AGENDA
ZONING BOARD OF APPEALS
Buechner Room, 1st Floor
Arlington Heights Village Hall, 33 S. Arlington Heights Rd.
Arlington Heights IL 60005
June 8, 2026
7:00 PM

I. CALL TO ORDER

II. ROLL CALL OF MEMBERS

III. APPROVAL OF MINUTES

A. ZBA Minutes - 5/11/2026

B. 820 N. Dunton Avenue - Findings 5/11/2026

C. 933 N. Ridge Avenue - Findings 5/11/2026

D. 802 E. Jennifer Court - Findings 5/11/2026

E. 1213 W. Euclid Avenue - Findings 5/11/2026

IV. OLD BUSINESS

V. NEW BUSINESS

A. 620 N. Highland Avenue - ZBA26-011

B. 400 E. Park Avenue - ZBA26-012

C. 221 S. Chestnut Avenue - ZBA26-013

D. 719 S. Burton Place - ZBA26-014

E. 1161 N. Hickory Avenue - ZBA26-015

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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ZONING BOARD
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OF APPEALS

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

RE: 820 NORTH DUNTON AVENUE - ZBA #26-005 (Continuation)

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 11th day of May, 2026 at the hour of 7:00 p.m.

MEMBERS PRESENT:

TOM DRAKE, Acting Chairperson
DAVID HOGABOOM
FRANK PORTERA
PETER SIAVELIS
JEFF LANAGHAN
JOE FOOTLIK
BENJAMIN JAFFE (Not Present)

ALSO PRESENT:

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

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ACTING CHAIRPERSON DRAKE: Okay, hello, everyone. I have 7:00 o'clock. I'm going to go ahead and call the meeting to order, May 11th meeting.

Could Staff please take the roll call?

MR. OSOBA: Mr. Hogaboom.

COMMISSIONER HOGABOOM: Here.

MR. OSOBA: Mr. Footlik.

COMMISSIONER FOOTLIK: Here.

MR. OSOBA: Mr. Portera.

COMMISSIONER PORTERA: Here.

MR. OSOBA: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Here.

MR. OSOBA: Mr. Siavelis.

COMMISSIONER SIAVELIS: Here.

MR. OSOBA: Mr. Jaffe.

(No response.)

MR. OSOBA: Acting Chairman Tom Drake.

ACTING CHAIRPERSON DRAKE: Here.

Okay, next item on the agenda, we're going to do the Pledge of Allegiance. The flag is in the corner. Please stand.

(Pledge of Allegiance recited.)

ACTING CHAIRPERSON DRAKE: Okay, our next order of business is approval of the minutes from April 13th, 2026, four items from that meeting.

Are there any additions, corrections, comments?

COMMISSIONER LANAGHAN: Move to approve the minutes as presented.

COMMISSIONER SIAVELIS: I'll second.

ACTING CHAIRPERSON DRAKE: All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON DRAKE: Opposed?

(No response.)

ACTING CHAIRPERSON DRAKE: Motion passes.

I'm going to go ahead and read how the hearing is going to work tonight. I'm going to start out with how we vote. If there's less than six members present, petitioners have the option to continue the meeting. It takes four affirmative votes to approve a variance regardless of the number of Board members in attendance. If denied, a petitioner cannot reapply for a whole year. So, we have six people here, it means you need to go four for six tonight.

You need to explain four elements necessary to establish in order for this Board to be able to grant a variation:

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

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4. The variation requested is the minimum variation necessary to allow reasonable use of the property.

A variation shall only be permitted if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Agenda items. I will open each agenda item and Staff will provide introductory remarks.

The applicant presentation. The applicant presents its case in favor of zoning relief by way of documents or testimony. The applicants and any witnesses must be sworn in under oath and must state and spell their respective names for the record.

Public comment. Members of the public may speak on the application. Speakers must be sworn under oath and state and spell their name clearly. Anyone who has formally registered in advance of the hearing as an objector should be permitted to speak first. Objectors must complete a form to be provided by the Department of Community Development and submit it to the Director of Community Development no later than 4:30 p.m., five days before the scheduled date of the hearing. A registered objector may cross examine the applicant or the witnesses. Registered objectors are also not restricted to the amount of time 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, at his or her discretion, may alter the maximum time provided to public comment, provided that the maximum time is provided to all speakers. Getting close to the end here.

The applicant may make a closing statement and present any of the following testimony or evidence. The applicant will rest their case. The Board will deliberate and make a motion to close public testimony by voice vote. The Board will deliberate the vote on the matters. All ZBA final decisions must be in writing. If the agenda packet does not include a draft final order that's acceptable to ZBA, a substantive motion should direct Staff to prepare an appropriate final order for approval at a subsequent meeting.

Last but not least, public comments at the end of the meeting, and then we'll adjourn.

COMMISSIONER SIAVELIS: We have no registered objector, right?

MR. OSOBA: We do not.

COMMISSIONER SIAVELIS: Okay.

ACTING CHAIRPERSON DRAKE: And anyone who wants to speak is signed in; is that true?

MS. NADEEM: Yes.

ACTING CHAIRPERSON DRAKE: Great, thank you.

So, we're going to move to Agenda Item A under Old Business. This is a continuation from last month. This is ZBA #26-005.

MR. BOJIN: The property is zoned R-3 Residential Single-Family District. The Petitioner is proposing to construct a second-story addition and a porch. The Petitioner first brought the request to the Board last month at the April meeting but chose to continue their petition to the May meeting and to make

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changes to the request.

I'll also note that there was an error in the last month's Staff report in the April meeting that mistakenly listed the maximum impervious surface coverage allowed at this lot as 50 percent. However, the actual maximum impervious surface coverage for a lot of this size is 55 percent. So, that is reflected in your Staff report for tonight and that is the accurate amount of impervious surface allowed, 55 percent.

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 3,525.39 square feet or 56.4 percent of the lot, from 4,070 square feet or 65.12 percent of the lot. The proposed addition is still 25.34 feet high as it was in the original petition.

Therefore, the Petitioner is requesting the following variations:

- A 5.75-foot variation from Chapter 28, Section 5.1-3.3(a) to allow an addition that is set back 26.25 feet from the 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) to allow an impervious surface coverage of 3,525.39 square feet or 56.4 percent of the lot where the maximum allowed by code is 3,438 square feet or 55 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.

Thank you.

COMMISSIONER SIAVELIS: Was that building height in the last month's meeting?

MR. BOJIN: Yes, it was.

COMMISSIONER LANAGHAN: It was.

COMMISSIONER SIAVELIS: But it wasn't the focal point of discussion then.

COMMISSIONER LANAGHAN: It was not.

COMMISSIONER SIAVELIS: Yes, all right.

ACTING CHAIRPERSON DRAKE: Thank you.

Okay, could we have the Petitioner come up, please?

MR. NEMETH: Good evening.

ACTING CHAIRPERSON DRAKE: If you could state your name and address for the record?

MR. NEMETH: Yes, Christopher Nemeth, 820 North Dunton Avenue.

(Witness sworn.)

MR. NEMETH: Do you need any refresher on the prior information from last meeting?

ACTING CHAIRPERSON DRAKE: We do. We have a couple of new Board members and I think it would be helpful.

MR. NEMETH: Okay, yes. So, you know, thank you for the

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introduction and, you know, from review of the plans, our grand project plan is to do a second-story front addition to the home to create a master bedroom and bathroom. Then, as part of the project, we're trying to update the front porch and expand the footprint, the width of the home, and take it out a little bit towards the street.

You know, my wife and I both work from home and we have two kids. So, you know, the second-story addition is the primary reason for our pursuit of the project. Again, as part of that, we would really like to expand that front porch to be the width of the home, allow for a communal space out in the community so that we can, you know, sit out there, you know, watch our kids hang out with family and friends.

So, that's again the impetus for the project. You know, as was already stated, we did review this last month. After taking consideration from the Board, we did request our architect to revise the front setback and reduce it to 7.5 feet roughly from the initial proposed eight feet. Our reasoning for that was, one of the primary questions was, you know, the Board member not present today was very pressing on is that too large? So, we did go home and we did discuss that, and we felt, you know, that we could probably reduce that to that 7.5 feet that we did agree upon and have proposed today. You know, given the comments from our architect, we felt that, you know, that was the smallest amount that we could bring it back towards the home to make it a usable front porch for us.

Then, in addition, the other, you know, commentary was, you know, how can we remove some of that impervious surface coverage that was extremely, you know, high last time. So, our revised drawings do pull out some of that walkway from the primary walk up to the front steps along the south side of the home, and then we were able to recover through taking off the lean-to, we'll call it shed, on the back side of the garage as well as some additional concrete.

So, as the request was today, I think we're asking for roughly 88-90 square footage variance as well as that, I think it's, what, 5.75 feet on the front setback. So, you know, given the comments from the Board last month, we really took it to heart and figured, you know, where we can recover as much as possible to make this entire improvement, you know, what we were hoping for. So, I think, you know, again the grand totality of the plans with the setback, the impervious, we're very comfortable with what we're proposing today and we're, you know, hoping that the Board will, you know, consider what we're proposing as something that will be good for the community and our location.

COMMISSIONER SIAVELIS: Yes, so Chris, I remember I was the one who was talking to you a lot last meeting.

MR. NEMETH: Yes.

COMMISSIONER SIAVELIS: I appreciate the significant revisions you've done to your plans and proposal. You've come down pretty dramatically on the impervious coverage, down from 65 percent to 56.4. So, you're withing a rounding error on the 55, right, so that's greatly appreciated. You're also now asking for 5.75 on the front setback, right?

MR. NEMETH: Yes.

COMMISSIONER SIAVELIS: Because you've just basically shaved

a half a foot.

MR. NEMETH: Yes, not as much as, but again, to be able to, you know, make it a usable front porch, you know, we feel that, you know, if we're going to do the project to our vision, you know, going any smaller doesn't even make us, you know, go ahead and pursue that. So, I appreciate your commentary and, you know, we're certainly willing to --

COMMISSIONER SIAVELIS: Yes, I would say at eight feet, I think you were still within reason.

MR. NEMETH: Okay.

COMMISSIONER SIAVELIS: Okay, so you've shaved a half a foot off, okay, great. That's fine.

MR. NEMETH: Sure.

COMMISSIONER LANAGHAN: It helps to reduce the impervious surface as well.

COMMISSIONER SIAVELIS: Yes, it was about 40 feet --

COMMISSIONER LANAGHAN: Yes, yes.

COMMISSIONER SIAVELIS: 40 feet times half a foot is --

COMMISSIONER LANAGHAN: I understand.

MR. NEMETH: Pretty small, but it's something else.

COMMISSIONER LANAGHAN: I appreciate the effort to get it down.

COMMISSIONER SIAVELIS: So, yes, 57.5 instead of 56.5 percent. So, anyway, I think you've done enough at least to gain my vote here. We appreciate you being flexible and then listening to us, right?

MR. NEMETH: Yes.

COMMISSIONER SIAVELIS: Because you were in a predicament last month.

MR. NEMETH: You know, we didn't really know what we were in for. Again, you know, given what happens around the town, I don't know numbers but, you know, I appeal to the Board in that, you know, you are here for a reason and I don't think that, you know, my wife and I are asking for anything that's, you know, egregious or far more than, you know, what we have intended. So, again, I'm comfortable with the numbers and, you know, I trust that you'll make the decision that you feel is right. So, I appreciate your time, yes.

COMMISSIONER SIAVELIS: Yes, you're good at this point. Let's see if there's any other Board members that have questions.

ACTING CHAIRPERSON DRAKE: Anyone else? Questions?

COMMISSIONER SIAVELIS: No, no. Not yet. Board members.

MR. NEMETH: Okay.

ACTING CHAIRPERSON DRAKE: I just have one.

MR. NEMETH: Yes?

ACTING CHAIRPERSON DRAKE: I can't recall from the last meeting, did you talk to the neighbors? Did you talk to the neighbors about these changes or the original plans?

MR. NEMETH: I had, you know, posted. We obviously went through the channels of distributing all of our materials. We've had conversations with, you know, our direct neighbors. So, yes, we have discussed the plans with them.

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COMMISSIONER SIAVELIS: Any opposition voiced to you?

MR. NEMETH: Going into last meeting, no. But there was a comment of concern about impervious on, today is Monday, correct? So, on Saturday. But I didn't really have a chance to vet that or have any, you know, further discussion about major concerns, but yes.

ACTING CHAIRPERSON DRAKE: Okay, no other questions from the Board?

(No response.)

COMMISSIONER SIAVELIS: Thank you.

MR. NEMETH: Yes, thank you.

ACTING CHAIRPERSON DRAKE: If there's anyone in the audience that would like to make a comment, this is your chance. Just state your name, sir. Hello.

MR. FREDIAN: Yes, my name is Mike Fredian. I live on Dunton, 900 block of Dunton just north of this subject property.

I just have a question; I want to be clear. From the drawings, I'm not entirely clear on this point. So, is the porch itself going to be across the building line or is it just the steps? Maybe that's a question for you.

MR. NEMETH: What do you, when you're referring by building line, is that --

MR. FREDIAN: Well, you're asking for a five-foot variance so, or 5.75.

ACTING CHAIRPERSON DRAKE: If you guys are going to go back and forth, could you come back up to the podium? Because we're taking minutes and notes here.

MR. NEMETH: Sure, absolutely. The front setback, to my knowledge, the porch would go beyond the front setback that currently exists to my knowledge. Is that the question?

MR. FREDIAN: Yes. I mean, I guess on your drawing, where is the building line on that drawing? Is it equal with the front edge of the porch, or is it -- okay, somebody is indicating that.

So, the building line is somewhat close to the front edge of the porch?

MR. BOJIN: So, we measured the setback to the porch on the stairs, so that setback, the variance is being requested because the porch encroaches a little bit into the required front yard but not the stairs. The steps aren't included in that setback.

MR. FREDIAN: All right, and so the encroachment of the porch is the 5.75?

MR. BOJIN: Correct.

MR. FREDIAN: Okay. All right, if that's the case, I would object to this as a neighbor living in the neighborhood. I think that's going to really just stick out. I think it's going to be very noticeable. If you look down the row of houses on Dunton there, they're all lined up along the property line. I just think this would look super odd and detract from the neighborhood, to have one house that's sticking out six feet beyond the rest of them.

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COMMISSIONER SIAVELIS: Did the Village do an analysis on the neighboring properties to see their position with respect to the front setback?

MR. BOJIN: The front yard, the required setback is the average of the entire block.

COMMISSIONER SIAVELIS: Okay, it's the average, right?

MR. BOJIN: It's just the average, that's right.

COMMISSIONER SIAVELIS: So, that average takes into account those that are in front of it and those that are behind it, right?

MR. BOJIN: Just the ones on the block.

COMMISSIONER SIAVELIS: That's right, on the block.

MR. BOJIN: Correct.

MR. FREDIAN: So, anyway, I'm not, I think they've done a nice job on the impervious coverage. We do have drainage issues along Dunton, but I think they're, as you stated in the, you know, it's so close as to be insignificant, but I think the almost six feet on the porch is significant. I think it would detract from the neighborhood. I'd prefer not to see it.

ACTING CHAIRPERSON DRAKE: Okay, thank you for your comments.

MR. FREDIAN: Thank you.

ACTING CHAIRPERSON DRAKE: Is there anyone else that would like to comment?

State your name, ma'am.

MS. HILL: My name is Megan Hill, and I live at 824 North Dunton Avenue. So, I am the adjacent neighbor, and I have concerns with the impervious surface situation and I also have issues with the grandiose nature of the porch. All the other front porches are smaller than 100 square feet and stick out less than six feet from their existing homes. So, I do feel as though, on all the other 50-wide lots in that block, no other front porch is going to be that big and I do feel as though it will stick out and take away from the general aesthetic of the neighborhood.

My problem with the impervious surface is the fact that, and I would like, if anything is granted, I would like to make a request. Sorry, I couldn't see that but now I can see this. I do feel as though the overall, I mean, the addition is a true hardship. I'm the next-door neighbor, I'm going to lose a little natural light, but that is a hardship and I'm all for that variance. But the plan to collect the runoff from what they have, the roof area of the house, and directing it through the gutters and downspouts into the front yard makes an area that is already very tight and runs to, the lowest spot on the block is right next door. All 50 percent of the water from the roof will run out the gutters and right down into an already existing standing water situation.

So, unless, I do think that something that could be done would be for pits to be dug into the front yard so that they can create a drainage system so that they don't put a hardship on the rest of the neighbors in the neighborhood. Because as it is, that water will just run down and collect right in front of their next-door neighbor's house, which we all, you know, we all walk down the sidewalk. So, that would, I would like to see and request if the, let me find myself here, if the Zoning Board would include a written condition in any approval requiring the

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Engineering Department to size and approve a dry well based on the actual water volume when permitted plans are submitted, when the current plans are submitted.

COMMISSIONER SIAVELIS: Okay, so we don't tell the Engineering Department, just so we're clear, we do not tell the Engineering Department what to do.

MS. HILL: I understand that, but there could --

COMMISSIONER SIAVELIS: So, we're not going there, right, on this one.

MS. HILL: Okay.

COMMISSIONER SIAVELIS: There's just no way we're going to entertain that type of discussion and instruct the Engineering Department. That's not, that's well outside the purview that we're charged with as a board, flat out, okay?

ACTING CHAIRPERSON DRAKE: There may be something that we'll suggest to the homeowner in our discussion, we'll see.

MS. HILL: Well, this was suggested to me by a local architect, so I think that is something that could --

COMMISSIONER SIAVELIS: That's irrelevant to us.

MS. HILL: It does take place.

COMMISSIONER SIAVELIS: No, we're not going to tell our Engineering Department what to do.

MS. HILL: Okay, thank you for letting me know.

COMMISSIONER LANAGHAN: Engineering has its own set of rules that they have to review --

MS. HILL: I understand.

COMMISSIONER LANAGHAN: -- and make sure those work.

MS. HILL: It's just a suggestion of good faith in saying like, hey, we want a front porch, and it's like they're not taking into consideration the other people that are directly impacted by it.

COMMISSIONER SIAVELIS: I don't know if that's necessarily true. The Engineering Department did come back and raise an issue on the front yard encroachment, and I want to make sure the Petitioner has seen that, about the pervious versus the impervious pavers. So, when your neighbor is done up here, we want to make sure we touch on that comment and see if you would address that, okay?

MR. NEMETH: Okay.

COMMISSIONER SIAVELIS: Because that ties in to what your neighbor is commenting on.

ACTING CHAIRPERSON DRAKE: You'll have a chance to respond if there's no one else after this individual.

COMMISSIONER LANAGHAN: Actually, Engineering had no comment on this one.

COMMISSIONER SIAVELIS: The Chairman handed me the paperwork, the wrong paperwork initially. Okay, fine.

ACTING CHAIRPERSON DRAKE: They gave no comments. Sorry, Peter.

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COMMISSIONER SIAVELIS: That's okay, Tom, no problem. No comments, right? Yes, so just you're clear, the Engineering Department --

MS. HILL: I've seen it. I had a conversation with the people there.

COMMISSIONER SIAVELIS: Okay, so for the record, the Engineering Department has no comment.

MS. HILL: They've rubber-stamped it, correct. Oh, sorry, sorry.

COMMISSIONER SIAVELIS: Hold on, hold on. Hold on a second. Let's not characterize it as rubber-stamping.

MS. HILL: Okay.

COMMISSIONER SIAVELIS: You're not aware of what their process is.

MS. HILL: You're correct.

COMMISSIONER SIAVELIS: Let me finish. You're not aware of what their process is. You don't understand exactly what they evaluate, the pros or cons of it. So, the record indicates that the Engineering Department has considered this and they put a comment back that said No Comment. So, they do provide extensive comments when there is something.

MS. HILL: Okay, wonderful.

COMMISSIONER SIAVELIS: So, we're not even going there, to my prior point, about instructing the Engineering Department. So, if you have something else to say, that's fine, go ahead.

MS. HILL: I think I've touched upon all of my concerns as the person who lives directly next door. Also, if you grant them and they max out their impervious surface, I am the person who lives right next door to that driveway, and car doors can't fully open and sometimes people get out without them stepping into my yard, and I'm okay with that, but it kind of says like there's no chance that that will ever change. I've lived in my house for 28 years, and it's just, it would be nice if the homeowner left some wiggle room so that at some point in time something could be done to alleviate that pressure.

ACTING CHAIRPERSON DRAKE: Have you had this discussion with the Petitioner before tonight?

MS. HILL: No, I was never shared the plans with either, nor was my husband. My husband was here at the last meeting. So, the first time he saw the plans was when you pulled them up here. I was never, they were never communicated with me about the plans, never offered. I even did ask to see the plans and they were not shared.

COMMISSIONER SIAVELIS: The signage was out though, correct?

MS. HILL: Yes, the signage was out, but --

COMMISSIONER SIAVELIS: Okay, I just want to make sure of it.

MS. HILL: -- you don't get to see anything until they're posted the Friday before. So, yes, we were, I was surprised.

ACTING CHAIRPERSON DRAKE: Okay, thank you very much. Appreciate it.

Any other comments on this petition?

(No response.)

ACTING CHAIRPERSON DRAKE: Can we have the Petitioner come

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back up? Do you want to respond to any of this?

MR. NEMETH: I do appreciate the commentary. As a member of the community, I certainly will do and work with our, you know, architects and ensure that any sort of runoff is routed for the correct, you know, away from the home and away from, you know, neighboring homes. I mean, the addition of the front porch and that increased amount of impervious square footage is again on the front of the home and we'll do everything we can to redirect it directly towards Dunton. You know, the removal is predominantly on the, you know, south side of the home which is the opposite direction of 824. You know, I do know that there's been impervious square footage variances granted in excess of our 90 over the course of the last few years on pretty related properties.

So, again, I think we're well within our, you know, right to at least ask the Board and to petition the Board to see if we can make this project come to fruition.

COMMISSIONER SIAVELIS: Do you happen to know the dimensions of the front porch and the backyard of the house that's just to your south, your neighbor to your south?

MR. NEMETH: I don't know the dimensions. I know that it does come off roughly 7.5 feet from the very frontmost brick portion of the home. It does span a pretty large footprint as well. You know, that property in question again is at the very lowest point, so I understand.

COMMISSIONER SIAVELIS: Lowest point meaning for the water drainage?

MR. NEMETH: For water drainage, correct, yes. So, that portion of the intersection between 816 and I think 812, not intersection but that portion of Dunton again is the low collection point when it does rain. So, but yes, to their dimensions, I don't know exactly, but it does go, you know, roughly 7-7.5 feet off of that front, you know, brick portion of the home.

ACTING CHAIRPERSON DRAKE: Any other questions from the Board for the Petitioner?

(No response.)

ACTING CHAIRPERSON DRAKE: Okay, sir, thank you.

MR. NEMETH: Thank you.

ACTING CHAIRPERSON DRAKE: If there's no other comments to be made, could we have a motion so that we could close the testimony and go into Board discussion?

COMMISSIONER SIAVELIS: I'll move to close.

COMMISSIONER LANAGHAN: Second.

ACTING CHAIRPERSON DRAKE: All in favor?

(Chorus of ayes.)

COMMISSIONER SIAVELIS: All right, so I guess I can start, right, to the two new guys. So, this is somewhat of a tricky situation, right? This is a narrow lot, a 50-foot lot. The Petitioner came back, you read the tea leaves properly from the last meeting, right, because you were in a little bit of a predicament last meeting. You probably would have passed, probably, but I mean, it's not, without certainty. You have neighbor opposition here but it's a manageable opposition.

So, my thought process is that I would vote to approve all three variances sought. That third variance is nominal, right, it's like a rounding error on the 0.34 feet for the building height. You have, there are a number of two-story houses within a stone's throw of your house.

Okay, with that said, I think you should be very aware of your neighbor concerns. Keep your neighbors apprised of developments on your project, and when you work with your general contractor, think about creative ways for water management, okay? Because you yourself explained how the neighbor to your south is at a low point, right? So, like if you want to be a good neighbor after this project, or during the course of this project and after the project is done, it's in your best interest, it behooves you to keep the neighbors aware and think about water management, even if that means spending a little bit more money.

MR. NEMETH: Sure.

COMMISSIONER SIAVELIS: Okay, that's just the reality of a lot of us who live here in the Village, right, who have water issues here.

MR. NEMETH: Yes.

COMMISSIONER SIAVELIS: So, with that in mind, I will vote to approve, but I will not attach a condition to that approval because Engineering Department didn't indicate the absolute need for that, okay? That's how we typically have voted in the past. If we have some sort of comment from another department in the Village, we will attach that to the vote or to the motion, okay, to the variances sought. So, that's where I land.

ACTING CHAIRPERSON DRAKE: Okay, other comments?

COMMISSIONER LANAGHAN: Yes, I'll throw it out there. I mean, from looking at the street, it appears that houses are in and out a little bit. There's a fairly close line for the ones north of there. The ones to the south seem like they kind of hop, and maybe the ones to the north are a little further. So, I'm guessing that's where that average comes from.

You know, as such, there are some bigger porches on the street now; I'll acknowledge that. I think the Petitioner has done a really good job on cutting back on the impervious surface from where they were. They were better than 6,000 feet before and now they're barely over, you know, barely need a variance.

So, based on the work they've done, I'm certainly hearing what your responses and concerns are, I think they've done a good job, and based on Engineering's review, considering they had no comments, I think we're okay.

COMMISSIONER SIAVELIS: They're at 87.39 feet.

COMMISSIONER LANAGHAN: Correct, yes. Which came down from, I forgot what the other one was, but it was several hundred and a thousand feet.

ACTING CHAIRPERSON DRAKE: I'm always disappointed when we get to the point where we have people living next door to each other that somehow haven't had a discussion before now, but I understand that happens. I appreciate the neighbors coming in and expressing their concerns. You've got a lot of skin in the neighborhood.

But I, like Peter, rely on what the professionals here tell us in

each of these departments. For all three of the departments that weigh in on this, this petition has passed muster from last time.

To the Petitioner, thank you for making those adjustments. You were close last time. So, I'm in favor of it as well.

If there are no other comments, is there a motion?

COMMISSIONER SIAVELIS: I'll move.

ACTING CHAIRPERSON DRAKE: Is there a second?

COMMISSIONER SIAVELIS: On all three. All three variances.

ACTING CHAIRPERSON DRAKE: All three, okay.

COMMISSIONER PORTERA: Second.

MR. BOJIN: Mr. Hogaboom.

COMMISSIONER HOGABOOM: Yes.

MR. BOJIN: Mr. Footlik.

COMMISSIONER FOOTLIK: Aye.

MR. BOJIN: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. BOJIN: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. BOJIN: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. BOJIN: Acting Chair Drake.

ACTING CHAIRPERSON DRAKE: Yes.

So, the motion carries. Your project is approved. Thanks to everybody for coming in, we appreciate it.

MR. NEMETH: Thank you.

ACTING CHAIRPERSON DRAKE: No need to stay if this is the petition you're here for. You're welcome to stay, but there's no need to stay.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:32 p.m.)

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ZONING BOARD
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OF APPEALS

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

RE: 933 NORTH RIDGE AVENUE - ZBA #26-007

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 11th day of May, 2026 at the hour of 7:32 p.m.

MEMBERS PRESENT:

TOM DRAKE, Acting Chairperson
DAVID HOGABOOM
FRANK PORTERA
PETER SIAVELIS
JEFF LANAGHAN
JOE FOOTLIK
BENJAMIN JAFFE (Not present)

ALSO PRESENT:

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

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ACTING CHAIRPERSON DRAKE: Okay, we're going to move on to Section V. New Business. The first petition up is Item A, 933 North Ridge Avenue. That's ZBA #26-007.

Hello.

MR. CHAMBERS: More talk about front porches and impervious surfaces.

ACTING CHAIRPERSON DRAKE: Okay, let us know who you are first.

MR. CHAMBERS: Hi, my name is Frank Chambers. I'm the owner and resident at 933 North Ridge, I'm representing myself. We've lived there since September of 2017, me, my wife and our two children.

ACTING CHAIRPERSON DRAKE: Hold on, I'm going to swear you in first.

MR. CHAMBERS: Oh, sorry. All right.

COMMISSIONER SIAVELIS: That part isn't immediate.

MR. OSOBA: Yes, you can swear him in and then we'll go to the Staff.

ACTING CHAIRPERSON DRAKE: I'm the Acting Chairman here, right.

MR. CHAMBERS: Okay, no, that's fine.

COMMISSIONER SIAVELIS: That's okay. You've done that to me when I was the Chairman.

ACTING CHAIRPERSON DRAKE: I know, I know. Why don't you raise your hand?

(Witness sworn.)

ACTING CHAIRPERSON DRAKE: Thank you very much.

Now we can get to Staff report. Sorry.

MS. NADEEM: 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 percent.

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 setback 23.75 feet from the front lot line where the required minimum setback is 30.88 feet; and
- A 160.74-foot variation from Chapter 28, Section 5.1-3.5(b)(1), *Maximum Impervious Surface Coverage*, to allow an impervious surface coverage of 3,598.24 square feet or 57.58 percent of the lot where the maximum allowed by code is 3,437.50 square feet or 55 percent.

ACTING CHAIRPERSON DRAKE: Thank you.

MR. CHAMBERS: All right, again, Frank Chambers, resident at 933 North Ridge. I've lived there since September of 2017, it's me, my wife and two children. We've got multiple neighbors we're very close with. We're getting

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embedded in the school system. Our family is getting bigger and the house is not getting bigger, so the goal for the second story obviously is to gain some more room for our family. It just feels like we're kind of bursting at the seams.

We've been inspired to do this by a couple of homes on our block directly across the street north. One house, they had done a second-story addition approximately 20 years ago. There's two houses next to each other, one of them is a carpenter, Nick Sicala, who's actually hopefully going to work on this project with me. So, yes, we were kind of inspired by them and their project, and even their front porch comes into play as well.

In regard to the criteria that we wanted to talk about, regarding the first criteria, it will not alter the essential character, the porch is residential in nature. I don't know if we want to see it or if you've seen enough of these plans. If you can see it; what we're hoping to accomplish. So, that would be the front porch on the right side. It's obviously residential in nature. We're trying to be consistent with the surrounding neighborhoods, particularly on our block, any houses that are a new build or do have a second-story addition. A lot of homes obviously feature like enhanced entryways like this as well.

The porch, the size of it alone is providing a safer transition from that doorway to that usable space on the porch as well. So, should we shorten the width of that porch, we're starting to lose walkway space obviously going from the doorway into that porch area.

COMMISSIONER SIAVELIS: You have a nook in that area, right?

MR. CHAMBERS: We have a nook, yes. So, it bumps back, and right now as it stands, I think it's a 36 to 40-inch opening with that porch, the design as it is. So, to set it back would obviously kind of really destroy that walkway between those two spots.

The overall impact we felt is minimal in terms of visibility, traffic noise, drainage, all of that we think would be pretty minimal with this.

In regard to the talking point about this being a unique circumstance; it's kind of the configuration of the home kind of forces our hands. So, it's a unique configuration, it kind of limits our ability to create a functional space there. So, that's why we need that setback adjustment, and any smaller porch would really not be usable. We want to use it; we have kids playing in the front yard. Two of our children's best friends live next door. It would be great to be out there and be able to have useful covered space like for, you know, inclement weather, for, you know, tough weather, hot days, stuff like that.

The proposed variation is in harmony with the spirit and intent of this Chapter. I know the spirit of the zoning ordinance is to preserve neighborhood character, orderly development and protect adjacent property neighbors, and we think this will do that and it shouldn't affect that. It improves the appearance and functionality of the home. It ties the home together. We obviously want this addition to look like it was there. We don't just want a box on top of a box, and we think that that porch really helps tie that together. We don't want it to undermine any zoning regulations because we do think it's consistent with the residential nature of the visual character of the area.

The fourth condition, the variance requested is the minimum

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variance necessary, I've kind of talked about the depth of that porch. It's approximately nine feet from the house to the front of that porch. That kind of gives you adequate walking room, room for seating and actual usable space, not just a non-functioning front porch that just ties the building together.

COMMISSIONER LANAGHAN: So, I'm sorry, you said that's a nine-foot depth?

MR. CHAMBERS: I think it's about nine feet, yes.

COMMISSIONER LANAGHAN: That's the one thing I couldn't figure out in the plans. There's no dimensions on the drawings --

MR. CHAMBERS: Yes. Nine feet from --

COMMISSIONER LANAGHAN: -- the height, but not the width.

MR. CHAMBERS: It's not on there. If you look at the plan with the footings and stuff, it kind of --

COMMISSIONER LANAGHAN: Yes, I didn't see it there either, but okay.

MR. CHAMBERS: No, it's nine. I've been staring at it all day. Not that one, there's, above you, a straight-down view that probably shows, or that should show.

COMMISSIONER LANAGHAN: We maybe blocked that out for some reason.

MR. CHAMBERS: Yes, okay.

COMMISSIONER LANAGHAN: We didn't get it in any of the other ones.

MR. CHAMBERS: So, it's approximately nine feet.

COMMISSIONER LANAGHAN: I was struggling to figure out how deep this was.

MR. CHAMBERS: Yes, and then that kind of shows that bump-out, too, of the house there as well.

COMMISSIONER LANAGHAN: Sure, that's all down. So, your door is --

MR. CHAMBERS: Yes, so any shorter, that walkway really starts to get tight, and then I just think that that's almost unusable then at that point.

COMMISSIONER LANAGHAN: Do you know what that dimension is? How deep is that bump-out there?

MR. CHAMBERS: I think it's three feet.

COMMISSIONER SIAVELIS: 3.02 feet.

MR. CHAMBERS: 3.02 feet, okay.

COMMISSIONER LANAGHAN: I think it's shown on the, oh, there you go. Yes, it's on this, okay. Got it, okay.

MR. CHAMBERS: And then I think that opening is 36 right now as it stands, it might be closer to 40. So, that I hope covers the talking points.

One thing I wanted to point out from a numbers perspective, and sorry if this gets a little crazy, but when I was doing the measurements from the sidewalk for setbacks on my block, I noticed there was a difference between, I don't think our sidewalk is in line with the true setback or property lines of all the properties. So, what I did with my architect was we found, I measured 31.33 feet

from my sidewalk to my further step out front point, so a 31.33 setback. My plat of survey shows 29.83, so we're off by about 1.5 feet on those measurements.

