



AGENDA  
ZONING BOARD OF APPEALS  
Buechner Room, 1st Floor  
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.  
Arlington Heights IL 60005  
May 11, 2026  
7:00 PM

- I. CALL TO ORDER
- II. ROLL CALL OF MEMBERS
- III. APPROVAL OF MINUTES
  - A. ZBA Minutes - 04/13/2026
  - B. 1919 N. Chestnut Ave. - Findings 04/13/2026
  - C. 615 S. Harvard Ave. - Findings 04/13/2026
  - D. 901 N. Pine Ave. - Findings 04/13/2026
  - E. 2504 E. Gregory St. - Findings 04/13/2026
- IV. OLD BUSINESS
  - A. 820 N. Dunton Ave. - ZBA26-005
- V. NEW BUSINESS
  - A. 933 N. Ridge Ave. - ZBA26-007
  - B. 802 E. Jennifer Ct. - ZBA26-008
  - C. 1213 W. Euclid Ave. - ZBA26-009
- VI. OTHER BUSINESS
- 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

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Department — located at 33 S. Arlington Heights Road, Arlington Heights, IL 60005 — at 847-368-5760 or [ADA@vah.com](mailto:ADA@vah.com).

ZONING BOARD

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

OF APPEALS

RE: 1919 NORTH CHESTNUT AVENUE - ZBA #26-002

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 13th day of April, 2026 at the hour of  
7:00 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson  
FRANK PORTERA  
MICHAEL O'CONNOR  
PETER SIAVELIS  
JEFFREY LANAGHAN  
THOMAS DRAKE

ALSO PRESENT:

DAN OSOBA, Planner II  
DARKO BOJIN, Planner I  
BASMAH NADEEM, Planner I

CHAIRPERSON JAFFE: All right, let's call this month's Zoning Board of Appeals meeting to order, beginning with roll call.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Here.

MR. OSOBA: Mr. O'Connor.

COMMISSIONER O'CONNOR: Here.

MR. OSOBA: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. OSOBA: Mr. Drake.

COMMISSIONER DRAKE: Here.

MR. OSOBA: Mr. Siavelis.

COMMISSIONER SIAVELIS: Here.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Here.

Next, we'll recite the Pledge of Allegiance. If everybody could please stand and face the flag in the rear of the room?

(Pledge of Allegiance recited.)

CHAIRPERSON JAFFE: Okay, next up, we need to approve the minutes from our last meeting in February.

Has everyone had an opportunity to review the minutes?

(No response.)

CHAIRPERSON JAFFE: Okay, is there a motion to approve?

COMMISSIONER DRAKE: Motion to approve.

COMMISSIONER LANAGHAN: Second.

CHAIRPERSON JAFFE: All in favor?

(Chorus of ayes.)

CHAIRPERSON JAFFE: All opposed?

(No response.)

CHAIRPERSON JAFFE: Okay, next, we're going to cover the hearing procedures. So, think of this as basically the order of operations for the evening.

First, quorum in voting. So, 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 six; you'll need to go four for six. One of our Board members might need to leave a little early. If you are a petitioner after that exit, just think about it; at that point, you'll need to go four for five.

Variation hardship. So, look, you're here because you're asking for an exception. You've all filled out the documents, we've had an opportunity to review it, but our expectation is that when you come to the podium, you're proactive in explaining the four elements which are necessary for us to be able to grant you a variation.

So, as a reminder, 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 the Chapter; and
4. That the variation requested is the minimum variation necessary to allow reasonable use of the property.

A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated. So, again, I can't remind you enough, it's your opportunity to make the case to us on why we should be granting these exceptions.

Sequence of events. The Chairperson will open the agenda item and provide introductory remarks. We'll then have Staff give a presentation and a brief overview of the project and variance request. At that point, the applicant will present its case in favor of zoning relief by way of documents or testimony. The applicants and any witnesses testifying must be sworn under oath and must state and spell their respective names for the record.

Public comment. Members of the public may speak on the applications. Speakers must be sworn under oath and state and spell their name clearly. Anyone who has formally registered in advance of the hearing as an objector shall be permitted to speak first.

We do not have any registered objectors?

MR. OSOBA: No.

CHAIRPERSON JAFFE: Okay, if there were, they must complete a form to be provided by the Department of Community Development and submitted to the Director of Community Development no later than 4:30 p.m., five days before the scheduled date of the hearing. Any registered objector may cross examine the applicant or their witness. Registered objectors are also not restricted to the time limit for public comment.

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

Can you pull the agenda up real quick? I'd like to make the one distinction. So, folks, what I just talked about was public comment. If you're going to come and make comment, make it specific to this variance. We have a section at the end of the meeting if you want to make a comment in general about any topic whatsoever, but if you're coming up to the podium, please have your comments specific to that variance.

The applicant -- is there any way to focus the screen? It looks like it's a little wobbly in case people need to view them?

MR. OSOBA: No, I think it might just be the projector. We can try to zoom in. Here.

CHAIRPERSON JAFFE: Yes, that's better.

MR. OSOBA: Just scroll through like that.

COMMISSIONER SIAVELIS: You don't have a, oh, isn't this the remote right here for the projector?

MR. OSOBA: The projector is a separate, yes, a separate thing.

COMMISSIONER SIAVELIS: I was going to say if this is the remote for it, I guess this isn't the remote.

MR. OSOBA: The remote is for the TVs.

COMMISSIONER SIAVELIS: Oh, okay. All right.

CHAIRPERSON JAFFE: Okay, after public comment, the applicant may make a closing statement and may present any follow-up testimony or evidence. The applicant will then rest their case. The Board will then deliberate. We will make a motion to close public testimony; we will deliberate and vote on the matter. All ZBA final decisions must be in writing. If the agenda packet does not include a draft final order that is acceptable to the ZBA, the substantive motion should be to direct Staff to prepare an appropriate final order for approval at a subsequent meeting.

So, let's get started with tonight's new business. Agenda Item A, ZBA #26-002, 1919 North Chestnut Avenue.

MR. STOCKBRIDGE: Good evening. My name is Jay Stockbridge, Stockbridge Architects. I'm here --

CHAIRPERSON JAFFE: What's your address, Jay?

MR. STOCKBRIDGE: P.O. Box 71, Burlington, Illinois.

(Witness sworn.)

MR. OSOBA: The subject property at 1919 North Chestnut Avenue is zoned R-2 One-Family Dwelling District. The Petitioner is proposing several building additions on an existing residence at 1919 North Chestnut Avenue, including the relocation of the attached garage, a 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 width of 70 feet where 75 feet is the minimum required lot width in the R-2 One-Family Dwelling District. The Petitioner is not proposing any alteration to the lot width, but is requesting this variation to bring the substandard lot width into conformance with the Zoning Ordinance.

There are building additions proposed on the north side and south side of the property. The north side building addition, which is relocating the attached garage, encroaches 0.7 feet into the required seven-foot side yard setback to align with the existing northern wall of the home. The south side yard building addition is set back 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 set back at 30 feet where the minimum front yard setback established by the average of the existing homes in the block is 32 feet. The front yard setback is 30.11 feet to the garage; however, the existing front yard setback condition is expanding due to the building additions along that front facade and would be required to comply with code. Lastly, a balcony is proposed on the second-story front facade which further encroaches two feet into that required front setback.

Therefore, the following variances would be requested:

- A five-foot variation from Chapter 28, Section 5.1-2.2 to permit a 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 two-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; and
- A two-foot variation from Chapter 28, Section 6.6-5.1 to permit a new balcony to encroach into the required front yard setback.

CHAIRPERSON JAFFE: You can go ahead.

MR. STOCKBRIDGE: Got it. As Dan has stated, we are here petitioning for four variances relating to an addition to be built on that existing home. The first variance is regarding the width of the lot. The Zoning Ordinance states that we're required to have a 75-foot-wide lot. This lot and the lot next to it and the other lot next to it are both 70 feet as are several other lots on the block. I'm assuming they were platted that way maybe before the ordinance or maybe there was a PUD or something, I don't know because I could not find the history on the dates and whatnot of the platting.

So, we're asking to go from 75 feet to 70 feet, not to grow the lot. They are big lots. They're quite deep lots there, but we're not asking for a reduction in lots. I know there was some work across the street on a big lot that became several smaller lots. We're not requesting anything like that.

Regarding the use, as Dan stated, it's a single-family, existing single-family residence, split-level home built in, I think that was late 70's. It's kind of a 70's split-level design that's existing now and we are just looking to update that design, make it a little bit more livable for today's lifestyles and things like that.

The proposed use will be unchanged from the existing zoning. So, we're not asking for a zoning change. We want to keep it as a single-family residence. Our owners are here, Rick Pucci, Anya, and they're looking to move into that home as their home.

As I stated before, this lot and the six adjoining lots are all 70 feet wide. I've been out there, I measured some. I didn't get surveys on all of them so I can't a thousand percent say they're 70 feet, but I've measured them, taped them off, all of those. We did that when we were going to, we'll talk about that with the front yard setback and the average lot depth and all that. So, I've done some research out there and they're 70-foot-wide lots. So, I suppose this would be considered a unique circumstance, again because those lots were platted and subdivided prior to the 75-foot zoning ordinance. Excuse me.

I do believe that this variance, if granted, is in harmony with the spirit of the neighborhood. There's many homes out there now, the next block over, across the street, down the street, that have been substantially, either they're new homes or substantially remodeled from some of the older housing stock from the 70's and all. All the new work is, you know, it's a very modern, somewhat of a dense neighborhood side to side. It's not so dense depth-wise but it's kind of a dense side to side to side, and I think that this variance, if granted, is certainly within the spirit and the intent of the Chapter.

It is the minimum variance required. As I said, we're not

asking for a 60-foot-wide lot or anything like that. We know we need to do this, really if we want to do any work on this property, we need to go through and get the lot zoning cleaned up. So, it would stay an R-2, it would stay the same lot size, and I do believe it's the minimum variance necessary to reasonably use the property.

The second variance is regarding the north property line. This is the north property line down. Yes, that's fine, along here. This is the footprint of the existing house right here. This is the new garage we'll talk about in a minute, but this property, this building, the existing building along here is set per the survey at 6.33 feet I believe it is. Obviously, the required setback being seven feet, it's set at 6.33 feet, so no matter what we do, again, per Dan, we need to make sure that that's an allowable thing to do.

What we're asking, the existing house on that end is like a story-and-a-half tall. Then with the roof sloping to the south, well, this fascia line is like a story-and-a-half tall. The proposed addition would be taller than that because we're going to do away with the split-level design of the house. It just doesn't suit the owners, it's not set up, there's too many stairs, things like that.

So, the new wall along here would be taller by about five feet than the existing conditions, and the goal is to build it right on top of the existing wall. This is, we're not proposing to tear the house down. This is, although substantial, it is a remodel. So, right along here, the wall will be again about five feet taller.

To make some roof lines work and some foundations work, we are proposing to continue this wall line out here and construct a new garage. Right now, this garage comes in, it's an L-shaped driveway and it turns like this, and the garage door is right along this wall. So, this is the proposed new garage, and again the goal is to align it for some structural reasons, for some aesthetic reasons, to keep all that the same. This roof is a single-story and this roof would be lower than the existing roof and lower of course than the full two-story line that we're asking for here.

Again, we're not asking for an increase in the setback. It is what it is. We're just asking for permission to build on that wall, on top of the existing wall here, and then to work off that foundation and continue that wall along here at that same dimension of 6.33, don't quote me, 6.34 feet. It's --

COMMISSIONER SIAVELIS: We get it. We get that point.

MR. STOCKBRIDGE: It's about eight inches.

COMMISSIONER LANAGHAN: Got it.

MR. STOCKBRIDGE: Again, this use is unchanged from the existing, and the variance request is to allow us to remodel that existing in a structurally sane way and at the same time bring kind of a modern touch to what's going on with the neighborhood and the design of the home.

We do believe that, you know, the owner has not caused this. It is where it is, so it's not, we don't feel that we are creating an undue burden on that neighborhood in this. Although this is new, this is, you know, an existing condition that we'd like to build on top of. Yes, 6.35.

I do think it's unique circumstances in that whenever this house was built, it was built over the line if the line was truly there. It could have

been surveyed incorrectly or whatever, but it was built, you know, where it was built. Excuse me.

Again, I think this variance request is in harmony with the intent of the ordinance and it's simply needed to be able to build on that wall and continue with the existing footprint of the house.

Again, it is a minimum variance to allow reasonable use of the property. We're asking for a variance over there of about, of approximately eight inches along that north wall.

Our third variance, the front yard variance. Can you zoom out so we can see those? Thank you.

The existing, this is the front of the existing house right here. The driveway comes in here and turns. Right, so this line right here, on the survey, we thought we were kind of golden when we saw the survey. The survey listed a 25-foot setback but we couldn't find any record of that in any of the deed and stuff. Then, in speaking with Dan, it may have been with Steve Hautzinger also, that's when I was informed that the setback is calculated on the street average.

Based on, there's a chart here, too, somewhere. Bottom line is we've measured all these, this shows all existing conditions, and the average calculated setback is 32 feet. This one is, I don't remember, it's tough to see there, 28, and I think this was like 26. This is a newer home that was built not too terribly long ago.

So, what we're asking here is that we would be able to build, similar to what I explained on this part of the wall right here, that we would be able to keep our existing foundation, our existing wall framing. This is going to become a living space in here, but be able to keep that foundation, keep that wall, and then build on top of it. That is currently at 30.11 feet, so we're asking for one-foot 10.5-inch variance at that front.

COMMISSIONER SIAVELIS: And if you don't get variance, what happens?

MR. STOCKBRIDGE: There is a second floor above that in this design. Part of the second floor is set back and part of that second floor has like a little bay projection on it that sticks out.

COMMISSIONER LANAGHAN: You'd have to tear down part of the house.

MR. STOCKBRIDGE: Well, worst case is we'd have to tear down part of the house, you know, I mean, over there.

COMMISSIONER LANAGHAN: When you took your averages, did you include your own?

MR. STOCKBRIDGE: Yes, yes. Yes, and there's a chart and it included our own at 30. So, if it doesn't go through, we'll have to push that second floor projection back or push the entire second floor back, and that does cause some structural issues.

COMMISSIONER SIAVELIS: So, you would agree with me that that's a hardship.

MR. STOCKBRIDGE: In my opinion, it's a hardship. I think both of them are hardships. So, yes, it to me is a hardship. Thank you.

COMMISSIONER SIAVELIS: And No. 4?

MR. STOCKBRIDGE: You want to move 4?

CHAIRPERSON JAFFE: Yes, I think we get it.

COMMISSIONER LANAGHAN: We got you.

CHAIRPERSON JAFFE: Yes, we're getting the drift.

MR. STOCKBRIDGE: Got you. So, the two, the north and south, or the north and west are setback issues. No. 4 has to do with the balcony right here. When I went in and met with Steve, he explained to me that we are allowed to have, there's a door out of a room right here, kind of a den/office on the first floor. He explained to me that we are allowed to have a covered entry over a door to the outside. So, we have a 4 x 10 little element right here, and there's a tree right here. It's really a nice tree, we really want to save it, because at one time we thought about just keeping the garage, pulling it in this way, don't want to lose the tree.

So, based on that, we have a covered, no matter what we would have a covered porch there. As part of the design, and talking with Steve and back and forth on some of that, we kind of came up with the idea to have a little second floor balcony above that covered porch. Can we go to some elevations?

That's all existing. That's the existing old house. Can you zoom in on that one? Thank you.

So, right here is that door to the first floor. This is the old garage. Right here is the door to the first floor, so we'd like to put a cover over that door. As part of the discussion on some of the massing of the design of the house, we thought it'd be nice to do a balcony up here off another door at the second floor. So, that's the need for the variance for the projection of the porch into that front yard setback.

Again, I think this is all in harmony with the spirit and intent of the document. You see a lot of homes in the area that are updated and have some of the same types of scale and features. I think it's in harmony with what's going on in the neighborhood.

Can you go to the existing house? I just want to show you that real fast.

Some people would like this house and some people may not prefer that house. I'm sure at one time it was kind of neat, but that's what it kind of looks like now. This is where that door is and that balcony would be here, the new second floor would be built over this. All this, you know, roof comes out. It's a pretty substantial remodel.

Any questions?

COMMISSIONER LANAGHAN: I do have a few questions for you.

MR. STOCKBRIDGE: Excellent.

COMMISSIONER LANAGHAN: So, owners are moving into this brand new? So, I'm assuming buying and remodeling for the house, correct?

MR. STOCKBRIDGE: They've already purchased the house and intend to move in.

COMMISSIONER LANAGHAN: Got it, very good.

MR. STOCKBRIDGE: It's not a builder's spec, flip or any of that.

COMMISSIONER LANAGHAN: Like all I hear then, for sure.

MR. STOCKBRIDGE: Right.

COMMISSIONER LANAGHAN: Have you talked to the neighbors? Any feedback from any of the neighbors?

MR. STOCKBRIDGE: We did speak with the neighbors. Mr. Pucci, I gave him, we got our list from Dan. I conveyed it to the three immediate neighbors across the street and the two to each side, and I know he's gone over and spoken with, I think one of them was not home but left a note, and we left them this package.

COMMISSIONER LANAGHAN: Sure.

MR. STOCKBRIDGE: We left all, the three of them this full package. Would you like to --

MR. PUCCI: No, on the one that wasn't home, I followed --

CHAIRPERSON JAFFE: Sorry, we've got a procedure here. You need to come up; you've got to state your name and then you can proceed.

MR. PUCCI: Rick Pucci.

CHAIRPERSON JAFFE: Thank you.

MR. PUCCI: I'd be the owner, and I did speak to all three of the neighbors. The one that wasn't there, I did follow up and we spoke over the telephone. They all gave us a --

COMMISSIONER LANAGHAN: They're all positive?

MR. PUCCI: Yes, all three of them did.

COMMISSIONER LANAGHAN: Excellent, thank you.

MR. PUCCI: Thank you.

COMMISSIONER LANAGHAN: The only other question I have is kind of a design one. I understand the three existing nonconforming issues. Those are all there, you can't change those.

MR. STOCKBRIDGE: With, and the two setbacks.

COMMISSIONER LANAGHAN: So, the only, well, the one question I have is you're extending the garage straight up, which I understand aesthetically and all. The other side of the house has a seven-foot setback that would have, had you matched that, you'd have stayed in line, at least what's shown up on the survey.

MR. STOCKBRIDGE: What do you mean the other --

COMMISSIONER LANAGHAN: Based on the existing survey I'm looking at.

MR. STOCKBRIDGE: Just so I understand.

COMMISSIONER LANAGHAN: On the south side, there's a small setback there right at the garage it looks like.

MR. STOCKBRIDGE: Oh, right here?

COMMISSIONER LANAGHAN: Yes. Did you consider that on the other side?

MR. STOCKBRIDGE: I did not consider that one bit because what we were talking about in our design was we were going to grow this wall to align with this. We were going to take this foundation out and --

COMMISSIONER LANAGHAN: Oh, got you. So, that one is lining up to match that regardless, okay.

MR. STOCKBRIDGE: And we have, we're less than, it doesn't show up but 804 minus 71, we're still under the 7, or over the 7 over there.

COMMISSIONER LANAGHAN: Yes, you're still under the 7, yes, you still have --

MR. STOCKBRIDGE: So, since we were going to do that there, we wanted to do that on that side.

COMMISSIONER LANAGHAN: You were lining it up also, okay, that makes sense to me. The patio being, you know, I kind of like the look of it personally, I don't really have an issue with that. So, that's it for my questions.

MR. STOCKBRIDGE: Okay, thank you.

COMMISSIONER SIAVELIS: And you've got support across the board from Engineering, on all fronts.

COMMISSIONER LANAGHAN: Yes, everybody was very supportive.

MR. STOCKBRIDGE: I have not seen that document but I'm glad to hear it. I know we had support from the Architectural review, and we need to fully engineer, you know, the site and all that.

COMMISSIONER LANAGHAN: Sure.

CHAIRPERSON JAFFE: Any other questions?

(No response.)

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

MR. STOCKBRIDGE: Thank you.

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

(No response.)

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

COMMISSIONER LANAGHAN: Yes. No, let me start. As I said, you've got three existing nonconforming uses that the owner can't be really responsible for. I think they're doing a nice job. They have Staff support. They have support from the neighbors.

The balcony I think actually is the one that they could have changed, and I'm with them, I don't think I would. I think it goes very nicely with the house and the neighborhood. So, I'm in support of all of these.

CHAIRPERSON JAFFE: Anybody else?

COMMISSIONER SIAVELIS: I agree with those comments and assessment.

CHAIRPERSON JAFFE: Is there a motion?

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

COMMISSIONER SIAVELIS: 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: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Okay, congratulations.

MR. STOCKBRIDGE: Thank you.

CHAIRPERSON JAFFE: You're welcome to stay, but you're free to  
leave.

MR. STOCKBRIDGE: Okay, thank you.

CHAIRPERSON JAFFE: You're welcome.

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

DRAFT

ZONING BOARD

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

OF APPEALS

RE: 615 SOUTH HARVARD AVENUE - ZBA #26-003

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 13th day of April, 2026 at the hour of  
7:28 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson  
FRANK PORTERA  
MICHAEL O'CONNOR  
PETER SIAVELIS  
JEFFREY LANAGHAN  
THOMAS DRAKE

ALSO PRESENT:

DAN OSOBA, Planner II  
DARKO BOJIN, Planner I  
BASMAH NADEEM, Planner I

CHAIRPERSON JAFFE: Agenda Item B, ZBA #26-003, 615 South Harvard Avenue. Good evening.

MR. PURDOM: Hello.

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

MR. PURDOM: I am Kevin Purdom with JRC Design Build at 1275 Davis Street, Arlington Heights.

(Witness sworn.)

MR. OSOBA: The subject property at 615 South Harvard Avenue is zoned R-3 Residential Single-Family District. The Petitioner is proposing a four seasons room addition in the rear of the property. The building addition is proposed to be set back 18.75 feet from the rear property line where the required setback is 30 feet in the R-3 District. Additionally, the building addition would increase the square footage of impervious surface on the subject property to exceed the maximum allowed coverage of 4,754 square feet.

Therefore, the Petitioner is requesting the following variances:

- An 11.25-foot variation from Chapter 28, Section 5.1-3.3(d) to construct a one-story addition which is set back 18.75 feet from the rear property line where 30 feet is required; and
- A 105 square-foot variation from Chapter 28, Section 5.1-3.5(b)(2) to allow 4,859 square feet of impervious surface coverage where 4,754 square feet is the maximum allowed impervious surface coverage.

MR. PURDOM: All right, so my clients, Tom and Sue Rodell. Tom is here with us; they're the only ones living in the house. They bought the house about four years ago in 2022. It's a single-story ranch house that takes up a good chunk of their yard, and they want to be able to enjoy more of their backyard. Right now, there's a patio but they want to turn that patio into a four-season room off the bat.

So, where we run into the problem is the unique lot that we have. The back corner is clipped. The house, to the plan north, also has that same condition, it's just kind of a unique circumstance that exists that the owner has no control over. Our design was approved with no comments from Engineering or Building and Life Safety.

It's in harmony and spirit of the neighborhood. It's in the back of the house; it's not actually changing the look of the house. All the materials are to match the existing condition so that it looks like it wasn't an addition put on, it was always meant to be there.

The existing patio actually is over the square footage as well, so since we're replacing that patio with the four-season room, we're just kind of swapping out what is over the square footage already.

It's the minimum amount to be able to use that as a functional space. If we reduced any more what they would put in to making that addition doesn't really make sense, and if we did any kind of addition off the back, we would require a variance due to the rear yard setback. That clipping off that extra corner is what put us over the impervious square footage.

I believe that's all I have.

COMMISSIONER SIAVELIS: And you said you got feedback from the neighbors?

MR. PURDOM: Yes. So, he talked to all the adjacent neighbors and it was all positive feedback. He hadn't heard anything negative from anyone else.

COMMISSIONER SIAVELIS: Okay.

CHAIRPERSON JAFFE: You got this one, right?

COMMISSIONER SIAVELIS: I do, yes. I don't have any other questions. This is really straight-forward. So, I don't know if any other Board members have anything.

CHAIRPERSON JAFFE: Kevin, to confirm, the impervious surface coverage is exactly the same from what you have now?

MR. PURDOM: There are rounded corners on the patio, so it might add a few extra.

CHAIRPERSON JAFFE: Feet, right?

MR. PURDOM: Yes, feet, but it's in the same location to the same edge on all three corners.

CHAIRPERSON JAFFE: Okay.

MR. PURDOM: It's just --

COMMISSIONER SIAVELIS: It's rounded in the first placement.

MR. PURDOM: Yes.

CHAIRPERSON JAFFE: Okay, I'm good.

All right, you can have a seat, Kevin.

MR. PURDOM: Thank you.

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

(No response.)

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

COMMISSIONER SIAVELIS: Yes, I think this is really straight-forward, especially compared to the prior one. It's tucked behind the house, and like Kevin explained, that back corner of the lot is clipped at a pretty severe angle and a pretty significant reduction of that back lot. He wouldn't even be here without that. So, I'm in support of this. I think this is very reasonable.

COMMISSIONER LANAGHAN: I agree.

COMMISSIONER PORTERA: I agree, too.

CHAIRPERSON JAFFE: Is there a motion?

COMMISSIONER SIAVELIS: I'll move.

COMMISSIONER LANAGHAN: 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: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. OSOBA: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

MR. PURDOM: Thank you very much.

CHAIRPERSON JAFFE: Congratulations.

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

DRAFT

ZONING BOARD

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

OF APPEALS

RE: 901 NORTH PINE AVENUE - ZBA #26-004

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 13th day of April, 2026 at the hour of  
7:33 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson  
FRANK PORTERA  
MICHAEL O'CONNOR  
PETER SIAVELIS  
JEFFREY LANAGHAN  
THOMAS DRAKE

ALSO PRESENT:

DAN OSOBA, Planner II  
DARKO BOJIN, Planner I  
BASMAH NADEEM, Planner I

CHAIRPERSON JAFFE: Next up is Agenda Item C, ZBA #26-004, 901 North Pine Avenue.

MR. HEDSTROM: How do you do?

CHAIRPERSON JAFFE: How are you?

MR. HEDSTROM: Well, I was pretty good.

MRS. HEDSTROM: You have to state your name.

CHAIRPERSON JAFFE: If both of you could do it?

MRS. HEDSTROM: Yes.

MR. HEDSTROM: Yes. My name is Rich Hedstrom, and this is my wife Marlene.

MRS. HEDSTROM: Marlene Hedstrom.

MR. HEDSTROM: Okay, and we live at 901 North Pine Avenue, Arlington Heights.

MRS. HEDSTROM: For the last 50 years.

(Witnesses sworn.)

CHAIRPERSON JAFFE: Okay, we're going to do the Staff report and then you can tell us why you want the fence.

MR. HEDSTROM: Okay, what we have --

MRS. HEDSTROM: Wait, wait.

CHAIRPERSON JAFFE: No, they're going to go first. It's okay, go ahead.

MR. HEDSTROM: All right. Again --

CHAIRPERSON JAFFE: I'm sorry, we're going to ask, she's going to give an overview of your case first. Please proceed.

MS. NADEEM: All right, 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 the 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 plus or minus 30-inch distance from the sidewalk.

Just a note, the last few points that I'm going to go through were amended for clarification. We went and discussed these items with the Applicant for further clarification regarding the landscape requirements. So, due to space limitations, the Petitioner was not originally proposing to place the required landscaping but will follow the previous approval from 1989 which calls for the fence to be adequately screened with shrubbery. The Zoning Ordinance in 1989 did not have provisions for requiring some landscaping adjacent to the fence; however, it was added by the ZBA from the 1989 case. This will still be a requirement as per the building permit review.

Therefore, the Applicant is requesting the following variation:

- A six-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.

CHAIRPERSON JAFFE: Thank you.

Okay, you're up.

MR. HEDSTROM: Okay, All right, I've got to tell you a little story.

MRS. HEDSTROM: No, we don't have time for stories.

MR. HEDSTROM: No, okay. I was hurt very bad, I was run over by a car, broke my back, major head trauma, and I was supposed to die. Quiet. I didn't, okay.

MRS. HEDSTROM: Yes. We've been married for 50 years.

MR. HEDSTROM: Now, Dr. Jimenez at Lutheran General, he came in, he said you're one lucky son of a bitch; you're supposed to be dead at 70. Well, I didn't die.

MRS. HEDSTROM: He has metal holding most of his body together.

MR. HEDSTROM: What he told me is they were amazed that I lived. Okay, that's neither here nor there, and that I would probably never walk again because I broke my back. I didn't sever it, I broke it.

MRS. HEDSTROM: Yes, and all the ribs, the pelvis, both legs --

MR. HEDSTROM: When we left, when I left the hospital at about four weeks, I went to four months rehab facility where I literally had to learn to walk, and I did, okay. Dr. Jimenez told me something then. He said, you know what, you're going to have some tough times. I said yes, no shit. What we would like to do, I'd like you to get a comfort dog. He said --

MRS. HEDSTROM: Yes, because two years or three years of recovery. He wasn't doing good emotionally. He also had cancer, he also has afib with his heart condition.

MR. HEDSTROM: Well, that's from the military.

MRS. HEDSTROM: Agent Orange, I know, but anyway --

CHAIRPERSON JAFFE: That's all good background. So, let's talk about why you want the fence.

MRS. HEDSTROM: Yes.

MR. HEDSTROM: What happened, I got a comfort dog, a beautiful dog, okay. July to August, like at the end of July, beginning of August, it just died. Cancer, it just dropped dead. It was a shot in my heart. I was going right down the tubes, I admit it.

Then, we said, okay, we're going to get another dog. We got one down in Joliet, a little dog. The dog came out and laid at my feet, and I said this is it; I want this dog. So, we got it.

MRS. HEDSTROM: After two months of searching.

MR. HEDSTROM: It was starving and had all problems, so we took care of all that. Then we noticed something.

MRS. HEDSTROM: She got healthy.

MR. HEDSTROM: This dog when she was healthy is a runner --

MRS. HEDSTROM: And a jumper.

MR. HEDSTROM: -- and she can jump over my fence. Now, if you take a look at where we're located on Pine and Frederick, that's kitty corner from St. James.

MRS. HEDSTROM: And also a block from Arlington Heights Road.

MR. HEDSTROM: Yes, and at St. James, you go there in the morning when the morning service is getting out and the kids are going to school,

don't go on the street, that will kill you, okay, or after school, the traffic.

MRS. HEDSTROM: Okay, they get it.

MR. HEDSTROM: And then we've got Frederick on the side and that's St. Viater expressway. So, when St. Viater gets out, it's like pedal to the metal, boom, we're gone. So, I'm looking at this and I'm thinking, oh, geez, I can't let my dog here. So, we looked around and looked around, I talked to a lot of people on fencing, and we came up with an idea of an aluminum fence. I think we have a picture.

MRS. HEDSTROM: They got pictures, go ahead.

MR. HEDSTROM: Okay, an aluminum fence that has, yes, you see these slats are up and down.

MRS. HEDSTROM: So, you can't get --

MR. HEDSTROM: And that's what, and we only wanted four feet. So, what I'm saying is my fence right now is chain-link and it's 3.5 feet. So, what I'm saying guys is I'm only asking for six inches, that's it, you know.

CHAIRPERSON JAFFE: Tom, go ahead and start the questions.

MR. HEDSTROM: And that's, so I want to replace the fence with this which is beautiful. If I can get it, we've already got a contractor.

MRS. HEDSTROM: Okay, the hardship really is that since we've been trying to get this fence, we've had to walk the dog on a leash.

MR. HEDSTROM: In the backyard.

MRS. HEDSTROM: In the backyard because we don't trust it. We just spent \$2,000 and had him away two weeks to try to train her.

MR. HEDSTROM: In a training facility.

MRS. HEDSTROM: To come and not to jump. It's not working.

COMMISSIONER SIAVELIS: So, let me ask you something real quick and then Tom can take it. Your dog can get over, jump over the existing fence.

MRS. HEDSTROM: Exactly.

MR. HEDSTROM: Yes.

COMMISSIONER SIAVELIS: That's why you believe you need a taller fence because your 42-inch height the dog clears.

MRS. HEDSTROM: Right. Right.

COMMISSIONER SIAVELIS: Okay, there we go, that's it.

MRS. HEDSTROM: That's it.

COMMISSIONER DRAKE: I have some questions. You've done a good job of setting us up for it. Thank you, and thank you for your service, by the way.

MR. HEDSTROM: Thank you, I appreciate that. Thank you for --

MRS. HEDSTROM: Okay, let them talk.

MR. HEDSTROM: Yes.

COMMISSIONER DRAKE: So, we understand what you're asking for. Have you talked to your neighbors?

MR. HEDSTROM: Oh, absolutely.

MRS. HEDSTROM: Yes, they all think this is ridiculous that we can't, because there's other fences exactly like what we want to put in the area, the same

height.

COMMISSIONER DRAKE: But are they in favor or do they have any issues with your new fence?

MR. HEDSTROM: No, they want it.

MRS. HEDSTROM: No, they would rather have it.

COMMISSIONER DRAKE: Are any of them here tonight?

MRS. HEDSTROM: No, but they could have if I'd known that that would have helped.

MR. HEDSTROM: They like the dog, it's a very beautiful little --

CHAIRPERSON JAFFE: What's the dog's name?

MRS. HEDSTROM: Ms. Ginger.

MR. HEDSTROM: Ms. Ginger. She's a southern gal from Tennessee.

MRS. HEDSTROM: But, okay, about the shrubbery, we have put shrubbery there. It keeps dying because it's so close to the sidewalk.

MR. HEDSTROM: Well, my first dog was a male, it peed on them.

MRS. HEDSTROM: Yes, it always peed on them.

