request.

We are performing a second-story addition in the form of a front dormer to create a new master bedroom & bathroom. The second story addition will bring the building height to approximately 25' 4" (Building Height variance request)

As part of the scope of work, we are requesting to expand the existing covered front porch footprint from it's existing dimensions (13' 1 ½" width x 3' 7 ½" depth) to a proposed dimensions (37' width x 8' depth). (Front Back Setback variance request)

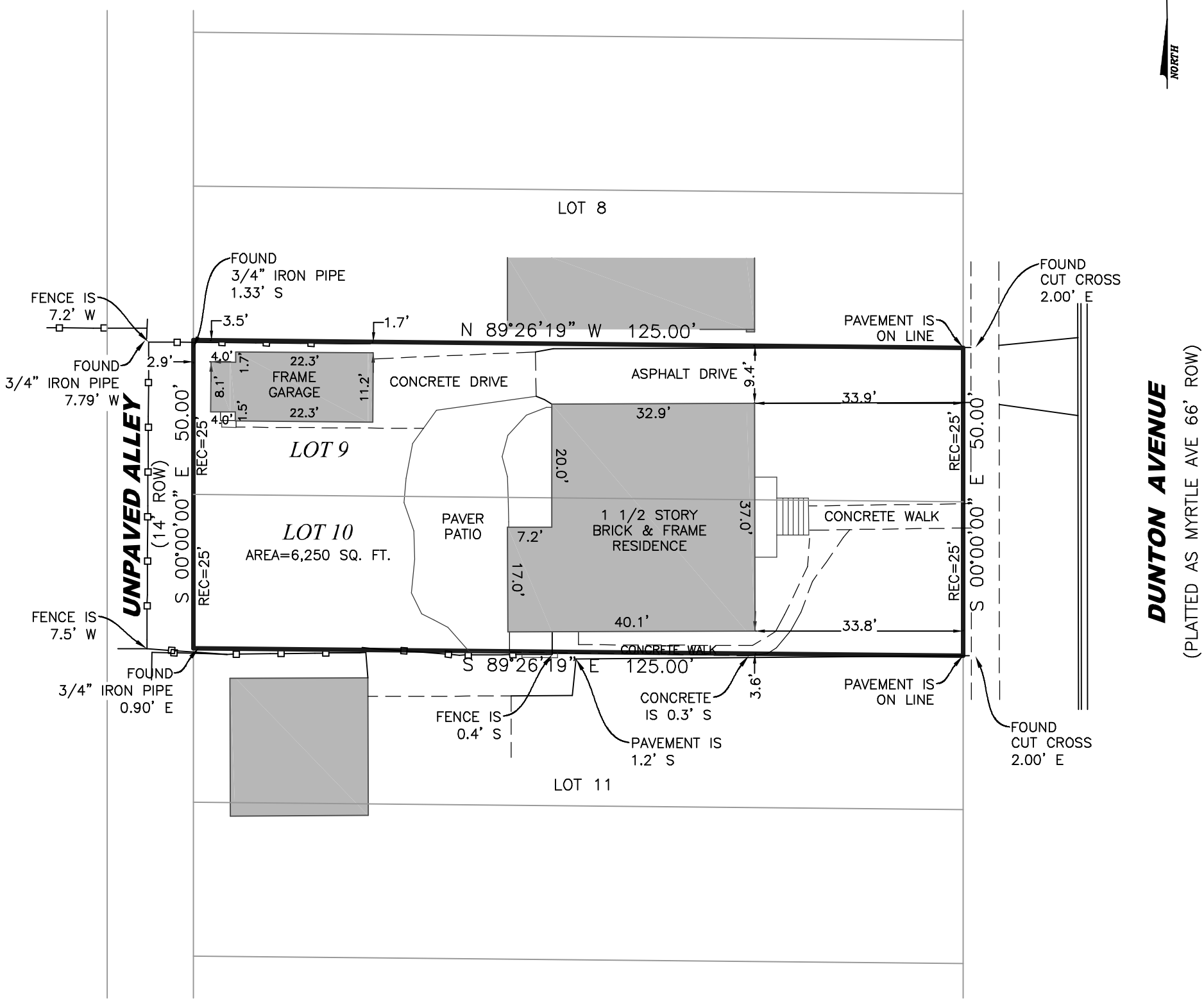
As part of the scope of work, we will increase Impervious Surface Area Coverage beyond the current maximum allowed of 3,438 sq. ft. (55%), to a proposed amount of approximately 4070 sq. ft. (65%). (Impervious Surface Area Coverage variance request)

Signed: Christopher Nemeth

Chris J Nemeth 2/3/2026

PLAT OF SURVEY

LOTS 9 AND 10 IN BLOCK 4 IN W.H. & J. DUNTON AND OTHERS SUBDIVISION OF LOTS 4, 5 AND 6 OF THE NORTHEAST QUARTER AND LOTS 1, 2, 8 AND 9 OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED APRIL 21, 1874, AS DOCUMENT NUMBER 152778, IN COOK COUNTY, ILLINOIS.



IMPERVIOUS AREAS
BUILDINGS=1,625 SQ. FT
ASPHALT=619 SQ. FT.
CONCRETE=502 SQ. FT.
PAVERS=638

GENERAL NOTES

1. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.

2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE.

3. BEARINGS SHOWN HEREON ARE ASSUMED.

4. ALL DISTANCES SHOWN HEREON ARE MEASURED UNLESS OTHERWISE NOTED.

5. FIELD WORK COMPLETED 12/12/2025.

6. PREPARED FOR CHRISTOPHER NEMETH.

7. UP TO 6" OF SNOW COVERED THE SITE AT THE TIME OF THE SURVEY. SOME GROUND FEATURES MAY NOT BE LOCATED, OR LOCATED ACCURATELY.

CHAD D HOWARD
3552 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS
WOODSTOCK, ILLINOIS

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
)SS
COUNTY OF McHENRY)

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WOODSTOCK, ILLINOIS,

THIS 5TH DAY OF JANUARY, A.D., 2026.

BY: _____

ILLINOIS PROFESSIONAL LAND SURVEYOR NUMBER 3552
LICENSES EXPIRE NOVEMBER 30, 2026.
PROFESSIONAL DESIGN FIRM 184.006160

MERIDIAN
Land Surveying Co.
2547 APPLEWOOD LANE
WOODSTOCK, IL
(815)861-3135

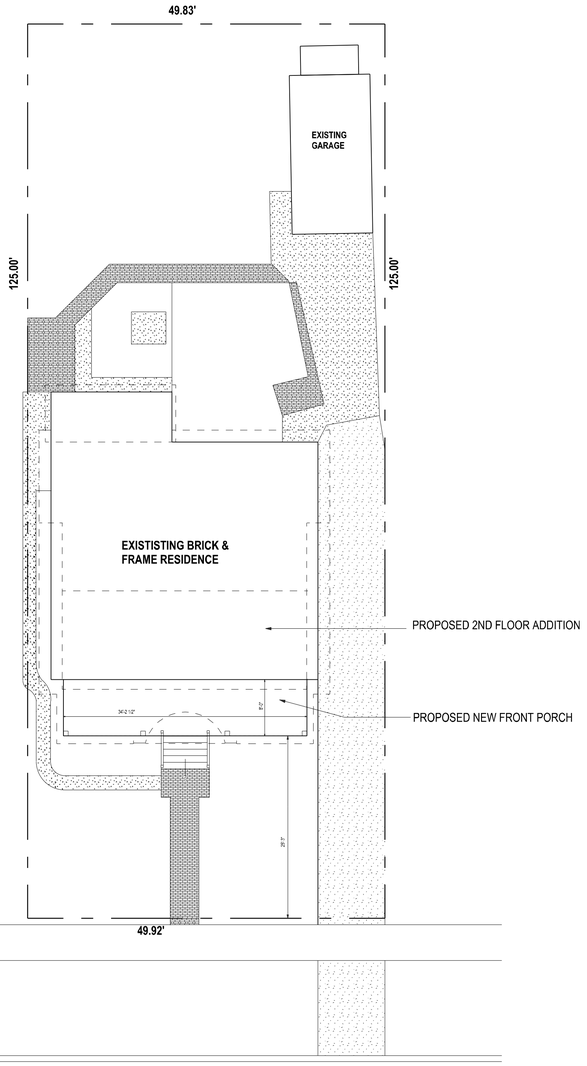
820 N. DUNTON AVENUE

ARLINGTON HEIGHTS, IL

PROJECT NO. 25-403
DATE 01/05/26
SCALE 1"=20'
DRAWN BY : CDH
CHECKED BY : CDH

PAGE
OF

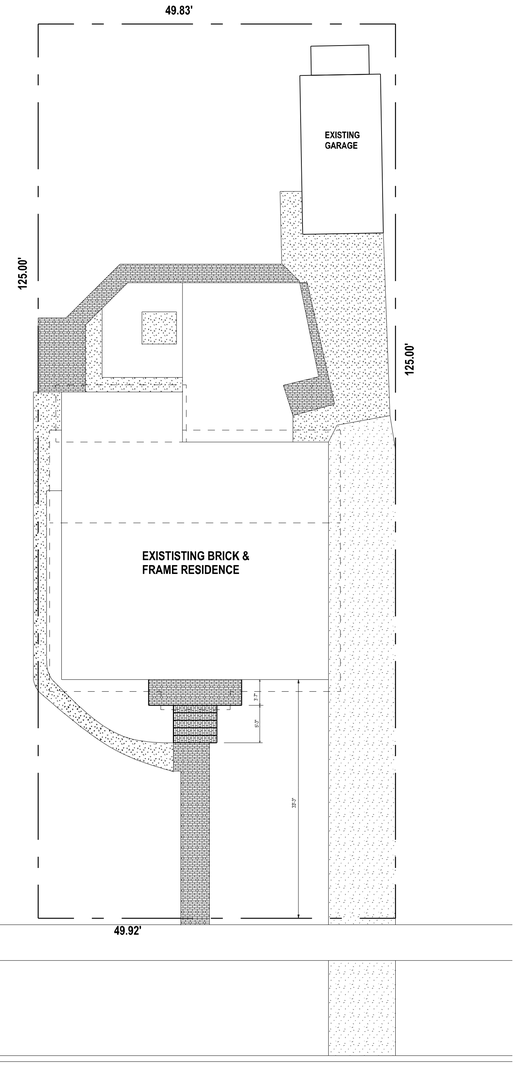
© COPYRIGHT 2026



DUNTON AVENUE

PROPOSED SITE PLAN W/ PROPOSED IMPROVEMENTS

SCALE: 1" = 20'