Now, if we take that measurement, that 1.5-foot measurement and remove that from my measurements and every other property and we take 911 on our street which is a 98-plus-foot setback on that home, the average on the street comes out to approximately 25 feet. So, we're asking for a setback of 23, sorry, 23.75 feet on an average that I think it truly closer to 25 if you would consider not including that 911 address on our block which is a house that --

COMMISSIONER LANAGHAN: Is that on a corner?

MR. CHAMBERS: No, it's the third house in, fourth house in, yes, south of us.

COMMISSIONER LANAGHAN: Okay, I just know a lot of corner lots, because of being on a corner lot, is --

MR. CHAMBERS: Yes, just that one really kind of throws that average off, too.

Impervious surface, I understand the concern there, and I understand we're going over that 55 percent minimum.

COMMISSIONER SIAVELIS: You saw the Engineering Department's comment?

MR. CHAMBERS: I did, and I was curious if they were referring to the walkway, or if that --

COMMISSIONER LANAGHAN: Push on the patio.

COMMISSIONER SIAVELIS: Read the comment.

COMMISSIONER LANAGHAN: Yes, I mean, so as opposed to the last in which Engineering had no comments on, so obviously they either don't have water issues or they have fewer water issues in that area maybe than here. This one they do have concerns with the impervious surface. You're not adding much other than your patio, and based on your comments you don't really see a way to reduce that any.

MR. CHAMBERS: Right.

COMMISSIONER LANAGHAN: So, the question kind of becomes, the question I have is, is that concrete walkway that you're kind of building the new stairs, is that staying? Is that, what are you going to do with that?

MR. CHAMBERS: I mean, my thought was it would stay, but if there is a permeable option that Engineering suggests, I'm completely open to exploring that, too.

COMMISSIONER LANAGHAN: My thought, and you know, this is just me talking, you know, removing that concrete walkway in front of your driveway over to that area would probably come up to pretty close to 160 feet. We obviously don't have dimensions, right?

MR. CHAMBERS: Right.

COMMISSIONER LANAGHAN: But, you know, make that a pervious surface which is basically, you know, there are pervious pavers that you can walk on and they're very attractively actually, but they allow water to get through them.

MR. CHAMBERS: Okay, yes. If that's what they were referring to, I'm totally open to that.

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COMMISSIONER SIAVELIS: So, what they said verbatim was if the variance for impervious surface coverage is granted, it is recommended that the Petitioner, that will be you, be required to use permeable pavers that allows for detention for a portion of the patio to offset the increase in impervious surface.

So, what Jeff is telling you is maybe you address that general concern by the front walk, switching from concrete to permeable.

COMMISSIONER LANAGHAN: Right. I don't see where you do anything in the back area.

COMMISSIONER SIAVELIS: Yes, but to facilitate Engineering review and permitting, you would probably want to address that, okay?

MR. CHAMBERS: Okay.

COMMISSIONER SIAVELIS: But, and the tricky thing is, if you caught what I said on the impervious.

MR. CHAMBERS: If it's, correct.

COMMISSIONER SIAVELIS: No, don't worry about that. Right, we're going to assume, you have to play through that. For a portion of the patio to offset the increase in the impervious surface, that portion is not specified. So, you're going to, the Petitioner can work with the Village when it comes to permitting time and final approval, right, so he can get Engineering to sign off so he knows what the threshold is, right, because a portion is ambiguous. He doesn't know what that number is.

MR. CHAMBERS: I don't.

ACTING CHAIRPERSON DRAKE: We could condition that and leave it blank, correct, and let the experts work it out?

MR. CHAMBERS: Now, if they give me a number that I need to hit and I have other pieces of property that are impervious, am I open to removing those other pieces of property? Like, for my understanding, south of the garage here, that's brick pavers where that box is outlined, that was used in that calculation, just south of the garage.

COMMISIONER LANAGHAN: Yes, yes.

MR. CHAMBERS: So, this section is also 100 square feet of brick pavers that I was told was used, we have no problem with moving that over to something permeable. It's in a variance, my shed in the back, I know, where it's on a variance because of the old lot lines.

COMMISSIONER LANAGHAN: Yes, you've got a couple of brick patios.

MR. CHAMBERS: Brick, yes, like, so if I removed those, does that hit their threshold? Are they more comfortable with that? Therefore --

MR. OSOBA: So, if you're removing impervious surface, you may not need a variance because the variance, what is the number?

MS. NADEEM: 160.74.

MR. OSOBA: 161, I mean, what they want to keep, but if you remove impervious surface, you're going to reduce the variance that's needed. If the Zoning Board approves the variance right now, that reduction would still be okay as long as Engineering is okay with how that reduction works --

MR. CHAMBERS: Okay.

MR. OSOBA: -- either if you're removing it or, based on their comment, changing out some of the existing impervious or new impervious with potentially --

MR. CHAMBERS: Yes, I'm just thinking for ease of construction standpoint here, too. So, I don't know how much permeable brick pavers are or anything.

COMMISSIONER SIAVELIS: Are you opposed to removing that, is it concrete or brick, just to the south of the garage?

MR. CHAMBERS: It's brick.

COMMISSIONER SIAVELIS: Or the ones farther back?

MR. CHAMBERS: Then I would take that brick patio, though I don't believe that the section to the east is included on that lot line because that's technically an easement back there. So, from my understanding, anyone outside of the easement wasn't included, it's only what's within the easement, but I would take out that whole brick patio there like yesterday.

COMMISSIONER LANAGHAN: Behind the garage you're talking about?

MR. CHAMBERS: Yes, I have no problem taking that out. Then it's also brick that my architect, brick pavers on the south side of the garage just below that.

COMMISSIONER SIAVELIS: Because grass won't grow there.

MR. CHAMBERS: No, I would put rock or something in there. I mean, I'm really trying to keep it as economical as possible, too.

COMMISSIONER SIAVELIS: Would that give him the 160 feet or real close?

MR. OSOBA: We would have to do the math essentially.

COMMISSIONER SIAVELIS: Yes. So, as long as you're indicating a willingness --

MR. CHAMBERS: Absolutely.

COMMISSIONER SIAVELIS: -- to make a couple of minor adjustments to satisfy the Engineering Department's concern, you put yourself in a better position with us, because we'll structure a motion in that regard.

MR. CHAMBERS: Okay, yes. I'm absolutely willing to take that into consideration.

ACTING CHAIRPERSON DRAKE: Is his assumption about the easement correct?

MR. OSOBA: It is correct.

MR. CHAMBERS: Is that correct? Okay.

MR. OSOBA: This, I don't know if you can see over here, this thicker dark line here is the actual property line, and this is a situation that's in the Village often where this was an unimproved alley. These improvements are technically in that unimproved alley and the impervious surface calculation is only for his lot, not any portion out there.

COMMISSIONER LANAGHAN: So, you mean the brick patio inside the lot line; it's not divided in half there?

MR. OSOBA: No, so the only portion of this brick patio that exists

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that counts towards that impervious surface is the portion that's on his lot.

MR. CHAMBERS: That's probably pretty small. That's probably --

COMMISSIONER LANAGHAN: Well, eyeballing, it's probably four-foot by 20 feet, so there's 80 feet.

MR. CHAMBERS: Yes.

COMMISSIONER LANAGHAN: So, that could be half of your variance right there. You know, your walkway to the north is probably around, I'm guesstimating 70 to 75 feet?

MR. CHAMBERS: Yes, that's probably it.

COMMISSIONER LANAGHAN: Between the two, you're probably pretty darn close to having your variance not required.

MR. CHAMBERS: Yes, and I'm open to that.

COMMISSIONER LANAGHAN: Yes, and then I don't know about that other brick patio.

MR. CHAMBERS: That's not there anymore. That was some old --

COMMISSIONER LANAGHAN: So, was that calculated in?

MR. CHAMBERS: It was I believe. It's pretty small.

COMMISSIONER LANAGHAN: In the impervious? Do we know?

MS. NADEEM: It is calculated in, yes.

MR. CHAMBERS: It was, yes.

COMMISSIONER LANAGHAN: So, I mean, if that's gone already and you can take out the patio behind the garage which you're planning on getting rid of anyway, and you can get rid of the brick walkway and convert maybe the walkway, it sounds like the only thing you actually need, convert that to a pervious, you probably don't need a variance for impervious surface coverage.

MR. CHAMBERS: Okay, yes, I'm definitely open to that.

COMMISSIONER LANAGHAN: Am I stating anything, Staff, that is incorrect here?

MR. OSOBA: No. The only clarifying point, Chair, through you is the permeable pavers or the permeable surface will still technically count towards impervious surface. It will just mitigate the potential effects better than concrete or asphalt.

MR. CHAMBERS: Now, if I had mulch or an attempt at grass or something that's not --

MR. OSOBA: Yes, that's fine, yes.

COMMISSIONER LANAGHAN: And then the stuff on the south side of the garage, you said that was --

MR. CHAMBERS: I believe that was calculated in per my architect, and that's just brick pavers. So, and that's something I have no problem, and that was about four by 25 feet, so that's 100 feet right there.

COMMISSIONER LANAGHAN: That's a 100 feet there between all of these things, if you can pull out some of this brick, yes, it says brick walk over there on this one, so if you pull those out and change them either to just a loose gravel would probably be a pervious surface, correct?

COMMISSIONER SIAVELIS: Permeable.

COMMISSIONER LANAGHAN: Or permeable surface. If you don't

need it, just get rid of it.

MR. CHAMBERS: Yes. Yes.

COMMISSIONER LANAGHAN: And make it a lot simpler.

MR. CHAMBERS: Yes.

ACTING CHAIRPERSON DRAKE: And not knowing whether we're going to have a neighbor coming behind you who has something to say, you're open to doing that?

MR. CHAMBERS: Absolutely, yes.

ACTING CHAIRPERSON DRAKE: Okay.

COMMISSIONER LANAGHAN: No further questions here.

ACTING CHAIRPERSON DRAKE: Any other questions from the Board?

(No response.)

ACTING CHAIRPERSON DRAKE: Okay, sir, thank you.

MR. CHAMBERS: All right, thank you.

ACTING CHAIRPERSON DRAKE: Is there anyone in the audience who'd like to speak on this petition?

(No response.)

ACTING CHAIRPERSON DRAKE: None, okay.

Can we have a motion to close public testimony?

COMMISSIONER SIAVELIS: Motion, so moved.

COMMISSIONER LANAGHAN: Second.

ACTING CHAIRPERSON DRAKE: All in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON DRAKE: Okay, Jeff, do you want to start us off?

COMMISSIONER LANAGHAN: Yes, I'd love to start. I don't have a problem with this patio in front. I do recognize the nook. When I first looked at it, I thought it was fairly deep, not recognizing that there was a nook by the door.

COMMISSIONER SIAVELIS: The porch you mean?

COMMISSIONER LANAGHAN: The porch, yes. That pushes that out so they really need to have a little more depth to get down through there. So, I'm okay with the porch.

As far as the impervious, it certainly sounds like there is a solution here via removing some existing brick and/or converting it to a more pervious surface. So, I'm in favor of this, we'll just have to figure out how to phrase this in the motion.

COMMISSIONER SIAVELIS: Concur.

ACTING CHAIRPERSON DRAKE: Okay, would you like to make the motion?

COMMISSIONER LANAGHAN: I would love to make the motion. I move to approve the -- give me one second here so I'm actually addressing this properly.

I move to approve the 7.13-foot variance from Chapter 28 for the required front yard setback, and Petitioner has offered to remove the brick pavers and either replace it with an impervious surface, or excuse me, replace it

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with a permeable surface in order to not need the second variance. So, based upon his working with Engineering to come up with a permeable surface replacement for the various brick patios and walkways that are currently shown, I think that's it I guess.

COMMISSIONER SIAVELIS: That's your motion now.

COMMISSIONER LANAGHAN: That's my motion, I've got to stop now.

ACTING CHAIRPERSON DRAKE: I think you've got it. Do we have a second?

COMMISSIONER SIAVELIS: Do you want to second, Frank, or do you want to me to do it?

COMMISSIONER PORTERA: I'll second. Thanks, Peter.

MR. OSOBA: And, Chair, just so that we can make sure that we have the motion correct as we're writing it up, that the condition was to remove the brick pavers as the Petitioner stated, replace them with a permeable solution that's acceptable to Engineering, and that surface replacement work would happen at the time of building permit.

COMMISSIONER LANAGHAN: Correct. You said it much better than I did. Thank you.

ACTING CHAIRPERSON DRAKE: You both did a good job.

COMMISSIONER SIAVELIS: Yes.

ACTING CHAIRPERSON DRAKE: Take the roll call, please.

MS. NADEEM: Mr. Hogaboom.

COMMISSIONER HOGABOOM: Yes.

MS. NADEEM: Mr. Footlik.

COMMISSIONER FOOTLIK: Yes.

MS. NADEEM: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MS. NADEEM: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MS. NADEEM: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MS. NADEEM: Acting Chair Drake.

ACTING CHAIRPERSON DRAKE: Yes.

Motion carries.

MR. CHAMBERS: Thank you.

ACTING CHAIRPERSON DRAKE: Congratulations. Good luck with your project.

MR. CHAMBERS: I'm assuming they'll follow up then with next steps?

ACTING CHAIRPERSON DRAKE: Staff will be back in touch with you on how all this works.

MR. CHAMBERS: Thank you.

ACTING CHAIRPERSON DRAKE: Okay, and you're welcome to leave, you're welcome to stay.

MR. CHAMBERS: Appreciate it. Thank you.

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(Whereupon, the public hearing on the above-mentioned petition was adjourned at 7:53 p.m.)

ZONING BOARD
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OF APPEALS

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

RE: 802 EAST JENNIFER COURT - ZBA #26-008

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 11th day of May, 2026 at the hour of 7:53 p.m.

MEMBERS PRESENT:

TOM DRAKE, Acting Chairperson
DAVID HOGABOOM
FRANK PORTERA
PETER SIAVELIS
JEFF LANAGHAN
JOE FOOTLIK
BENJAMIN JAFFE (Not Present)

ALSO PRESENT:

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

DRAFT

ACTING CHAIRPERSON DRAKE: Okay, New Business Item B, 802 East Jennifer Court.

Have you signed in?

MR. SENOPOLE: Yes.

ACTING CHAIRPERSON DRAKE: Okay, would you state your name and address?

MR. SENOPOLE: Kevin Senopole, 802 East Jennifer Court.

(Witness sworn.)

ACTING CHAIRPERSON DRAKE: Okay, could we have the Staff report, please?

MS. NADEEM: Yes. The Petitioner is proposing a six-foot privacy fence set back zero feet from the exterior side yard's property line, facing North Beverly Lane. The fence line is proposed to be behind the vision triangle, at least 12 feet from the intersecting property lines on North Beverly Lane and East Charles Street to provide sight lines 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 five-foot variance from Chapter 28, Section 6.13-3(c)(1) to allow a six-foot fence set back zero feet from the exterior side lot line with no landscaping on the street side of the fence, where the required setback is five feet from the exterior side lot line with a minimum of three-foot-high landscaping spaced a maximum of four feet on center, to be provided on the street side of the fence.

ACTING CHAIRPERSON DRAKE: Okay.

MR. SENOPOLE: That's pretty accurate.

ACTING CHAIRPERSON DRAKE: I would hope so. All right, you're on.

MR. SENOPOLE: Okay, as for point one, proposed use will not alter the essential character of the locality, for that, I would say that the existing landscape is mature, above 10 feet along Beverly. So, I don't feel like it will be an eyesore with just a fence. There's quite a bit of landscaping there and trees in the parkway. So, I feel like it's good in the local setting.

For point number two, the plight of owner due to unique circumstances, for that I have a couple of points. We have a lot of trash that seems to land in our bushes, beer bottles. I have three kids, and they find beer bottles, and we have a new pot shop at the end of the corner and I find that --

COMMISSIONER SIAVELIS: A new what?

MR. SENOPOLE: A pot shop, a dispensary --

COMMISSIONER SIAVELIS: Okay.

MR. SENOPOLE: -- and that is trash in my yard that I am finding now pretty frequently. The fence would help keep that out of my yard and away from my dog as well and children. So, between the beer bottles and that, that's something, yes.

DRAFT

In addition, there's been quite a few instances where we've had to call 911 for homeless individuals along Charles Street and Beverly where they've been peeking through the fence and on the Beverly section where they've been hiding in the property gap right now. Right now, the fence is half the distance from the building to the sidewalk, and that open gap area, they've been loitering and lingering. We find quite a few amount of things in that area.

As for point number three, the proposed variation is in harmony with the spirit and intent of this Chapter. For that, I guess just a reasonable request for the six-foot fence at the property line, again, with the landscaping mature. It sounds like I'm repeating myself, sorry.

Then, point number four, the variance requested is the minimum variance necessary to allow reasonable use of the property. So, for this one, my property is a bit unique. It's a peninsula, I'm surrounded by three streets. So, in that case, it creates additional setback and fencing limitations not applicable to interior lots. So, it limits the usage of yard space and creates an irregular fenced area compared to other lots.

All three of my kids play multiple sports and we like to do baseball together. They're on the Cardinals baseball team, all three of them. So, we like to do pitching and we're on the side of the property and kind of we're constantly chasing balls around because the current inside area is not big enough for us to do the pitching inside. So, we'd like to be able to use all of the property within that area of the fence.

So, I'd say that's about it in terms of my arguments.

ACTING CHAIRPERSON DRAKE: Okay, I have a few questions. The fence that we're seeing in the photographs that were submitted --

MR. SENOPOLE: Yes?

ACTING CHAIRPERSON DRAKE: -- is that fence coming down?

MR. SENOPOLE: Yes, that fence would come down.

ACTING CHAIRPERSON DRAKE: Okay, how high is that fence right now?

MR. SENOPOLE: That's five feet.

ACTING CHAIRPERSON DRAKE: Five feet, okay. What about your neighbors? Have you talked to the neighbors around you?

MR. SENOPOLE: I have. We're pretty close with all of our neighbors actually. It's a really good area, and none of them have had an issue with it. I've actually gotten text messages of them joking around, saying like do you need me to come and advocate for you or come and support you? I said no, it's fine.

ACTING CHAIRPERSON DRAKE: Good, that's great then.

COMMISSIONER SIAVELIS: Did any of them voice opposition?

MR. SENOPOLE: No.

ACTING CHAIRPERSON DRAKE: Okay, did you have a chance to see the comments on the website from the three different departments?

MR. SENOPOLE: Yes, there was no comments from the departments on this.

ACTING CHAIRPERSON DRAKE: That's another good thing for you, okay. How long in the home?

MR. SENOPOLE: I'd say --

ACTING CHAIRPERSON DRAKE: How long have you lived in the home?

MR. SENOPOLE: 11 years now, 10 years.

ACTING CHAIRPERSON DRAKE: Family of five, is that what you said?

MR. SENOPOLE: Yes.

ACTING CHAIRPERSON DRAKE: Okay, that's all I have. Anybody, questions, comments?

COMMISSIONER FOOTLIK: I have a question. Along Charles Street, it looks like that fence is curving off your property line. Are you planning on replacing that fence in the same fashion, not on your property line?

MR. SENOPOLE: Sorry, yes, because in the plat I highlighted the picket where it curves. I am not planning on that; I'm planning on keeping it straight. I just noticed that actually as I was looking at it now. I am not planning on following the split rail fence that is highlighted in yellow. I am planning on following the property line where the fence currently exists right now.

COMMISSIONER FOOTLIK: Okay, appreciate the fact, it looks like you're chamfering the corner there just to keep sight lines open coming from Charles Street?

MR. SENOPOLE: Yes, because, the point of that is the obstruction of view. I didn't want to encroach in that. If you guys want to throw that in there, I'm more than happy to, but I felt like that might be pushing the envelope so I left the 12-foot there.

COMMISSIONER FOOTLIK: I think it's a great idea to chamfer it like that.

COMMISSIONER LANAGHAN: Agree.

MR. SENOPOLE: Yes. No arguments.

COMMISSIONER LANAGHAN: I'm looking at one picture where your son is in the backyard and he's got a soccer ball and you've got the fence, and then there's a row of arborvitae or something outside of that. Is that on Charles? Is that on Beverly? It's down at the bottom actually.

MR. SENOPOLE: Sorry, didn't bring my glasses.

COMMISSIONER LANAGHAN: Right there. What am I, which direction am I looking at here?

MR. SENOPOLE: Okay, yes, this is Beverly.

COMMISSIONER LANAGHAN: That's Beverly on that side?

MR. SENOPOLE: Yes. So, these are the arborvitaes that I was talking about, the mature landscaping.

COMMISSIONER LANAGHAN: And where, I'm a little confused as to where that is in relationship to, are you putting the fence outside of that I guess?

MR. SENOPOLE: Correct.

COMMISSIONER LANAGHAN: Or inside of that? It's going on the outside those trees?

MR. SENOPOLE: It would go on the outside of this current view, on the right-hand side.

DRAFT

COMMISSIONER LANAGHAN: Okay, and that would be at the property line then?

MR. SENOPOLE: Yes.

COMMISSIONER LANAGHAN: Got it, okay. Yes, I was trying to figure out where --

ACTING CHAIRPERSON DRAKE: Okay, yes, I was looking at the same picture.

Any other comments?

COMMISSIONER HOGABOOM: My only comment, I walk my dog past that. I've never met this gentleman before but I walk my dog past the back of this house. The amount of traffic that goes through there is crazy.

COMMISSIONER SIAVELIS: Are we talking about pedestrian traffic?

COMMISSIONER HOGABOOM: No, car traffic. I don't know if it's a cut-through.

MR. SENOPOLE: Nice meeting you, by the way.

COMMISSIONER HOGABOOM: Your dog yells at my dog sometimes.

MR. SENOPOLE: He's a new puppy.

COMMISSIONER HOGABOOM: Yes.

MR. SENOPOLE: You know, he's saying hi to everyone. It is a well-trafficked area. I actually get comments very frequently of what you just said of, oh, well, we love walking that route. So, that's, you know, one of the things where we wanted to move to a privacy fence is because we're making eye contact as heads bob along the way on the current five-foot fence and then you can see in between the slats. So, we wanted to move to a privacy style, six-foot.

COMMISSIONER HOGABOOM: With just the number of traffic, I'm sure there's garbage being thrown out. For that neighborhood, it's just amazing.

MR. SENOPOLE: Yes.

COMMISSIONER SIAVELIS: Are you one of those folks throwing blueberry banana --

COMMISSIONER HOGABOOM: No, but I'm going to go try it.

COMMISSIONER SIAVELIS: -- in his yard, because that's what the record shows. You can see it right here. So, I'm not sure if we've vetted the new members --

COMMISSIONER HOGABOOM: Yes, I know. No.

MR. SENOPOLE: He seems like he'd be more of the Miller Lite bottles that I'm finding.

COMMISSIONER SIAVELIS: All right, fair enough. Cameras, I suggest you install them.

MR. SENOPOLE: Yes, that Ring doorbell is apparently not enough.

ACTING CHAIRPERSON DRAKE: Any other questions, comments?

(No response.)

ACTING CHAIRPERSON DRAKE: Okay, sir, thank you very much.

Anyone in the audience who would like to comment on this? Once? Twice?

(No response.)

ACTING CHAIRPERSON DRAKE: Okay, could we have a motion to close down the public testimony?

COMMISSIONER LANAGHAN: So moved.

COMMISSIONER SIAVELIS: Second.

ACTING CHAIRPERSON DRAKE: Voice vote, everybody in favor?

(Chorus of ayes.)

ACTING CHAIRPERSON DRAKE: Okay, I'll start off. I think the Petitioner has satisfied all the requirements. There is no neighbor push-back or support. All three of our departments have no comments. I understand completely what he's trying to do in terms of safety and protecting his lot. So, I'm in favor of this.

COMMISSIONER SIAVELIS: Concur.

ACTING CHAIRPERSON DRAKE: Do we have a motion?

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

COMMISSIONER SIAVELIS: Second.

ACTING CHAIRPERSON DRAKE: Staff, could we have roll call?

MS. NADEEM: Mr. Hogaboom.

COMMISSIONER HOGABOOM: Yes.

MS. NADEEM: Mr. Footlik.

COMMISSIONER FOOTLIK: Yes.

MS. NADEEM: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MS. NADEEM: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MS. NADEEM: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MS. NADEEM: Acting Chair Drake.

ACTING CHAIRPERSON DRAKE: Yes.

Motion passes, thank you.

MR. SENOPOLE: Thank you all.

ACTING CHAIRPERSON DRAKE: Good luck on your project, sir.

MR. SENOPOLE: Thank you.

(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:03 p.m.)

DRAFT

ZONING BOARD
_____
_____
_____
OF APPEALS

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

RE: 1213 W EUCLID AVENUE - ZBA #26-009

REPORT OF PROCEEDINGS had before the Village of Arlington Heights Zoning Board of Appeals taken at the Arlington Heights Village Hall, 33 South Arlington Heights Road, 1st Floor, Buechner Room, Arlington Heights, Illinois on the 11th day of May, 2026 at the hour of 8:03 p.m.

MEMBERS PRESENT:

TOM DRAKE, Acting Chairperson
DAVID HOGABOOM
FRANK PORTERA
PETER SIAVELIS
JEFF LANAGHAN
JOE FOOTLIK
BENJAMIN JAFFE (Not Present)

ALSO PRESENT:

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

DRAFT

ACTING CHAIRPERSON DRAKE: Okay, last item under New Business, 1213 West Euclid.

Hi. Signed in?

MR. GINNODO: Right.

ACTING CHAIRPERSON DRAKE: I figured you would. Could you raise your hand?

MR. GINNODO: I can.

ACTING CHAIRPERSON DRAKE: Tell us who you are?

MR. GINNODO: Keith Ginnodo, Kingsley Ginnodo Architects.

(Witness sworn.)

ACTING CHAIRPERSON DRAKE: Okay, could we have the Staff report?

MR. BOJIN: The property is zoned R-3 Residential Single-Family District, and the Petitioner is proposing to construct an addition to the rear of the house. The proposed addition expands the existing and non-conforming side yard setback along the east of the property, and the side yard setback to the west is also existing non-conforming.

Therefore, the Petitioner is requesting the following variances:

- A one-foot variation from Chapter 28, Section 5.1-3.3(b) 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) to allow an addition that is set back 5.75 feet from the east side lot line where the required minimum setback is 7.6 feet.

Thank you.

COMMISSIONER LANAGHAN: So, just before we get started, this second variance is on the east side, not the west side; is that correct?

MR. BOJIN: Yes, that's correct.

COMMISSIONER LANAGHAN: Okay, thank you.

ACTING CHAIRPERSON DRAKE: You want to take it on, Frank?

COMMISSIONER PORTERA: Yes, do you want to go ahead and --

MR. GINNODO: Sure, I have a few things I could say here.

ACTING CHAIRPERSON DRAKE: Yes, sorry about that.

MR. GINNODO: No, all very good.

ACTING CHAIRPERSON DRAKE: Learning on the job.

MR. GINNODO: That's cool, it's very cool, and welcome to the new Commissioners.

We're actually really only asking for one variation, and the Planning Department has thrown in this other one which doesn't have anything to do with our project. I'm happy to accept another variation but if that hangs anything up, I'd like to ignore it. We're only asking for a variation on the east side of the property. Our building is extending the existing building line to the south and it's just that area, 12-and-a-quarter inches of encroachment on the east side yard setback.

We don't believe it will have any deleterious effect on the essential character. The property probably precedes the criteria of the Zoning Ordinance, that's why it's currently non-conforming because maybe it was zoned after the building was already in place.

In harmony with the spirit of the neighborhood, we're just extending the existing house that has the same character. The depth that we're encroaching is negligible and it's just an extension of the existing side yard setback.

COMMISSIONER PORTERA: Okay, thank you. Any neighbor opposition, any neighbor feedback?

MR. GINNODO: No negative, right. In fact, there should be in the record several petitions that support it. Did you get anything like that?

MR. BOJIN: Prior to --

COMMISSIONER PORTERA: I don't think there were any in our packet either.

MR. GINNODO: Okay, so did you get some, some people signed up and said --

MRS. THOMPSON: We have, yes, all our neighbors we had sign --

MR. GINNODO: Okay, if we need it, we can get that document.

COMMISSIONER SIAVELIS: So, Keith, you basically on the south side of this, the southern edge of this structure, it's existing non-conforming, right, in the side yard setback?

MR. GINNODO: Yes, the east side.

COMMISSIONER SIAVELIS: Oh, east side, I'm sorry.

MR. GINNODO: Yes, north is to the right. Sorry about that.

COMMISSIONER SIAVELIS: Yes, yes, yes, okay. Yes, east side.

COMMISSIONER LANAGHAN: West side they're not touching and it's also existing non-conforming.

COMMISSIONER SIAVELIS: Yes, exactly, but you're just essentially continuing that one wall along.

MR. GINNODO: Yes.

COMMISSIONER SIAVELIS: Okay, yes.

ACTING CHAIRPERSON DRAKE: If this were to pass, would those e-mails make any difference after the fact?

MR. OSOBA: They can be provided for the record, but --

ACTING CHAIRPERSON DRAKE: They're not necessary.

MR. OSOBA: -- it doesn't matter either way.

ACTING CHAIRPERSON DRAKE: Right, okay.

MR. GINNODO: Yes, so I'm still trying to understand why we need a variance. I don't want a variance for that, but these guys have kind of gone through it and figured out --

COMMISSIONER LANAGHAN: Well, you have an existing non-conforming.

MR. GINNODO: Yes.

COMMISSIONER LANAGHAN: So, your existing building doesn't conform so you need a variance to basically keep the wall where it's at.

MR. GINNODO: And if it weren't approved, I would have to remove

that?

COMMISSIONER LANAGHAN: Yes, I don't know the --

MR. GINNODO: Okay, this is the first time it's happened where this has occurred.

COMMISSIONER LANAGHAN: Yes, I know.

MR. GINNODO: So, I don't want to throw anybody under the bus, I just want to understand it.

COMMISSIONER LANAGHAN: But that's usually a pretty good hardship actually. It already exists that way and, you know, you can't tear it down.

MR. GINNODO: All right, so you've already been in the process of making non-conforming buildings conform even though it's not part of the project that I'm associated with.

COMMISSIONER SIAVELIS: Not directly part of it, right.

MR. GINNODO: Right, okay. I'm all good with that, and thanks, we got an extra variation. That's all I had.

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

ACTING CHAIRPERSON DRAKE: Anyone else?

COMMISSIONER FOOTLIK: Is that existing building considered legal non-conforming?

MR. BOJIN: It is, and it's a technicality in the code where any expansion of the building triggers that because you're enlarging the entire principal building which includes that existing non-conforming. So, yes, you're not expanding in that direction but you're touching the building, so any changes to the building would probably have to come to compliance.

MR. GINNODO: All right, so we'll anticipate that from now on. Thank you; appreciate it.

COMMISSIONER SIAVELIS: Duly noted?

MR. GINNODO: Duly noted, exactly.

ACTING CHAIRPERSON DRAKE: Okay, anyone else, questions?

(No response.)

ACTING CHAIRPERSON DRAKE: Okay, thanks, Keith.

Anyone in the audience who wants to speak on this?

(No response.)

ACTING CHAIRPERSON DRAKE: Okay, could we --

COMMISSIONER SIAVELIS: I motion.

ACTING CHAIRPERSON DRAKE: Motion.

Do we have a second?

COMMISSIONER LANAGHAN: Second.

ACTING CHAIRPERSON DRAKE: To close public testimony.

Okay, Frank?

COMMISSIONER PORTERA: Great. This is a pretty straight-forward one. If anything, a learning and teaching moment for us to figure out when, you know, both sides of the house are triggered for variance purposes. But totally reasonable ask, no neighbor opposition, just extending the existing non-conforming use. So, I'm in favor for both of these variances as presented.

DRAFT

ACTING CHAIRPERSON DRAKE: Any comments? Is there a motion?

COMMISSIONER PORTERA: I move to approve both variances.

COMMISSIONER SIAVELIS: I second.

COMMISSIONER LANAGHAN: Do we need to have a note in there that, because the package says both of them are on the west side when actually say one is on the east side, do we need to address that?

COMMISSIONER SIAVELIS: Can't they --

COMMISSIONER LANAGHAN: Is that a Staff adjustment?

COMMISSIONER SIAVELIS: Yes, correct it.

MR. OSOBA: We can correct it, yes, to make sure that it's understood that --

COMMISSIONER LANAGHAN: Okay, I just wanted to make sure it was out there.

COMMISSIONER SIAVELIS: That correction does not impact your motion; does it?

COMMISSIONER PORTERA: It does not, no.

COMMISSIONER LANAGHAN: Perfect. I'm good with that.

ACTING CHAIRPERSON DRAKE: So, that was a typo basically?

COMMISSIONER SIAVELIS: That's right.

MR. BOJIN: That's correct.

ACTING CHAIRPERSON DRAKE: All right, could we have roll call, please?

MR. BOJIN: Mr. Hogaboom.

COMMISSIONER HOGABOOM: Yes.

MR. BOJIN: Mr. Footlik.

COMMISSIONER FOOTLIK: Yes.

MR. BOJIN: Mr. Portera.

COMMISSIONER PORTERA: Yes.

MR. BOJIN: Mr. Lanaghan.

COMMISSIONER LANAGHAN: Yes.

MR. BOJIN: Mr. Siavelis.

COMMISSIONER SIAVELIS: Yes.

MR. BOJIN: Acting Chair Drake.

ACTING CHAIRPERSON DRAKE: Yes.

Motion passes.

MR. GINNODO: Thank you.

ACTING CHAIRPERSON DRAKE: Thank you.

Okay, Item VI. Other Business. Do we have any other business?

(No response.)

ACTING CHAIRPERSON DRAKE: Item VII. Public Comment. Anyone from the public who wish to comment? Anybody from the public out there?

COMMISSIONER SIAVELIS: Cheap seats.

ACTING CHAIRPERSON DRAKE: I don't think so. I'm from the public; I'd like to make a comment. Welcome to Joe.

COMMISSIONER FOOTLIK: Thank you.
ACTING CHAIRPERSON DRAKE: Welcome to Dave. Glad to have you on the Board.
COMMISSIONER HOGABOOM: Thank you.
ACTING CHAIRPERSON DRAKE: Thanks for joining us.
COMMISSIONER FOOTLIK: Cool to see how this gets going.
COMMISSIONER SIAVELIS: There'll be a little something extra in your paycheck. A little, very little.
COMMISSIONER LANAGHAN: As in non-existent.
ACTING CHAIRPERSON DRAKE: All right, do we have a motion to adjourn?
COMMISSIONER LANAGHAN: So moved.
COMMISSIONER SIAVELIS: Second.
ACTING CHAIRPERSON DRAKE: All in favor?
(Chorus of ayes.)
ACTING CHAIRPERSON DRAKE: Motion carries.
(Whereupon, the public hearing on the above-mentioned petition was adjourned at 8:12 p.m.)