COMMISSIONER DRAKE: If this gets approved tonight, my understanding is you will work with the Village Staff, they'll work with you to come up with some sort of a compromise that works for everybody, whether it's shrubs or planting, whatever goes there.

MRS. HEDSTROM: Yes, whatever.

MR. HEDSTROM: Oh, yes, we're not opposed to that.

COMMISSIONER DRAKE: Okay, great. We're going to keep moving. There was a comment by one of our Staff departments; I want to make sure you're aware of it --

MRS. HEDSTROM: Okay.

COMMISSIONER DRAKE: -- and I don't think it's any big issue but it says to revise, you have to revise the plat to indicate the type of fence style and material and where the fence line is at on the plat.

Apparently, that, in my understanding, that's not up to date; is that right, Dan?

MRS. HEDSTROM: I don't know if it is or not but we're putting it exactly where this fence that's been there 37 --

MR. HEDSTROM: We're just taking the old fence out and putting this one in.

MRS. HEDSTROM: It's been there 37 years.

COMMISSIONER DRAKE: Yes, I understand.

MRS. HEDSTROM: We just want to put it in the exact same spot.

COMMISSIONER DRAKE: I understand that, but is that correct?

Dan, that was the note?

MS. NADEEM: Yes, that's something that we require for fences during building permitting. We require the plat to also indicate that.

COMMISSIONER DRAKE: Just part of the process then.

MS. NADEEM: Yes.

CHAIRPERSON JAFFE: So, what we're saying is if this gets

approved, if we approve your request, that means you get to get your extra six inches. You still need to work with the Village to make sure your permit process is accurate and complete. So, what Tom is just telling you is you're going to have to make sure you get that step completed.

MRS. HEDSTROM: Okay, so how long, can you put the fence up and zoom because this is --

CHAIRPERSON JAFFE: That's something you can work with the Village on.

MRS. HEDSTROM: Okay.

COMMISSIONER DRAKE: Ma'am, you can go online, these are all posted online. You can see what their comments are. It's just a couple of sentences, easy enough to find.

COMMISSIONER SIAVELIS: And your fence contractor should be able to submit the permit.

MR. HEDSTROM: We have a fence contractor.

MRS. HEDSTROM: Yes.

MR. HEDSTROM: At this point, it's --

COMMISSIONER DRAKE: Yes, we don't need that information. You can work with the permitting --

MR. HEDSTROM: We may get another one, I don't know what happened.

COMMISSIONER DRAKE: I don't have any other questions, Mr. Chair.

CHAIRPERSON JAFFE: I'm good.

Peter?

COMMISSIONER SIAVELIS: No more.

CHAIRPERSON JAFFE: All right, you can have a seat, thank you.

MRS. HEDSTROM: Okay.

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

(No response.)

CHAIRPERSON JAFFE: All right, Tom, would you like to --

COMMISSIONER DRAKE: I would, I would. I think they've done a very good job of covering all the four points we look for, especially the hardship issue. You've spoken with your neighbors; there doesn't seem to be any issue there.

MRS. HEDSTROM: No.

MR. HEDSTROM: No.

COMMISSIONER DRAKE: It's a reasonable request. It's hitchhiking on top of something you asked for back in the 80's.

MRS. HEDSTROM: 37 years ago.

COMMISSIONER DRAKE: 37 years ago, and there really is no push-back from any of the three departments who give us feedback. So, I'm in favor of this.

CHAIRPERSON JAFFE: I agree.

COMMISSIONER O'CONNOR: Me, too.

CHAIRPERSON JAFFE: Is there a motion?

COMMISSIONER DRAKE: Move to approve this as presented.

MR. HEDSTROM: And we have to see who?

CHAIRPERSON JAFFE: Assuming you get your votes. So, is there  
a second?

COMMISSIONER LANAGHAN: I second the motion.

CHAIRPERSON JAFFE: All right, let's go to a vote.

MS. NADEEM: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MS. NADEEM: Mr. O'Connor.

COMMISSIONER O'CONNOR: Yes.

MS. NADEEM: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MS. NADEEM: Mr. Drake.

COMMISSIONER DRAKE: Yes.

MS. NADEEM: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MS. NADEEM: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations.

MR. HEDSTROM: Thank you very much.

MRS. HEDSTROM: Thank you.

CHAIRPERSON JAFFE: You're welcome.

MR. HEDSTROM: We'll be contacting you for that.

COMMISSIONER LANAGHAN: Your fence contractor can probably  
take care of that for you. Just make sure they get the permit.

MR. HEDSTROM: Gentlemen, thank you.

CHAIRPERSON JAFFE: Thank you.

COMMISSIONER DRAKE: Have a good evening, folks.

CHAIRPERSON JAFFE: Have fun with Ms. Ginger and the new  
fence.

MRS. HEDSTROM: We will. Thanks a lot.

MR. HEDSTROM: Well, if you're ever in the area, I have a wicked  
bourbon.

CHAIRPERSON JAFFE: I'll bring glasses. Good to know.

(Whereupon, the public hearing on the above-  
mentioned petition was adjourned at 7:44 p.m.)

ZONING BOARD

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

OF APPEALS

RE: 820 NORTH DUNTON AVENUE - ZBA #26-005

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 13th day of April, 2026 at the hour of  
7:44 p.m.

MEMBERS PRESENT:

BENJAMIN JAFFE, Chairperson  
FRANK PORTERA  
MICHAEL O'CONNOR  
PETER SIAVELIS  
JEFFREY LANAGHAN  
THOMAS DRAKE

ALSO PRESENT:

DAN OSOBA, Planner II  
DARKO BOJIN, Planner I  
BASMAH NADEEM, Planner I

CHAIRPERSON JAFFE: All right, let's go to Agenda Item D, ZBA #26-005, 820 North Dunton Avenue.

MR. NEMETH: Hi, good evening.

CHAIRPERSON JAFFE: Hi, if you can state your name?

MR. NEMETH: Chris Nemeth.

CHAIRPERSON JAFFE: And your address?

MR. NEMETH: 820 North Dunton Avenue.

(Witness sworn.)

MR. BOJIN: The property is zoned R-3 One-Family Dwelling District, and the Petitioner is proposing to construct a second-story addition and a porch. The proposed addition is set back 25.3 feet from the front lot line. The proposed improvements will increase the property's impervious surface coverage to 65.12 percent, and the proposed addition is 25.34 feet high.

Therefore, the Petitioner is requesting the following variations:

- A 6.7-foot variation from Chapter 28, Section 5.1-3.3(a) to allow an addition that is set back 25.3 feet from the 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) to allow an impervious surface coverage of 4,070 square feet or 65.12 percent of the lot where the maximum allowed by code is 3,438 square feet or 50 percent; and
- A 0.34-foot variation from Chapter 28, Section 5.1-3.6 to allow a building height of 25.34 feet where the maximum allowed by code is 25 feet high.

CHAIRPERSON JAFFE: Okay, go ahead.

MR. NEMETH: Yes, I hope to make this quick, but I think based on the work that we've done with our architects, (a) we're not going to be changing the proposed use in which, you know, the home is used for. I think the attempt is to modernize and taking a 100-year-old home and making it livable for dual working from remote, so we both work remote primarily. So, having an additional space upstairs will help the plight of the owner in that regard. Then, just due to the addition on the second story, it does require us to increase the elevation of the home just slightly. I think that's a very small, the smallest of the requested variances.

Then, based on, you know, the front steps are in pretty bad condition as I speak. So, you know, those facade bricks or whatever comprises that are peeling away and we need to do front step and porch repair. So, as part of this project, we were hoping to widen the front porch and get a little bit more depth toward the street to make it a usable, you know, front porch.

CHAIRPERSON JAFFE: How many people live in the house?

MR. NEMETH: Four.

CHAIRPERSON JAFFE: And how long have you owned it?

MR. NEMETH: Five years. Six, sorry.

CHAIRPERSON JAFFE: So, the variances you're asking for on the front yard setback and the impervious surface coverage, do you know what's your existing front yard setback and your existing impervious surface coverage?

MR. NEMETH: I want to say the front setback is roughly 31, I'd have

to take a look at the plans.

CHAIRPERSON JAFFE: Does Staff know?

MR. BOJIN: Yes, 33 and a third, 33 feet and 3 inches.

MR. NEMETH: Back to the front of the home?

MR. BOJIN: Yes.

MR. NEMETH: Okay, I was thinking off of the, excuse me, the lot to the steps.

CHAIRPERSON JAFFE: And what's your current, do you know what your current impervious surface coverage is?

MR. NEMETH: I think it's roughly 55 percent, and I think that's already over what the allotted is based on the plat. So, I think given the front porch addition, we're only, you know, if you did a calculation on that, I think it's only, you know, 220 to 240 additional square feet.

CHAIRPERSON JAFFE: In your notes, you said this project, you know, you're expanding the scope to improve the new front porch. So, can you add the upstairs bedroom and bathroom if the porch wasn't approved?

MR. NEMETH: That's correct.

CHAIRPERSON JAFFE: Yes, you can?

MR. NEMETH: Yes, that's correct, yes.

CHAIRPERSON JAFFE: Okay, have you talked to any of your neighbors about the project?

MR. NEMETH: I have.

CHAIRPERSON JAFFE: And what's the feedback?

MR. NEMETH: I've had all positive feedback from, you know, all the residents, both north and south line properties. My wife talked to the gentleman across the street this morning. He said good luck with the hearing tonight.

CHAIRPERSON JAFFE: And the porch, I mean, this is to the minimum, you know, variance acceptable, this is the smallest you can make it?

MR. NEMETH: To kind of stay in line with the proposed second-story addition roof line, you know, working with the architect, that kind of landed the best with, you know, how the front porch would look; otherwise, it would be too steep and, you know, too shallow.

COMMISSIONER SIAVELIS: With this addition, the proposed addition, what's your total square footage in this house, but not including the front porch if possible?

MR. NEMETH: Not including the front porch, I'd have to get back to my numbers.

Joe, do you by chance know that?

CHAIRPERSON JAFFE: Sorry, he'd have to come up. If he wanted to come up, we've just got to swear him in.

MR. NEMETH: Do you mind? If you have the numbers?

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

MR. COATH: Joe Coath, 413 South Cook Street, Barrington.

CHAIRPERSON JAFFE: Do we swear him in or he just has to say his name?

MR. OSOBA: We should swear him in.

(Witness sworn.)

COMMISSIONER SIAVELIS: And what's your full name?

MR. COATH: Joe, Joseph Coath. I can't say, it's on our cover sheet, but I'm not --

MR. NEMETH: So, the question was square footage of the home not including the new addition, or the front porch?

COMMISSIONER SIAVELIS: No, square footage of the proposed new home exempting any inclusion of the new front porch.

MR. NEMETH: Okay.

MR. COATH: They're basically adding a large master bedroom upstairs. That's really all that's occurring upstairs in effect. I would guess offhand it's about 500 square feet would be added without the porch.

COMMISSIONER SIAVELIS: Okay, so tell me the total number.

MR. COATH: Of the home?

COMMISSIONER SIAVELIS: Square footage without the porch. You can ballpark.

MR. COATH: It's like 2,500 square feet.

COMMISSIONER SIAVELIS: 2,500, okay.

MR. OSOBA: Chair, through you, the estimated with the dimensions shown on the plan, the porch square footage is 273 square feet.

MR. BOJIN: And the floor area is 2,813. So, you subtract that, you get about 2,500 square feet.

CHAIRPERSON JAFFE: And now you have those dimensions, the question I asked before, do we know what their current impervious surface coverage is?

MR. BOJIN: Yes, we do. It's about 58 percent, so it is a little bit over the maximum.

CHAIRPERSON JAFFE: So, 58 percent, and they're going up to or requesting 65 percent, okay.

Further questions?

COMMISSIONER SIAVELIS: So, you're, I think what the Chairman, and I don't want to put words in your mouth so correct me if I'm wrong --

CHAIRPERSON JAFFE: We're actually aligned today.

COMMISSIONER SIAVELIS: Yes, yes. So, why I think the Chairman is asking that question is the proposed variances, the proposed additions that bring you significantly over the ratio, right, up at that 60 percent, what was that number? 60-what? Proposed?

MR. BOJIN: What they're proposing? 65 percent.

COMMISSIONER SIAVELIS: 65.

MR. BOJIN: Just about.

COMMISSIONER SIAVELIS: And you're up from about 58, okay, that's a 12 percent increase. Yes, that's a pretty healthy increase. So, why don't you tell us, this is your chance to explain why you need all that additional space for your family?

MR. NEMETH: Yes, you know, we've got two little kids and, you

know, again, safety of the front porch is a concern. So, we're going to, obviously we're doing a redo of at least the existing footprint, but having kids on a busy street like Dunton, you know, I have my parents, we've got grandparents that come over, it would be nice if they could have a, you know, a sizeable footprint on the front porch to be able to watch. Dunton is, on this portion of the block, part of the parade route. As you understand, there are a lot of people there. It would be nice to, you know, (a) have additional seating space there, and then I think it's just generally bringing the front look to a level that's commensurate in Arlington Heights and, you know, what we want the street to portray.

CHAIRPERSON JAFFE: Is the space underneath the floor, is that open? What's underneath your entryway?

MR. NEMETH: Currently or what's proposed?

CHAIRPERSON JAFFE: In this proposed plan.

MR. NEMETH: That would be, you know, closed off to lattice.

MR. COATH: Underneath the skirt?

COMMISSIONER LANAGHAN: Yes, below the porch.

MR. COATH: Yes, that's just board spacing. That's a typical traditional board skirt. I'd say, you know, the depth of the board is a great benefit for this improvement because it makes that porch become, it is a traditional depth of a porch that size. Otherwise, if we start keeping it back, it starts becoming, you know, sort of like stage craft. It doesn't have the depth you would expect on a traditional porch. I think if you to set a chair on the porch and walk by it, you're trying to get about a seven-foot of footprint.

CHAIRPERSON JAFFE: That's, I think that's what Peter is talking about. That's what I'm, I don't know, I can't speak for the other Board members, that's what I'm kind of hung up with. Of your three requests, the height, no issue. I get what, you know, you're trying to put in a new bedroom, new bathroom, four inches, no big deal. But the asks here on the front yard setback and the impervious surface area coverage are not insignificant.

That's why I was asking what your existing measurements were because everybody's variance is unique. If your existing dimensions were already significantly over, okay, it's not as much of an impact. You're currently over on both but you're asking, in my opinion, for a lot more, and that's what I'm trying to understand, the hardship, and if that's the minimum or the smallest available porch that you think you could use to complete this project.

COMMISSIONER SIAVELIS: So, to Ben's point, to the Chairman's point, the width of your porch, do you need that full width there? I mean, and that drawing, the front elevation that was just up on the screen, that's on our screens, you know, or at least on my screen, it looks like it has a nice proportion, right, to the width of your house, okay, and part of this is give and take with us, right? Do you need this full width here? Like is it essential to the aesthetic appearance of this house and the curb appeal? Because it is bringing you up, it is bumping up your percentage, right? I understand that there's really no structure underneath there, right, and I understand that point, you clarified that point.

But do you feel that you really need that width of that porch as drawn and shown on the screen?

MR. NEMETH: I think from a symmetry standpoint and a usability standpoint, I do.

CHAIRPERSON JAFFE: It looks like --

MRS. NEMETH: I guess I have a question, yes.

CHAIRPERSON JAFFE: Okay, again, you've sat here all night, you know how it works.

MRS. NEMETH: Yes. Hi.

CHAIRPERSON JAFFE: So, what's your name?

MRS. NEMETH: Bri Nemeth.

CHAIRPERSON JAFFE: And what's your address?

MRS. NEMETH: 820 North Dunton Avenue.

(Witness sworn.)

MRS. NEMETH: I guess I just want to ask a question, and I appreciate all of your questions.

CHAIRPERSON JAFFE: Please stay closer to the microphone.

MRS. NEMETH: Oh, sorry. I guess what is the risk, to just make sure we're addressing your question of what like the concern is to. I know it goes above the impervious surface, but like in terms of, to make sure that we're addressing like your concerns, too, I just want to make sure I understand.

CHAIRPERSON JAFFE: Yes, I think we're both probably saying the same thing. I mean, we exist to evaluate all these exceptions on a case-by-case basis. So, again, I'll speak for myself, I'll let the Board members speak for themselves, when I heard about your story and why you wanted this project, like I said, the height one, I have no issue. I can't speak for them; I have no issue. You want to put in another bedroom and bathroom, I got it.

But you are asking for, in my opinion, a significant increase to your impervious surface area coverage and a not insignificant decrease to your front yard setback. So, I'm trying to understand (a) your hardship and (b) if you can get by with, if what you are asking is the minimum amount of space that you think you need. That's why I also asked in the beginning the question about the project, are these two elements of your project mutually exclusive or are they dependent upon one another? Because the bedroom/bathroom upstairs, I have no issue with. I don't know what the others have to say.

COMMISSIONER SIAVELIS: I have similar views. I have no qualms with the bedroom and bathroom upstairs, but your front porch is going to be, according to the dimensions, I'm on the proper sheet now, 34 feet 2.5 inches in length, or width, excuse me, and in depth is eight feet.

MR. COATH: To the outside.

COMMISSIONER SIAVELIS: Yes, to the outside. That's a good-sized porch, and that's why it's bumping you up so high on the percentage.

MR. NEMETH: Yes.

COMMISSIONER SIAVELIS: So, this is the time, so what the Chairman was also saying is we have, when we've been faced with multiple variances, partitioned the vote off to vote on a portion of those variances and see how the chips fall, okay. Now, remember, if you lose, if you get a no vote on a variance, there's a preclusive effect of one year, okay. So, and the other thing is

that people will basically say, all right, I'll scale back my design to gain support and get a yes, right, because you don't want the preclusive effect, right, because that would put you back another year, right. You probably want this because you have a family, you said you have two kids in there, right?

MRS. NEMETH: Yes.

COMMISSIONER SIAVELIS: And your kids are growing. So, this is the spot or I think we have to ask the architect, is it feasible, for example, to scale down the front porch of that and still keep the overall positive aesthetic appearance and the curb appeal there, and then is it viable then for your clients, the Petitioners, right? Do you understand where I'm going with this? Okay, so this is where you answer.

MR. COATH: I guess I have a question first. You're concerned about the impervious. I think we could address impervious by going after some mitigation in the current pavers, you know, with the solid surface out there.

COMMISSIONER LANAGHAN: That would probably, yes, that was going to be my questions as well.

MR. COATH: I think the best way, you know, because ideally, this I think has the greatest payback is this investment on the front porch and all.

COMMISSIONER SIAVELIS: So, how would you do what you suggested?

MR. COATH: I would look at reducing as much of your impervious surface over the property in order to bring that ask down.

COMMISSIONER O'CONNOR: Is that a patio to the back?

MRS. NEMETH: Yes.

MR. NEMETH: So, they're like, what, 2.5 by 4-inch blocks, so that whole is a small --

MR. COATH: That whole area is, it tapers.

COMMISSIONER SIAVELIS: So, doing that on the fly now versus moving to suspend, right, that's one of your options. So, you've got a couple of options as Petitioners, right. You can try and push forward, but you could probably tell, you roll the dice, right? You could move to suspend, right, and then adjust your petition, work with the Village and rerun the calculation, and you come back in front of us and you can come back as fast as you can come back, you don't wait a year, okay. So, choose wisely.

COMMISSIONER DRAKE: I have a comment. I understand where the other Board members are coming from and I, for the most part, agree with them. But then I'm looking at the Staff comments here, especially Engineering, and they don't share those same comments. We're always, on this Board --

COMMISSIONER SIAVELIS: Deferential.

COMMISSIONER DRAKE: -- very, very sensitive to impervious issues, and yet our Engineering Department and the other departments as well didn't weigh in on that. So, I'm not quite in that boat; I'm leaning that way.

COMMISSIONER SIAVELIS: Jeff, share that number, please.

COMMISSIONER LANAGHAN: Yes. So, just calculating from what I heard from Staff, you're roughly 58 percent coverage today which is eight percent over what is allowed.

MR. NEMETH: Yes, correct.

COMMISSIONER LANAGHAN: Going to 65 percent is 438 feet, yes 438 feet ballpark.

MR. NEMETH: Yes.

COMMISSIONER LANAGHAN: So, the question is can you (a) pull 438-foot of impervious out, or get a lot closer to that number, you know? As you've probably heard tonight, existing conditions are something we look favorably on. We don't tend to make people correct existing problems, right?

MR. NEMETH: Correct.

COMMISSIONER LANAGHAN: Going up and beyond that is a much tougher ask.

MR. NEMETH: Yes, so you're, sorry to interrupt, but the question from me would be the increase from 58 to 65 roughly is a total of 400 something?

COMMISSIONER LANAGHAN: And 38 feet if I did the math right.

COMMISSIONER SIAVELIS: That's a healthy number; that's a big number.

COMMISSIONER LANAGHAN: So, again, something to think about. I guess I'll stop there.

MR. NEMETH: Thank you.

COMMISSIONER SIAVELIS: So, you understand your options right now, right?

MR. NEMETH: Yes. Yes.

COMMISSIONER SIAVELIS: Okay, so what are you thinking?

MRS. NEMETH: I mean, I guess, I think that, I'm talking aloud for a minute, I think the eight feet, too, is like having to make it a functional porch versus like it's just hanging out there to hang out there in front of the house. We want to make it functional, right? So, what does that look like and do you pull out something in the back to --

COMMISSIONER SIAVELIS: Can you find 200 feet in the backyard of impervious and change it?

MR. COATH: That whole sidewalk down the --

MR. NEMETH: All of the south side, I've been planning to rip that all out, yes.

MRS. NEMETH: Yes, on the --

COMMISSIONER LANAGHAN: So, if you're taking that out anyway, that calculation makes it closer --

MR. NEMETH: Closer.

COMMISSIONER LANAGHAN: Right? So, then there are some other things you can do, yes, it helps.

MR. NEMETH: Sure.

CHAIRPERSON JAFFE: Can you do what you just suggested at the same time this project is underway?

MR. NEMETH: Yes.

COMMISSIONER PORTERA: Is there any drainage issues right now as it sits?

MR. NEMETH: To my knowledge, no.

COMMISSIONER PORTERA: No neighbor complaints about drainage into their yards, no puddling in your front yard or on the side there?

MR. NEMETH: No.

MRS. NEMETH: No, not in our front yard.

MR. NEMETH: No, no.

COMMISSIONER SIAVELIS: Okay, that's kind of like --

MR. NEMETH: 812 is roughly the bottom of the hill that's on the south side, yes.

MRS. NEMETH: South side, yes.

COMMISSIONER SIAVELIS: Well, we don't have any neighbor opposition, right? The neighbors haven't submitted anything? Okay, so that kind --

MRS. NEMETH: We've got a neighbor here, too.

CHAIRPERSON JAFFE: So, why don't you have a seat and if this gentleman wants to make a comment, you can, and then you'll have the opportunity to respond to that. Then we'll close it down for deliberation.

MRS. NEMETH: Thank you for the conversation.

MR. NEMETH: Thank you.

CHAIRPERSON JAFFE: You're welcome.

COMMISSIONER SIAVELIS: A brief comment, or --

MR. HILL: My comments are brief.

COMMISSIONER SIAVELIS: -- going to be.

CHAIRPERSON JAFFE: So, we don't have to swear you in. You just need to state your name.

MR. HILL: Douglas Hill.

CHAIRPERSON JAFFE: Go ahead.

MR. HILL: Address or no? All right, so 824 North Dunton. So, I am just one house, well, I'm right next door. So, in regards to, you know, what is being proposed and what is being offered, the idea of the porch we feel is fantastic as far as my wife and I and the surrounding neighbors. It obviously draws upon to what Arlington Heights and the community is trying to do, right, as we're trying to get neighbors out in front of their house. We're trying to get neighbors to communicate with one another rather than forcing them to the backyard. So, obviously, having a porch would be a wonderful addition to that idea and to that premise.

Now, the other thing is, as they mentioned, they have two young kids. It gives them the comfort to be out front, right, because Dunton is a rather dangerous street in some respects. Unfortunately, we do have a lot of people that speed up and down. Dual use as far as people walking by, there's a lot of neighbors that walk by with their dogs, we have the parade. So, in that respect, I think it's fantastic.

I will speak to, you know, architecturally I don't know if I'm allowed to or not, but you know, any reduction I think will alter as far as the front facade of the house. Pulling it back, right, is going to create some structural changes that they're going to have to make, and I don't know what that does to the design or sight lines or things of that nature, or if it has any bearing on any of the internal space or the second story, right?

As far as the height, we have no issues with the height. You

know, it's a half foot, it's not really a big deal.

Then, impervious surface, I don't really know how you guys figure it out, but if they're putting deck boards and you have gravel and dirt underneath it, I assume that drainage would be adequate and they could probably do additional things with drainage. But we're definitely in agreeance with it.

To your point earlier, to the south side, there is a sidewalk that, well, it's not really a sidewalk. It's like a half sidewalk, but there is concrete there that I don't know that the neighbors necessarily use it because of its function. The neighbor to the south of them, two owners previous had them cut that sidewalk in half because it bled into their property line, but obviously that would help from a square footage standpoint of the impervious surface. The patio existed there when they bought the property, and that is where, you know, they have the pavers in the backyard and whatnot.

So, I would hate to see the design change, to minimize the front porch, because I do think that it does add to the appeal of the neighborhood. Also, if you go two blocks south, if you go south each block down, you'll notice that those neighbors' front porches and front stairs do encroach further and further towards the sidewalk. So, it's kind of like our block seems to be the ones that are more restrictive than what some of the previous neighbors are. There is one house that's under construction now that's a house in from Euclid that is significantly close to the sidewalk with a massive front porch.

CHAIRPERSON JAFFE: Thank you. I was going to invoke the three minutes, but I was going to let you finish. So, thank you for your comments.

MR. HALL: Sorry.

CHAIRPERSON JAFFE: It's okay.

MR. HALL: Thank you.

CHAIRPERSON JAFFE: You have the opportunity to respond to that; otherwise, you don't have to.

MRS. NEMETH: No, Doug was great. Thank you.

CHAIRPERSON JAFFE: All right, so we're going to close it down for --

COMMISSIONER SIAVELIS: Wait, wait.

CHAIRPERSON JAFFE: Do we make a counter or do we -- all right, so before we close this down for deliberation, I sense that we were getting to a point for the porch, we were going to potentially broker a deal with the property owner about work that they can do in parallel with the project that would mitigate the 438 additional square feet of impervious surface area coverage.

COMMISSIONER SIAVELIS: Or they move to suspend to do that, not in this setting, but do it carefully, working together and then they come back to the Village and then they'll re-notice for the next meeting.

COMMISSIONER DRAKE: Dan, how quickly could they come back in if they wanted to get a continuance?

MR. OSOBA: They theoretically could come back in for the May meeting if they turn around documents fast enough, but if you make a motion to continue it, you can make a motion to continue it to a date certain. If you do that, they do not have to re-notice the public hearing. If it is a continuance and it's left

open-ended, then they would have to re-notice. That's the only difference.

COMMISSIONER SIAVELIS: So, do you understand that? Understand that little stipulation?

MR. NEMETH: One more time?

MRS. NEMETH: That we could come back in May with the adjustment. But I guess I want to clarify, like if we say we will commit to revamp the weird half sidewalk on the side of the house, we wanted to do that anyway, coupled with whatever back porch we need to be able to make the front porch, like do we have to formalize that, or is this formalizing that?

CHAIRPERSON JAFFE: We could make it contingent if they commit to doing a certain activity, right?

COMMISSIONER SIAVELIS: Yes, we don't want to get, I think we want to get embroiled in that right now. Let them talk amongst themselves and with their architect. The key issue is, okay, if we suspend, if you move to suspend and agree to reappear in the May meeting, whenever that date is, you should check your calendars, okay, then you don't have to re-notice.

MR. NEMETH: Okay.

COMMISSIONER SIAVELIS: If we don't identify a particular date you are going to reappear, then you will have to re-notice, which is a pain. So, Dan is going to tell you when the May meeting is. You should check your calendar and make sure you're available on that meeting.

COMMISSIONER LANAGHAN: So, the advantage in my mind -- go ahead, Dan.

MR. OSOBA: It's just May 11th is the next Zoning Board meeting.

COMMISSIONER LANAGHAN: May 11th. So, the advantage in my mind to continuing this for you guys, it would be you could sit down with your architect in a thoughtful way, kind of figure out how do we get what we want while maintaining the important elements of the design, right? If we do it on the fly here, we won't think about something, you know, it's always a loss of unintended consequences.

COMMISSIONER SIAVELIS: You may make a mistake.

COMMISSIONER LANAGHAN: Yes. So, I would feel better if you guys take a little bit of time, especially knowing that we can continue it to a date specific where it's not going to do, I know it's going to postpone you for a month. So, yes, I realize that is a hassle but I think continuing for a month might be better than the outcome you would receive tonight.

MRS. NEMETH: And just clarifying to say that we need to evidence that we're decreasing the impervious surface, what we proposed today, by doing X, Y and Z?

COMMISSIONER LANAGHAN: Yes, my suggestion would be have the numbers of what you have today where you can pull them up easily and say, okay, today we're at 58 percent, it's, making up numbers here, 4,300 feet, and we're going to 4,700 feet, but we're taking out this much concrete, and at the end of the day we're going to 4,400 feet. I'm making up numbers here.

MRS. NEMETH: Okay. Yes, yes.

COMMISSIONER SIAVELIS: 438 is your number.

COMMISSIONER LANAGHAN: You want to pull out 438. Well, again, I'd like to know what their, I'm basing it on the 58 percent that Staff said they got already. So, I'd like to know, try to keep it to where you're at today or really close to where you're at today, and I think you'll receive a much more favorable outcome.

COMMISSIONER DRAKE: You'll know what the cost impact is, you'll know what it's going to do with the timing of your project, rather than trying to figure it out now.

MRS. NEMETH: Yes.

COMMISSIONER SIAVELIS: That's the way to do it.

COMMISSIONER DRAKE: I'm in complete agreement on a continuance. It's your call.

MRS. NEMETH: Yes, I think we can come back in May.

CHAIRPERSON JAFFE: So, how do we memorialize this?

MR. OSOBA: It would be, someone would need to make a motion to continue this and that motion may include that the petition be continued to May 11th, or continued to an undisclosed date in which they would have to re-notice. So, it would be up to them.

COMMISSIONER LANAGHAN: Do you think you'd be ready in a month is the question.

MRS. NEMETH: Yes.

COMMISSIONER LANAGHAN: Okay, again, I don't want to put a date specific in here and, you know, it's like oh, my gosh, I'm on vacation in three weeks.

MRS. NEMETH: Yes, yes.

COMMISSIONER LANAGHAN: So, you're okay with a continuance?

MR. NEMETH: Yes.

MRS. NEMETH: Yes.

COMMISSIONER SIAVELIS: To May 11th?

MRS. NEMETH: Yes.

MR. NEMETH: Yes.

COMMISSIONER SIAVELIS: All right, because then you won't have to re-notice.

MR. NEMETH: Yes.

MRS. NEMETH: Yes.

COMMISSIONER SIAVELIS: All right, because the Chairman can't make a motion, all right, I'll move for a continuance of this petition, ZBA #26-005, to May 11th, in its entirety, the petition in its entirety.

COMMISSIONER O'CONNOR: 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: Mr. Siavelis.  
COMMISSIONER SIAVELIS: Yes.  
MR. BOJIN: Chair Jaffe.  
CHAIRPERSON JAFFE: Yes.  
MRS. NEMETH: Thank you.  
MR. NEMETH: Thank you.  
CHAIRPERSON JAFFE: You're welcome.  
COMMISSIONER LANAGHAN: We look forward to seeing you next

month.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:15 p.m.)

DRAFT

ZONING BOARD

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

OF APPEALS

RE: 2504 EAST GREGORY STREET - ZBA #26-006

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 13th day of April, 2026 at the hour of  
8:15 p.m.

MEMBERS PRESENT:

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

ALSO PRESENT:

DAN OSOBA, Planner II  
DARKO BOJIN, Planner I  
BASMAH NADEEM, Planner I

CHAIRPERSON JAFFE: Let the record state that Board Member Siavelis had to leave for the evening.

All right, Agenda Item E, if I can find my agenda. Agenda Item E, ZBA #26-006, 2504 East Gregory Street.

MR. POLLEY: My name is Matt Polley. I am the owner of 2504 East Gregory Street, along with my wife.

(Witness sworn.)

CHAIRPERSON JAFFE: Okay, Staff report.

MR. BOJIN: The property is zoned R-3 One-Family Dwelling District, and the Petitioner is proposing to construct a porch in the front of the main entrance of their house which is in the exterior side yard. This proposed addition is set back 20.13 feet 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) 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.

Thank you.

MR. POLLEY: All right, yes, we bought this house back in 2013. We love the town of Arlington Heights, kids at Prospect south. You know, we really want to stay here. It's been kind of the vision of ours to update our house to make it what we want. Outdoor space was going to be really important to us. We want to be able to talk to our neighbors, hang outside a lot more. We actually live on a corner, on Gregory and Evanston, specifically it's right across the street from Meadows Park. So, we really have, you know, our neighbor to our one side and another and behind us, but nothing really across the street from us. Usually, if we're going to talk to people, it's people coming around, walking their dogs, kind of just doing it more socially that way.

So, you know, we really want to have an important space to be able to like hang out and see our neighbors. So, a front porch was really kind of like one of the main reasons we were going to be doing an addition along with updating our kitchen. So, I mean, that was really kind of one of our big intentions. Obviously, when we put it on our plans, we thought we had to have a variance for this.

So, putting in a front porch, the setback is pretty much set on our house right now, and then the neighbor to our side just because there's only two houses on the end of the street. Both our setbacks are pretty much the same. So, any porch you put on is going to require a variance. So, I think it's just relatively simple.