DUNTON AVENUE

EXISTING SITE PLAN

SCALE: 1" = 20'

LEGEND

	EXISTING	NEW	REMOVE
2x STUD WALL			
2x STUD WALL			
2x4 BEARING			
2x4 w/ SIDING			
2x4 w/ BRICK			
CONC. WALLS			
BRICK/BLOCK			

E = EXISTING ELECTRICAL/HVAC TO REMAIN
R = EXISTING ELECTRICAL/HVAC TO RELOCATE
K = KILL/REMOVE EXISTING ELECTRICAL/HVAC

ITEMS TO SAVE

ITEM	PLACEMENT

IMPORTANT TRADE NOTES

- NO SMOKING IN HOUSE
- FIRESTOP ALL HOLES THROUGH PLATES
- FIRESTOP ALL SOFFITS VERT TO HORIZ AREAS
- CARPENTER - INSTALL DUST BARRIERS & TARP FLOORS
- TEMPORARILY COVER/SEAL COLD AIR RETURNS.
- ALL TRADESMEN TO CLEAN OWN WORK AREA AND PLACE DEBRIS IN ON SITE DUMPSTER DAILY

DATE 10.17.25 — ISSUED FOR REVIEW

DRAWINGS PREPARED BY:
RELIABLE ARCHITECTS LTD
LICENSE NO: 184-004151
STATE OF ILLINOIS
"PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION"

STATE OF ILLINOIS
LICENSED ARCHITECT
JOSEPH W. COATH
LICENSE NO: 001-015443
EXPIRES : 11-30-2026

SIGNATURE
DATE SIGNED

I HEREBY CERTIFY THAT THE DRAWINGS AS LISTED ON THE TITLE SHEET WERE PREPARED UNDER MY DIRECT SUPERVISION; AND THAT THEY, TO THE BEST OF MY KNOWLEDGE, CONFORM TO THE APPLICABLE CODES AND ORDINANCES AS LISTED ON THE TITLE SHEET

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Naperville, Illinois 60563
Phone: (630) 579-6600
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Web Site: www.buildreliable.com

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DIRECTIONS
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WINFIELD RD. (R)
I-88 E. (L) EXIT 132
ONTO I-355 N. (R)
EUCLID AVE. (R)
N. DUNTON AVE. (L)

NEMETH RESIDENCE
820 N. DUNTON AV.
ARLINGTON HEIGHTS, IL 60004
PHONE #: (618) 567-4737

SITE PLANS- EXISTING & PROPOSED

DRAWN BY
JC
CHECKED BY
MR
SOLD BY
MD

PROJECT NUMBER
6686

SHEET NUMBER
1

LEFT ELEVATION EXISTING

SCALE : 1/4"= 1'-0"

FRONT ELEVATION EXISTING

SCALE : 1/4"= 1'-0"

RIGHT ELEVATION EXISTING

SCALE : 1/4"= 1'-0"

REAR ELEVATION EXISTING

SCALE : 1/4"= 1'-0"

North

DATE	ISSUED FOR
10.17.25	REVIEW

DRAWINGS PREPARED BY:
RELIABLE ARCHITECTS LTD
LICENSE NO: 184-004151
STATE OF ILLINOIS
"PROFESSIONAL DESIGN FIRM
ARCHITECT CORPORATION"

STATE OF ILLINOIS
LICENSED ARCHITECT
JOSEPH W. COATH
LICENSE NO: 001-015443
EXPIRES : 11-30-2026

SIGNATURE

DATE SIGNED

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DIRECTIONS
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WINFIELD RD. (R)
I-88 E. (L) EXIT 132
ON TO I-355 N (R)
EXIT (L) IAHC (R)
N. DUNTON AVE. (L)

NEMETH RESIDENCE
820 N. DUNTON AV.
ARLINGTON HEIGHTS, IL 60004
PHONE #: (618) 567-4737

EXTERIOR ELEVATIONS EXISTING

DRAWN BY
JC
CHECKED BY
MR
SOLD BY
MD

PROJECT NUMBER
6686

SHEET NUMBER
2

LEFT ELEVATION PROPOSED

SCALE : 1/4"= 1'-0"

FRONT ELEVATION PROPOSED

SCALE : 1/4"= 1'-0"

RIGHT ELEVATION PROPOSED

SCALE : 1/4"= 1'-0"

REAR ELEVATION PROPOSED

SCALE : 1/4"= 1'-0"

North
W E
S

ISSUED FOR
REVIEW
DATE
10.17.25

DRAWINGS PREPARED BY:
RELIABLE ARCHITECTS LTD
LICENSE NO: 184-004151
STATE OF ILLINOIS
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SIGNATURE

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DIRECTIONS
FERRY RD. (R)
WINFIELD RD. (R)
ROUTE 53 EXIT 32
ONTARIO ST. (L)
EUCLID AVE. (R)
N. DUNTON AVE. (L)

NEMETH RESIDENCE
820 N. DUNTON AV.
ARLINGTON HEIGHTS, IL 60004
PHONE #: (618) 567-4737

EXTERIOR ELEVATIONS PROPOSED

DRAWN BY
JC
CHECKED BY
MR
SOLD BY
MD

PROJECT NUMBER
6686

SHEET NUMBER
3

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
4/13/2026

Item: 2504 E Gregory St - ZBA26-006
Department: Planning & Community Development

Item Description:
REQUEST:

- **A 6.1-foot variation from Chapter 28, Section 5.1-3.3(c) (Required Minimum Yards) to allow an addition that is set back 20.13 feet from the exterior side lot line where the required minimum setback is 26.23 feet.**

ATTACHMENTS:
1. 2504 E Gregory St - Exhibits

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Darko Bojin, Planner
Hearing Date: April 13, 2026
Date Prepared: April 3, 2026
Project Title: Polley Residence
Address: 2504 E. Gregory St.

Background Information
Petition Number: ZBA #26-006
Petitioner: Matthew and Rebecca Polley
Address: **2504 E. Gregory St.**

Existing Zoning: R-3 – Residential Single-Family District

Requested Action/Background Information

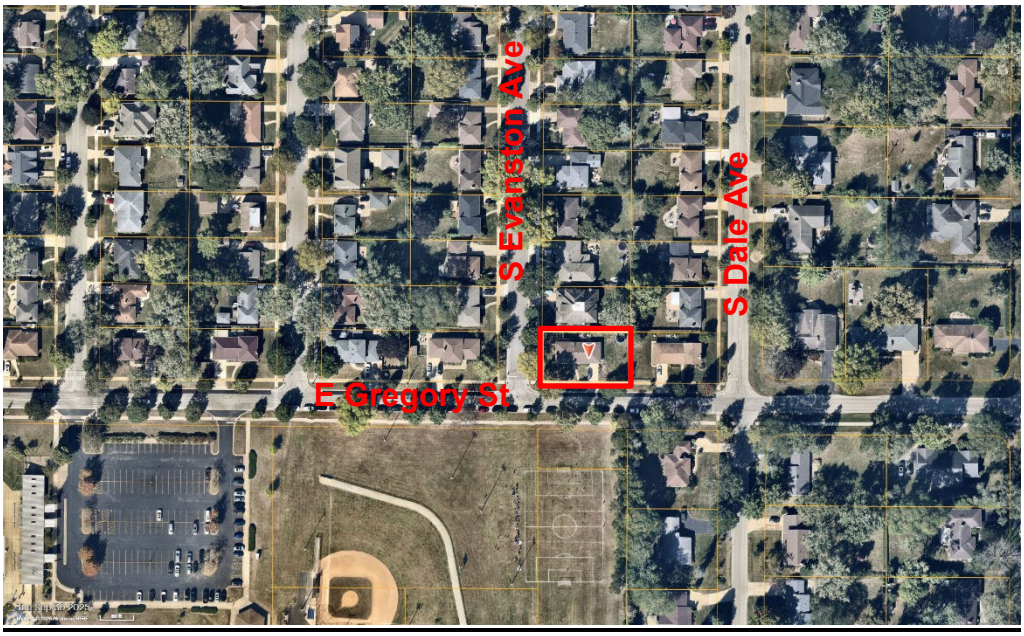
The property is zoned R-3 and has a total land area of approximately 10,000 square feet. The petitioner is proposing to construct an a porch in front of the main entrance of their house, which is in the exterior side yard. This proposed addition set back 20.13 from the exterior side lot line where the required minimum setback is 26.23 feet. Therefore, the petitioner is requesting the following variation:

- **A 6.1-foot variation from Chapter 28, Section 5.1-3.3(c) (Required Minimum Yards) to allow an addition that is set back 20.13 feet from the exterior side lot line where the required minimum setback is 26.23 feet.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) 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; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance 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.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	3.25.26	
2. List of Property Owners Within 250 feet of Subject Property	✓	3.25.26	
3. Letter that was Mailed	✓	3.25.26	
4. Photographs of Sign on Property	✓	3.25.26	

Photographs of Existing Structure

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, April 13, 2026, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois**, at which time the Zoning Board of Appeals will consider a request for:

- **A 6.1-foot variation from Chapter 28, Section 5.1-3.3(c) (Required Minimum Yards) to allow an addition that is set back 20.13 feet where the required minimum setback is 26.23 feet.**

Any person who also desires to formally register as an objector, with the right to cross-examine others at the hearing, must complete and file an appearance form with the Village Director of Planning and Community Development, no later than 4:30 pm five days before the date of the hearing. Forms are available by contacting the Department of Planning and Community Development at 847-368-5200 or planningmail@vgh.com.

At the public hearing, the Zoning Board of Appeals will accept and consider all testimony and evidence pertaining to the application, and will consider any zoning actions or relief that may be necessary or convenient to allow development of the type described in this notice, or development that is less dense than the type described in this notice, including, without limitation, variations or other special approvals on the property legally described as:

Lot 72 in Stoltzner's Greenview Estates Second Addition, being a Subdivision of part of the West ½ of the Northeast ¼ of Section 33, Township 42 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof registered in the Office of the Registrar of Titles of Cook County, Illinois on May 28, 1958 as Document No. 1798320.

Commonly known as: 2504 E. Gregory Street

Persons with disabilities requiring auxiliary aids or services, such as an American Sign Language interpreter or written materials in accessible formats, should contact Health & Human Services at 33 S. Arlington Heights Road, Arlington Heights, Illinois 60005, (847) 368-5760 (Voice), (847) 368-5980 (Fax) or healthmail@vgh.com.

Benjamin Jaffe, Chair
Zoning Board of Appeals
Dan Osoba (847) 368-5215
Planning and Community Development
Published in Daily Herald Mar 28, 2026 (326536)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State of Illinois, and has been in general circulation daily throughout Cook County, continuously for more than 50 weeks prior to the first Publication of the attached notice, and a newspaper as defined by 715 ILCS 5/5.

I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 03/28/2026 in said **Northwest Suburbs DAILY HERALD**. This notice was also placed on a statewide public notice website as required by 5 ILCS 5/2.1.

BY _____
Designee of the Publisher of the Daily Herald

Control # 326536

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Village of Arlington Heights

To:	**Matthew and Rebecca Polley (Owners)**
From:	**Darko Bojin**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 26-006**
Project:	**2504 E Gregory St**
Date:	**April 2, 2026**

ZONING COMMENTS:

For your use and consideration, review the zoning review comments below regarding the following variance:

- A 6.1-foot variation from Chapter 28, Section 5.1-3.3(c) (Required Minimum Yards) to allow an addition that is set back 20.13 feet from the exterior side lot line where the required minimum setback is 26.23 feet.

If you have any questions, please contact dbojin@vah.com:

Planning and Community Development

1. The design of the proposed second floor addition and expanded front porch are very nicely done, and will be enhancements to the appearance of the house. This project is favorable for an Administrative (Staff) design approval, pending the outcome of the ZBA review.

Building and Life Safety

1. Approved with Note: 1. A minimum fire separation distance less than 5’-0” requires a 1-hour fire-resistance rating. Section: 2018 IBC Table R302.1(1).

Engineering

1. No comments.

PETITION

The following petition form shall be used when submitting a petition for a variation from Chapter 28 of the Arlington Heights Municipal Code. This must be submitted with a fully executed application to the Zoning Board of Appeals. Please refer to Section 11 of Chapter 28 of the Arlington Heights Municipal Code for information regarding the criteria by which the Zoning Board of Appeals will evaluate variation requests. This petition form must be completely filled out and signed. The Petitioner may supplement this form with a separate document submitted with the application through the Customer Self-Service (CSS) Portal.

PETITION

Now comes the Petitioners Matthew & Rebecca Polley
being the owner of the property commonly known as: 2504 E. Gregory St.
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a
Variation from Chapter 28, Section(s) 5.1-2.3c
of the Arlington Heights Municipal Code, in order to: add a 19 ft by 5 ft covered front porch to the southern facing side of the single-family home. The new porch has a setback of 19.89 ft, exceeding the zoning regulation for a minimum setback of 25 ft.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The proposed porch design has been developed to match the home's existing architecture and similar split level homes nearby, while positively adding to the curb appeal of the home and neighborhood. The porch roofline mimics that of the existing roofline, maintaining the same triangular shapes and angles. The length of the porch (19 feet) was chosen to frame the door and windows that are located at the primary entrance and have this be a feature that is centered along this side of the house, increasing visual appeal by making the home more symmetric and balanced. Additionally, the porch will not impact existing lighting, airflow or visibility for neighboring residences or traffic, as this new feature is on the side of the home that has no adjacent homes (Meadows Park is across the street), has a height that is below the existing structure, and does not extend into the existing sightlines for traffic on the 2 adjacent streets (Gregory and Evanston).

I hereby state 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 (please explain): Our family loves living in Arlington Heights, the schools our children go to and the neighborhood we live in. We want to continue to live here for years to come but are looking to have more outdoor space that enables us to spend time as a family and socialize with friends & neighbors. This house is a corner lot across the street from a park, limiting our opportunities to interact with our neighbors, so having a front porch to sit on offers us more chances to see them. We have searched for other homes in our neighborhood that have the traits we are looking for, including a front porch, and space for a five-person family, but have not been successful in finding one that meets our criteria or budget. This is why we are instead looking to renovate our existing home.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The proposed porch update is a key feature addition to our home that will positively impact the character of our neighborhood, enhance the curb appeal of our house, and likely increase our home value along with its subsequent tax value. Providing our family a front porch

MSP 2/26/2026

will likely increase our time spent outside, giving us more time to interact with passing neighbors and giving us increased visibility to the activities in our area (adding to neighborhood safety). This porch does not impinge on our neighbors' access to light, air and privacy, and will also provide our home with additional privacy, which is important to us as our existing entrance faces a higher trafficked street in our neighborhood (Gregory). Lastly, the addition of this porch, along with the remainder of our addition plans, does not exceed the limits for principal, building lot or impervious structures per the village code.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The home's front entrance is located 1.13 ft away from the minimum exterior side yard setback, not providing enough space to add a usable front porch. From research, recommended sizes for a functional front porch that includes seating can range from 6 to 8ft. We are looking to add a front porch that is on the lower end of this range with a depth of 6 feet. The 19 foot length of the porch is intended to maintain consistency with the rest of the home's architecture, framing the front door and windows while creating a more appealing, symmetric front for the house.