DRAFT

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

DRAFT

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

MAY 11, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 820 N. Dunton Ave. – Nemeth Residence

Applicant: Christopher and Brianna Nemeth

Zoning Relief Requested:

- **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.**

Date of Publication: 4/25/26

Manner of Publication: Daily Herald

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

Drake, Siavelis, Lanaghan, Portera, Footlik, Hogaboom

Having heard and considered the testimony and evidence at the public hearing of May 11, 2026, the ZBA makes the following **findings of fact**:

The petitioner is proposing to construct a second story addition and porch. The proposed addition encroaches into the required front yard, increases the impervious surface coverage of the lot beyond the maximum permitted by code, and exceeds the maximum building height permitted by code.

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? Yes

Relief Granted (if any):

- **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.**

Reason for Determination:

The petitioner testified as to the hardship indicating that the porch would be unusable if made any narrower. The Zoning Board commented that the request was reasonable and the applicant considered the Board's initial comments, revising their proposal accordingly.

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 _1_ Abstain _0_

Date: May 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 form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

MAY 11, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 933 N Ridge Ave – Chambers Residence

Applicant: Francis Chambers

Zoning Relief Requested:

- **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%.**

Date of Publication: 4/25/26

Manner of Publication: Daily Herald

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

Drake, Siavelis, Lanaghan, Portera, Footlik, Hogaboom

Having heard and considered the testimony and evidence at the public hearing of May 11, 2026, the ZBA makes the following **findings of fact**:

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%.

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 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%.**

Reason for Determination:

The petitioner spoke as to the hardship, citing the necessity to encroach into the front yard to provide a safer transition from the doorway to the usable space of the porch. The petitioner also noted the request would be compatible with the surrounding neighborhood. The applicant also noted an intention to provide more permeable surfaces to combat against the impervious surface percentage increasing. The Zoning Board made a condition to work with Staff to provide more permeable surfacing.

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 1 Abstain 0

Date: May 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 form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

May 11, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 802 E Jennifer Court – Senopole Residence

Applicant: Kevin Senopole

Zoning Relief Requested:

- **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.**

Date of Publication: 4/25/26

Manner of Publication: Daily Herald

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

Drake, Siavelis, Lanaghan, Portera, Footlik, Hogaboom

Having heard and considered the testimony and evidence at the public hearing of May 11, 2026, the ZBA makes the following **findings of fact**:

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.

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 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.**

Reason for Determination:

The petitioner spoke as to the hardship, citing the necessity to increase the fence height to the exterior side yard's property line to provide screening from the street and its associated uses. The petitioner notes existing landscaping is provided on the interior side of the fence, about 10 feet tall.

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 _1_ 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 form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

VILLAGE OF ARLINGTON HEIGHTS, ILLINOIS

ZONING BOARD OF APPEALS

PUBLIC HEARING

MAY 11, 2026

FINDINGS OF FACT, DECISION AND ORDER

Agenda Item: 1213 W. Euclid Ave. – Thompson Residence

Applicant: Julie and Tim Thompson

Zoning Relief Requested:

- **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.**

Date of Publication: 4/25/26

Manner of Publication: Daily Herald

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

Drake, Siavelis, Lanaghan, Portera, Footlik, Hogaboom

Having heard and considered the testimony and evidence at the public hearing of May 11, 2026, the ZBA makes the following **findings of fact**:

The petitioner is proposing to construct an addition to the rear of their house. The proposed addition expands the existing non-conforming side yard setback along the east of the property, being set back 5.75 feet from the east side lot line where the minimum required setback is 7.6 feet. The side yard setback to the west is also existing non-conforming, being set back 6.6 feet from the west side lot line where the minimum required setback is 7.6 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? Yes

Relief Granted (if any):

- **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.**

Reason for Determination:

The petitioner testified as to the hardship indicating that the house already does not conform to the setback requirements and the addition will continue this nonconformity. The Zoning Board commented that the request was reasonable and that designing the proposed addition to be constructed further west would be difficult. 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 _1_ Abstain _0_

Date: May 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 form and to that end shall have all the powers of the Administrative Officer from whom the appeal is taken.

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
6/8/2026

Item: 620 N. Highland Avenue - ZBA26-011
Department: Planning & Community Development

Item Description:
Requested Relief:

- A 2.24-foot variation from Chapter 28, Section 6.5-2 (Accessory Structures) to allow a detached garage that is set back 2.76 feet from the rear lot line where the required minimum setback is 5 feet, plus an additional 1 foot for the eave.

- A 6-square foot variation from Chapter 28, Section 6.5-7 (Accessory Structures) to allow a detached garage 726 square feet in area, where the maximum allowed by code is 720 square feet.

ATTACHMENTS:
1. 6.8.26 Packet_620 N Highland Ave

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Darko Bojin, Planner
Hearing Date: June 8, 2026
Date Prepared: June 1, 2026
Project Title: Schneider Residence
Address: 620 N. Highland Ave.

Background Information
Petition Number: ZBA #26-011
Petitioner: Jason Schneider
Address: **620 N. Highland 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 10,500 square feet. The petitioner is proposing to replace their existing detached garage with a new one. The proposed garage is larger than code permits and encroaches into the required rear yard setback. Therefore, the petitioner is requesting the following variations:

- **A 2.24-foot variation from Chapter 28, Section 6.5-2 (Accessory Structures) to allow a detached garage that is set back 2.76 feet from the rear lot line where the required minimum setback is 5 feet, plus an additional 1 foot for the eave.**
- **A 6-square foot variation from Chapter 28, Section 6.5-7 (Accessory Structures) to allow a detached garage 726 square feet in area, where the maximum allowed by code is 720 square feet.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity

Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	5.22.26	
2. List of Property Owners Within 250 feet of Subject Property	✓	5.22.26	
3. Letter that was Mailed	✓	5.22.26	
4. Photographs of Sign on Property	✓	5.22.26	

Photographs of Existing Structure

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, June 8, 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 2.24-foot variation from Chapter 28, Section 6.5-2 (Accessory Structures) to allow a detached garage that is set back 2.76 feet from the rear lot line where the required minimum setback is 5 feet, plus an additional 1 foot for the eave.**
- **A 6-square foot variation from Chapter 28, Section 6.5-7 (Accessory Structures) to allow a detached garage 726 square feet in area, where the maximum allowed by code is 720 square 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@vah.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 8 AND THE NORTH 25 FEET OF LOT 9 IN BLOCK 7 IN E.P. MUELLER'S ALTENHEIM SUBDIVISION, BEING A SUBDIVISION IN THE EAST 28 ACRES MORE OR LESS OF THE SOUTHEAST ¼ OF THE NORTHEAST ¼ OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 620 N. Highland Avenue

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@vah.com.

Benjamin Jaffe, Chair
Zoning Board of Appeals
Planning and Community Development
Published in Daily Herald May 23, 2026 (333022)

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 05/23/2026 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 # 333022

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Village of Arlington Heights

To:	**Jason Schneider (Owner)**
From:	**Darko Bojin**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 26-011**
Project:	**620 N Highland Ave**
Date:	**June 1, 2026**

ZONING COMMENTS:

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

- A 2.24-foot variation from Chapter 28, Section 6.5-2 (Accessory Structures) to allow a detached garage that is set back 2.76 feet from the rear lot line where the required minimum setback is 5 feet, plus an additional 1 foot for the eave.
- A 6-square foot variation from Chapter 28, Section 6.5-7 (Accessory Structures) to allow a detached garage 726 square feet in area, where the maximum allowed by code is 720 square feet.

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

Planning and Community Development

1. No comments.

Building and Life Safety

1. Approved with comments. A 1-hour fire-resistance rating is required for the exterior wall, soffit, fascia of the garage and fire rating extends up to the underside of roof sheathing, as the fire separation distance is less than 5 feet. 2018 IRC Table R302.1(1).

Engineering

1. The Engineering Division does not object to the proposed variance for a 2.24-foot variation from Chapter 28, Section 6.5-2 (Accessory Structures) to allow a detached garage that is set back 2.76 feet from the rear lot line where the required minimum setback is 5 feet, plus an additional 1 foot for the eave and a 6-square foot variation from Chapter 28, Section 6.5-7 (Accessory Structures) to allow a detached garage 726 square feet in area, where the maximum allowed by code is 720 square feet.

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 Jason Schneider

being the owner of the property commonly known as: 620 N Highland Avenue

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Chapter 28, Section(s) Please Complete of the Arlington Heights Municipal Code, in order to: Replace the existing garage and covered porch in the same location with respect to the rear property line (+/-2'-9").

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): Proposed garage and porch will match the existing location and dimensions of the existing garage and also be updated to match the new finish/color of the residence (replaced in 2023).

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The existing garage and covered porch is in poor condition, with significant will improve garage functionality and overall neighborhood appearance/aesthetics.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): The proposed location of the garage and covered porch matches existing conditions and does not create adverse impacts to the adjacent properties or the neighborhood.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): Relocation of the garage and covered porch east by +/-2'-3" to obtain 5'-0" from the rear property line would prevent normal functional use of the garage due to obstructions/conflicts with the existing residence and deck.

Signed: _____ Date: 4/22/26

Petitioner

deterioration to the foundation slab, timber framing, and finishes. Replacement of the garage

PLAT OF SURVEY

BY

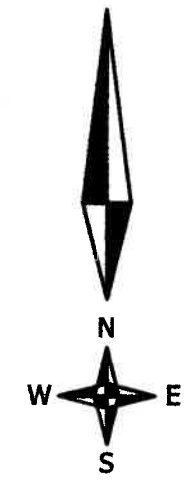
JOHN M. HENRIKSEN

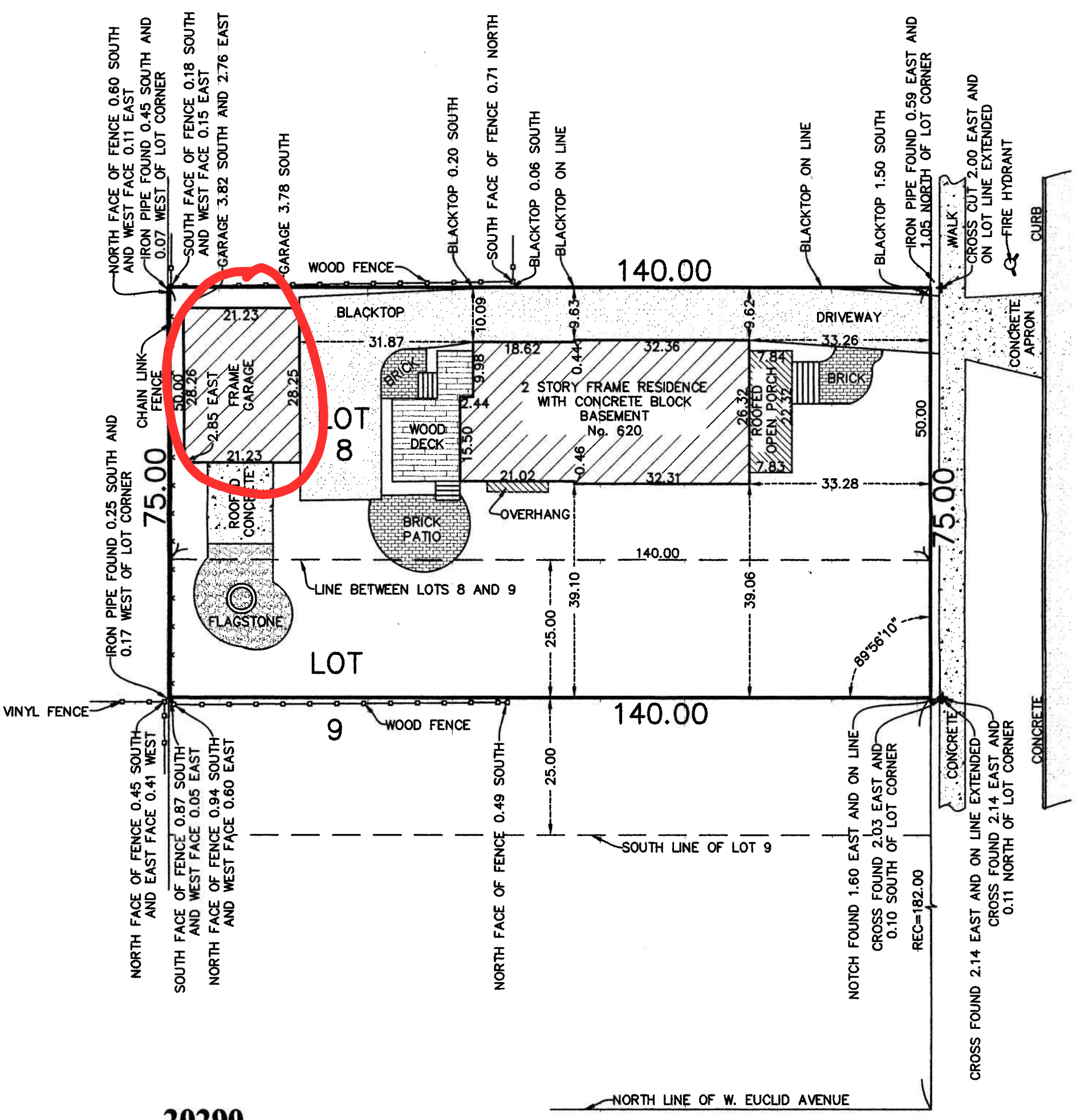
415 E. GOLF ROAD - SUITE 103 ARLINGTON HEIGHTS, ILLINOIS 60005
TEL. 224-875-7633 FAX. 224-875-7634
WWW.HENRIKSENSURVEY.COM

OF

LOT 8 AND THE NORTH 25 FEET OF LOT 9 IN BLOCK 7 IN E.P. MUELLER'S ALTENHEIM SUBDIVISION, BEING A SUBDIVISION IN THE EAST 28 ACRES MORE OR LESS OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 30, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 620 N. HIGHLAND AVENUE
ARLINGTON HEIGHTS, ILLINOIS 60004





ORDER NUMBER: 20290

SCALE: 1 INCH = 20 FEET

ORDERED BY: LAW OFFICE OF NEIL J. KAISER, LTD.

BUILDING LINES AND EASEMENTS, IF ANY, SHOWN HEREON ARE BUILDING LINES AND EASEMENTS AS SHOWN ON THE RECORDED SUBDIVISION PLAT. CONSULT LOCAL AUTHORITIES FOR BUILDING LINES ESTABLISHED BY LOCAL ORDINANCES.

PLEASE CHECK LEGAL DESCRIPTION WITH DEED.

COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY DISCREPANCY IMMEDIATELY.

FRACTIONAL INCH EQUIVALENTS OF HUNDREDTHS OF A FOOT

0.01=1/8"	0.25=3"
0.02=1/4"	0.33=4"
0.03=3/8"	0.37=4-1/2"
0.04=1/2"	0.38=4-1/2"
0.05=5/8"	0.42=5"
0.06=3/4"	0.50=6"
0.07=7/8"	0.58=7"
0.08=1"	0.62=7-1/2"
0.09=1-1/8"	0.63=7-1/2"
0.10=1-1/4"	0.67=8"
0.11=1-3/8"	0.75=9"
0.12=1-1/2"	0.83=10"
0.13=1-1/2"	0.87=10-1/2"
0.14=1-5/8"	0.88=10-1/2"
0.15=1=3/4"	0.92=11"
0.16=1-7/8"	1.00=12"

JOHN M. HENRIKSEN
2668
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
ARLINGTON HEIGHTS, IL

THIS PROFESSIONAL SERVICE
MINIMUM STANDARDS FOR A

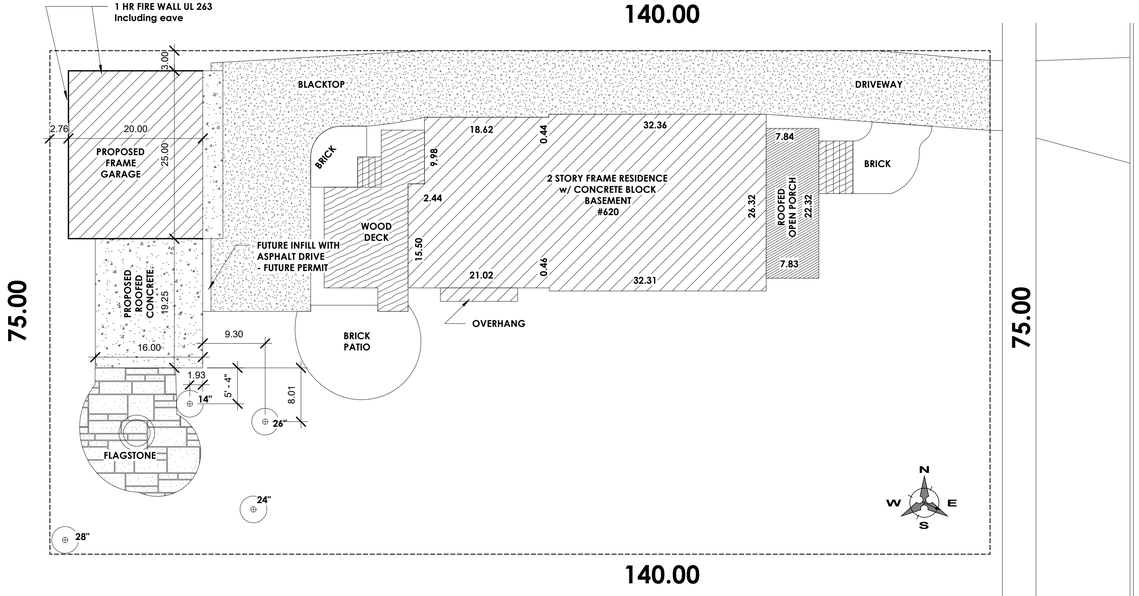
STATE OF ILLINOIS}
COUNTY OF COOK}

I, JOHN M. HENRIKSEN, AN ILI
DO HEREBY CERTIFY THAT I H
PROPERTY AND THAT THE PL
REPRESENTATION OF SAID SU
DECIMAL PARTS THEREOF.

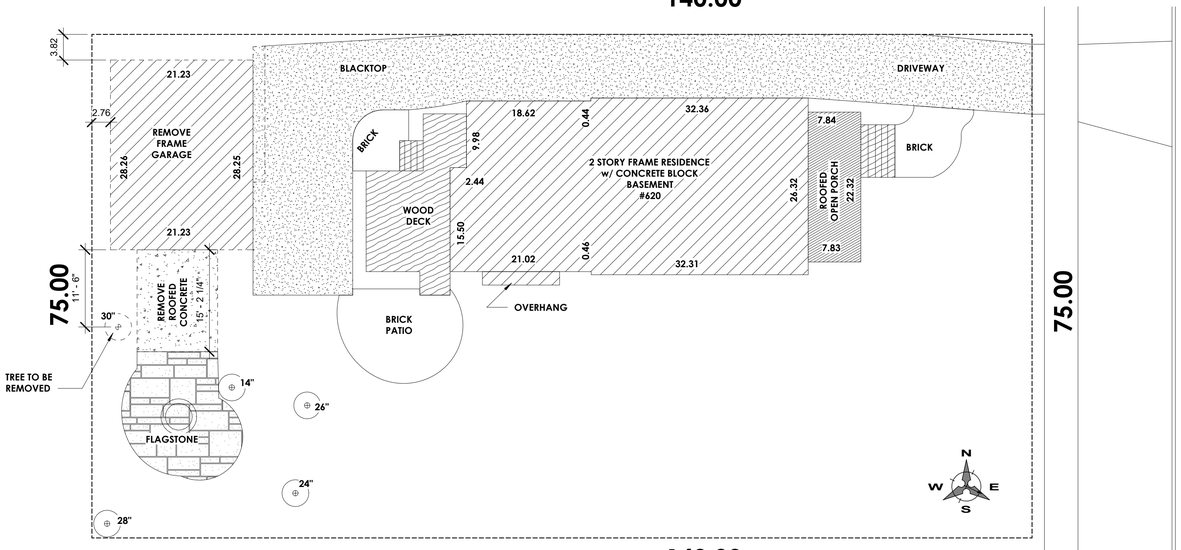
ARLINGTON HEIGHTS, ILLINO

ILLINOIS PROFESSIONA

4 3D



3 PROPOSED- SITE PLAN
3/32" = 1'-0"



2 EXISTING - SITE PLAN
3/32" = 1'-0"

ENERGY CONSERVATION STATEMENT

I CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THE ATTACHED PLANS

(x) FULLY COMPLY ( ) NEED NOT COMPLY

SIGNED: .....

(Arch. S.E. or P.E.) Illinois License Number: 001-023574

LICENSED ARCHITECT
DAMIAN A. BABICZ
001-023574
STATE OF ILLINOIS

CERTIFICATION STATEMENT

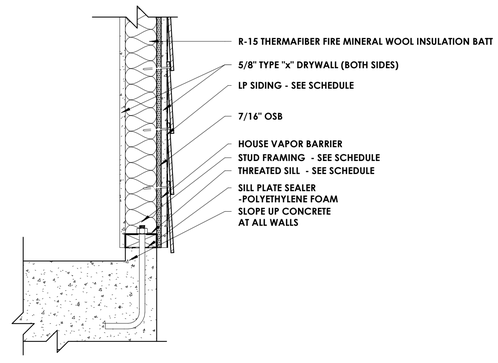
I HEREBY CERTIFY THAT THESE PLANS WERE PREPARED UNDER MY DIRECT SUPERVISION AND TO THE BEST OF MY PROFESSIONAL KNOWLEDGE AND BELIEF CONFORM TO THE CURRENT EDITION OF THE BUILDING AND ZONING CODE.

SIGNED: .....

Illinois License Number: 001-023574 Exp: 11/2026
FIRM LICENSE NUMBER: 184-007502

LICENSED ARCHITECT
DAMIAN A. BABICZ
001-023574
STATE OF ILLINOIS

ZONING DATA



5 DETAIL - FIRE WALL
1 1/2" = 1'-0"

GENERAL NOTES

NOTICE TO CONTRACTOR:

1. THE ARCHITECT OF RECORD IS PROVIDING PLANS ONLY. NO OTHER TYPE OF ARCHITECTURAL SERVICE IS IS INTENDED OR IMPLIED. THESE PLANS ARE TO BE USED BY A COMPETENT LICENSED CONTRACTOR KNOWLEDGEABLE IN THE BUILDING TRADES, WHO WILL CHECK AND VERIFY ALL DIMENSIONS AND CONDITIONS AND BE RESPONSIBLE FOR THEM.
2. ADMINISTRATION OF THE CONTRACT WILL BE BY OWNER OR HIS REPRESENTATIVE. THE CONTRACTOR AND THE OWNER SHALL BE SOLELY RESPONSIBLE FOR THE BUILDING CONSTRUCTION PROCESS MEANS AND METHODS AND JOBSITE SAFETY.
3. THE DRAWINGS INDICATE THE GENERAL SCOPE OF THE PROJECT - THE DIMENSIONS OF THE BUILDING, MAJOR ARCHITECTURAL ELEMENTS, AND TYPE OF STRUCTURAL SYSTEM. THE DRAWINGS DO NOT DESCRIBE ALL THE WORK REQUIRED FOR SUCCESSFULLY COMPLETING THE PROJECT. BASED ON THE DRAWINGS, THE CONTRACTOR MUST FURNISH ALL ITEMS REQUIRED FOR THE PROPER EXECUTION AND COMPLETION OF THE WORK.
4. CONTRACTOR TO SITE VERIFY THE CONDITIONS OF EXISTING FOUNDATIONS UPON EXCAVATION AND DETERMINE STRUCTURAL STABILITY OF ASSUMED CONDITIONS. IF ISSUES ARISE, CONTRACTOR IS TO INFORM THE ARCHITECT IMMEDIATELY.
5. DECISIONS OF THE ARCHITECT REGARDING THE ITEMS OF WORK INCLUDED WITHIN THE SCOPE OF THIS DOCUMENT WILL BE FINAL AND BINDING ON THE CONTRACTOR AND THE OWNER.
6. THE CONTRACTOR MUST THOROUGHLY EXAMINE THE DRAWINGS TO DETERMINE THE SCOPE AND THE INTENT OF THESE DOCUMENTS AND DRAWINGS. THE CONTRACTOR MUST VISIT THE SITE AND BECOME INFORMED OF ALL EXISTING CONDITIONS, DIMENSIONS AND LIMITATIONS UNDER WHICH THE WORK IS TO BE PERFORMED. IF ANY DISCREPANCIES OR OMISSIONS ARE DISCOVERED, THE CONTRACTOR MUST NOTIFY THE ARCHITECT AND OBTAIN CLARIFICATIONS BEFORE SUBMITTING HIS BID. FAILURE TO GIVE NOTICE OR OBTAIN CLARIFICATION WILL NOT BE CAUSE FOR ADDITIONAL COMPENSATION.
7. THE CONTRACTOR MUST FURNISH SKILLED LABOR, MATERIALS, EQUIPMENT, APPLIANCES AND SERVICES, AND PERFORM ALL OPERATIONS NECESSARY TO COMPLETE THE WORK IN A SAFE AND WORKMANLIKE MANNER WITHIN THE OWNER'S SCHEDULE.
8. NOTED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS - DO NOT SCALE DRAWINGS.
9. ALL MATERIALS AND EQUIPMENT MUST BE INSTALLED PER MANUFACTURER INSTRUCTIONS AND RECOMMENDATIONS, AND TO THE BEST INDUSTRY STANDARDS.
10. CONTRACTOR IS RESPONSIBLE FOR REMOVAL AND PROPER DISPOSAL OF ALL DEBRIS GENERATED BY THE WORK. CLEAN UP IS REQUIRED ON DAILY BASIS.
11. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THEIR LISTINGS AND THE MANUFACTURER'S INSTALLATION INSTRUCTIONS. A COPY OF THE MANUFACTURER'S INSTALLATION INSTRUCTIONS MUST BE PROVIDED ON SITE FOR EACH INSPECTION.

APPLICABLE CODES

- ICC 2018 International Building Code *(23)
- ICC 2018 International Residential Code *(23)
- ICC 2018 International Fire Code *(27)
- ICC 2018 International Existing Building Code *(23)
- ICC 2018 International Mechanical Code *(23)
- ICC 2018 International Fuel Gas Code *(23)
- ICC 2018 International Swimming Pool and Spa Code *(23)
- NFPA 2017 National Electrical Code *(23)
- ICC 2018 International Property Maintenance Code *(26)

The following construction codes are mandated by the State of Illinois and enforced by the
Village of Arlington Heights.

- 2014 Illinois Plumbing Code *(23)
- 2021 Illinois Energy Conservation Code
- 2018 Illinois Accessibility Code
- Illinois Elevator Safety Rules
- NFPA 2015 Life Safety Code (OSFM)

DESIGN CRITERIA

FLOOR	= 40# LL 10# DL TYPICAL ALL AREAS
WALL	= 60# PLF OR ACTUAL LOAD
CEILING	= 20# LL 10# DL ROOF SLOPES OVER 3 IN 12
ROOF	= 30# LL 20# DL
CATHEDRAL	= 30# LL 15# DL ALL SLOPES
EXTR. DECK	= 60# LL 10# DL
EXTR BALCONY	= 100# LL 10# DL EXTERIOR

STRUCTURAL FRAMING LUMBER

FLOOR JOISTS, CEILING JOISTS, HEADERS, AND RAFTERS
IN-GRADE BASE VALUE (USE NO MULTIPLIERS AGAINST BASE VALUE)

GRADE #2 SPECIES SPF CANADIAN	BASE Fb = 875
GRADE #2 SPECIES SYP DOMESTIC	BASE Fb = 875 (WOLM.)
GRADE #1 SPECIES HEM-FIR	BASE Fb = 1050

MANUFACTURER: TRUSS JOIST MCMILLAN
PRODUCT: MICRO-LAM LVL
SIZE: 1 3/4" x (SEE PLAN) Fb = 2,600 PSI E = 2.0

WIND 115 MPH CATEGORY II
21.64 FROST LINE 42"

PROJECT DESCRIPTION

THE PROJECT INCLUDES REPLACEMENT OF DETACHED GARAGE & DRIVEWAY

DRAWINGS LIST

DRAWING INDEX

Sheet Number	Sheet Name
A101	COVER
A102	PROPOSED PLANS
A103	ELEVATIONS

No.	Description	Date
	PERMIT	03/14/2026

BAU
1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com
Design & Development

LICENSED ARCHITECT
DAMIAN A. BABICZ
001-023574
STATE OF ILLINOIS
FIRM LICENSE NUMBER: 184-007502

REPLACEMENT OF GARAGE & DRIVEWAY
620 N Highland Ave
Arlington Heights, IL 60004

DATE: 03/14/2026
PROJECT: 26-110
DRAWN BY: DB CHECKED BY: DB

COVER

SHEET NO. A101

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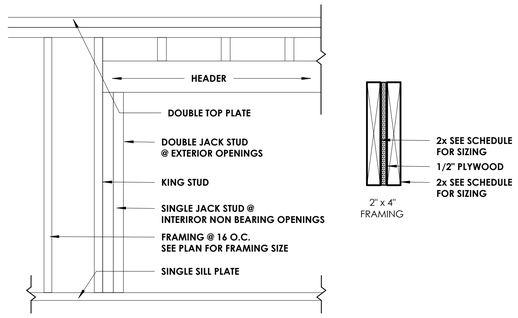
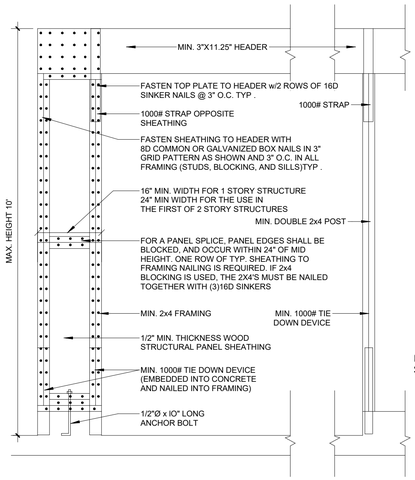


7 DETAIL - HEADERS
1 1/2" = 1'-0"

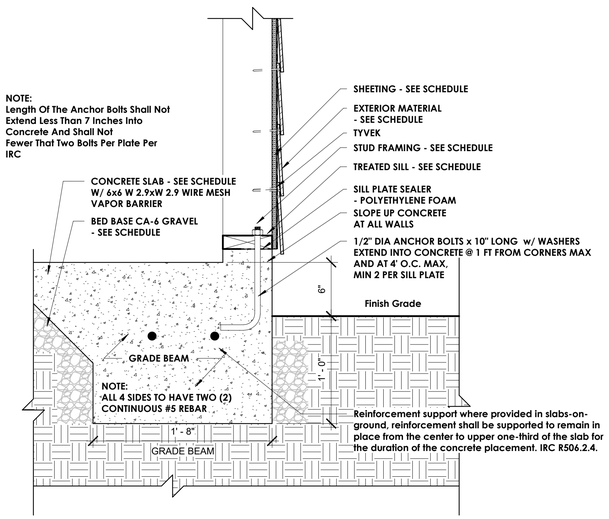
Stud to which the strap is attached shall be min 2x4 #2 grade or better.