Now, in terms of our design, I don't know if we can show the front of the house? Yes, there. We really, oh, no, that's the old version. The new is right there.

So, it's really important to us when we're doing our design, we didn't really want to affect the way the house looks. We want to keep it as similar to what exists today. So, you know, really kind of going for the minimum look but still be able to have a functional front porch. So, you know, the way we were trying to

make it is just a central piece for our front yard. We really want to make it symmetric across the front face, I think we even got some pretty positive feedback from the Design Commission in terms of how this fits in with the existing house design.

You know, to get it to work, you know, getting a small porch first off over the door wouldn't be really functional, to actually get a front porch in to the end. Then, the minimum, you know, length or I guess width of the porch to frame the front door and the front window was pretty much what we tried to show, so we really, really kind of stuck to that.

In terms of the depth of the front porch, you know, all the research and talking to our architect, a functional front porch from the discussion with him was somewhere around six to eight feet. So, you know, we decided we really just want the minimum, so we went with six feet for this particular design. All right, so it makes sense.

In terms of just not really impacting any of the neighbors, you know, I don't have any neighbors across the street. So, I mean, the only people I'm going to be able to affect are the people playing soccer across the street. From the side to side, it's not really going to be something that our neighbors to the side are going to see. Since we're on a corner, in terms of traffic visibility, we're not really extending it out too much, you know, kind of like the sight lines, it's really not even going into like a triangle feature, it's not even going to affect anybody being able to see along Evanston or Gregory Street.

All right, let me make sure I'm getting everything. In terms of like positive impacts, I really think that this is going to help, you know, make our house, you know, our home value much better, hopefully increase taxes for the Village. I think it will help to make our neighborhood look nice. You know, I think, we're right by a park, people drive by our house a lot, so I think it will help the image of the neighborhood.

I guess another thing, too, since we live on Gregory Street, I don't know if you're aware, there's like a pool over by Culver's, like if you drive down there or walk the dogs, you know, I think for us, this is an increase in privacy for our house. So, it's another thing that we really would be looking forward to.

I think, I mean, I think those were all the points. So, I think that's it.

COMMISSIONER PORTERA: Thank you. I don't have too many questions, just confirming, no negative neighbor feedback?

MR. POLLEY: Oh, I talked to probably like seven or eight different neighbors. I mean, everybody was pretty positive on it. I think we've been talking about doing this project for the last eight years. So, I mean, they have all kind of heard of it.

COMMISSIONER PORTERA: You guys are long-time homeowners?

MR. POLLEY: Yes.

COMMISSIONER PORTERA: You said 13 or 12 years?

MR. POLLEY: Yes, exactly.

COMMISSIONER PORTERA: And you spoke with your architect, he

said six to eight feet in terms of depth would be good, and you guys are at six feet in depth.

MR. POLLEY: Yes. So, I mean, basically, we wanted to be able to have chairs out there, sit out and, you know, be able to hang out with us and be able to see our neighbors as they're walking by. A lot of people walk dogs by our house, and we have two of them.

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

CHAIRPERSON JAFFE: What are your dogs' names?

MR. POLLEY: Copper and Dahlia.

CHAIRPERSON JAFFE: Copper and Dahlia? Nice.

MR. POLLEY: Yes. I think our daughter named the one Dahlia, and our other one looks like a copper coin, so pretty easy.

CHAIRPERSON JAFFE: Any other questions?

COMMISSIONER LANAGHAN: I have one for Staff actually. Darko, is part of the reason for this variance because it's a side yard that's --

MR. BOJIN: Yes.

COMMISSIONER LANAGHAN: Yes, if it was on the front yard it probably would not have an issue whatsoever. Yes. I live in a corner side yard also and it's challenging. I understand some of the issues with that.

MR. POLLEY: I didn't even touch the impervious square footage, but our lot is pretty big so we're way under.

COMMISSIONER LANAGHAN: You're good in that respect, okay.

MR. POLLEY: So, you know our points.

COMMISSIONER LANAGHAN: I do.

MR. POLLEY: It's a really good training exercise for my sons to mow lawn.

COMMISSIONER LANAGHAN: I'm sure.

CHAIRPERSON JAFFE: Any other questions?

(No response.)

CHAIRPERSON JAFFE: All right, you can have a seat.

MR. POLLEY: Thank you.

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

(No response.)

CHAIRPERSON JAFFE: Okay, close it down for Board deliberation. Frank, you want to take this?

COMMISSIONER PORTERA: Yes, this is a reasonable ask. Great presentation, very organized. We know the unique circumstance of a corner lot, and I appreciate taking the advice of the architect to take the minimum depth required. So, this is a pretty easy one for me, I'm supportive of this variance.

COMMISSIONER LANAGHAN: Agree.

COMMISSIONER SIAVELIS: Agree.

CHAIRPERSON JAFFE: Yes.

Is there a motion?

COMMISSIONER PORTERA: I move to approve this variance as

presented.

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: Mr. Siavelis.

(No response.)

MR. BOJIN: Chair Jaffe.

CHAIRPERSON JAFFE: Yes.

Congratulations.

COMMISSIONER LANAGHAN: Congratulations.

MR. POLLEY: Thank you, guys.

COMMISSIONER LANAGHAN: Thanks for sitting through the evening.

CHAIRPERSON JAFFE: All right, we have other business which is ZBA Public Comment Procedures.

MR. OSOBA: I can go over briefly this item that was included in the packet. This is something we're doing for all of our boards and commissions that the Planning Department manages in coordination with our Attorney's Office to kind of put together a memo and more or less standardize what our procedures are for public comment. This is related mostly to the public comment that would be the general public comment at any public hearing, not on a, you know, specific case.

So, I think the summary of the recommendations and kind of what was included in the report is to provide, to make sure that we provide public comment at all of these board meetings, which we do; set a time limit, I know in our procedures we currently have a time limit, this would essentially memorialize that into an actual procedure that is adopted by the Board; and then some kind of guidance from our Legal Department as a general rule, refraining from responding or debating with the public during that general public comment period; and then adopting these rules for public comment.

So, for this item, if there's any deliberation between the Zoning Board, you can do that, and then ultimately it would be a motion and then a roll call vote.

CHAIRPERSON JAFFE: On the three minutes, if this gets memorialized and standardized, is there going to be like an actual timer, or it's left to the Chair to play on my phone and see how much time has elapsed?

MR. OSOBA: Typically, I think we're doing the Chair.

CHAIRPERSON JAFFE: Okay, so basically I'm the timekeeper.

MR. OSOBA: Yes.

CHAIRPERSON JAFFE: Okay.

COMMISSIONER LANAGHAN: Or you can probably pass it off to

somebody.

CHAIRPERSON JAFFE: I know we're not going to give it to the one who sits over here, right?

Any other thoughts or comments?

(No response.)

CHAIRPERSON JAFFE: All right, is it a voice vote or how do we do this?

MR. OSOBA: Let's do a roll call vote.

CHAIRPERSON JAFFE: Okay, is there a motion to adopt these new procedures?

COMMISSIONER DRAKE: Move to adopt these procedures as presented.

COMMISSIONER PORTERA: 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.

COMMISSIONER LANAGHAN: We didn't really have a choice, right? Okay, fair enough.

CHAIRPERSON JAFFE: Is there anybody, so is that agenda item done then?

MR. OSOBA: That is, that's all of it, yes.

CHAIRPERSON JAFFE: All right, is there anybody present who wishes to make any public comment?

(No response.)

CHAIRPERSON JAFFE: Is there a motion to adjourn?

COMMISSIONER LANAGHAN: So moved.

COMMISSIONER O'CONNOR: Second.

CHAIRPERSON JAFFE: All in favor?

(Chorus of ayes.)

CHAIRPERSON JAFFE: All opposed?

(No response.)

CHAIRPERSON JAFFE: We're off.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:26 p.m.)

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

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

April 13, 2026

**FINDINGS OF FACT, DECISION AND ORDER**

**Agenda Item: 1919 N Chestnut Ave**

**Applicant:** Jay Stockbridge, Stockbridge Architects (Richard Pucci, Owner)

**Zoning Relief 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.

**Date of Publication:** 3/28/2026

**Manner of Publication:** Daily Herald

**Zoning Board of Appeals (“ZBA”) Members Present:**

Jaffe, Drake, Siavelis, Lanaghan, O’Connor, Portera

Having heard and considered the testimony and evidence at the public hearing of April 13, 2026, the ZBA makes the following **findings of fact**:

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 the staff report.

**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"):

- 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
- 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
- The proposed variation is in harmony with the spirit and intent of this Chapter; and
- 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 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.**

**Reason for Determination:**

The petitioner testified as to the hardship citing the existing conditions of the lot, existing side yard setbacks, and the average front yard setback on N. Chestnut Avenue block. The petitioner contended that the proposed redesign of the home will not alter the character of the locality and is consistent with existing conditions, including the side yard setback and lot dimensions. The Zoning Board commented that the variation requests are minimal to allow reasonable use of the property as they are utilizing non-conforming existing conditions and expanding those non-conformities for the home redesign. The Board found that the petitioner represented compliance with the four 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 6 Nays 0 Absent 0 Abstain 0

Date: April 11, 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 from 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

April 13, 2026

**FINDINGS OF FACT, DECISION AND ORDER**

**Agenda Item: 615 S. Harvard Avenue**

**Applicant:** Kevin Purdom, JRC Design Build (Sue & Tom Rodell, Owners)

**Zoning Relief Requested:**

- 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.

**Date of Publication:** 3/28/2026

**Manner of Publication:** Daily Herald

**Zoning Board of Appeals (“ZBA”) Members Present:**

Jaffe, Drake, Siavelis, Lanaghan, O’Connor, Portera

Having heard and considered the testimony and evidence at the public hearing of April 13, 2026, the ZBA makes the following **findings of fact**:

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. **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”):

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

**Reason for Determination:**

The petitioner testified as to the hardship citing the existing conditions of the lot, the existing rear yard setback, and the unique shape of the lot, specifically in the rear yard. The petitioner contended that the proposed addition will not alter the character of the locality and is consistent with existing conditions. Additionally, the petitioner stated that the variances are required due to the unique site circumstance. The Zoning Board commented that the variation requests are minimal to allow reasonable use of the property and there were no negative comments from surrounding property owners. The Board found that the petitioner represented compliance with the four 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 6 Nays 0 Absent 0 Abstain 0

Date: April 11, 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 from 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

APRIL 13, 2026

**FINDINGS OF FACT, DECISION AND ORDER**

**Agenda Item: 901 N Pine Avenue – Hedstrom Residence**

**Applicant:** Richard Hedstrom

**Zoning Relief Requested:**

- **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.**

**Date of Publication:** 3/28/26

**Manner of Publication:** Daily Herald

**Zoning Board of Appeals (“ZBA”) Members Present:**

Jaffe, Siavelis, Drake, Lanaghan, O’Connor, Portera

Having heard and considered the testimony and evidence at the public hearing of April 13, 2026, the ZBA makes the following **findings of fact**:

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 an approximate 30 inch distance from the sidewalk. Due to space limitations, the petitioner was not originally proposing to place the required landscaping but will follow the previous approval from 1989, which calls for the fence to be “adequately screened with shrubbery.” The zoning ordinance in 1989 did not have provisions for requirements of landscaping adjacent to the fence; however, it was added by the ZBA from the 1989 case. This will still be a requirement as part of the building permit review.

**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”):

- 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
- 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
- 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 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.**

**Reason for Determination:**

The petitioner spoke as to the hardship, citing the necessity to increase the fence height so their dog does not jump over their existing fence. The proposed 4-foot aluminum fence will be in the same location as the existing fence. The Zoning Board commented to work with Staff regarding the necessary landscaping on the exterior side of the fence.

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 6 Nays 0 Absent 0 Abstain 0

Date: April 13, 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 from 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

APRIL 13, 2026

**FINDINGS OF FACT, DECISION AND ORDER**

**Agenda Item: 2504 E. Gregory St. – Polley Residence**

**Applicant:** Matthew and Rebecca Polley

**Zoning Relief Requested:**

- **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.**

**Date of Publication:** 3/28/26

**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 April 13, 2026, the ZBA makes the following **findings of fact**:

The petitioner is proposing to construct a porch in front of the main entrance of their house. The proposed addition will be set back 20.13 feet from the exterior side lot line where the required setback is 26.23 feet.

**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 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.**

**Reason for Determination:**

The petitioner testified as to the hardship indicating that the porch will allow for better use of the exterior side yard. The Zoning Board commented that the request was reasonable and that a smaller porch would not be usable. Additionally, the proposed addition 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 6 Nays 0 Absent 0 Abstain 0

Date: April 13, 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 from and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.**

## ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

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### Staff Analysis

**Prepared By:** Darko Bojin, Planner  
**Hearing Date:** May 11, 2026  
**Date Prepared:** May 4, 2026  
**Project Title:** Nemeth Residence  
**Address:** 820 N. Dunton Ave.

### Background Information

**Petition Number:** ZBA #26-005  
**Petitioner:** Christopher 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. The petitioner first brought their request to the Board at the April meeting but chose to continue their petition to the May meeting and make changes to the request.

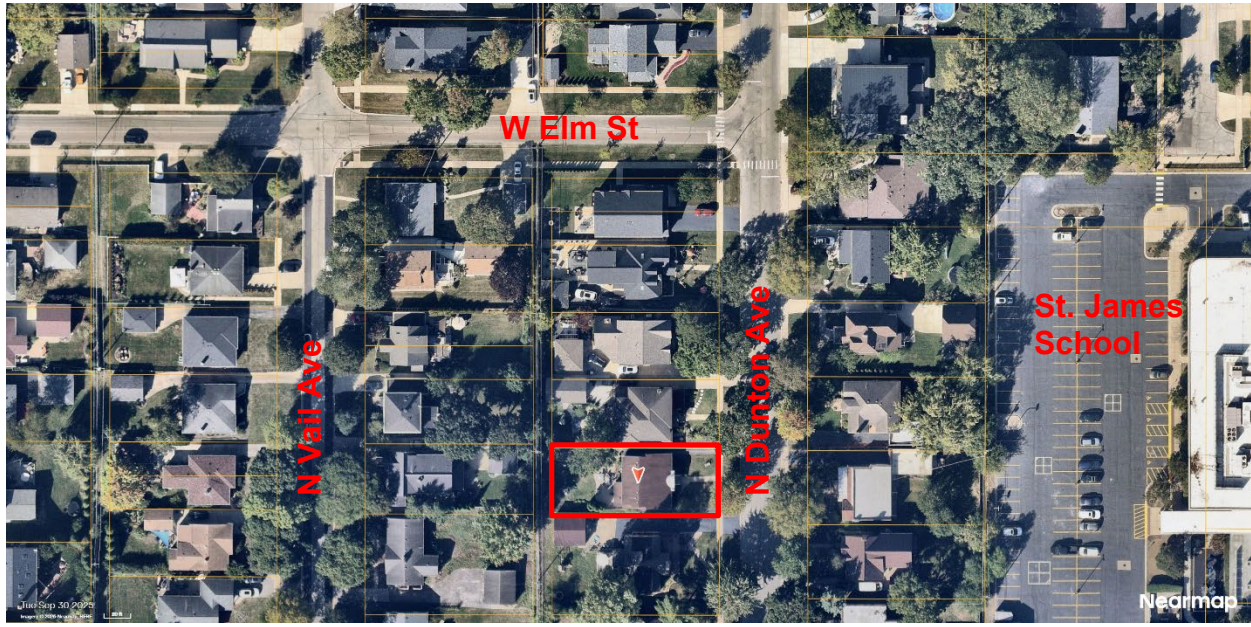
The petitioner revised their plans to reduce the size of the porch and remove a walkway that ran from the front yard to the south side of the house. These changes increased the front setback of the porch to 26.25 feet from the originally proposed 25.3 feet, and reduced the impervious surface coverage to 3525.39 square feet, or 56.4% of the lot, from 4,070 square feet or 65.12% of the lot. The proposed addition is still 25.34 high, as it was in their original petition. Therefore, the petitioner is requesting the following variations:

- A 5.75-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 26.25 feet from front lot line where the required minimum setback is 32 feet.
- A 87.39 square-foot variation from Chapter 28, Section 5.1-3.5(b)1 (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 3525.39 square feet or 56.4% of the lot where the maximum allowed by code is 3,438 square feet or 55%.
- 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**

| <b><u>Item</u></b>   | <b><u>Provided</u></b> | <b><u>Dated</u></b> | <b><u>Remarks</u></b> |
|--|------------------------|---------------------|-----------------------|
| 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](mailto: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](mailto: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 (3265535)

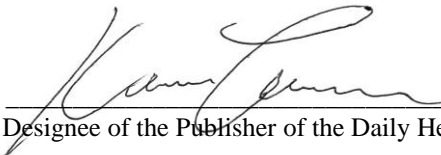
**CERTIFICATE OF PUBLICATION**

**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



# Village of Arlington Heights



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**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:** May 6, 2026

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## ZONING COMMENTS:

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

- A 5.75-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 26.25 feet from front lot line where the required minimum setback is 32 feet.
- An 87.39 square-foot variation from Chapter 28, Section 5.1-3.5(b)1 (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 3525.39 square feet or 56.4% of the lot where the maximum allowed by code is 3,438 square feet or 55%.
- 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](mailto: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 existing 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.

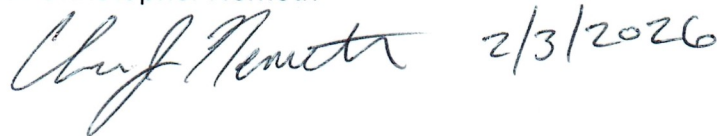
---

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 1/2" width x 3' 7 1/2" depth) to a proposed dimensions (37' width x 8' depth). (Front Back Setback variance request)

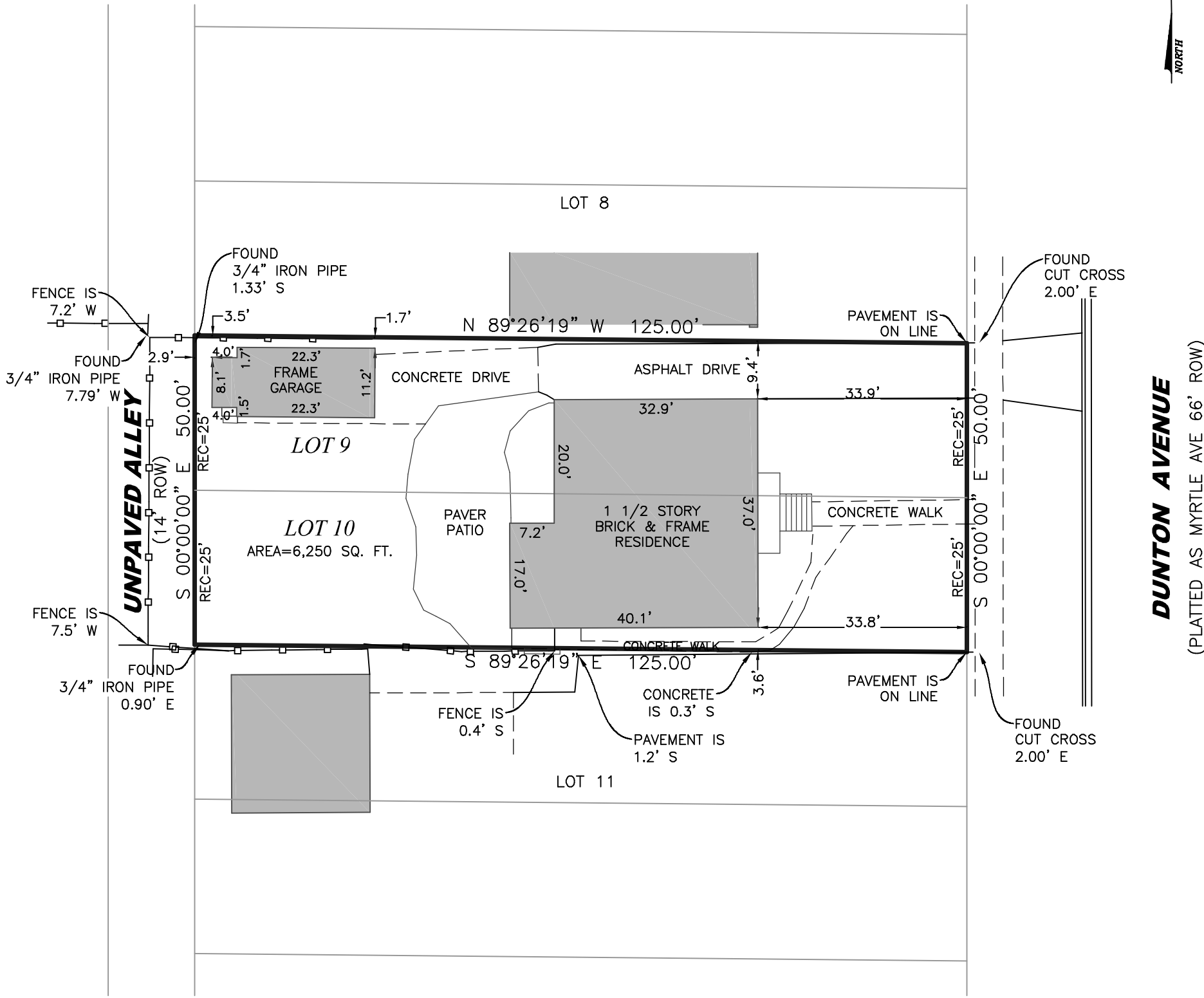
As part of the scope of work, we will increase Impervious Surface Area Coverage beyond the current maximum allowed of 3,438 sq. ft. (55%), to a proposed amount of approximately 4070 sq. ft. (65%). (Impervious Surface Area Coverage variance request)

Signed: Christopher Nemeth

Handwritten signature of Christopher Nemeth and the date 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.



**DUNTON AVENUE**  
(PLATTED AS MYRTLE AVE 66' ROW)

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

**GENERAL NOTES**

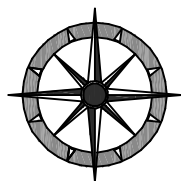
1. COMPARE THE DESCRIPTION ON THIS PLAT WITH YOUR DEED, ABSTRACT, OR CERTIFICATE OF TITLE; ALSO COMPARE ALL POINTS BEFORE BUILDING BY SAME, AND REPORT ANY DIFFERENCE IMMEDIATELY.
2. THIS SURVEY IS NOT VALID WITHOUT THE SURVEYOR'S ORIGINAL SIGNATURE.
3. BEARINGS SHOWN HEREON ARE ASSUMED.
4. ALL DISTANCES 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.

**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



© COPYRIGHT 2026

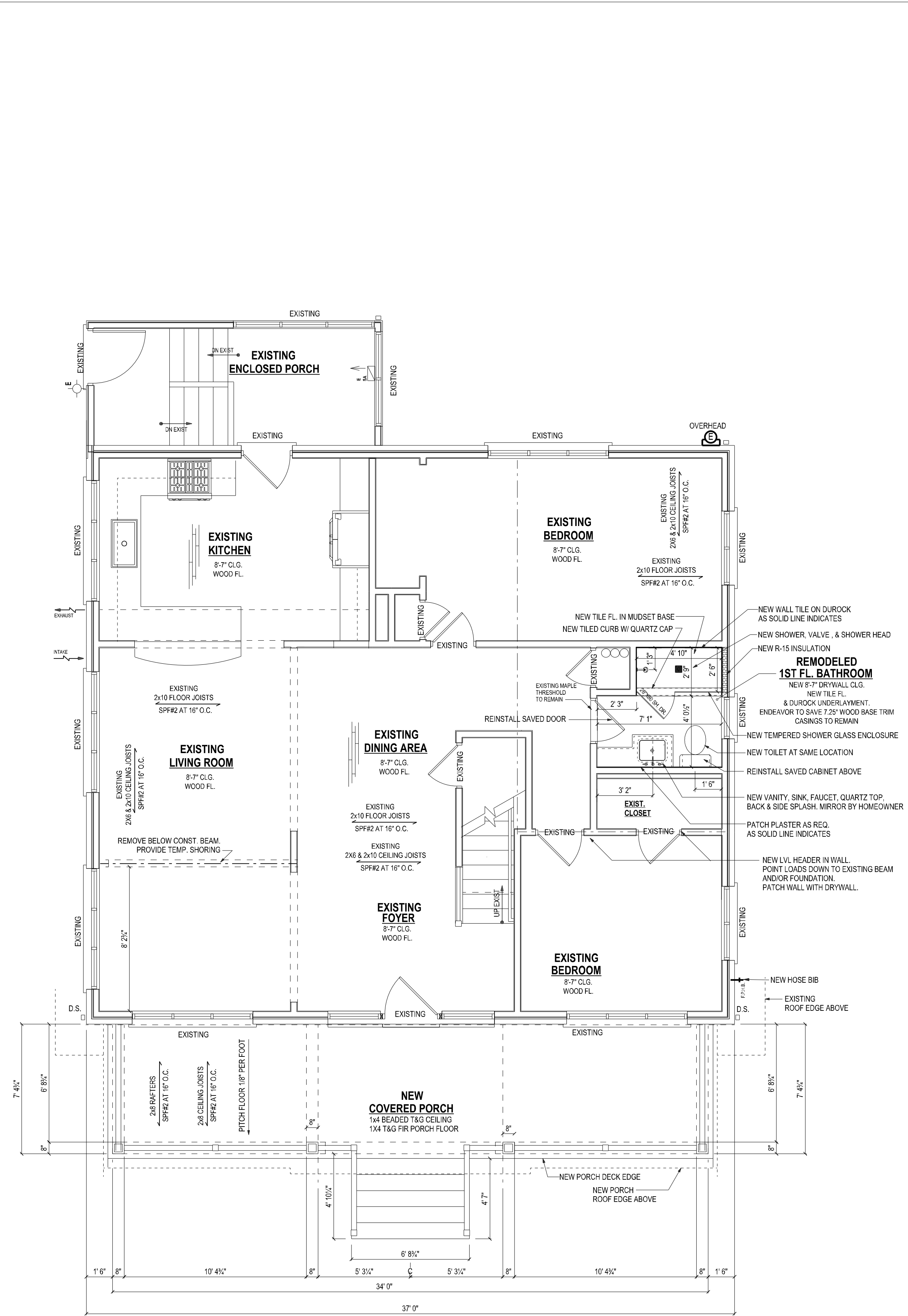


**MERIDIAN**  
 Land Surveying Co.  
 2547 APPLEWOOD LANE  
 WOODSTOCK, IL  
 (815)861-3135

**820 N. DUNTON AVENUE**  
 ARLINGTON HEIGHTS, IL

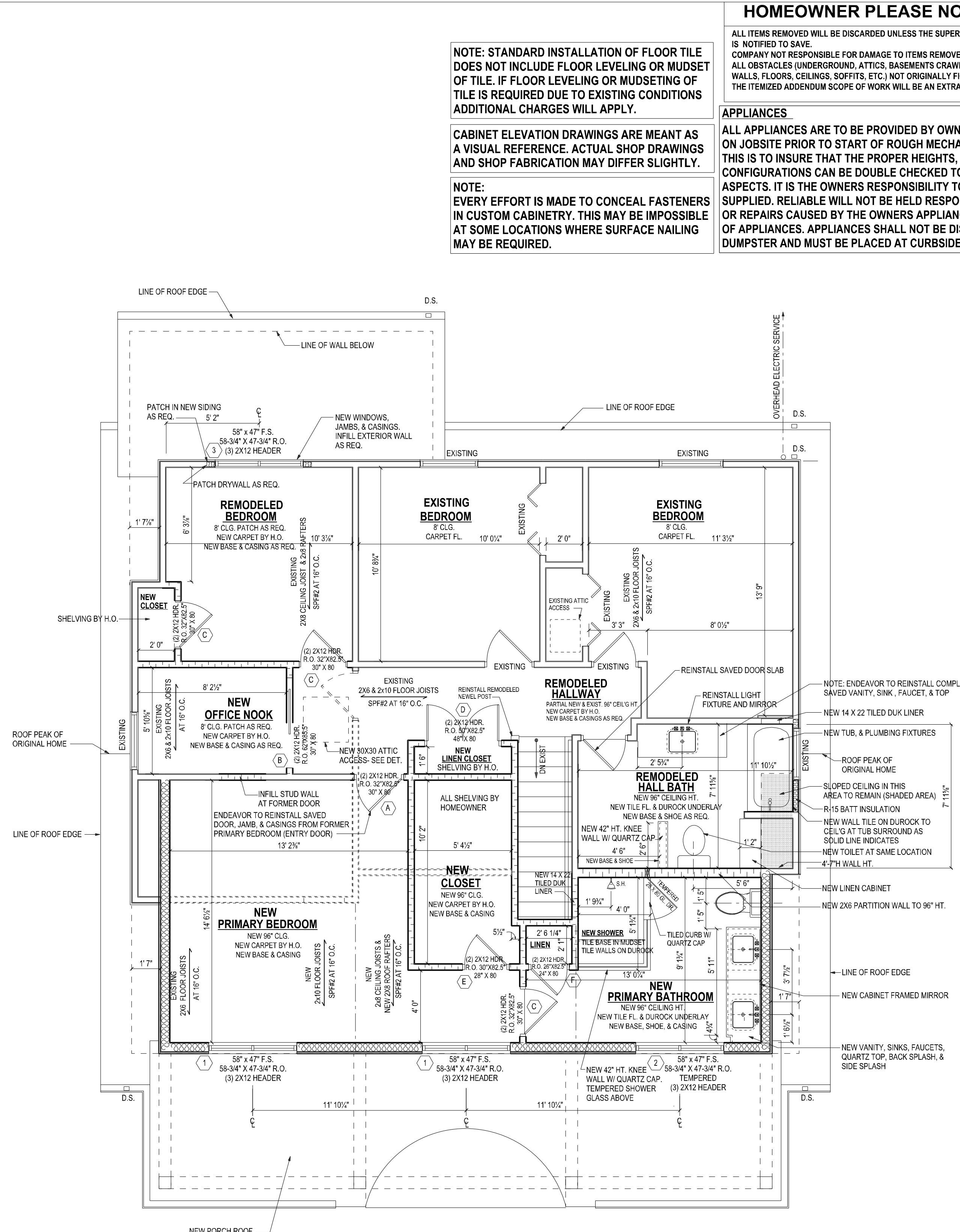
PROJECT NO. 25-403  
 DATE 01/05/26  
 SCALE 1"=20'  
 DRAWN BY : CDH  
 CHECKED BY : CDH

PAGE  
 OF



**PROPOSED PLAN-FIRST FLOOR**

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

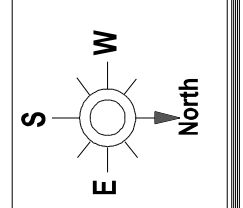


**PROPOSED PLAN-SECOND FLOOR**

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

**HOMEOWNER PLEASE NOTE**

ALL ITEMS REMOVED WILL BE DISCARDED UNLESS THE SUPERINTENDENT IS NOTIFIED TO SAVE. COMPANY NOT RESPONSIBLE FOR DAMAGE TO ITEMS REMOVED. ANY AND ALL OBSTACLES (UNDERGROUND, ATTICS, BASEMENTS, CRAWL SPACES, WALLS, FLOORS, CEILING, SOFFITS, ETC.) NOT ORIGINALLY FIGURED IN THE ITEMIZED ADDENDUM SCOPE OF WORK WILL BE AN EXTRA CHARGE.