Signed: _____ Date: 2/26/2026

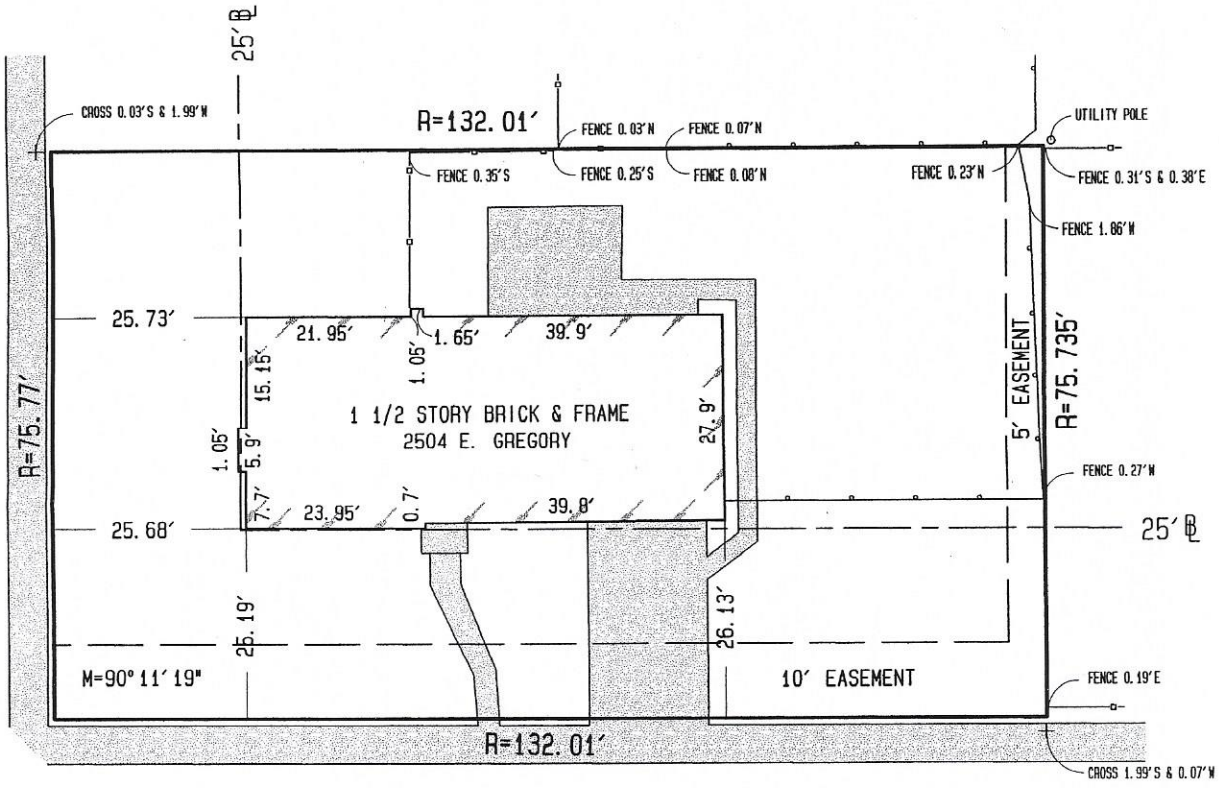
Petitioner

PLAT OF SURVEY

Order No. 1311068

LOT 72 IN STOLTZNER'S GREENVIEW ESTATES SECOND ADDITION, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF REGISTERED IN THE OFFICE OF THE REGISTRAR OF TITLES OF COOK COUNTY, ILLINOIS, ON MAY 28, 1958 AS DOCUMENT NO. 1798320.

SCALE 1" = 20'



E. GREGORY ST.

LEGEND
LIMITS of BUILDING = ——— ———
CONCRETE =
ASPHALT =
R = RECORD
M = MEASURED
D = DEED
● = FOUND IRON PIPE
○ = SET IRON PIPE

COURTNEY W. SHROPSHIRE 2783 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS WEST DUNDEE, IL

STATE of ILLINOIS
COUNTY of KANE S. S.

WE, LAND DIVISIONS INC., CERTIFY THAT THIS SURVEY WAS MADE ON THE GROUND, THAT THIS PLAT CORRECTLY REPRESENTS THE FACTS AS FOUND AT THE TIME OF THE SURVEY AND THAT THIS PROFESSIONAL SERVICE REPRESENTS A TESTED OPINION OF THE BOUNDRY OF THE ABOVE CAPTIONED PROPERTY.
DATE OF SURVEY: APRIL 7, 2013.

LAND DIVISIONS, Inc.

ROUGH CARPENTRY

LUMBER: NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENING NLMA CURRENT EDITION.
PLYWOOD GRADING AGENCY: CERTIFIED BY APA.
LUMBER GRADING RULES: NFPA.
LUMBER MOISTURE CONTENT: SOUTHERN PINE KD15 = 15% OR LESS. KD19 AND S-DRY = 19% OR LESS. WESTERN SPECIES S-DRY = 19% OR LESS EXCEPT OVER 2" THICK MAY EXCEED 19%.
STUDS, COLUMNS AND NON STRUCTURAL FRAMING: 2 X 2 THROUGH 4 X 4 SOUTHERN PINE NO. 1 & 2, DOUG-FIR, HEM-FIR, OR WHITEWOODS NO. 1. NO. 2, STANDARD AND BETTER OR STUD GRADES.
JOISTS & RAFTERS: 2" TO 4" THICK, 5" AND WIDER – HEM-FIR NO. 2 OR BETTER.
DROPPED HEADERS AND BEAMS: SOUTHERN PINE NO. 2 OR BETTER, DOUGLAS FIR-LARCH NO. 2 OR BETTER.

PLYWOOD MATERIALS:

ROOF SHEATHING: APA STRUCTURAL I, GRADE C-D DURABILITY EXTERIOR, SANDED OR OSB NER-315 2-M-W WAFERBOARD, 5/8" PER BUILDER SPECS.
WALL SHEATHING: APA STRUCTURAL I, GRADE C-D DURABILITY EXPOSURE 1, SANDED.
FLOOR SHEATHING: 3/4" T&G UL PLYWOOD.
ALTERNATE SHEATHING: ADVANTECH 3/4"

HEADERS AND SIMILAR MEMBERS

SHALL BE SPF #2 OR BETTER. MATERIAL SHALL HAVE A MOISTURE CONTENT OF LESS THAN 19% AT TIME OF SURFACING AND SHALL BE GRADE MARKED 'DRY'. HEADERS AT ALL WINDOWS AND DOORS SHALL CONFORM TO THE FOLLOWING MAXIMUM SPANS:

SIZE OF HEADER	ROOF ONLY	ROOF & FLOOR	JACK STUDS
2-2X6	6'	4'	1
2-2X8	8'	6'	1
2-2X10	10'	8'	2
2-2X12	12'	10'	2

MULTIPLE LUMBER MEMBER BUILT-UP HEADERS (INCLUDING HEADERS WITH PLYWOOD FLITCH TO MATCH STUD WIDTH) TO COMPLY WITH IRC TABLE R602.3(1)AND FASTENERS TO BE SPACED NOT MORE THAN 16" O.C.

MANUFACTURED MEMBERS

LAMINATED-VENEER LUMBER HEADERS, OR OTHER MANUFACTURED WOODEN FRAMING SHALL BE AS MANUFACTURED BY BOISE CASCADE IN SIZES AND QUANTITIES SHOWN ON THE PLANS. CONNECTION OF MULTI-MEMBER BEAMS AND HEADERS TO COMPLY WITH MANUFACTURERS REQUIREMENTS.

FIRESTOPPING

FIRESTOPPING SHALL BE PROVIDED IN THE FOLLOWING LOCATIONS:

1. IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL
2. ALL INTERCONNECTION BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRED AT SOFFITS, DROP CEILINGS, ETC.
3. IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
4. IN CONCEALED SPACES AROUND VENTS, PIPES, DUCTS, CHIMNEYS AND FIREPLACES AT CEILING AND FLOOR LEVEL, WITH NON-COMBUSTIBLE MATERIALS.

EXCEPT AS PROVIDED IN ITEM 4, FIRESTOPPING SHALL CONSIST OF 2 INCH NOMINAL LUMBER, OR TWO THICKNESSES OF 1 INCH NOMINAL LUMBER WITH BROKEN LAP JOINTS, OR ONE THICKNESS OF 23/32" WOOD STRUCTURAL PANELS WITH JOINTS BACKED BY 23/32" WOOD STRUCTURAL PANELS OR ONE THICKNESS OF ¾" PARTICLEBOARD WITH JOINTS BACKED BY ¾" PARTICLEBOARD, ½" GYPSUM BOARD, OR ¼" CEMENT-BASED MILLBOARD.

STUDS AND MISCELLANEOUS MEMBERS

SHALL BE S4S DOUGLAS FIR, SOUTHERN PINE, HEM/FIR OR APPROVED EQUAL, OF NOMINAL SIZES SHOWN; MAXIMUM MOISTURE CONTENT 19% AT TIME OF GRADING.

ANY WALLS WITH PLUMBING DRAIN, WASTE AND VENT PIPING RUN HORIZONTALLY SHALL BE FRAMED WITH 2 X 6 STUDS.

ACCESSORIES:

FASTENERS (NAILS, SCREWS, BOLTS): GALVANIZED STEEL FOR EXTERIOR, HIGH HUMIDITY AND TREATED WOOD LOCATIONS AND TREATED WOOD LOCATIONS: PLAIN FINISH ELSEWHERE.
JOIST HANGERS: GALVANIZED STEEL, SIZED TO SUIT JOISTS AND FRAMING CONDITIONS.
ANCHORS: EXPANSION SHIELD AND LAG BOLT TYPE FOR ANCHORAGE TO SOLID MASONRY OR CONCRETE.
SILL SEALER: SPUN FIBERGLASS SILL SEALER.
SUBFLOOR GLUE: WATERPROOF, AIR CURE TYPE, CARTRIDGE DISPENSED. PL 400 OR APPROVED SUBSTITUTE.
GYPSUM BOARD SCREWS: BUGLE HEAD, HARDENED STEEL, POWER DRIVEN TYPE, LENGTH TIME THICKNESS OF SHEATHING.
BUILDING PAPER: "TYPAR" OR "TYVEK" OR APPROVED EQUAL.
WOOD PRESERVATIVE, PRESSURE TREATMENT: FS TT-W-571 AMPA TREATMENT C2 USING WATER BORN PRESERVATIVE WITH 0.30% RETAINAGE.

INSTALLATION:

ERECT WOOD FRAMING MEMBERS IN ACCORDANCE WITH LOCAL BUILDING CODES INCLUDING 2018 ICC BUILDING CODES, 2018 IRC. FASTENER SIZE, TYPE, NUMBER, AND LOCATION SHALL BE PER LOCAL BUILDING CODE RECOMMENDED NAILING SCHEDULE. PLACE MEMBERS LEVEL AND PLUMB. PLACE HORIZONTAL AND SLOPED MEMBERS CROWN SIDE UP. PLACE FULL WIDTH CONTINUOUS SILL SEALER UNDER SILL PLATES IN CONTACT WITH CEMENTITIOUS FOUNDATIONS. SILL PLATES SHALL BE ANCHORED TO CONCRETE WITH 1/2" DIAMETER ANCHOR BOLTS 10" LONG NOT OVER 48 INCHES ON CENTER WITH A MINIMUM OF 2 BOLTS PER PLATE AND WITHIN 1' OF CORNERS.