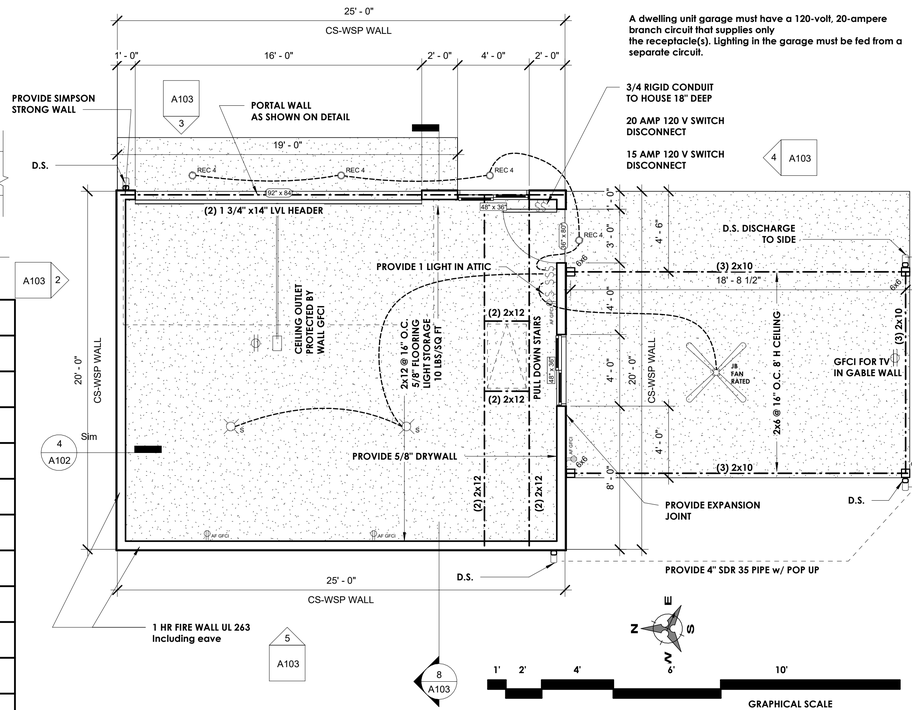
8 GARAGE PORTAL FRAME DETAIL
1/2" = 1'-0"

CONCRETE THICKNESS:	5"
BED OF CA-6	5"
PERMITERER LEVELED CONCRETE PARAPET WALL	3.5 / 7.25" REAR AND SIDE SEE PLAN
WOOD STUDS SIZE / TREATED PLATE SIZE	2x4
WOOD STUDS SPACING	16" O.C.
WALL SHEETING	7/16" OSB
EXTERIOR MATERIAL	SIDING TO MATCH THE HOUSE
ROOF RAFTERS SIZE/SPACING	2x6 @ 16" O.C.
ROOF RIDGE/HIP	2x8
ROOF SHEETING	1/2" PLYWOOD

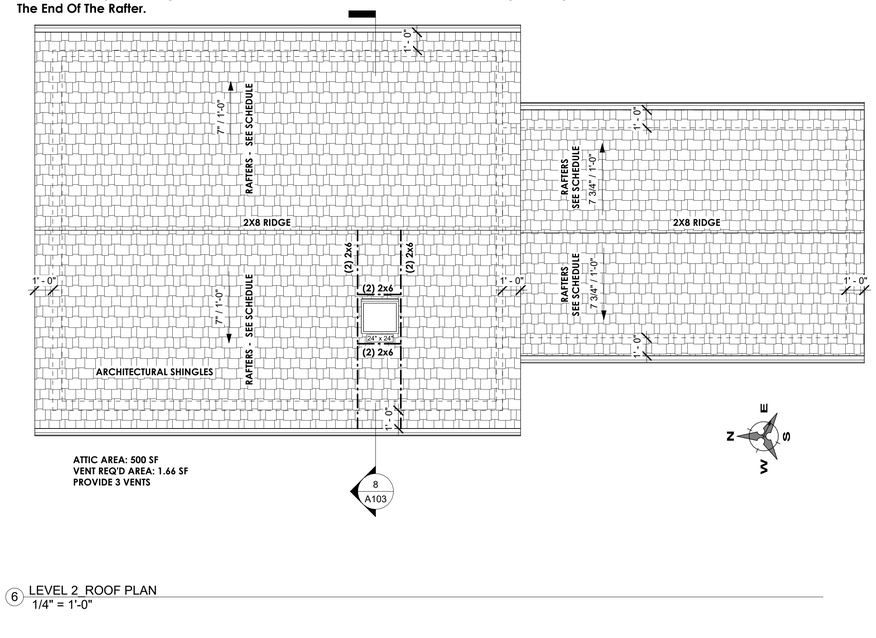
2 SCHEDULE
1/2" = 1'-0"



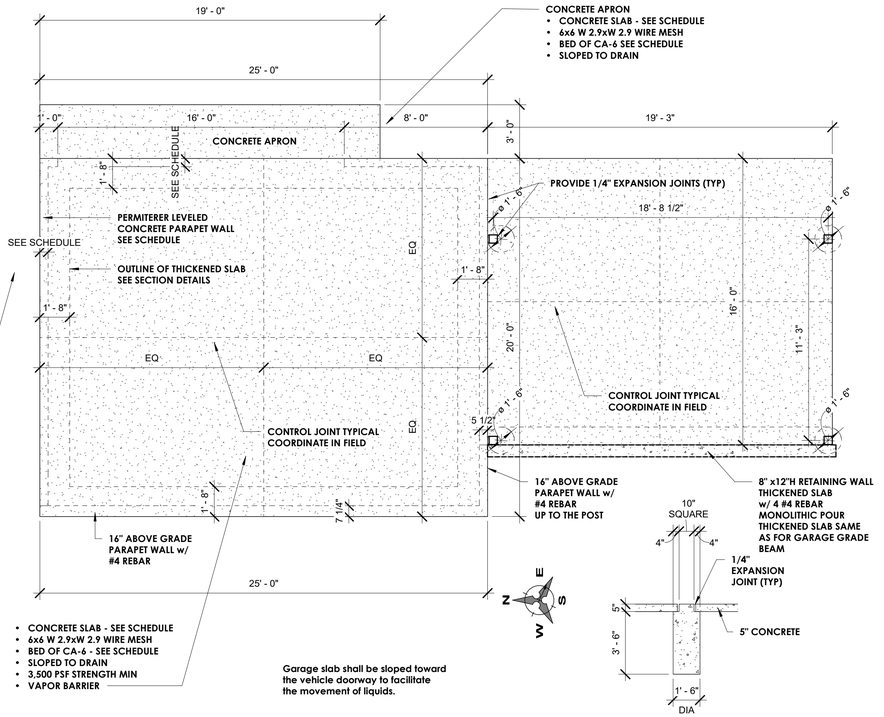
4 DETAIL - FOUNDATION
1 1/2" = 1'-0"



- 240 # Architectural Asphalt Shingles Over Underlayment
- Roof Vents To Be Located On Back Slope Of Roof. Provide Eave And Roof Vents To Allow 1 Sf Of Free Ventilation For Each 300 Sq Ft Of Ceiling Area
- All Roof Penetrations Are To Receive Proper Flashing And Roof Saddle If Required For Proper Watertight Penetration.
- Roof Structure - See Schedule
- Provide H8 18-Gauge Zmax Galvanized Hurricane Ties @ 16" O.C.
- PROVIDE DRIP EDGE
- Ridge Straps Shall Be Permitted To Replace Collar Ties. Ridge Straps Shall Be Not Less Than 11/4-Inch (32 Mm) × 20 Gage And Shall Be Nailed To The Top Edge Of Each Rafter With Not Fewer Than Three 10d Common (3" × 0.148") Nails With The Closest Nail Not Closer Than 23/8 Inches (60.3 Mm)From The End Of The Rafter.



6 LEVEL 2_ROOF PLAN
1/4" = 1'-0"



5 LEVEL 1_PROPOSED GARAGE SLAB
1/4" = 1'-0"

1 LEVEL 1_ARCHITECTURE
1/4" = 1'-0"

No.	Description	Date
	PERMIT	03/14/2026

BAU
Design & Development
1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com

LICENSED ARCHITECT
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REPLACEMENT OF GARAGE & DRIVEWAY
620 N Highland Ave
Arlington Heights, IL 60004

DATE: 03/14/2026
PROJECT: 26-110
DRAWN BY: DB CHECKED BY: DB

PROPOSED PLANS

SHEET NO. A102

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GIRDER SPANS AND HEADER SPANS FOR EXTERIOR BEARING WALLS
(MAXIMUM SPANS FOR DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE AND SPRUCE-PINE-FIR AND REQUIRED NUMBER OF JACK STUDS)

SIZE OF WOOD GIRDER AND HEADER	SUPPORTING ROOF ONLY BUILDING WIDTH IN FT. (12, 24, 36)						SUPPORTING 1 STORY ABOVE BUILDING WIDTH IN FT. (12, 24, 36)						SUPPORTING 2 STORIES ABOVE BUILDING WIDTH IN FT. (20, 24, 36)					
	12		24		36		12		24		36		12		24		36	
	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.	SPAN	N.J.
(2)2x4	4-0	1	3-1	1	2-7	1	3-3	1	2-6	1	2-2	1	2-8	1	2-1	1	1-9	1
(2)2x6	6-0	1	4-7	1	3-10	1	4-10	1	3-9	1	3-3	2	4-0	1	3-2	2	2-8	2
(2)2x8	7-7	1	5-9	1	4-10	2	6-1	1	4-10	2	4-1	2	5-0	2	4-0	2	3-5	2
(2)2x10	9-0	1	6-10	2	5-9	2	7-3	2	5-8	2	4-10	2	6-0	2	4-9	2	4-0	2
(2)2x12	10-7	2	8-1	2	6-10	2	8-6	2	6-8	3	5-8	2	7-0	2	5-7	2	4-9	3
(3)2x8	9-5	1	7-3	1	6-1	1	7-8	1	6-0	1	5-1	2	6-4	1	5-0	2	4-3	2
(3)2x10	11-3	1	8-7	1	7-3	2	9-1	1	7-2	2	6-1	2	7-6	2	5-11	2	5-1	2
(3)2x12	13-2	1	10-1	2	8-6	2	10-8	2	8-5	2	7-2	2	8-10	2	7-0	2	5-11	2

1. ALL TYPICAL GIRDERS AND HEADERS FOLLOW THIS CHART WITH THE REQUIRED NUMBER OF JACK STUDS, PROVIDING KING STUDS AT ENDS.
2. SPANS ARE GIVEN IN FEET AND INCHES
3. NO. I OR BETTER GRADE LUMBER SHALL BE USED FOR SOUTHERN PINE. OTHER TABULATED VALUES ASSUME #2 GRADE LUMBER.
4. BUILDING WIDTH IS MEASURED PERPENDICULAR TO THE RIDGE. FOR WIDTHS BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.
5. **NJ** = NUMBER OF JACK STUDS REQUIRED TO SUPPORT EACH END. WHERE THE NUMBER OF REQUIRED JACK STUDS EQUALS ONE, THE HEADER IS PERMITTED TO BE SUPPORTED BY AN APPROVED FRAMING ANCHOR ATTACHED TO THE FULL-HEIGHT WALL STUD AND TO THE HEADER.
6. USE 30 PSF GROUND SNOW LOAD FOR CASES IN WHICH GROUND SNOW LOAD IS LESS THAN 30 PSF AND THE ROOF LIVE LOAD IS EQUAL TO OR LESS THAN 20 PSF.

GIRDER AND HEADER SPANS FOR OPEN PORCHES
(MAXIMUM SPANS FOR DOUGLAS FIR-LARCH, HEM-FIR, SOUTHERN PINE AND SPRUCE-PINE-FIR)

	SUPPORTING ROOF		SUPPORTING FLOOR	
	SPAN 8	SPAN 14	SPAN 8	SPAN 14
(2)2x6	7-6	5-8	6-4	4-9
(2)2x8	10-1	7-7	8-5	6-4
(2)2x10	12-4	9-4	10-4	7-9
(2)2x12	14-4	10-10	11-11	9-0

1. SPANS ARE GIVEN IN FEET AND INCHES
2. TABULATED VALUES ASSUME #2 GRADE LUMBER, WET SERVICE AND INCISING FOR REFRACTORY SPECIES.
3. PORCH DEPTH IS MEASURED HORIZONTALLY FROM BUILDING FACE TO CENTERLINE OF THE HEADER. FOR DEPTHS BETWEEN THOSE SHOWN, SPANS ARE PERMITTED TO BE INTERPOLATED.

* CONTRACTOR TO VERIFY ALL EXISTING HEADERS AFTER DEMOLITION AND STRTUCTURE IS EXPOSED. REPLACE AS REQUIRED.
* FOR NON-TYPICAL SPANS/SIZES SEE FLOOR PLANS

LVL FASTENING SCHEDULE

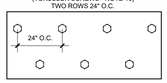
MAXIMUM UNIFORM LOAD APPLIED TO EITHER OR BOTH OUTSIDE PIECES (POUND PEER LINEAR FOOT)

PIECES IN MEMBER	16D NAILS		1/2" BOLTS		SCREWS (NOTES 9)		TRUSSLOK
	A	B	C	D	E	F	G
	2 ROWS 12" O.C.	3 ROWS 12" O.C.	2 ROWS 24" O.C.	2 ROWS 12" O.C.	2 ROWS 24" O.C.	2 ROWS 12" O.C.	2 ROWS 24" O.C.
2	505	760	505	1015	500	995	525
3	380	570	380	760	375	745	375
4	NOT PERMITTED		340	675	330	665	335

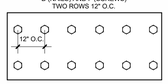
A (NAILS) AND F (SCREWS) TWO ROWS 12" O.C.

B (NAILS) THREE ROWS 12" O.C.

C BOLTS AND E (SCREWS) AND G (TURSSLOK SCREWS - NOTE 10) TWO ROWS 24" O.C.

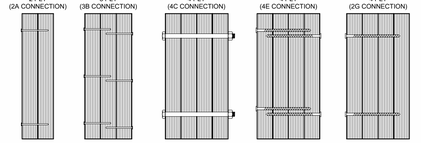


D (NAILS) AND F (SCREWS) TWO ROWS 12" O.C.



1. CONFIRM ADEQUACY OF THE BEAM (DEPTH AND NUMBER OF PIECES) FOR CARRYING THE DESIGNATED LOAD.
2. STRESS LEVEL FOR NAIL AND BOLT VALUES IS 100%. INCREAES OF 15% FOR SNOW LOADED OR 25% FOR NON-SNOW LOADED FLOOR CONDITIONS ARE PREMITTED.
3. TOP AND BOTTOM ROW CONNECTORS SHOULD BE 2" FROM THE EDGE.
4. BOLT HOLES ARE TO BE THE SAME DIAMETER AS THE BOLT. EVERY BOLT MUST EXTEND THROUGH THE FULL THICKNESS OF THE MEMBER. USE WASHERS UNDER HEAD AND NUT.
5. FOR THREE-PIECE MEMBER. SPECIFIED NAILING IS FROM THE EACH SIDE.
6. TO MINIMIZE ROTATION, FOUR-PIECE MEMBERS SHOULD ONLY BE USED WHEN LOADS ARE APPLIED TO BOTH SIDES, OR COMPLETEY ACROSS THE TOP OF THE MEMEBER.
7. FOUR-PIECE MEMBERS MUST BE BOLTED OR ATTACHED WITH 6" SCREWS FROM BOTH SIDES.
8. FLOOR JOISTS MUST BE ATTACHED WITH APPROVED METAL HANGERS.
9. SCREWS ARE USP WS SERIES OR SIMPSON STRONG-TIE SDS INSTALLED PER MANUFACTURER INSTRUCTIONS. SCREWS FOR 3-PLY AND 4-PLY MEMBERS MUST BE FROM BOTH SIDES OF BEAM.
10. FASTENMASTER TRUSSLDK SCREWS FOR 2-PLY, 3-PLY, OR 6 ½" LONG FOR 4-PLY, CONNECTIONS MAY BE DOUBLED FOR 12" ON-CENTER SPACING. INSTALL PER MANUFACTURER'S RECOMMENDATIONS. DO NOT OVERTIGHTEN SCREWS.

1 3/4" MULTIPLE PLIES



ELEVATION NOTES:

- JELD WEN, CRESTLINE, OR EQUAL GLASS SIZES SHOWN ON ELEVATIONS
- PROVIDE COUNTER FLASHING, WHERE REQUIRED, INCLUDING ROOF TO WALL INTERSECTIONS, CHIMNEYS AND SADDLES 20 G.A. (MIN.)
- PROVIDE COUNTER FLASHING DIAGONALLY ACROSS MASONRY, STEP AND REGGLED INTO THE MORTAR
- ROOF VENTS TO BE LOCATED ON BACK SLOPE OF THE ROOF. NUMBER AND LOCATION SHALL BE BASED ON TOTAL AREA OF VENTS REQUIRED EQUAL TO 1/300th OF ROOF AREA.
- NOTE: ALL WINDOWS BEING REPLACED MUST HAVE A U-FACTOR VALUE OF 0.30 OR LESS.
- WINDOWS AND SLIDING GLASS DOORS LIMITED TO NO MORE THAN .O.3CFM PER SQUARE FOOT AIR LEAKAGE. SWINGING DOORS LIMITED TO NO MORE THAN O.5CFM PER SQUARE FOOT. (SECTION R402.4.3)
- 100 PERCENT (100%) OF THE LAMPS IN PERMANENTLY INSTALLED LIGHT FIXTURES SHALL BE HIGH EFFICIENCY LAMPS. (SECTION R404.1)

1' 2' 4' 6' 10'

GRAPHICAL SCALE

4 ELEVATION -SOUTH
1/4" = 1'-0"

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

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

TABLE R802.5.2(1)RAFTER/CEILING JOIST HEEL JOINT CONNECTIONS[g]

RAFTER SLOPE	RAFTER SPACING (inches)	GROUND SNOW LOAD (psf) 20*			30			50			70		
		Roof span (feet) 12	24	36	12	24	36	12	24	36	12	24	36
		Required number of 16d common nails per heel joint splices [a, b,c, d, f]											
3:12	12	3	5	8	3	6	9	5	9	13	6	12	17
	16	4	7	10	4	8	12	6	12	17	8	15	23
	19.2	4	8	12	5	10	14	7	14	21	9	18	27
	24	5	10	15	6	12	18	9	17	26	12	23	34
4:12	12	3	4	6	3	5	7	4	7	10	5	9	13
	16	3	5	8	3	6	9	5	9	13	6	12	17
	19.2	3	6	9	4	7	11	6	11	16	7	14	21
	24	4	8	11	5	9	13	7	13	19	9	17	26
5:12	12	3	3	5	3	4	5	3	6	8	4	7	11
	16	3	4	6	3	5	7	4	7	11	5	9	14
	19.2	3	5	7	3	6	9	5	9	13	6	11	17
	24	3	6	9	4	7	11	6	11	16	7	14	21
7:12	12	3	3	4	3	3	4	3	4	6	3	5	8
	16	3	3	5	3	4	5	3	5	8	4	7	10
	19.2	3	4	5	3	4	6	3	6	9	4	8	12
	24	3	5	7	3	5	8	4	8	11	5	10	15
9:12	12	3	3	3	3	3	3	3	3	5	3	4	6
	16	3	3	4	3	3	4	3	4	6	3	5	8
	19.2	3	3	4	3	4	5	3	5	7	3	6	9
	24	3	4	5	3	4	6	3	6	9	4	8	12
12:12	12	3	3	3	3	3	3	3	3	4	3	3	5
	16	3	3	3	3	3	3	3	3	5	3	4	6
	19.2	3	3	3	3	3	4	3	4	6	3	5	7
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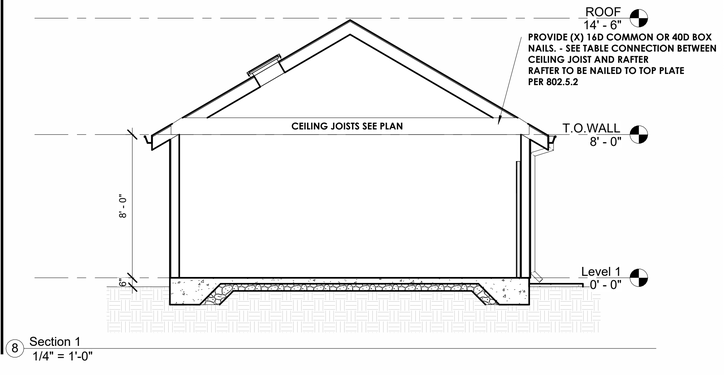
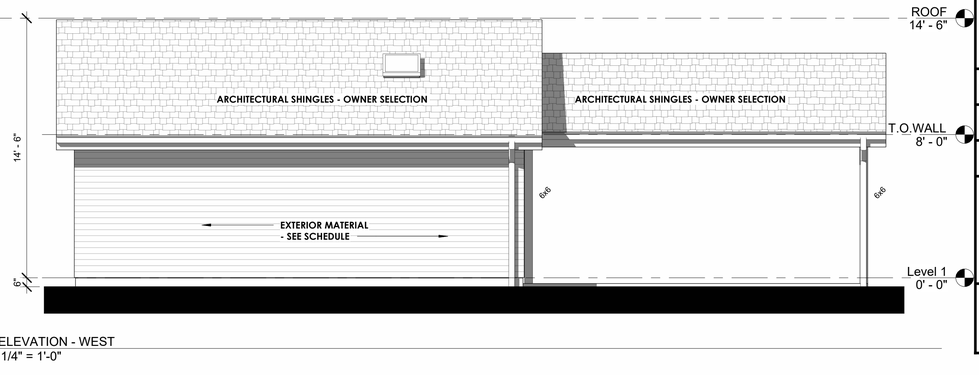


8 Section 1
1/4" = 1'-0"



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

No.	Description	Date
	PERMIT	03/14/2026

BAU
1302 South 5th Avenue
Des Plaines, IL 60018
Phone: (224) 388-8914
Email: archdb26@gmail.com
Design & Development

LICENSED ARCHITECT
DAMIAN A. BABICZ
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STATE OF ILLINOIS

FIRM LICENSE NUMBER: 184-007502

REPLACEMENT OF GARAGE & DRIVEWAY
620 N Highland Ave
Arlington Heights, IL 60004

DATE: 03/14/2026
PROJECT: 26-110
DRAWN BY: DB CHECKED BY: DB

ELEVATIONS

SHEET NO. A103

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VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
6/8/2026

Item: 400 E. Park Avenue - ZBA26-012
Department: Planning & Community Development

Item Description:
Requested Relief:

- A 14.09-foot variation from Chapter 28, Section 6.5-3 (Accessory Structures) to allow a detached garage that is set back 12.06 feet from the exterior side lot line where the required minimum setback is 26.15 feet, plus an additional 1 foot for the eave.

ATTACHMENTS:
1. 6.8.26 Packet_400 E Park Ave

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Darko Bojin, Planner
Hearing Date: June 8, 2026
Date Prepared: June 1, 2026
Project Title: Eckhardt Residence
Address: 400 E. Park St.

Background Information
Petition Number: ZBA #26-012
Petitioner: Ted Eckhardt
Address: **400 E. Park St.**

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

Requested Action/Background Information

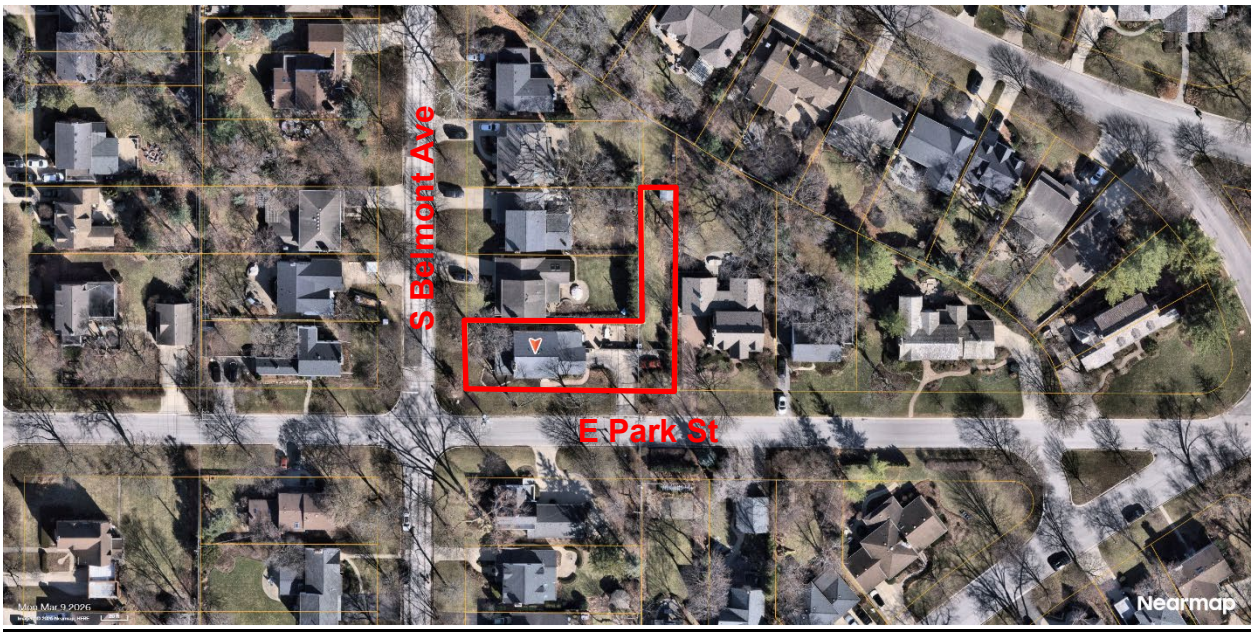
The property is zoned R-3 and has a total land area of approximately 10,345 square feet. The petitioner is proposing to construct a new detached garage at the southwestern portion of the property adjacent to the existing driveway. The proposed garage encroaches into the required exterior side yard. Therefore, the petitioner is requesting the following variations:

- **A 14.09-foot variation from Chapter 28, Section 6.5-3 (Accessory Structures) to allow a detached garage that is set back 12.06 feet from the exterior side lot line where the required minimum setback is 26.15 feet, plus an additional 1 foot for the eave.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity



Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	5.21.26	
2. List of Property Owners Within 250 feet of Subject Property	✓	5.21.26	
3. Letter that was Mailed	✓	5.21.26	
4. Photographs of Sign on Property	✓	5.21.26	

Photographs of Existing Structure

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, June 8, 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 14.09-foot variation from Chapter 28, Section 6.5-3 (Accessory Structures) to allow a detached garage that is set back 12.06 feet from the exterior side lot line where the required minimum setback is 26.15 feet, plus an additional 1 foot for the eave.

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

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

PARCEL 1: LOT 204 IN SCARSDALE BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE EAST ½ AND PART OF THE EAST ½ OF THE WEST ½ OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE SOUTH 150 FEET OF THE WEST ½ OF LOT 209 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST ½ OF THE EAST ½ AND PART OF THE EAST ½ OF THE WEST ½ OF SECTION 32, TOWN 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

Commonly known as: 400 E. Park Street

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

Benjamin Jaffe, Chair
Zoning Board of Appeals
Planning and Community Development
Published in Daily Herald May 23, 2026 (333023)

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 05/23/2026 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 # 333023

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

Village of Arlington Heights

To:	**Thomas (Ted) Eckhardt (Owner)**
From:	**Darko Bojin**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 26-012**
Project:	**400 E Park St**
Date:	**June 1, 2026**

ZONING COMMENTS:

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

- A 14.09-foot variation from Chapter 28, Section 6.5-3 (Accessory Structures) to allow a detached garage that is set back 12.06 feet from the exterior side lot line where the required minimum setback is 26.15 feet, plus an additional 1 foot for the eave.

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

Planning and Community Development

1. No comments.

Building and Life Safety

1. Approved. BLS has no objections to the ZBA application.

Engineering

1. The Engineering Division does not object to the proposed variance for a 14.09-foot variation from Chapter 28, Section 6.5-3 (Accessory Structures) to allow a detached garage that is set back 12.06 feet from the exterior side lot line where the required minimum setback is 26.15 feet, plus an additional 1 foot for the eave.

PETITION

Now comes the Petitioner Thomas D. (Ted) Eckhardt Sr. AIA and Melinda V. Eckhardt being the Owner of the property commonly known as 400 E Park Street and appeals to the zoning Board of Appeals of the Village of Arlington Heights for a Variation from Chapter 28 Sections of the R-3 5.1-3.2 Minium lot width , 5.1-3.3 Min Yards and other sections that Staff my determine appropriate of the Arlington Heights Municipal Code , in order to construct a detached garage.

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 variance is granted. The Existing home , built around 1946, is a corner lot 50ft x 131ft and an additional ½ lot 25ft x 150 ft combined with a single pin number. One unique aspect of the lot is the "L" shapped 25 ft x 150 ft portion is not apparent from Park Street, Ref survey. The hardship with the existing house is based upon a few existing conditions. The existing attached garage is not big enough to park two cars. The 14 ft wide door will allow an SUV and a small car to get in but one can not even open the car door once inside. The width of the garage is too narrow. We just moved into this home having lived across the street for 42 years. The solution is to build a detached garage that has been designed to be compatible with the existing home and the neighborhood as many homes in Scarsdale have detached garages.

The Existing Home is non compliant for a corner lot. The Home sits 11.42 ft and 12.06 ft from Park street. The home across the street sits on the lot line adjacent to Park street. These homes as sited feel well balanced and adding a garage will fit in. Please reference drawings and a site model constructed as exhibits. Careful study of the location for the detached garage has determined it is located in the only feasible foot print. This request will not alter the essential character of the locality and will be compatible with the existing use. All R3 lots that are mostly 50 ft wide which causes hardships with planning any alterations. The new detached garage where located is being placed on an existing paved area where we park a car and previous owners have parked..... therefore not altering the use of this lot. Please reference the Plat of survey to see the driveway foot print.

The design of the new garage has been purposely positioned to mimic the existing elevation of the main house with two identical windows, garage doors facing each other to avoid a garage door facing Park street. Same materials, colors will match the newly painted main house. The exterior side yard setback has been established at 12.06 feet to align with the main house. The location of the new garage will allow access to the rear yard that goes north from an existing patio.

The location of the Garage will not crowd the house to the east as there is a driveway there. Ref site model where the east home has been included.

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 property has been zoned R3 for as long as I know. The unique circumstance is the character of Scarsdale in general. Lot sizes, side yard setbacks, have established a lovely street scape and overall compatibility. The Takkett built home did not provide an adequate sized garage from the start. My wife and I have been parking our two cars in the garage at 500 E Mayfair for 40 years and as expected her car goes in and mine sits out.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter 28 : This request is a valid candidate for variance as it fits into the existing setback along Park street and will provide a safe parking for a second car and storage of tools , bikes and more. My wife and I are seniors and we need a little more room parking the cars.

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property. The careful analysis of the location of the garage is the minimum required for a two car garage or one car with room for storage. The site already has a paved drive where the garage is being planned and the area of the garage is modest.

Signed: Thomas D. (Jed) Eckhardt Sr. **Date** 4/25/26

Petitioner Thomas D. (Jed) Eckhardt Sr. AIA

501 South Belmont Avenue
Arlington Heights, IL 60005

Zoning Board of Appeals
Village of Arlington Heights
33 South Arlington Heights Road
Arlington Heights, IL 60005

Dear Members of the Zoning Board of Appeals:

As neighbors to Ted and Melinda Eckhardt, we received the Notice of Public Hearing concerning their request for a variance to allow construction of a detached garage to the east of their house.

We wholeheartedly support the Eckhardts' request for variance and are confident that their plan will not only enhance their property but is also in the best interests of the Scarsdale neighborhood.

Should there be any questions or concerns about our support for this variance please do not hesitate to contact us at 847-404-8207.

Thank you for your consideration.

Sincerely,

Peter Parry

Debra Parry

June 2nd, 2026

Village of Arlington Heights
Zoning Board of Appeals
33 S. Arlington Heights Road
Arlington Heights, IL 60005

Subject: 400 E. Park – Variance to allow for the construction of a detached garage

To whom it may concern,

I am writing in support of the petitioner's request for a variance to construct a detached garage. As the adjacent neighbor to the east, I fully support this request.

As a long-standing member of the Design Commission, I believe the proposed design and placement are well considered and are in strong harmony with the character of the neighborhood and surrounding homes.

Regards,

Jonathan Kubow
416 E. Park
Arlington Heights, IL 60005
312.593.3895

P.H. VILLAGE:

WE HAVE REVIEWED

MR. ECKHARDT'S

REQUEST FOR VARIATION

AND SUPPORT HIS

EFFORT.

MICHAEL & SAMANTHA MUELLER

441 S. BELMONT AVE

ARLINGTON HTS, IL 60005

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

PLAT OF SURVEY

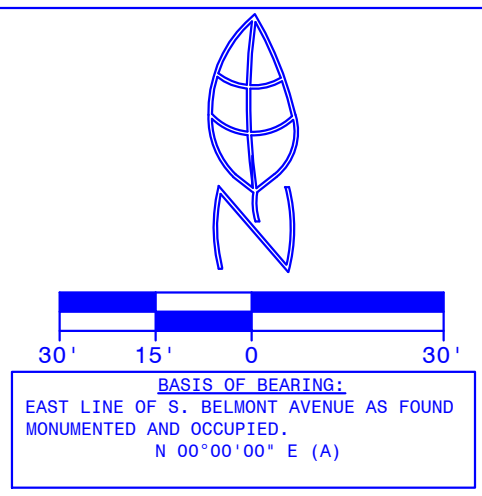
OF

PARCEL 1: LOT 204 IN SCARSDALE BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

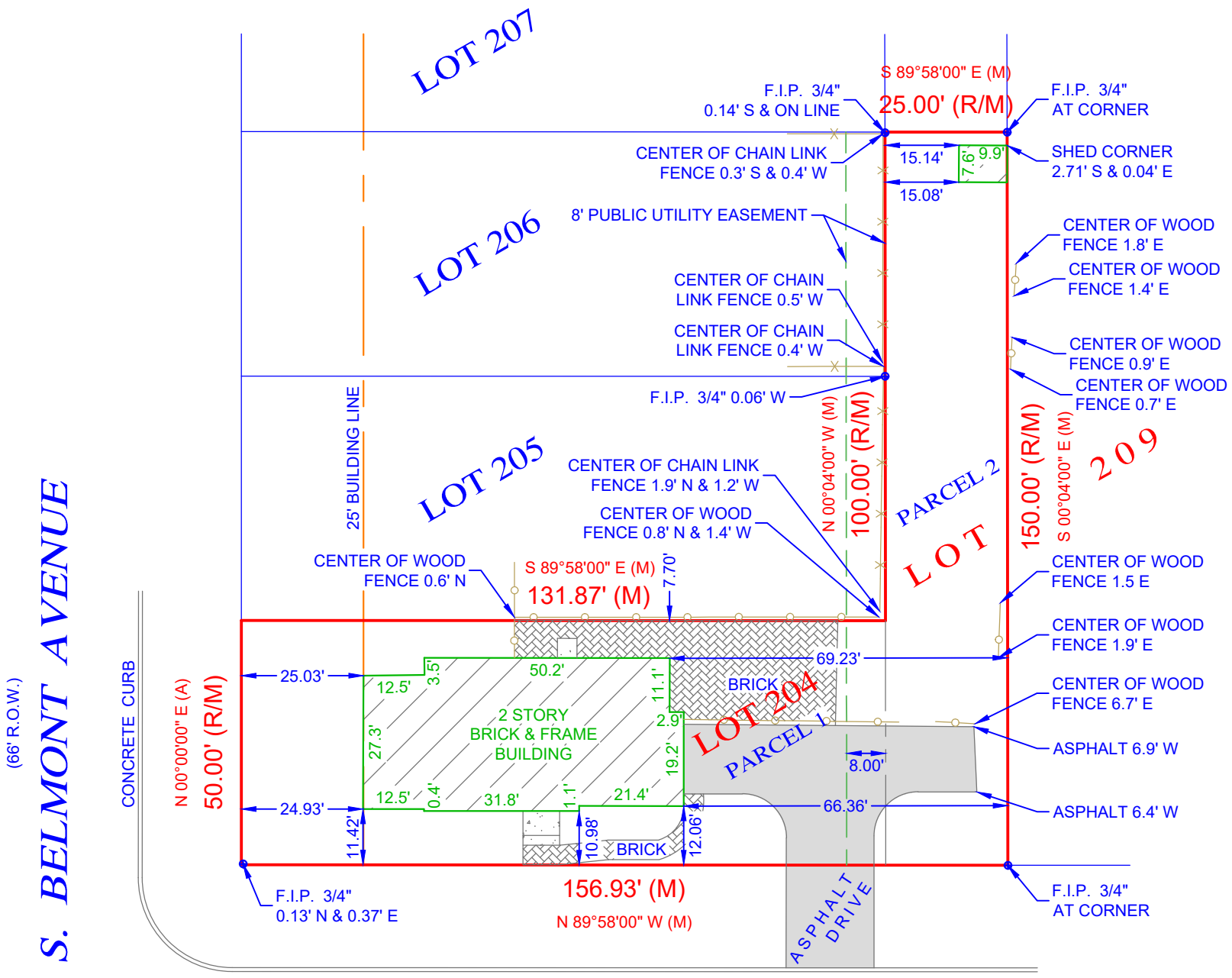
PARCEL 2: THE SOUTH 150 FEET OF THE WEST 1/2 OF LOT 209 IN SCARSDALE, BEING A SUBDIVISION OF PART OF THE WEST 1/2 OF THE EAST 1/2 AND PART OF THE EAST 1/2 OF THE WEST 1/2 OF SECTION 32, TOWN 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

AREA OF SURVEY:

"CONTAINING 10,345 SQ. FT. OR 0.24 ACRES MORE OR LESS"



BASIS OF BEARING:
EAST LINE OF S. BELMONT AVENUE AS FOUND MONUMENTED AND OCCUPIED.
N 00°00'00" E (A)



Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 12TH DAY OF JULY, A.D., 2024, AT LISLE, ILLINOIS.