**NOTE: STANDARD INSTALLATION OF FLOOR TILE DOES NOT INCLUDE FLOOR LEVELING OR MUDSET OF TILE. IF FLOOR LEVELING OR MUDSETTING OF TILE IS REQUIRED DUE TO EXISTING CONDITIONS ADDITIONAL CHARGES WILL APPLY.**

**CABINET ELEVATION DRAWINGS ARE MEANT AS A VISUAL REFERENCE. ACTUAL SHOP DRAWINGS AND SHOP FABRICATION MAY DIFFER SLIGHTLY.**

**NOTE: EVERY EFFORT IS MADE TO CONCEAL FASTENERS IN CUSTOM CABINETRY. THIS MAY BE IMPOSSIBLE AT SOME LOCATIONS WHERE SURFACE NAILING MAY BE REQUIRED.**

**APPLIANCES**

ALL APPLIANCES ARE TO BE PROVIDED BY OWNER (IF ANY) AND MUST BE ON JOBSITE PRIOR TO START OF ROUGH MECHANICAL PHASE OF PROJECT. THIS IS TO INSURE THAT THE PROPER HEIGHTS, LOCATIONS, SIZES AND CONFIGURATIONS CAN BE DOUBLE CHECKED TO INSURE PROPER FINISHING ASPECTS. IT IS THE OWNERS RESPONSIBILITY TO INSTALL ANY APPLIANCES SUPPLIED. RELIABLE WILL NOT BE HELD RESPONSIBLE FOR ANY DAMAGE OR REPAIRS CAUSED BY THE OWNERS APPLIANCE DELIVERY OR INSTALLATION OF APPLIANCES. APPLIANCES SHALL NOT BE DISCARDED IN JOB SITE DUMPSTER AND MUST BE PLACED AT CURBSIDE FOR PICKUP BY OTHERS.

|            |           |
|------------|-----------|
| ISSUED FOR | REVIEW    |
| DATE       | 4.27.2028 |

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

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

1300 W. Ferry Road  
Naperville, Illinois 60563  
Phone: (630) 579-6600  
Fax: (630) 579-6606  
Web Site: www.reliablellc.com

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DESIGNER KITCHENS  
ELEGANT BATHROOMS

**DIRECTIONS**  
FERRY RD. (R)  
WINFIELD RD. (R)  
ONTARIO (R)  
E. CLUID AVE. (R)  
N. DUNTON AVE. (L)

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

DRAWN BY  
JC  
CHECKED BY  
MR  
SOLD BY  
MD

PROJECT NUMBER  
**6686**

SHEET NUMBER

**5**

**LEGEND**

| EXISTING      | NEW      | REMOVE   |
|---------------|----------|----------|
| 2x4 WALL      | [Symbol] | [Symbol] |
| 2x4 BEARING   | [Symbol] | [Symbol] |
| 2x4 w/ SIDING | [Symbol] | [Symbol] |
| 2x4 w/ BRICK  | [Symbol] | [Symbol] |
| CONC. WALLS   | [Symbol] | [Symbol] |
| BRICK/BLOCK   | [Symbol] | [Symbol] |

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

**LIGHT & VENTILATION SCHEDULE**

| SPACE | AREA (SF) | LIGHT REQ'D | VENT (8%) | VENT (4%) |
|-------|-----------|-------------|-----------|-----------|
| XXX   | XX        | XX          | XX        | XX        |

**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

**NEW EXTERIOR DOORS TO HAVE KEYED DEADBOLT**

| QTY | KEY | NEW RPLCMNT | MFR.  | SERIES    | DRYVNM MTRL | SIZE              | TYPE     | COLOR | SWING | ROUGH OPEN        | GLASS TYPE     | GLASS SIZE | EGRESS VALUE | GRID STYLE/COLOR | SCREEN/COLOR             | JAMB       | JAMB MTRL | HARDWARE/FINISH | OPTIONS |
|-----|-----|-------------|-------|-----------|-------------|-------------------|----------|-------|-------|-------------------|----------------|------------|--------------|------------------|--------------------------|------------|-----------|-----------------|---------|
| 2   | (1) | NEW         | PELLA | LIFESTYLE | WOOD        | 58 3/4" x 47 3/4" | CASEMENT | WHITE | L&R   | 58 3/4" x 47 3/4" | LOW-E IIG      | 24"x42"    | YES          | .28              | SINGLE HORIZ. AT MID PT. | FULL/WHITE | 7.916"    | CLAD            | WHITE   |
| 1   | (2) | NEW         | PELLA | LIFESTYLE | WOOD        | 58 3/4" x 47 3/4" | CASEMENT | WHITE | L&R   | 58 3/4" x 47 3/4" | LOW-E IIG/TEMP | 24"x42"    | YES          | .28              | SINGLE HORIZ. AT MID PT. | FULL/WHITE | 7.916"    | CLAD            | WHITE   |
| 1   | (3) | NEW         | PELLA | LIFESTYLE | WOOD        | 58 3/4" x 47 3/4" | CASEMENT | WHITE | L&R   | 58 3/4" x 47 3/4" | LOW-E IIG      | 24"x42"    | YES          | .28              | SINGLE HORIZ. AT MID PT. | FULL/WHITE | 4.916"    | CLAD            | WHITE   |

**EXTERIOR OPENING SCHEDULE**

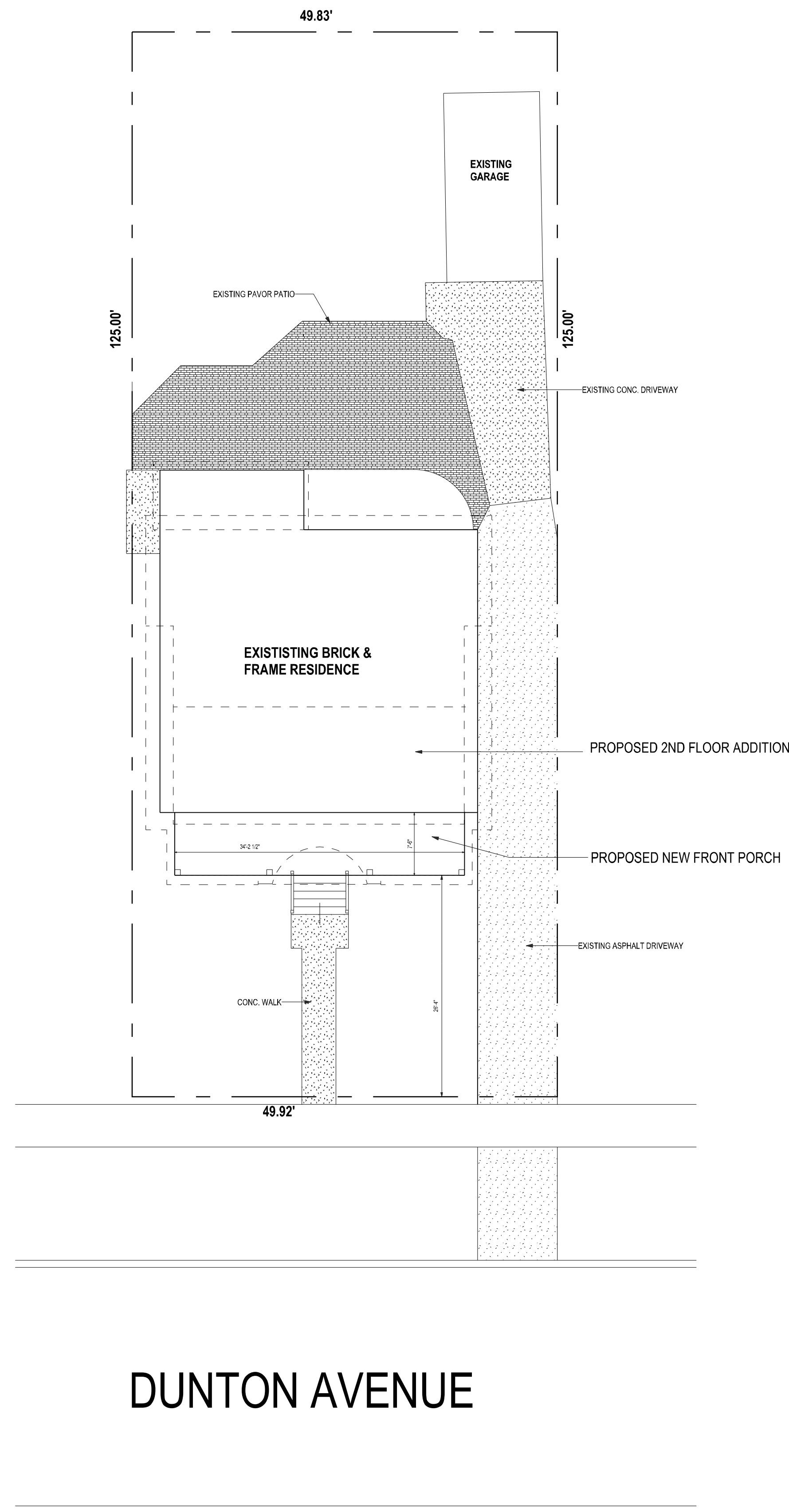
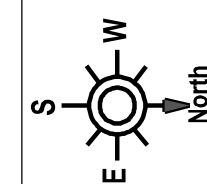
| QTY | KEY | MFR.     | STYLE   | MODEL    | DOOR MTRL | SWING  | COLOR  | DOOR SIZE     | ROUGH OPEN    | GLASS TYPE | GLASS SIZE | GRID STYLE/COLOR | JAMB   | JAMB MTRL | HARDWARE/FINISH                 | OPTIONS |
|-----|-----|----------|---------|----------|-----------|--------|--------|---------------|---------------|------------|------------|------------------|--------|-----------|---------------------------------|---------|
| 1   | (A) | EXISTING | 1-PANEL | EXISTING | PINE      | LH     | PRIMED | 30"x80"       | 32" x 82-1/2" | NA         | NA         | NA               | 4.916" | PINE      | REUSE EXISTING                  |         |
| 1   | (B) | TRUSTILE | 1-PANEL | TS1000   | MDF       | POCKET | PRIMED | 30"x80"       | 62" x 85-1/2" | NA         | NA         | NA               | 4.916" | PINE      | GEORGIAN W/ ADDISON MATTE BLACK |         |
| 3   | (C) | TRUSTILE | 1-PANEL | TS1000   | MDF       | RH     | PRIMED | 30"x80"       | 32" x 82-1/2" | NA         | NA         | NA               | 4.916" | PINE      | GEORGIAN W/ ADDISON MATTE BLACK |         |
| 1   | (D) | TRUSTILE | 1-PANEL | TS1000   | MDF       | LH&RH  | PRIMED | (2) 24" x 80" | 59" x 82-1/2" | NA         | NA         | NA               | 4.916" | PINE      | GEORGIAN W/ ADDISON MATTE BLACK |         |
| 1   | (E) | TRUSTILE | 1-PANEL | TS1000   | MDF       | RH     | PRIMED | 28" x 80"     | 30" x 82-1/2" | NA         | NA         | NA               | 4.916" | PINE      | GEORGIAN W/ ADDISON MATTE BLACK |         |
| 1   | (F) | TRUSTILE | 1-PANEL | TS1000   | MDF       | RH     | PRIMED | 24" x 80"     | 26" x 82-1/2" | NA         | NA         | NA               | 4.916" | PINE      | GEORGIAN W/ ADDISON MATTE BLACK |         |

**INTERIOR OPENING SCHEDULE**

| QTY | KEY | MFR.     | STYLE   | MODEL    | DOOR MTRL | SWING  | COLOR  | DOOR SIZE     | ROUGH OPEN    | GLASS TYPE | GLASS SIZE | GRID STYLE/COLOR | JAMB   | JAMB MTRL | LOCKSET/FINISH                  |
|-----|-----|----------|---------|----------|-----------|--------|--------|---------------|---------------|------------|------------|------------------|--------|-----------|---------------------------------|
| 1   | (A) | EXISTING | 1-PANEL | EXISTING | PINE      | LH     | PRIMED | 30"x80"       | 32" x 82-1/2" | NA         | NA         | NA               | 4.916" | PINE      | REUSE EXISTING                  |
| 1   | (B) | TRUSTILE | 1-PANEL | TS1000   | MDF       | POCKET | PRIMED | 30"x80"       | 62" x 85-1/2" | NA         | NA         | NA               | 4.916" | PINE      | GEORGIAN W/ ADDISON MATTE BLACK |
| 3   | (C) | TRUSTILE | 1-PANEL | TS1000   | MDF       | RH     | PRIMED | 30"x80"       | 32" x 82-1/2" | NA         | NA         | NA               | 4.916" | PINE      | GEORGIAN W/ ADDISON MATTE BLACK |
| 1   | (D) | TRUSTILE | 1-PANEL | TS1000   | MDF       | RH     | PRIMED | (2) 24" x 80" | 59" x 82-1/2" | NA         | NA         | NA               | 4.916" | PINE      | GEORGIAN W/ ADDISON MATTE BLACK |
| 1   | (E) | TRUSTILE | 1-PANEL | TS1000   | MDF       | RH     | PRIMED | 28" x 80"     | 30" x 82-1/2" | NA         | NA         | NA               | 4.916" | PINE      | GEORGIAN W/ ADDISON MATTE BLACK |
| 1   | (F) | TRUSTILE | 1-PANEL | TS1000   | MDF       | RH     | PRIMED | 24" x 80"     | 26" x 82-1/2" | NA         | NA         | NA               | 4.916" | PINE      | GEORGIAN W/ ADDISON MATTE BLACK |

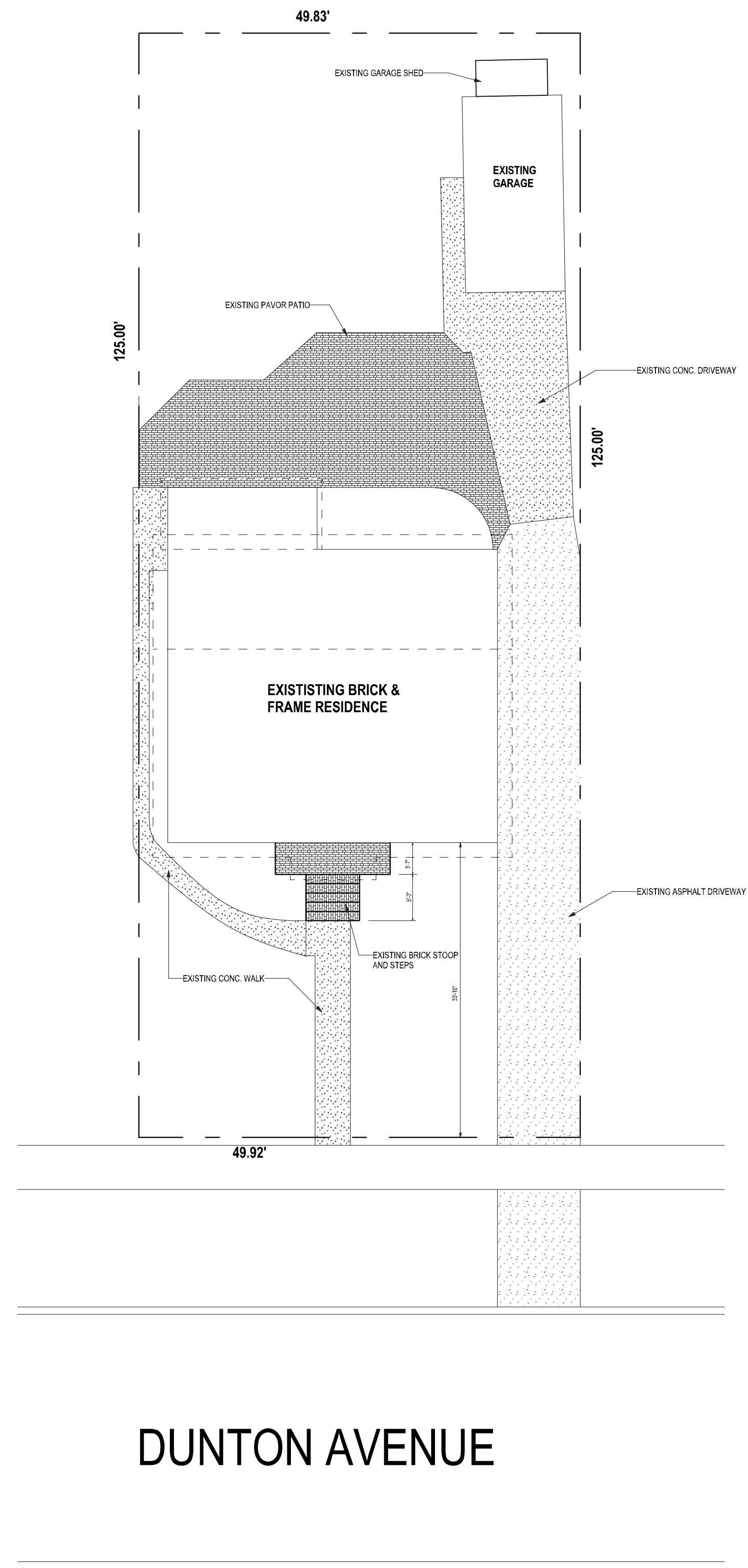
SLCLAGE TYP.  
USE SQUARE CORNER MATTE BLACK HINGGES

# NEW 5.11.26 PROPOSAL



PROPOSED SITE PLAN W/ PROPOSED IMPROVEMENTS

SCALE: 1" = 20'



EXISTING SITE PLAN

SCALE: 1" = 20'

| LEGEND        |           |           |
|---------------|-----------|-----------|
| EXISTING      | NEW       | REMOVE    |
| 2x STUD WALL  | [Pattern] | [Pattern] |
| 2x STUD WALL  | [Pattern] | [Pattern] |
| 2x4 BEARING   | [Pattern] | [Pattern] |
| 2x4 w/ SIDING | [Pattern] | [Pattern] |
| 2x4 w/ BRICK  | [Pattern] | [Pattern] |
| CONC. WALLS   | [Pattern] | [Pattern] |
| BRICK/BLOCK   | [Pattern] | [Pattern] |

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      | ISSUED FOR |
|-----------|------------|
| 4.27.2026 | 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

1300 W. Ferry Road  
Naperville, Illinois 60563  
Phone: (630) 579-6600  
Fax: (630) 579-6606  
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**DIRECTIONS**  
FERRY RD. (R)  
WINFIELD RD. (R)  
188 E. (L) EXIT 132  
ONTO I-55 N (R)  
N. DUNTON AVE. (L)

**NEMETH RESIDENCE**  
820 N. DUNTON AV.  
ARLINGTON HEIGHTS, IL 60004  
PHONE #: (618) 567-7177

DRAWN BY  
JC  
CHECKED BY  
MR  
SOLD BY  
MD

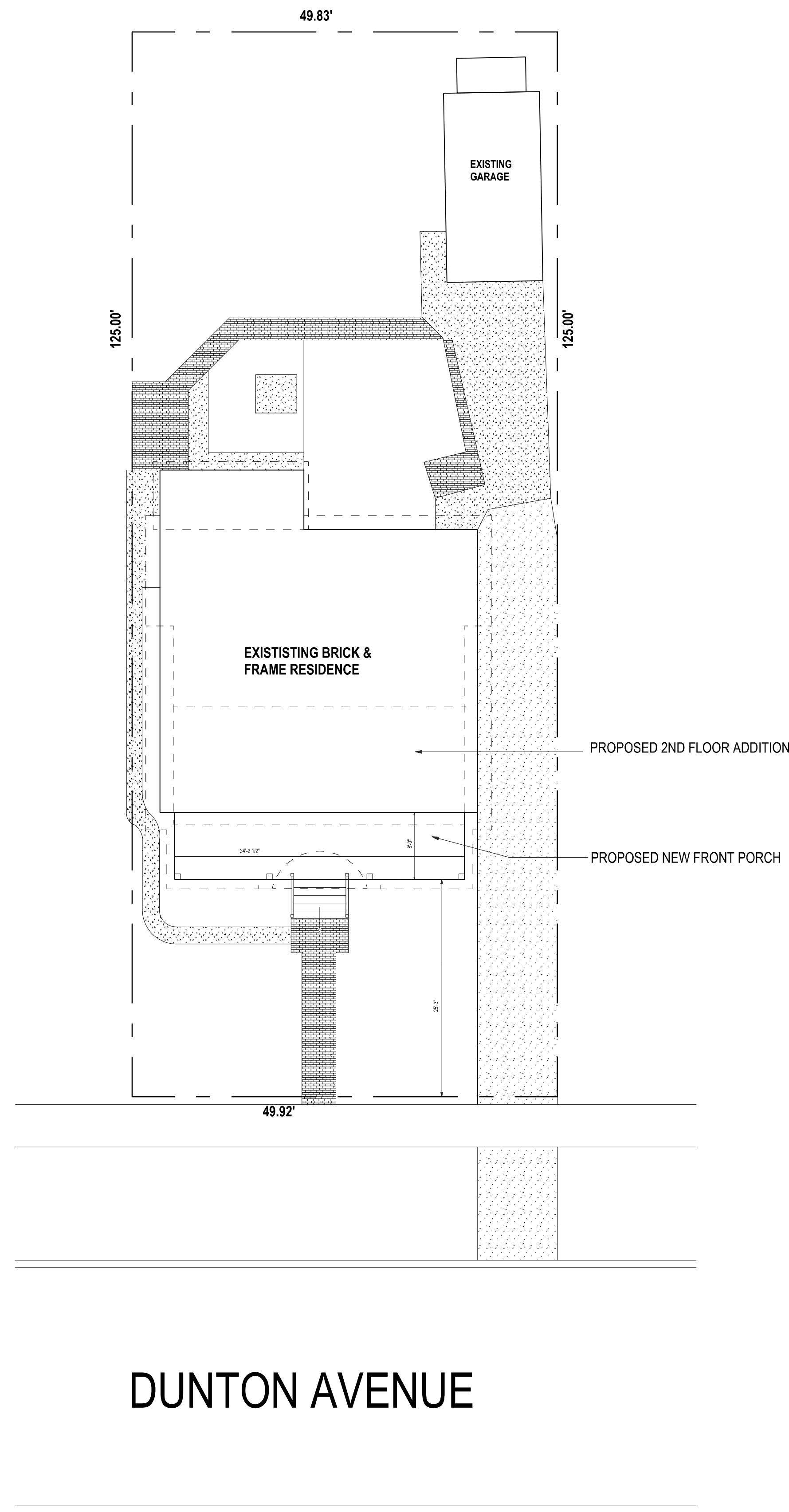
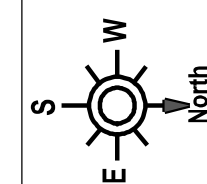
PROJECT NUMBER  
**6686**

SHEET NUMBER  
**1**

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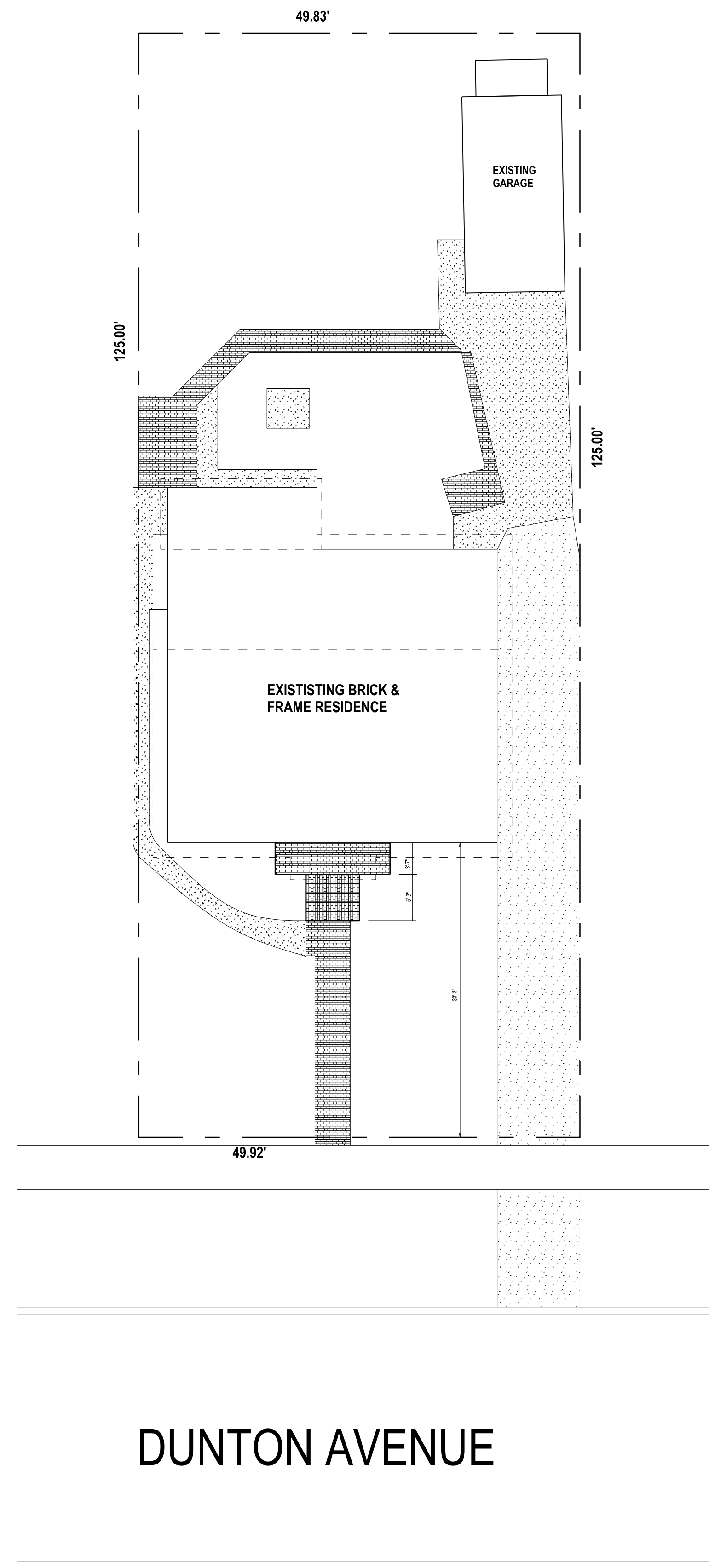
**SITE PLANS- EXISTING & PROPOSED**

# ORIGINAL 4.13.26 PROPOSAL



PROPOSED SITE PLAN W/ PROPOSED IMPROVEMENTS

SCALE: 1" = 20'



EXISTING SITE PLAN

SCALE: 1" = 20'

| LEGEND        |           |           |
|---------------|-----------|-----------|
| EXISTING      | NEW       | REMOVE    |
| 2x STUD WALL  | [Pattern] | [Pattern] |
| 2x STUD WALL  | [Pattern] | [Pattern] |
| 2x4 BEARING   | [Pattern] | [Pattern] |
| 2x4 w/ SIDING | [Pattern] | [Pattern] |
| 2x4 w/ BRICK  | [Pattern] | [Pattern] |
| CONC. WALLS   | [Pattern] | [Pattern] |
| BRICK/BLOCK   | [Pattern] | [Pattern] |

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     | ISSUED FOR |
|----------|------------|
| 10.17.25 | REVIEW     |

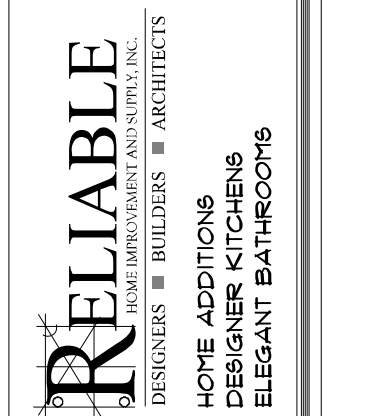
DRAWINGS PREPARED BY:  
**RELIABLE ARCHITECTS LTD.**  
LICENSE NO: 184-004151  
STATE OF ILLINOIS  
"PROFESSIONAL DESIGN FIRM  
ARCHITECT CORPORATION"

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

SIGNATURE  
DATE SIGNED

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

1300 W. Ferry Road  
Naperville, Illinois 60563  
Phone: (630) 579-6600  
Fax: (630) 579-6606  
Web Site: www.buildreliable.com



**DIRECTIONS**  
FERRY RD. (R)  
WINFIELD RD. (R)  
188 E. (L) EXIT 132  
ONTO I-55 N (R)  
N. DUNTON AVE. (L)

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

DRAWN BY: JC  
CHECKED BY: MR  
SOLD BY: MD

PROJECT NUMBER  
**6686**

SHEET NUMBER  
**1**

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**SITE PLANS- EXISTING & PROPOSED**



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Zoning Board of Appeals  
5/11/2026**

**Item:** 933 N. Ridge Ave. - ZBA26-007

**Department:** Planning & Community Development

**Item Description:**

**Request:**

- **A 7.13-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 23.75 feet from the front lot line where the required minimum setback is 30.88 feet.**
- **A 160.74-foot variation from Chapter 28, Section 5.1-3.5(b)1 (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 3,598.24 square feet or 57.58% of the lot where the maximum allowed by code is 3,437.50 square feet or 55%.**

**ATTACHMENTS:**

1. 933 N. Ridge Ave. - ZBA Packet

## ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

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### Staff Analysis

**Prepared By:** Basmah Nadeem, Planner I  
**Hearing Date:** May 11, 2026  
**Date Prepared:** May 1, 2026  
**Project Title:** Chambers Residence  
**Address:** 933 N Ridge Avenue

### Background Information

**Petition Number:** ZBA #26-007  
**Petitioner:** Francis Chambers  
**Address:** 933 N Ridge Avenue

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

### Requested Action/Background Information

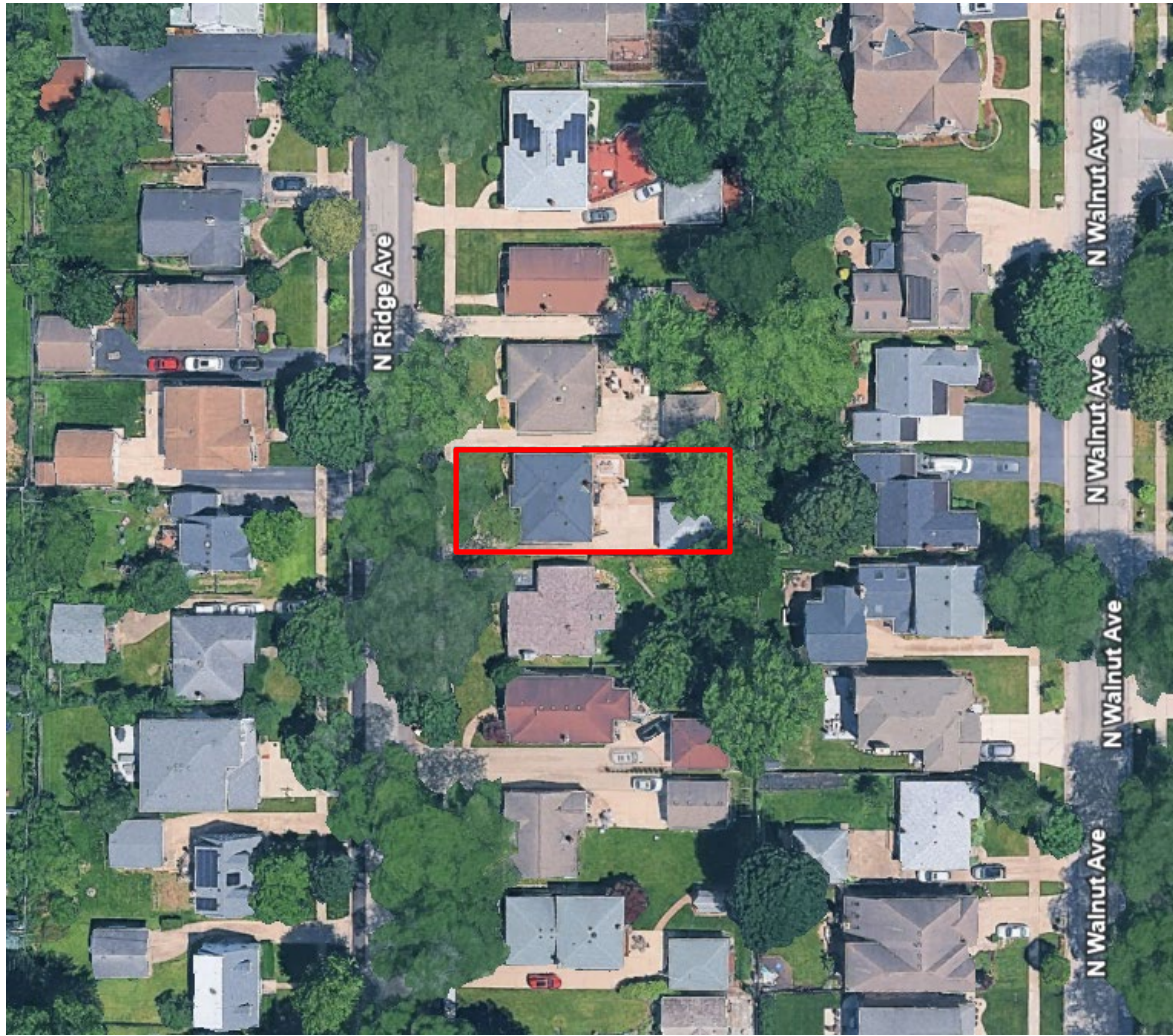
The property is zoned R-3 and has a total land area of approximately 6,250 square feet. The petitioner is proposing to construct a porch in the front yard and a second-story addition. The second-story addition and other exterior modifications has received administrative Design Commission approval. This proposed porch addition is set back 23.75 feet from the front lot line. Due to the porch addition, the impervious surface percentage coverage is proposed to be 57.58%. Therefore, the petitioner is requesting the following variations:

- **A 7.13 foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 23.75 feet from the front lot line where the required minimum setback is 30.88 feet.**
- **A 160.74 foot variation from Chapter 28, Section 5.1-3.5(b)1 (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 3,598.24 square feet or 57.58% of the lot where the maximum allowed by code is 3,437.50 square feet or 55%.**

### 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**

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

Photographs of Existing Structure





**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held on Monday, May 11, 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 7.13 foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 23.75 feet from the front lot line where the required minimum setback is 30.88 feet.
- A 160.74 foot variation from Chapter 28, Section 5.1-3.5(b)1 (Maximum Impervious Surface Coverage) to allow impervious surface coverage of 3,598.24 square feet or 57.58% of the lot where the maximum allowed by code is 3,437.50 square feet or 55%.

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](mailto: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 37 AND LOT 38 IN BLOCK 10 IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 1876 AS DOCUMENT NUMBER 68007, IN COOK COUNTY, ILLINOIS  
Commonly known as: 933 N Ridge 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](mailto:healthmail@vgh.com).

Benjamin Jaffe, Chair  
Zoning Board of Appeals  
Dan Osoba (847) 368-5215  
Planning and Community Development  
Published in Daily Herald Apr 25, 2026 (329569)

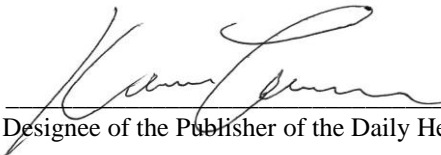
**CERTIFICATE OF PUBLICATION**

**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 04/25/2026 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 # 329569



# Village of Arlington Heights



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**To:** Francis Chambers  
**From:** Basmah Nadeem  
**Department:** Department of Planning and Community Development  
**File Number:** ZBA 26-007  
**Project:** 933 N Ridge Ave  
**Date:** April 17, 2026

---

## **ZONING COMMENTS:**

1. No comments.

### **Planning and Community Development**

1. No comments.

### **Building and Life Safety**

1. No comments.

### **Engineering**

1. The Engineering Division does not object to the proposed variance for a required front yard encroachment, per Chapter 28, Section 5.1-2.3 (a). The Engineering Division is NOT IN FAVOR for the proposed variance for a impervious surfaces, per Chapter 28, Section 5.1-3.5 (b)(1). If the variance for impervious surface coverage is granted, it is recommended that the petitioner be required to use permeable pavers that allows for detention for a portion of the patio to offset the increase in impervious surface.