USE GALVANIZED METAL FRAMING HANGERS FOR CONNECTING JOISTS TO FLUSH HEADERS. PROVIDE GALVANIZED POST BASE AT WOOD COLUMNS BEARING ON CONCRETE. FRAME DOUBLE JOIST HEADERS AT FLOOR AND CEILING OPENINGS. FRAME RIGIDLY INTO JOISTS. PROVIDE DOUBLE JOISTS UNDER ALL PARALLEL PARTITIONS AND UNDER TUBS OR OTHER SPECIAL LOADING CONDITIONS REQUIRED BY CODE. PROVIDE SOLID BLOCKING UNDER ALL PARTITIONS PERPENDICULAR TO JOISTS. BRIDGE FLOOR AND CEILING JOISTS IN EXCESS OF 8 FEET SPAN AT MID-SPAN OF MEMBERS. (EXCEPT TJI'S). INSTALL BACKING AS REQUIRED FOR DRYWALL INSTALLATION, AND TRIM WORK INCLUDING CROWN MOLDINGS AND BATH FIXTURES, ETC.

SHEATHING: SECURE SUBFLOOR SHEATHING PERPENDICULAR TO FLOOR FRAMING WITH END JOINTS STAGGERED. SECURE SHEET EDGES OVER FIRM BEARING. ATTACH SHEATHING WITH SUBFLOOR GLUE AND NAILS. INSTALL SHEATHING TO TWO SPAN CONTINUOUS.

ALL EXISTING EXTERIOR WALLS ARE 2 X 4 AS NOTED. PROPER INSTALLATION TO BE VERIFIED AND CORRECTED AS NEEDED. DOUBLE TOP PLATE STAGGERED SPLICE JOINTS WITH 48 INCH LAP MINIMUM. ALL HEADERS TO BE 2 X 12 (MIN) OR AS NOTED ON PLANS AND SCHEDULE ABOVE. HEADERS OVER 6' SPAN TO HAVE TWO (2) STUD "CRIPPLES" OR AS NOTED ON PLANS. REQUIRED HEADERS MAY BE RAISED INTO RIM JOIST WHEN INTERFERING WITH TRANSOM OR TALLER WINDOWS. HOLD ALL MAIN WINDOWS TO A 6'-10" (NOM) HEAD HEIGHT UNLESS NOTED OTHERWISE. ALL CORNER POSTS TO HAVE 3 STUDS MINIMUM. CONTINUOUS SHEATHING FOR WIND BRACING.

DRILLING AND NOTCHING:

TOP PLATE: WHERE PIPING OR DUCTWORK IS PLACED IN OR PARTLY IN AN EXTERIOR WALL OR INTERIOR LOAD-BEARING WALL, NECESSITATING A CUTTING OF THE TOP PLATE BY MORE THAN 50 PERCENT OF ITS WIDTH, THE PLATE SHALL BE REINFORCED WITH 24 GAUGE STEEL ANGLE OR OTHER EQUIVALENT SUPPORT SPANNING THE DISTANCE BETWEEN THE APPROPRIATE STUDS.

FINISH NOTES

EXTERIOR WALLS ARE TO BE SIDING ON TYVEK, R-5 INSULATING SHEATHING, CONTINUOUS 1/2" OSB SHEATHING, 2X6 STUDS @ 16"O.C. WITH R-21 BATT INSULATION.

WINDOW DESIGNATIONS INDICATE VINYL UNITS. VERIFY INSTALLATION IS PER MANUFACTURER AND CODE REQUIREMENTS. WINDOWS TO HAVE SCREENS AS SUPPLIED BY WINDOW MANUFACTURER ON ALL OPERABLE UNITS. WINDOWS LABELED WITH MAX U=.28 THROUGH INSPECTIONS.

ALL INTERIOR WALLS AND CEILINGS SHALL RECEIVE 5/8" GYPSUM BOARD APPLIED WITH GLUE AND SCREWS EXCEPT SURFACES TO BE FINISHED IN CERAMIC TILE SHALL RECEIVE TILE BACKER BOARD, DUROCK.

ALL HARDWARE, TRIM, INTERIOR FINISHES, ETC. SHALL BE AS SELECTED BY OWNER.

ALL DOORS REQUIRED AS EXITS SHALL BE AT LEAST 32" WIDE. ALL OTHER DOORS SHALL BE A MINIMUM OF 28" WIDE.

GENERAL NOTES

THESE DRAWINGS AND ALL CONSTRUCTION SHALL CONFORM TO THE FOLLOWING WITH VILLAGE OF ARLINGTON HEIGHTS AMENDMENTS:

1. INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION (WITH AMENDMENTS).
2. INTERNATIONAL MECHANICAL CODE 2018 EDITION (WITH AMENDMENTS)
3. INTERNATIONAL FUEL GAS CODE 2018 (WITH AMENDMENTS)
4. ILLINOIS ENERGY CONSERVATION CODE 2024
5. NATIONAL ELECTRICAL CODE, 2017 EDITION (WITH AMENDMENTS).
6. ILLINOIS PLUMBING CODE, LATEST EDITION (W/ AMENDMENTS)

CONTRACTOR SHALL FAMILIARIZE HIMSELF WITH ALL SITE CONDITIONS AND REPORT ANY DISCREPANCIES WITH THE PLANS TO THE ARCHITECT AND THE OWNER UPON DISCOVERY.

CONTRACTOR SHALL VERIFY ALL DIMENSIONS SHOWN ON PLANS. ADJUST AS REQUIRED TO OBTAIN PROPER ALIGNMENT WITH EXISTING WALLS, WINDOW OPENINGS, ETC., OR AS DIRECTED BY OWNERS.

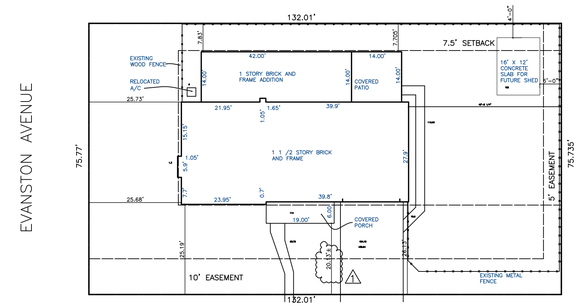
CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY SHORING WHICH IS TO BE USED AND MEANS METHODS, TECHNIQUES, AND SEQUENCES OF CONSTRUCTION AND SAFETY PROGRAMS AT THE CONSTRUCTION SITE.

BUILDING DESIGN LOADS ARE AS FOLLOWS:

LOAD	TYPE LIVE (PSF)	TOTAL (PSF)
WIND	115 MPH FOR 3 SEC. WIND LOADING	
ROOF	25	37
FLOOR	40	50
ATTIC STORAGE	20	30
CEILING ONLY	10	15

DESIGN LOADS PRODUCE A MAXIMUM SOIL BEARING OF 1600 PSF FOR INDICATED FOOTING SIZES.

APPROVED PLANS SHALL BE KEPT ON THE SITE OF THE BUILDING OR WORK AT THE TIME OF INSPECTION.



E. GREGORY ST.

SITE PLAN
1"=20'

DRAWING INDEX

A-1	SITE PLAN, NOTES
A-2	EXISTING/DEMOLITION PLANS
A-3	BASEMENT FLOOR PLAN
A-4	FIRST FLOOR PLAN
A-5	ROOF PLAN
A-6	EXISTING ELEVATIONS
A-7	ELEVATIONS
A-8	ELEVATIONS
A-9	SECTIONS
A-10	FIRST FLOOR MEP PLAN

SCOPE OF WORK:

NEW FIRST FLOOR FRAME ADDITION WITH BRICK VENEER AT NORTH SIDE OF EXISTING RESIDENCE.

ROOFED PORCH AT NORTH SIDE

REMODELING OF EXISTING FIRST FLOOR

ADDITIONAL BASEMENT AREA AS PART OF ADDITION FOUNDATION WORK

NEW COVERED PORCH OVER MAIN ENTRY AT SOUTH ELEVATION

NO	DATE	DESCRIPTION
1	03-23-26	REVISED FOR PERMIT
	02-24-26	REVISED FOR PRICING
	11-25-25	REVISED FOR PRICING
	10-07-25	REVISED FOR PRICING
	01-07-26	REVISED FOR PERMIT
		ISSUED FOR CONSTRUCTION
	12-15-25	ISSUED FOR PERMIT
	07-23-25	ISSUED FOR PRICING
	07-20-25	ISSUED FOR REVIEW

STATE OF ILLINOIS
WALTER P. DOHRMANN
001-011050
LICENSED ARCHITECT

EXP. DATE 11/30/26

I HEREBY CERTIFY THAT THESE DRAWINGS WERE PREPARED UNDER MY DIRECT SUPERVISION AND DO, TO THE BEST OF MY PROFESSIONAL KNOWLEDGE, COMPLY WITH ALL LAWS AND ORDINANCES OF ARLINGTON HEIGHTS, IL