Thomas J Ceisal

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
LICENSE EXPIRATION DATE NOVEMBER 30, 2024
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

THOMAS J. CEISAL
2205
PROFESSIONAL
LAND
SURVEYOR
STATE OF
ILLINOIS
LISLE, ILLINOIS

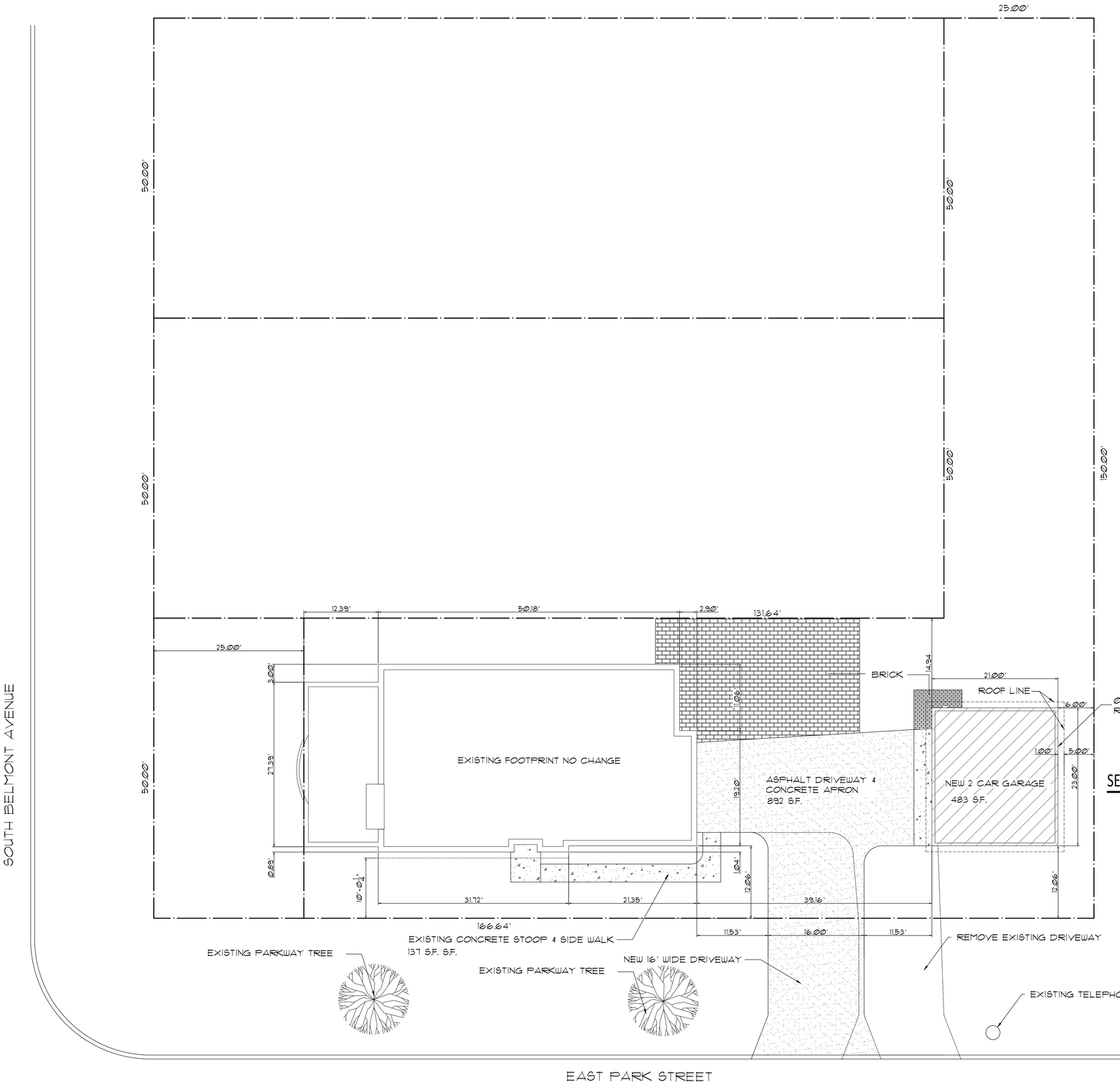
NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 400 E. PARK STREET
ARLINGTON HEIGHTS, ILLINOIS

CLIENT TED ECKHARDT

FIELDWORK DATE (CREW) 07/08/2024 (JB/BV)

DRAWN BY: RT REVISED: JOB NO. 24-06-0369



0 HR FIRE RATED REQUIRED THIS WALL PER 218 INTERNATIONAL RESIDENTIAL CODE TABLE R302.1

VILLAGE OF ARLINGTON HEIGHTS CODE

2018 International Residential Code with amendments
2017 National Electrical Code with amendments

PROJECT DATA

ZONING RESIDENTIAL R-3
LOT AREA 10,332 S.F.

EXISTING HOUSE
1ST FLOOR 1,927.338 S.F.
2ND FLOOR 993.47 S.F.
} 2,920.808 S.F.

NEW GARAGE 483 S.F.

MAXIMUM FLOOR RATIO 3,938 + (10,332-8750) X0.4)=4,570.8 S.F.
ACTUAL FLOOR RATIO 2,920.808 S.F -400 S.F. +483 S.F.=3,003.808 S.F.

MAXIMUM BUILDING LOT COVERAGE 10,332 S.F. X 35%=3,616.2 S.F.
ACTUAL LOT COVERAGE
1,927.338 S.F. +483 S.F.=2,410.338

MAXIMUM IMPERVIOUS SURFACE COVERAGE 10,332 S.F. X 50%=5,166 S.F.
ACTUAL IMPERVIOUS SURFACE COVERAGE
892 S.F. + 137 S.F. +483 S.F.+1,927.338 S.F.=3,439.338 S.F.

SEAL OF ARCHITECT

STATEMENT OF COMPLIANCE:

I HAVE PREPARED, OR CAUSED TO BE PREPARED UNDER MY DIRECT SUPERVISION, THE ATTACHED PLANS AND STATE THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF AND TO THE EXTENT OF MY CONTRACTUAL OBLIGATIONS THEY ARE IN COMPLIANCE WITH THE ARLINGTON HEIGHTS CODE.

STATE OF ILLINOIS · THOMAS D. ECKHARDT · 01-8736 · LICENSED ARCHITECT

Thomas D. Eckhardt Sr.

THOMAS D. ECKHARDT, AIA
LICENSE #: 01-08736 EXPIRES: 11/30/26

CONSTRUCTION DESIGN ARCHITECTS LTD
LICENSE #: 184.001509-0001 EXPIRES: 04/30/2027
001.008736

XXX
DATE

SITE PLAN
SCALE: 1/8"=1'-0"

N

CD Group

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

T 847.797.1700
F 847.797.7800

www.cdgroupllc.com

PROJECT NAME & LOCATION:

Eckhardt Residence
NEW GARAGE

400 East Park St.
Arlington Heights IL.

CONSULTANTS:

MARK	DATE	DESCRIPTION

PROJECT NO: 3947

DRAWN BY: Y.S.

CHK'D BY:

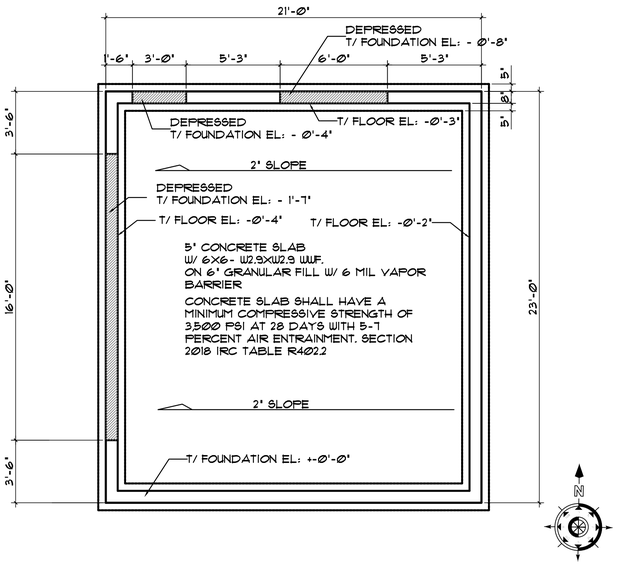
DATE:

SHEET TITLE:

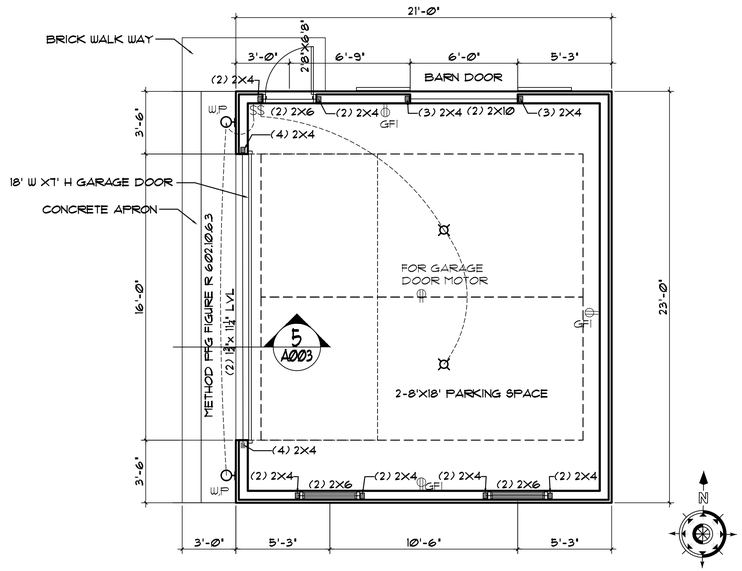
SHEET NUMBER

A001

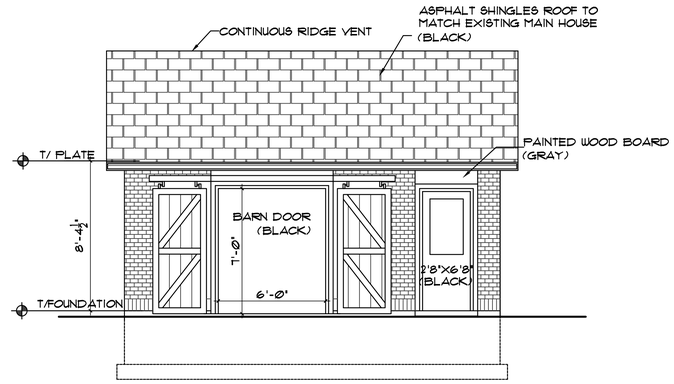
SHEET OF



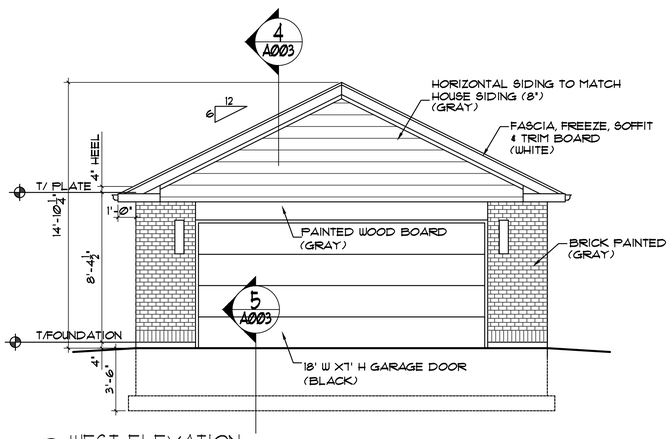
A FOUNDATION PLAN
SCALE: 1/4"=1'-0"



B FLOOR PLAN
SCALE: 1/4"=1'-0"



C NORTH ELEVATION
SCALE: 1/4"=1'-0"



D WEST ELEVATION
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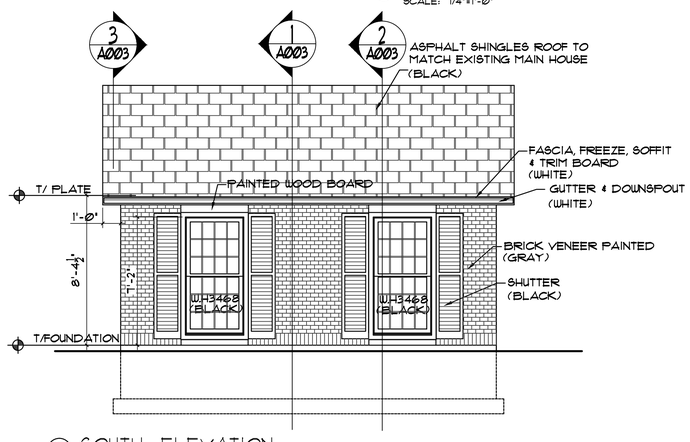
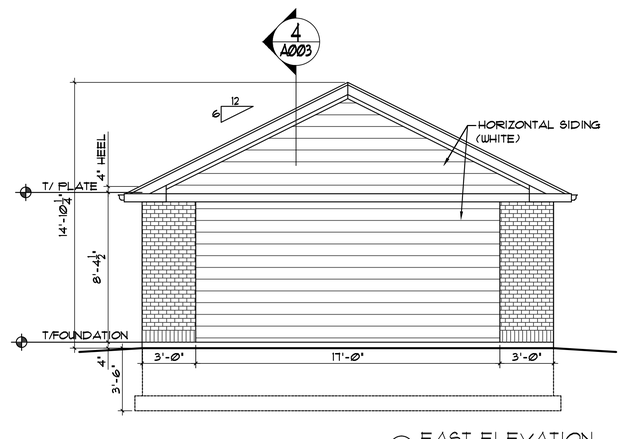
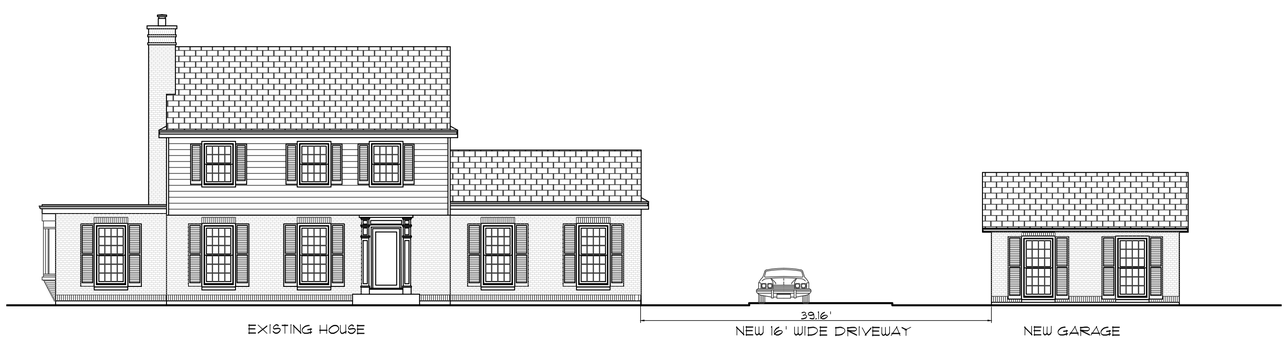


E SOUTH ELEVATION
SCALE: 1/4"=1'-0"



F EAST ELEVATION
SCALE: 1/4"=1'-0"



G STREET VIEW ELEVATION
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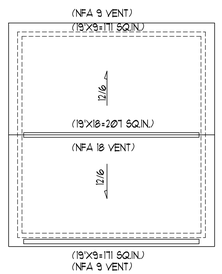

ROOF VENT

TOTAL ATTIC FLOOR SPACE: 483 SQ. FT

TOTAL VENTILATION REQUIRED
1 SQFT.VENT PER 150 SQFT ATTIC FLOOR SPACE :322 SQFT=463.68 SQ.IN.

RIDGE VENTILATION REQUIRED
TOTAL SQFT VENT /2=231.84 SQ.IN.
ACTUAL RIDGE VENT 342 SQ.IN.

SOFFIT VENTILATION REQUIRED
TOTAL SQFT VENT /2=231.84 SQ.IN.
ACTUAL TOTAL SOFFIT VENT 342 SQ.IN.

H ROOF VENT PLAN
SCALE: 1/8"=1'-0"

CD Group

Construction Design Architects, Ltd.
Construction Design Services, Ltd.

249 E. Prospect Avenue Suite 100
Mount Prospect, IL 60056

T 847.797.1700
F 847.797.7800

www.cdgroupllc.com

PROJECT NAME & LOCATION:

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NEW GARAGE

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CONSULTANTS:

MARK	DATE	DESCRIPTION

PROJECT NO: 3947

DRAWN BY: Y.S.

CHK'D BY:

DATE:

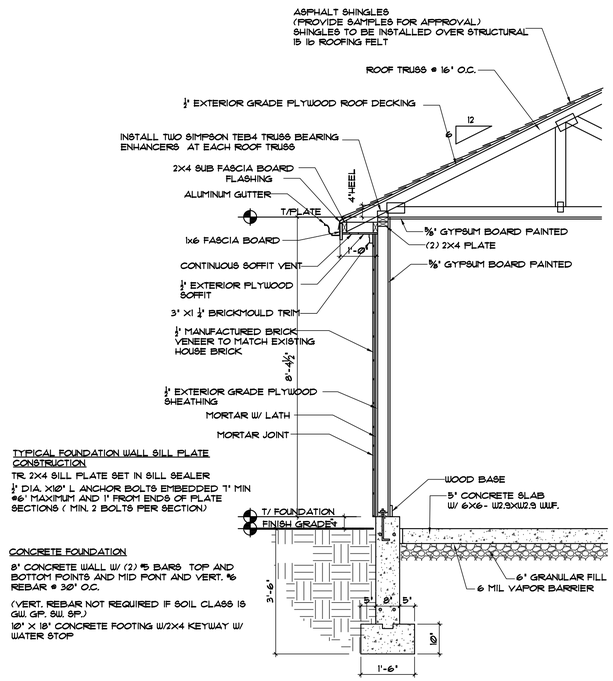
SHEET TITLE:

STATE OF ILLINOIS
THOMAS D ECKHARDT
01-0376
LICENSED ARCHITECT

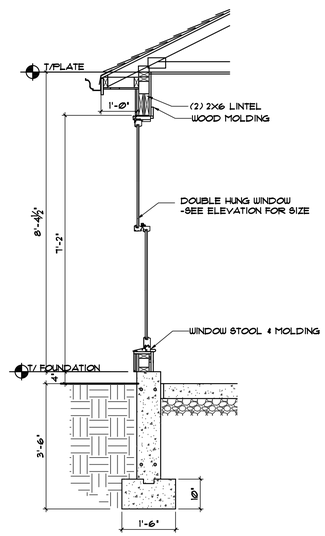
SHEET NUMBER

A002

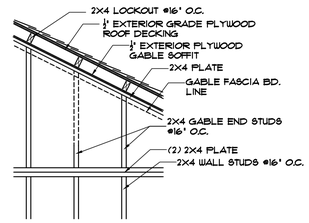
SHEET OF



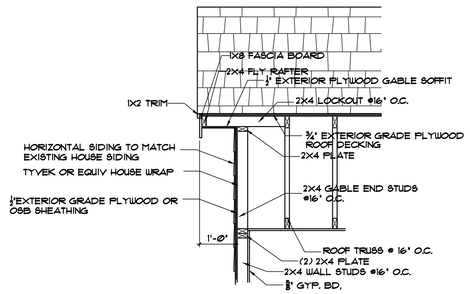
1 WALL SECTION DETAIL
SCALE: 1/2"=1'-0"



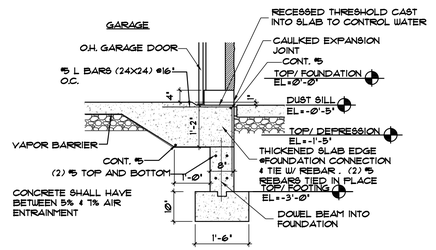
2 WALL SECTION DETAIL
SCALE: 1/2"=1'-0"



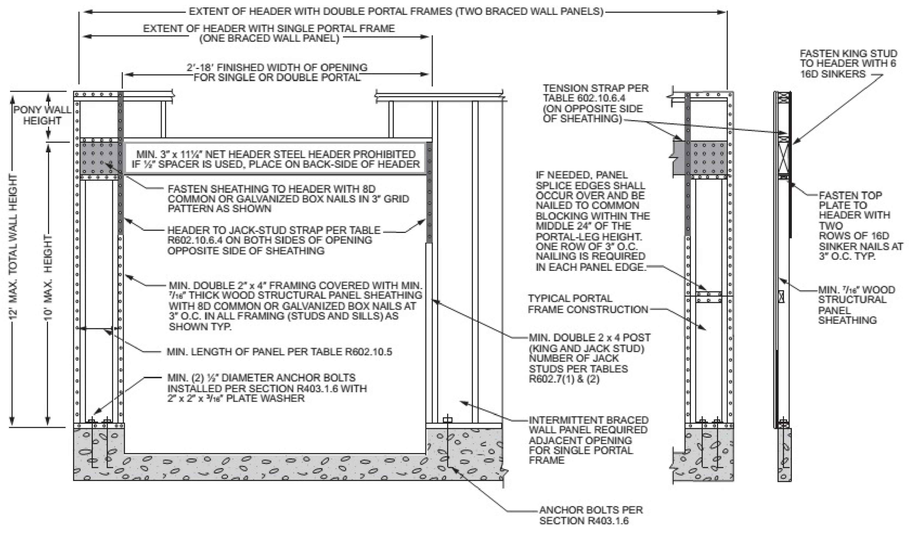
3 GABLE FRAMING DETAIL
SCALE: 1/2"=1'-0"



4 GABLE END DETAIL
SCALE: 1/2"=1'-0"



5 RECESSED SLAB THRESHOLD DETAIL
SCALE: 1/2"=1'-0"



6 O.H. DOOR OPENIMGFRAMING
SCALE: NO SCALE

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DATE:

SHEET TITLE:

STATE OF ILLINOIS
THOMAS D. ECKHARDT
01-0736
LICENSED ARCHITECT

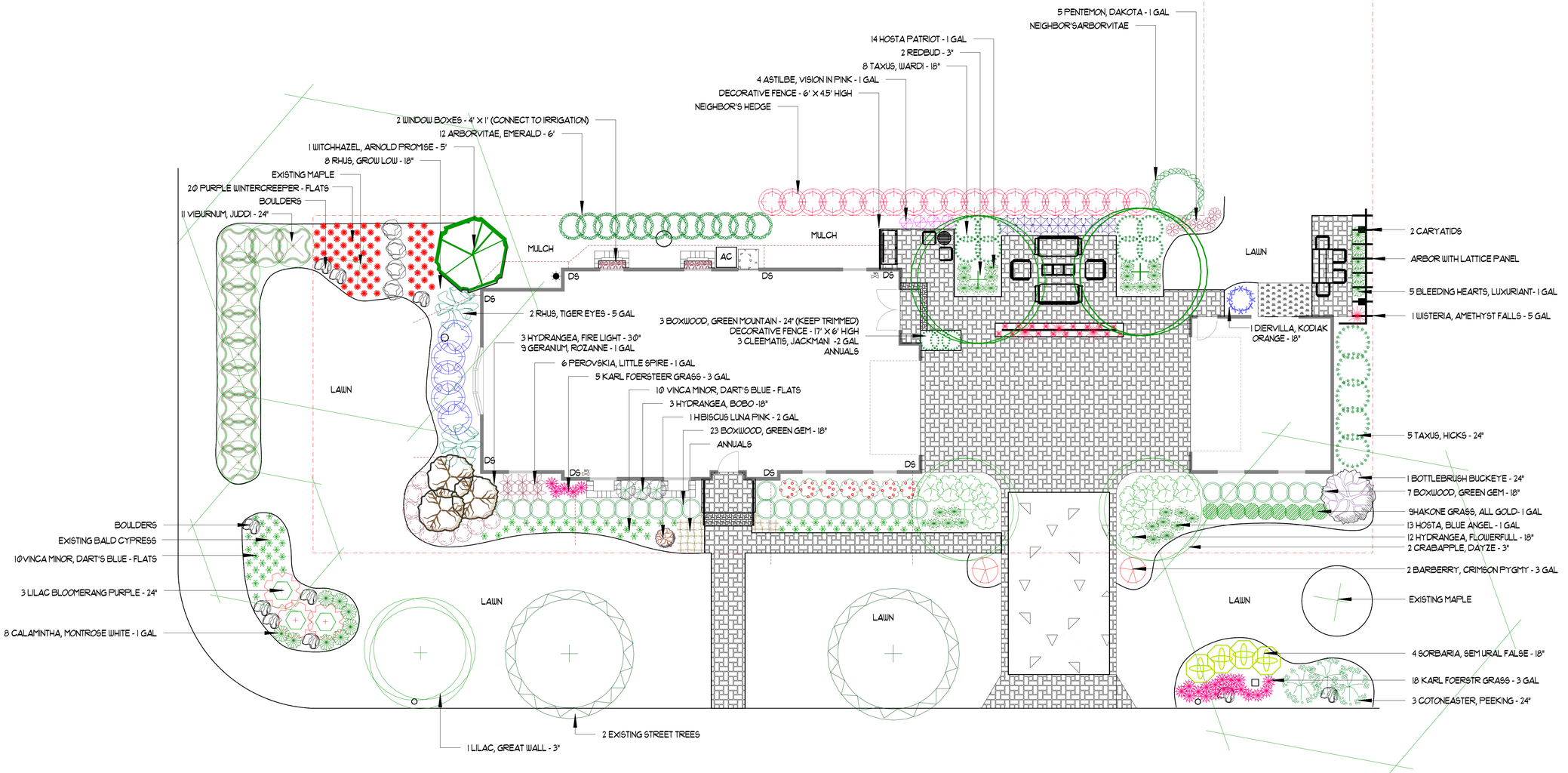
SHEET NUMBER

A003

SHEET OF

LOT - 10,332 SF X .5 = 5,166 SF ALLOWED

HOUSE & ATTACHED GARAGE	1,327 SF
NEW GARAGE	483 SF
DRIVEWAY / PATIO (WITH STOOP)	1,430 SF
FRONT WALKWAY WITH STOOP	204 SF
4 STEPPING STONES & NORTH STOOP	45 SF
PATIO NEAR NEW GARAGE	90 SF
ARTIFICIAL TURF	40 SF
TOTAL	4,267 SF



Landscape Design by: john@jkflandscape.com

Landscape Plan: Eckhardt Residence

Scale: 1/8" = 1'

Revision #: Date: 4/26/2026

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
6/8/2026

Item: 221 S. Chestnut Avenue - ZBA26-013
Department: Planning & Community Development

Item Description:
Requested Relief:

- A 1.97-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 23.83 feet from the front lot line where the required minimum setback is 25.80 feet.

ATTACHMENTS:
1. 6.8.26 Packet_221 S Chestnut Ave

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Basmah Nadeem, Planner I
Hearing Date: June 8, 2026
Date Prepared: May 28, 2026
Project Title: Busby Residence
Address: 221 S Chestnut Avenue

Background Information
Petition Number: ZBA #26-0013
Petitioner: Kevin Purdom
Address: 221 S Chestnut 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 6,990 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 23.83 feet from the front lot line. Therefore, the petitioner is requesting the following variations:

- **A 1.97-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 23.83 feet from the front lot line where the required minimum setback is 25.80 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.

Petition – ZBA#26-013
PIN: 03-31-213-029-0000

Map of General Vicinity

Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	5/18/26	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/18/26	
3. Letter that was Mailed	✓	5/18/26	
4. Photographs of Sign on Property	✓	5/18/26	

Photographs of Existing Structure

Village of Arlington Heights

To:	**Keving Purdom**
From:	**Basmah Nadeem**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 26-013**
Project:	**221 S Chestnut Ave**
Date:	**May 22, 2026**

ZONING COMMENTS:

1. No comments.

Planning and Community Development

1. **Regarding the Design Approval**
   - **a.** This project received an Administrative (Staff) design approval on March 26, 2026, at which time the proposed new front porch was only 2'-11" deep, which complied with code. The plans included with the ZBA application show a revised front porch at 4'-10" deep. The deeper front porch will be more functional and will look better than the previous plan. I have no objection to the revised design.

Building and Life Safety

1. No comments.

Engineering

1. The Engineering Division does not object to the proposed variance from Chapter 28, Section 5.1-3.3 (a) to encroach into the required front yard.

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, June 8, 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 1.97-foot variation from Chapter 28, Section 5.1-3.3(a) (Required Minimum Yards) to allow an addition that is set back 23.83 feet from the front lot line where the required minimum setback is 25.80 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@vah.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 24 AND 25 IN CAROLINE FIENE'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST 18.4 ACRES OF THE NORTH 30.1 ACRES OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST OF 805.9 FEET OF THE NORTH 405 FEET OF SAID NORTH EAST QUARTER OF SAID SECTION 31), IN COOK COUNTY, ILLINOIS

Commonly known as: 221 S Chestnut Ave, Arlington Heights, IL 60005

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

Benjamin Jaffe, Chair
Zoning Board of Appeals
Planning and Community Development
Published in Daily Herald May 23, 2026 (333024)

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 05/23/2026 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 # 333024

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS

REPUBLIC TITLE COMPANY
1941 ROHLWING ROAD
ROLLING MEADOWS, IL 60008

1 of 2

RTC73462

Doc#: 0903611046 Fee: $40.00
Eugene "Gene" Moore RHSP Fee:$10.00
Cook County Recorder of Deeds
Date: 02/05/2009 11:54 AM Pg: 1 of 3

WARRANTY DEED

MAIL TO:
John C. Santee
200 E. Evergreen, Suite 116
Mount Prospect, IL 60056

NAME & ADDRESS OF TAXPAYER:
James A. Busby
221 S. Chestnut Street
Arlington Heights, IL 60005

2

GRANTOR(S), ARTHUR J. BUSBY, JR., AS SUCCESSOR TRUSTEE UNDER THE BUSBY FAMILY TRUST UNDER TRUST AGREEMENT DATED OCTOBER 31, 2000 AND DESIGNATED AS TRUST NO. 00445, in the County of Cook, in the State of Illinois, for and in consideration of Ten Dollars ($10.00) and other good and valuable consideration in hand paid, CONVEY(S) and WARRANT(S) to the GRANTEE(S), JAMES A. BUSBY, a Single Person, of Arlington Heights, Illinois, all interest in the following described real estate:

LEGAL DESCRIPTION ATTACHED HERETO AS EXHIBIT A AND INCORPORATED HEREIN BY THIS REFERENCE

Permanent Index No: 03-31-213-029-0000

Property Address: 221 S. Chestnut Street, Arlington Heights, IL 60005

SUBJECT TO: (1) General real estate taxes for the year 2008 and subsequent years; (2) Covenants, conditions and restrictions of record, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois. TO HAVE AND TO HOLD said premises forever.

DATED this 2nd day of February, 2009.

ARTHUR J. BUSBY, JR., SUCCESSOR TRUSTEE UNDER BUSBY FAMILY TRUST UNDER TRUST AGREEMENT DATED OCTOBER 31, 2000 AND DESIGNATED AS TRUST NO. 00445

STATE OF ILLINOIS)
) SS.
COUNTY OF COOK)

I, the undersigned, a Notary Public in and for the County and State aforesaid, DO HEREBY CERTIFY that ARTHUR J. BUSBY, JR., personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

Given under my hand and notary seal, this 2nd day of February, 2009.

NOTARY PUBLIC OFFICIAL SEAL STATE OF ILLINOIS
JOHN C. SANTEE
MY COMMISSION EXPIRES
FEBRUARY 6, 2012

John C. Santee Notary Public

My commission expires: 02/06/12

Prepared by:
John C. Santee
200 E. Evergreen
Suite 116
Mount Prospect, IL 60056

STATE OF ILLINOIS
STATE TAX
FEB.-5.09
REAL ESTATE TRANSFER TAX
DEPARTMENT OF REVENUE
0000009191
REAL ESTATE TRANSFER TAX
00284.00
FP 103020

COOK COUNTY
REAL ESTATE TRANSACTION TAX
COUNTY TAX
FEB.-5.09
REVENUE STAMP
0000000519
REAL ESTATE TRANSFER TAX
00142.00
FP 103019

LEGAL DESCRIPTION

LOTS 24 AND 25 IN CAROLINE FIENE'S SUBDIVISION, BEING A SUBDIVISION OF THE EAST 18.4 ACRES OF THE NORTH 30.1 ACRES OF THE EAST HALF OF THE NORTH EAST QUARTER OF SECTION 31, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN (EXCEPT THE EAST 805.9 FEET OF THE NORTH 405 FEET OF SAID NORTH EAST QUARTER OF SAID SECTION 31), IN COOK COUNTY, ILLINOIS

EXHIBIT A

PETITION

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

PETITION

NOW COMES the Petitioner JRC Design Build - Kevin Purdom

being the owner of the property commonly know as: 221 S Chestnut Ave

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

Section Chapter 28, of the Arlington Heights Municipal Code, in order to: Build an extended front porch

5'-0" deep across the front of the house in line with the existing stoop. Including a roof line covering the

porch

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 front porch is designed with the rest of the addition to make it appear as if it was always included in the house

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):

Approved plans allows only for 2.9' of front porch due to the existing setback of the front porch

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

The proposed porch will fit in with the surrounding properties in design and not impact any other code or zoning regulations

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The plans were originally approved with a small less than 3'-0" deep porch but this will not allow the owner the proper amount of space to use the porch in a reasonable way.

Signed: _____ Date: 04/28/2026

Petitioner

SAMPLE LETTER

Below is the sample letter to be mailed by the petitioner or petitioner representative not more than thirty (30) nor less than fifteen (15) days before the hearing.