# PLAT OF SURVEY MARCHESE SURVEYING, INC.

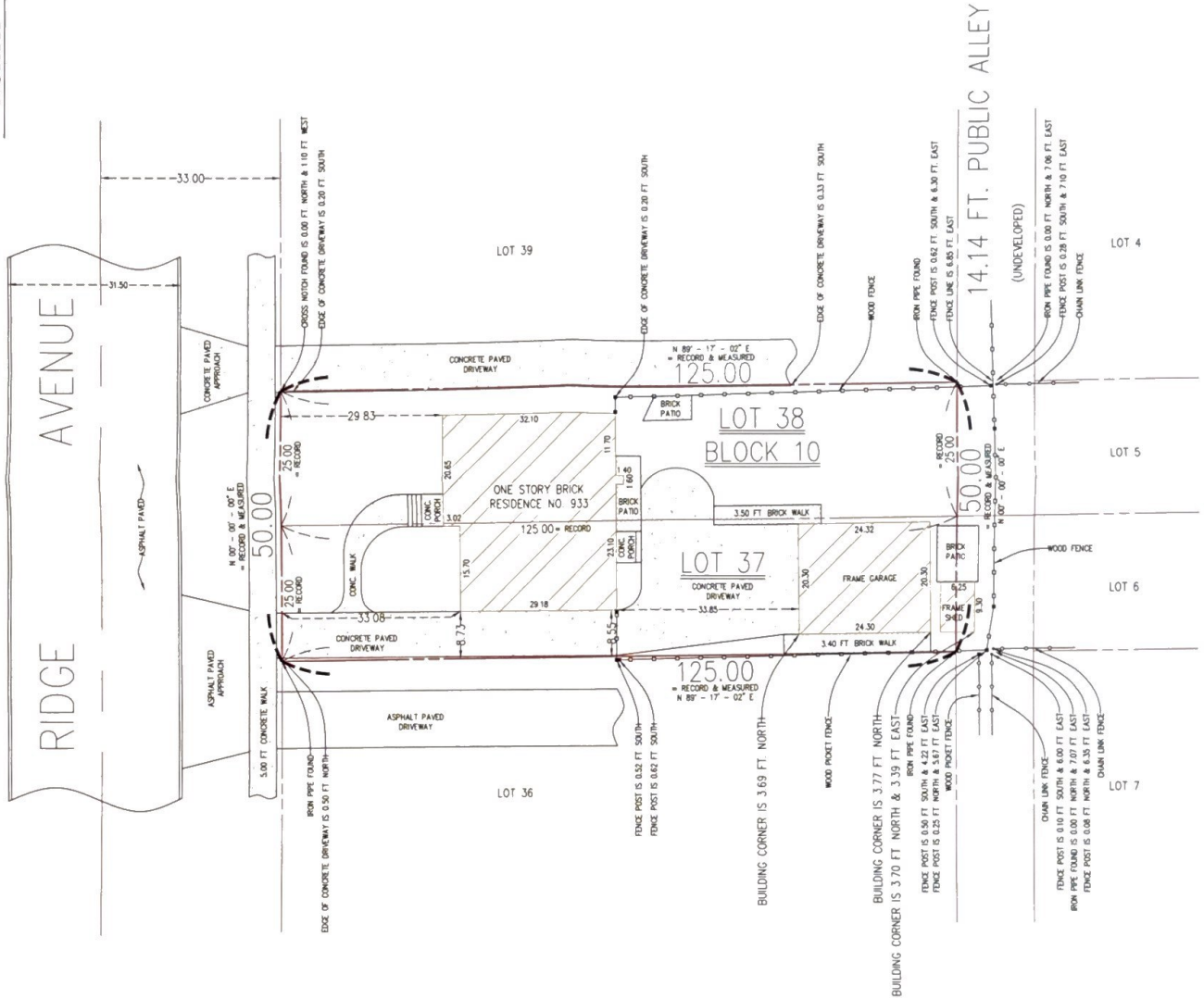
## RESIDENTIAL - COMMERCIAL SURVEYS

### PROPERTY DESCRIPTION

LOT 37 AND LOT 38 IN BLOCK 10 IN MITCHELL'S ADDITION TO ARLINGTON HEIGHTS, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 18, 1876 AS DOCUMENT NUMBER 68007, IN COOK COUNTY, ILLINOIS.

ALSO KNOWN AS 933 NORTH RIDGE AVENUE IN ARLINGTON HEIGHTS, ILLINOIS  
CONTAINING 6,249.51 SQUARE FEET OR 0.14 ACRES, MORE OR LESS

NORTH



STATE OF ILLINOIS  
COUNTY OF DUPAGE

I, ROCCO J. MARCHESE, HEREBY CERTIFY THAT I HAVE SURVEYED THE ABOVE DESCRIBED PROPERTY AND THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATIVE OF SAID SURVEY. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY LINE SURVEY.

DATED AT BARTLETT, SEPTEMBER 9, 2017

*Rocco J. Marchese*  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3039  
MY LICENSE EXPIRES ON NOVEMBER 30, 2018



NOT VALID UNLESS SEAL IS IN RED INK

SCALE: ONE INCH = FIFTEEN FEET  
ORDER NO: 17-18721  
ORDERED BY: MR. DRAKE JAMES LEORIS, JR.  
ATTORNEY AT LAW

COMPARE ALL POINTS BEFORE BUILDING BY SAME AND AT ONCE REPORT ANY DIFFERENCE, FOR BUILDING LINES AND OTHER RESTRICTIONS NOT SHOWN HEREON, REFER TO YOUR CONTRACT, DEED, TITLE INSURANCE POLICY AND ZONING ORDINANCE.

ANY REPRODUCTION OF THIS PLAT IN ANY FORM IS STRICTLY PROHIBITED WITHOUT WRITTEN CONSENT DIRECTLY FROM MARCHESE SURVEYING, INC

DRAWN BY: R.J.M.  
CHECK BY: R.J.M.

**ROUGH CARPENTRY**

LUMBER: NATIONAL DESIGN SPECIFICATIONS FOR STRESS GRADE LUMBER AND ITS FASTENING NDLA 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:

- IN CONCEALED SPACE OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVEL
- ALL INTERCONNECTION BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCURRED AT SOFFITS, DROP CEILINGS, ETC.
- IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN.
- 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 3/4" PARTICLEBOARD WITH JOINTS BACKED BY 3/4" PARTICLEBOARD, 1/2" GYPSUM BOARD, OR 1/2" 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 CEMENTIOUS 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 EXTERIOR WALLS ARE EXISTING 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.

**CONCRETE**

PORTLAND CEMENT: ASTM C-150, TYPE I OR II.  
 WATER: POTABLE  
 AGGREGATES: ASTM C33 (NORMAL WEIGHT CONCRETE)  
 AGGREGATES: ASTM C330 (LIGHTWEIGHT CONCRETE)  
 AIR ENTRAINING ADMIXTURES: ASTM C260  
 WATER REDUCING ADMIXTURES: ASTM C494  
 REINFORCING STEEL BARS: NEW DEFORMED BILLET STEEL, ASTM A 615-74 GRADE 60 EXCEPT GRADE 40 FOR TIES.  
 REINFORCING WIRE: COLD DRAWN STEEL, ASTM A82 SIZE 6x6 10/10 U.N.O.  
 JOINT FILLER: FIBER OR CORK PER ASTM D1752  
 VAPOR BARRIER: 6 MIL CLEAR POLYETHYLENE, ASTM D2128  
 CONCRETE MIX: 3000 PSI COMPRESSIVE STRENGTH AT 28 DAYS, (NORMAL CONCRETE) 4" MAX SLUMP.  
 CONCRETE MIX: 3500 PSI COMPRESSIVE STRENGTH AT 28 DAYS, 4" MAX SLUMP AND 3% TO 6% AIR ENTRAINMENT (PATIOS AND SIDEWALKS).  
 PROPORTIONING: PER ASTM C 301, ARTICLE 3.8.22 (METHOD 2).  
 CURING COMPOUND: PER ASTM C 309, USE TYPE WHICH WILL NOT INTERFERE WITH BOND OF FINISH MATERIALS TO SLAB.

EXECUTION:  
 REDIMIX CONCRETE SHALL BE DELIVERED WITH TICKET LISTING, SUPPLIER NAME, DATE, JOB NAME/LOCATION, TYPE/CLASS OF CEMENT, QUANTITY, TIME DISPATCHED, ADMIXTURES AND AMOUNT OF WATER ADDED AT SITE.  
 INSERTS, OPENINGS AND EMBEDDED ITEMS SHALL BE FORMED OR PLACED IN THE FORM WORK PRIOR TO PLACEMENT OF CONCRETE.  
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING THE WORK OF ALL OTHER TRADES THAT AFFECT THE CONCRETE WORK.

VAPOR BARRIER SHALL BE PLACED UNDER ALL INTERIOR SLABS ON GRADE. CONCRETE FLOWWORK SHALL BE MOST CURED AND BE PROTECTED FROM THE ELEMENTS FOR A MIN. OF 9 DAYS.  
 SEPARATE SLABS ON GRADE FROM VERTICAL SURFACES WITH A BOND BREAKING MATERIAL.

CONCRETE SHALL BE POURED CONTINUOUSLY BETWEEN PREDETERMINED JOINTS. MAINTAIN SURFACE LEVEL TO WITHIN 1/4" IN ANY 10'-0" DIMENSION UNLESS SLAB IS INDICATED TO SLOPE TOWARDS DRAIN WHICH SHALL HAVE A MINIMUM SLOPE OF 1/4"/FT. (WITHIN THE AREA TO BE DRAINED). EARTH FORMS SHALL BE ALLOWED AT VERTICAL SURFACES OF FOOTINGS. FINISHES SHALL BE STEEL TROWELED FOR INTERIOR SLABS AND WOOD FLOAT FOR EXTERIOR SLABS.

INSTALLATION:  
 FOOTINGS: SIZE PER PLAN, HAND DIG FINAL 4" INTO BEARING SOIL.  
 CONCRETE SUBSTRATES: SURFACE DRY, CURED 3 DAY (MIN) FREE OF VOIDS, SPALLS AND PROTRUSIONS, CLEAN, SMOOTH, FREE OF CONTAMINANTS PREVENTING BOND AND FREE OF FROST.

**FINISH NOTES**

EXTERIOR WALLS ARE TO BE BRICK VENEER OR REPLACEMENT VINYL SIDING ON TYVEK, R-5 INSULATING SHEATHING, R-2 WITH 5/8 OSB OR CDX PLYWOOD SHEATHING AT CORNERS AND 25' O.C. 2X6 STUDS @ 16" O.C. WITH R-21 BATT INSULATION

WINDOW DESIGNATIONS INDICATE KOLBE & KOLBE UNITS. VERIFY INSTALLATION IS PER MANUFACTURER AND CODE REQUIREMENTS. WINDOWS TO HAVE SCREENS AS SUPPLIED BY WINDOW MANUFACTURER ON ALL OPERABLE UNITS. WINDOWS WITH MAX U=.27 FOR 11/16 ADVANCED COMFORT LOW E GLAZING, ARGON FILLED, LABELED THROUGH INSPECTIONS. WINDOWS TO HAVE FALL PROTECTION DEVICES WHERE THE CLEAR WINDOW OPENING IS LESS THAN 24" ABOVE THE FLOOR.

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.

GLASS SHOWER DOORS AND ENCLOSURES TO BE SAFETY GLAZING, PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER INSTALLATION TO VERIFY COMPLIANCE.

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

CLOTHES CLOSETS SHALL RECEIVE 1 SHELF AND 1 HANGROD, LINEN CLOSETS TO RECEIVE 5 SHELVES.

**GENERAL NOTES**

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

- INTERNATIONAL RESIDENTIAL CODE, 2018 EDITION (WITH AMENDMENTS).
- INTERNATIONAL MECHANICAL CODE 2018 EDITION (WITH AMENDMENTS)
- INTERNATIONAL FUEL GAS CODE 2018 (WITH AMENDMENTS)
- ILLINOIS ENERGY CONSERVATION CODE 2024
- NATIONAL ELECTRICAL CODE, 2017 EDITION (WITH AMENDMENTS).
- 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.

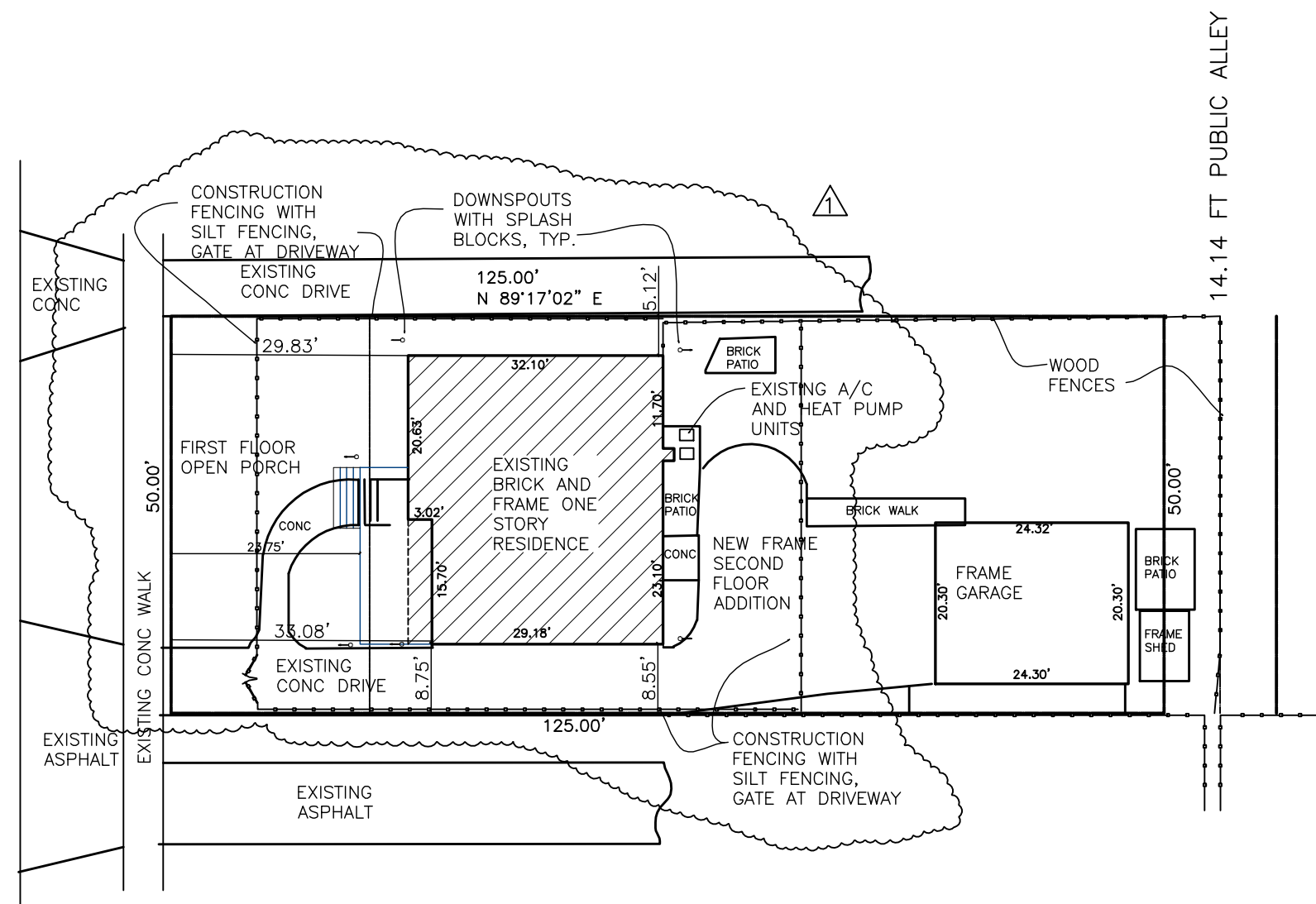
CONTRACTOR SHALL BEAR FULL RESPONSIBILITY FOR THE DESIGN AND INSTALLATION OF ALL TEMPORARY SHORING WHICH IS TO BE USED AND MEANS METHODS, TECHNIQUES, AND SEQUENCES OF CONSTRUCTION AND SAFETY PROGRAMS AT THE CONSTRUCTION SITE.

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.



**SITE PLAN**

1"=20'

**SITE NOTES**

THE GENERAL CONTRACTOR SHALL BE RESPONSIBLE FOR THE CONSTRUCTION, ERECTION, AND MAINTENANCE OF TEMPORARY FENCING OR OTHER PHYSICAL BARRIER AROUND THE TREE PRESERVATION AREAS AS REQUIRED BY THE VILLAGE OF ARLINGTON HEIGHTS. NO CONSTRUCTION ACTIVITY, MOVEMENT, AND/OR PLACEMENT OF EQUIPMENT OR MATERIAL WITHIN THE TREE PRESERVATION AREA. NO EXCESS SOIL, ADDITIONAL FILL, LIQUIDS, OR CONSTRUCTION DEBRIS SHALL BE PLACED WITHIN THE ROOT ZONE OF ANY TREE THAT IS REQUIRED TO BE PRESERVED. THE FENCING OR OTHER PHYSICAL BARRIER MUST STAY IN PLACE THROUGHOUT THE ENTIRE CONSTRUCTION PERIOD. ALL FENCING MUST BE SECURED TO METAL POSTS DRIVEN INTO THE GROUND AND SPACED NO FURTHER THAN 10 FEET APART.

ALL EXCAVATION AND TRENCHING MUST CONFORM WITH THE OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION EXCAVATION AND TRENCHING STANDARD, PART 1926, REVISED JULY 1, 1990.

ALL EXCAVATED SOIL / MATERIALS NOT TO BE USED FOR BACKFILL ARE TO BE IMMEDIATELY REMOVED FROM THE SITE. NO ON-SITE STOCKPILING OF EXCAVATED MATERIALS WILL BE PERMITTED.

NO ALTERATION TO EXISTING GROUND ELEVATIONS WILL BE PERMITTED IN ORDER TO ENSURE THAT TRIBUTARY AREAS FROM ADJACENT LOTS WILL CONTINUE TO DRAIN TO THE SUBJECT SITE.

PROVIDE SILT FENCING AROUND ALL AREAS TO BE DISTURBED BY CONSTRUCTION PRIOR TO COMMENCING WORK. INSTALL CONSTRUCTION FENCING AROUND ALL OPEN EXCAVATIONS LEFT UNATTENDED.

DOWNSPOUTS SHALL DISCHARGE TO THE FRONT OR REAR YARD ONLY, TERMINATE NO FURTHER THAN 10 FEET FROM THE BUILDING, AND BE SO DIRECTED SO AS NOT TO CREATE A NUISANCE ON ANY ADJACENT PROPERTY.

THE PERIMETER OF THE WORK AREA SHALL BE PROTECTED BY A FENCE, NOT LESS THAN 5 FEET IN HEIGHT. THE FENCE MUST BE OF CHAIN LINK OR EQUAL QUALITY AND STRENGTH, AND FIRMLY WEIGHTED TO OR ANCHORED INTO THE GROUND, WITH UPRIGHTS AT A MAXIMUM OF 8 FEET ON CENTER. ALL DOORS OR GATES IN THE FENCE MUST BE LOCKED AT ALL TIMES OTHER THAN WHEN THERE IS WORK TAKING PLACE IN THE SITE. FAILURE TO COMPLY MAY RESULT IN A STOP WORK ORDER BEING ISSUED, AN EMERGENCY FENCE BEING RENTED AND INSTALLED BY THE VILLAGE AND CITATIONS BEING ISSUED.

UNDER THE NPDES PHASE II PROGRAM THROUGH THE US EPA, STORM WATER RUNOFF FROM PRIVATE CONSTRUCTION SITES MUST BE CONTROLLED. PRIOR TO ANY EXCAVATION WORK, A SILT FENCE MUST BE PROPERLY INSTALLED AROUND THE PERIMETER OF THE WORK AREA AND MAINTAINED UNTIL FINAL RESTORATION. FAILURE TO COMPLY WILL RESULT IN THE ISSUANCE OF A STOP WORK ORDER.

PROPERTY MUST BE GRADED TO PREVENT WATER FROM PONDING.

**DRAWING INDEX**

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

**SCOPE OF WORK:**

- NEW SECOND STORY FRAME ADDITION
- FIRST FLOOR REMODELING
- NEW FRAME FRONT PORCH

| NO | DATE     | DESCRIPTION             |
|----|----------|-------------------------|
| △  | 03-12-26 | REVISION FOR PERMIT     |
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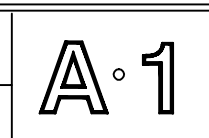
CHAMBERS RESIDENCE  
 933 N. RIDGE  
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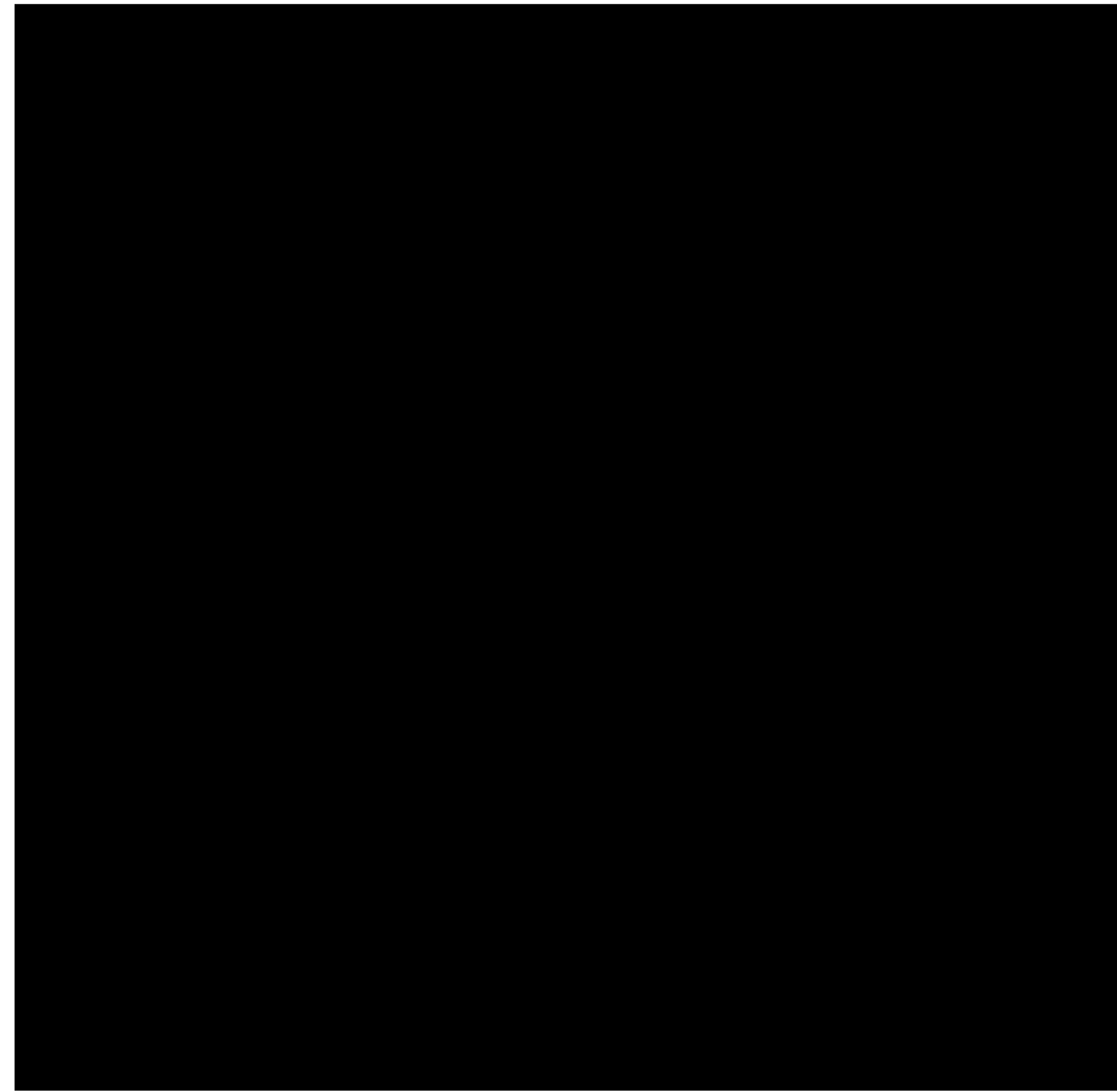
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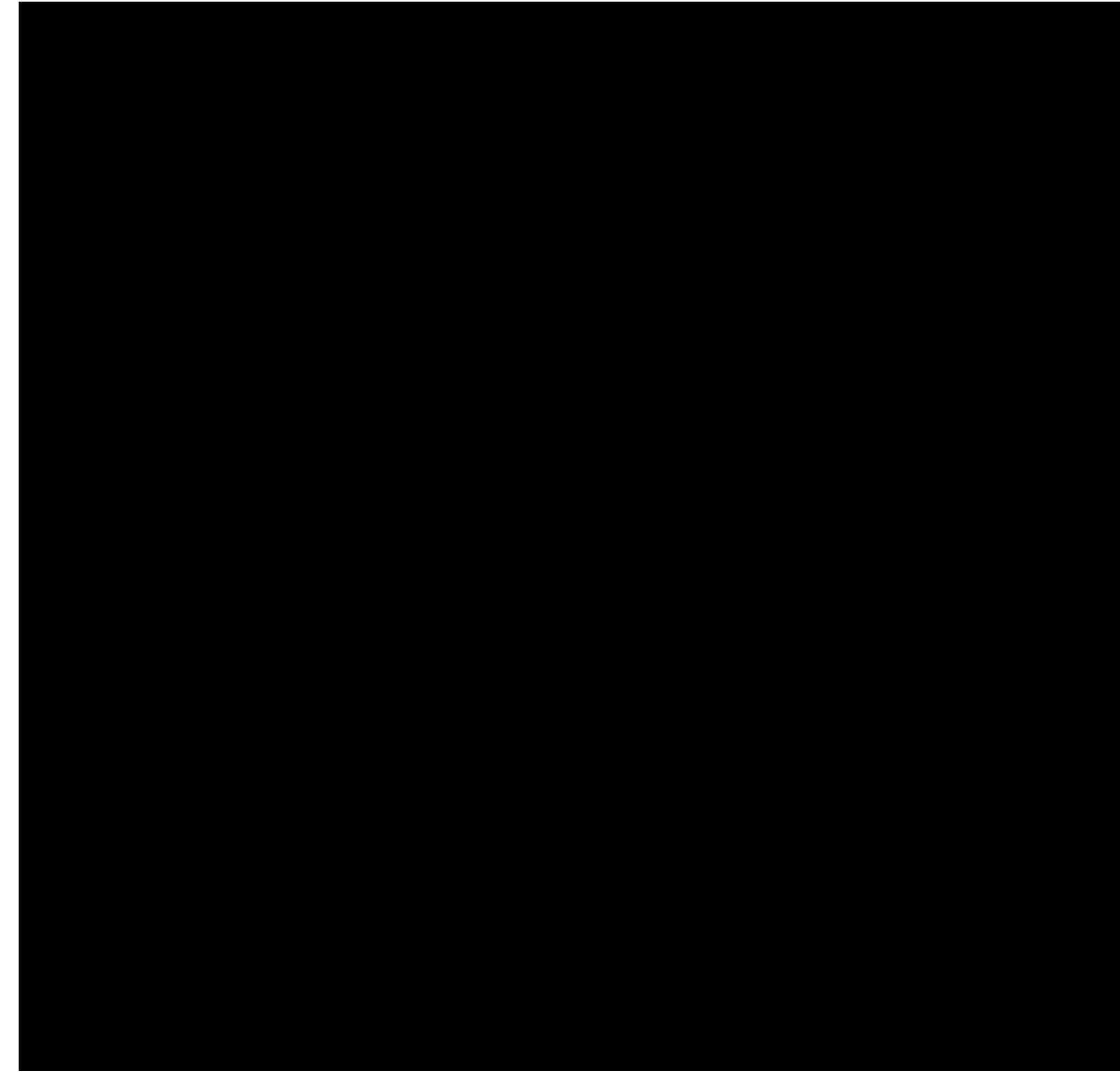
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|         | 1 OF 9  |

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 ARCHITECT 11/12/25 DATE





BASEMENT FLOOR PLAN—EXISTING  
1/4"=1'-0"



FIRST FLOOR PLAN—EXISTING/DEMOLITION  
1/4"=1'-0"

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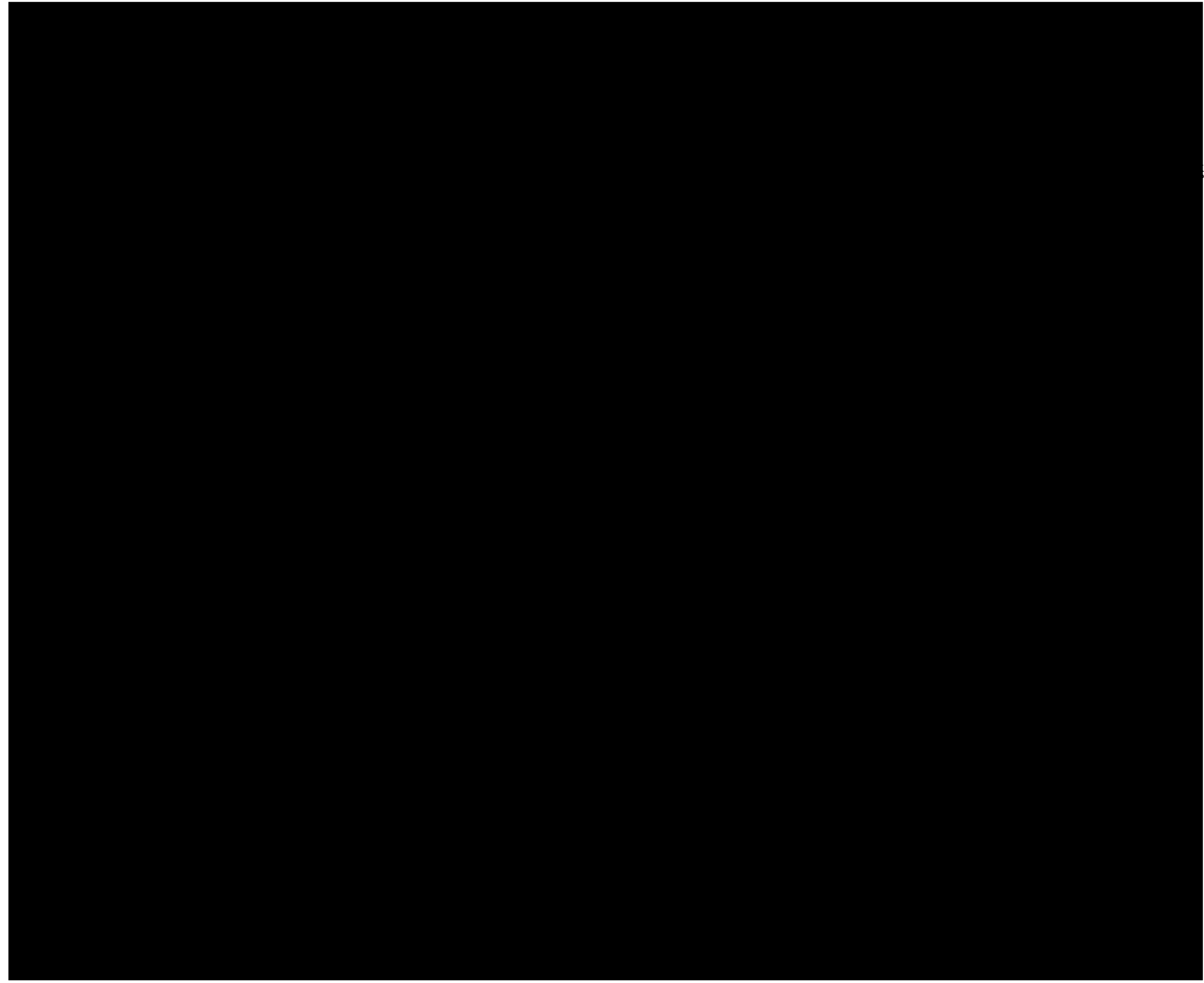
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|         | 2 OF 9  |                  |