12/15/25
ARCHITECT DATE

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NORTHBROOK·ILLINOIS 60062

POLLEY RESIDENCE
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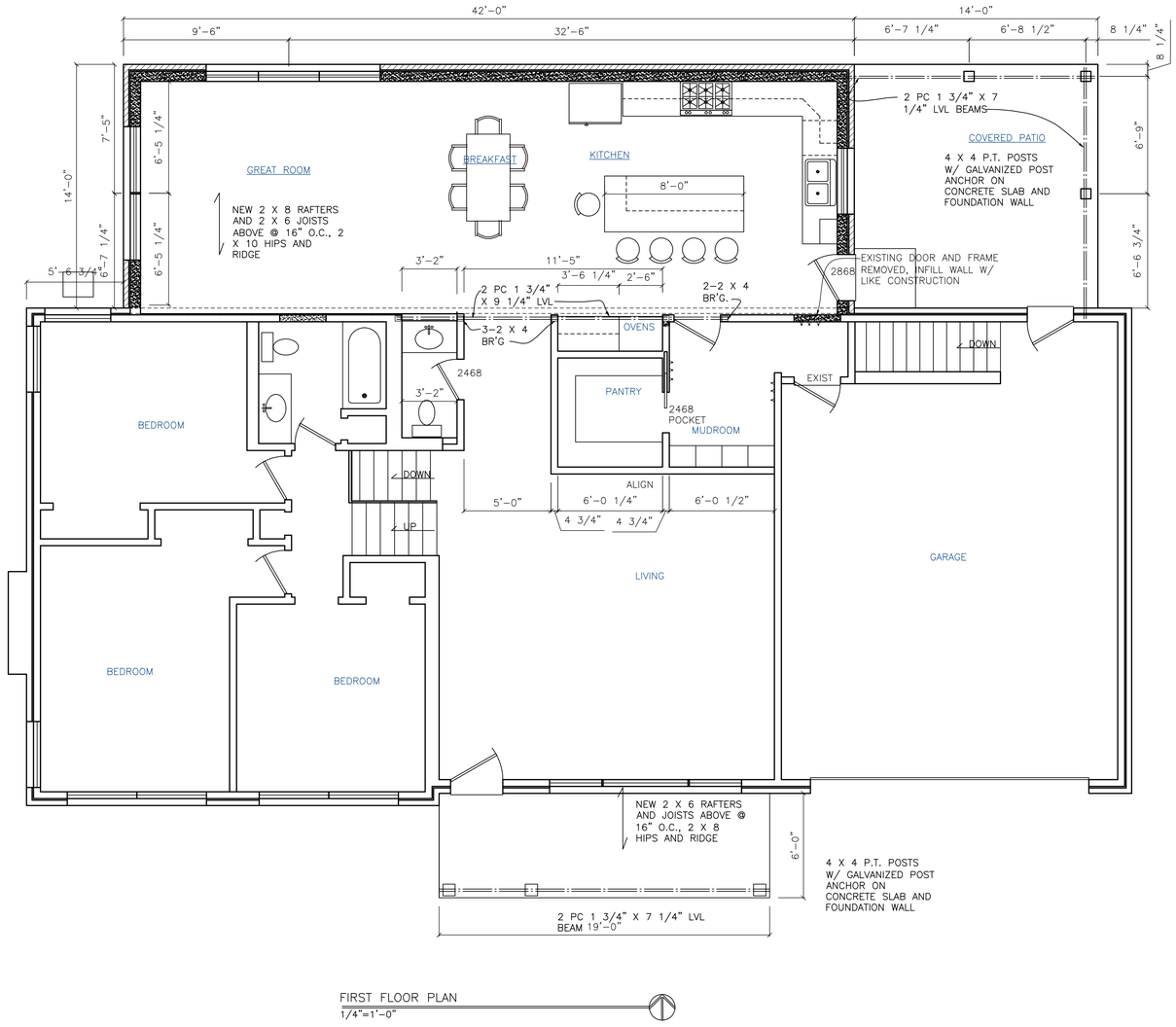

FIRST FLOOR PLAN
1/4"=1'-0"

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	11-25-25	REVISED FOR PRICING
	10-07-25	REVISED FOR PRICING
	01-07-26	REVISED FOR PERMIT
		ISSUED FOR CONSTRUCTION
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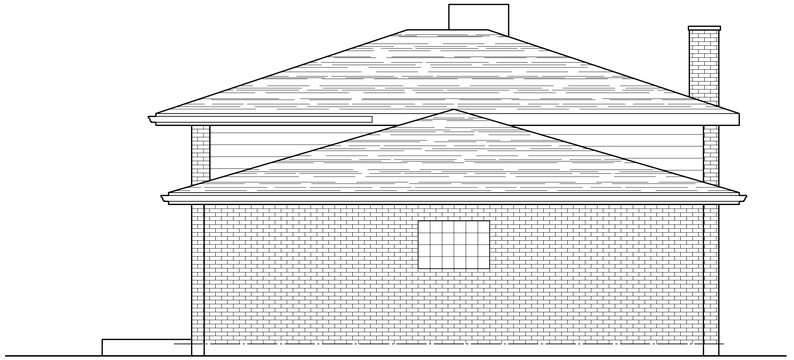
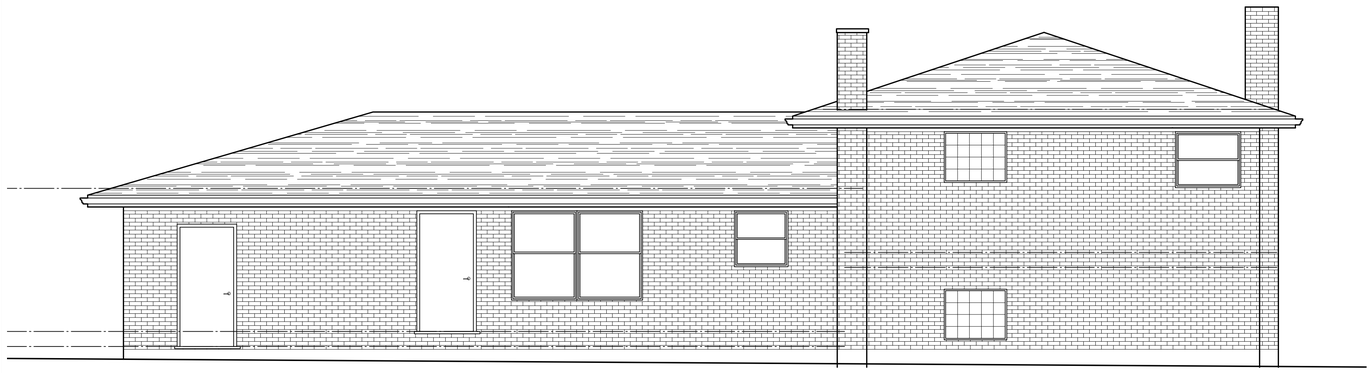
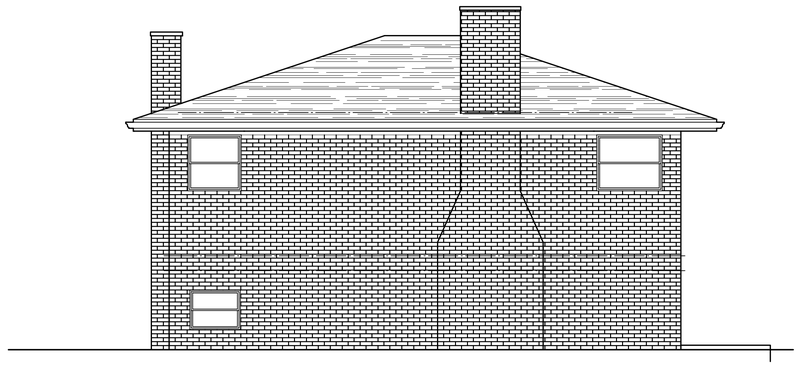
EXISTING SOUTH ELEVATION
1/4"=1'-0"



EXISTING EAST ELEVATION
1/4"=1'-0"



EXISTING NORTH ELEVATION
1/4"=1'-0"



EXISTING WEST ELEVATION
1/4"=1'-0"

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EXP. DATE 11/30/26

NO	DATE	DESCRIPTION
	11-25-25	REVISED FOR PRICING
	10-07-25	REVISED FOR PRICING
		REVISED FOR PERMIT
		ISSUED FOR CONSTRUCTION
	12-15-25	ISSUED FOR PERMIT
	07-23-25	ISSUED FOR PRICING
	07-20-25	ISSUED FOR REVIEW

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PROPOSED ADDITION
AND REMODELING