This notice is to be sent First Class Mail with a proper return address on the envelope.

Date: TBD

NOTICE OF PUBLIC HEARING

_____

(Insert name)

being the legal owner (s) of _____

(Insert address)

are scheduled to appear before the Zoning Board of Appeals of the Village of Arlington Heights on Monday, TBD 20 26 At 7:00 P.M. in the Buechner Room, which is located on the 1st floor of the Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois. The purpose of this request is for a variance from the Arlington Heights Municipal Code, Chapter 28, (Zoning Regulations), Section in order to:

_____

_____

_____

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

Application Date: 04/28/2026

ZBA Case #: _____

Subject Property Address: 221 S Chestnut Ave

Subject Property PIN: 03-31-213-029-0000

REQUEST:

Variation from Chapter 28, Section 5.1-3.3a of the Arlington Heights Municipal Code

Brief statement of Variation Request: The owner is requesting to extend the front porch to be 5'-0" in depth, matching the existing stoop, across the front of the house. This would encroach into the front setback including the eave overhang as well.

PETITIONER/CONTACT INFORMATION

Name: Kevin Purdom

Signature: Kevin Purdom

Address: 1275 E Davis St

City, State, Zip: Arlington Heights IL 60005

Phone #: 847-255-2322

Fax #: 847-255-2368

Email Address: kevinjrcdb@gmail.com

OWNER INFORMATION (IF DIFFERENT FROM PETITIONER)

Name: Jim Busby

Signature: Jim Busby

Address: 221 S Chestnut Ave

City, State, Zip: Arlington Heights IL 60005

Phone #: 847-414-9906

Fax #: NA

Email Address: jimbusby1@yahoo.com

IT IS ESSENTIAL TO COMPLETE THE FOLLOWING QUESTIONS:

- HAVE YOU EVER APPLIED FOR A VARIANCE FOR THIS PROPERTY? YES ❑ NO ■
- IF YES, WHAT WAS THE VARIANCE FOR? _____
- DATE YOU APPEARED BEFORE THE ZONING BOARD: _____
- WAS THE VARIANCE: APPROVED ❑ DENIED ❑

VILLAGE OF ARLINGTON HEIGHTS - 33 SOUTH ARLINGTON HEIGHTS ROAD
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS 60005
PHONE: (847) 368-5200
FAX: (847) 368-5988

EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 773.305.4011

PROPERTY ADDRESS:
221 S CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60005

SURVEY NUMBER: 2511.4187

DATE SIGNED: 11/24/25 | **FIELD WORK DATE:** 11/21/2025

REVISION DATE(S):
(REV.1 11/24/2025)

POINTS OF INTEREST
1. FENCE OVER PROPERTY LINE.

STATE OF ILLINOIS } SS
COUNTY OF LASALLE }

THIS IS TO CERTIFY THAT THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY. GIVEN UNDER MY HAND AND SEAL THIS DATE HEREON.

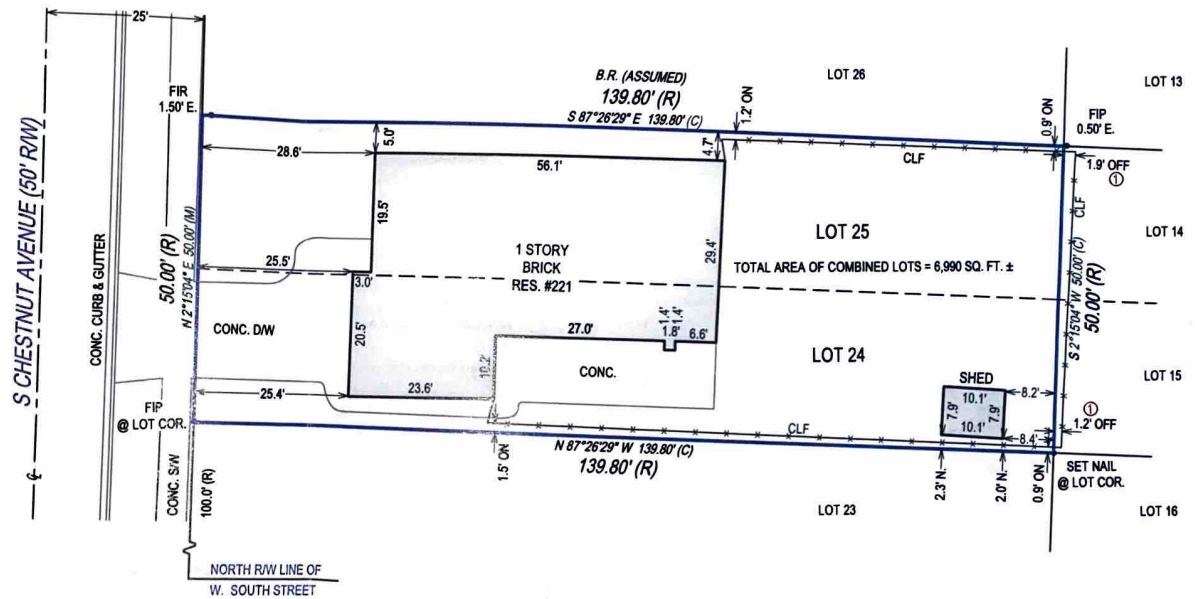
WARREN D. JOHNSON
035-002971
PROFESSIONAL LAND SURVEYOR
SANDWICH IL
STATE OF ILLINOIS

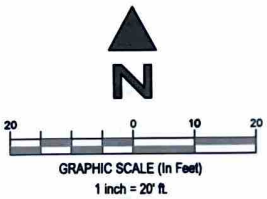
ILLINOIS PROFESSIONAL LAND SURVEYOR No. 2971
LICENSE EXPIRES 11/30/2026
EXACTA LAND SURVEYORS, LLC
PROFESSIONAL DESIGN FIRM 184008059-0008

EXACTA Land Surveyors, LLC
Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

SurveySTARS

2511.4187
PLAT OF SURVEY
COOK COUNTY, ILLINOIS





SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION

EXACTA
Land Surveyors, LLC

www.exactaland.com | office: 773.305.4011

PROPERTY ADDRESS:
221 S CHESTNUT AVENUE, ARLINGTON HEIGHTS, ILLINOIS 60005

SURVEY NUMBER: 2511.4187

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COUNTY OF LASALLE } SS

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WARREN D. JOHNSON
035-002971
PROFESSIONAL LAND SURVEYOR
SANDWICH, IL
STATE OF ILLINOIS

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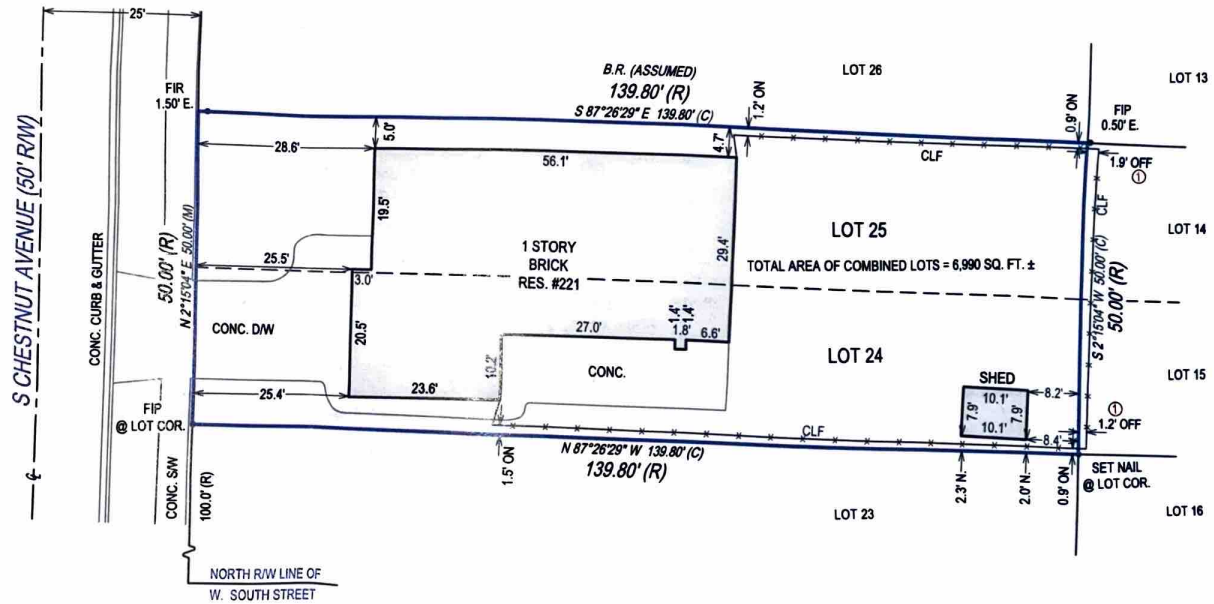
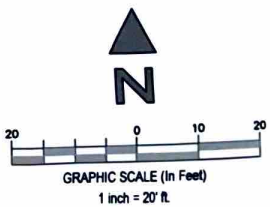
Exacta Land Surveyors, LLC
PDF # 184008059
o: 773.305.4011
316 East Jackson Street | Morris, IL 60450

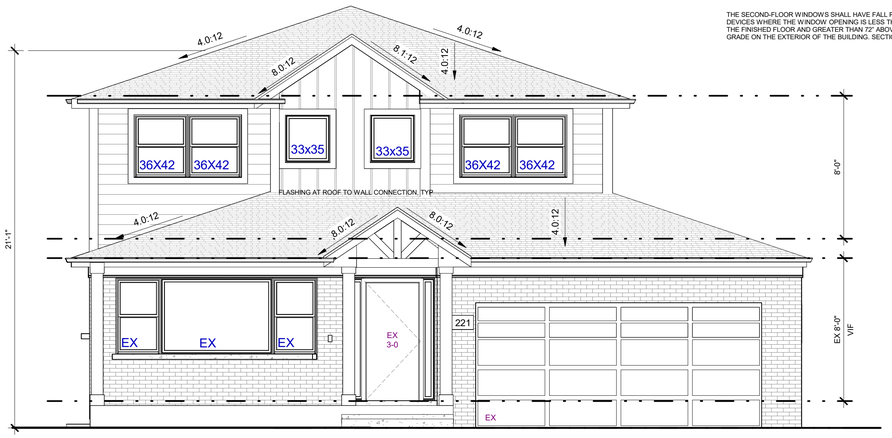
SurveySTARS

2511.4187
PLAT OF SURVEY
COOK COUNTY, ILLINOIS





SEE PAGE 2 OF 2 FOR LEGAL DESCRIPTION
PAGE 1 OF 2 - NOT VALID WITHOUT ALL PAGES



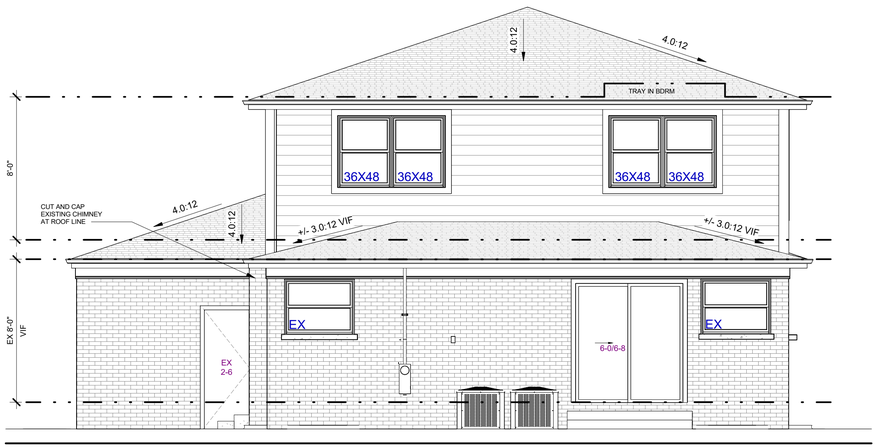
THE SECOND-FLOOR WINDOWS SHALL HAVE FALL PROTECTION DEVICES WHERE THE WINDOW OPENING IS LESS THAN 24" ABOVE THE FINISHED FLOOR AND GREATER THAN 72" ABOVE THE FINISHED GRADE ON THE EXTERIOR OF THE BUILDING. SECTION: IRC R312.2.1.

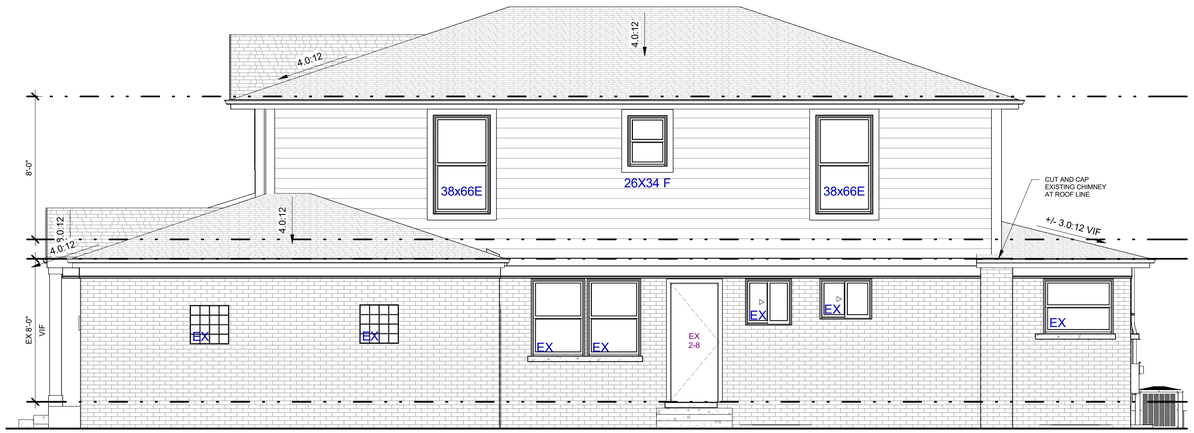
1 A6 WEST ELEVATION - PROPOSED FRONT

1/4" = 1'-0"

2 A6 NORTH ELEVATION - PROPOSED SIDE

1/4" = 1'-0"





3 A6 EAST ELEVATION - PROPOSED REAR

1/4" = 1'-0"

4 A6 SOUTH ELEVATION - PROPOSED SIDE

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.	LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		HORIZ LAP SIDING (ARCTIC WHITE)	JAMES HARDIE BOARD	TRIM AND FASCIA		HARDIE BOARD ARCTIC WHITE	
SIDING (2)		BRICK	EX TO REMAIN	SOFFIT		ALUMINUM - VENTED	MATCH EX
SIDING (3)		VERTICAL BOARD AND BATTEN (ARCTIC WHITE)	JAMES HARDIE BOARD	COLUMNS AND BRACKETS		WHITE	CARPENTER BUILT COLUMN AND BRACKETS HARDIE BOARD WRAPPED COLUMN
ROOFING (1)		ASPHALT SHINGLES	MATCH EX	GUTTERS, DOWNSPOUTS		ALUMINUM, WHITE	MATCH EX
WINDOWS		VINYL (INTERIOR -WHITE / EXTERIOR -WHITE)	MATCH EX	DOORS		STYLE TBD - VERIFY W/ OWNER	DOORS FOR BUILDERS OR SIM.

WINDOW NOTES:

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

JRC DESIGN • BUILD SINCE 1985
1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: JIMJRCDB@GMAIL.COM
C 2024 COPYRIGHT. ALL RIGHTS RESERVED

ADDITION TO THE BUSBY RESIDENCE

221 S CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE

4- 04/28/2026

ISSUE DATE

1- 03/26/2026	1 - DR
2- 04/08/2026	2 - PERMIT COMMENTS 1
4- 04/28/2026	4 - ZBA

KEVIN PURDOM, ARCHITECT
1275 E DAVIS ST, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJRCDB@GMAIL.COM
C 2024 COPYRIGHT. ALL RIGHTS RESERVED

LICENSED ARCHITECT
KEVIN PURDOM 001-025823
STATE OF ILLINOIS

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL APPLICABLE CODES AND ORDINENCES.

CERT NO. 001.025823 **DATE:** 4- 04/28/2026
EXP. 11/30/2026

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A6

ADDITION TO THE BUSBY RESIDENCE

PROJECT DATA

PROJECT LOCATION:	221 S CHESTNUT AVE	
ZONING DISTRICT:	R-3	
LOT AREA:	6,990 SF	
PIN:	03-31-213-029-0000	
MAX LOT COVERAGE:(35%)	2,447 SF	
PROPOSED LOT COVERAGE:	1,986 SF	
MAX FAR:(45%)	3,145 SF	
PROPOSED FAR:	2,712 SF	
MAX IMPERVIOUS COVERAGE (50%)	3,495 SF	
MAX FRONT YARD IMPERVIOUS (50%)	625 SF ALLOWED	499 SF PROPOSED
PROPOSED IMPERVIOUS COVERAGE:	3,076 SF	
MAX BUILDING HEIGHT:	25'-0"	
PROPOSED BUILDING HEIGHT:	21'-1"	
LOCATION AREAS: BASEMENT FIRST FLOOR SECOND FLOOR GARAGE	1,303 SF 1,437 SF 1,205 SF 470 SF	
TOTAL SQUARE FOOTAGE:	2,642 SF	

DESIGN CRITERIA

FLOOR

SLEEPING ROOMS	40# LL - 10# DL
OTHER ROOMS	40# LL - 10# DL
VEH. GARAGES	50# LL - 10# DL
WALL	60# PLF OR ACTUAL LOAD 20 PSF WIND 0'-20' HEIGHT 25 PSF WIND 21'-29' HEIGHT 30 PSF WIND 30' HEIGHT AND ABOVE
CEILING	
UNHAB W/O STOR	10# LL - 10# DL
UNHAB LIM STOR	20# LL - 10# DL
HAB W/ FIX STAIR	30# LL - 10# DL
WIND SPEED	115 MPH 3 SECOND GUST & 89 NOMINAL
ROOF	30# LL (SNOW) - 10# DL (ALL SLOPES)
CATHEDRAL	30# LL - 15# DL (ALL SLOPES)
EXT DECK	40# LL - 10# DL
EXT BALCONY	40# LL - 10# DL
STAIRS	40# LL + 300# CONCENTRATED LOAD
GUARD & HANDRAILS	200# LL AT ANY DIRECTION APPLIED AT THE TOP
FROST DEPTH	42" (3'-6")

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

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

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

APPLICABLE CODES - ARLINGTON HEIGHTS

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

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

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

SHEET INDEX - ARCHITECTURAL

3D	3D VIEWS	1- 03/26/2026
A0	COVER SHEET	4- 04/28/2026
A1	EXISTING DRAWINGS	1- 03/26/2026
A2	FOUNDATION & BASEMENT PLANS	1- 03/26/2026
A3	FIRST FLOOR PLAN	2- 04/08/2026
A4	SECOND FLOOR PLAN	1- 03/26/2026
A5	ROOF PLAN	3- 04/22/2026
A6	ELEVATIONS	4- 04/28/2026
A7	STRUCTURAL DETAILS	2- 04/08/2026
A8	SPECIFICATIONS	1- 03/26/2026
MEP1	FIRST & SECOND FLOOR MEP PLANS	2- 04/08/2026

PROJECT SCOPE OF WORK

PROPOSAL

● OPTION 1: DESIGN BUILD A 1200SF 2ND FLOOR ADDITION WITH 4-BEDROOMS AND 2-BATHROOMS, REMOVE 2 1ST FLOOR BEDROOMS AND CREATE A REAR FAMILY ROOM WITH ACCESS TO THE REAR YARD CUTTING IN A PATIO DOOR WITH STEPS.

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

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

ABBREVIATIONS

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

SITE PLAN NOTES

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

ENERGY CODE COMPLIANCE NOTES

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

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

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

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

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

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

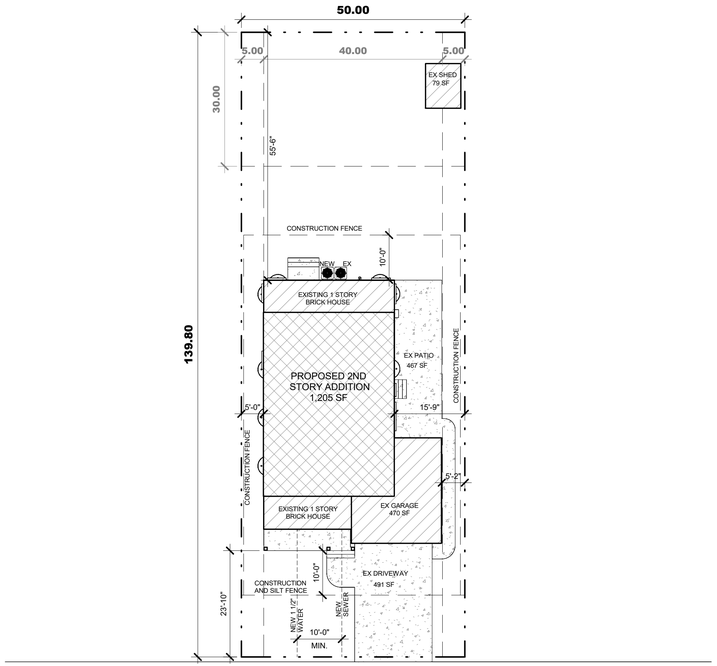
7. ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.

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

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

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

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



S CHESTNUT AVE

1 A0 SITE PLAN - PROPOSED

1/16" = 1'-0"

N

SITE SETBACKS (R-3)

	REQUIRED	PROPOSED
FRONTYARD	25'-9"	23'-10"
INTERIOR SIDEYARD 10% LOT WIDTH	5'-0"	5'-0"
INTERIOR SIDEYARD 10% LOT WIDTH	5'-0"	5'-0"
REARYARD	30'-0"	55'-5"
HEIGHT - MEAN	MAX 25'-0"	21'-1"

AVERAGE SETBACKS

ADDRESS	FRONT YARD
221 S CHESTNUT AVE	25.5'
231 S CHESTNUT AVE	24.2'
227 S CHESTNUT AVE	25.0'
217 S CHESTNUT AVE	24.8'
215 S CHESTNUT AVE	28.0'
209 S CHESTNUT AVE	28.3'
205 S CHESTNUT AVE	25.8
219 W GEORGE ST	25.0'
AVERAGE SETBACK	25.8'

IMPERVIOUS SF

WALKS/DRIVEWAY	586 SF
PATIO/DECK/STAIRS	407 SF
HOUSE	1,437 SF
GARAGE	470 SF
PORCHES	98 SF
SHED	79 SF
TOTAL	3,076 SF

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

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ADDITION TO THE BUSBY RESIDENCE
221 S CHESTNUT AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE
4- 04/28/2026

ISSUE DATE	
1- 03/26/2026	1 - DR
2- 04/08/2026	2 - PERMIT COMMENTS 1
3- 04/22/2026	3 - PERMIT COMMENTS 2
4- 04/28/2026	4 - ZBA

KEVIN PURDOM, ARCHITECT
1275 E DAVIS ST, ARLINGTON HEIGHTS, IL 60005
PHONE: (847)255-2322
EMAIL: KEVINJRCDB@GMAIL.COM

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LICENSED ARCHITECT
KEVIN PURDOM
001-025823
STATE OF ILLINOIS

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL APPLICABLE CODES AND ORDINENCES.

CERT NO. 001.025823 **DATE:** 4- 04/28/2026
EXP. 11/30/2026

SHEET TITLE
COVER SHEET

SHEET NUMBER

A0

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
6/8/2026

Item: 719 S. Burton Place - ZBA26-014
Department: Planning & Community Development

Item Description:
Requested Relief:

- An 11.75-foot variation from Chapter 28, Section 10.2-11.1(b) (Maximum Driveway Width) to allow a driveway that is 33.75 feet wide where the required maximum width of a driveway is 22 feet.

ATTACHMENTS:
1. 6.8.26 Packet_ 719 S Burton Pl

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Basmah Nadeem, Planner I
Hearing Date: June 8, 2026
Date Prepared: May 28, 2026
Project Title: Barnicle Residence
Address: 719 S Burton Place

Background Information
Petition Number: ZBA #26-014
Petitioner: Kevin Barnicle
Address: 719 S Burton Place

Existing Zoning: R-E – One Family Dwelling District

Requested Action/Background Information

The petitioner is proposing to extend their driveway into a partial "horseshoe" driveway that terminates at the front porch rather than continuing back to S Burton Place. The driveway width is proposed at 33.75 feet at the widest point, increasing it from the existing approximate 15 feet wide asphalt driveway. The driveway width will only be expanded to 33.75 feet within 13 feet of the garage to a length of 14.67 feet, then the asphalt would taper to 15 feet. Therefore, the petitioner is requesting the following variations:

- **A 11.75-foot variation from Chapter 28, Section 10.2-11.1(b) (Maximum Driveway Width) to allow a driveway that is 33.75 feet wide where the required maximum width of a driveway is 22 feet.**

Variation Review Standards

In its consideration of the standards of practical difficulties or particular hardships, the Zoning Board of Appeals shall require evidence that (1) the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property; and (2) the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned; and (3) the proposed variation is in harmony with the spirit and intent of this Chapter; and (4) the variance requested is the minimum variance necessary to allow reasonable use of the property. A variation shall be permitted only if the evidence, in the judgment of the Board of Appeals, sustains each of the four conditions enumerated.

Map of General Vicinity

Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	5/23/26	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/23/26	
3. Letter that was Mailed	✓	5/23/26	
4. Photographs of Sign on Property	✓	5/23/26	

Photographs of Existing Structure

Village of Arlington Heights

To:	**Kevin Barnicle**
From:	**Basmah Nadeem**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 26-014**
Project:	**719 S Burton Pl**
Date:	**May 14, 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 from Chapter 28, Section 10.2-11.1 (b) to exceed the maximum width of 22 feet for a driveway.

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 KEVIN BARNICLE

being the owner of the property commonly known as: 719 S. BURTON PLACE

and appeals to the Zoning Board of Appeals of the Village of Arlington Heights for a Variation from Chapter 28, Section(s) 10.2 - 11.1 B

of the Arlington Heights Municipal Code, in order to: PLEASE REFERENCE ATTACHED PDF TITLED: 719 BURTON VARIANCE PETITION.

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):

Signed: Kevin E Barnicle Date: 4/29/2026

Petitioner

719 S Burton Pl. Variance Petition

- Expand the driveway width in one section to 33'9" for a distance of 14'8") to create a parking spot (15'9"x14'8"). The width of the driveway at the garage and at the street would still both be 18' (4 feet less than the allowed 22' width). This would amount to the beginning of a horseshoe drive that would terminate at the front walkway rather than the street.
- This would be compatible with existing uses of nearby properties because there are several other properties that have virtually identical driveway layouts (see attached images/addresses for reference). There are also properties that have horseshoe driveways in the neighborhood, and this is very similar in character/design to those. In this design, the driveway terminates at the front walkway rather than the street.
- The homeowner has an elderly mother that has a disability and this would allow for more practical parking of her vehicle while visiting. This would allow her and the homeowner to both park in the driveway and not have to shuffle cars and walk to and from the street, something that is very difficult for his mother. This option is also much more cost effective than installing an entire horseshoe drive (something that would be allowed by the village without a variance).
- This addition would be in harmony with Chapter 28 because the design is very similar to that of a horseshoe driveway. The width of the driveway at both the garage and the street would still only be 18.' Allowing the homeowner to install this rather than a full horseshoe driveway will minimize the amount of impervious surface coverage in front of the property. This will allow for better drainage, less asphalt coverage and create a better overall aesthetic (more green space) than a full horseshoe driveway would.
- The size of the driveway extension being sought is the minimum length and width to park and turn around an average size vehicle. If the space was any smaller a vehicle would not be able to park and turn around without blocking the main driveway. We believe that is the best way to achieve the goals for the property and the homeowner, both in terms of function and aesthetics.

Kevin E. Barnicle

-Kevin Barnicle
719 S Burton Pl
Arlington Heights, IL 60004

Village of Arlington Heights
Department of Planning and Community Development
Single Family Zoning Worksheet

Applicant and Subject Property Information

Contact Name: KEVIN BARNICLE
Contact Address: 719 S. BURTON PLACE
Phone #: 630 674 9787
Subject Property Address: 719 S BURTON PLACE
PIN #: 03-32-326-005-0000 **Zoning District:** RE
Lot Dimensions: 100' x 200' **Lot Area:** 20,000 sq Ft.

Principal Structure Floor Area Calculations

Please refer to Section 5 of the Zoning Ordinance for more information

N/A

Total Allowed _____ ***Square Feet***

Proposed (including Existing)

First Floor Area: _____ **Square Feet**
Second Floor Area:+ _____ **Square Feet**
Basement Floor Area:+ _____ **Square Feet**
Attic or Volume Area:+ _____ **Square Feet**
Garage Area (over 400 SF):+ _____ **Square Feet**
Total Proposed: = _____ ***Square Feet***

Basement
The basement is included in the Floor Area Calculation if 50% or more of the basement height is above the established curb level or finished lot grade level.

Volume/Attic Space
All volume or attic space that has headroom of 7-feet or more is included towards the Floor Area Calculation.

Building Lot Coverage Calculations

Please refer to Section 5 of the Zoning Ordinance for more information

N/A

Total Allowed _____ ***Square Feet***

Proposed (including Existing)

First Floor Area: _____ **Square Feet**
Garage Area: + _____ **Square Feet**
Accessory Structures: + _____ **Square Feet**
Total Proposed: = _____ ***Square Feet***

Building Height

Please refer to Sections 3 and 5 of the Zoning Ordinance for more information

N/A

Existing Building Height: _____ **Proposed Building Height:** _____

Building Height is measured per guidelines set forth in Section 3.2-28 of the Zoning Regulations.

Revised 10/2/2025

ACCESSORY BUILDING INFORMATION

N/A

Please refer to Section 6 of the Zoning Ordinance for more information

Garage Type: ***Detached*** ☐ **Attached** ☐

If Attached: **Total Area:** _____ **Square Feet**

If Detached: **Total Area:** _____ **Square Feet**

Garage Height: _____ **Feet**

Detached Shed Height: _____ **Feet**

Total Shed Area: _____ **Square Feet**

Garage Impact on Floor Area

All garage space in excess of 400 square feet is counted towards the Floor Area of the principal structure. However, if the proposed garage is detached, it may qualify for the ***Floor Area Bonus for Detached Garages.*** *Please refer to Section 6.5-7 of the Zoning Ordinance for more information.*

IMPERVIOUS COVERAGE CALCULATIONS

Please refer to Section 5 of the Zoning Ordinance for more information

Total Allowed: Subject Property: _ ***Square Feet***

_____ ***Square Feet***

Front Yard Only: 1,860 sq ft / 40%

Proposed: Subject Property

First Floor Area: ___ **Square Feet**

Garage Square Footage:+ _____ **Square Feet**

Accessory Structures: + _____ **Square Feet**

Other Impervious Coverage:+ ____ **Square Feet**

Total Proposed: **=** 1,464' ***Square Feet***

Proposed: Front Yard Only

Total Proposed: **=** . **Square Feet**

= 31.5%

Front Yard. Impervious Surface.

PROPOSED SETBACKS AND BUILDING HEIGHT

N/A.

Please refer to Section 5 of the Zoning Ordinance for more Information

Front*: Required: _____ **Feet** **Proposed:** _____ **Feet** **Direction: N S E W**

Side: Required: _____ **Feet** **Proposed:** _____ **Feet** **Direction: N S E W**

(Ext.*) Side: Required: ____ **Feet** **Proposed:** _____ **Feet** **Direction: N S E W**

Rear: Required: _____ **Feet** **Proposed:** _____ **Feet** **Direction: N S E W**

** Please refer to the attached form that explains the calculation of the required front yard and exterior side yard setbacks.*

PETITIONER'S STATEMENT OF ACCURACY

I, Kevin BARNICLE **, hereby certify that the information provided on this form is a correct representation of the proposed modifications to the subject property.**

Dated this 29 **day of** April**, 20**26**.**

Kevin E Barnicle

(Signature)

Revised 10/2/2025

NOTICE OF PUBLIC HEARING

Notice is hereby given that a public hearing will be held on Monday, June 8, 2026, 7:00 P.M. in the **Buechner Room, 1st Floor of the Arlington Heights Village Hall, 33 S. Arlington Heights Road, Arlington Heights, Illinois,** at which time the Zoning Board of Appeals will consider a request for:

• A 11.75-foot variation from Chapter 28, Section 10.2-11.1(b) (Maximum Driveway Width) to allow a driveway that is 33.75 feet wide where the required maximum width of a driveway is 22 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 planning-mail@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 30 IN SCARSDALE ESTATES, BEING A SUBDIVISION OF THE EAST 1/2 OF THE SOUTHWEST 1/4 AND THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 32, TOWNSHIP 42 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, (EXCEPT THE NORTH 685.4 FEET) AND ALSO EXCEPT THE EAST 40 ACRES OF THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 LYING SOUTH OF THE NORTH 685.4 FEET THEREOF AND ALSO EXCEPT THAT PART OF THE EAST 1/2 OF SAID SOUTHWEST 1/4 LYING WESTERLY OF THE CENTER LINE OF ARLINGTON HEIGHTS ROAD (CALLED STATE ROAD) AND NORTH OF THE NORTH 685.4 FEET THEREOF, IN COOK COUNTY, ILLINOIS.