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



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



| NO       | DATE | DESCRIPTION             |
|----------|------|-------------------------|
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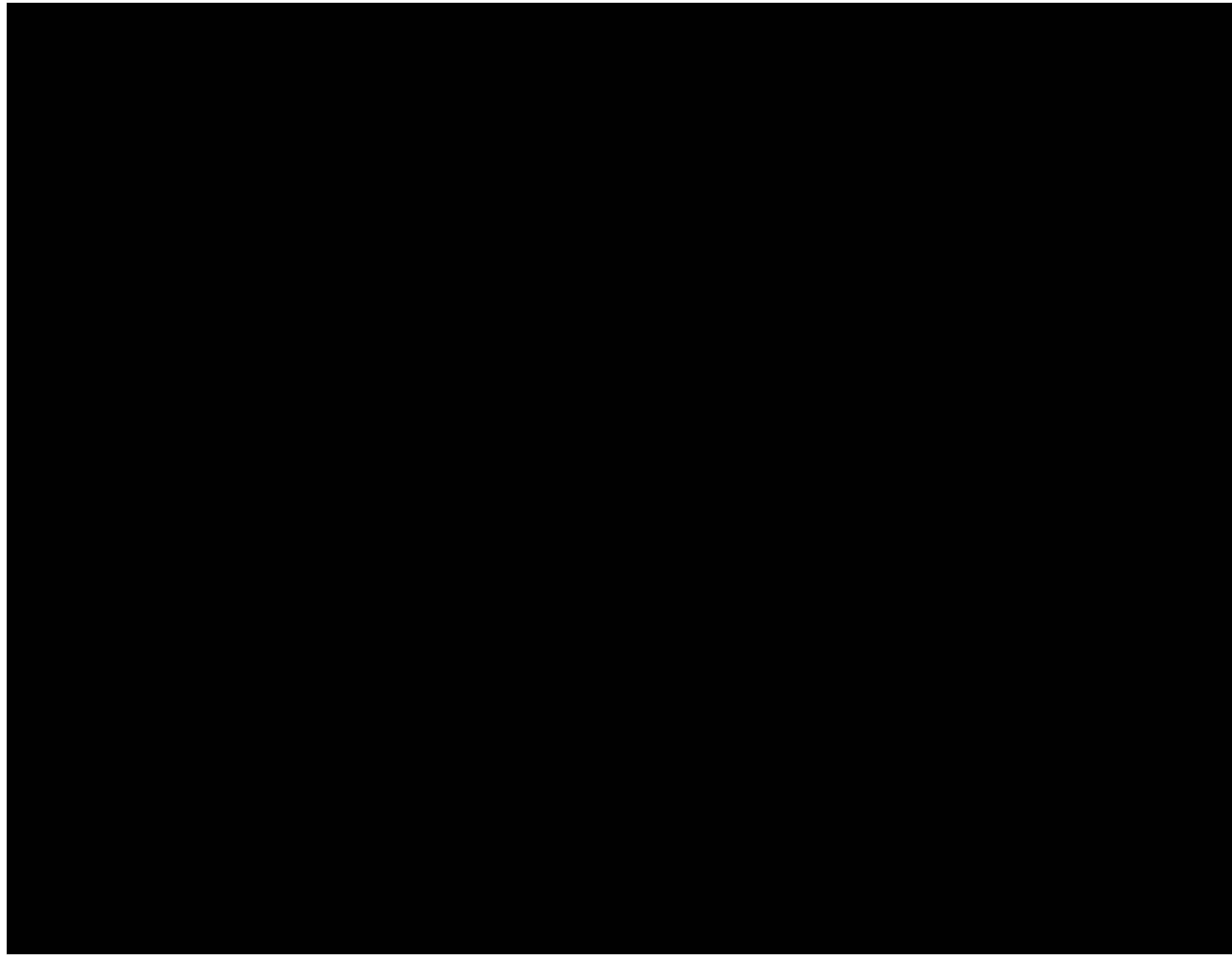
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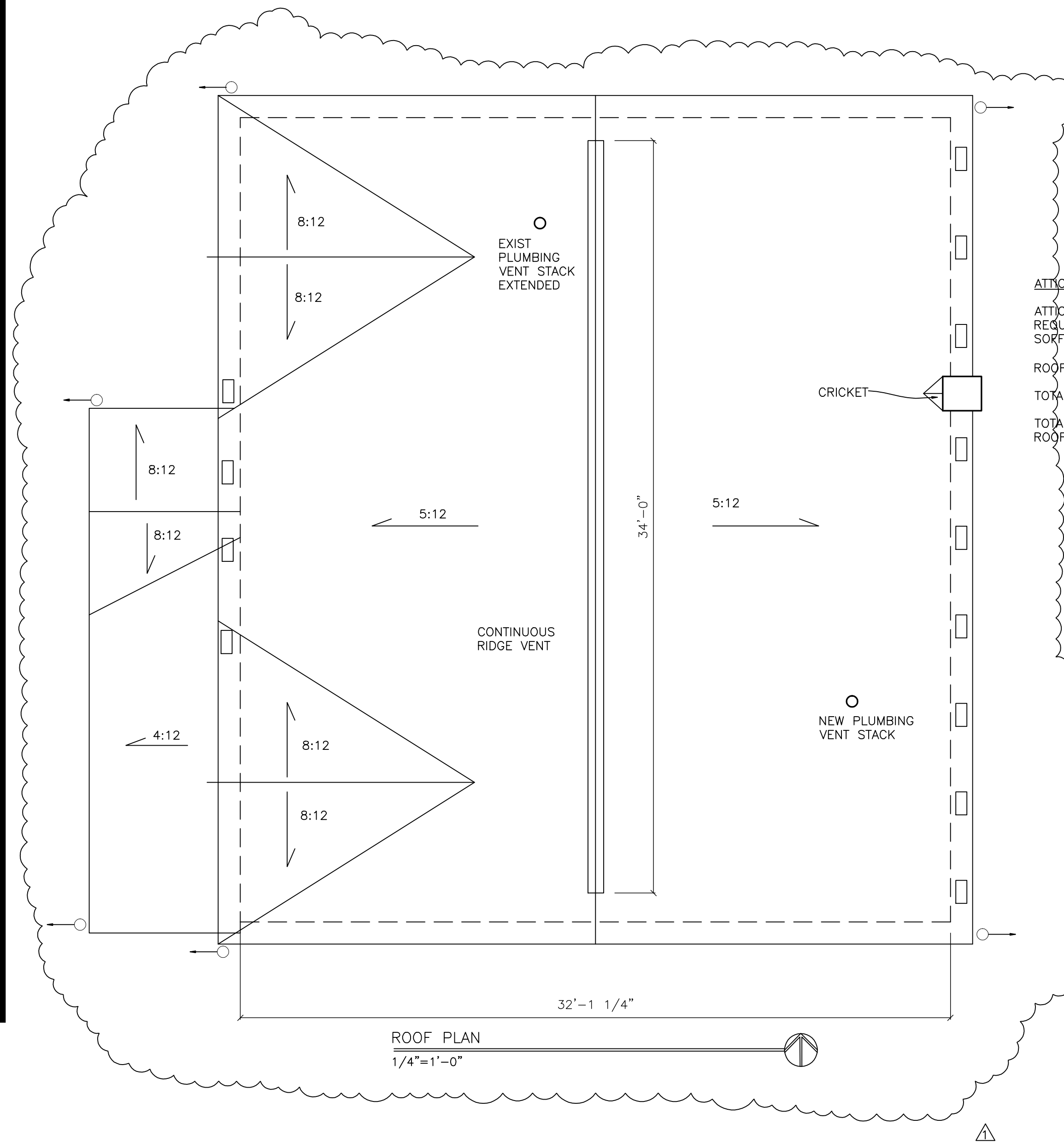


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|         | 3 OF 9  |     |



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



ATTIC VENTILATION  
 ATTIC AREA = 1167 SQ. FT.  
 REQUIRED TOTAL VENTILATION= 1120 SQ. IN.  
 SOFFIT VENTS 14@ 42 SQ. IN. EACH =588 SQ. IN.  
 ROOF RIDGE VENTS 34 L.F. @17 SQ. IN./FT.=578 SQ. IN.  
 TOTAL VENT AREA PROVIDED= 1166 SQ. IN.  
 TOTAL SOFFIT VENTING 588 SQ. IN.= 50.4%  
 ROOF VENTING 782 SQ. IN.=49.6%

ROOF PLAN  
1/4"=1'-0"

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|         | 24061   |        |
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|         |         |        |



WEST ELEVATION

1/4"=1'-0"



SOUTH ELEVATION

1/4"=1'-0"



EAST ELEVATION

1/4"=1'-0"



NORTH ELEVATION

1/4"=1'-0"

| NO | DATE     | DESCRIPTION             |
|----|----------|-------------------------|
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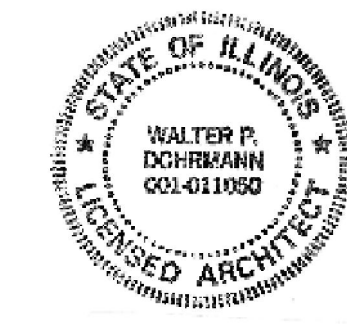
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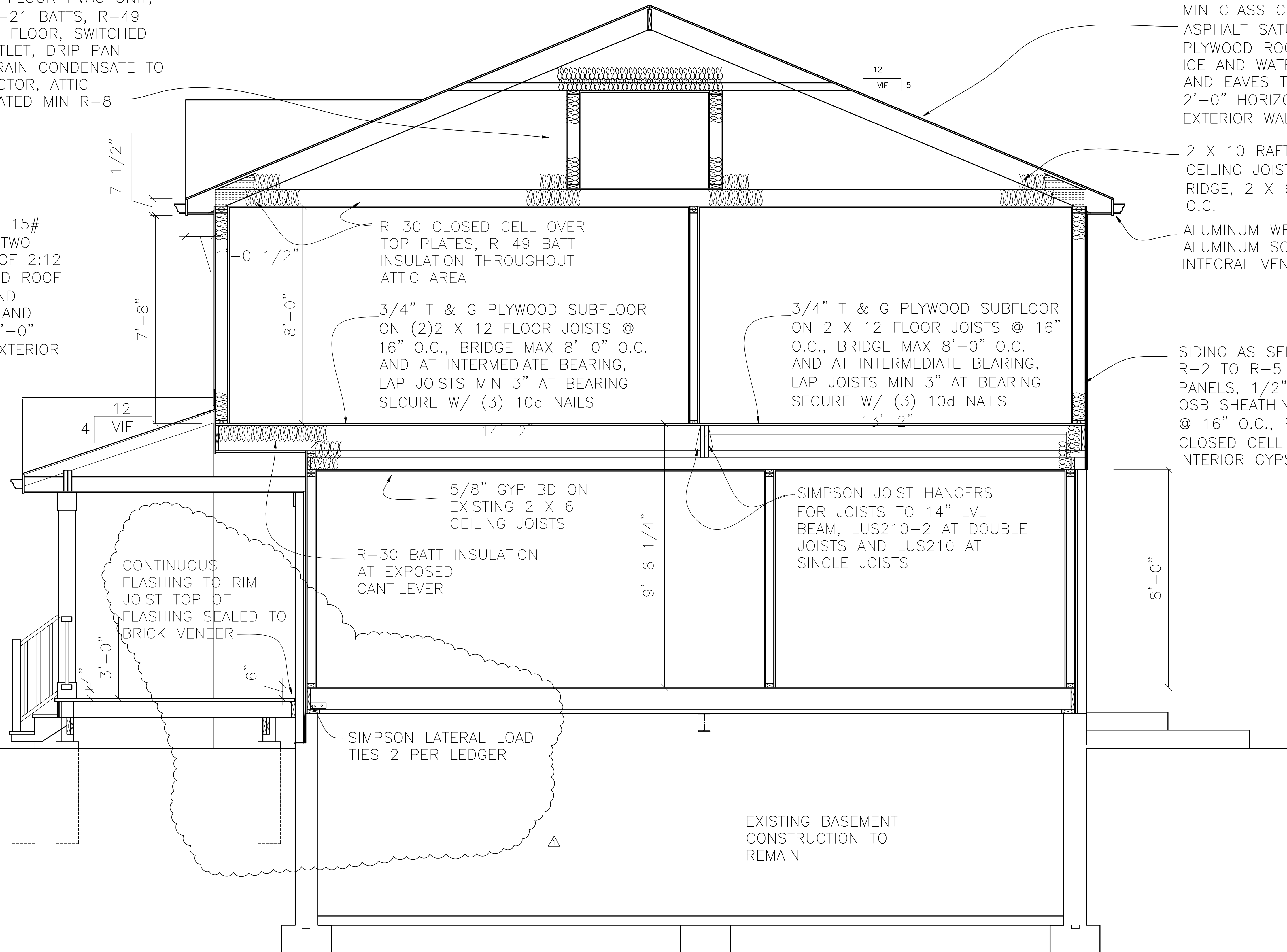
ATTIC CLOSET FOR SECOND FLOOR HVAC UNIT, INSULATE PARTITIONS W/ R-21 BATTS, R-49 CEILING, NON-COMBUSTIBLE FLOOR, SWITCHED LIGHT, DUPLEX SERVICE OUTLET, DRIP PAN UNDER FURNACE, FLOOR DRAIN CONDENSATE TO FLOOR DRAIN, SMOKE DETECTOR, ATTIC MOUNTED DUCTWORK INSULATED MIN R-8

MIN CLASS C SHINGLES ON 15# ASPHALT SATURATED FELT, TWO LAYERS ON ROOF SLOPES OF 2:12 TO 4:12, ON 5/8" PLYWOOD ROOF SHEATHING, PROVIDE ICE AND WATER SHIELD AT VALLEYS AND EAVES TO A MINIMUM OF 2'-0" HORIZONTALLY INSIDE OF EXTERIOR WALLS

PORCH CONSTRUCTION 2 X 6 RAFTERS AND JOISTS @ 16" O.C.

5/4 DECKING ON 2 X 8 P.T. DECK JOISTS @ 16" O.C.

12"Ø CONCRETE PIERS SUPPORTING DECK STRUCTURE, 10"Ø AT STAIR STRINGERS



MIN CLASS C SHINGLES ON 15# ASPHALT SATURATED FELT ON 5/8" PLYWOOD ROOF SHEATHING, PROVIDE ICE AND WATER SHIELD AT VALLEYS AND EAVES TO A MINIMUM OF 2'-0" HORIZONTALLY INSIDE OF EXTERIOR WALLS

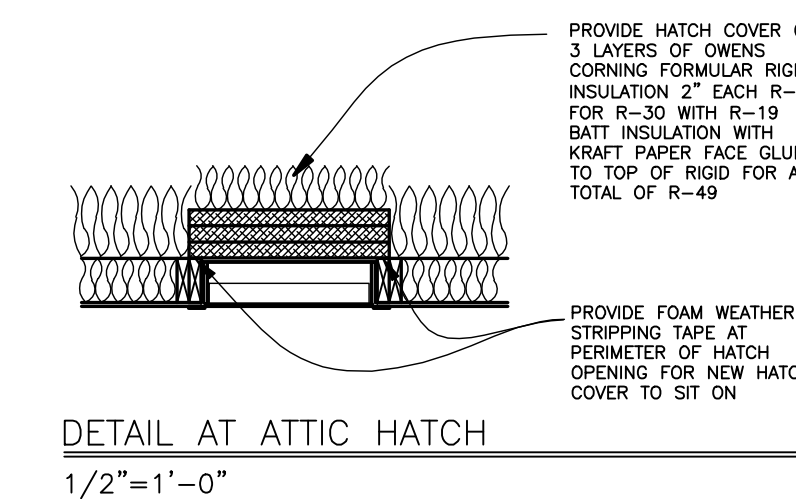
2 X 10 RAFTERS AND 2 X 8 CEILING JOISTS @ 16" O.C., 2 X 12 RIDGE, 2 X 6 COLLAR TIES @ 4'-0" O.C.

ALUMINUM WRAPPED FASCIA, ALUMINUM SCREENED SOFFITS WITH INTEGRAL VENTS,

SIDING AS SELECTED ON TYVEK, R-2 TO R-5 INSULATION PANELS, 1/2" CDX PLYWOOD OR OSB SHEATHING, 2 X 4 STUDS @ 16" O.C., R-20 (MIN) CLOSED CELL INSULATION, 5/8" INTERIOR GYPSUM BOARD

SECTION

1/2"=1'-0"



DETAIL AT ATTIC HATCH  
1/2"=1'-0"

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**ELECTRICAL**

ALL ELECTRICAL WORK TO BE DONE IN ACCORDANCE WITH 2017 N.E.C. AND LOCAL AMENDMENTS.

DISTRIBUTION PANEL IS EXISTING 100 AMPERE, UPGRADE PANEL TO 200A WITH 42 CIRCUITS. PROVIDE GROUND FAULT CIRCUIT INTERRUPTER CIRCUITS PER CODE AND AS SHOWN ON DRAWINGS. ALL CIRCUITS SHALL BE NEATLY LABELED ON BREAKER PANEL COVER. ALL WIRING SHALL BE COPPER AND INSTALLED THIN-WALL METALLIC CONDUIT PIPING. COPPER BUS SHALL BE USED IN ALL SWITCHBOARDS, PANEL BOARDS AND METER SOCKET ENCLOSURES CONTAINING MORE THAN FOUR SOCKETS

INSTALLATION:  
ALL WIRING SHALL BE NO. 14 OR LARGER AND ALL DIRECT WIRED APPLIANCES AND RECEPTACLES IN KITCHEN, UTILITY ROOMS, GARAGE AND BASEMENTS TO BE NO. 12 OR LARGER. MEDIUM CONDUIT IS TO BE USED WHEN PLACED IN CONCRETE ALL UNDERGROUND WIRING TO BE IN RIGID CONDUIT.

PROVIDE DISCONNECTS AT ALL OUTSIDE A/C CONDENSER UNITS. CLOSET LIGHT FIXTURES ARE TO BE COVERED SURFACE MOUNT TYPE. RECESSED LIGHT FIXTURES INSTALLED IN ATTIC SPACES TO BE INSULATED TYPE. ALL CEILING BOXES IN ROOMS TO BE CAPABLE OF CEILING FAN SUPPORT. ALL FLEXIBLE WHIPS TO HAVE AN EQUIPMENT GROUNDING CONDUCTOR INSTALLED NO MATTER WHAT LENGTH.

RECEPTACLES:  
ALL 120 VOLT RECEPTACLES TO BE BONDED TO THE CONDUIT RACEWAYS OR "AUTOGROUND" TYPES MAY BE USED. ALL OUTLETS TO BE TAMPER RESISTANT TYPE. THIS INCLUDES ALL G.F.C.I. TYPE RECEPTACLES. ALL SWITCHED RECEPTACLES TO BE IDENTIFIED FOR TESTING ALL RECEPTACLES IN KITCHENS, DINING ROOMS, DINETTES AND BREAKFAST AREAS, ETC. ARE TO BE WIRED ON 20 AMPERE SMALL APPLIANCE CIRCUITS. ALL DEVICES TO BE LOOPED OR PIG-TAILED. AIR BARRIER SHALL BE INSTALLED BEHIND ELECTRICAL OR COMMUNICATION BOXES OR AIR SEALED BOXES SHALL BE INSTALLED IN EXTERIOR WALLS.

ARC-FAULT CIRCUIT PROTECTION:  
ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE RECEPTACLE OUTLETS, LIGHTING OUTLETS AND SMOKE DETECTORS INSTALLED IN DWELLING UNIT BEDROOMS, LIVING, DINING, FAMILY, RECREATION, BENS, LIBRARIES, PARLORS, FOYERS, MUDROOMS, SUNROOMS, CLOSETS, HALLWAYS AND SIMILAR ROOMS AND AREAS SHALL BE PROTECTED BY AN ARC-FAULT CIRCUIT INTERRUPTER.

G.F.C.I. PROTECTION:  
ALL 120 VOLT RECEPTACLES WITHIN 6 FEET OF LAUNDRY TUBS, UTILITY AND WET BAR SINKS ARE TO BE G.F.C.I. ALL KITCHEN RECEPTACLES SERVING COUNTERTOPS TO BE G.F.I.C. PROTECTED. ALL RECEPTACLES, LIGHTS AND EXHAUST FANS IN BATHROOMS TO BE G.F.C.I. BASEMENTS TO HAVE G.F.C.I. PROTECTION FOR RECEPTACLES IN UNFINISHED AREAS. PROVIDE SINGLE DEDICATED RECEPTACLES FOR SUMP AND EJECTOR PUMPS. PROVIDE G.F.C.I. PROTECTION FOR ALL CONSTRUCTION POWER.

LOW VOLTAGE WIRING FOR CONTROLS OR SIGNALING SYSTEMS WHICH ARE ENCLOSED IN BUILDING PARTITIONS OR IN ANY WAY MADE INACCESSIBLE BY CONSTRUCTION SHALL BE ENCASED IN RACEWAY. RACEWAY NEED NOT TERMINATE IN A BOX OR FITTINGS PROVIDED NORMAL PRECAUTIONS ARE TAKEN TO PROTECT THE CONDUCTORS. ALL LOW VOLTAGE CABLES TO COMPLY WITH NEC-725-388 AND 800-3-S. COAXIAL CABLES NEC-820-50. TELEPHONE JACKS MAY NOT BE INSTALLED IN BATHROOMS.

SMOKE DETECTORS:  
SMOKE DETECTORS SHALL BE PHOTOELECTRIC TYPE, UL APPROVED. WIRELESSLY INTERCONNECTED AND BATTERY POWERED. PROVIDE IN EACH BEDROOM, IN HALLWAYS WITHIN 15 FEET OF SLEEPING ROOMS AND AT EACH FLOOR LEVEL.

CARBON MONOXIDE DETECTORS:  
CARBON MONOXIDE DETECTORS SHALL BE BATTERY POWERED AND WIRELESSLY INTERCONNECTED. PROVIDE WITHIN 15 FEET OF SLEEPING ROOMS AND AT EACH FLOOR LEVEL.

**MECHANICAL NOTES**

**EXHAUST**

TOILET EXHAUSTS SHALL NOT TERMINATE IN CRAWL SPACE, ATTIC, EAVE, OR ANY SPACE INSIDE THE BUILDING.

DRYER VENT SYSTEM SHALL BE INDEPENDENT OF ALL OTHER SYSTEMS AND SHALL CONVEY MOISTURE TO THE OUTDOORS. DUCT MUST BE SMOOTH METAL INSIDE (MINIMUM 0.16" THICK RIGID METAL) AND SHALL HAVE BACKDRAFT DAMPER. APPROVED FLEXIBLE DUCT CONNECTORS MAY BE USED IN CONNECTION WITH DOMESTIC DRYER EXHAUST, BUT MAY NOT BE CONCEALED IN CONSTRUCTION. VENT SIZE SHALL BE AT LEAST THE DIAMETER OF THE APPLIANCE OUTLET. THE MAXIMUM LENGTH OF THE DRYER EXHAUST VENT SHALL BE 25' FROM THE DRYER LOCATION TO THE ROOF OR WALL TERMINATION, LESS DEDUCTIONS OF 2.5' FOR EVERY 45 DEGREE BEND AND 5' FOR EVERY 90 DEGREE BEND, OR PER MANUFACTURER'S INSTRUCTIONS. THE DRYER EXHAUST DUCT, WHERE CONCEALED IN THE BUILDING CONSTRUCTION, SHALL HAVE A PERMANENT LABEL OR TAG INDICATING THE CONCEALED LENGTH OF THE EXHAUST DUCT. THE LABEL OR TAG SHALL BE INSTALLED WITHIN 6 FEET OF THE EXHAUST DUCT CONNECTION.

**HEATING AND COOLING**

NEW 95%+ HIGH EFFICIENCY GAS FIRED FURNACE WITH HEAT PUMP A/C. AIR HANDLERS SHALL HAVE A MANUFACTURER'S DESIGNATION FOR AN AIR LEAKAGE OF NO MORE THAN 2% OF THE DESIGN FLOW RATE WHEN TESTED IN ACCORDANCE WITH ASHRAE 193.

A PROGRAMMABLE THERMOSTAT COMPLYING WITH THE REQUIREMENTS OF IECC SECTION R403.1.1 SHALL BE PROVIDED FOR EACH SEPARATE HEATING AND COOLING SYSTEM.

ALL DUCTWORK SHALL BE SHEET METAL. SIZE AND PLACE NEW DUCTWORK, REGISTERS, ETC. TO DISTRIBUTE AIR QUANTITIES AS DETERMINED BY FURNACE OUTPUT. PROVIDE R-8 INSULATION FOR ALL DUCTWORK IN UNHEATED SPACES.

PVC VENTS AND COLD AIR INTAKES TO EXTEND THROUGH ROOF. SEAL PENETRATIONS THROUGH THERMAL ENVELOPE. COMBUSTION AIR INTAKES SHALL BE A MINIMUM OF 12 FEET FROM PLUMBING VENT STACKS.

HEATING FACILITIES SHALL BE CAPABLE OF MAINTAINING A ROOM TEMPERATURE OF 68 DEGREES FAHRENHEIT AT A POINT 3 FEET ABOVE FLOOR LEVEL THROUGHOUT THE RESIDENCE.

MECHANICAL EQUIPMENT SHALL HAVE CLEARANCES FROM COMBUSTIBLE MATERIALS IN ACCORDANCE WITH MANUFACTURER'S REQUIREMENTS

MECHANICAL EQUIPMENT SHALL BE ACCESSIBLE FOR INSPECTION, SERVICE, REPAIRS AND REPLACEMENT. PROVIDE MINIMUM 30" WIDE AND NOT LESS THAN 30" HIGH WORKING SPACE AND PLATFORM IN FRONT OF CONTROL SIDE.

JOINTS OF DUCT SYSTEMS SHALL BE TAPED, MASTIC-SEALED OR GASKETED AIRTIGHT TO UL 181 STANDARDS.

MAXIMUM LENGTH OF FLEXIBLE DUCTWORK (SUPPLY, RETURN AND EXHAUST) SHALL BE 8 FEET.

HVAC REGISTER BOOTS THAT PENETRATE ENVELOPE TO BE SEALED AT GYPSUM BOARD OUTDOOR AIR INTAKES AND EXHAUSTS SHALL HAVE AUTOMATIC OR GRAVITY DAMPERS THAT CLOSE WHEN VENTILATING SYSTEM IS NOT OPERATING.

A PERMANENT CERTIFICATE SHALL BE COMPLETED AND POSTED ON OR IN ELECTRICAL DISTRIBUTION PANEL BY THE BUILDER AND SHALL LIST THE FOLLOWING:  
PREDOMINANT R VALUES OF INSULATION INSTALLED IN OR ON CEILING/ROOF, WALLS, FOUNDATION WALL, SLAB, BASEMENT WALL, CRAWLSPACE WALL, DUCTS OUTSIDE CONDITIONED SPACES, U FACTORS OF FENESTRATION, RESULTS OF ANY REQUIRED DUCT SYSTEM AND BUILDING ENVELOPE AIR LEAKAGE TEST, TYPES AND EFFICIENCIES OF HEATING, COOLING AND SERVICE WATER HEATING EQUIPMENT.

RETURN AIR SHALL NOT BE TAKEN FROM KITCHENS, LAUNDRY ROOMS AND BATHROOMS.

FUEL GAS LIGHTING CANNOT HAVE CONSTANTLY BURNING PILOT LIGHTS

ALL EQUIPMENT INSTALLATION INSTRUCTIONS TO BE ON JOB SITE

**PLUMBING**

ALL PLUMBING SHALL BE INSTALLED PER ILLINOIS STATE PLUMBING CODE CODE.

**MATERIALS:**

UNDERGROUND WATER PIPING SHALL BE TYPE "K" COPPER. INTERIOR WATER PIPING SHALL BE TYPE "L" COPPER WITH NON LEAD SOLDER. INTERIOR WASTE AND VENT PIPING SHALL BE P.V.C. SCHEDULE 40 1120 SERIES. WATER HEATERS TO BE PER BUILDER SPECS. FURNISH AND INSTALL FROSTPROOF SILCOCKS AS PER PLANS WITH INTERIOR VALVE AND VACUUM BREAKER, HARD WATER, COLD ONLY. DUCTILE IRON PIPE ASTM A377 SHALL BE INSTALLED FOR ALL NEW SANITARY AND STORM SEWER SERVICES THAT PENETRATE THE FOUNDATION WALL THROUGH A SLEEVE TO A POINT THAT THE PIPING IS BEING SUPPORTED ON AN APPROVED BEARING GROUND.

INSTALLATION:  
ALL WORK TO COMPLY WITH THE ILLINOIS PLUMBING CODE AND LOCAL AMENDMENTS. PLUMBER TO INSTALL WATER METER. PROVIDE 12" AIR CHAMBER AT ALL FIXTURES AND A 24" AIR CHAMBER AT ALL RISERS. ALL WATER PIPES TO FIXTURES TO BE VALVED. NO PIPING TO BE PLACED IN EXTERIOR WALLS. PROVIDE CLEANOUTS IN WASTE AND SOIL LINES FOR EACH CHANGE OF DIRECTION GREATER THAN 45 DEGREES AND AT BASE OF EACH STACK. ALL VENT STACKS THROUGH ROOF TO HAVE LEAD FLASHING NOT NEOPRENE. ALL VENT STACKS TO BE 4" DIAMETER AND PENETRATE ROOF TO THE REAR OF THE RIDGE. PROVIDE DIELECTRIC CONNECTIONS WHEREVER JOINTING DISSIMILAR METALS. INSTALL PIPING TO ALLOW FOR EXPANSION AND CONTRACTION WITHOUT STRESSING PIPE, JOINTS, OR CONNECTED EQUIPMENT. PROVIDE CLEARANCE FOR INSTALLATION OF INSULATION AND ACCESS TO VALVES AND FITTINGS. SLOPE WATER PIPING AND ARRANGE TO DRAIN AT LOW POINTS. ALL ROUGH-INS FOR FUTURE PLUMBING FIXTURES SHALL BE INCLUDED IN THE WATER SERVICE SIZING CALCULATIONS.

GAS PIPING TO BE BLACK IPS STEEL PIPE SIZES AS NOTED ON MECHANICAL PLANS. GAS PIPING SHALL BE SUPPORTED BY METAL STRAPS OR HOOKS NOT MORE THAN 6 FEET ON CENTER FOR PIPING 1/2-INCH OR LESS 8 FEET ON CENTER FOR PIPING 3/4-INCH TO 1-INCH, OR 10 FEET ON CENTER FOR PIPING LARGER THAN 1 1/4 INCH. ALL PIPING SHALL BE PROTECTED AGAINST PHYSICAL DAMAGE BURIED PIPING SHALL BE LAID IN A SOLID BED. INSTALL GAS SHUT-OFF VALVES AT EVERY APPLIANCE. INSTALL SEDIMENT TRAPS ON ALL HEATING APPLIANCES.

ALL FLOOR DRAINS SHALL BE INDIVIDUALLY VENTED TO COMPLY WITH ILLINOIS PLUMBING CODE.

ALL FIXTURES THAT HAVE HAND HELD SHOWERS SHALL BE PROVIDED WITH AN APPROVED BACKFLOW PREVENTION AND AUTOMATIC SAFETY WATER MIXING DEVICE TO PREVENT SUDDEN UNANTICIPATED CHANGES IN WATER TEMPERATURE OR EXCESSIVE WATER TEMPERATURES. THE AUTOMATIC SAFETY WATER MIXING DEVICE SHALL BE EITHER THERMOSTATIC, PRESSURE BALANCE, OR COMBINATION CONTROLLED, IN ACCORDANCE WITH ANSI/ASSE 1016-1990, AND DESIGNED WITH A MAXIMUM HANDLE ROTATION LIMIT/STOP, ADJUSTED TO A MAXIMUM SETTING OF ONE HUNDRED FIFTEEN (115) DEGREES F.

INSULATE HOT WATER PIPING WITH 1" MIN.

ANY LIGHT FIXTURES RE THE BUILDING THERMAL SHALL BE SEALED WITH CAULK AND BE IC RATE AS HAVING AN AIR LEAK MORE THAN 2.0 CFM

CLOSET LIGHTS- FULLY ENCASED LED FIXTURE, 12" CLEARANCE TO NEAR STORAGE SPACE, MOTION DETECTOR SWITCH

ALL ELECTRICAL OUTLET TO BE TAMPER RESISTANT TYPE WITH ARC FAULT CIRCUIT PROTECTION

ALL DUCTWORK IN ATTIC AREA INSULATED TO R-

NOTE: SMOKE DETECTORS TO BE PROVIDED IN ALL BEDROOMS, IN HALLS PROXIMITY TO BEDROOMS AND AT ALL LEVELS. ALL ARE TO BE LISTED IN ACCORDANCE WITH UL 217, INTERCONNECTED. 110V WITH BATTERY BACKUP PROVIDED IN BASEMENT WITH WIRELESS ALARMS IN OTHER LOCATIONS. PROVIDE SEPARATE DEDICATED CIRCUIT WITH ARC-FAULT BREAKER PROTECTION. ALL ALARMS SOUND WITH THE ACTIVATION OF ONE ALARM. DETECTORS ARE TO BE PLACED A MINIMUM OF 3 FEET AWAY FROM CEILING FANS AND RETURN/SUPPLY UNITS.

COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR TO BE LISTED IN ACCORDANCE WITH UL 217 AND UL 2034, PROVIDED AT ALL LEVELS AND WITHIN 15 FEET OF BEDROOMS

A MINIMUM OF 90% OF THE LAMPS INSTALLED IN PERMANENTLY INSTALLED LIGHT FIXTURES TO BE HIGH EFFICACY LAMPS.