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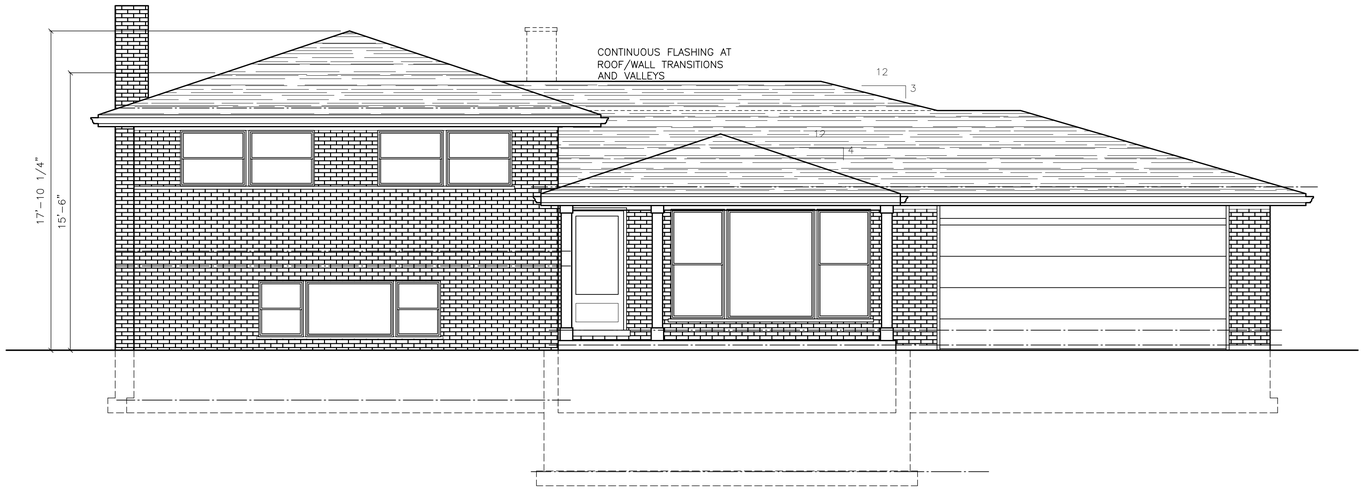
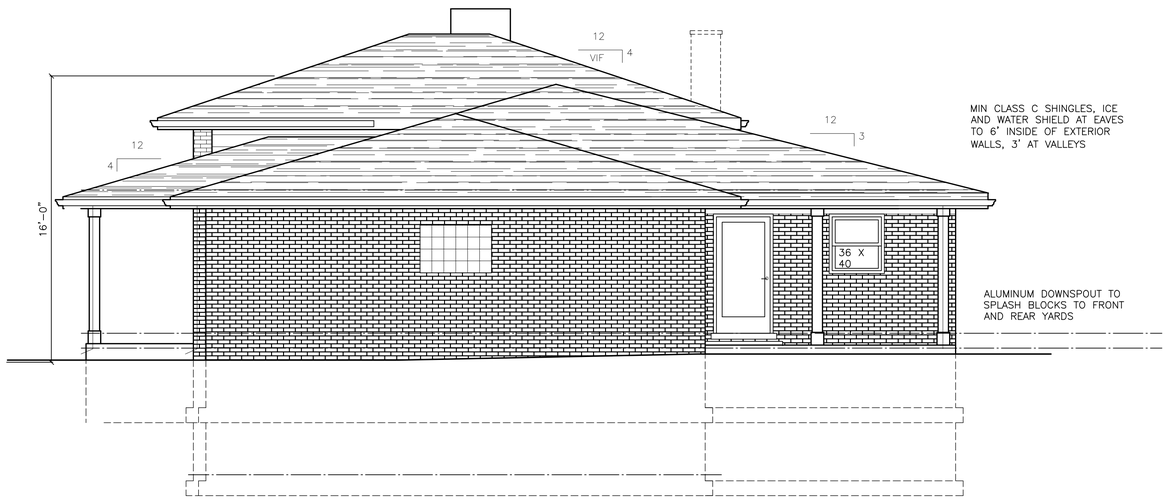


SOUTH ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"

NO	DATE	DESCRIPTION
	02-24-26	REVISED FOR PRICING
	11-25-25	REVISED FOR PRICING
	10-07-25	REVISED FOR PERMIT
	01-07-26	ISSUED FOR CONSTRUCTION
	12-15-25	ISSUED FOR PERMIT
	07-23-25	ISSUED FOR PRICING
	07-20-25	ISSUED FOR REVIEW

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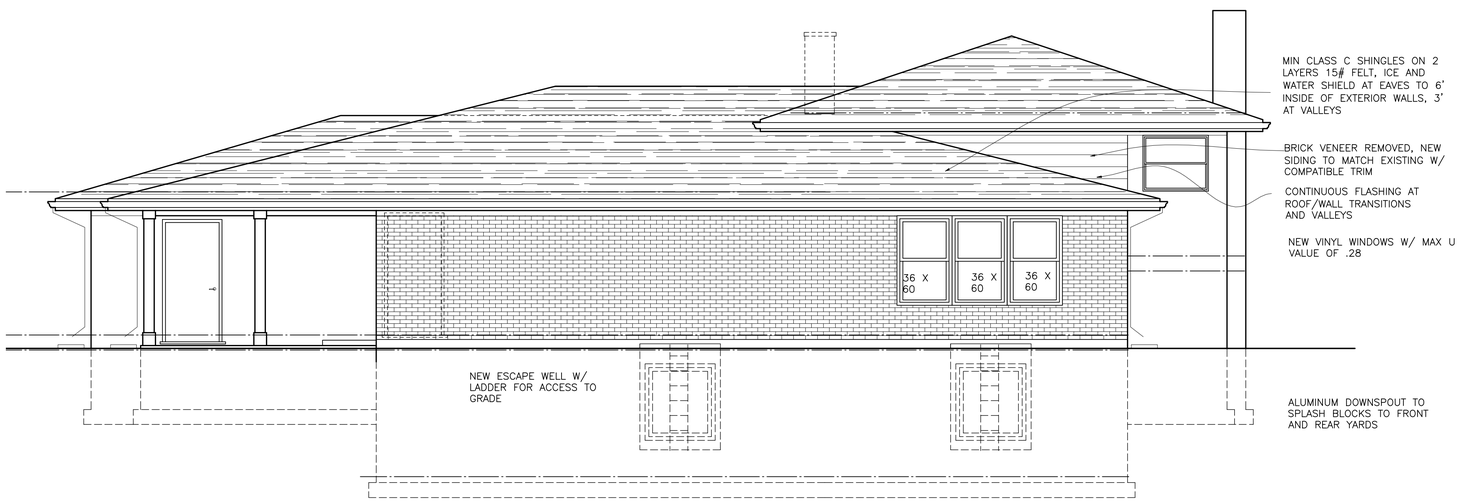
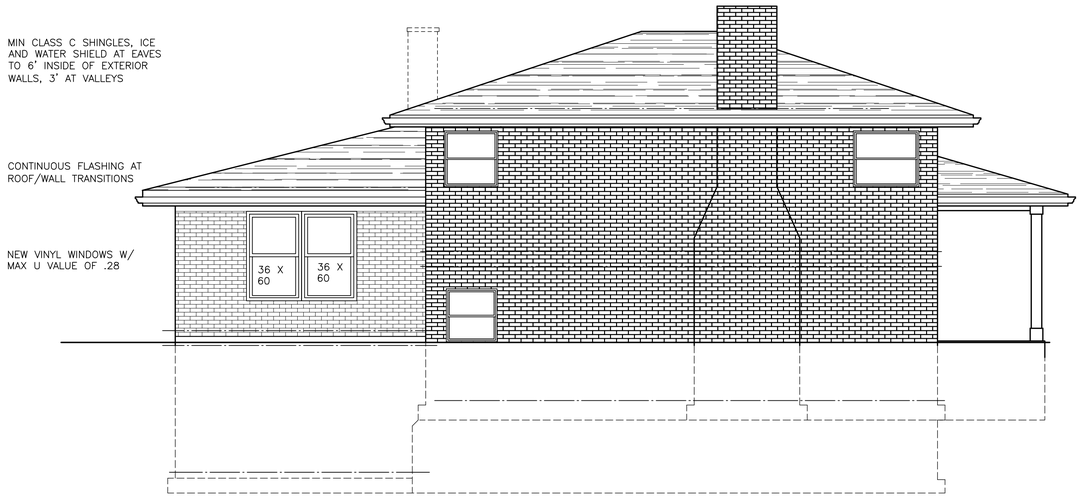


NORTH ELEVATION

1/4"=1'-0"



WEST ELEVATION

1/4"=1'-0"

NO	DATE	DESCRIPTION
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	11-25-25	REVISED FOR PRICING
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		ISSUED FOR CONSTRUCTION
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VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
4/13/2026

Item: ZBA Public Comment Procedures
Department: Planning & Community Development

Item Description:
Public Comment Memo - Zoning Board of Appeals

ATTACHMENTS:
1. Public Comments Procedures Memo - ZBA

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Date: April 8, 2026

To: Zoning Board of Appeals

From: Dan Osoba, Planner II

Attachments:
1) Open Meetings Act Memo
2) Public Comment Rules

In an effort to create consistency across all of the Village's Boards and Commissions, Planning and Community Development Staff, in conjunction with the Village Attorney, have provided an informational memo regarding how to conduct the public comment portion of Board/Commission meetings (along with public hearings) in compliance with the Open Meetings Act. Staff has also included "Rules Concerning Public Comment and Participation", which are being recommended for adoption by the Village Manager's Office and Village Attorney.

Please review both documents in preparation for discussion and adoption at this meeting.

CC: Emily Rodman, Director of Planning and Community Development
Michael Lysicatos, Assistant Director of Planning and Community Development

Elrod Friedman LLP

350 North Clark Street
Second Floor
Chicago, Illinois 60654
312-528-5200
www.elrodfriedman.com

Hart M. Passman
312.528.5193
hart.passman@elrodfriedman.com

Memorandum

Date: December 11, 2025

To: Village Department of Community Development

From: Village Attorney

Cc: Village Manager

Re: Best Practices for Public Comment and Public Hearings

At your request, our office has prepared this best practice guide regarding public comment and public hearings during board and commission meetings. The purpose of this memorandum is to summarize the legal framework governing public comment, outline recommended best practices for managing public comment time, and clarify key differences between public comment periods and public hearings.