Commonly known as: 719 South Burton Place, Arlington Heights, IL 60005

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

Benjamin Jaffe, Chair
Zoning Board of Appeals
Planning and Community Development
Published in Daily Herald May 23, 2026 (333025)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

Northwest Suburbs
Daily Herald

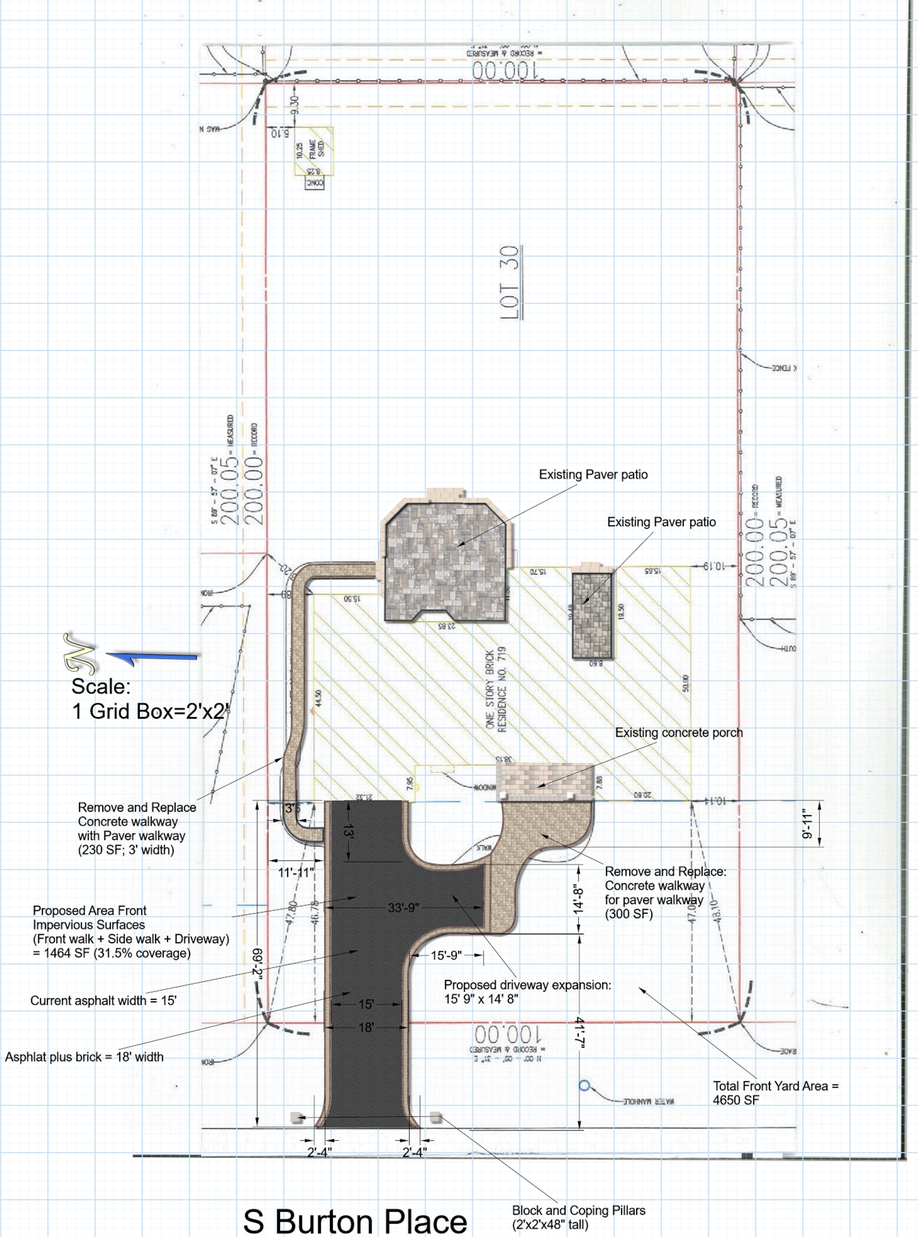
Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the **Northwest Suburbs DAILY HERALD**. That said **Northwest Suburbs DAILY HERALD** is a secular newspaper, published in Arlington Heights, Cook County, State 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.

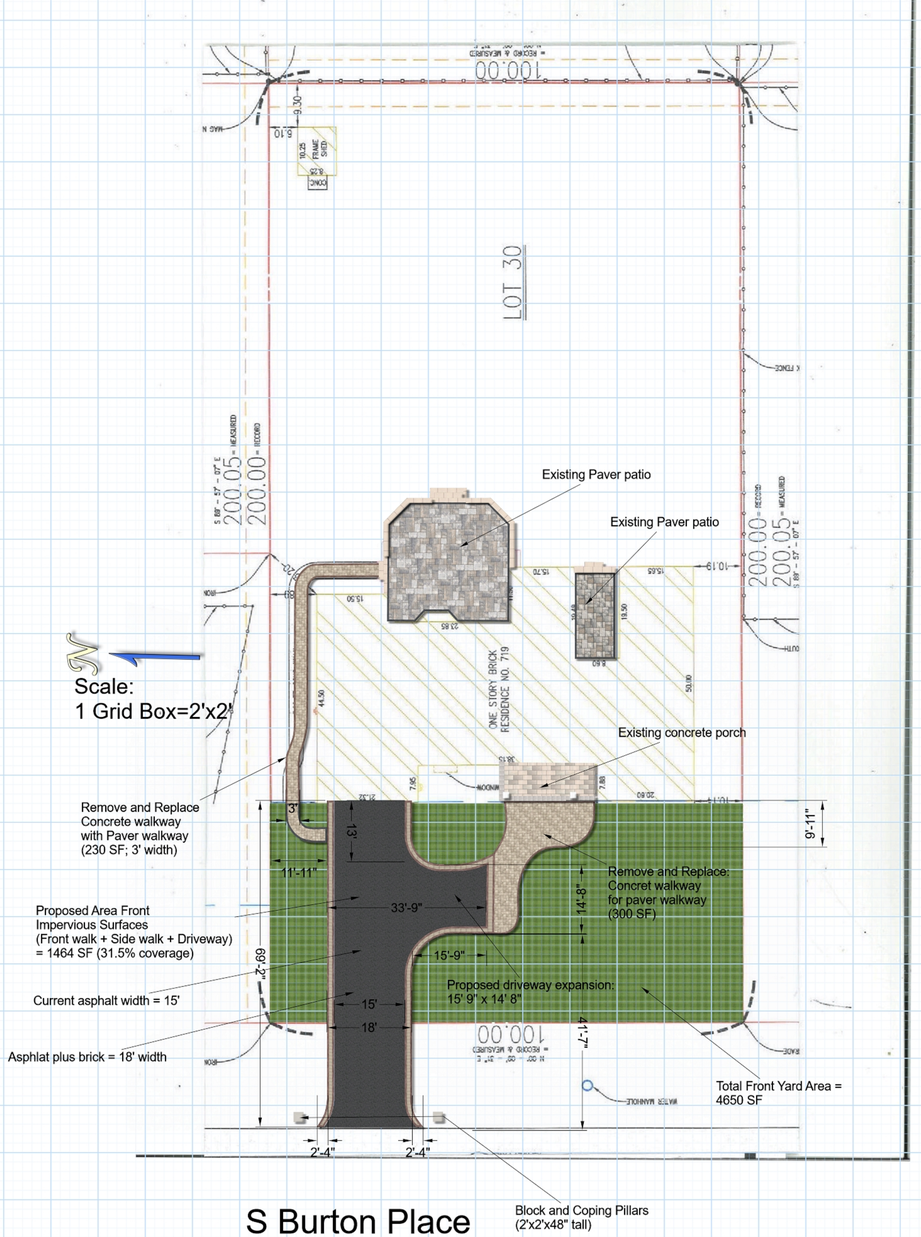
I further certify that the **Northwest Suburbs DAILY HERALD** is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 05/23/2026 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.

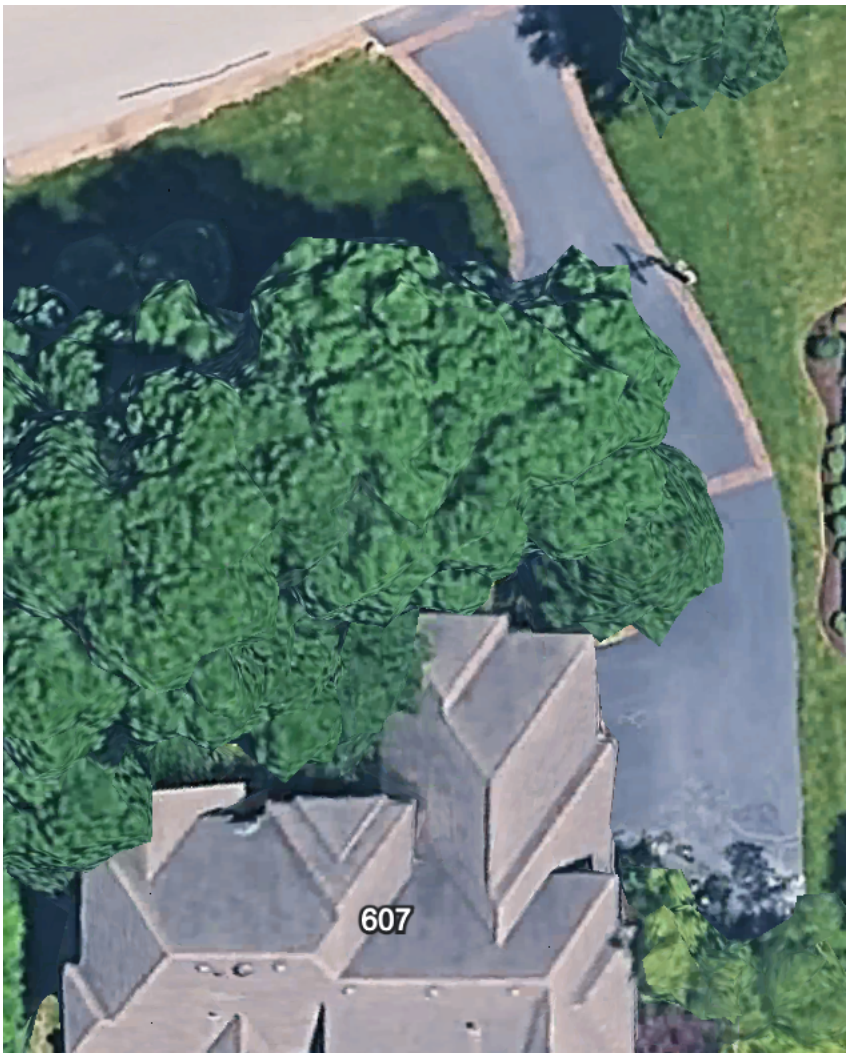
BY _____
Designee of the Publisher of the Daily Herald

Control # 333025

PADDOCK PUBLICATIONS, INC. Corporate SEAL ILLINOIS


LOT 30
ONE STORY BRICK RESIDENCE NO. 719
Existing Paver patio
Existing Paver patio
Existing concrete porch
Scale:
1 Grid Box=2'x2'
Remove and Replace Concrete walkway with Paver walkway (230 SF; 3' width)
Remove and Replace: Concrete walkway for paver walkway (300 SF)
Proposed Area Front Impervious Surfaces (Front walk + Side walk + Driveway) = 1464 SF (31.5% coverage)
Current asphalt width = 15'
Asphlat plus brick = 18' width
Proposed driveway expansion: 15' 9" x 14' 8"
Total Front Yard Area = 4650 SF
Block and Coping Pillars (2'x2'x48" tall)
S Burton Place


LOT 30
Existing Paver patio
Existing Paver patio
ONE STORY BRICK
RESIDENCE NO. 719
Existing concrete porch
Scale:
1 Grid Box=2'x2'
Remove and Replace
Concrete walkway
with Paver walkway
(230 SF; 3' width)
3'
11'-11"
33'-9"
15'-9"
Proposed Area Front
Impervious Surfaces
(Front walk + Side walk + Driveway)
= 1464 SF (31.5% coverage)
Current asphalt width = 15'
15'
18'
Asphlat plus brick = 18' width
69'-2"
Remove and Replace:
Concret walkway
for paver walkway
(300 SF)
14'-8"
9'-11"
Proposed driveway expansion:
15' 9" x 14' 8"
Total Front Yard Area =
4650 SF
2'-4"
2'-4"
Block and Coping Pillars
(2'x2'x48" tall)
S Burton Place

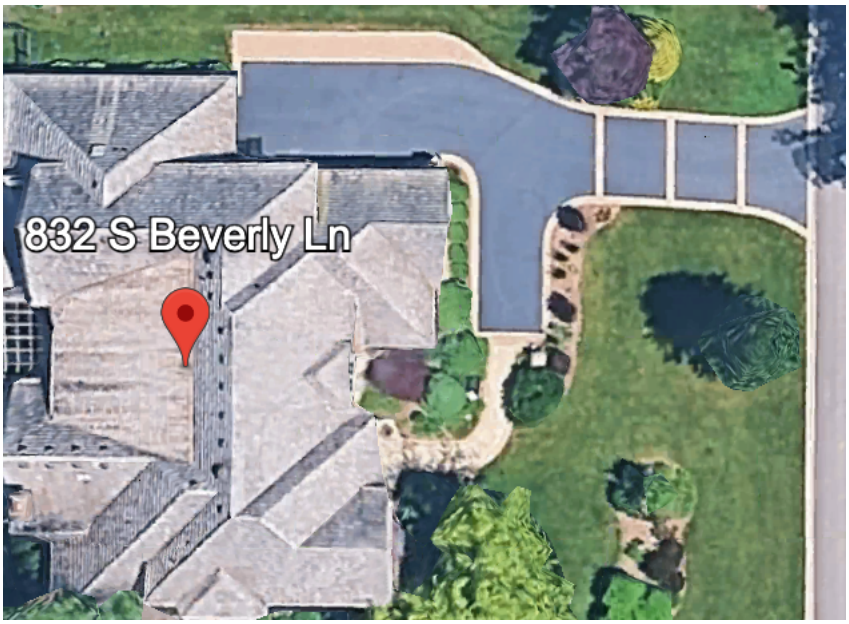

607

607

751

809

832 S Beverly Ln



848

VILLAGE OF ARLINGTON HEIGHTS
INC. 1887

Zoning Board of Appeals
6/8/2026

Item: 1161 N. Hickory Avenue - ZBA26-015
Department: Planning & Community Development

Item Description:
Requested Relief:

- A 2.39-foot variation from Chapter 28, Section 5.1-3.3(b) Required Minimum Yards; Side Yard to construct a one-story addition 2.61-feet from the north side lot line where a minimum side setback of 5.0-feet is required and 1.0-foot for the eave.

ATTACHMENTS:
1. 6.8.26 Packet_1161 N Hickory Ave

ARLINGTON HEIGHTS ZONING BOARD OF APPEALS

Staff Analysis

Prepared By: Dan Osoba, Planner II
Hearing Date: June 8, 2026
Date Prepared: May 26, 2026
Address: 1161 N. Hickory Ave.

Background Information
Petition Number: ZBA #26-015
Petitioner: Kevin Purdom – JRC Design Build
Address: 1275 E. Davis St.
Arlington Heights, IL 60005

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

Requested Action/Background Information

The petitioner is proposing to construct a one-story frame addition in the rear yard on the existing residence. Earlier this year, the petitioner received approval from the Zoning Board of Appeals to construct a two-story frame addition on the existing home and maintain the existing non-conforming north side setback of 2.61 feet where a minimum of 5.0 feet is required (ZBA25-055). The petitioner has revised the proposal to extend a one-story addition 15 feet further into the rear yard and maintain that same existing non-conforming 2.61-foot north side setback. The proposal increases the non-conforming condition that was previously approved by the ZBA; therefore, the petitioner is requesting the following variation:

- **A 2.39-foot variation from Chapter 28, Section 5.1-3.3(b) Required Minimum Yards; Side Yard to construct a one-story addition 2.61-feet from the north side lot line where a minimum side setback of 5.0-feet is required and 1.0-foot for the eave.**

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.

Petition: ZBA#26-015
PIN: 03-20-412-007

Map of General Vicinity

Items required to be Submitted 15 Days Prior to Public Hearing

Item	Provided	Dated	Remarks
1. Notification Affidavit	✓	5/19/26	
2. List of Property Owners Within 250 feet of Subject Property	✓	5/19/26	
3. Letter that was Mailed	✓	5/19/26	
4. Photographs of Sign on Property	✓	5/19/26	

Photographs of Existing Structure

Village of Arlington Heights

To:	**Kevin Purdom**
From:	**Dan Osoba**
Department:	**Department of Planning and Community Development**
File Number:	**ZBA 26-015**
Project:	**1161 N. Hickory Avenue**
Date:	**May 28, 2026**

ZONING COMMENTS:

For your use and consideration, review the comments below regarding the following variation request:

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

If you have any questions, please contact me at dosoba@vah.com or 847-368-5215:

Planning and Community Development, Zoning Review – Dan Osoba

1. The floor area calculations provided in the plans are inaccurate based on the scale provided on the plans. The first-floor area is 1694.16 s.f. (1545 s.f. provided; this does include the front porch) and the second story is 1350.9 s.f. (1270 s.f. provided). The overall F.A.R., building lot coverage and impervious surface are still compliant; however, the petitioner shall update these floor area calculations for building permit submittal.

Planning and Community Development, Design Review – Steve Hautzinger

1. This project received Deign Commission approval on Jan. 27, 2026 with numerous required revisions. The Exterior Elevations included with the ZBA application have been revised to address all of the revisions as required by the Design Commission.

Building and Life Safety – Yasmin Rodriguez

1. Approved with comments. Per construction drawings, the dimensions from the lot line to the new exterior walls for the addition and single-story building shall be provided with a 1-hour fire resistance rating due to the fire separation distance being less than 5’-0” from the property line. 2018 IRC Table R302.1(1).

Engineering – Joe Munno

1. The Engineering Division does not object to the proposed variance for a 2.39-foot variation from Chapter 28, Section 5.1-3.3(b) Required Minimum Yards; Side Yard to construct a one-story frame addition 2.61-feet from the north side lot line where a minimum side setback of 5.0-feet is required and one-foot for the eave.

PETITION

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

PETITION

NOW COMES the Petitioner JRC Design Build - Kevin Purdom

being the owner of the property commonly know as: 1161 N Hickory Ave

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

Chapter 28, of the Arlington Heights Municipal Code, in order to: Build a second story addition and a one story addition to the rear; both in line with the existing nonconforming side yard setback.

I hereby state that the proposed use will not alter the essential character of the locality and will be compatible with existing uses and zoning of nearby property if the variation(s) were granted (please explain): The house will not encroach any further than the existing house already does.

I hereby state that the plight of the owner is due to unique circumstances, which may include the length of time the subject property has been vacant as zoned (please explain): The existing condition is nonconforming.

I hereby state that the proposed variation is in harmony with the spirit and intent of this Chapter (please explain): By setting back the additions to the allowed setback, the cohesiveness of the house will be worse than if the variance is granted

I hereby state that the variance requested is the minimum variance necessary to allow reasonable use of the property (please explain): The additions are not encroaching any more than the existing condition.

Signed: _____ Date: 12/17/2025

Petitioner

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

ZBA Case #: ZBA2026-00015 **Application Date:** 05/13/2026

Subject Property Address: 1161 N Hickory Ave

Subject Property PIN: 03-20-412-007-0000

REQUEST:

Variation from Chapter 28, Section 5.1-3.3b **of the Arlington Heights Municipal Code**

Brief statement of Variation Request: Asking for a variance in order to build a second story addition and single story off back off house that is in line with the existing side of the house. This existing side is nonconforming and encroaches into the side yard setback. This request is expanding the footprint of a previously approved variance. The interior changed during the permit process and we are requesting to add additional space in the rear addition.

PETITIONER/CONTACT INFORMATION

Name: Kevin Purdom

Signature:

Address: 1275 E Davis St

City, State, Zip: Arlington Heights IL 60005

Phone #: 847-255-2322

Fax #: 847-255-2368

Email Address: kevinjrcdb@gmail.com

OWNER INFORMATION (IF DIFFERENT FROM PETITIONER)

Name: Jim Cochran

Signature:

Address: 1275 E Davis St

City, State, Zip: Arlington Heights IL 60005

Phone #: 847-255-2322

Fax #: 847-255-2368

Email Address: jimjrcdb@gmail.com

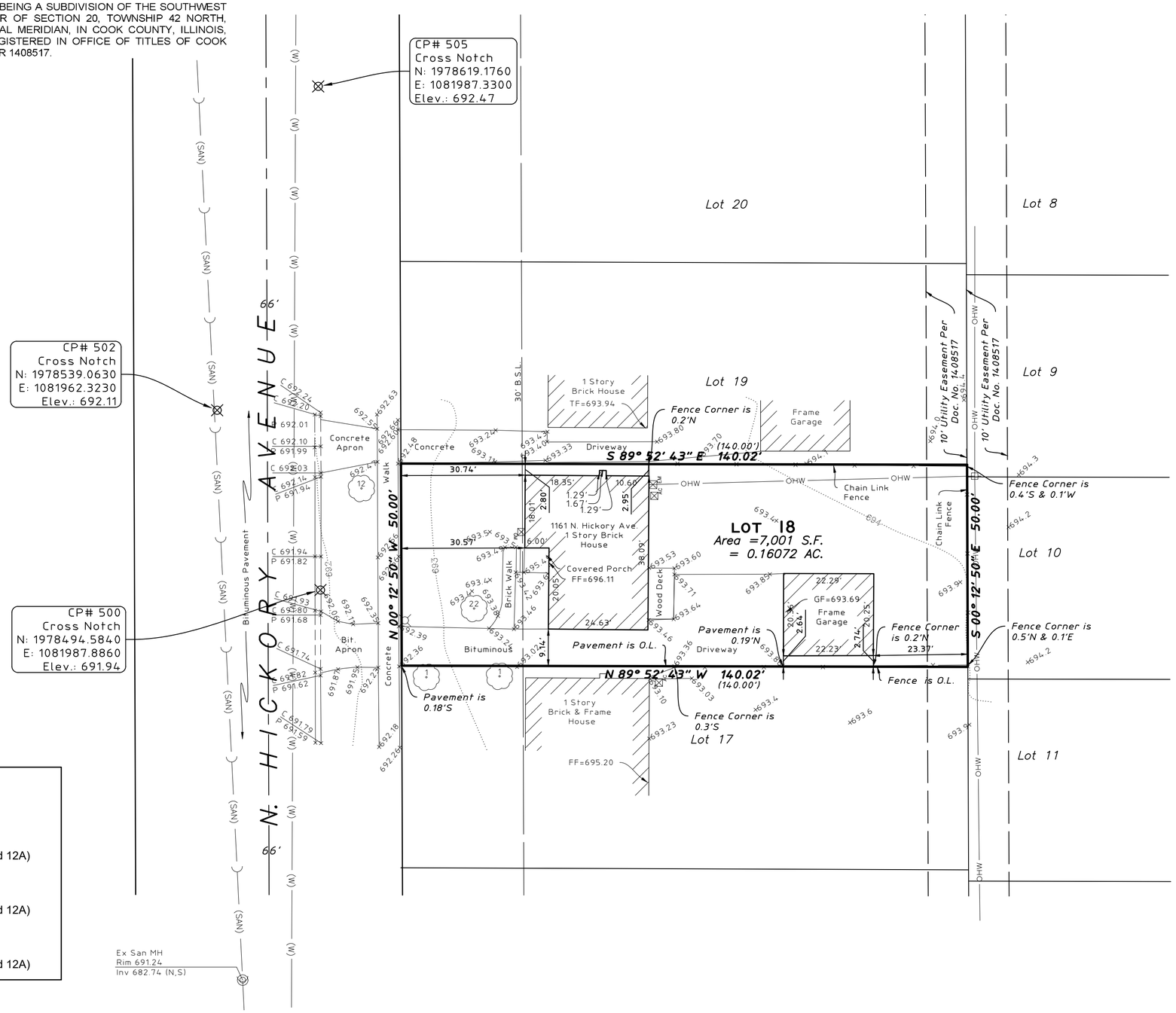
IT IS ESSENTIAL TO COMPLETE THE FOLLOWING QUESTIONS:

- **HAVE YOU EVER APPLIED FOR A VARIANCE FOR THIS PROPERTY? YES ☐ NO ■**
- **IF YES, WHAT WAS THE VARIANCE FOR?** _____
- **DATE YOU APPEARED BEFORE THE ZONING BOARD:** _____
- **WAS THE VARIANCE: APPROVED ☐ DENIED ☐**

VILLAGE OF ARLINGTON HEIGHTS - 33 SOUTH ARLINGTON HEIGHTS ROAD
DEPARTMENT OF PLANNING & COMMUNITY DEVELOPMENT
ARLINGTON HEIGHTS, ILLINOIS 60005
PHONE: (847) 368-5200
FAX: (847) 368-5988

LEGAL DESCRIPTION

LOT 18, BLOCK 2 IN ARLINGTON GREENS BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN OFFICE OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1408517.



Benchmark

Site Benchmark

CP # 500 (see survey)
Description: Cross Notch
Elevation: 691.94 NAVD 88 (Geoid 12A)

CP # 502 (see survey)
Description: Cross Notch
Elevation: 692.11 NAVD 88 (Geoid 12A)

CP # 505 (see survey)
Description: Cross Notch
Elevation: 692.47 NAVD 88 (Geoid 12A)

Surveyor's Notes:

1. Field work was completed on January 10, 2025.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Topcon Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Topcon Company's RTK Network.
4. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
5. Due to snow coverage at the subject property while conducting the field work. Improvements and features that are obscured by snow may not be shown on this survey.
6. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

LEGEND

- Manhole
- Light Pole
- Fence
- AC Unit
- Gas Meter
- Electric Meter
- Overhead Utility Line
- Sanitary Sewer Atlas
- Water Main Atlas
- Utility Pole
- Curb & Gutter
- Depressed Curb
- Curb Elevation and Gutter/Pavement Elevation (C XXX.XX / G/P XXX.XX)
- Pavement Elevation (XXX.XX)
- Sidewalk Elevation (XXX.XX)
- Ground Elevation (XXX.X +)
- Contour Line
- Deciduous Tree
- Building Setback Line (B.S.L.)
- Record ( )
- On Line (O.L.)

NORTH
0 20
Scale: 1" = 20'

No.	Date	Revision

HAEGER ENGINEERING
consulting engineers • land surveyors
100 East State Parkway, Schaumburg, IL 60173 • tel: 847.394.6600 Fax: 847.394.6608
Illinois Professional Design Firm License No. 184.003152
www.haegerengineering.com

BOUNDARY & TOPOGRAPHIC SURVEY

1161 N. HICKORY AVENUE
ARLINGTON HEIGHTS, ILLINOIS
COOK COUNTY

State of Illinois)
) SS:
County of Cook)

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

Schaumburg, Illinois January 22, 2025

By: _____
Illinois Professional Land Surveyor No. 3695

STATE OF ILLINOIS
JEFFREY W. GLUNT
035-3695
SCHAUMBURG, ILLINOIS
PROFESSIONAL LAND SURVEYOR
EXPIRES 11-30-26

Ordered By: JRC Builders
Order No.: 25-006 Lot No. 18

Project Manager:	M L A
Drafter:	J C H
Date:	2025-01-22
Project No.	25-006
Sheet	1 / 1

© 2025 Haeger Engineering, LLC

Plot Date: Jan 22, 2025 - 1:56pm Plotted By: joe-h
File Name: P:\2025\25006\Drawings\Final Survey\25006 Boundary & Topographic Survey.dwg

ADDITION AND RENOVATION AT 1161 N HICKORY AVE

PROJECT DATA

PROJECT LOCATION:	1161 N HICKORY AVE	
ZONING DISTRICT:	R-3	
LOT AREA:	7,000 SF	
PIN:	03-20-412-007-0000	
MAX LOT COVERAGE:(35%)	2,450 SF	
PROPOSED LOT COVERAGE:	2,148 SF	
MAX FAR: (45%)	3,150 SF	
PROPOSED FAR:	2,899 SF	
MAX IMPERVIOUS COVERAGE (50%)	3,500 SF	
MAX FRONT YARD IMPERVIOUS (50%)	750 SF ALLOWED	250 SF PROPOSED
PROPOSED IMPERVIOUS COVERAGE:	3,405 SF	
MAX BUILDING HEIGHT:	25'-0"	
PROPOSED BUILDING HEIGHT:	24'-4"	
LOCATION AREAS:		
FIRST FLOOR	1,545 SF	
SECOND FLOOR	1,270 SF	
GARAGE	484 SF	
TOTAL SQUARE FOOTAGE:	2,815 SF	

DESIGN CRITERIA

FLOOR

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

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

CEILING

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

WIND SPEED — 115 MPH
3 SECOND GUST
& 89 NOMINAL

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

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

EXT DECK — 40# LL - 10# DL

EXT BALCONY — 40# LL - 10# DL

STAIRS — 40# LL + 300# CONCENTRATED LOAD

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

FROST DEPTH — 42" (3'-6")

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

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

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

APPLICABLE CODES - ARLINGTON HEIGHTS

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

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

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

SHEET INDEX - ARCHITECTURAL

3D	3D VIEWS	3- 03/20/2026
A0	COVER SHEET	4- 05/01/2026
A1	EXISTING DRAWINGS	3- 03/20/2026
A2	FOUNDATION & BASEMENT PLANS	4- 05/01/2026
A3	FIRST FLOOR PLAN	4- 05/01/2026
A4	SECOND FLOOR PLAN	4- 05/01/2026
A5	ROOF PLAN & STAIR DETAILS	4- 05/01/2026
A6	ELEVATIONS	4- 05/01/2026
A7	STRUCTURAL DETAILS	4- 05/01/2026
A8	SPECIFICATIONS	3- 03/20/2026
A9	GARAGE PLANS	3- 03/20/2026
A10	GARAGE ELEVATIONS/SECTION	3- 03/20/2026
MEP0	BASEMENT MEP & STRUCTURE PLAN	4- 05/01/2026
MEP1	FIRST & SECOND FLOOR MEP & STRUCTURE PLANS	4- 05/01/2026

PROJECT SCOPE OF WORK

ADD ADDITION OFF BACK OF HOUSE AND SECOND STORY ON TOP OF FIRST FLOOR.

FULL DEMO OF FIRST FLOOR AND RENOVATION OF INTERIOR OF HOUSE.

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

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

ABBREVIATIONS

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

SITE PLAN NOTES

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

ENERGY CODE COMPLIANCE NOTES

1. ENERGY CODE COMPLIANCE DESIGN BY PRESCRIPTIVE MEANS.
CLIMATE ZONE : 5
MAX. GLAZING U-FACTOR: 0.28
ACTUAL U-FACTOR:
MIN. SKYLIGHT U-FACTOR: 0.50
ACTUAL SKYLIGHT U-FACTOR:
SHGC : N R
MIN. CEILING R-VALUE: 49
ACTUAL CEILING R-VALUE: 49
MIN. FRAME WALL R-VALUE: 30 OR 20 + 5 OR 13+10
ACTUAL WALL R-VALUE: 30 (CLOSED CELL FOAM INSULATION)
MIN. FLOOR R-VALUE: 30
ACTUAL FLOOR R-VALUE:
MIN. BASEMENT R-VALUE: 15 OR 19
ACTUAL BASEMENT R-VALUE:
GC TO PROVIDE PERMANENT CERTIFICATE TO BE POSTED ADJACENT TO ELECTRICAL PANEL INDICATING INSULATION AND ENERGY VALUES FOR BUILDING INSULATION, FENESTRATION AND DUCT SYSTEMS.
SPRAY FOAM BOX SILLS AND SILL PLATES, AND ADD R-15 HIGH DENSITY FRICTION FIT BATT INSULATION.

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

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

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

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

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

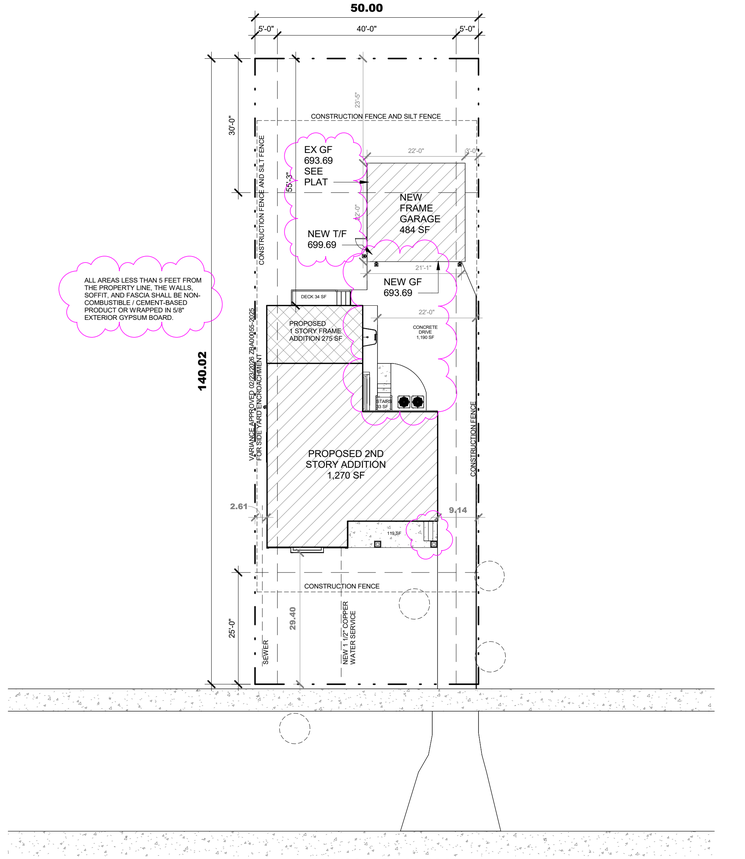
7. ALL MECHANICAL SYSTEM PIPING CAPABLE OF CARRYING FLUIDS ABOVE 105 DEG F OR BELOW 55 DEG F SHALL BE INSULATED TO A MINIMUM OF R-3. ALL HOT WATER LINES TO HAVE R-3 PIPE INSULATION & MANUAL SWITCH FOR RECIRC. PUMP.