FULL DOWN ATTIC ACCESS STAIR, MAIN 22" CLEAR WIDTH

RECESSED LIGHT FIXTURES OVER TUBS AND SHOWERS TO BE FULLY RECESSED WITH LENS APPROVED FOR WET USE ON GFIC

EXHAUST FANS VENTED TO ROOF WITH SCREENED CAPS WITH BACKDRAFT DAMPERS INSULATE EXHAUST DUCT IN ATTIC

BATH OUTLETS ON SEP CCT WITH GFI AND ARC-FAULT PROTECTION

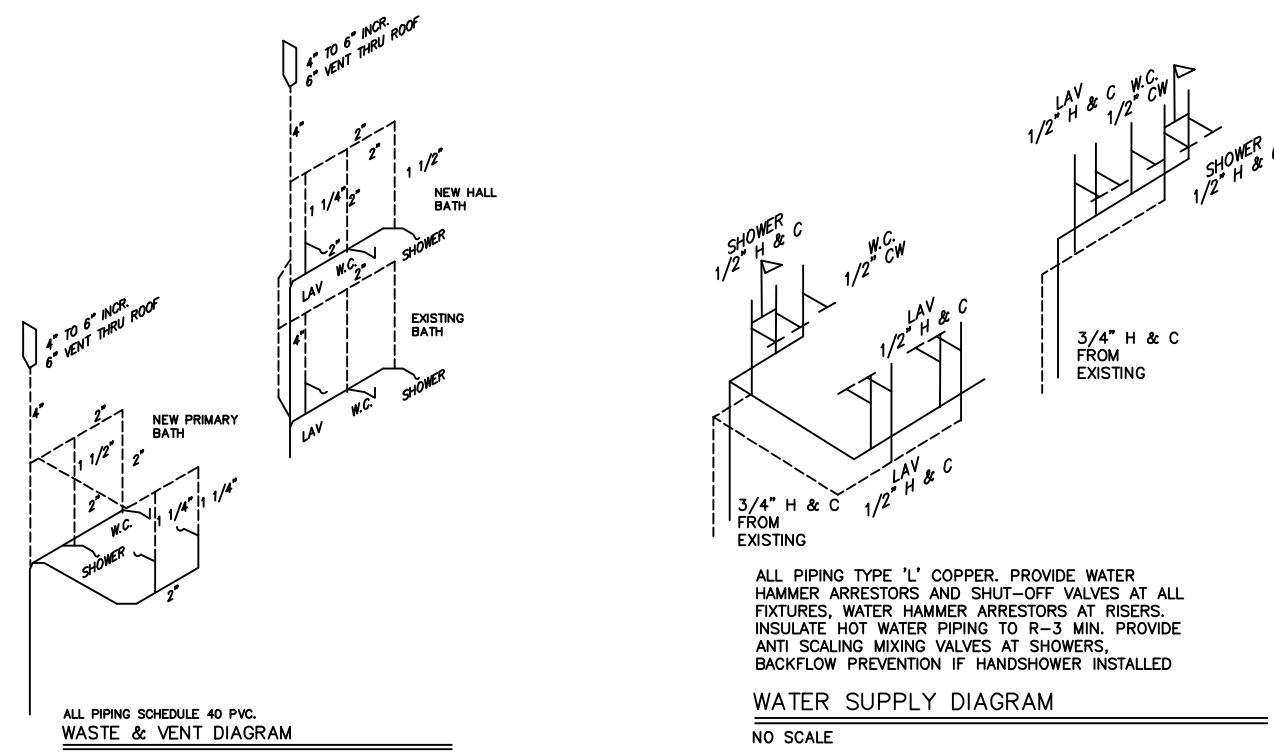
**ELECTRICAL SYMBOLS**

- UNDERCABINET LED FIXTURE
- CLOSET LED FIXTURE W/ LENS
- MOTION SENSOR SWITCH
- SURFACE LED FIXTURE
- RECESSED LED FIXTURE
- NUMBER INDICATES DIAMETER IN INCHES
- FLOODLIGHT
- CEILING FAN
- EXHAUST FAN/ LIGHT COMBINATION
- SMOKE DETECTOR- 110VOLT W/ BATTERY BACKUP
- COMBINATION SMOKE AND CARBON MONOXIDE DETECTOR BY ORDINANCE
- 3 WAY SWITCH
- 4 WAY SWITCH
- DIMMER SWITCH
- SWITCH W/ PILOT LIGHT
- TELEPHONE JACK
- INTERCOM JUNCTION BOX
- TELEVISION JACK
- THERMOSTAT
- DISCONNECT SWITCH
- PUSH BUTTON (LOW VOLTAGE)
- DOOR BELL/ CHIME
- MOTOR OR FAN
- JUNCTION BOX
- DUPLEX RECEPTACLE
- QUADRUPLEX RECEPTACLE
- 220 VOLT RECEPTACLE
- SPLIT WIRED DUPLEX RECEPTACLE

| VENTILATION SCHEDULE |      |               |              |         |               |              |         |
|----------------------|------|---------------|--------------|---------|---------------|--------------|---------|
| ROOM                 | AREA | REQUIRED      |              |         | ACTUAL        |              |         |
|                      |      | NATURAL LIGHT | NATURAL VENT | EXHAUST | NATURAL LIGHT | NATURAL VENT | EXHAUST |
| PRIMARY BEDROOM      | 238  | 19.04         | 9.92         |         | 41.20         | 22.60        |         |
| PRIMARY BATH         | 79   | 3.0           | 1.5          |         | 8.9           | 4.9          | 90      |
| BATH                 | 48   | NR            | MECH         | 32      | NR            | MECH         | 50      |
| BEDROOM 1            | 171  | 13.68         | 6.84         |         | 32.3          | 17.70        |         |
| BEDROOM 2            | 183  | 14.64         | 7.32         |         | 32.3          | 17.7         |         |

Water calculation for plumbing fixtures based on Illinois State Plumbing Code Table N

| FIXTURE      | LOAD VALUES IN WATER SUPPLY FIXTURE UNITS |      |           | QUANTITY   | TOTAL     |
|--------------|---|------|-----------|------------|-----------|
|              | COLD                                      | HOT  | TOTAL     |            |           |
| FLUSH TANK   | 3   |      | 3         | 4          | 12        |
| LAVATORY     | 0.75                                      | 0.75 | 1         | 5          | 5         |
| BATH TUB     | 1.5                                       | 1.5  | 2         | 2          | 4         |
| SHOWER       | 1.5                                       | 1.5  | 2         | 2          | 4         |
| KITCHEN SINK | 1.5                                       | 1.5  | 2         | 2          | 4         |
| LAUNDRY TRAY | 2.25                                      | 2.25 | 3         | 1          | 3         |
| DISHWASHER   |   | 1    | 1         | 1          | 1         |
| WASHER       | 1.5                                       | 1.5  | 2         | 1          | 2         |
| <b>TOTAL</b> |   |      |           |            | <b>35</b> |
|              |   | GPM  | PIPE SIZE | METER SIZE |           |
| WSFU         | 35  | 22.5 | 1 1/4"    | 1"         |           |



**SECOND FLOOR PLAN**

1/4"=1'-0"

| NO | DATE     | DESCRIPTION             |
|----|----------|-------------------------|
| △  | 01-09-26 | REVISED FOR PERMIT      |
|    |          | ISSUED FOR CONSTRUCTION |
|    | 11-12-25 | ISSUED FOR PERMIT       |
|    | 02-18-25 | ISSUED FOR PRICING      |
|    |          | ISSUED FOR REVIEW       |

**LINEWORKS LTD**

ARCHITECTS 847-564-5280  
PROFESSIONAL DESIGN FIRM CORPORATION LICENSE # 184-003924  
EXP. DATE 4/30/27

3501 WOODHEAD DRIVE SUITE 8  
NORTHBROOK-ILLINOIS 60062

CHAMBERS RESIDENCE  
933 N. RIDGE  
ARLINGTON HEIGHTS, ILLINOIS

**PROPOSED ADDITION AND REMODELING**

THESE DRAWINGS ARE PROTECTED BY COPYRIGHT AND MAY NOT BE USED WITHOUT THE EXPRESSED, WRITTEN CONSENT OF LINEWORKS, LTD.

| DRAWN   | PROJECT |
|---------|---------|
|         | 24061   |
| CHECKED | SHEET   |
|         | 8 OF 9  |





WEST ELEVATION – EXISTING

1/4"=1'-0"



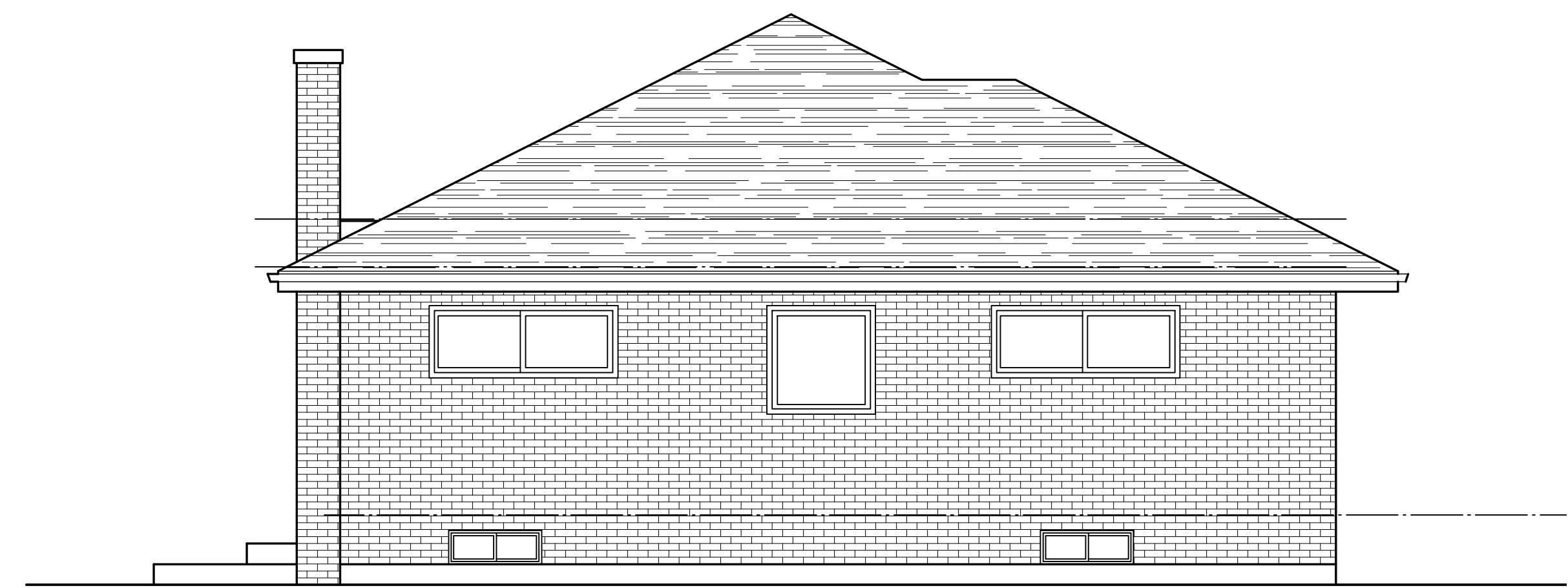
SOUTH ELEVATION – EXISTING

1/4"=1'-0"



EAST ELEVATION – EXISTING

1/4"=1'-0"



NORTH ELEVATION – EXISTING

1/4"=1'-0"

| NO | DATE     | DESCRIPTION             |
|----|----------|-------------------------|
| △  | 03-12-26 | REVISION FOR PERMIT     |
|    |          | ISSUED FOR CONSTRUCTION |
|    | 11-12-25 | ISSUED FOR PERMIT       |
|    | 02-18-25 | ISSUED FOR PRICING      |
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 AND REMODELING

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|         |         |     |
|---------|---------|-----|
| DRAWN   | PROJECT | A°9 |
| CHECKED | SHEET   |     |
|         | 24061   |     |
|         | 9 OF 9  |     |



EXP. DATE 11/30/26

## Contractor Proposal – Residential Addition

Frank Chambers

Phone: 847-404-2589

Email: frankchambers06@gmail.com

Date: December 2, 2025

### Project Address:

933 N. Ridge Ave.

Arlington Heights, IL 60004

### Project Description

This proposal covers the construction of a 1,152 square foot second-story addition at the above residence. The new second floor will include three bedrooms, two bathrooms, and the construction of a new front porch.

I, Frank Chambers, will act as the General Contractor for this project, managing and coordinating all phases of construction. I will hire and supervise licensed subcontractors for specialty work such as electrical, plumbing, HVAC, roofing, and any other trades requiring professional licensing. All work will follow the approved architectural plans and comply with local and state building codes.

### Scope of Work (Summary)

- Site preparation, staging, and coordination of required permits
- Structural reinforcement or modification as needed to support the second-story addition
- Framing and sheathing of the new 1,152 sq. ft. structure
- Installation of roofing, siding, exterior trim, windows, exterior doors, and new front porch
- Electrical, plumbing, and HVAC rough-ins and tie-ins (performed by licensed subcontractors)
- Insulation, drywall installation, taping, and interior finishing
- Installation of interior doors, trim, flooring, paint, and bathroom fixtures
- Final jobsite cleanup and preparation for all required inspections

### Roles & Responsibilities

General Contractor – Frank Chambers

- Manage permits, inspections, and overall project coordination
- Hire, supervise, and schedule subcontractors
- Ensure project compliance with architectural plans and building codes
- Communicate with all involved parties and coordinate material selections

#### Subcontractors

- Provide licensed trade work (electrical, plumbing, HVAC, roofing, etc.)
- Supply required labor, tools, and materials unless otherwise specified
- Maintain proper licensing, insurance, and code compliance



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Zoning Board of Appeals  
5/11/2026**

**Item:** 802 E. Jennifer Ct. - ZBA26-008  
**Department:** Planning & Community Development

**Item Description:**

**Request:**

- **A 5-foot variance from Chapter 28, Section 6.13-3 (c)(1) to allow a 6-foot fence set back 0 feet from the exterior side lot line with no landscaping on the street side of the fence, where the required setback is 5 feet from the exterior side lot line with a minimum of 3 foot high landscaping, spaced a maximum of 4 feet on center, to be provided on the street side of the fence.**

**ATTACHMENTS:**

1. 802 E. Jennifer Ct. - ZBA Packet

## ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

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### Staff Analysis

**Prepared By:** Basmah Nadeem, Planner I  
**Hearing Date:** May 11, 2026  
**Date Prepared:** May 1, 2026  
**Project Title:** Senopole Residence  
**Address:** 802 E Jennifer Court

### Background Information

**Petition Number:** ZBA #26-008  
**Petitioner:** Kevin Senopole  
**Address:** 802 E Jennifer Court

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

### Requested Action/Background Information

The petitioner is proposing a 6-foot privacy fence set back 0 feet from the exterior side yard's property line, facing N Beverly Lane. The fence line is proposed to be behind the vision triangle, at least 12 feet from the intersecting property lines on N Beverly Lane and E Charles Street to provide sightlines for pedestrians and drivers. As the fence will be located on the property line, the applicant 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 5 foot variance from Chapter 28, Section 6.13-3 (c)(1) to allow a 6-foot fence set back 0 feet from the exterior side lot line with no landscaping on the street side of the fence, where the required setback is 5 feet from the exterior side lot line with a minimum of 3 foot high landscaping, spaced a maximum of 4 feet on center, to be provided on the street side of the fence.**

### 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**

| <u>Item</u>  | <u>Provided</u> | <u>Dated</u> | <u>Remarks</u> |
|--|-----------------|--------------|----------------|
| 1. Notification Affidavit                                      | ✓               | 4/25/26      |                |
| 2. List of Property Owners Within 250 feet of Subject Property | ✓               | 4/25/26      |                |
| 3. Letter that was Mailed                                      | ✓               | 4/25/26      |                |
| 4. Photographs of Sign on Property                             | ✓               | 4/25/26      |                |

**Photographs of Existing Structure**







**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held on Monday, May 11, 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 variance from Chapter 28, Section 6.13-3 (c)(1) to allow a fence set back 0 feet from the exterior side lot line with no landscaping on the street side of the fence, where the required setback is 5 feet from the exterior side lot line with a minimum of 3 foot high landscaping, spaced a maximum of 4 feet on center, to be provided on the street side of the fence.

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](mailto: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 1 IN JENNIFER COURT, BEING A SUBDIVISION OF PART OF LOT 114 IN C.A. GOELZ'S ARLINGTON HEIGHTS GARDENS, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ARLINGTON HEIGHTS IN COOK COUNTY, ILLINOIS.

Commonly known as: 802 E Jennifer Court, 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](mailto:healthmail@vgh.com).

Benjamin Jaffe, Chair  
Zoning Board of Appeals  
Dan Osoba (847) 368-5215  
Planning and Community Development  
Published in Daily Herald Apr 25, 2026 (329571)

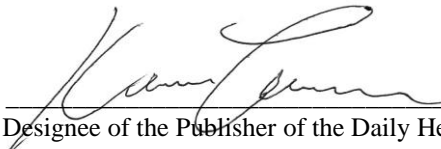
**CERTIFICATE OF PUBLICATION**

**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 04/25/2026 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 # 329571



# Village of Arlington Heights



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**To:** Kevin Senopole  
**From:** Basmah Nadeem  
**Department:** Department of Planning and Community Development  
**File Number:** ZBA 26-008  
**Project:** 802 E Jennifer Court  
**Date:** April 17, 2026

---

## **ZONING COMMENTS:**

1. No comments.

### **Planning and Community Development**

1. No comments

### **Building and Life Safety**

1. No comments.

### **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 \_\_\_\_\_ 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 Kevin Senopole  
being the owner of the property commonly known as: 802 E. Jennifer Court  
and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a  
Variation from Chapter 28, Section(s) related to fence location and yard setback requirements  
of the Arlington Heights Municipal Code, in order to: relocate fence to follow property  
line along Beverly Avenue. Except no fence shall be installed within twelve feet of the  
corner of Beverly Avenue and Charles Street. Fence to be six foot privacy style

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): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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

I hereby state that the variance requested is the minimum variance necessary to  
allow reasonable use of the property (please explain): The property is uniquely situated as a corner  
lot (peninsula) surrounded by 3 roads, which creates additional setback and fencing limitations not applicable  
to interior lots. This limits the useable yard space and creates an irregular fenced area compared to other lots.

Signed: \_\_\_\_\_  


Date: 3/30/26

Petitioner

# PLAT OF SURVEY

## MORRISON SURVEYING CO., INC.

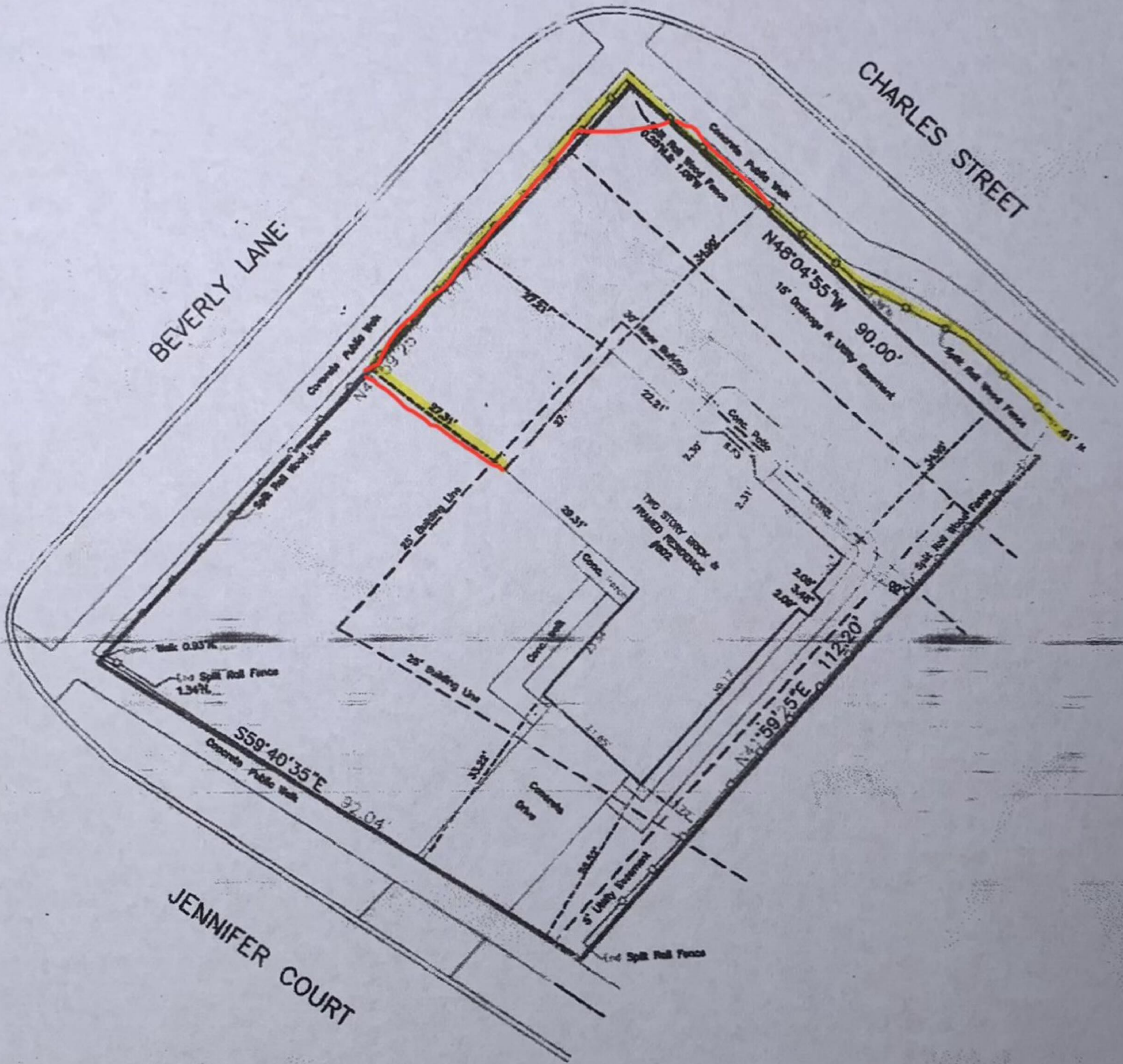
2710 N IL Rt 47, Morris, Illinois 60450

LOT 1 IN JENNIFER COURT, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ARLINGTON HEIGHTS IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS 802 JENNIFER COURT, ARLINGTON HEIGHTS, ILLINOIS



Red line is where 6 FT privacy style fence made of wood will go



1. CORRECT ALL SURVEY POINTS WITH ONE ANGLE BEFORE BUILDING BY SAIL, AND REPORT ANY DISCREPANCIES IMMEDIATELY.
2. CHECK LEGAL DESCRIPTION WITH DEED AND REPORT ANY DISCREPANCIES IMMEDIATELY.
3. BUILDING LINES, IF ANY, SHOWN HEREIN ARE AS SHOWN ON THE RECORDED SUBDIVISION.
4. NO DISTURBANCE OR AVOIDANCE THEREIN SHALL BE REQUIRED BY OWNER.
5. PROPERTY CORNERS MAY BE AT REQUEST OF CLIENT.

**SPIES & ASSOCIATES, INC.**  
 Civil Engineers - Land Surveyors  
 534 WEST CAMPUS DRIVE  
 ARLINGTON HEIGHTS, ILLINOIS 60004  
 PH 847.577.8808 FAX 847.577.0229

State of Illinois  
 County of Grundy

WE, MORRISON SURVEYING CO INC., (PDF License #104-0013915) do hereby certify that we have surveyed the property described in the caption to the plat hereon drawn and that this professional service conforms to the current Illinois minimum standards for a boundary survey. All dimensions are in feet and decimal parts of a foot and are correct at a temperature of 68 degrees Fahrenheit. Dimensions shown on buildings are to the outside of buildings. Given under my hand and seal at Morris, Illinois, this 26th day of March, 2015.

Date: 03/26/15



Allow a 6 foot fence made of wood with a privacy style, along the Beverly Avenue side of the property. extending the fence line, starting at the corner of the house on the west side of the building and following the property line, continuing north along Beverly Avenue to Charles Street. except that no fence will be installed within a twelve (12) foot triangle of the corner of Beverly Avenue and Charles Street to maintain visibility and safety. The 6ft privacy fence would then continue east along Charles Street following the property line.

Existing landscaping along Beverly avenue is mature and would extend above the 6ft fence if it was on the property line. There is also a tree on the parkway side of Beverly that would contribute to the visuals.

An additional need for the fence at the property line is to help keep trash and people out of the yard. There is a new pot shop at the end of Beverly Avenue at the corner of Rand Road and trash from the pot shop keeps getting into my yard. In addition to the trash from the pot shop there have been multiple issues over the years with homeless people on the sidewalk peering into my yard from between the fence on Charles street.







# BLUEBERRY BANANA

CANNABIS  
FLOWER

NET WT 3.5g  
(0.125 OZ)



VILLAGE OF  
ARLINGTON HEIGHTS  
INC. 1887

**Zoning Board of Appeals  
5/11/2026**

**Item:** 1213 W. Euclid Ave. - ZBA26-009  
**Department:** Planning & Community Development

**Item Description:**

**Request:**

- **A 1-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition that is set back 6.6 feet from the west side lot line where the required minimum setback is 7.6 feet.**
- **A 1.85-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition that is set back 5.75 feet from the west side lot line where the required minimum setback is 7.6 feet.**

**ATTACHMENTS:**

1. 1213 W. Euclid Ave. - ZBA Packet

## ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

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### Staff Analysis

**Prepared By:** Darko Bojin, Planner  
**Hearing Date:** May 11, 2026  
**Date Prepared:** May 4, 2026  
**Project Title:** Thompson Residence  
**Address:** 1213 W. Euclid Ave.

### Background Information

**Petition Number:** ZBA #26-09  
**Petitioner:** Julie and Tim Thompson  
**Address:** 1213 W. Euclid 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 21,280 square feet. The petitioner is proposing to construct an addition to the rear of the house. The proposed addition expands the existing non-conforming side yard setback along the east of the property. The side yard setback to the west is also existing non-conforming. Therefore, the petitioner is requesting the following variations:

- A 1-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition that is set back 6.6 feet from the west side lot line where the required minimum setback is 7.6 feet.
- A 1.85-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition that is set back 5.75 feet from the west side lot line where the required minimum setback is 7.6 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**

| <u>Item</u>  | <u>Provided</u> | <u>Dated</u> | <u>Remarks</u> |
|--|-----------------|--------------|----------------|
| 1. Notification Affidavit                                      | ✓               | 4/14/26      |                |
| 2. List of Property Owners Within 250 feet of Subject Property | ✓               | 4/14/26      |                |
| 3. Letter that was Mailed                                      | ✓               | 4/14/26      |                |
| 4. Photographs of Sign on Property                             | ✓               | 4/14/26      |                |

Photographs of Existing Structure



**NOTICE OF PUBLIC HEARING**

Notice is hereby given that a public hearing will be held on Monday, May 11, 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 1-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition that is set back 6.6 feet from the west side lot line where the required minimum setback is 7.6 feet.
- A 1.85-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition that is set back 5.75 feet from the west side lot line where the required minimum setback is 7.6 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](mailto: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 West 161 feet (except the West 85 feet thereof) of that part of Lot 1, lying South of the South line of Euclid Street, in Block 2 in Hoelz Addition to Arlington Heights, being that part of the East 1/2 of the South-west 1/4 of Section 30, Township 42 North, Range 11, East of the Third Principal Meridian bounded on the North by quarter section line running East to West in the center of Euclid Avenue and on the South by the center line of Campbell Avenue, all in the corporation of Arlington Heights, Cook County, Illinois.

Commonly known as: 1213 W. Euclid 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](mailto:healthmail@vgh.com).

Benjamin Jaffe, Chair  
Zoning Board of Appeals  
Dan Osoba (847) 368-5215  
Planning and Community Development  
Published in Daily Herald Apr 25, 2026 (329572)

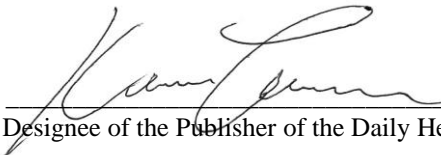
**CERTIFICATE OF PUBLICATION**

**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 04/25/2026 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 # 329572



# Village of Arlington Heights



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**To:** Julie and Tim Thompson (Owners)  
**From:** Darko Bojin  
**Department:** Department of Planning and Community Development  
**File Number:** ZBA 26-009  
**Project:** 1213 W Euclid Ave  
**Date:** May 5, 2026

---

## ZONING COMMENTS:

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

- A 1-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition that is set back 6.6 feet from the west side lot line where the required minimum setback is 7.6 feet.
- A 1.85-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition that is set back 5.75 feet from the west side lot line where the required minimum setback is 7.6 feet.

If you have any questions, please contact [dbojin@vah.com](mailto:dbojin@vah.com):

## Planning and Community Development

1. No comments.

## Building and Life Safety

1. Approved. BLS has no objections to the ZBA application. The proposed front porch shall meet code requirements per Table R301.2(1) Climatic and Geographic Design Criteria and frost line depth of 42 inches per village amendments.

## Engineering

1. The Engineering Division does not object to the proposed variance for a 1-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition that is set back 6.6 feet from the west side lot line where the required minimum setback is 7.6 feet and a 1.85-foot variation from Chapter 28, Section 5.1-3.3(b) (Required Minimum Yards) to allow an addition that is set back 5.75 feet from the west side lot line where the required minimum setback is 7.6 feet.

April 2, 2026

PETITION

Julie and Tim Thompson Residence – 1213 W Euclid Avenue, Arlington Heights, Illinois 60005


NOW COMES the Petitioner Julie and Tim Thompson being the owners of the property commonly known as: 1213 W Euclid Avenue, Arlington Heights, Illinois 60005 and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variance from the Arlington Heights Municipal Code, Chapter 28 Zoning Regulations, Section 5.1-3.3 (Required Minimum Yards) in order to: build a first floor addition with a side yard setback of 6.35 feet instead of the required 7.6 feet; and any other variations which may be required by the Zoning Board of Appeals.

I hereby state 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 if the variations were granted: The proposed addition is a continuation of the east façade of the home with a side yard setback that is the same as the existing side yard.

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: The existing east façade of the home is non-conforming. The addition aligns with the existing home and does not create a new non-conforming condition.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter: The addition is a natural extension of the existing home allowing for the most efficient addition in both terms of construction and planning.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property: The addition aligns with the existing east façade of the home and extends the existing eaves and roof while not affecting the existing public rooms in the house.

Signed: (petitioner)  date: 04-02-2026



ANTON ADAMS  
Illinois Professional Land Surveyor

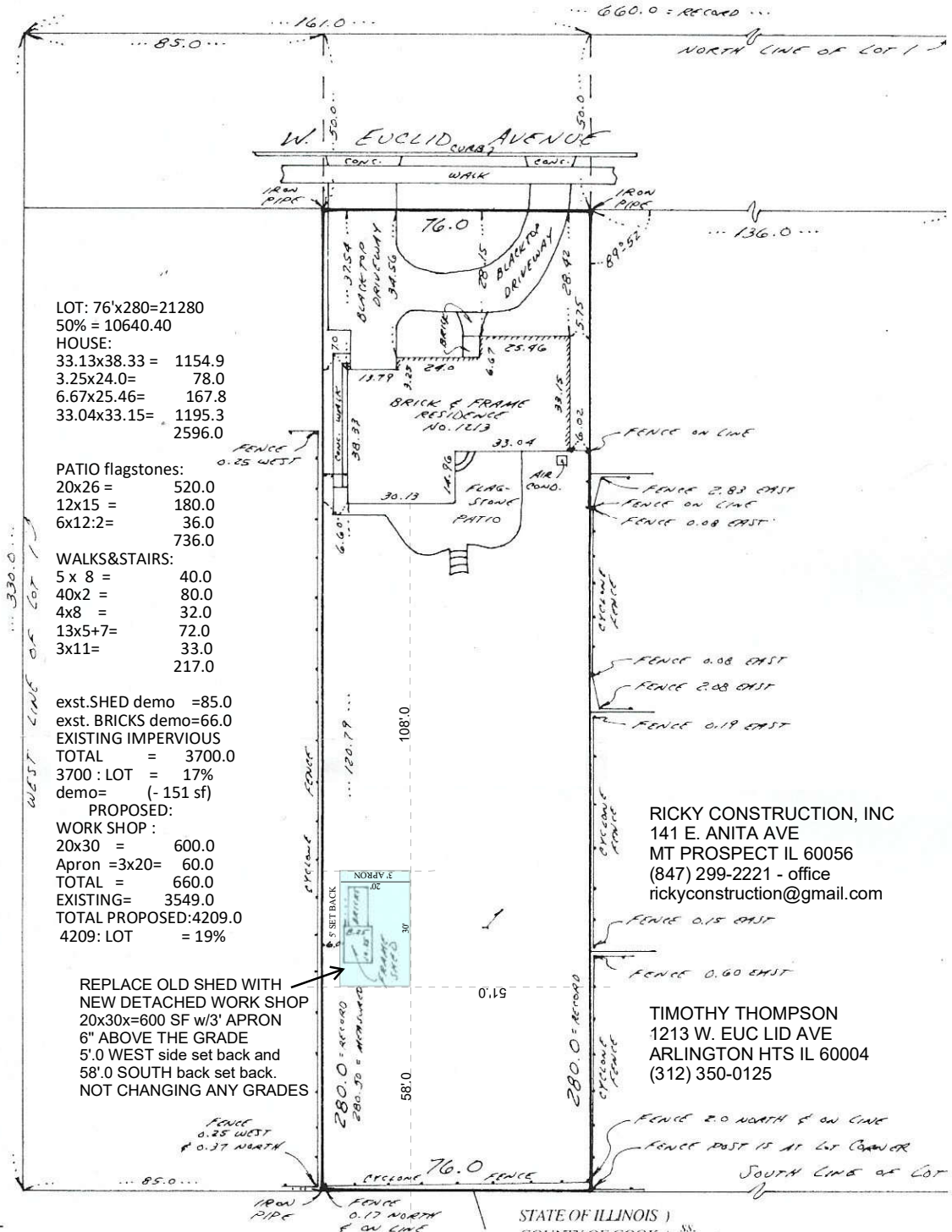
# PLAT OF SURVEY

of

301 N. Wille Street  
Mt. Prospect, IL 60056

SCALE: 1 inch = 30 FEET

The West 161 feet (except the West 85 feet thereof) of that part of Lot 1, lying South of the South line of Euclid Street, in Block 2 in Hoelz Addition to Arlington Heights, being that part of the East 1/2 of the Southwest 1/4 of Section 30, Township 42 North, Range 11 East of the Third Principal Meridian, bounded on the North by Quarter Section line running East and West in the center of Euclid Avenue and on the South by the center line of Campbell Avenue, all in the Corporation of Arlington Heights, Cook County, Illinois.



ORDER NUMBER: 47008

FIELD BOOK: 42-11-106 PAGE: 145

ORDERED BY: HAAS & HAAS

Compare legal description on this plat with deed or title policy. Compare all points before building by same and report any differences at once. Building lines and easements, if any, are shown as they appear on the recorded plat of subdivision, otherwise refer to deed, title policy or Zoning ordinances. Distances or angles shown may not be assumed by scaling.