I. Public Comment and Public Meetings

Section 2.06(g) of the Illinois Open Meetings Act, 5 ILCS 120/2.06(g), requires that every single public body – including all Village boards and commissions – provide time at public meetings for public comment. Further, the Illinois Public Access Counselor has interpreted Section 2.06(g) to require all public bodies to establish and record written rules for public comment at public meetings.

Public comment time is intended to allow members of the public to address a public body. Accordingly, Village boards and commissions ***may not*** cancel or truncate public comment time at their public meetings.

II. Establishing Rules and Best Practices

Municipalities may establish time place and manner restrictions for public comment, just as they can under the First Amendment for any other public forum. A few examples of rules for public comment time are as follows:

- Individual Speaker Limit:
  - Limit each speaker to a fixed time (e.g., three minutes), unless the Chair decides otherwise before the comment period begins.
  - The same time limit must apply uniformly to all speakers during public comment at that meeting.
- Group Representation:

    - A speaker that is representing, or speaking on behalf of, an individual, group, or association will not be allocated additional time regardless of whether they are speaking for or on behalf of multiple people.
    - A speaker may not yield time to another speaker.
- Overall Time Limit: Some local governments have established a total maximum time for public comment (e.g., 30 minutes), unless extended by the Chair prior to the start of the comment period. If adopted, such a rule should include clear parameters for selection of the commenters at each meeting (and those parameters must be agnostic as to the substance of the comments).

While the First Amendment protects a wide range of speech, a local government may restrict speech and conduct in certain circumstances. Specifically:

- Speakers may not engage in conduct or speech that is threatening, incites violence, or is obscene.
- Speakers may not engage in disorderly conduct that disrupts the meeting (and speakers and attendees alike should be discouraged from clapping, cheering, or booing).
- The public body may prohibit public comment that is not related to the public body's jurisdiction or purpose.
- The Chair may interrupt or limit a speaker's comments to enforce the adopted rules.
- The Chair may require a speaker who violates the rules to end their remarks or leave the meeting.

Public comment time is not intended to be a forum for open dialogue or engagement. Neither the Chair, nor any member of the commission or of Village Staff, is under any obligation to respond to any public comment, or engage with any speaker, during the public meeting. Indeed, as a general rule, we discourage debate or back-and-forth exchanges with speakers during a public meeting. To debate in public allows the commenter to hijack the meeting, and also denies the Village the opportunity for more careful, planned dialogue of sensitive issues. However, the Chair may direct Village Staff to respond to questions or issues raised in a public comment at an appropriate time after the meeting.

It is generally advisable for public bodies to adopt rules for public comment. At your direction, we can prepare form rules for consideration.

III. Public Hearings

In contrast to general public comment time, public hearings are formal proceedings, often required by statute or ordinance, focused on a specific matter, such as a zoning application or development proposal. Key distinctions that differentiate public hearings from public comment are as follows

- Testimony during a public hearing is given under oath.
- Participants may be examined or questioned by the Plan Commission, staff, or others present.
- A public hearing record is legally significant and forms part of the evidentiary basis for the Plan Commission's decision.
- Whereas public comment time can be used for discussion of *any* topic germane to the public body, testimony during a public hearing must be restricted to the subject of that hearing.

- Whereas a public body can decide when, during a meeting, it will entertain public comment – and can refuse to entertain public comment at all other times – the body must allow public testimony during the hearing itself, as part of the hearing.
- Whereas public bodies should get a uniform time limit for speakers during public comment, and should extend the same uniformity requirement to the general public that offers testimony during a formal hearing, public bodies should not limit the applicant to that time limit. This is because the applicant for relief bears the burden of persuasion, and therefore should be afforded the full time needed to present its case.

The rules and best practices set forth above for public comment time should also be applied during a public hearing. Most importantly, the public body should provide the same amount of time to each speaker during a public hearing.

IV. Summary of Recommendations

- Provide public comment at *all* board and commission meetings.
- Set a time limit for each public commenter, and apply it uniformly.
- As a general rule, refrain from responding to or debating public commenters.
- Adopt rules to govern public comment.

Rules Concerning Public Comment and Participation

Zoning Board of Appeals

Overview

1. Authority

   These rules concerning public comment and participation ("***Rules***") are adopted pursuant to Section 2.06 (g) of the Illinois Open Meetings Act ("***OMA***"), and are intended to provide an opportunity for members of the public to address public officials during a public meeting ("***Public Comment Time***").

2. Applicability

   These Rules apply to meetings of the Zoning Board of Appeals ("***Public Body***"). These Rules supersede any rules governing public comment at public meetings previously adopted by the applicable Public Body. These Rules are not intended to govern "public hearings" of the Public Body.

3. Intent

   a. Public Comment Time is intended to allow members of the public to address the Public Body on a topic that is germane to matters within the specific purview and jurisdiction of the Public Body.

   b. Unlike a "public hearing," at which testimony is presented under oath and may be subject to examination by, and dialogue with, public officials and others in attendance, Public Comment Time is strictly limited to comments made by a speaker to the Public Body. Public Comment Time is not intended to be a forum for open dialogue or engagement. The Public Body is under no obligation to respond to any public comment, or engage with any speaker, during the public meeting. The Chair may direct Village staff to respond to questions or issues raised in a public comment at an appropriate time after the public meeting.

Governing Rules

1. Public Comment Required

    a. Except as expressly provided in these Rules, the agenda of every regular and special meeting of the Public Body must include a reservation of time during the meeting for Public Comment Time.

    b. Subject to these Rules, the Chair will recognize any person desiring to speak during Public Comment Time.

    c. Public Comment Time is reserved for comments on matters that are not the subject of a specific agenda item at the same meeting. If a person desires to speak during Public Comment Time about a matter that is the subject of a specific agenda item at the same meeting, public comment will be allowed at the discretion of the Chair during that agenda item. If no public comment will be allowed during the specific agenda item, then the person must be allowed to speak about the matter during Public Comment Time, subject to these Rules.

    d. Unless the meeting is a remote meeting in accordance with the provisions of the OMA, any person desiring to make a public comment must do so in person at the location at which the public meeting is taking place. As provided in Section B.6 of these Rules, written comments may be submitted to the Public Body, but written comments will not be read aloud during Public Comment Time.

2. Time Allotted

    a. No speaker may speak during the Public Comment Time for more than three minutes, unless the Chair designates a longer time period for that meeting, which designation must occur prior to the commencement of Public Comment Time on the agenda and must be applicable to all persons making comments during Public Comment Time at that public meeting.

    b. A speaker that is representing, or speaking on behalf of, an individual, group, or association will not be allocated additional time regardless of whether they are speaking for or on behalf of multiple people.

    c. A speaker may not yield time to another speaker.

3. Speaker Guidelines and Requirements

    a. Each speaker must state and spell their name in a clear manner so that it can be recorded in the minutes of the meeting.

b. Speakers will not be required to state their home address; however, the Chair may ask the speaker to state whether or not they are a resident of the Village.

c. If a speaker is representing, or speaking on behalf of, an individual, group, or association, the speaker must disclose that representation.

d. In the interest of promoting the efficient conduct of public business, speakers should refrain from repeating their own comments and comments that have previously been provided to the Public Body by other speakers.

e. All public comments must be directed to the Chair and the members of the Public Body, and not to any member of the audience or Village staff.

f. All speakers should be respectful of the Public Body and the audience members, and should be courteous, polite, and civil.

g. No speaker may engage in conduct or speech that is imminently threatening to any person, that incites violence, or that is obscene.

h. No speaker may engage in conduct that is disorderly and that disrupts or interferes with the ability of the Public Body to conduct the public meeting.

4. Public Comment Procedure

a. All persons intending to speak during Public Comment Time must sign up on the Village's written sign-up form supplied in the meeting room, and deliver that form to the Chair prior to the commencement of Public Comment Time on the agenda.

b. The speaker must speak only from the specific location in the public meeting room designated by the Chair.

5. Enforcement by the Chair

a. The Chair has the authority and the direction to strictly enforce these Rules, and to do so in a fair and consistent manner.

b. The Chair may interrupt a speaker in order to enforce these Rules, and may limit the comments or take the floor from any speaker who the Chair determines is violating these Rules.

c. Any person that the Chair determines is violating any of these Rules may be required to terminate their comments and vacate the podium or be subject to other action as deemed necessary by the Chair. Additionally, the Chair or a majority of the members of the Public Body may require that person to leave the premises of the meeting.

6. Written Submissions

a. Any person has the right to provide written comments to the Public Body by addressing those comments to:

Plan Commission
33 S Arlington Heights Rd.
Village of Arlington Heights, IL 60005

-or-

Plan Commission
Planningmail@vah.com

and delivering the comments via any of the following methods:

i. by personal delivery at the front desk of Planning and Community Development between 8:00 a.m. and 4:00 p.m. Monday through Friday;

ii. by mail, courier, or any similar delivery service; or

iii. by email to planningmail@vah.com.

b. All written submissions received for the Public Body will be provided to the members of the Public Body. The Chair may, in the Chair's sole discretion, elect to read aloud any written comment received by the Public Body during a Public Comment Time of a public meeting, but has no obligation to do so.