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

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

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

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



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

SITE PLAN LEGEND

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

SITE SETBACKS (R-3)

	REQUIRED	PROPOSED
FRONTYARD	25'-0"	29'-5"
INTERIOR SIDEYARD 10% LOT WIDTH	5'-0"	EX 9.14'
INTERIOR SIDEYARD 10% LOT WIDTH	5'-0"	EX 2.61'
REARYARD	30'-0"	55'-3"
HEIGHT - MEAN	MAX 25'-0"	24'-4"

IMPERVIOUS SF

DRIVEWAY	1,190 SF
PATIO/DECK/STAIRS	186 SF
HOUSE	1,545 SF
GARAGE	484 SF
SHED	0 SF
TOTAL	3,405 SF

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ADDITION AND RENOVATION AT
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DATE
4- 05/01/2026

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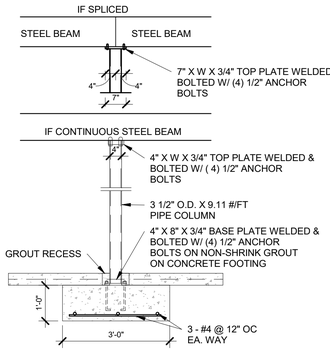
SHEET TITLE
COVER SHEET

SHEET NUMBER

A0

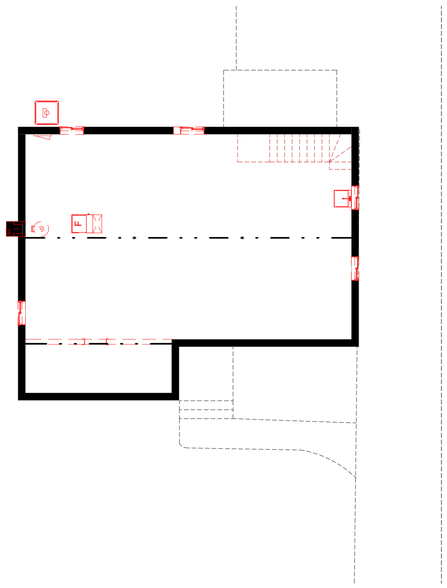
WALL LEGEND - SUB LEVEL

LOCATION	U.L. NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	---	---		10" CONCRETE FOUNDATION WALL W/ 2 - #5 TOP, MID & BOTTOM ON 20" X 10" CONCRETE FOOTING
EXTERIOR (2)	---	---		12" TRENCH CONC. FOUNDATION WALL W/ 2 - #5 TOP & BOTTOM MIN. 42" BELOW GRADE
INTERIOR - 1	---	---		2 X 4 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 2 (PLUMBING)	---	---		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 3 (PERIMETER)	---	---		FOUNDATION WALL W/ 2X4 STUD WALL @ 16" OC OFFSET 2" FROM FOUNDATION WALL TO ALLOW FOR R-21 CAVITY INSULATION + 5/8" DRYWALL (INT)
EXISTING WALLS	---	---		
NEW CONSTRUCTION	---	---		



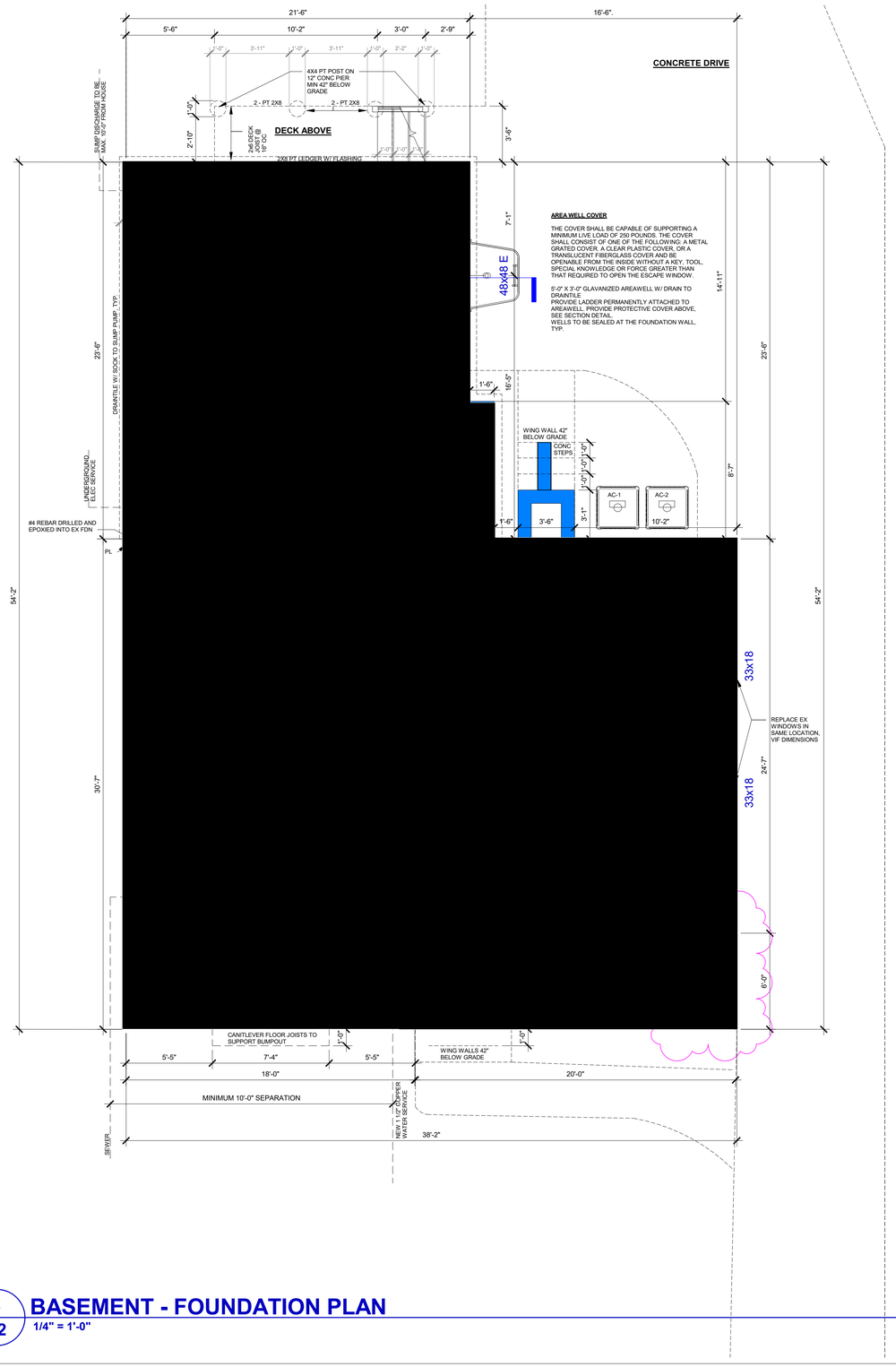
1 / A2 STEEL COLUMN, BEAM & FOOTING DETAIL

1/2" = 1'-0"



2 / A2 BASEMENT - EX / DEMO

1/8" = 1'-0"



3 / A2 BASEMENT - FOUNDATION PLAN

1/4" = 1'-0"

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SHEET TITLE

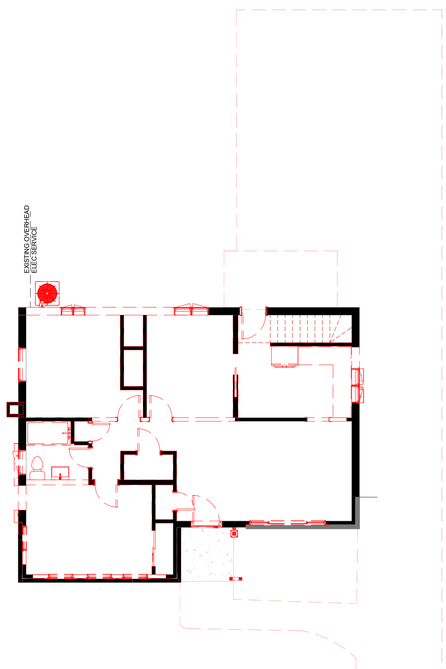
FOUNDATION & BASEMENT PLANS

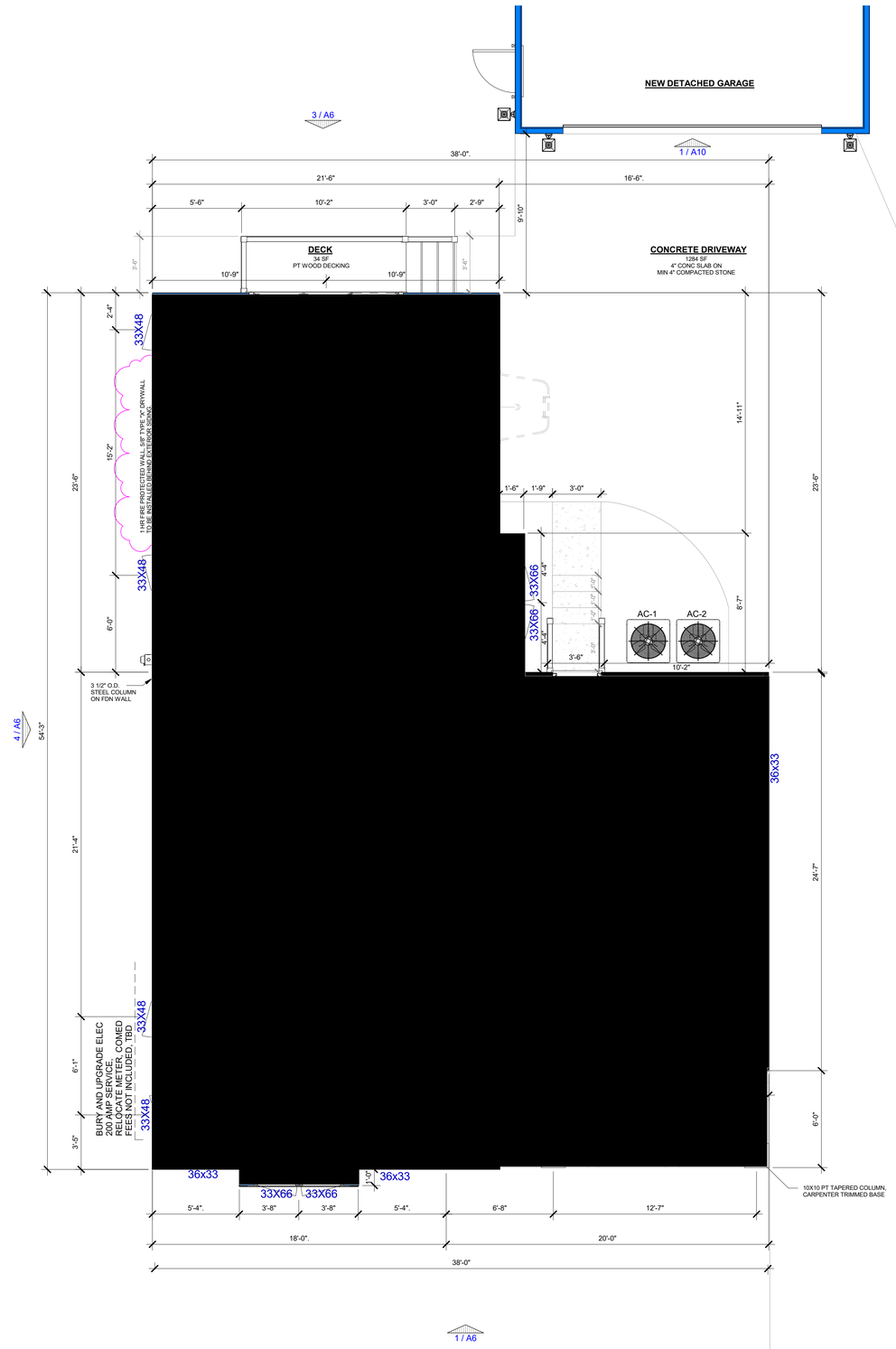
SHEET NUMBER

A2

WALL LEGEND - FIRST + SECOND FLOORS

LOCATION	U.L. NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	- - -	- - -		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT) [R-30] FOAM CAVITY INSULATION
EXTERIOR (GARAGE)	- - -	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT)
INTERIOR - 1	- - -	- - -		2 X 4 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 2 (PLUMBING)	- - -	- - -		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 3 (GARAGE)	- - -	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 5/8" "X" (GAR) [R-30] FOAM CAVITY INSULATION
EXISTING WALLS	- - -	- - -		
NEW CONSTRUCTION	- - -	- - -		





1 A3 **FIRST FLOOR - EX / DEMO**
1/8" = 1'-0"

2 A3 **FIRST FLOOR - PROPOSED**
1/4" = 1'-0"

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SHEET TITLE

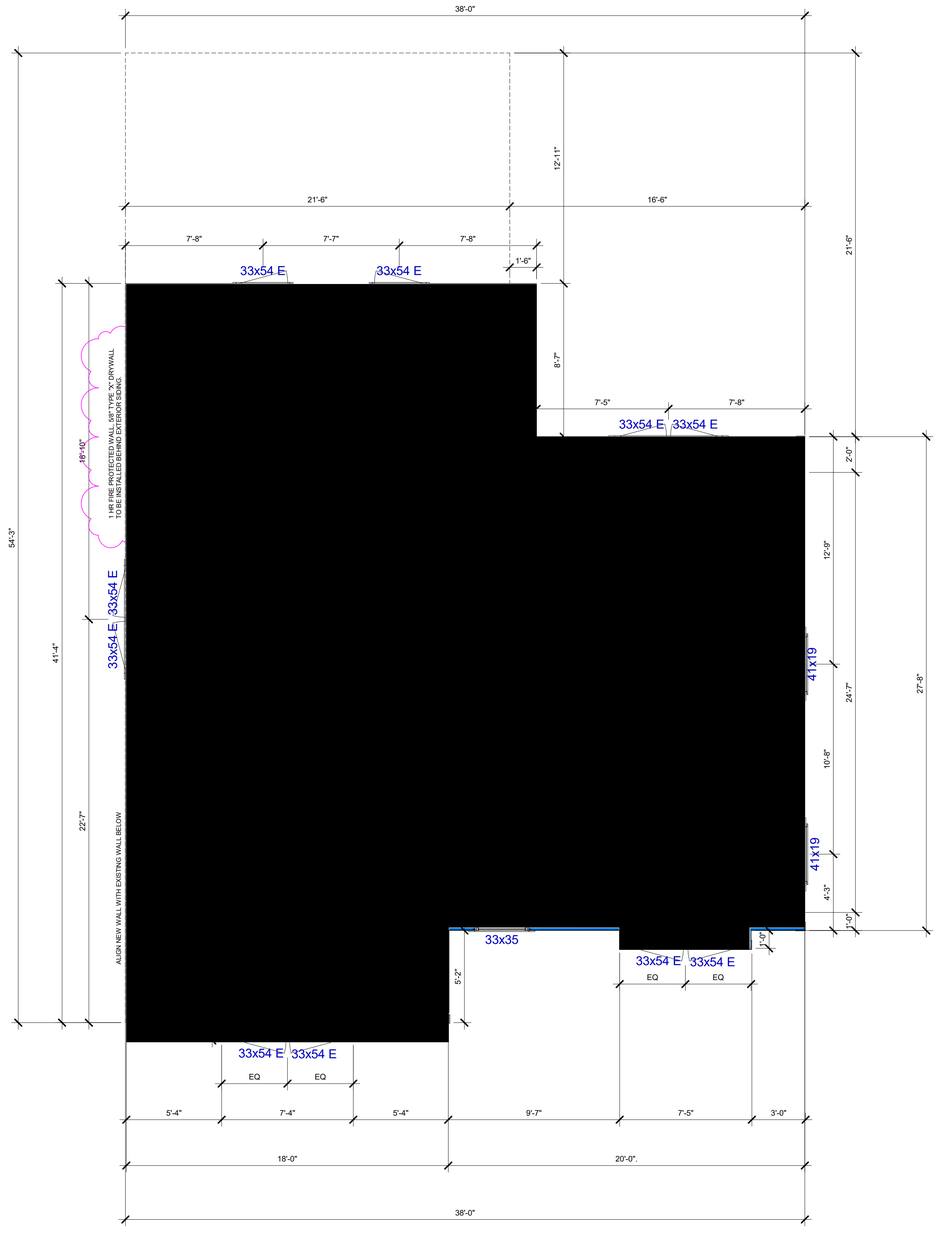
FIRST FLOOR PLAN

SHEET NUMBER

A3

WALL LEGEND - FIRST + SECOND FLOORS

LOCATION	U.L. NO.	FIRE RATING	CONSTRUCTION	DESCRIPTION
EXTERIOR (1)	- - -	- - -		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT) [R-30] FOAM CAVITY INSULATION
EXTERIOR (GARAGE)	- - -	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 1/2" OSB (EXT)
INTERIOR - 1	- - -	- - -		2 X 4 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 2 (PLUMBING)	- - -	- - -		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL EACH FACE
INTERIOR - 3 (GARAGE)	- - -	1 HR		2 X 6 WD STUDS @ 16" OC W/ 5/8" DRYWALL (INT) 5/8" "X" (GAR) [R-30] FOAM CAVITY INSULATION
EXISTING WALLS	- - -	- - -		
NEW CONSTRUCTION	- - -	- - -		



1 / A4 SECOND FLOOR - PROPOSED

1/4" = 1'-0"

N

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SHEET TITLE
SECOND FLOOR PLAN

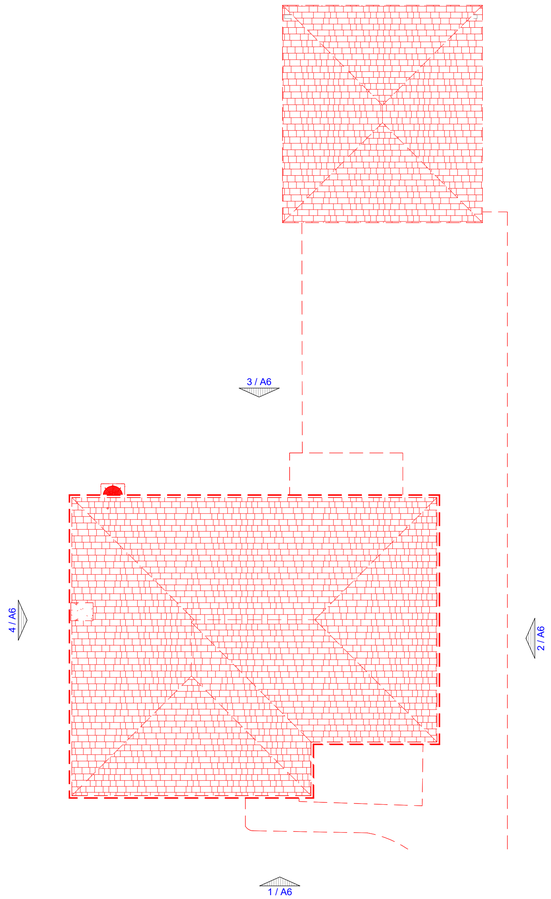
SHEET NUMBER

A4

R905.1.2 ICE BARRIERS

IN AREAS WHERE THERE HAS BEEN A HISTORY OF ICE FORMING ALONG THE EAVES CAUSING S BACKUP OF WATER AS DESIGNATED IN TABLE R301.2(1). AN ICE BARRIER SHALL BE INSTALLED FOR ASPHALT SHINGLES, METAL ROOF SHINGLES, MINERAL-SURFACED ROLL ROOFING, SLATE AND SLATE-TYPE SHINGLE, WOOD SHINGLES AND WOOD SHAKES. THE ICE BARRIER SHALL CONSIST OF NOT FEWE THAN TWO LAYERS OF UNDERLAYMENT CEMENTED TOGTHER, OR A SELF-ADHERING POLYMER-MODIFIED BITUMEN SHEET SHALL BE USED IN PLACE OF NORMAL UNDERLAYMENT AND EXTEND FROM THE LOWEST EDGES OF ALL ROOF SURFACES TO A POINT NOT LESS THAN 24 INCHES (610 MM) INSIDE THE EXTERIOR WALL LINE OF THE BUIDLING. ON ROOF SLOPES WITH SLOPE EQUAL TO OR GREATER THAN 8 UNITS VERTICAL IN 12 UNITS HORIZONTAL, THE ICE BARRIER SHALL ALSO BE APPLIED NOT LESS THAN 36 INCHES MEASURED ALONG THE ROOF SLOPE FROM THE EAVE EDGE OF THE BUILDING.

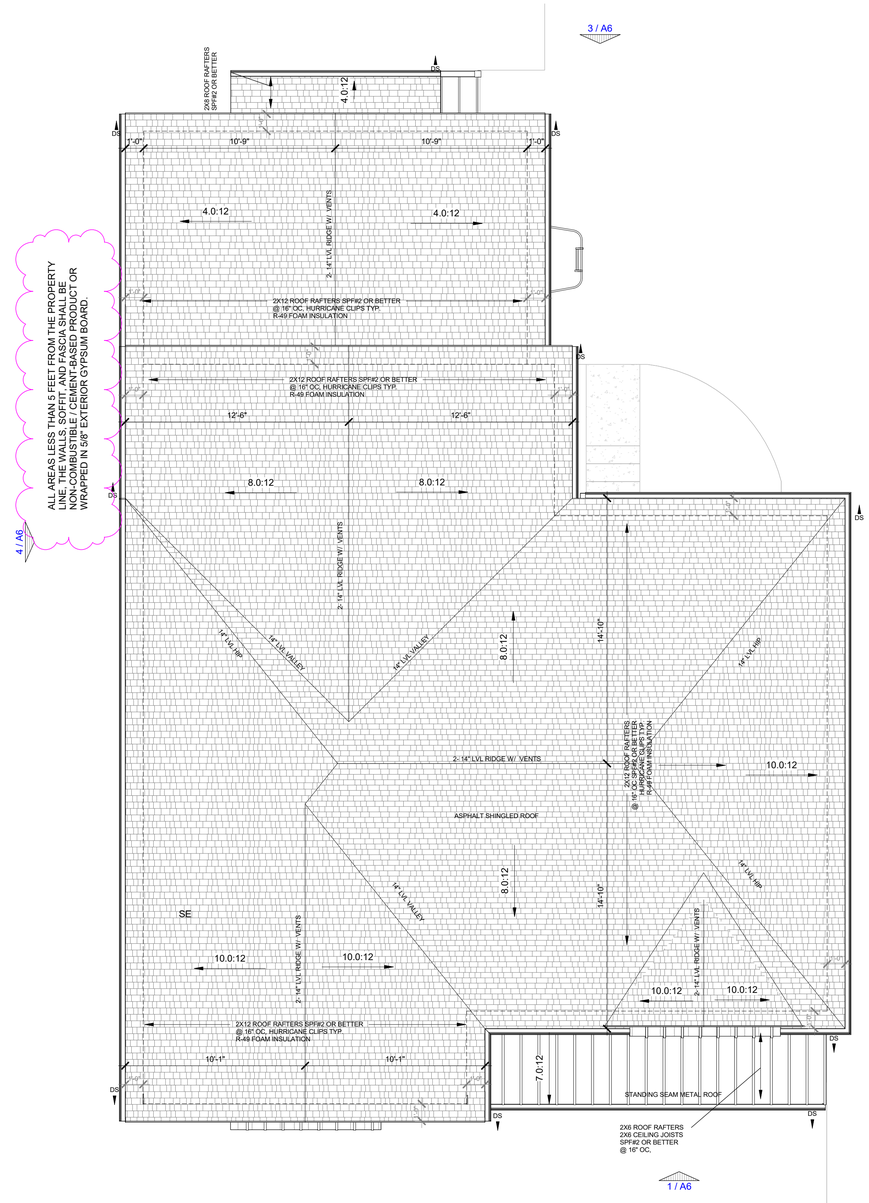
ROOF SLOPES BETWEEN 2:12 AND 4:12 SHALL HAVE TWO LAYERS OF FELT UNDERLAYMENT.
SECTION: 2018 IRC TABLE R905.1.1(2).



NOTE:

ALL DOWNSPOUTS TO DRAIN AWAY FROM HOUSE AND TOWARDS FRONT OR BACK OF LOT TO AVOID DRAINAGE ISSUES WITH NEIGHBORING LOTS.

ALL DOWNSPOUTS AND SUMP DISCHARGES TO SPLASH AT GRADE



1 A5 ROOF - EX / DEMO

1/8" = 1'-0"

2 A5 ROOF PLAN

1/4" = 1'-0"

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SHEET TITLE

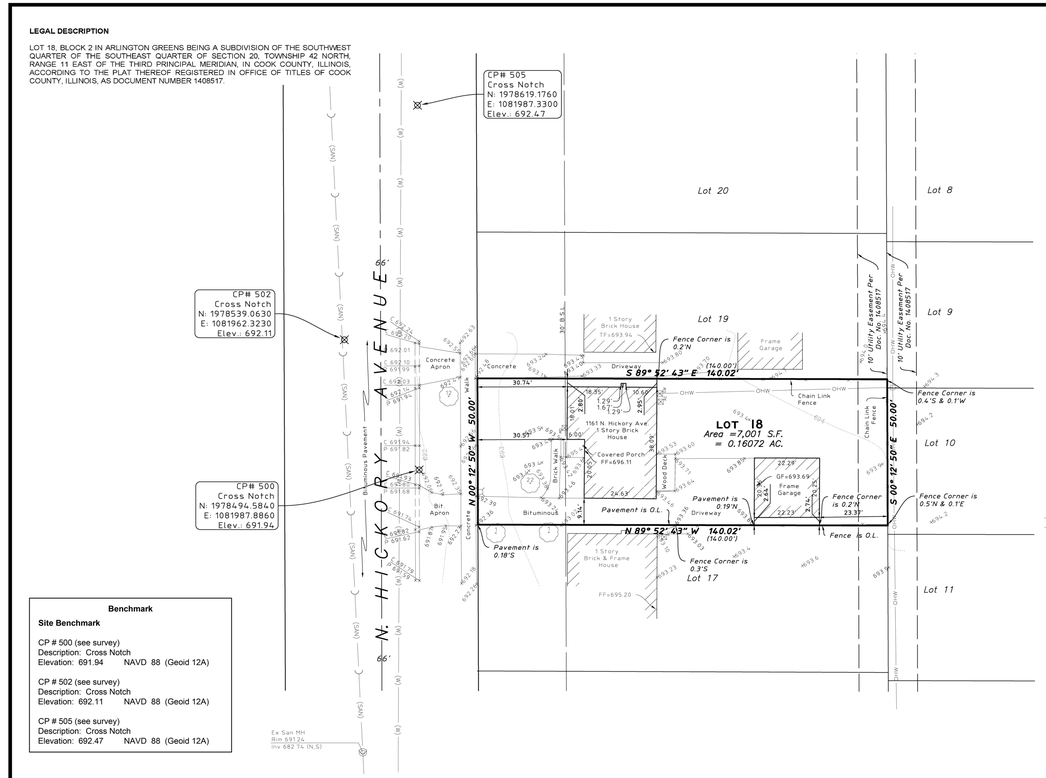
ROOF PLAN & STAIR DETAILS

SHEET NUMBER

A5

LEGAL DESCRIPTION

LOT 18, BLOCK 2 IN ARLINGTON GREENS BEING A SUBDIVISION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS, ACCORDING TO THE PLAT THEREOF REGISTERED IN OFFICE OF TITLES OF COOK COUNTY, ILLINOIS, AS DOCUMENT NUMBER 1408517.



LEGEND

- Manhole
- Light Pole
- Fence
- AC Unit
- Gas Meter
- Electric Meter
- Overhead Utility Line
- Sanitary Sewer Atlas
- Water Main Atlas
- Utility Pole
- Curb & Gutter
- Depressed Curb
- Curb Elevation and Gutter/Pavement Elevation
- Pavement Elevation
- Sidewalk Elevation
- Ground Elevation
- Contour Line
- Deciduous Tree
- Building Setback Line
- Record
- On Line

Benchmark

Site Benchmark

CP # 500 (see survey)
Description: Cross Notch
Elevation: 691.94 NAVD 88 (Geoid 12A)

CP # 502 (see survey)
Description: Cross Notch
Elevation: 692.11 NAVD 88 (Geoid 12A)

CP # 505 (see survey)
Description: Cross Notch
Elevation: 692.47 NAVD 88 (Geoid 12A)

Surveyor's Notes:

1. Field work was completed on January 10, 2025.
2. The Horizontal coordinates and basis of bearing shown hereon are based on NAD 83(2011) Illinois East Zone 1201 State Plane Coordinates as referenced from Topcon Company's RTK Network.
3. The Vertical Datum referenced hereon is based on NAVD 88 (Geoid 12A) as referenced from Topcon Company's RTK Network.
4. A title commitment policy was not provided for this survey. This property may be subject to easements and/or restrictions not provided to the surveyor prior to the completion of this survey.
5. Due to snow coverage at the subject property while conducting the field work. Improvements and features that are obscured by snow may not be shown on this survey.
6. Utility information shown hereon is based upon field measurements, available records. Information from field data is limited to that which is visible and can be measured. This survey does not exclude the possibility of the existence of other underground utilities and or structures. Record information is based upon data collected from both public and private sources. The completeness and/or accuracy of these records cannot be guaranteed, except for those items that can be verified by field measurement. Prior to any excavation contact J.U.L.I.E (1-800-892-0123).

STATE OF ILLINOIS — JEFFREY W. GLUNT — 035-3695 — SCHAUMBURG, ILLINOIS — PROFESSIONAL LAND SURVEYOR

State of Illinois)
) SS:
County of Cook)

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

Schaumburg, Illinois January 22, 2025

By: _____
Illinois Professional Land Surveyor No. 3695

EXPIRES 11-30-26

Ordered By: JRC Builders
Order No.: 25-006 Lot No. 18

Plot Date: Jan 22, 2025 - 1:54pm Plotted By: joe.h
File Name: P:\2025\25006\Drawings\Final Survey\25006 Boundary & Topographic Survey.dwg

NORTH
0 20
Scale: 1" = 20'

No.	Done	Revision

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BOUNDARY & TOPOGRAPHIC SURVEY
1161 N. HICKORY AVENUE
ARLINGTON HEIGHTS, ILLINOIS
COOK COUNTY

Project Manager:	M.L.A.
Drafter:	J.C.H.
Date:	2025-01-22
Project No.	25-006
Sheet	1 / 1

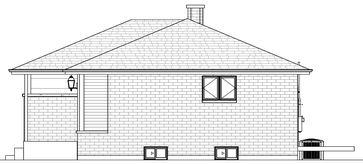
PLAT OF SURVEY
NTS

EXITING FRONT

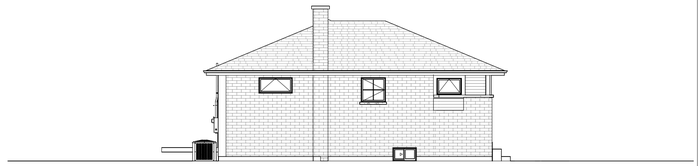
EXITING REAR

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

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



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



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

JRC DESIGN • BUILD SINCE 1985

1275 E. DAVIS, ARLINGTON HEIGHTS, IL 60005
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NEW HOUSE ON

1161 N HICKORY AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE
1- 12/17/2025

ISSUE DATE
1- 12/17/2025 1 - ZBA

NOT FOR CONSTRUCTION

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

SHEET TITLE
EXISTING DRAWINGS

SHEET NUMBER

A1

1 A6 WEST ELEVATION - PROPOSED FRONT

1/4" = 1'-0"

2 A6 SOUTH ELEVATION - PROPOSED SIDE

1/4" = 1'-0"

3 A6 EAST ELEVATION - PROPOSED REAR

1/4" = 1'-0"

4 A6 NORTH ELEVATION - PROPOSED SIDE

1/4" = 1'-0"

ELEVATION MATERIALS

LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.	LOCATION	HATCH PATTERN	DESCRIPTION	MANUF.
SIDING (1)		DIAGONAL SIDING [IRON GRAY]	JAMES HARDIE BOARD	TRIM		BLACK, SEE ELEVATIONS	
SIDING (2)		VERTICAL BOARD & BATTEN [WHITE]	JAMES HARDIE BOARD	FASCIA, SOFFITS		WHITE	
SIDING (3)		BRICK	EX TO BE STAINED WHITE	COLUMNS		CARPENTER BUILT, WHITE	
SIDING (4)		STONE	EX TO REMAIN	GUTTERS, DOWNSPOUTS		WHITE, ALUMINUM	
ROOFING (1)		ASPHALT SHINGLES	GAF OR SIM. BLACK	WINDOWS		VINYL, WHITE INTERIOR- BLACK EXTERIOR	CLIMATEGUARD
ROOFING (2)		STANDING SEAM METAL ROOFING	BLACK	DOORS		STYLE TBD	

WINDOW NOTES:

1. WINDOW SIZES : ROUGH OPENING TO BE VERIFIED IN FIELD W/ CHOSEN WINDOW MANUF. & CONTRACTOR PRIOR TO CONSTRUCTION
2. GLASS SIZES TO BE FOLLOWED AS CLOSE AS POSSIBLE PER DIFFERENT MANUF.
3. BEDROOM WINDOWS TO HAVE EGRESS HARDWARE & FOLLOW EGRESS REQUIREMENTS AS LABELED ON ELEVATIONS.
4. WINDOWS IN WHICH THE BOTTOM EDGE OF THE WINDOW IS LESS THAN 18" ABOVE THE TOP OF THE FLOOR ARE REQUIRED TO BE TEMPERED.
5. FIELD VERIFY EMERGENCY ESCAPE & RESCUE OPENINGS IN SLEEPING ROOMS
   EGRESS WINDOW REQUIREMENTS
   PROVIDE A NET CLEAR OPENING OF 5.7 SF OR GREATER, ACHIEVED BY SIMPLY OPENING THE WINDOW
   PROVIDE A NET CLEAR OPENING OF 5.0 SF OR GREATER FOR GRADE LEVEL WINDOWS.
   A MINIMUM CLEAR WIDTH OF 20"
   A MINUMUM CLEAR HEIGHT OF 24"
   A SILL HEIGHT OF LESS THAN 44" AFF
6. ALL NEW WINDOWS TO HAVE A MAX. U-FACTOR OF 0.30
7. ALL BATHROOM GLASS AND GLASS IN AREAS OF HAZARD SHALL BE SAFETY GLAZING, PERMANENTLY ETCHED, AND THE ETCHING SHALL BE VISIBLE AFTER INSTALLATION TO VERIFY COMPLIANCE. SECTION: IRC R308.4
8. E = EGRESS T= TEMPERED AFETY GLASS
   F= FROSTED PRIVACY GLASS EX = EXISTING WINDOW TO REMAIN

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ADDITION AND RENOVATION AT
1161 N HICKORY AVE
1161 N HICKORY AVENUE
ARLINGTON HEIGHTS, IL 60004

DATE

4- 05/01/2026

ISSUE DATE	
1- 12/17/2025	1 - DESIGN REVIEW
2- 02/23/2026	2 - ZBA
3- 03/20/2026	3 - PERMIT
4- 05/01/2026	4 - PERMIT COMMENTS

KEVIN PURDOM, ARCHITECT

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LICENSED ARCHITECT
KEVIN PURDOM
001-025823
STATE OF ILLINOIS

ARCHITECT'S CERTIFICATION

I HEREBY CERTIFY THAT THESE DOCUMENTS WERE PREPARED BY ME OR UNDER MY DIRECTION AND THAT TO THE BEST OF MY KNOWLEDGE COMPLY WITH ALL APPLICABLE CODES AND ORDINENCES.

CERT NO. 001.025823 **DATE:** 4- 05/01/2026
EXP. 11/30/2026

SHEET TITLE

ELEVATIONS

SHEET NUMBER

A6