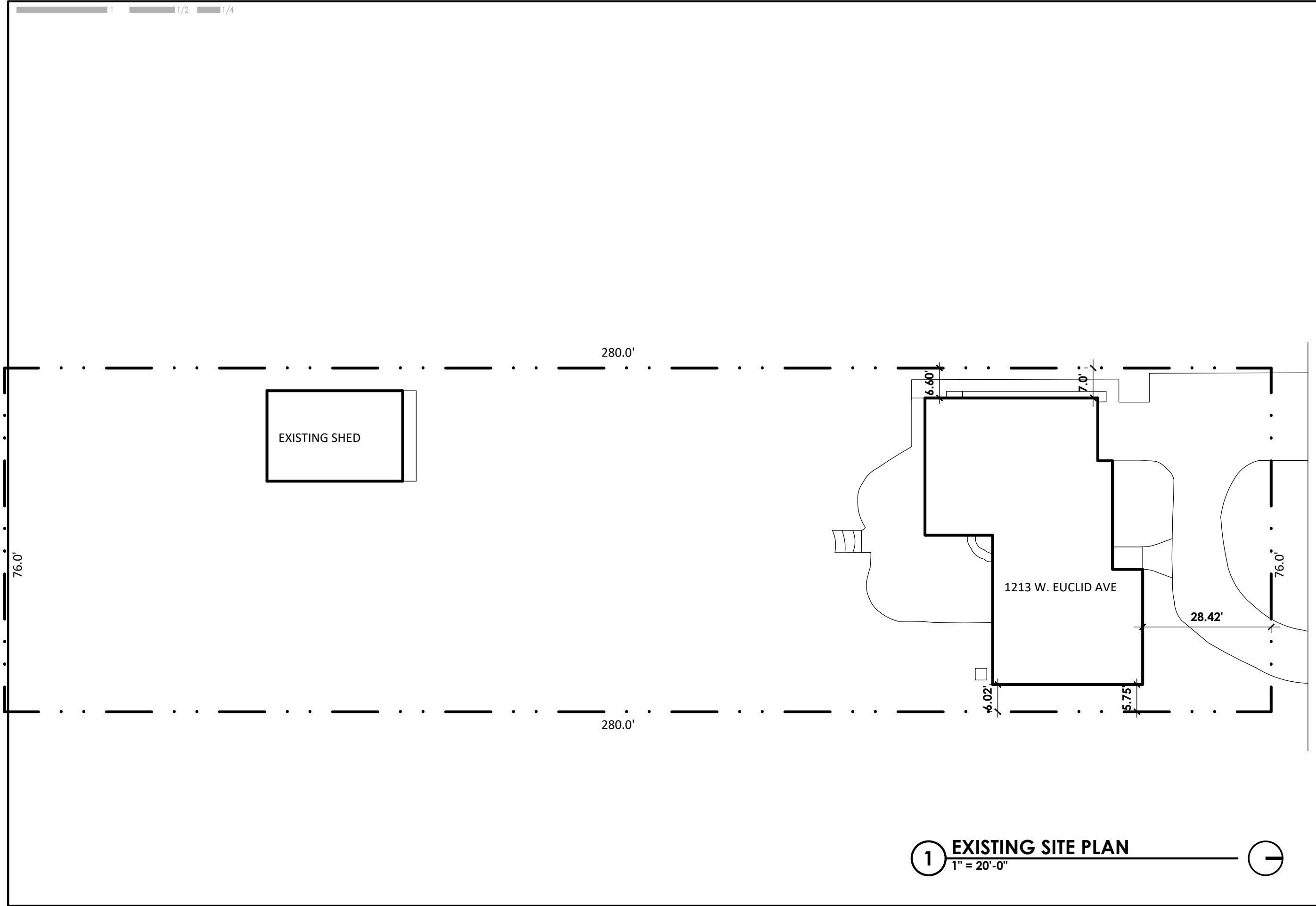
STATE OF ILLINOIS )  
COUNTY OF COOK ) SS.

I, ANTON ADAMS, Illinois Professional Land Surveyor, that I have surveyed the property described above and that the plat is a correct representation thereof. This professional service is current Illinois minimum standards for a boundary survey.

MOUNT PROSPECT, ILLINOIS, OCTOBER 12 A.D. 2011

Anton Adams

1 1/2 1/4



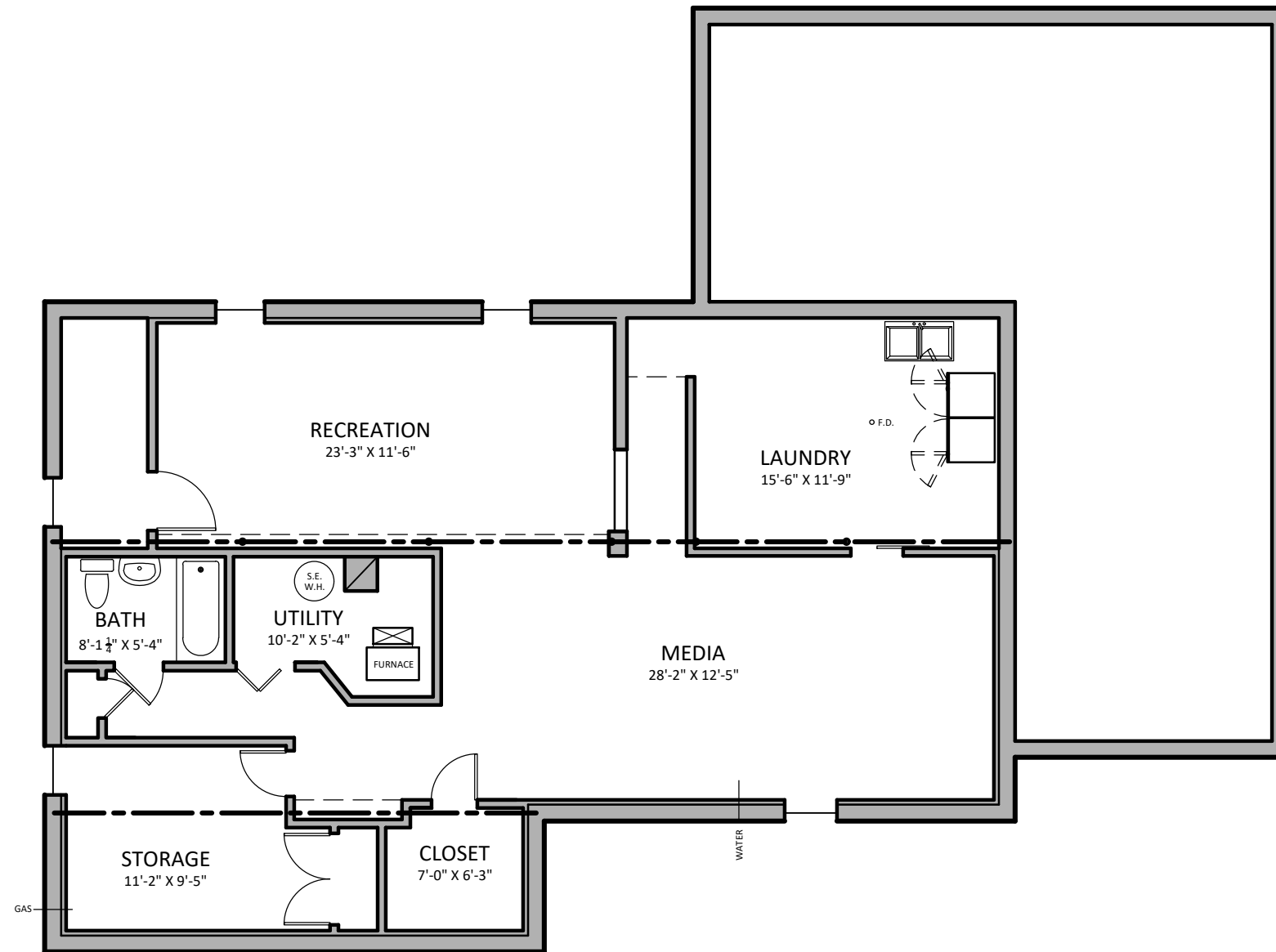
**1** EXISTING SITE PLAN **1**  
 1" = 20'-0"

KINGSLEY + GINNODO ARCHITECTS  
 314 N PINE AV. ARLINGTON HTS. IL 60004  
 2.24.26  
 © KINGSLEY + GINNODO ARCHITECTS



**JULIE AND TIM THOMPSON**  
 1213 W EUCLID AVE, ARLINGTON HEIGHTS, IL 60005

**EXO**

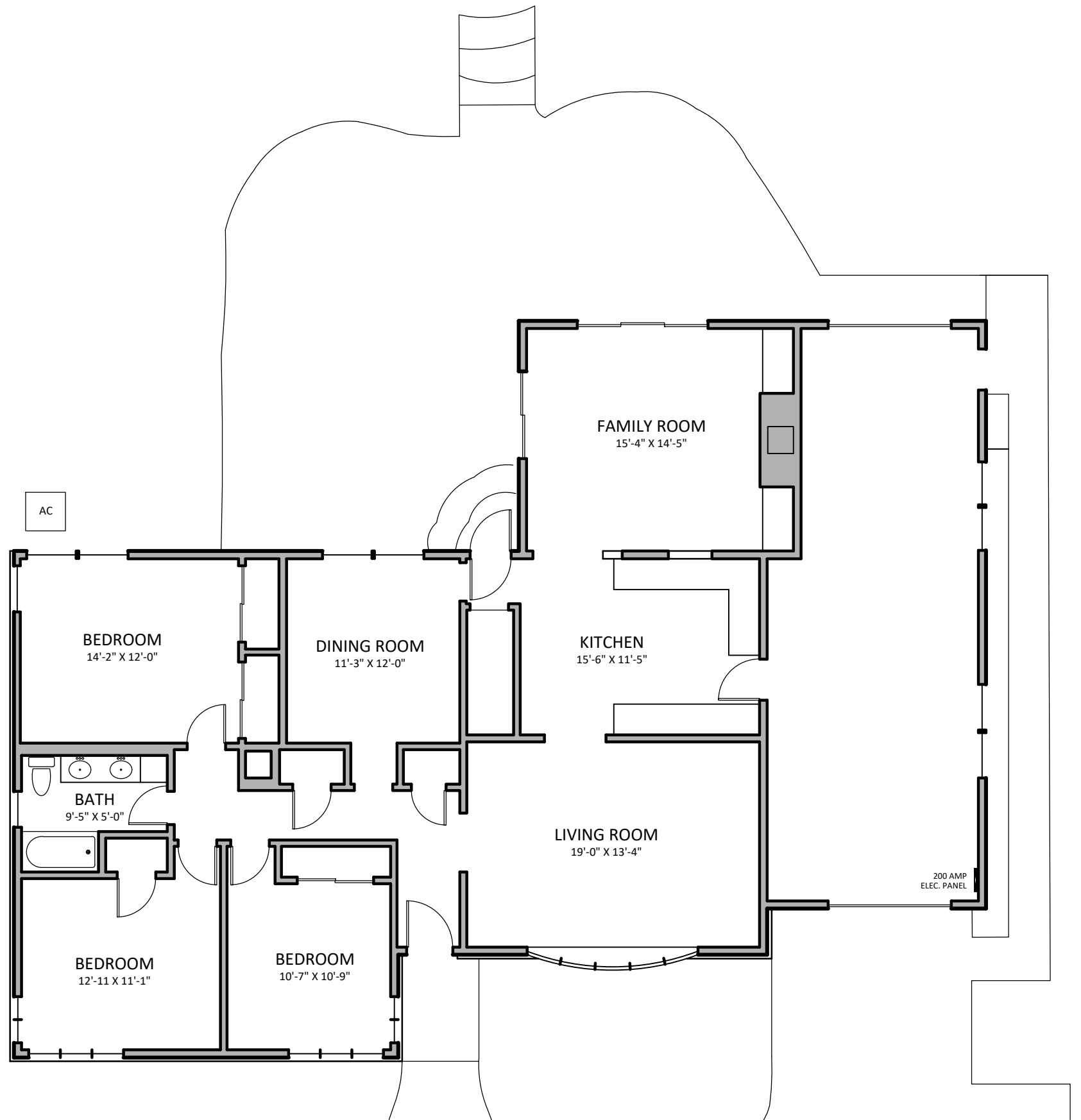


**1** EXISTING BASEMENT PLAN **1**  
 1/8" = 1'-0"



**JULIE AND TIM THOMPSON**  
 1213 W EUCLID AVE, ARLINGTON HEIGHTS, IL 60005

**EX1**



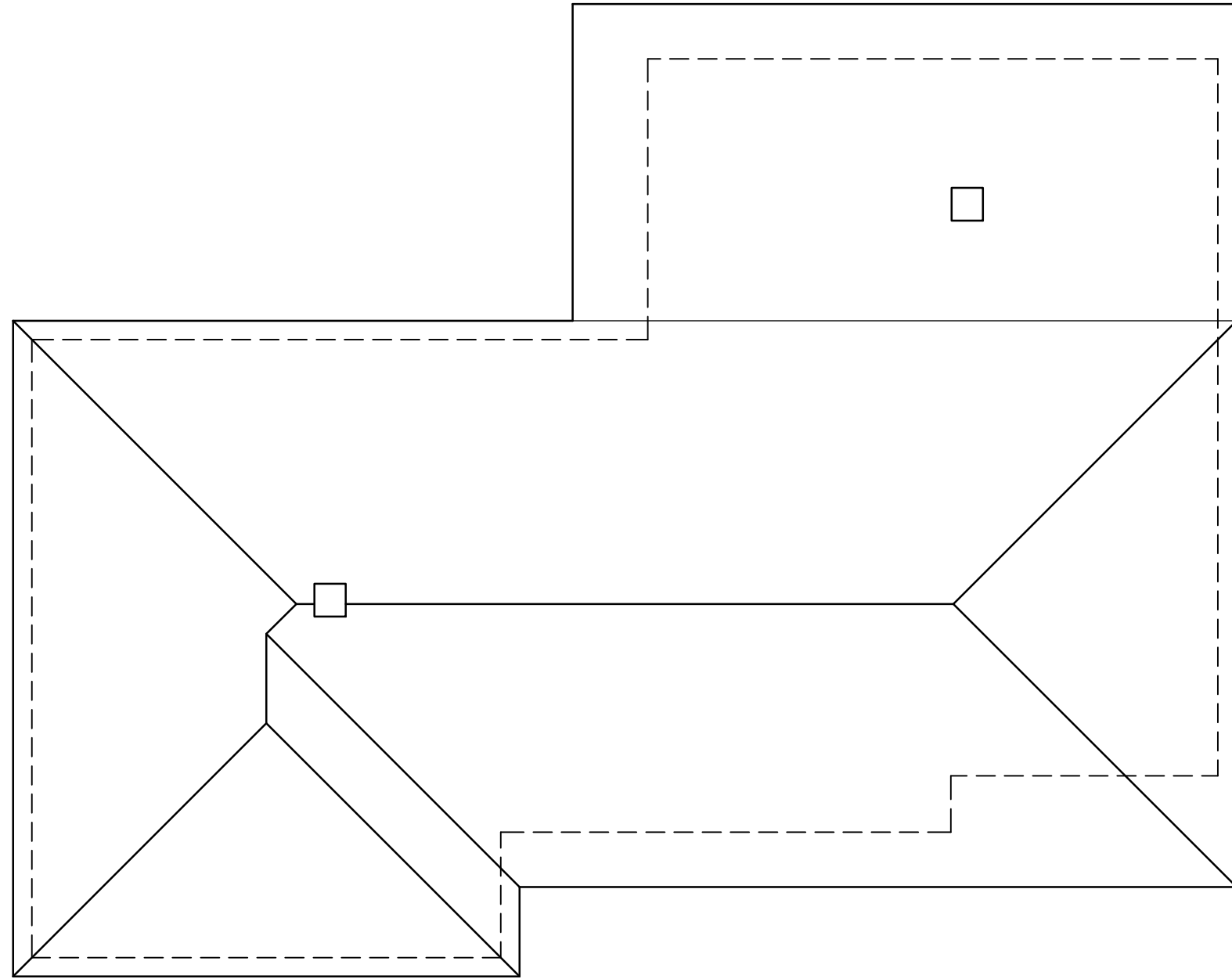
**1** EXISTING FIRST FLOOR PLAN  
 1/8" = 1'-0" **1**

KINGSLEY + GINNODO ARCHITECTS  
 314 N PINE AV. ARLINGTON HTS. IL 60004  
 2.24.26  
 © KINGSLEY + GINNODO ARCHITECTS



**JULIE AND TIM THOMPSON**  
 1213 W EUCLID AVE, ARLINGTON HEIGHTS, IL 60005

**EX2**



1 EXISTING ROOF PLAN  
 1/8" = 1'-0" 1

**JULIE AND TIM THOMPSON**  
 1213 W EUCLID AVE, ARLINGTON HEIGHTS, IL 60005



KINGSLEY + GINNODO ARCHITECTS  
 314 N PINE AV. ARLINGTON HTS. IL 60004  
 2.24.26  
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**EX3**



1 EXISTING SOUTH ELEVATION  
1/8" = 1'-0"



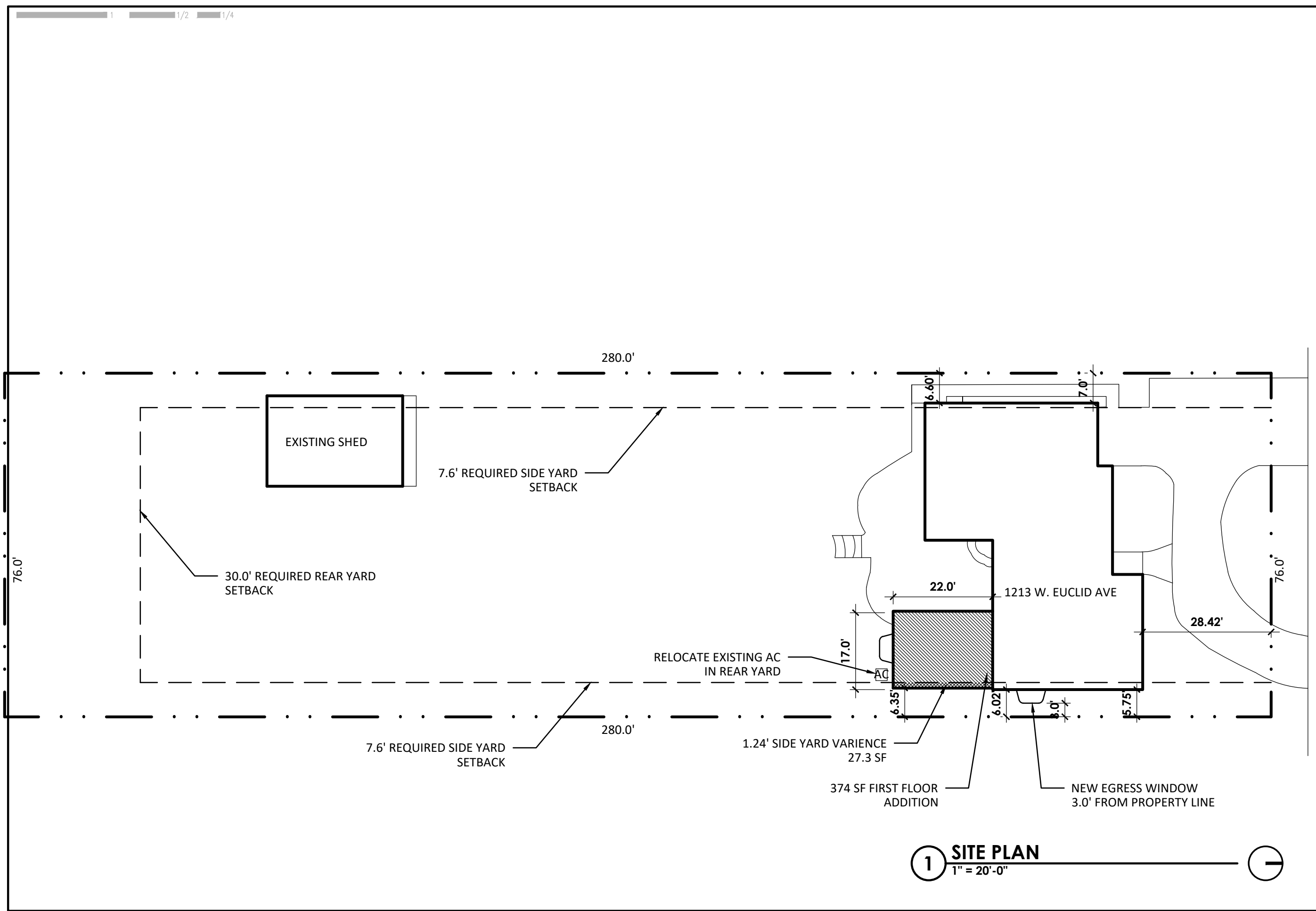
2 EXISTING EAST ELEVATION  
1/8" = 1'-0"



3 EXISTING WEST ELEVATION  
1/8" = 1'-0"



**JULIE AND TIM THOMPSON**  
1213 W EUCLID AVE, ARLINGTON HEIGHTS, IL 60005

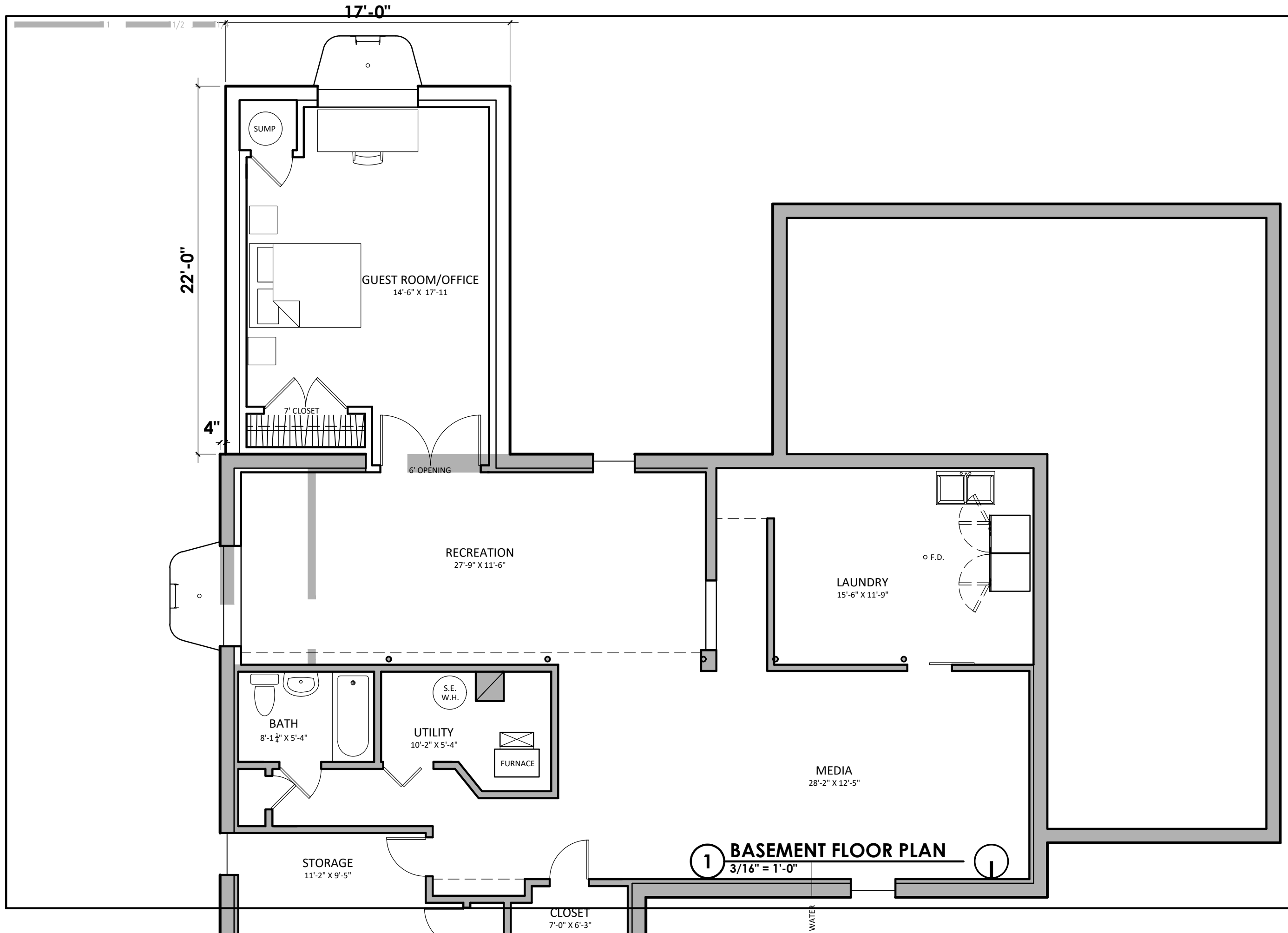


**1 SITE PLAN**  
1" = 20'-0"

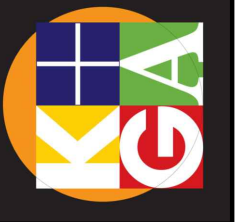


**JULIE AND TIM THOMPSON**  
1213 W EUCLID AVE, ARLINGTON HEIGHTS, IL 60005

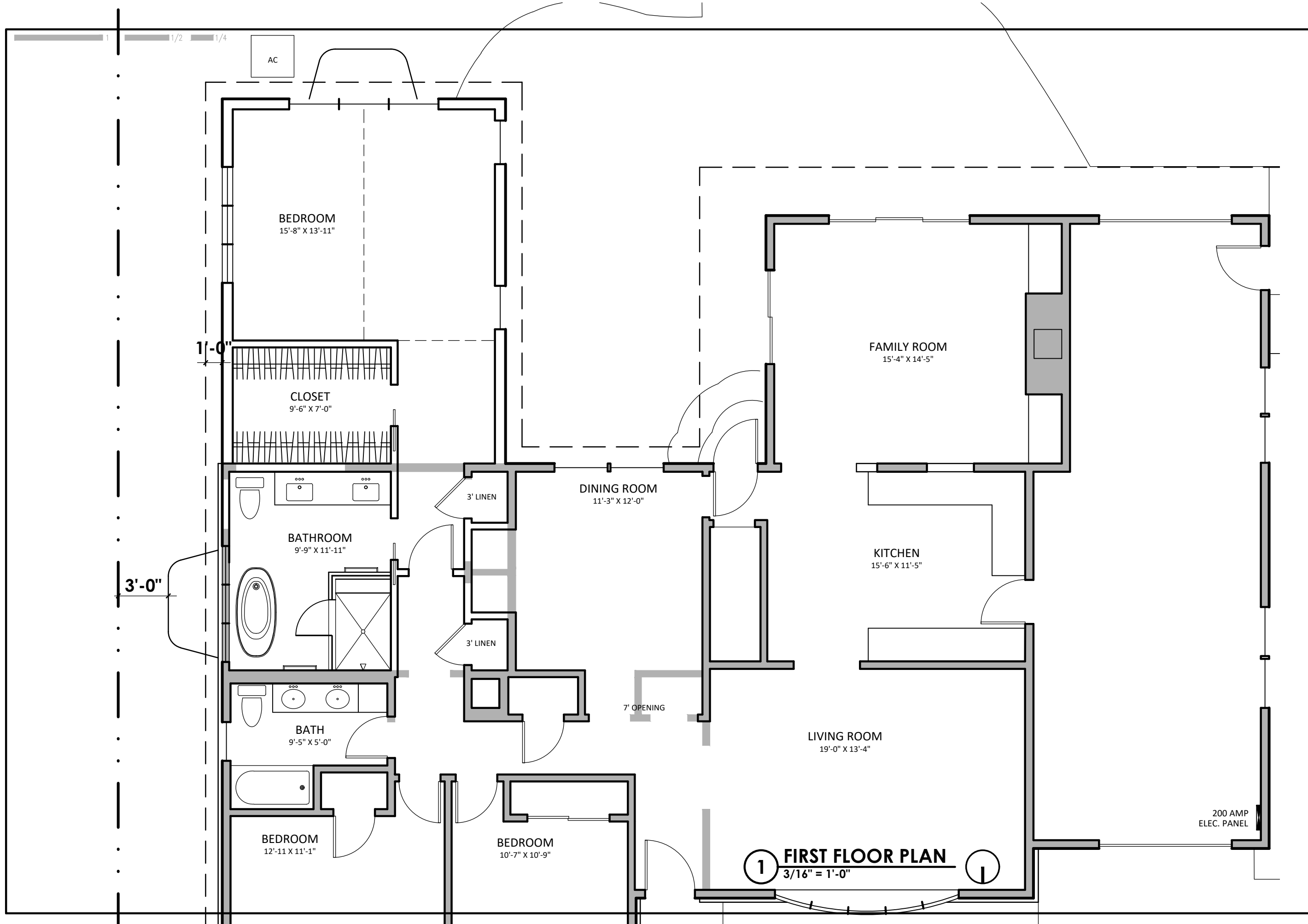
**A0**



**1 BASEMENT FLOOR PLAN**  
 3/16" = 1'-0"



**JULIE AND TIM THOMPSON**  
 1213 W EUCLID AVE, ARLINGTON HEIGHTS, IL 60005

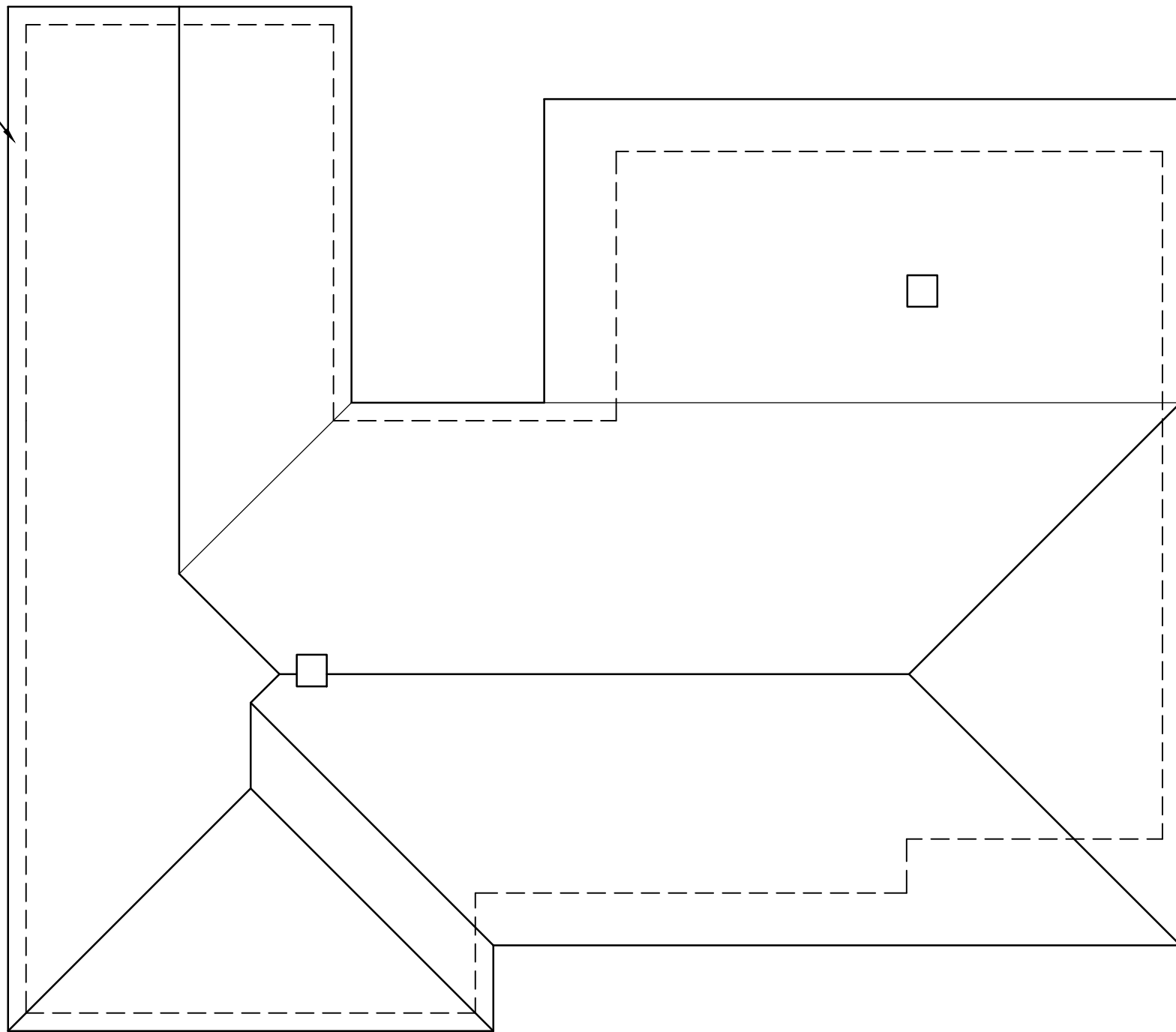


**1** FIRST FLOOR PLAN  
3/16" = 1'-0"



**JULIE AND TIM THOMPSON**  
1213 W EUCLID AVE, ARLINGTON HEIGHTS, IL 60005

12" OVERHANGS



**1 ROOF PLAN**  
 1/8" = 1'-0"



**JULIE AND TIM THOMPSON**  
 1213 W EUCLID AVE, ARLINGTON HEIGHTS, IL 60005

KINGSLEY + GINNODO ARCHITECTS  
 314 N PINE AV. ARLINGTON HTS. IL 60004

**A3**

4.2.26

© KINGSLEY + GINNODO ARCHITECTS



1 EAST ELEVATION  
3/16" = 1'-0"



2 SOUTH ELEVATION  
3/16" = 1'-0"



3 PARTIAL WEST ELEVATION  
3/16" = 1'-0"



**JULIE AND TIM THOMPSON**  
1213 W EUCLID AVE, ARLINGTON HEIGHTS, IL 60005